

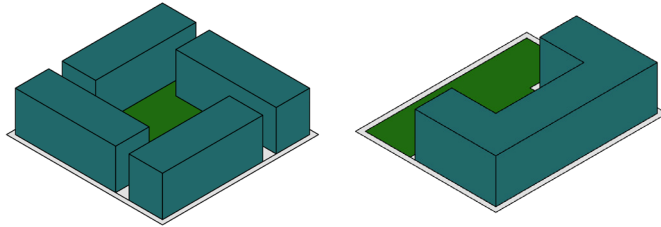
Trafford Wharfside

Parameters Plans

Block Types

Apartments

A block made up of apartment buildings arranged as a perimeter block, open courtyard or atrium building.

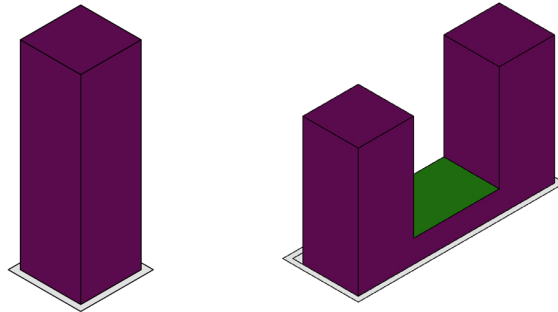


Target Block Coverage

Apartments: 50%
Private Open Space: 50%

Tall Building

A block made up of a single tall building in a standalone form or on a single or shared podium.

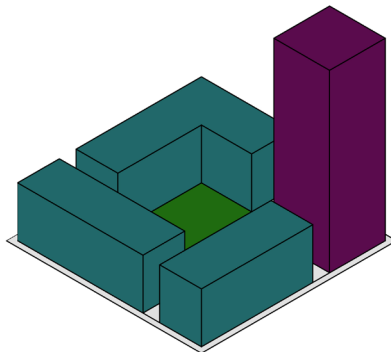


Target Block Coverage

Tall Building: 30%
Private Open Space: 70%

Apartments + Tall Building

Apartment blocks and tall building built along the perimeter of a block around a central courtyard.



Target Block Coverage

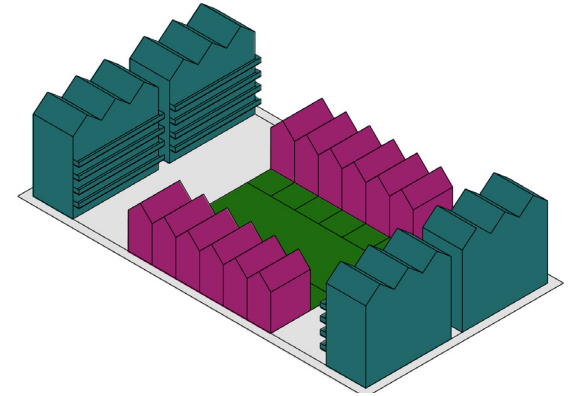
Apartments: 35%
Tall Building: 25%
Private Open Space: 40%

Apartments + Houses

A block shared by apartments and houses with mix of private gardens and communal spaces.

Target Block Coverage

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

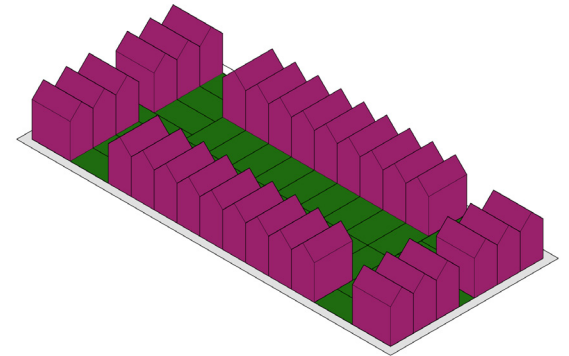


Houses

A block made up of houses or masionettes with ground floor private gardens.

Target Block Coverage

Houses: 50%
Private Open Space: 50%

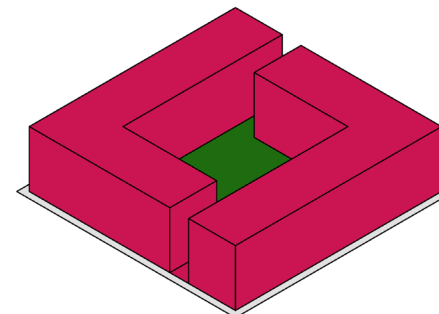


Commercial

A block containing commercial buildings, arranged in form to suit intended use

Target Block Coverage

Commercial: 50%
Private Open Space: 50%

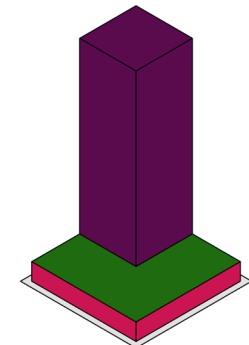


Commercial + Tall Building

A commercial block with tall building above or within block.

Target Block Coverage

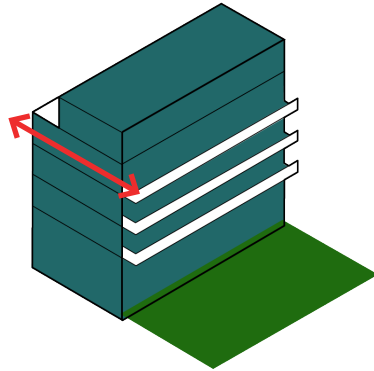
Commercial: 100% / Tall Building: 30%
Private Open Space: 50%



Building Types

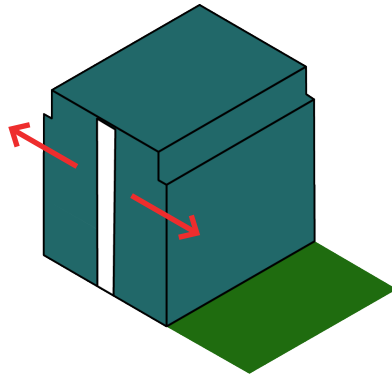
Dual Aspect Apartments

Apartments with openable windows on two or more walls, allowing for increased levels of natural daylight, sunlight and cross ventilation. Ground floor public elevation can be either private residential entrance or an active commercial use.



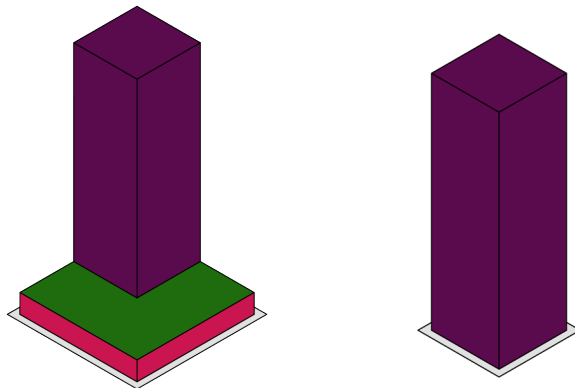
Single Aspect Apartments

A double loaded apartment block with a shared internal corridor. In most situations, not suitable for a north facing orientation due to reduced natural daylight. Ground floor public elevation can be either private residential entrance or an active commercial use.



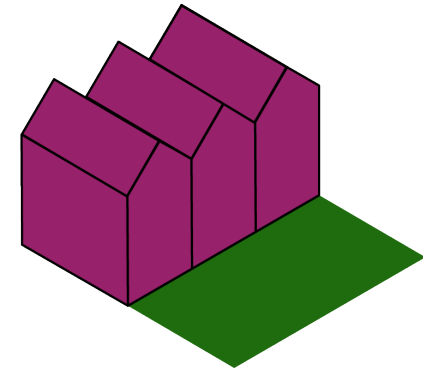
Tall Building

A standalone tall building on ground or raised podium. Can be part of larger block of other building types. Can be used for residential or commercial use. Ground floor public elevation should contain active commercial uses and multiple building entrances and lobby.



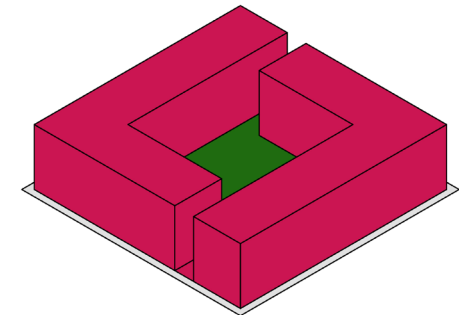
House

A terraced house with a private entrance and private rear garden. House should be set back at least 1-2m to allow for bin storage and a small front garden. Boundaries should be defined with hard materials and soft landscape.



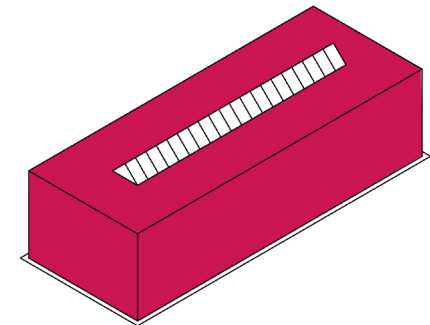
Commercial

A commercial building for uses such as offices, retail, leisure, light industrial, school or car parking building. All ground floor elevations should have outward windows, entrances and lobbies.



Atrium building

A building for smaller blocks where a covered central atrium serves as corridor for apartments or offices.



Plot 3


Location

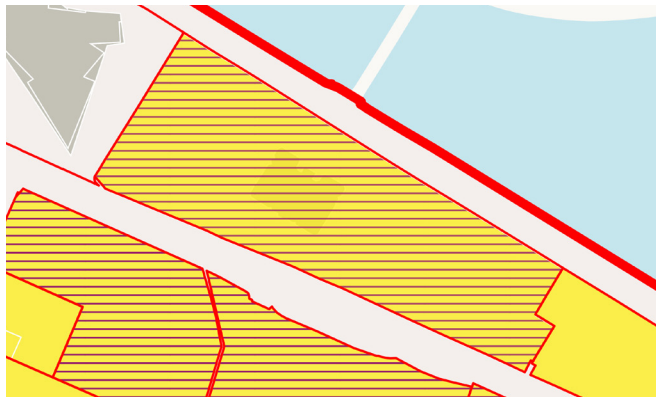


Plot Boundary



Land Use

-  **Mixed Use Residential**
(A mix of residential and commercial uses within plot. Active commercial or residential private entrances on ground floors)



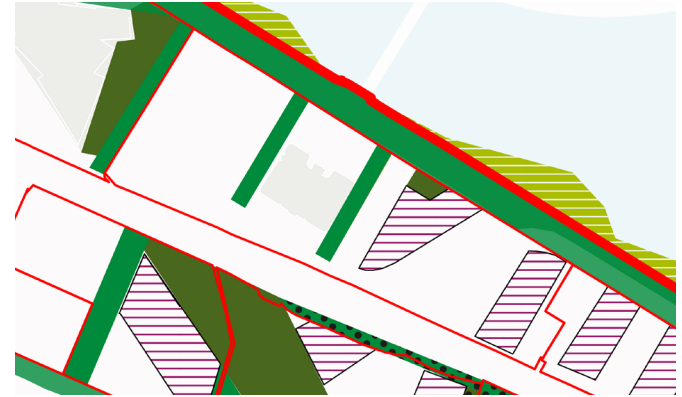
Design Parameter
fixed or target standards for each plot

Example

Plot designs shown for purpose of illustrating the design parameters




Fixed parameters

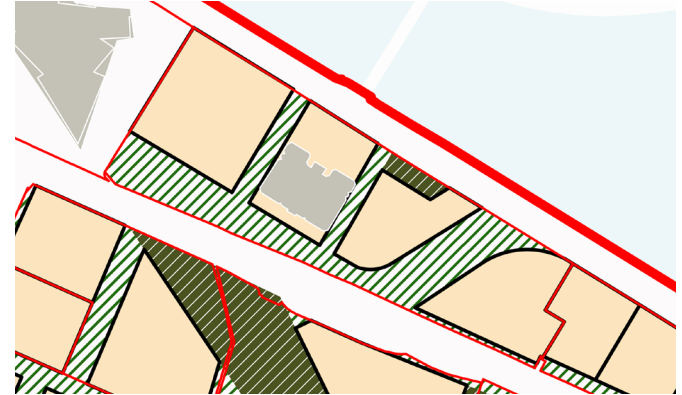
-  **Street or Public Realm**
-  **Public Open Space**
-  **Tree protection zone**
(all trees surveyed and protected)
-  **Tall building zone**



Plot Layout

The target plot coverage:

-  **Developable land: 65%**
-  **Streets and Public Realm: 33%**
-  **Public Open Space: 2%**



Density

Example densities possible within plot:

- Residential units: 709***
709 Apartments
- Dwellings per hectare: 308**
- Total people: 2,514**
- People per hectare: 1,092**



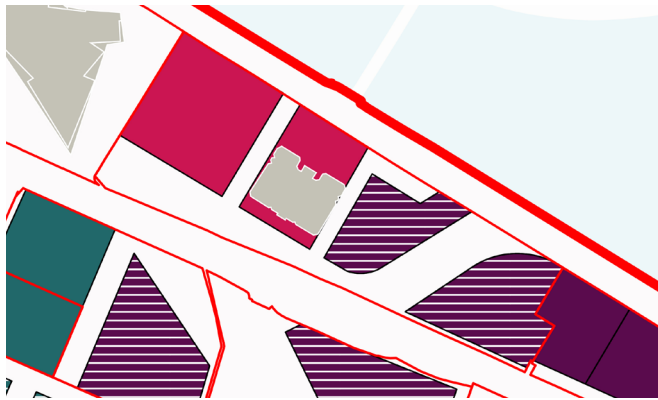
*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

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
-  Tall Buildings
-  Apartments + Tall Buildings
-  Commercial

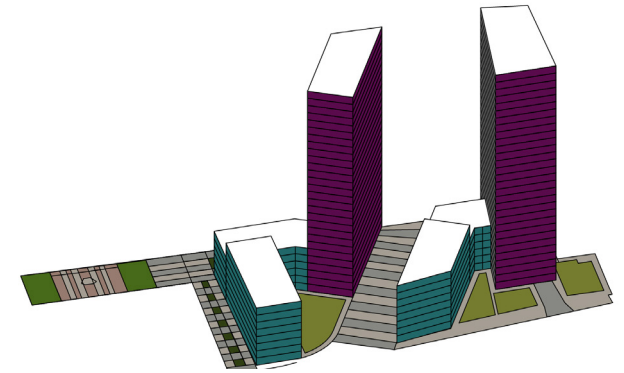


Design Parameter
fixed or target standards for each plot






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:

- 4.4 Floor Area Ratio**
Gross floor area (or gross external area GEA) can be 4.4 x plot area



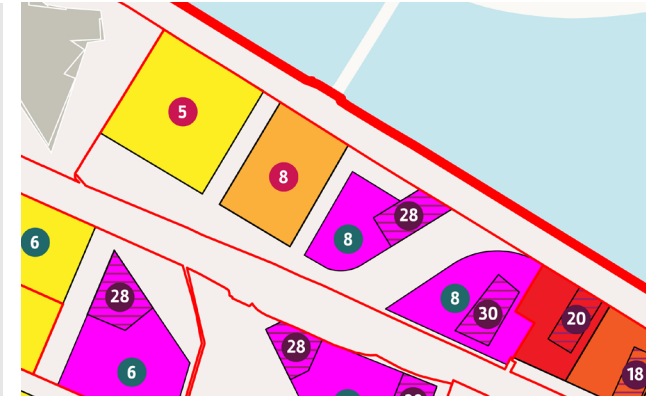
Block Layout
The target block footprint coverages are:

- Apartment + Tall Building**
-  Apartments: 45%
 -  Tall Buildings: 30%
 -  Private Open Space: 25%
- Commercial**
-  Commercial: 45%
 -  Private Open Space: 55%



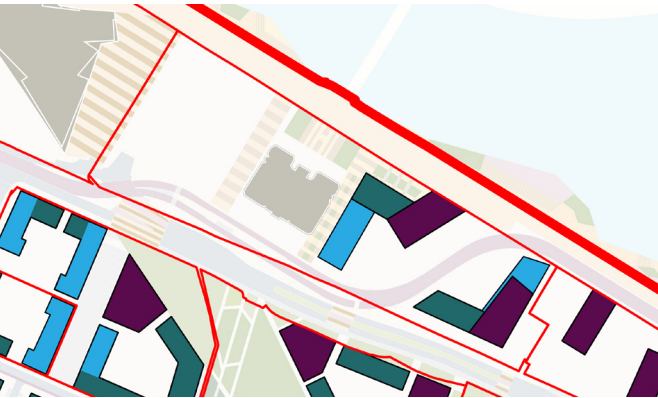
Building Heights
The maximum heights for building types:

- Block 1** Commercial: 5 storeys
- Block 2** Commercial: 8 storeys
- Block 3** Apartments: 8 storeys
Tall Building: 28 storeys
- Block 4** Apartments: 8 storeys
Tall Building: 30 storeys




Building Types
The plot can accommodate the following building types:

-  Dual aspect apartment
-  Single aspect apartment
-  Commercial
-  Tall Building



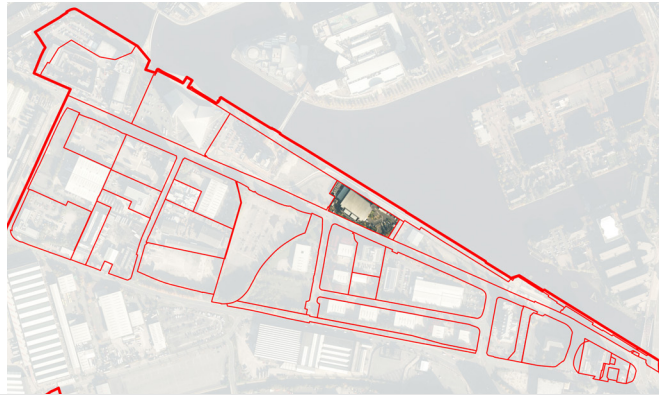
Active Edges
Ground floor edges should be combination of either:

-  Commercial uses or private residential entrances



Plot 4

Location

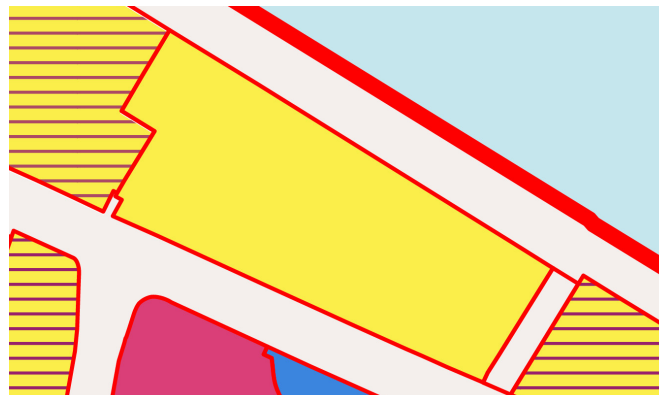


Plot Boundary



Land Use

- **Residential**
(predominantly residential with either active commercial uses or private residential entrances on ground floors)



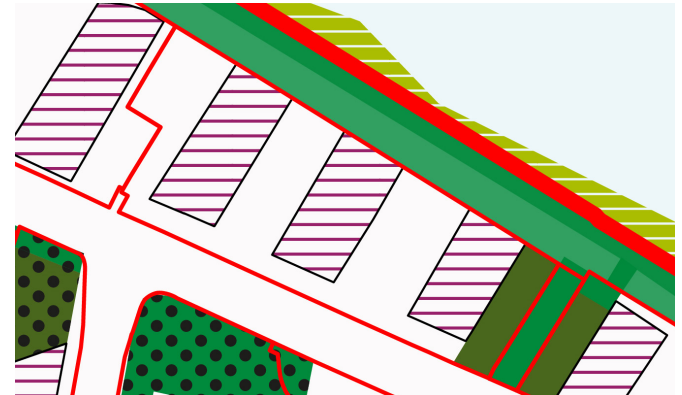
Design Parameter
fixed or target standards for each plot

Example

Plot designs shown for purpose of illustrating the design parameters

Fixed parameters

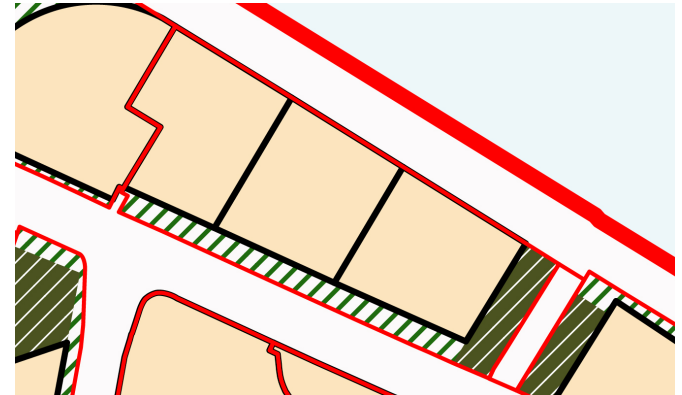
- Street or Public Realm
- Public Open Space
- Tree protection zone (all trees surveyed and protected)
- Tall building zone



Plot Layout

The target plot coverage:

- Developable land: 80%
- Streets and Public Realm: 15%
- Public Open Space: 5%



Density

Example densities possible within plot:

- Residential units: 387***
387 Apartments
- Dwellings per hectare: 466**
- Total people: 1,373**
- People per hectare: 1,652**




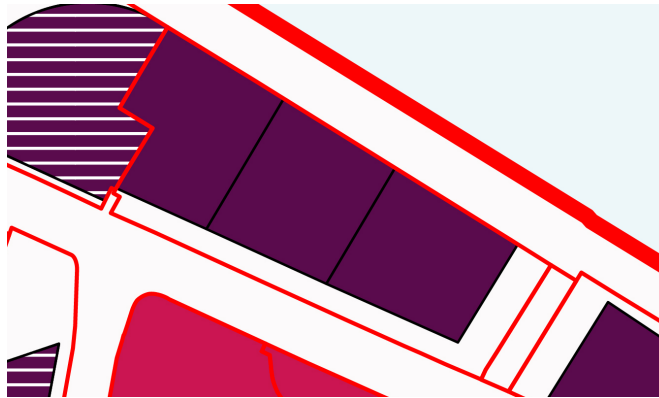
*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

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:

 Tall Buildings

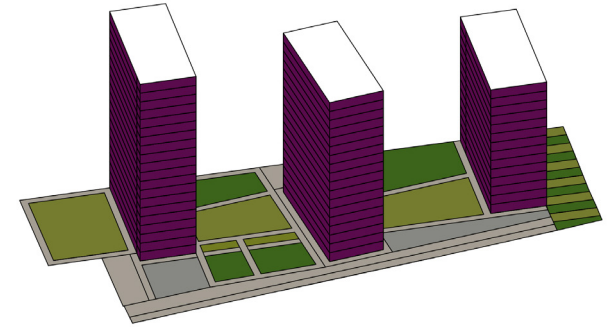


Design Parameter
fixed or target standards for each plot

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:


5.0 Floor Area Ratio
Gross floor area (or gross external area GEA) can be 5 x plot area

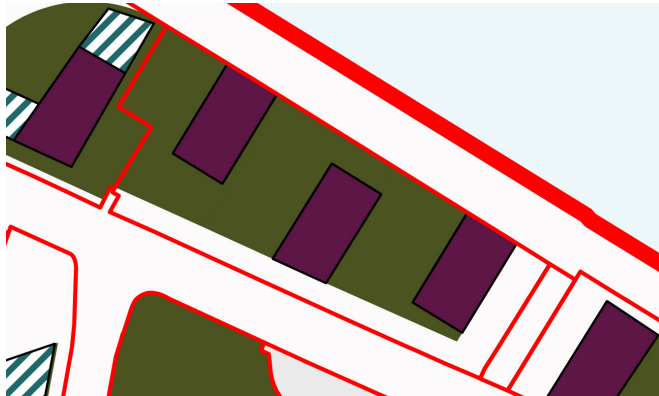


Block Layout
The target block footprint coverages are:

Tall Building

 Tall Building: 35%

 Private Open Space: 65%

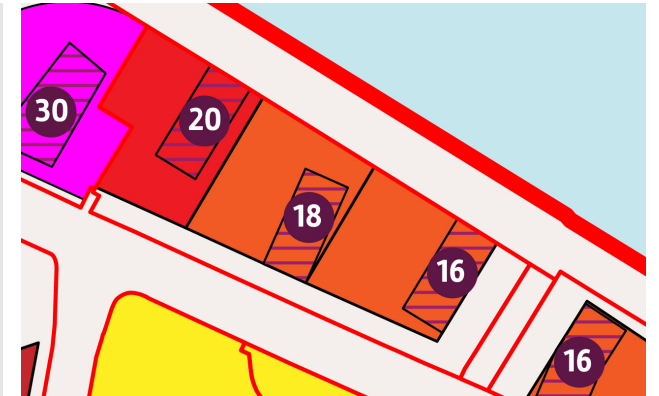


Building Heights
The maximum heights for building types:


Block 1 Tall Building: 20 storeys

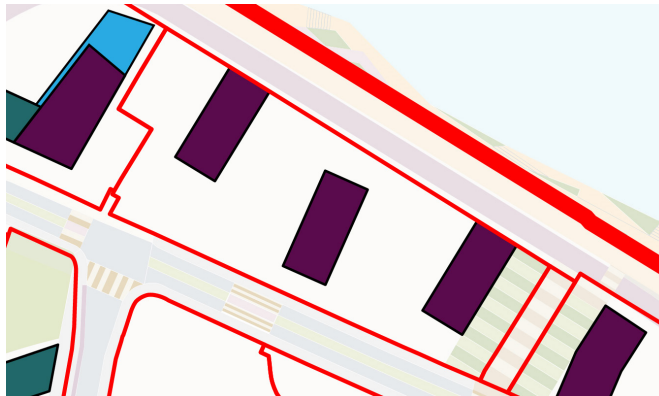
Block 2 Tall Building: 18 storeys

Block 3 Tall Building: 16 storeys




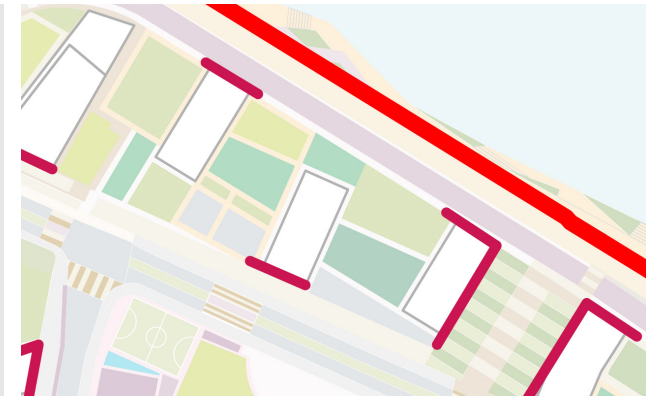
Building Types
The plot can accommodate the following building types:

 Tall Building



Active Edges
Ground floor edges should be combination of either:

 Commercial uses or private residential entrances



Plot 5


Location

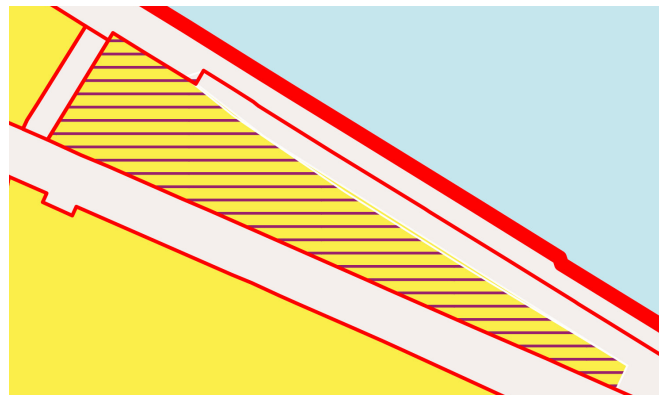


Plot Boundary



Land Use

-  **Mixed Use Residential**
(A mix of residential and commercial uses within plot. Active commercial or residential private entrances on ground floors)



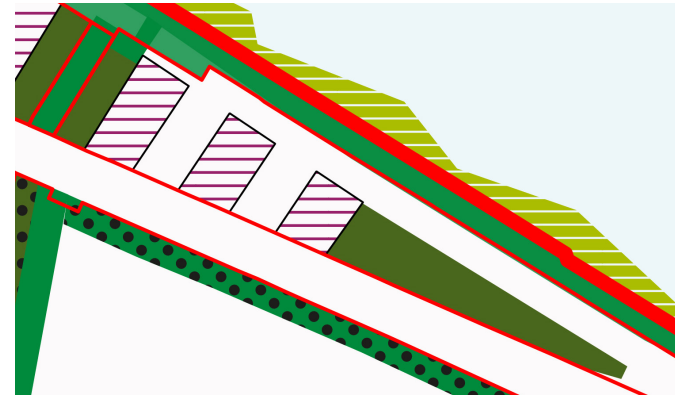
Design Parameter
fixed or target standards for each plot

Example

Plot designs shown for purpose of illustrating the design parameters




Fixed parameters

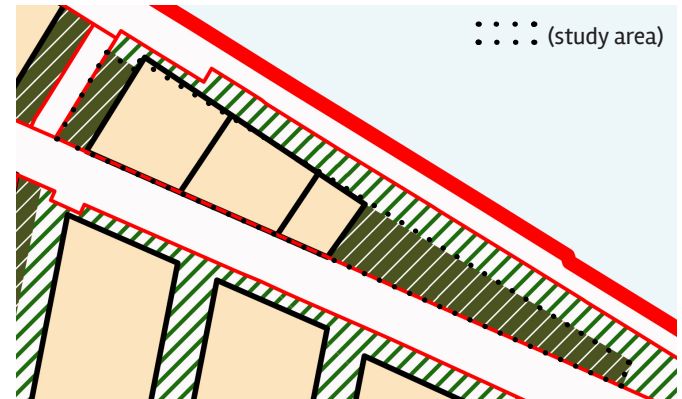
-  **Street or Public Realm**
-  **Public Open Space**
-  **Tree protection zone**
(all trees surveyed and protected)
-  **Tall building zone**



Plot Layout

The target plot coverage:

-  **Developable land: 55%**
-  **Streets and Public Realm: 0%**
-  **Public Open Space: 45%**



Density

Example densities possible within plot:

- Residential units: 275***
275 Apartments
- Dwellings per hectare: 460**
- Total people: 974**
- People per hectare: 1,631**




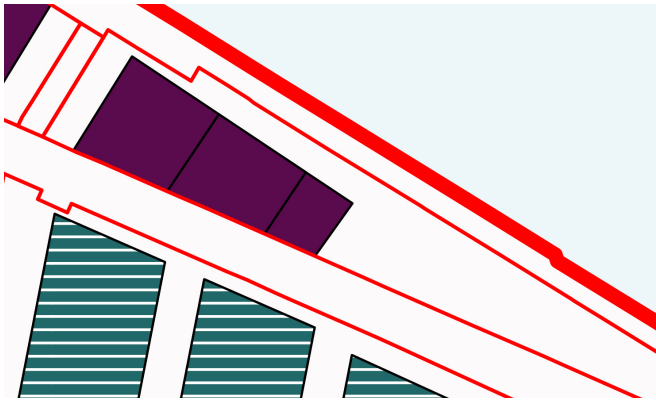
*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

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:

 Tall Buildings

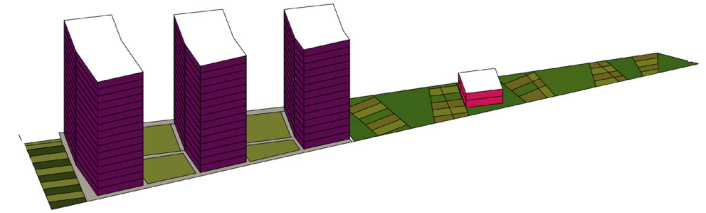


Design Parameter
fixed or target standards for each plot

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:


5.0 Floor Area Ratio
Gross floor area (or gross external area GEA) can be 5 x plot area

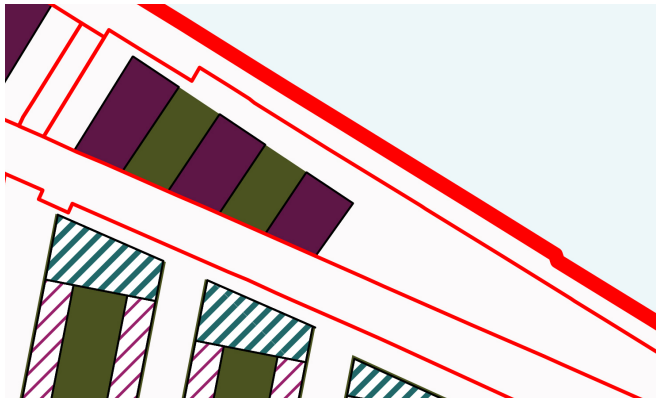


Block Layout
The target block footprint coverages are:

Tall Building

 Tall Building: 60%

 Private Open Space: 40%

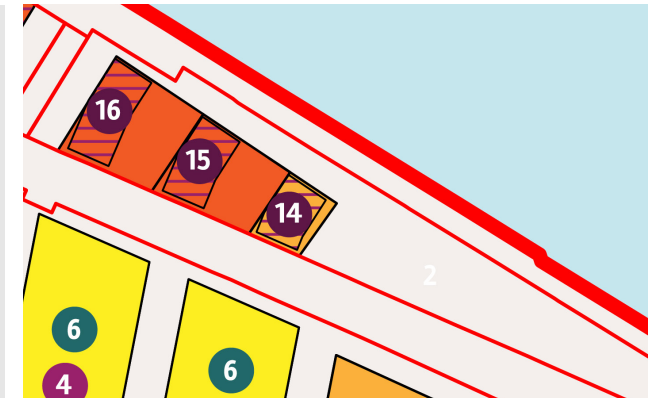


Building Heights
The maximum heights for building types:


Block 1 Tall Building: 16 storeys


Block 2 Tall Building: 15 storeys

Block 3 Tall Building: 14 storeys




Building Types
The plot can accommodate the following building types:

 Tall Building

 Commercial



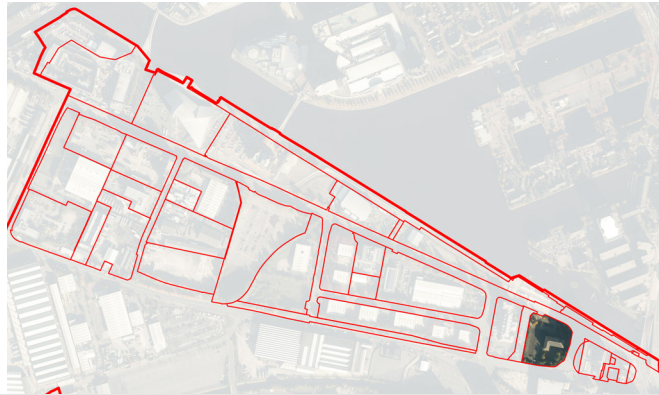
Active Edges
Ground floor edges should be combination of either:

 Commercial uses or private residential entrances



Plot 8


Location

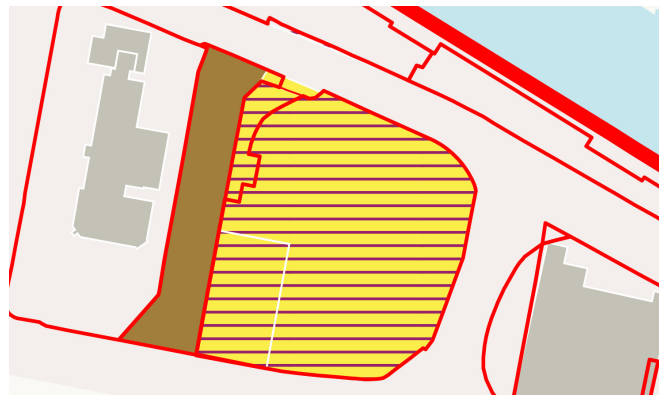


Plot Boundary



Land Use

-  **Mixed Use Residential**
(A mix of residential and commercial uses within plot. Active commercial or residential private entrances on ground floors)



Design Parameter
fixed or target standards for each plot

Example

Plot designs shown for purpose of illustrating the design parameters




Fixed parameters

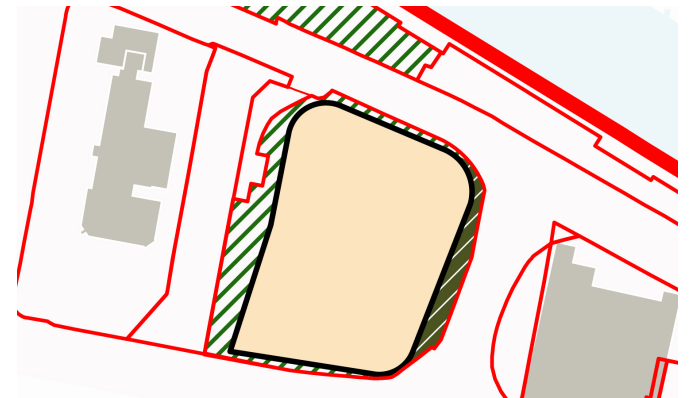
-  Street or Public Realm
-  Public Open Space
-  Tree protection zone
(all trees surveyed and protected)
-  Tall building zone



Plot Layout

The target plot coverage:

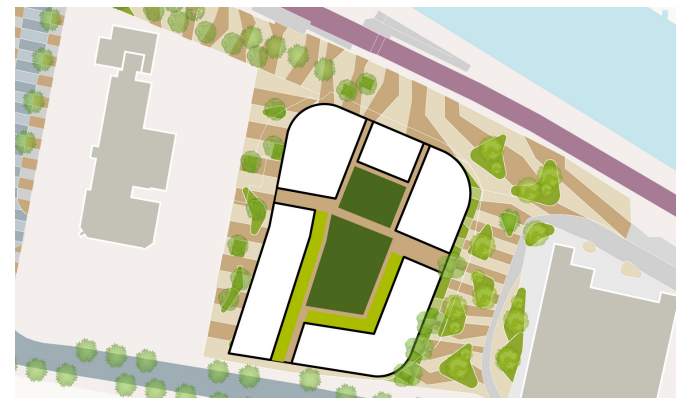
-  Developable land: 75%
-  Streets and Public Realm: 20%
-  Public Open Space: 5%



Density

Example densities possible within plot:

- Residential units: 395***
395 Apartments
- Dwellings per hectare: 460**
- Total people: 1,399**
- People per hectare: 1,631**



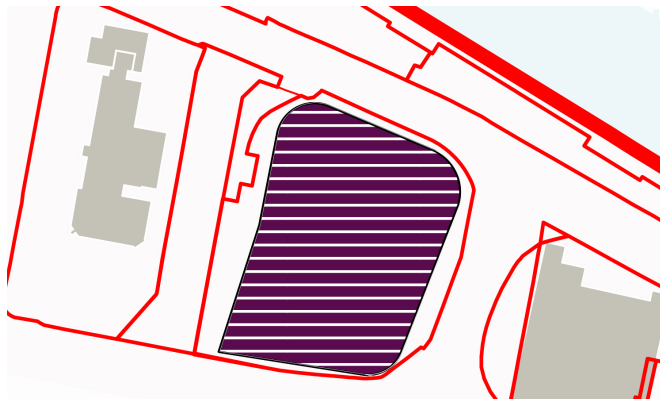
*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

Design Parameter
fixed or target standards for each plot

Block Types
The types of block appropriate for plot:

- Apartments
- Tall Buildings
- Apartments + Tall Buildings

Example
Plot designs shown for purpose of illustrating the design parameters

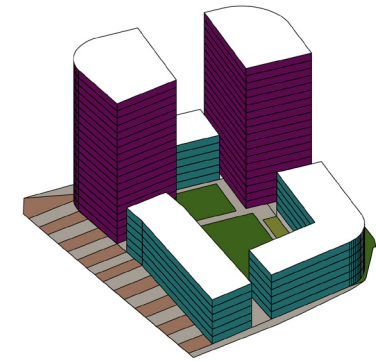


Design Parameter
fixed or target standards for each plot

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

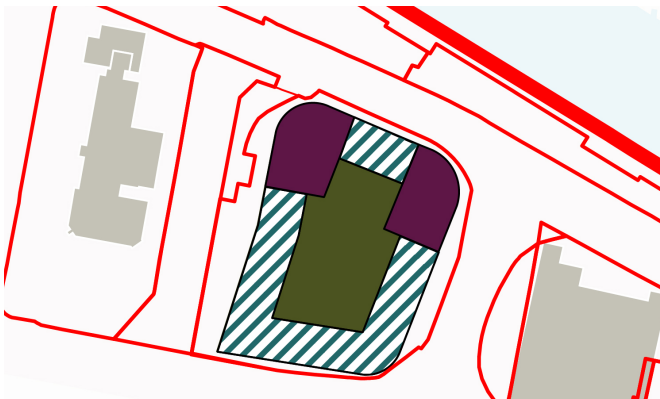
- 5.0 Floor Area Ratio**
Gross floor area (or gross external area GEA) can be 5 x plot area

Example
Plot designs shown for purpose of illustrating the design parameters



Block Layout
The target block footprint coverages are:

- Apartments + Tall Building**
- Apartments: 35%
 - Tall Building: 25%
 - Private Open Space: 40%



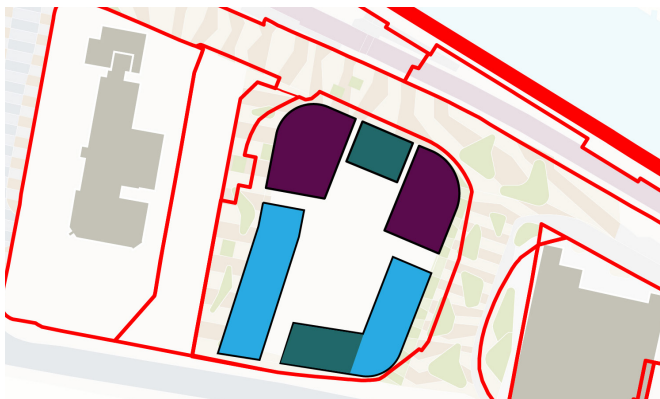
Building Heights
The maximum heights for building types:

- Block 1** Tall Building: 18 storeys
Apartments: 6 storeys



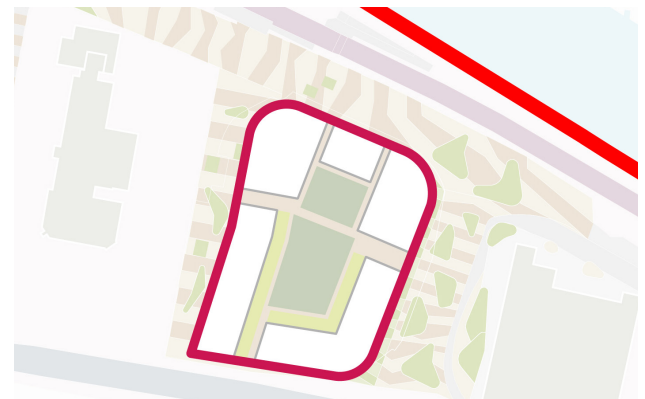
Building Types
The plot can accommodate the following building types:

- Dual aspect apartment
- Single aspect apartment
- Tall Building



Active Edges
Ground floor edges should be combination of either:

- Commercial uses or private residential entrances



Plot 8 and 9b (amalgamated)


Location

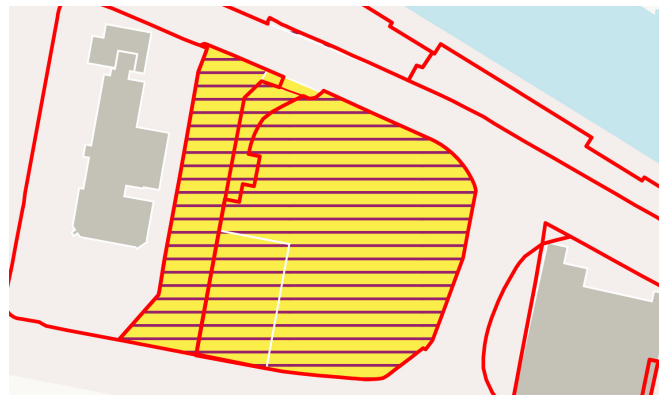


Plot Boundary



Land Use


-  **Mixed Use Residential**
(A mix of residential and commercial uses within plot. Active commercial or residential private entrances on ground floors)



Design Parameter

fixed or target standards for each plot

Fixed parameters

-  **Street or Public Realm**
-  **Public Open Space**
-  **Tree protection zone**
(all trees surveyed and protected)
-  **Tall building zone**




Example

Plot designs shown for purpose of illustrating the design parameters



Plot Layout

The target plot coverage:

-  **Developable land: 70%**
-  **Streets and Public Realm: 25%**
-  **Public Open Space: 5%**



Density

Example densities possible within plot:

- Residential units: 507***
507 Apartments
- Dwellings per hectare: 462**
- Total people: 1,797**
- People per hectare: 1,637**



*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

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
- Tall Buildings

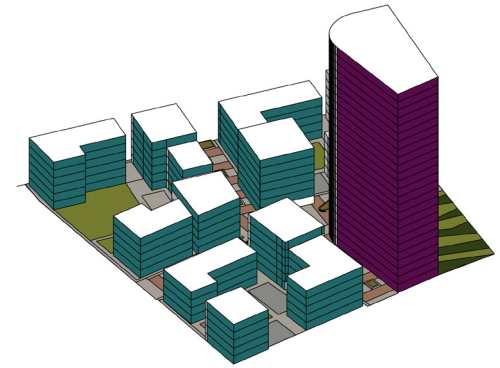


Design Parameter
fixed or target standards for each plot

Example
Plot designs shown for purpose of illustrating the design parameters

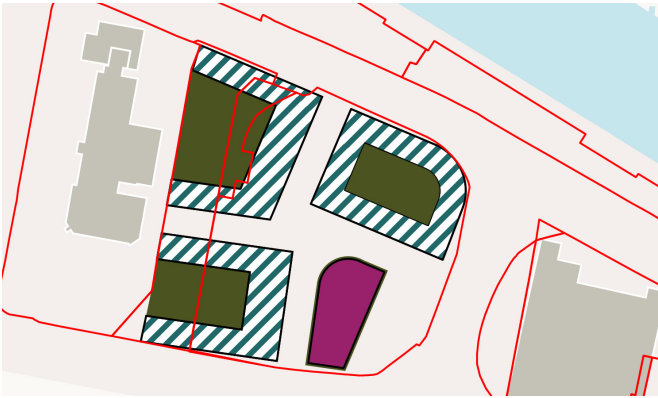
Building Massing
The target ratio between the size of plot and gross floor is:

- 5.0 Floor Area Ratio**
Gross floor area (or gross external area GEA) can be 5 x plot area



Block Layout
The target block footprint coverages are:

- Apartments**
- ▨ Apartments: 60%
 - Private Open Space: 40%
- Tall Building**
- Tall Building: 100%



Building Heights
The maximum heights for building types:

- Block 1** Apartments: 8 storeys
- Block 2** Apartments: 8 storeys
- Block 3** Apartments: 8 storeys
- Block 4** Tall Building: 25 storeys



Building Types
The plot can accommodate the following building types:

- Dual aspect apartment
- Single aspect apartment
- Tall Building



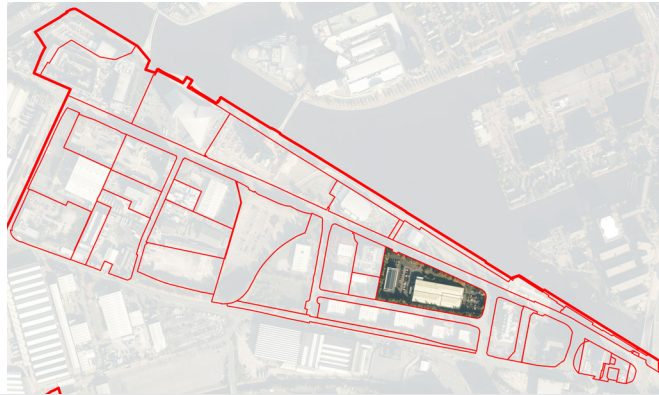
Active Edges
Ground floor edges should be combination of either:

- Commercial uses or private residential entrances



Plot 10a

Location



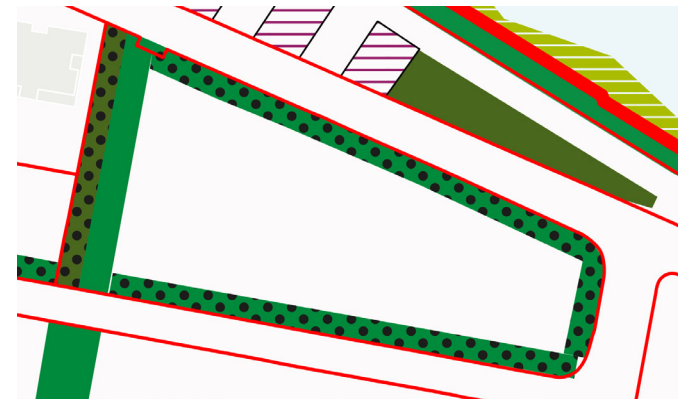
Design Parameter
fixed or target standards for each plot

Example

Plot designs shown for purpose of illustrating the design parameters

Fixed parameters

-  Street or Public Realm
-  Public Open Space
-  Tree protection zone
(all trees surveyed and protected)
-  Tall building zone






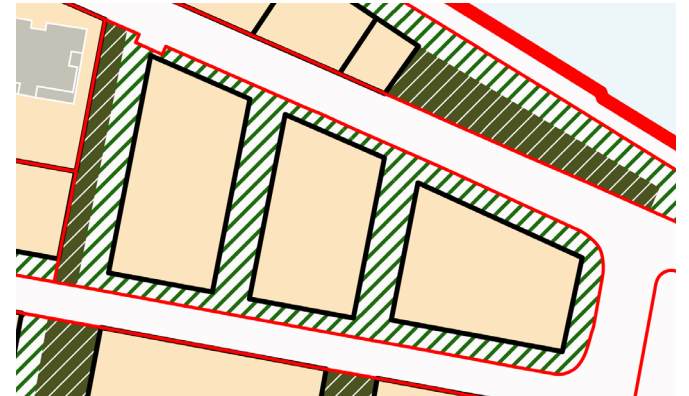
Plot Boundary




Plot Layout

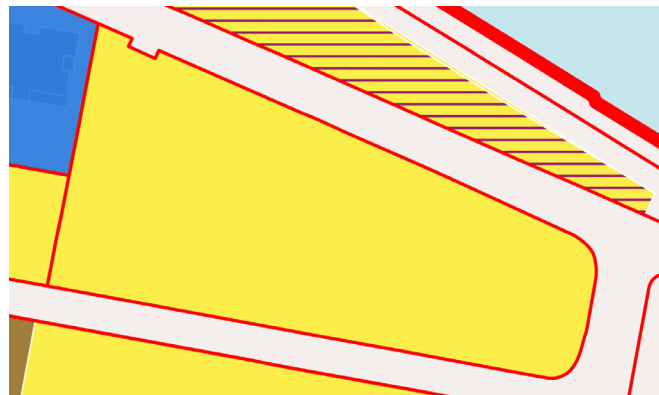
The target plot coverage:

-  Developable land: 60%
-  Streets and Public Realm: 35%
-  Public Open Space: 5%



Land Use

-  Residential
(predominantly residential with either active commercial uses or private residential entrances on ground floors)



Density

Example densities possible within plot:

- Residential units: 394***
37 Houses / 357 Apartments
- Dwellings per hectare: 201**
- Total people: 1,267**
- People per hectare: 645**





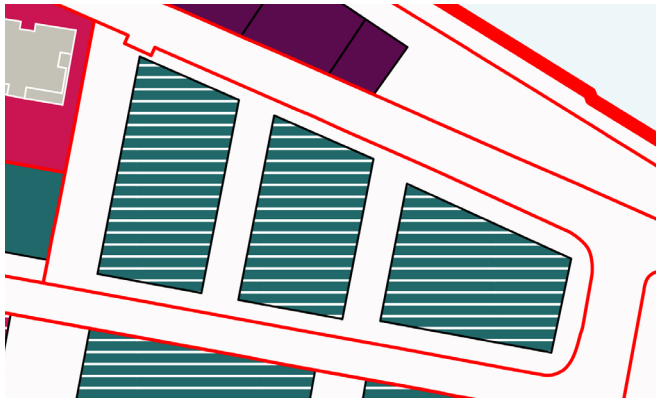
*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

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

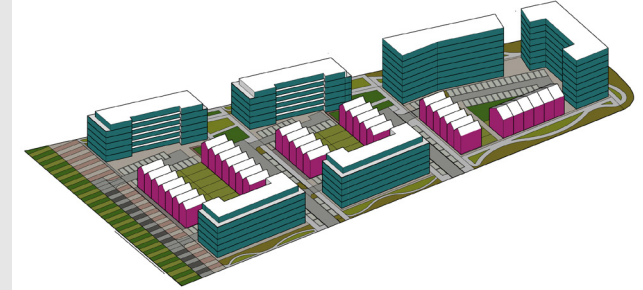


Design Parameter
fixed or target standards for each plot



Example
Plot designs shown for purpose of illustrating the design parameters

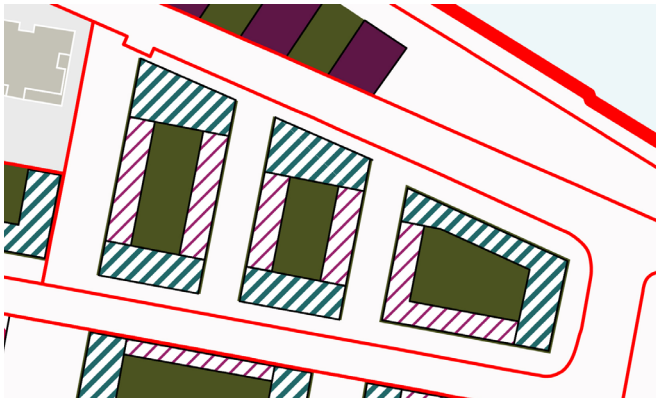
Building Massing
The target ratio between the size of plot and gross floor is:

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



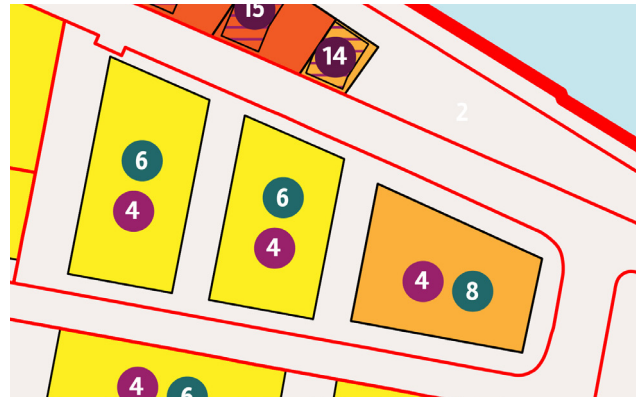
Block Layout
The target block footprint coverages are:

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






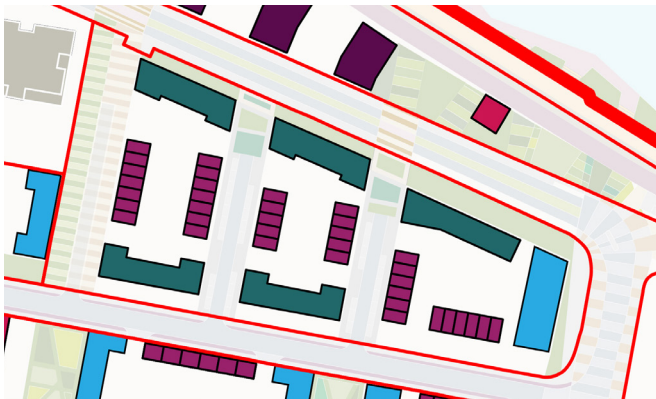
Building Heights
The maximum heights for building types:

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





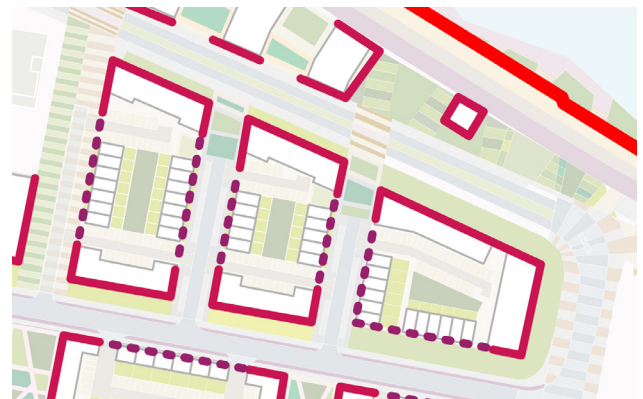
Building Types
The plot can accommodate the following building types:

-  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



Plot 10b

Location

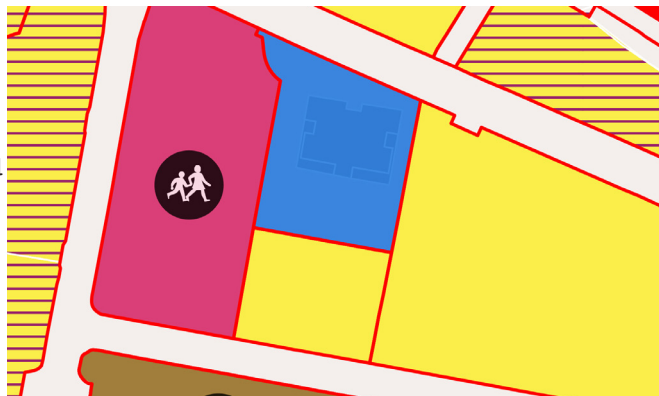


Plot Boundary



Land Use

- **Residential**
(predominantly residential with either active commercial uses or private residential entrances on ground floors)
- **Commercial**
(existing office building)

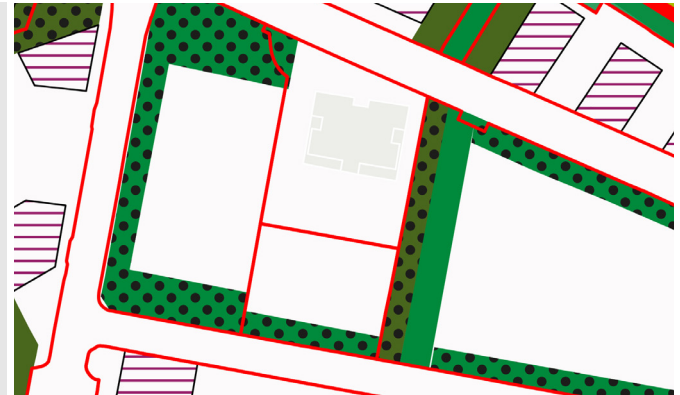


Design Parameter
fixed or target standards for each plot

Example
Plot designs shown for purpose of illustrating the design parameters

Fixed parameters

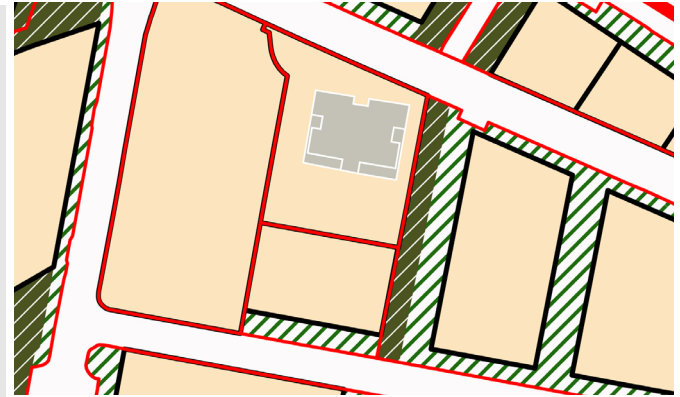
- Street or Public Realm
- Public Open Space
- Tree protection zone
(all trees surveyed and protected)
- Tall building zone



Plot Layout

The target plot coverage:

- Developable land: 95%
- Streets and Public Realm: 5%
- Public Open Space: 0%



Density

Approximate example densities possible within plot:


- Residential units: 63***
63 Apartments
- Dwellings per hectare: 85**
- Total people: 222**
- People per hectare: 300**



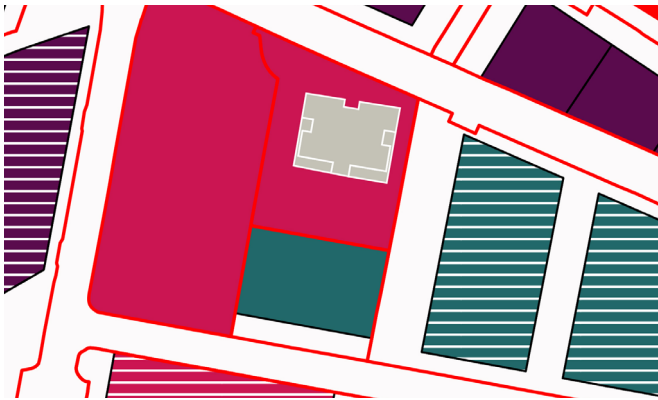
*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

Design Parameter
fixed or target standards for each plot

Block Types
The types of block appropriate for plot:

-  Apartments
-  Apartments + Houses
-  Houses
-  Commercial

Example
Plot designs shown for purpose of illustrating the design parameters

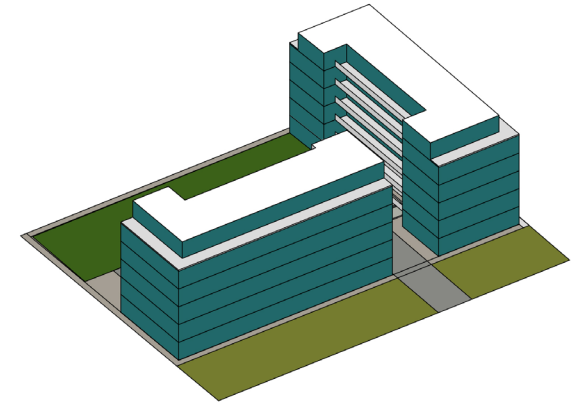


Design Parameter
fixed or target standards for each plot





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

Example
Plot designs shown for purpose of illustrating the design parameters



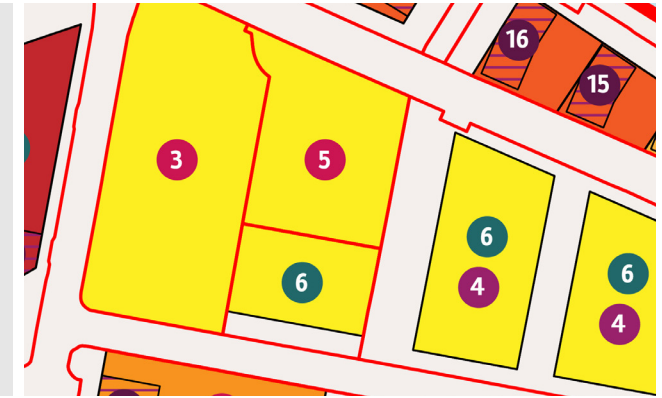
Block Layout
The target block footprint coverages are:

- Apartments**
-  Apartments: 50%
 -  Private Open Space: 50%
- Commercial**
-  Commercial: 35%
 -  Private Open Space: 65%



Building Heights
The maximum heights for building types:

- Block 1** Commercial: 5 storeys
- Block 2** Apartments: 6 storeys





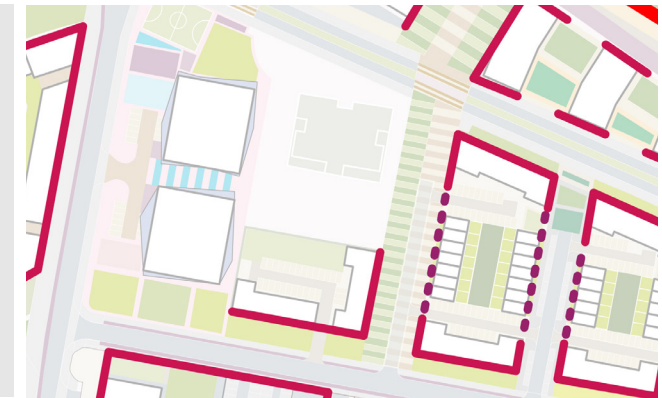
Building Types
The plot can accommodate the following building types:

-  Dual aspect apartment
-  Single aspect apartment
-  House
-  Commercial



Active Edges
Ground floor edges should be combination of either:

-  Commercial uses or private residential entrances
-  Private residential entrances



Trafford Wharfside
Plot 11

Location

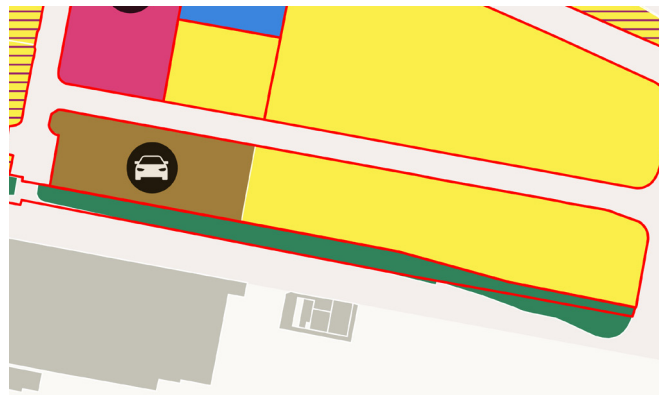


Plot Boundary



Land Use

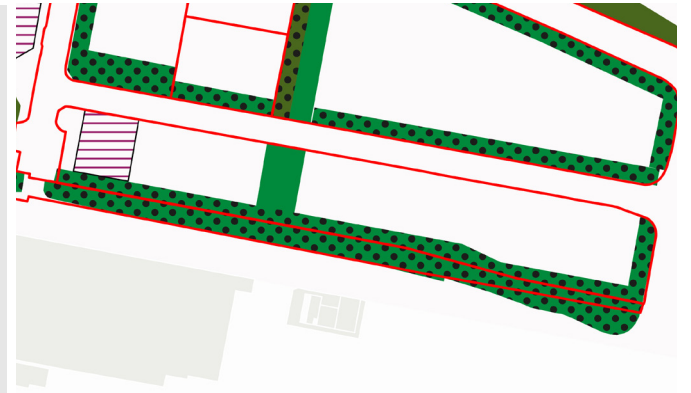
- Residential**
 (predominantly residential)
- Mobility Hub**
 (Multi-storey car park with commercial uses on ground floor and residential above)



Design Parameter
 fixed or target standards for each plot

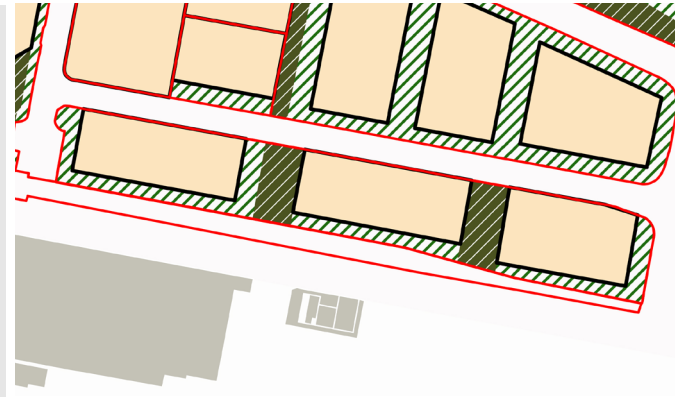
- Fixed parameters**
- Street or Public Realm**
 - Public Open Space**
 - Tree protection zone**
 (all trees surveyed and protected)
 - Tall building zone**

Example
 Plot designs shown for purpose of illustrating the design parameters



Plot Layout
 The target plot coverage:

- Developable land: 65%
- Streets and Public Realm: 30%
- Public Open Space: 5%



Density
 Approximate example densities possible within plot:

Residential units: 323*
 23 Houses / 300 Apartments
Dwellings per hectare: 200
Total people: 1,065
People per hectare: 663



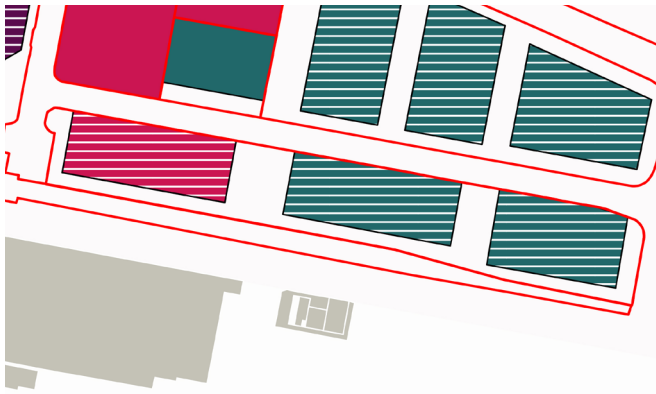
*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

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
-  Commercial + Tall Building

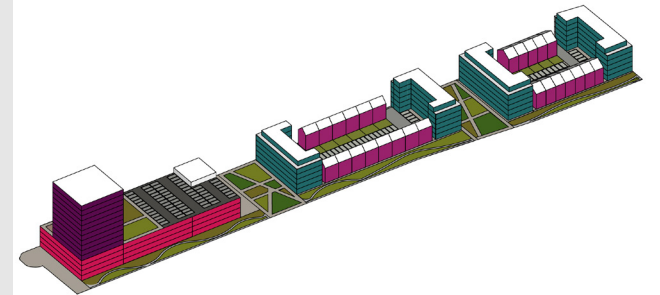


Design Parameter
fixed or target standards for each plot






Example
Plot designs shown for purpose of illustrating the design parameters

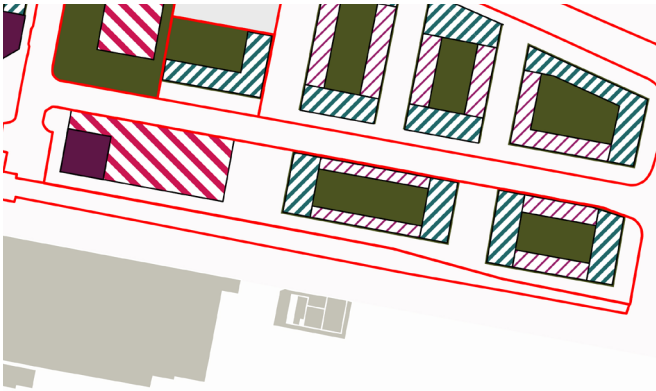
Building Massing
The target ratio between the size of plot and gross floor is:

- 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:

- Apartment + Houses**
-  Apartments: 40%
 -  Houses: 20%
 -  Private Open Space: 40%
- Commercial + Tall Building**
-  Commercial: 75%
 -  Tall Building: 25%








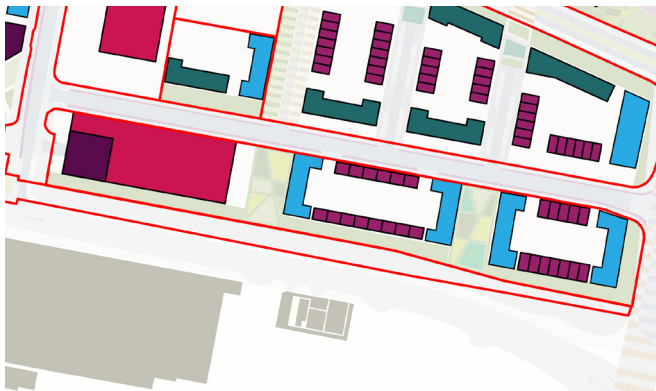
Building Heights
The maximum heights for building types:

- Block 1** Parking: 4 storeys
Tall Building: 12 storeys
- Block 2** Apartments: 6 storeys
Houses: 4 storeys
- Block 3** Apartments: 6 storeys
Houses: 4 storeys





Building Types
The plot can accommodate these building types:

-  Dual aspect apartment
-  Single aspect apartment
-  House
-  Commercial
-  Tall Building



Active Edges
Ground floor edges should be combination of either:

-  Commercial uses or private residential entrances
-  Private residential entrances



Trafford Wharfside
Plot 12a


Location



Plot Boundary



Land Use

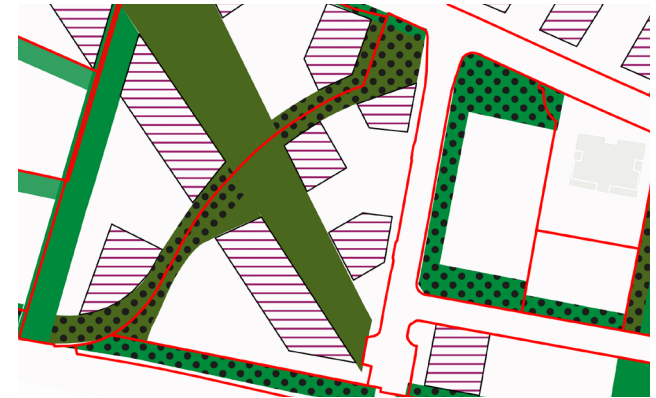
 **Mixed Use Residential**
 (A mix of residential and commercial uses within plot. Active commercial or residential private entrances on ground floors)






Design Parameter
 fixed or target standards for each plot

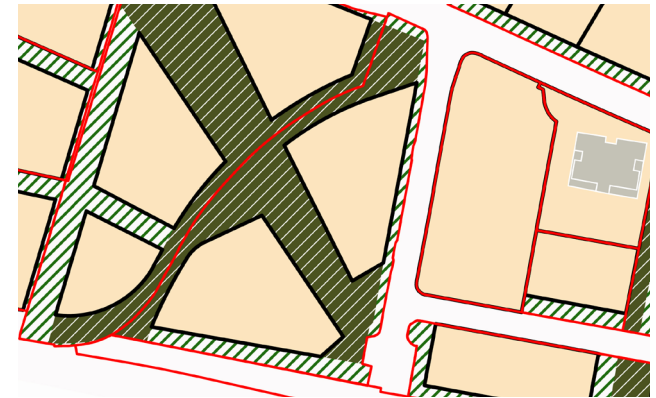
- Fixed parameters**
-  Street or Public Realm
 -  Public Open Space
 -  Tree protection zone (all trees surveyed and protected)
 -  Tall building zone

Example
 Plot designs shown for purpose of illustrating the design parameters



Plot Layout
 The target plot coverage:

-  Developable land: 50%
-  Streets and Public Realm: 15%
-  Public Open Space: 35%



Density
 Approximate example densities possible within plot:

Residential units: 761*
 761 Apartments
Dwellings per hectare: 409
Total people: 2,697
People per hectare: 1,449



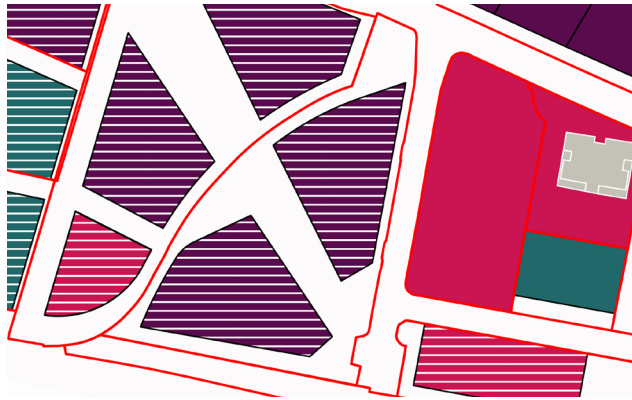
*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

Design Parameter
fixed or target standards for each plot

Block Types
The types of block appropriate for plot:

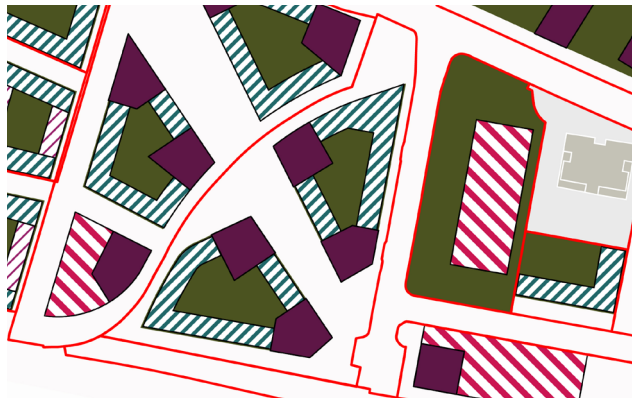
- Apartments
- Tall Buildings
- Apartments + Tall Buildings

Example
Plot designs shown for purpose of illustrating the design parameters



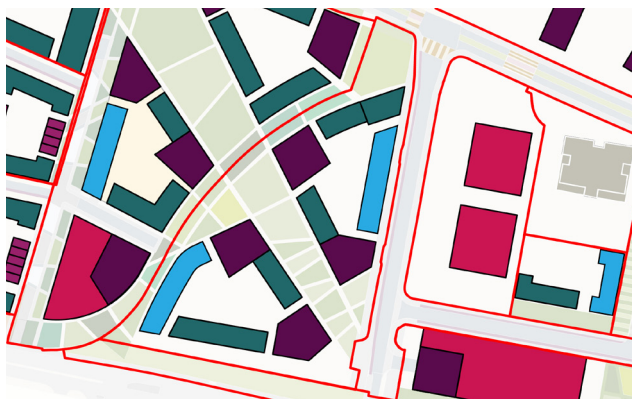
Block Layout
The target block footprint coverages are:

- Apartment + Tall Building**
- Apartments: 35%
 - Tall Buildings: 30%
 - Private Open Space: 35%



Building Types
The plot can accommodate these building types:

- Dual aspect apartment
- Single aspect apartment
- Commercial
- Tall Building

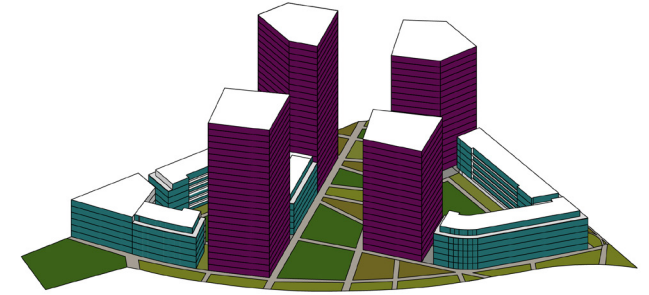


Design Parameter
fixed or target standards for each plot

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

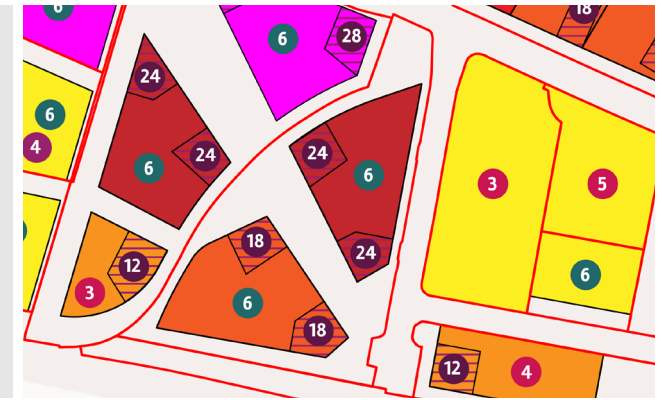
- 4.4 Floor Area Ratio**
Gross floor area (or gross external area GEA) can be 4.4 x plot area

Example
Plot designs shown for purpose of illustrating the design parameters



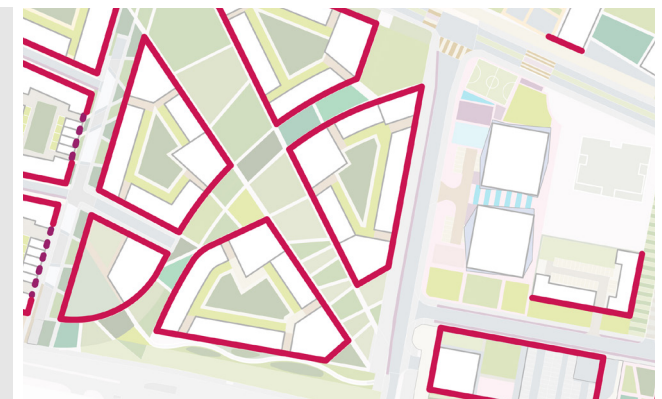
Building Heights
The maximum heights for building types:

- Block 1** Apartments: 6 storeys
Tall Building: 24 storeys
- Block 2** Apartments: 6 storeys
Tall Building: 18 storeys



Active Edges
Ground floor edges should be combination of either:

- Commercial uses or private residential entrances



Plot 13


Location



Plot Boundary



Land Use


-  **Mixed Use Residential**
(A mix of residential and commercial uses within plot. Active commercial or residential private entrances on ground floors)



Design Parameter

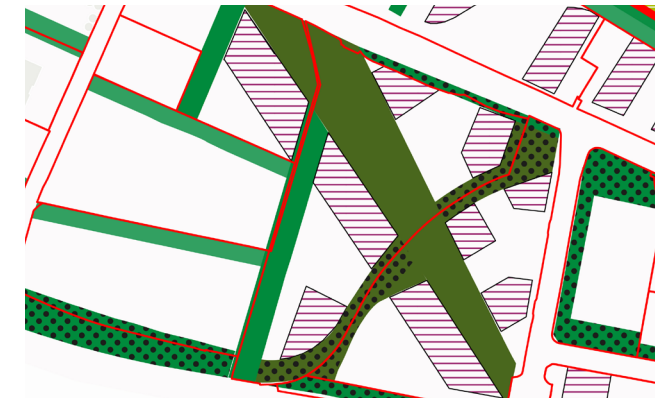
fixed or target standards for each plot

Fixed parameters

-  **Street or Public Realm**
-  **Public Open Space**
-  **Tree protection zone**
(all trees surveyed and protected)
-  **Tall building zone**




Example

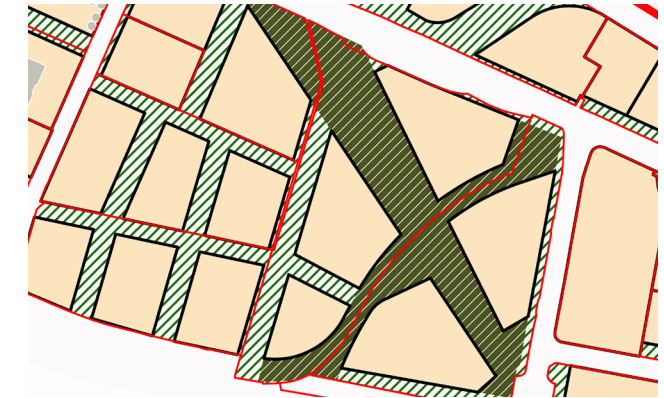
Plot designs shown for purpose of illustrating the design parameters



Plot Layout

The target plot coverage:

-  **Developable land: 50%**
-  **Streets and Public Realm: 15%**
-  **Public Open Space: 35%**



Density

Approximate example densities possible within plot:

- Residential units: 939****
939 Apartments
- Dwellings per hectare: 400**
- Total people: 3,331**
- People per hectare: 1,414**



**Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

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
-  Tall Buildings
-  Apartments + Tall Buildings
-  Commercial + Tall Building

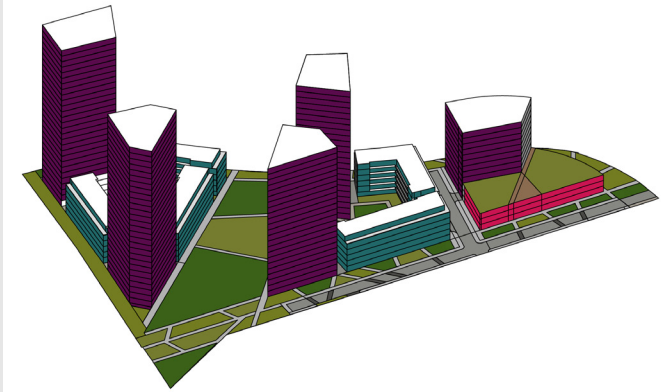


Design Parameter
fixed or target standards for each plot







Example
Plot designs shown for purpose of illustrating the design parameters

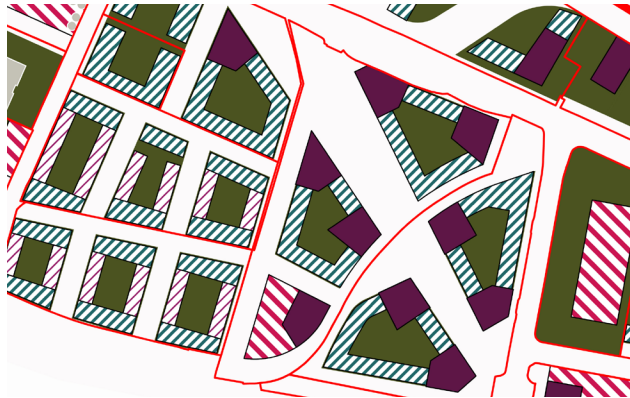
Building Massing
The target ratio between the size of plot and gross floor is:

4.4 Floor Area Ratio
Gross floor area (or gross external area GEA) can be 4.4 x plot area



Block Layout
The target block coverage:

- Apartment + Tall Building**
-  Apartments: 35%
 -  Tall Buildings: 30%
 -  Private Open Space: 35%
- Commercial + Tall Building**
-  Commercial: 60%
 -  Tall Building: 40%
 -  Private open space : 40% (either ground or above podium)







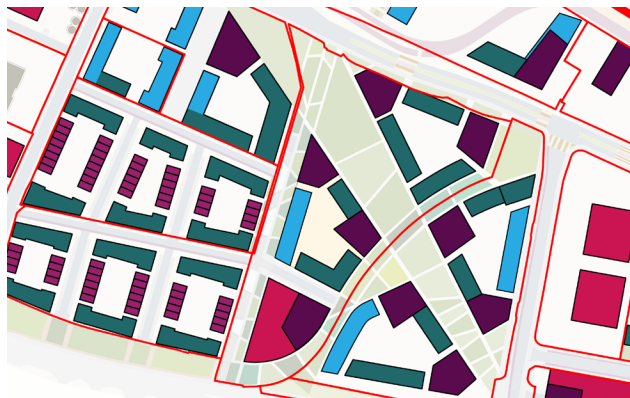
Building Heights
The maximum heights for building types:

- Block 1** Apartments: 6 storeys
Tall Building: 28 storeys
- Block 2** Apartments: 6 storeys
Tall Building: 24 storeys
- Block 3** Commercial: 3 storeys
Tall Building: 12 storeys




Building Types
The plot can accommodate these building types:

-  Dual aspect apartment
-  Single aspect apartment
-  Commercial
-  Tall Building



Active Edges
Ground floor edges should be combination of either:

-  Commercial uses or private residential entrances



Plot 14

Location

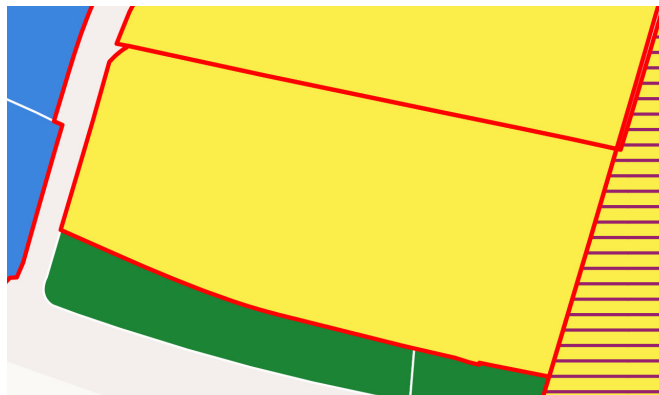


Plot Boundary



Land Use

- **Residential**
(predominantly residential with either active commercial uses or private residential entrances on ground floors)



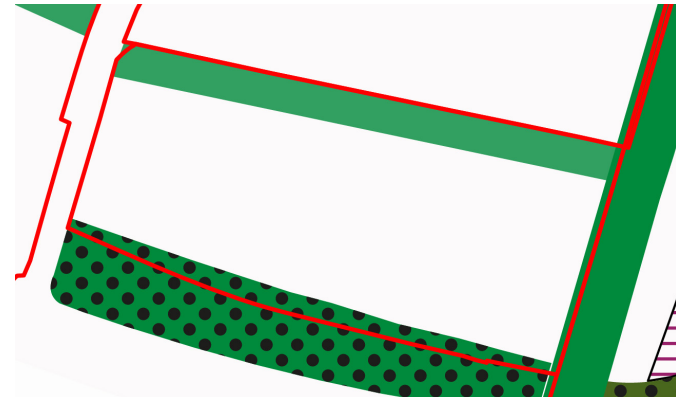
Design Parameter
fixed or target standards for each plot

Fixed parameters

- Street or Public Realm
- Public Open Space
- Tree protection zone
(all trees surveyed and protected)
- Tall building zone

Example

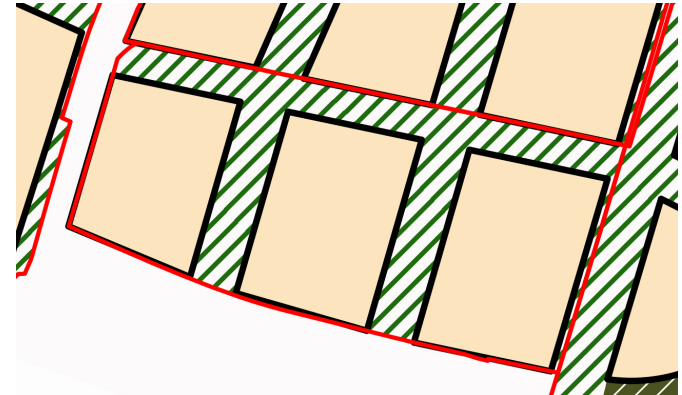
Plot designs shown for purpose of illustrating the design parameters



Plot Layout

The target plot coverage:

- Developable land: 65%
- Streets and Public Realm: 35%
- Public Open Space: 0%



Density

Approximate example densities possible within plot:

- Residential units: 205***
28 Houses / 177 Apartments
- Dwellings per hectare: 163**
- Total people: 629**
- People per hectare: 498**





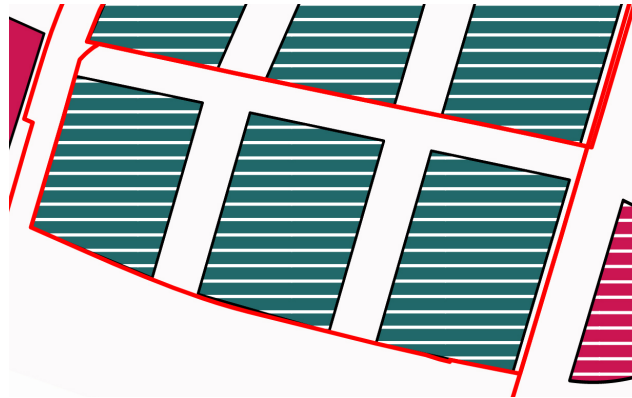
*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

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

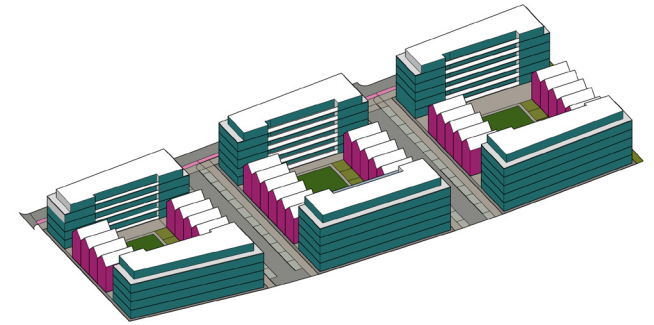


Design Parameter
fixed or target standards for each plot




Example
Plot designs shown for purpose of illustrating the design parameters

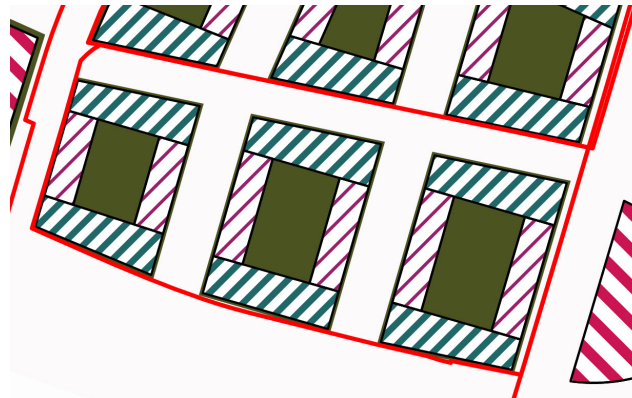
Building Massing
The target ratio between the size of plot and gross floor is:

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



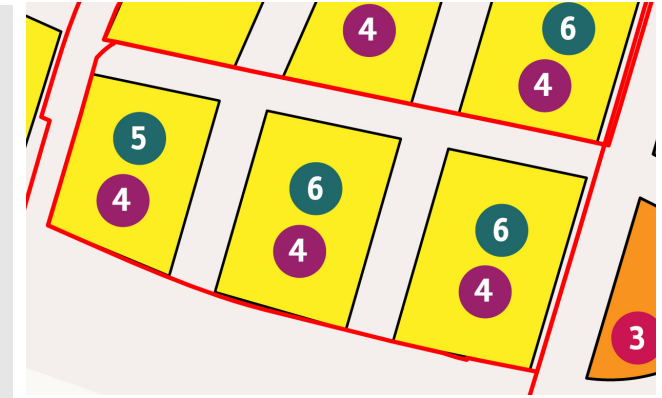
Block Layout
The target block footprint coverages are:

- Apartment + Houses**
-  Apartments: 40%
 -  Houses: 20%
 -  Private Open Space: 40%





Building Heights
The maximum heights for building types:

- Block 1** Apartments: 5 storeys
Houses: 4 storeys
- Block 2** Apartments: 6 storeys
Houses: 4 storeys
- Block 3** Apartments: 6 storeys
Houses: 4 storeys





Building Types
The plot can accommodate these building types:

-  Dual aspect apartment
-  House



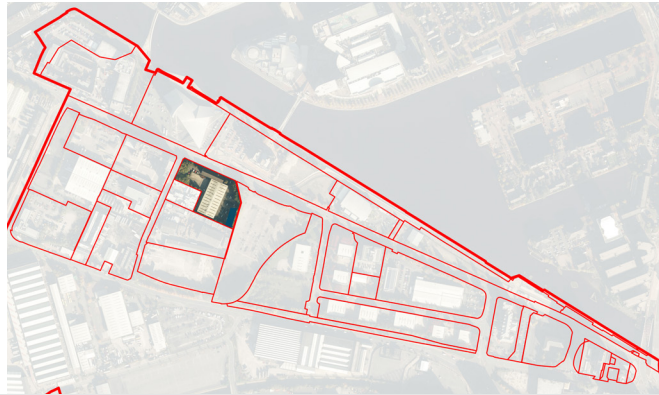
Active Edges
Ground floor edges should be combination of either:

-  Commercial uses or private residential entrances
-  Private residential entrances



Trafford Wharfside
Plot 15a

Location

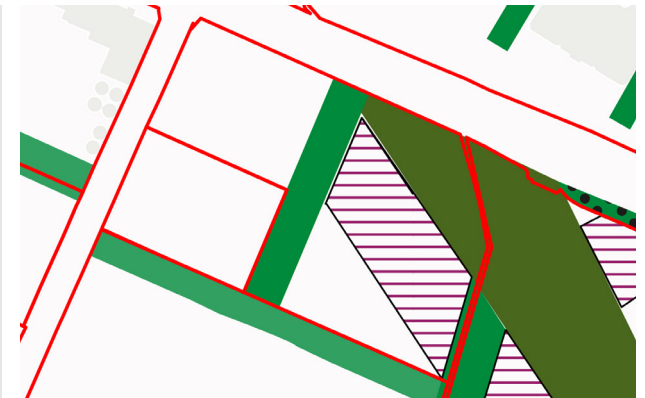


Design Parameter
 fixed or target standards for each plot

Example
 Plot designs shown for purpose of illustrating the design parameters

Fixed parameters

-  Street or Public Realm
-  Public Open Space
-  Tree protection zone
 (all trees surveyed and protected)
-  Tall building zone






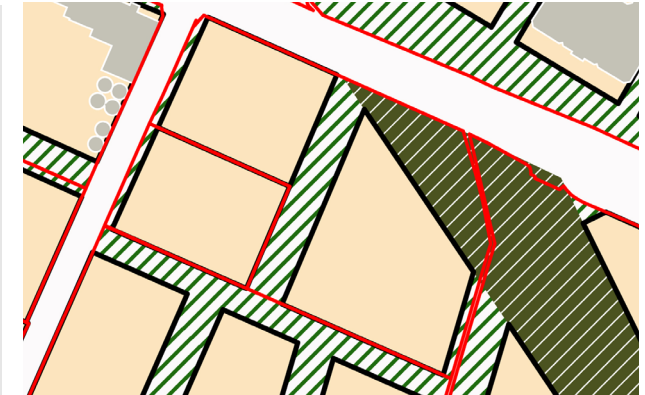
Plot Boundary




Plot Layout

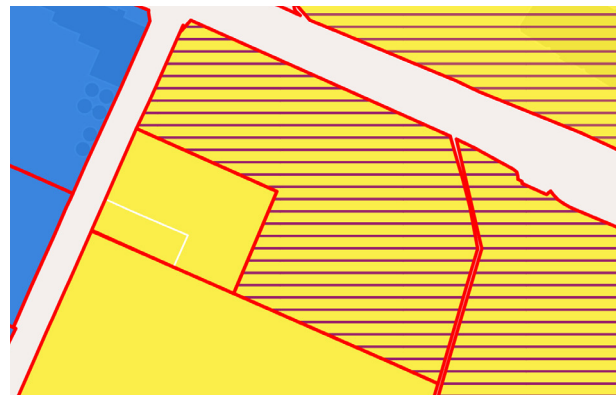
The target plot coverage:

-  Developable land: 70%
-  Streets and Public Realm: 15%
-  Public Open Space: 15%



Land Use

-  **Mixed Use Residential**
 (A mix of residential and commercial uses within plot. Active commercial or residential private entrances on ground floors)



Density

Approximate example densities possible within plot:

- Residential units: 434***
 434 Apartments
- Dwellings per hectare: 394**
- Total people: 1,537**
- People per hectare: 1,397**



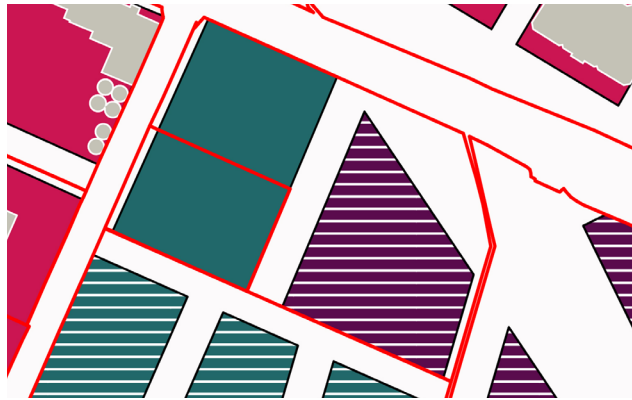
*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

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
-  Tall Buildings
-  Apartments + Tall Buildings
-  Commercial + Tall Building

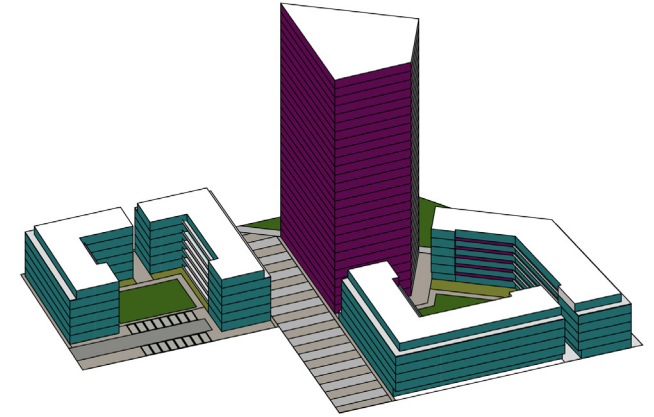


Design Parameter
fixed or target standards for each plot






Example
Plot designs shown for purpose of illustrating the design parameters

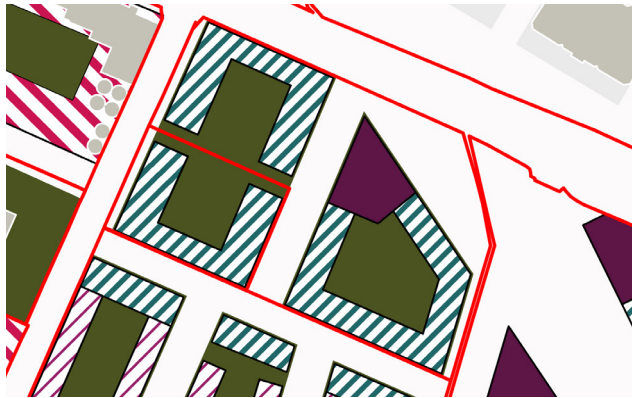
Building Massing
The target ratio between the size of plot and gross floor is:

- 4.4 Floor Area Ratio**
Gross floor area (or gross external area GEA) can be 4.4 x plot area



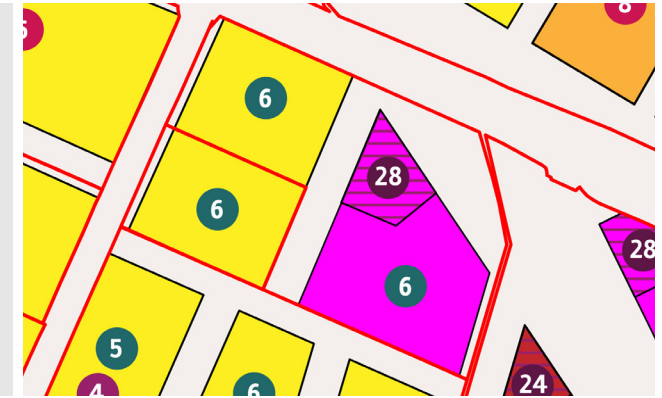
Block Layout
The target block footprint coverages are:

- Apartment + Tall Building**
-  Apartments: 45%
 -  Tall Building: 20%
 -  Private Open Space: 35%
- Apartments**
-  Apartment: 50%
 -  Private Open Space: 50%







Building Heights
The maximum heights for building types:

- Block 1** Apartments: 6 storeys
- Block 2** Apartments: 6 storeys
Tall Building: 28 storeys




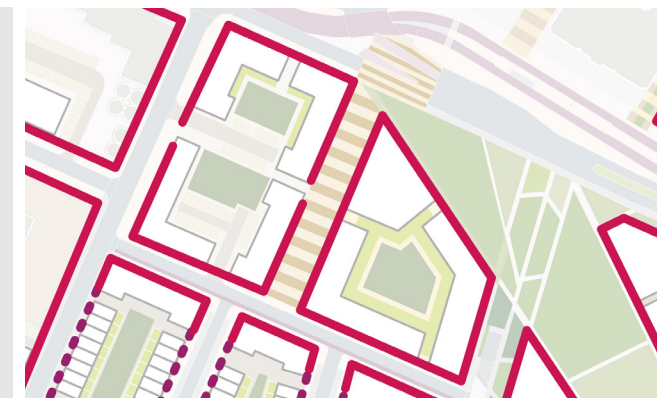
Building Types
The plot can accommodate these building types:

-  Dual aspect apartment
-  Single aspect apartment
-  Commercial
-  Tall Building



Active Edges
Ground floor edges should be combination of either:

-  Commercial uses or private residential entrances



Trafford Wharfside
Plot 15b

Location

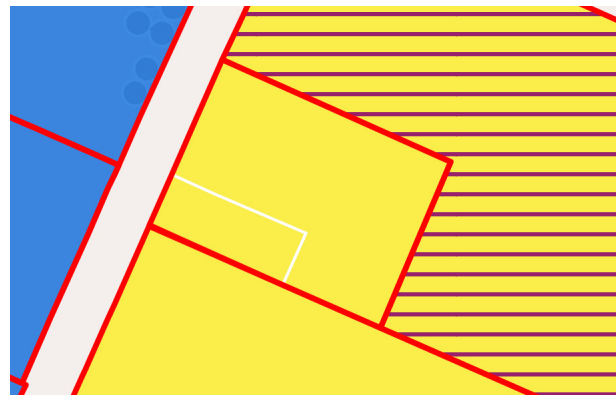


Plot Boundary



Land Use

Residential
 (predominantly residential with either active commercial uses or private residential entrances on ground floors)

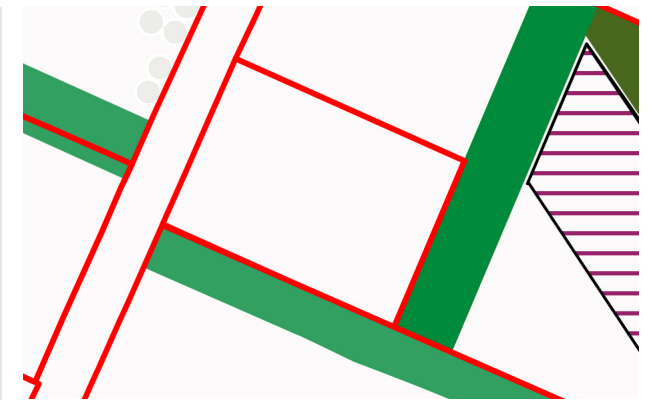


Design Parameter
 fixed or target standards for each plot

Example
 Plot designs shown for purpose of illustrating the design parameters




Fixed parameters

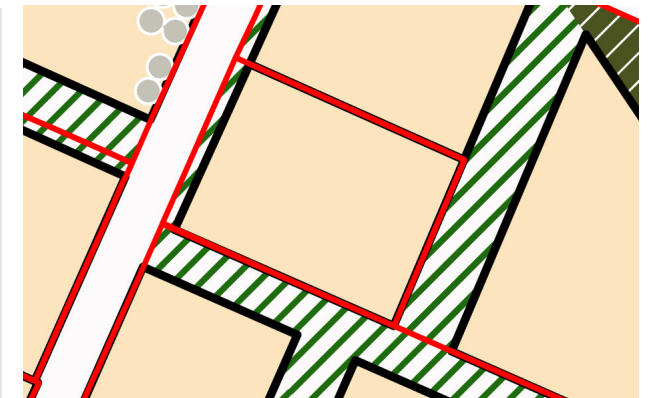
-  Street or Public Realm
-  Public Open Space
-  Tree protection zone
 (all trees surveyed and protected)
-  Tall building zone



Plot Layout

The target plot coverage:

-  Developable land: 95%
-  Streets and Public Realm: 5%
-  Public Open Space: 0%



Density

Approximate example densities possible within plot:

Residential units: 78*

78 Apartments

Dwellings per hectare: 265

Total people: 276

People per hectare: 939



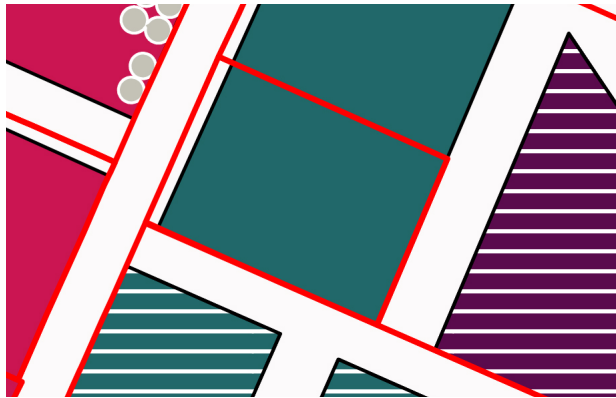
*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

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
- Apartments + Houses
- Houses
- Commercial

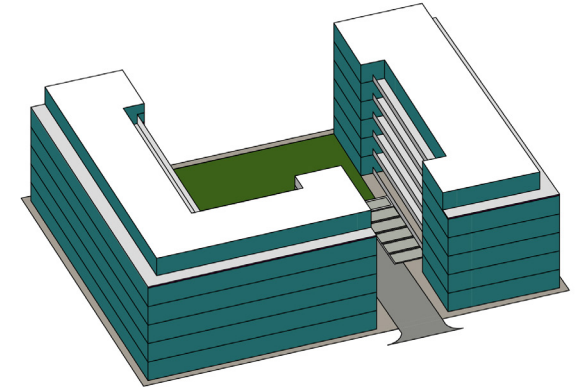


Design Parameter
fixed or target standards for each plot

Example
Plot designs shown for purpose of illustrating the design parameters

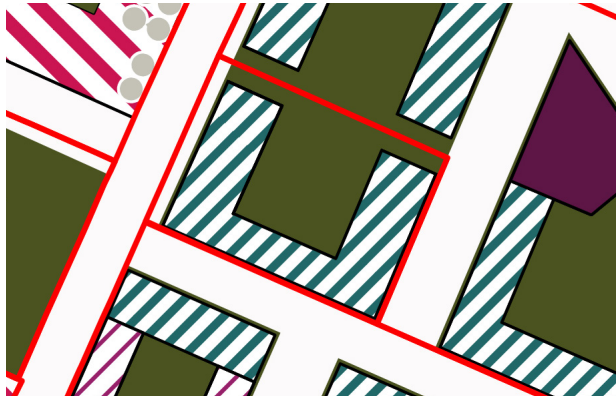
Building Massing
The target ratio between the size of plot and gross floor is:

- 2.8** Floor Area Ratio
Gross floor area (or gross external area GEA) can be 2.8 x plot area



Block Layout
The target block footprint coverages are:

- Apartments**
- Apartments: 50%
 - Private Open Space: 50%



Building Heights
The maximum heights for building types:

- Block 1** Apartments: 6 storeys



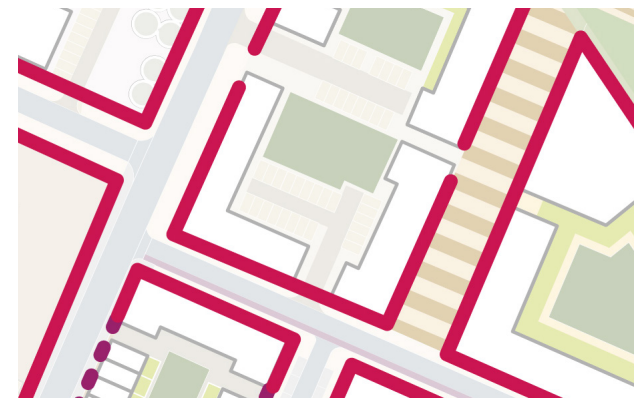
Building Types
The plot can accommodate these building types:

- Dual aspect apartment
- Single aspect apartment



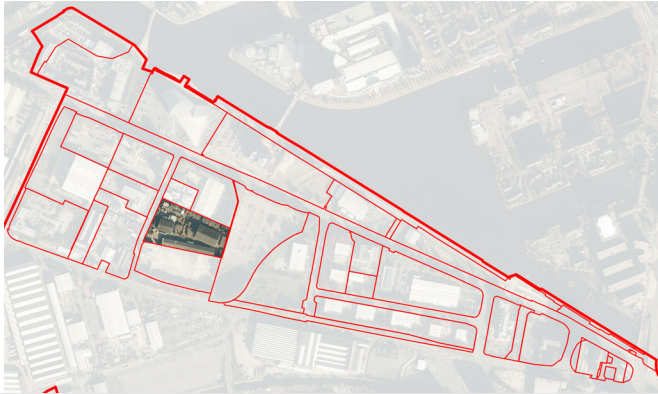
Active Edges
Ground floor edges should be combination of either:

- Commercial uses or private residential entrances



Trafford Wharfside
Plot 15c

Location

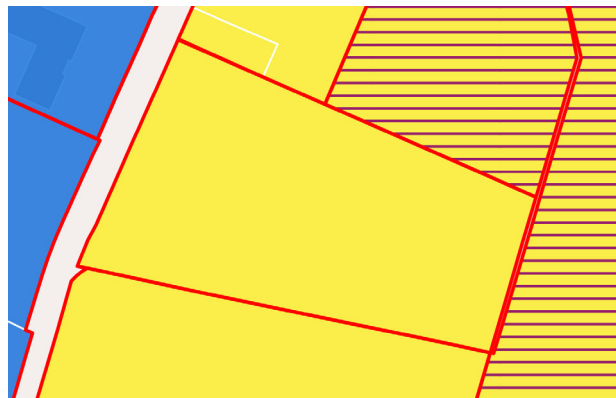


Plot Boundary







Land Use

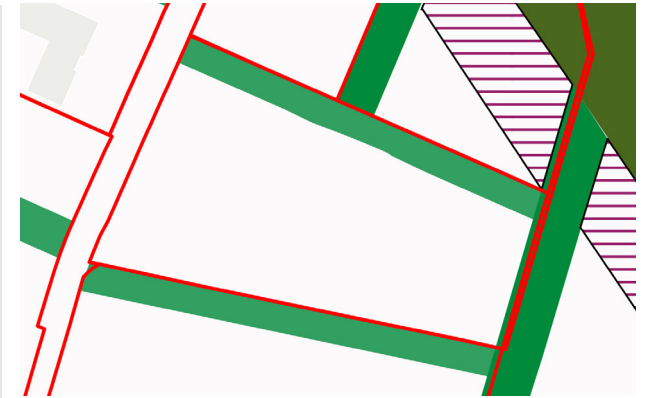
Residential
 (predominantly residential with either active commercial uses or private residential entrances on ground floors)






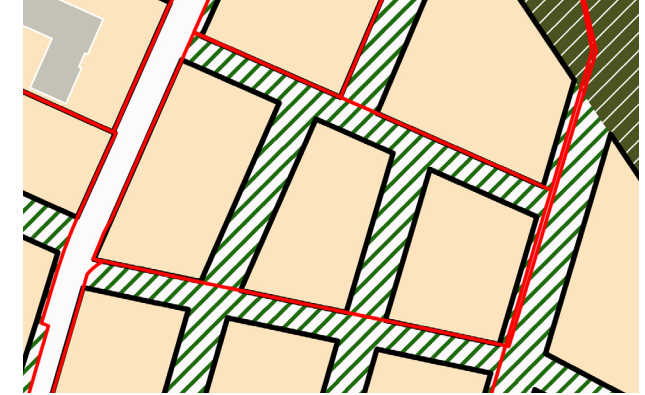
Design Parameter
 fixed or target standards for each plot

Example
 Plot designs shown for purpose of illustrating the design parameters

- Fixed parameters**
-  Street or Public Realm
 -  Public Open Space
 -  Tree protection zone (all trees surveyed and protected)
 -  Tall building zone



- Plot Layout**
 The target plot coverage:
-  Developable land: 65%
 -  Streets and Public Realm: 35%
 -  Public Open Space: 0%



Density
 Approximate example densities possible within plot:

Residential units: 200*
 37 Houses / 163 Apartments

Dwellings per hectare: 151

Total people: 577

People per hectare: 436





*Assumptions: Apartment GIA = 70%, Apartment mix = 1 bedroom 30% / 2 bedroom 50% / 3 bedroom 15% / 4 bedroom 5%, Apartment size= 1 bedroom 58m² / 2 bedroom 79m² / 3 bedroom 108m² / 4 bedroom 130m²

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

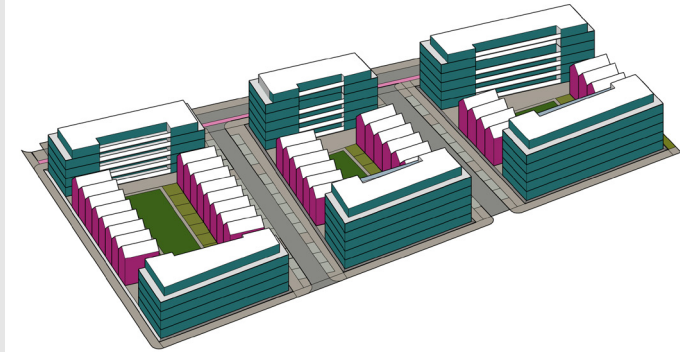


Design Parameter
fixed or target standards for each plot




Example
Plot designs shown for purpose of illustrating the design parameters

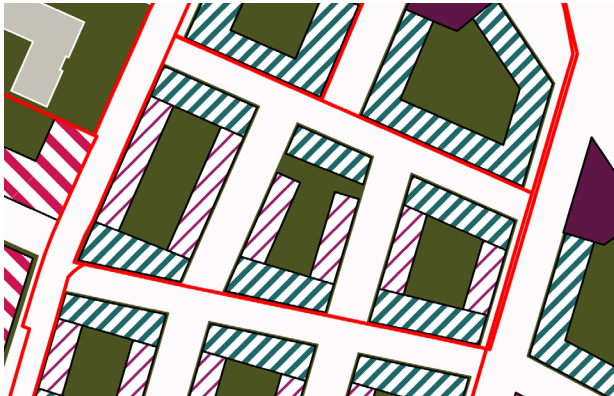
Building Massing
The target ratio between the size of plot and gross floor is:

- 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:

- Apartment + Houses**
-  Apartments: 35%
 -  Houses: 25%
 -  Private Open Space: 40%





Building Heights
The maximum heights for building types:

- Block 1** Apartments: 5 storeys
Houses: 4 storeys
- Block 2** Apartments: 6 storeys
Houses: 4 storeys
- Block 3** Apartments: 6 storeys
Houses: 4 storeys





Building Types
The plot can accommodate these building types:

-  Dual aspect apartment
-  Houses



Active Edges
Ground floor edges should be combination of either:

-  Commercial uses or private residential entrances
-  Private residential entrances



Plot 16a

Location

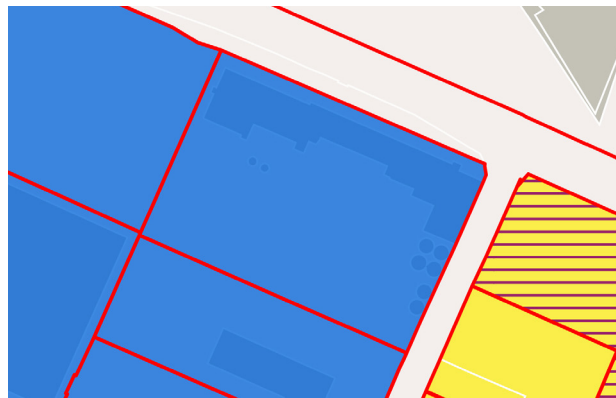


Plot Boundary







Land Use

- Commercial**
(new commercial buildings built around existing building)



Design Parameter

fixed or target standards for each plot

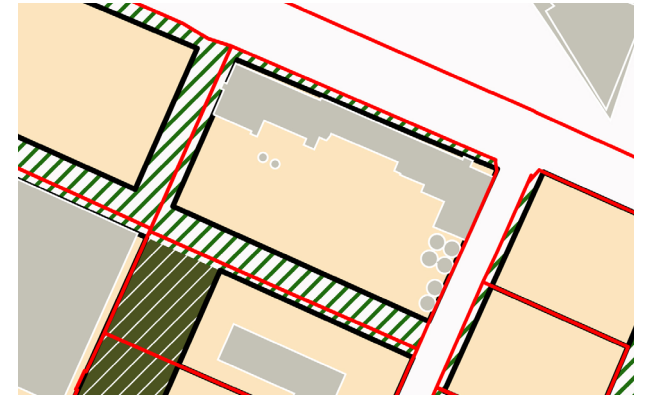
- ### Fixed parameters
-  Street or Public Realm
 -  Public Open Space
 -  Tree protection zone
(all trees surveyed and protected)
 -  Tall building zone

Example

Plot designs shown for purpose of illustrating the design parameters




Plot Layout



Building Types

The plot can accommodate these building types:

-  Commercial




Design Parameter

fixed or target standards for each plot

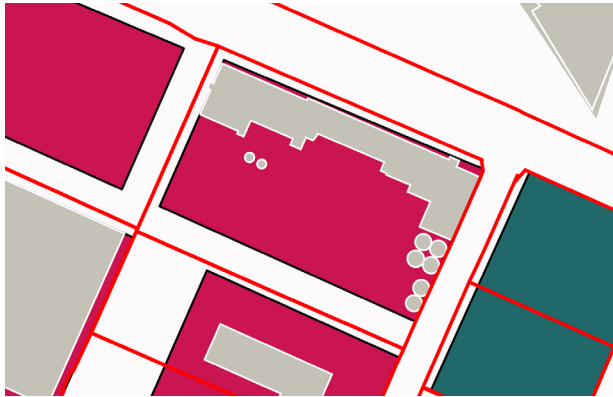
Block Types

The types of block appropriate for plot:

 Commercial

Example

Plot designs shown for purpose of illustrating the design parameters




Design Parameter

fixed or target standards for each plot

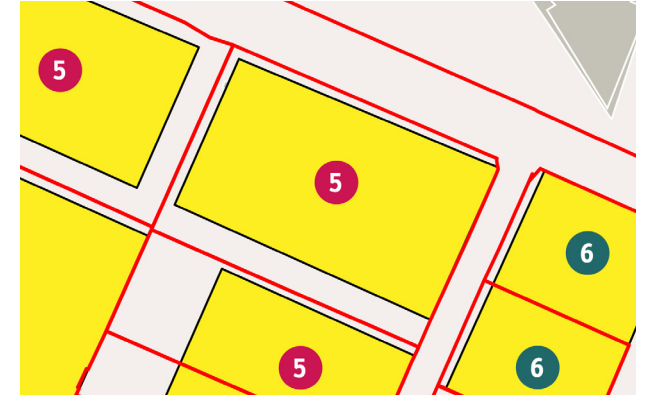
Building Heights

The maximum heights for building types:

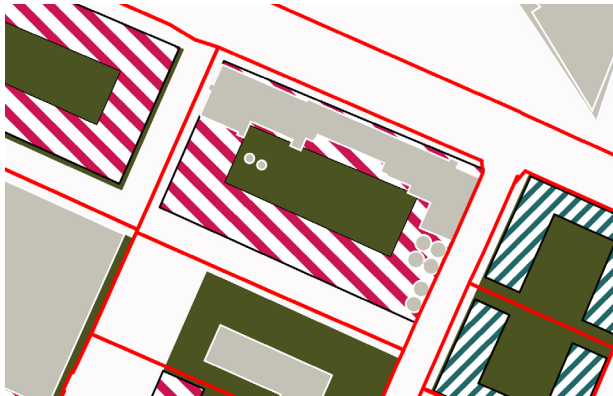
 Block 1 Commercial: 5 storeys

Example

Plot designs shown for purpose of illustrating the design parameters




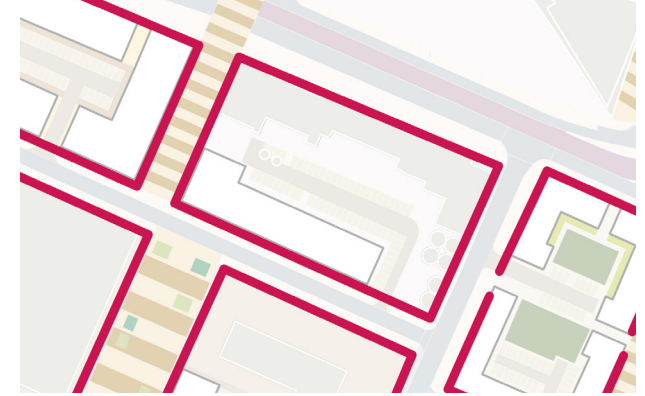
Block Layout



Active Edges

Ground floor edges should be combination of either:

 Commercial uses, entrances and lobbies



Plot 16b

Location

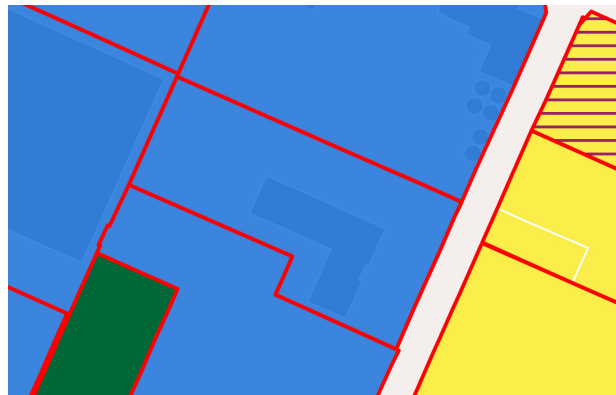


Plot Boundary



Land Use

- **Commercial**
(commercial buildings or retained existing building)



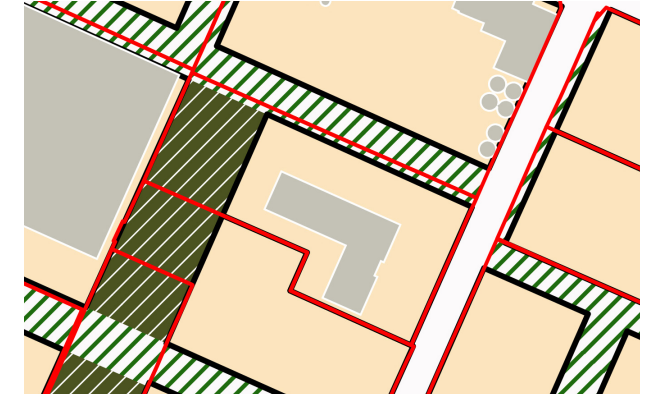
Design Parameter
fixed or target standards for each plot

- Fixed parameters**
- Street or Public Realm
 - Public Open Space
 - Tree protection zone
(all trees surveyed and protected)
 - Tall building zone

Example
Plot designs shown for purpose of illustrating the design parameters

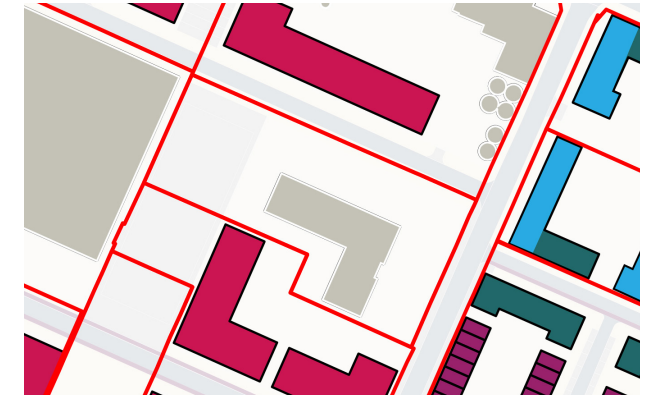


Plot Layout



Building Types
The plot can accommodate these building types:

- Commercial



Design Parameter

fixed or target standards for each plot

Block Types

The types of block appropriate for plot:

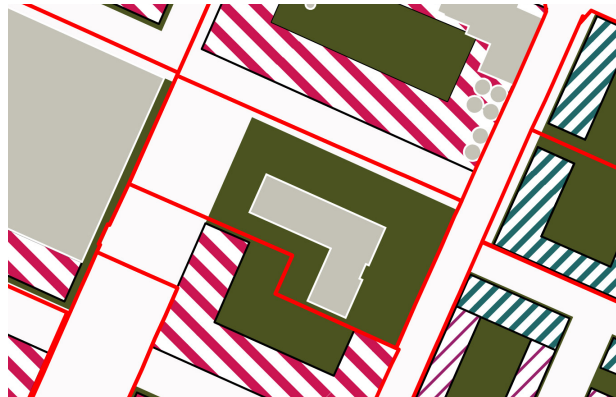
Commercial

Example

Plot designs shown for purpose of illustrating the design parameters



Block Layout



Design Parameter

fixed or target standards for each plot

Building Heights

The maximum heights for building types:

Block 1 Commercial: 5 storeys

Example

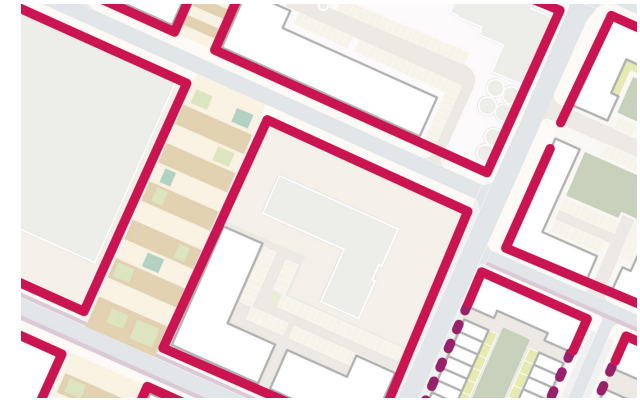
Plot designs shown for purpose of illustrating the design parameters



Active Edges

Ground floor edges should be combination of either:

Commercial uses, entrances and lobbies



Plot 16c

Location

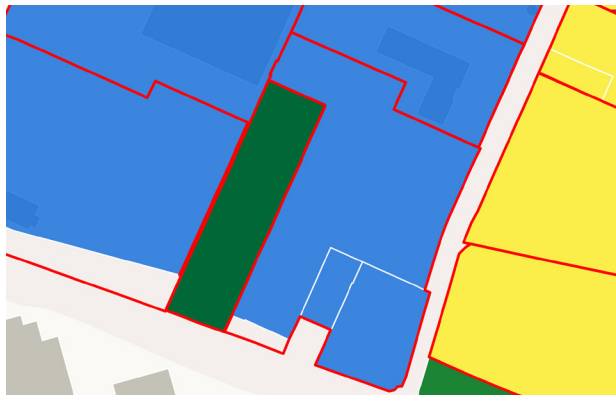


Plot Boundary







Land Use

 Commercial



Design Parameter
fixed or target standards for each plot

- Fixed parameters**
-  Street or Public Realm
 -  Public Open Space
 -  Tree protection zone
(all trees surveyed and protected)
 -  Tall building zone


Example
Plot designs shown for purpose of illustrating the design parameters



Plot Layout



Building Types
The plot can accommodate these building types:

-  Commercial




Design Parameter

fixed or target standards for each plot

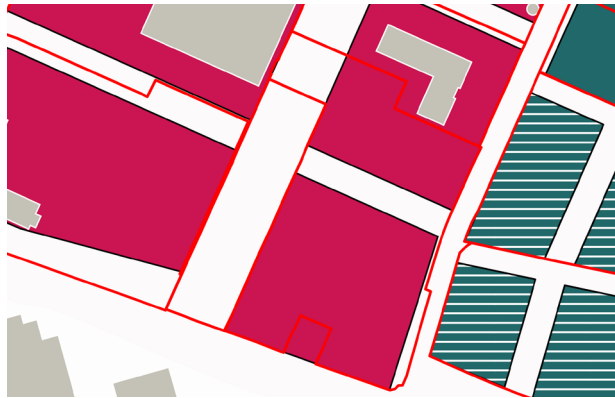
Block Types

The types of block appropriate for plot:

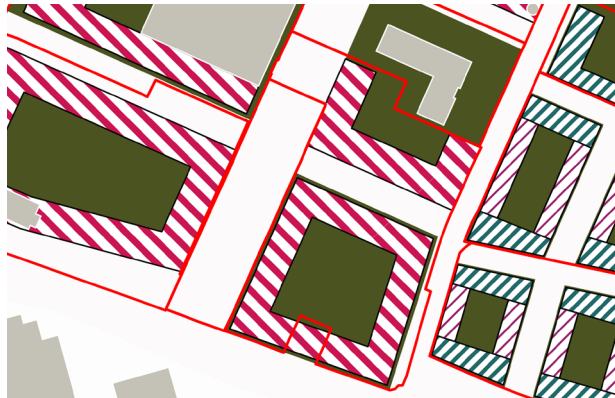
 Commercial

Example

Plot designs shown for purpose of illustrating the design parameters



Block Layout



Design Parameter

fixed or target standards for each plot

Building Heights

The maximum heights for building types:

Block 1 Commercial: 5 storeys


Example

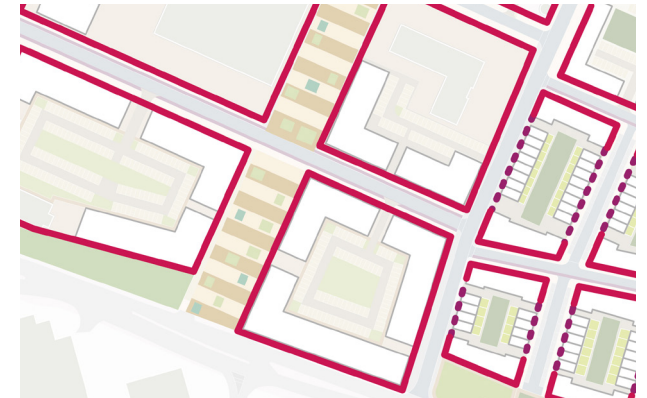
Plot designs shown for purpose of illustrating the design parameters



Active Edges

Ground floor edges should be combination of either:

 Commercial uses, entrances and lobbies



Plot 16d

Location

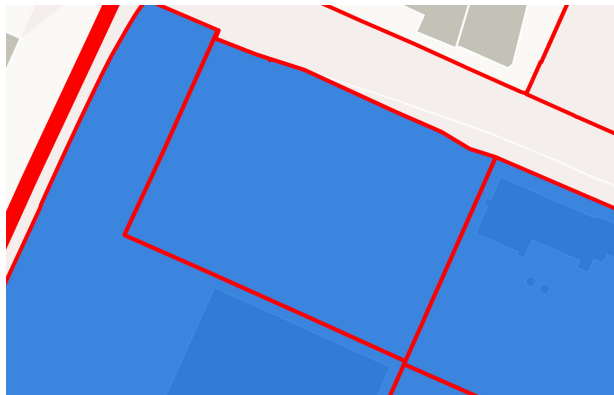


Plot Boundary







Land Use

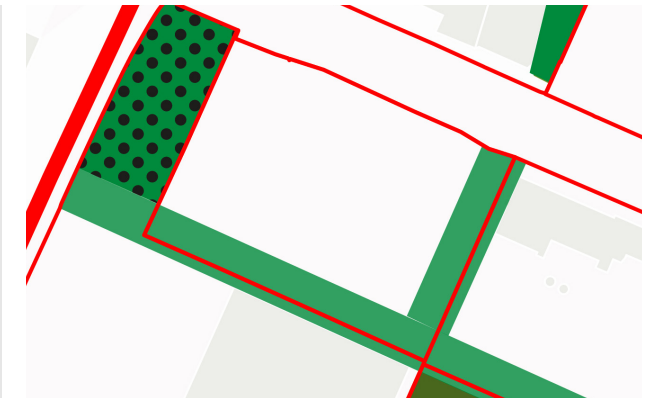
 Commercial



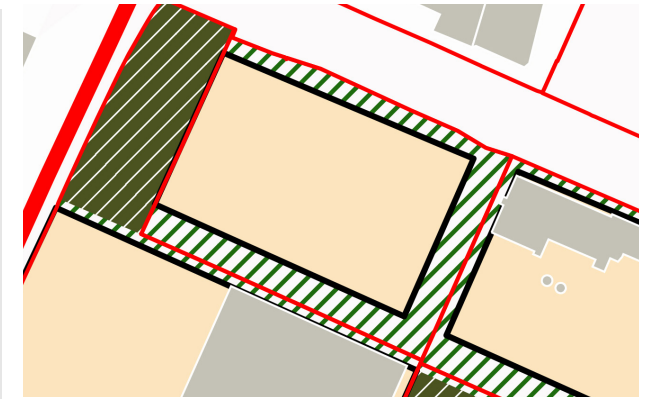
Design Parameter
fixed or target standards for each plot

- Fixed parameters**
-  Street or Public Realm
 -  Public Open Space
 -  Tree protection zone
(all trees surveyed and protected)
 -  Tall building zone


Example
Plot designs shown for purpose of illustrating the design parameters

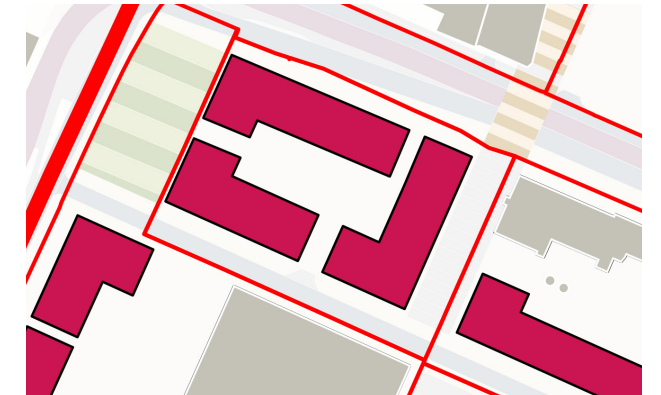


Plot Layout



Building Types
The plot can accommodate these building types:

-  Commercial



Design Parameter

fixed or target standards for each plot

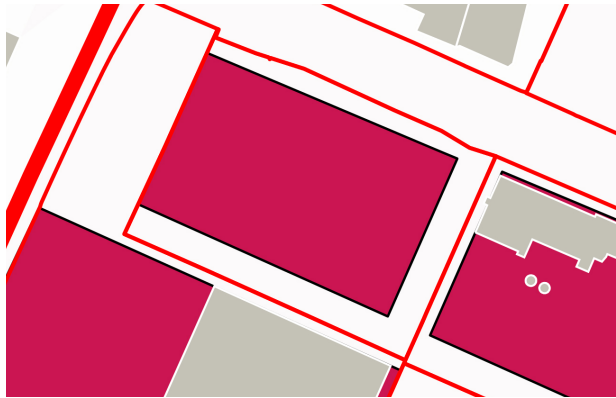
Block Types

The types of block appropriate for plot:

 Commercial

Example

Plot designs shown for purpose of illustrating the design parameters




Design Parameter

fixed or target standards for each plot

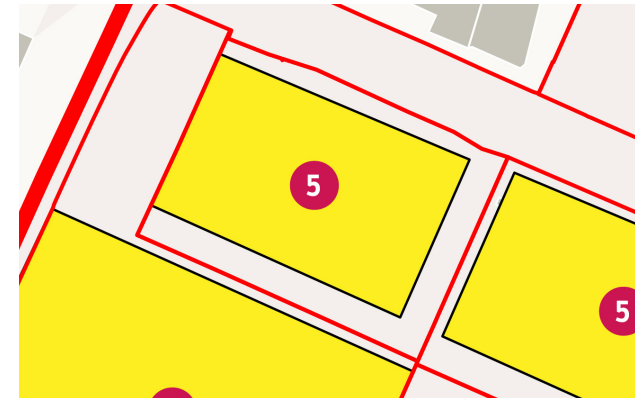
Building Heights

The maximum heights for building types:

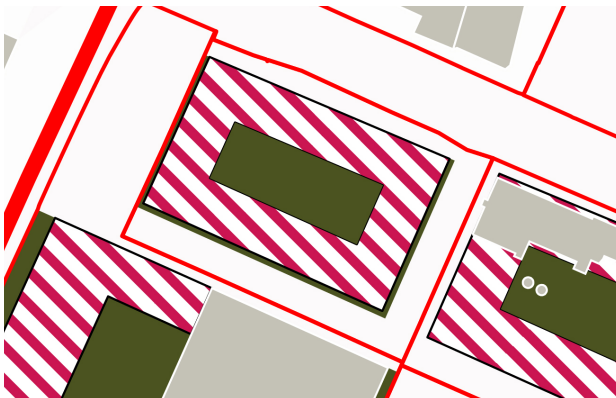
 Block 1 Commercial: 5 storeys

Example

Plot designs shown for purpose of illustrating the design parameters




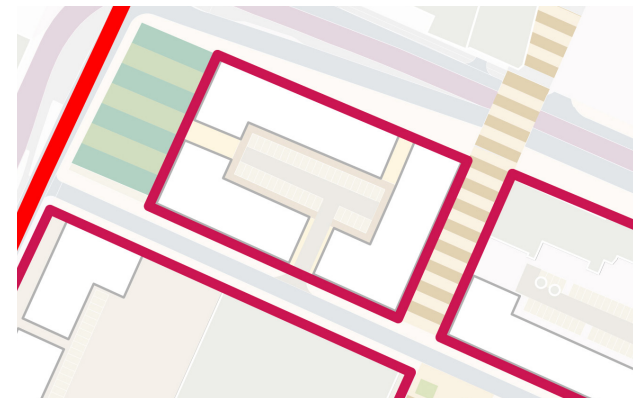
Block Layout



Active Edges

Ground floor edges should be combination of either:

 Commercial uses, entrances and lobbies



Plot 16e

Location

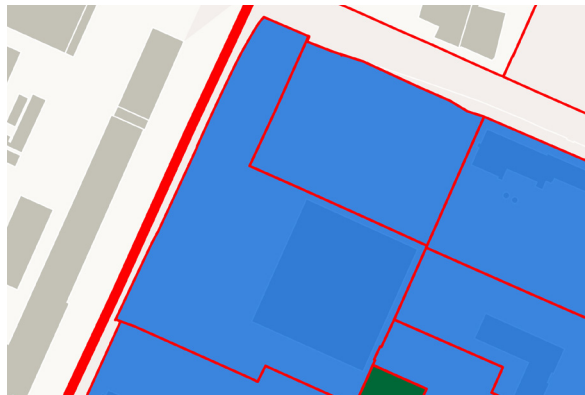


Plot Boundary







Land Use

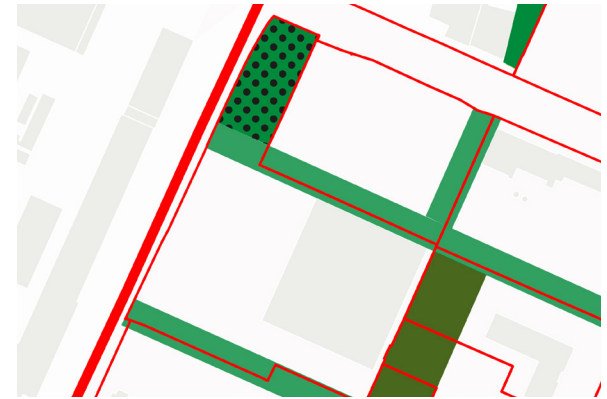
 Commercial



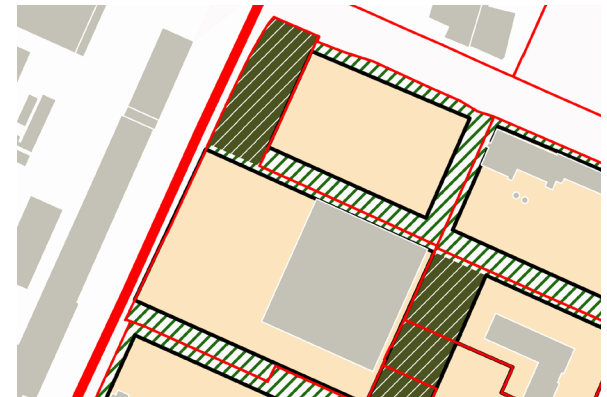
Design Parameter
fixed or target standards for each plot

- Fixed parameters**
-  Street or Public Realm
 -  Public Open Space
 -  Tree protection zone
(all trees surveyed and protected)
 -  Tall building zone


Example
Plot designs shown for purpose of illustrating the design parameters

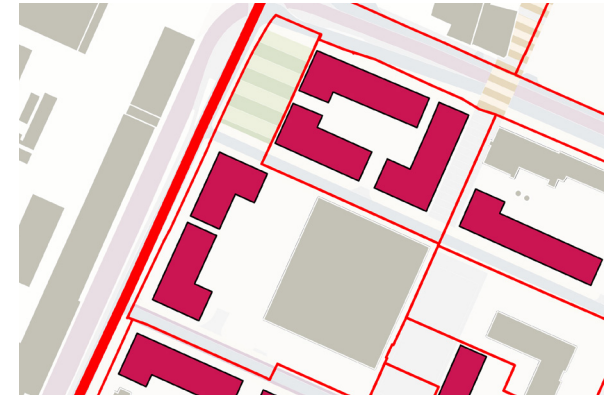


Plot Layout



Building Types
The plot can accommodate these building types:

-  Commercial




Design Parameter

fixed or target standards for each plot

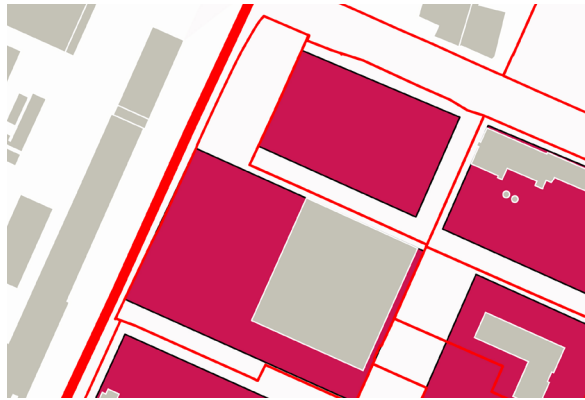
Block Types

The types of block appropriate for plot:

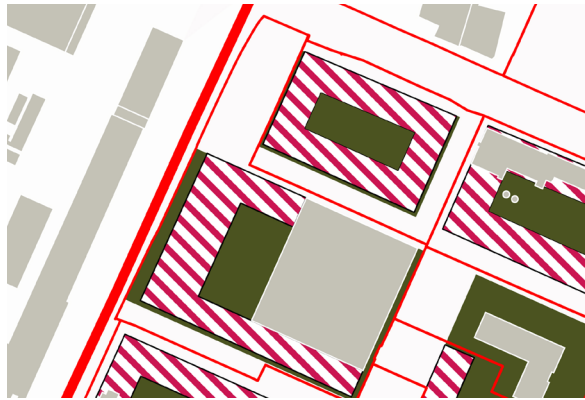
 Commercial

Example

Plot designs shown for purpose of illustrating the design parameters



Block Layout




Design Parameter

fixed or target standards for each plot

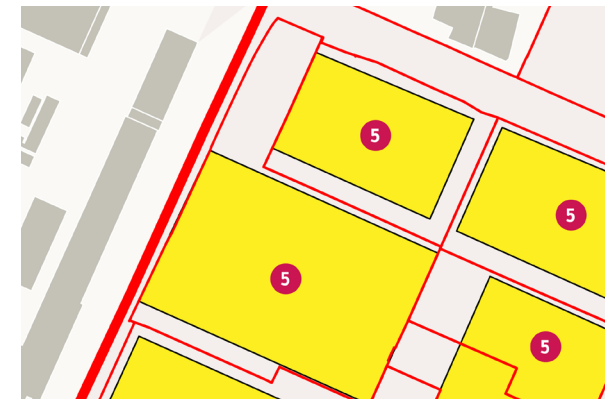
Building Heights

The maximum heights for building types:

 Block 1 Commercial: 5 storeys


Example

Plot designs shown for purpose of illustrating the design parameters



Active Edges

Ground floor edges should be combination of either:

 Commercial uses, entrances and lobbies



Plot 16e


Location

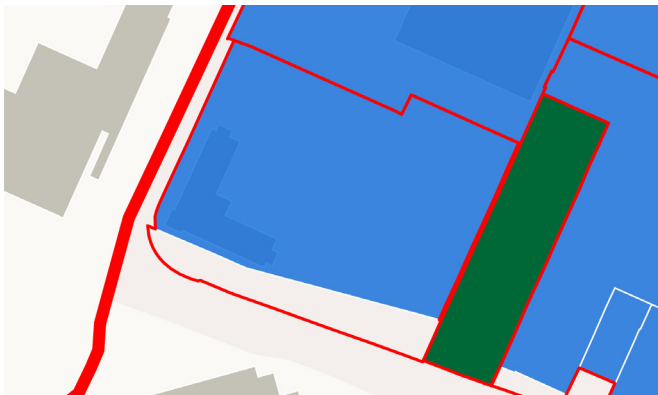


Plot Boundary







Land Use

-  **Commercial**
(commercial buildings or retained existing building)



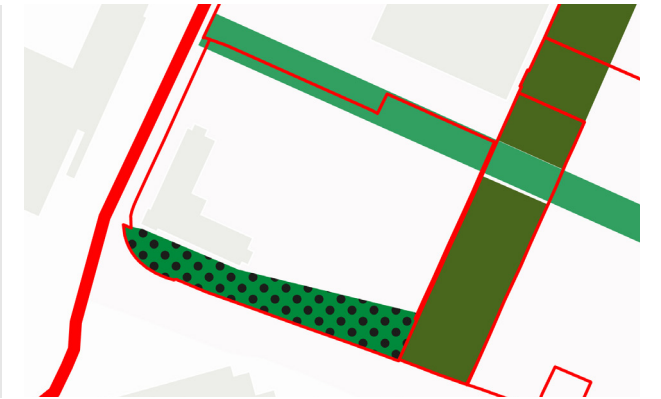
Design Parameter

fixed or target standards for each plot

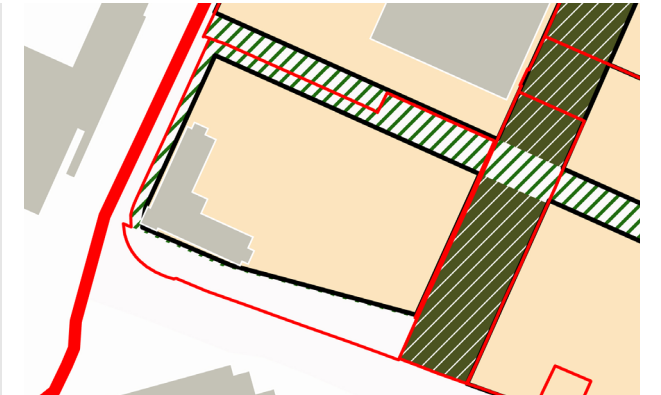
- ### Fixed parameters
-  **Street or Public Realm**
 -  **Public Open Space**
 -  **Tree protection zone**
(all trees surveyed and protected)
 -  **Tall building zone**

Example

Plot designs shown for purpose of illustrating the design parameters



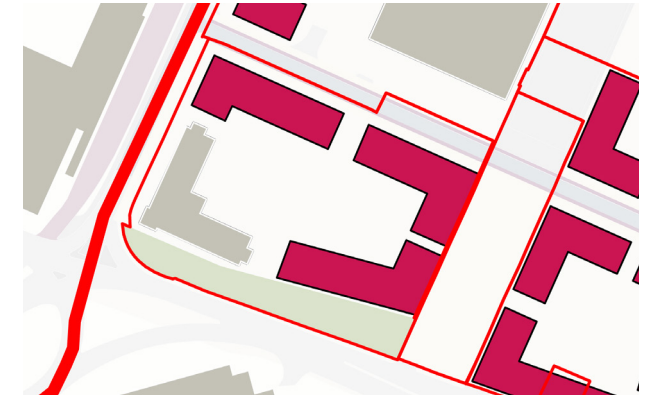
Plot Layout



Building Types

The plot can accommodate these building types:

-  **Commercial**




Design Parameter

fixed or target standards for each plot

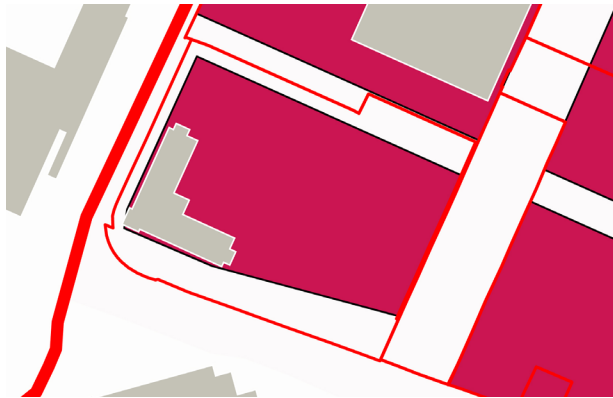
Block Types

The types of block appropriate for plot:

 Commercial

Example

Plot designs shown for purpose of illustrating the design parameters




Design Parameter

fixed or target standards for each plot

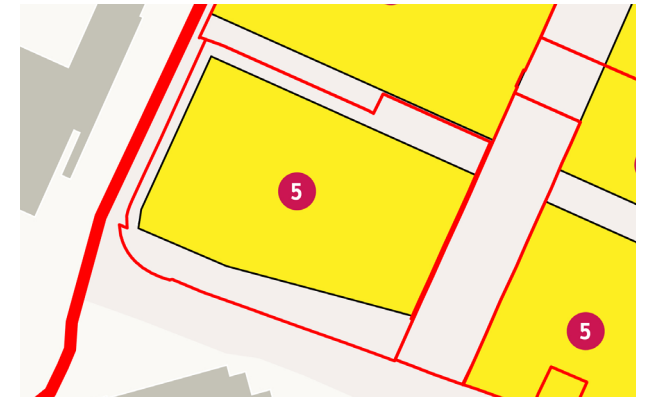
Building Heights

The maximum heights for building types:

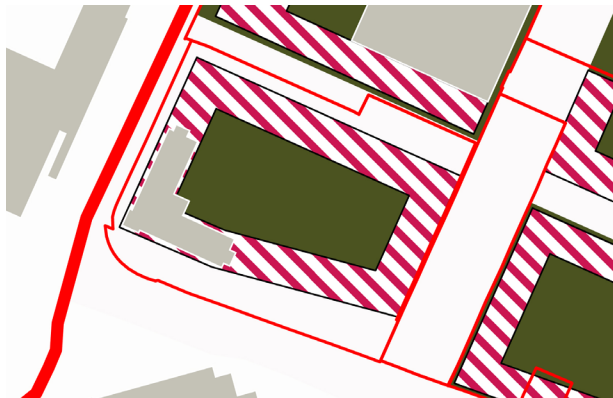
 Block 1 Commercial: 5 storeys

Example

Plot designs shown for purpose of illustrating the design parameters




Block Layout



Active Edges

Ground floor edges should be combination of either:

 Commercial uses, entrances and lobbies

