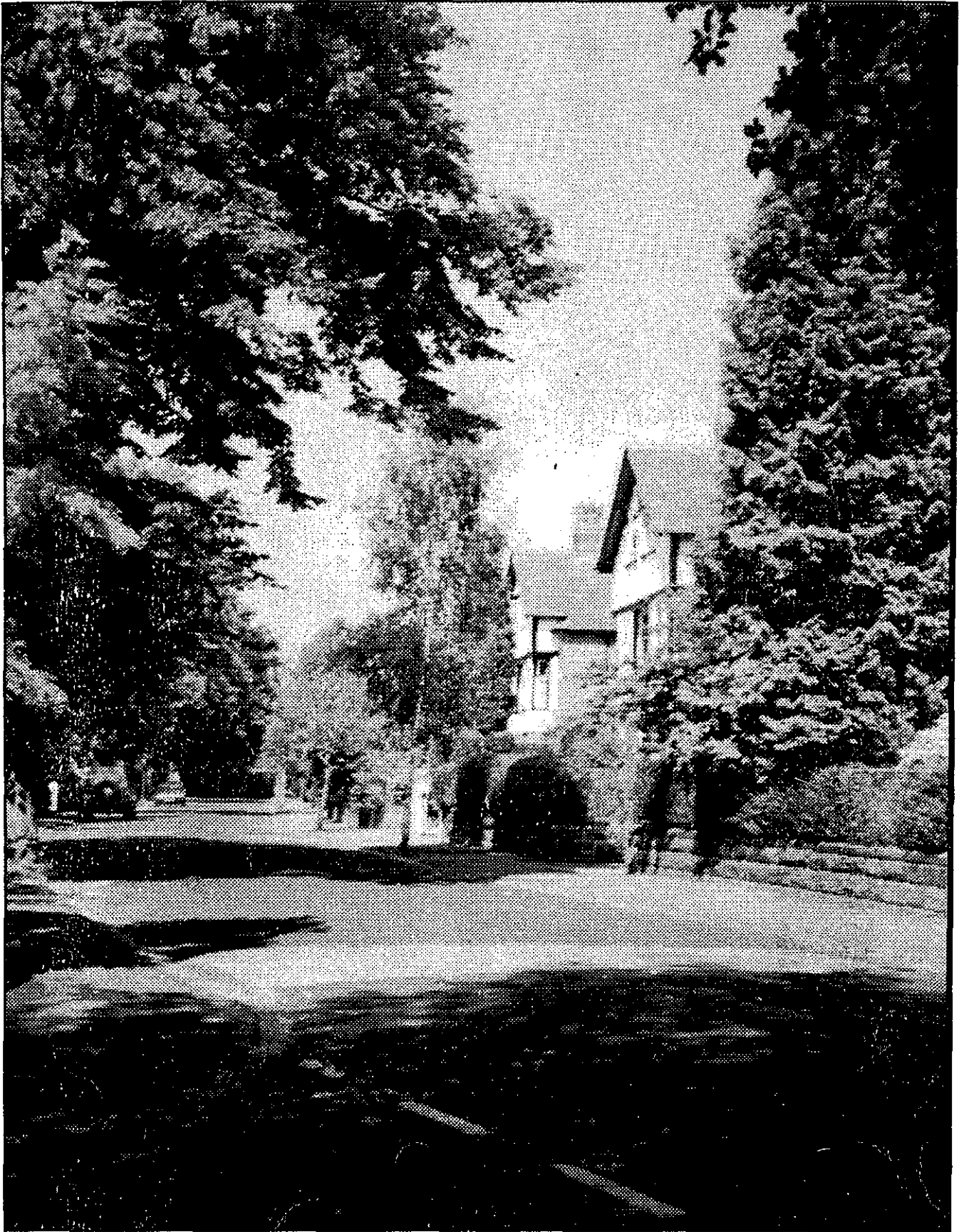


PLANNING GUIDELINES

South Hale Conservation Area



**PLANNING GUIDELINES - SOUTH HALE CONSERVATION AREA
INCORPORATING AMENDMENTS MADE JANUARY 1996
FOLLOWING PUBLIC CONSULTATION**

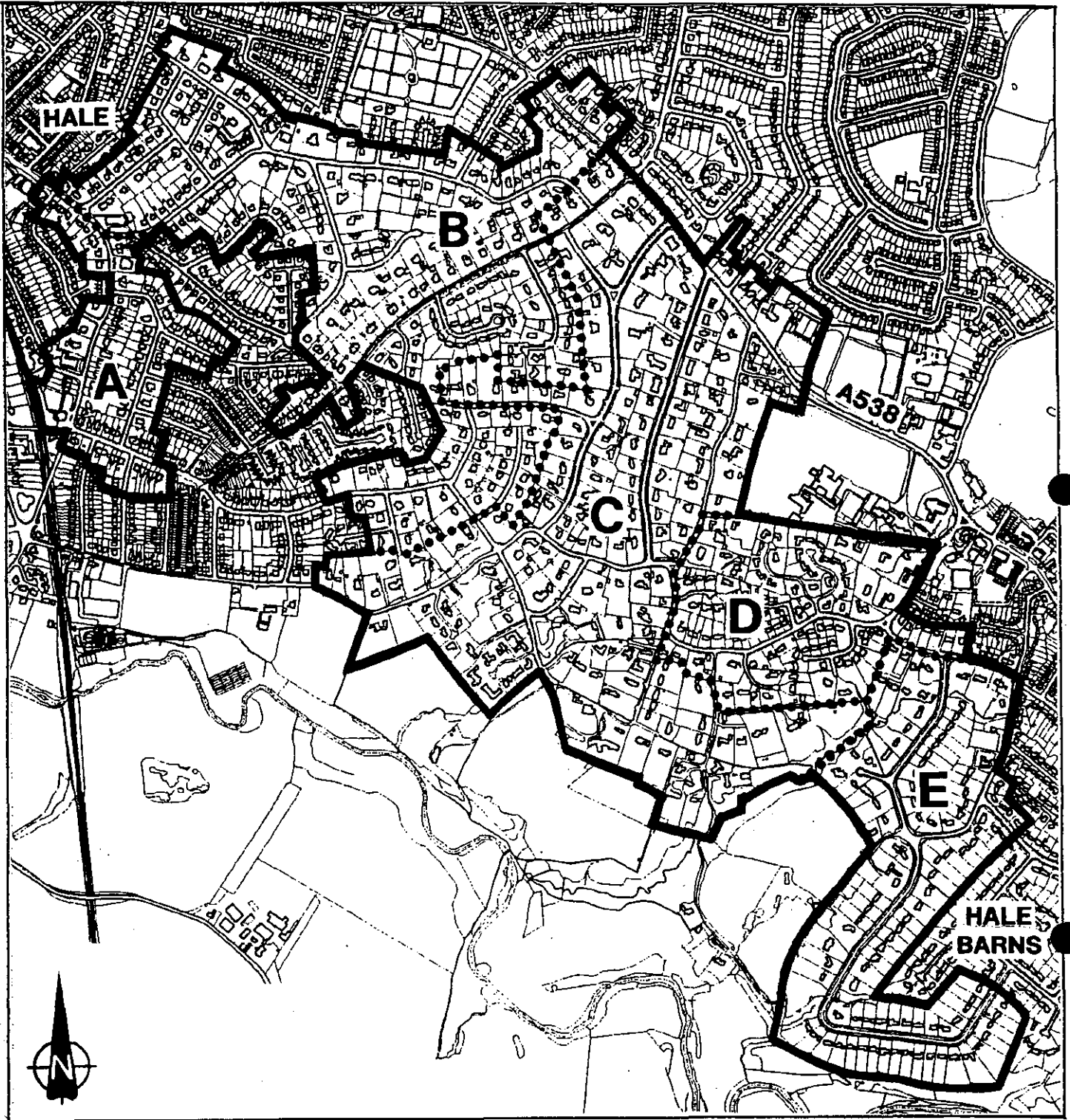
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MAP 1



KEY

South Hale
Conservation Area Boundary



Sub Areas:



Ashley Road A

Park Lane / Harrop Road B

Broadway / Bankhall Lane C

Hawley Lane D

Carwood E

1. INTRODUCTION

- 1.1** Part of South Hale, as shown on Map 1 was designated as a Conservation Area in February 1986. In accordance with the Planning Act it is the Council's aim (and its statutory duty) when exercising its planning powers to pay special attention to the desirability of preserving or enhancing the character and appearance of this area.
- 1.2** Many of the low density residential areas or large properties within the South Hale Conservation Area are under pressure for redevelopment or conversion or extension. These Guidelines aim to assist potential applicants in retaining the character of the area by defining the important elements of its character and appearance and by guiding the form of any new development in the area. Whilst the Guidelines set out what the Council will normally expect, every development proposal will be considered on its own merits.

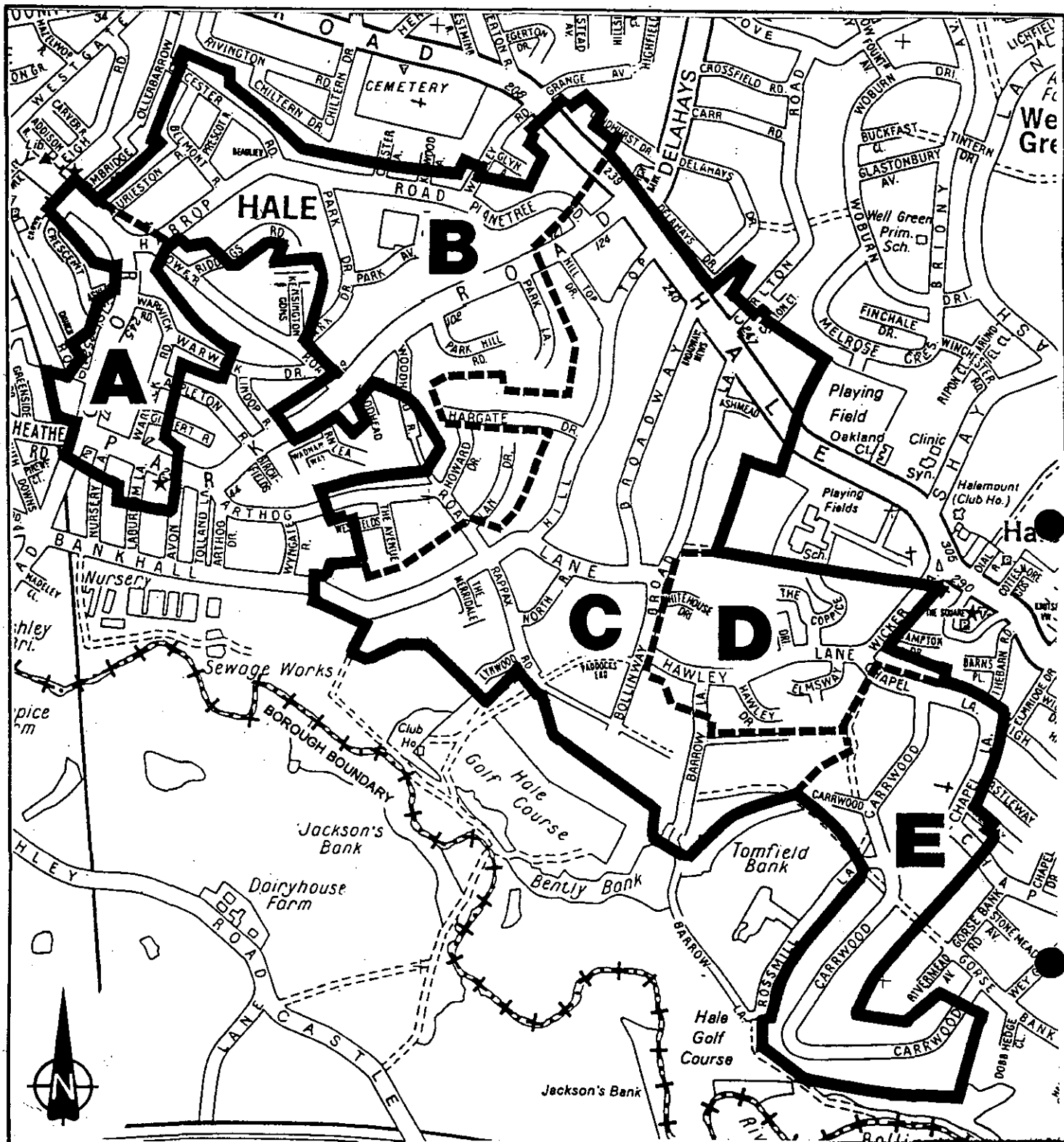
2. GOVERNMENT POLICIES

For Government policies for Conservation Areas generally, reference should be made to Department of the Environment Planning Policy Guidance Note PPG15 - 'Planning and the Historic Environment'. There are also references to Conservation Areas in other documents such as PPG1 'General Policy and Principles' and PPG3 'Housing'. These confirm the Government's policies that there should be effective protection for all aspects of the historic environment. Department of the Environment Circular 36/78 (Trees and Forestry) emphasises the importance of trees and advises on the relationship between trees and development.

3. COUNCIL POLICIES

The Council's main Planning Policies are set out in the Unitary Development Plan (UDP) currently in Deposit Draft form. Of particular relevance to the South Hale Conservation Area are Proposals ENV17 (Tree Protection), and ENV27 (The Protection and Enhancement of Conservation Areas), and ENV 28 (Development in Conservation Areas). Other UDP Policies and Proposals may also be relevant to particular schemes. The Conservation Area guidelines in this document act as supplementary planning guidance to the Policies and Proposals in the UDP and explain in more detail how they apply to this particular area. The area is also designated as an Area of Special Control of Advertisements where more stringent controls apply to advertisements.

MAP 2



KEY

South Hale

Conservation Area Boundary



Sub Areas:



Ashley Road A

Park Lane / Harrop Road..... B

Broadway / Bankhall Lane..... C

Hawley Lane..... D

Carrwood..... E

4. AIMS OF THE GUIDELINES

Government and Council policies and the following Guidelines are designed to allow the area to remain alive and prosperous but at the same time ensure that any new development accords with the area's special character. Accordingly, the broad aims of these Guidelines are to seek as far as possible:

- to retain the general character of spaciousness of the area;
- to retain the quality and extent of the tree cover and the landscaping;
- to retain the area's residential character;
- in those instances where new buildings are acceptable, to obtain a high quality of building and landscape design.

5. CHARACTER OF THE AREA

5.1 General

- 5.1.1 The special character of the area derives particularly from the cumulative effect created by its spaciousness, the mature landscaping and the compatibility of natural and man-made features. The characteristic of spaciousness is reflected in the low average densities throughout the area and the low proportion of each site taken up with hard surfaces. It is the space around buildings, more than any other factor, that affords South Hale its atmosphere of domestic privacy and that allows the shrubs and trees to flourish to maturity.
- 5.1.2 Whilst there are a few non-residential uses the predominant land use character of the area is residential.
- 5.1.3 The houses are of great variety, Victorian, Edwardian and modern. Nearly all are large, many substantial. The older houses in particular have interesting rooflines and decorative upper storeys. Some are completely screened, others afford only glimpses of a gable end behind the trees and shrubbery.

TABLE 1 : CHARACTERISTIC FEATURES

	LOCATION OF SUB AREAS				
	A	B	C	D	E
	On the low ground centred on Ashley Rd/ Warwick Rd	On the hillside centred on Park Rd/ Harrop Rd	Across the hilltop centred on Broadway/ Bank Hall Lane	On the hillside centred on Hawley Lane	Towards the River Bollin centred on Carrwood
STREET SCENE					
Trees in grass verge	No	Yes	Yes	No	Yes
Trees in pavement	Yes	Yes	Yes	Yes	No
Low redstone wall	Yes	Yes	Yes	No	No
Mature evergreen hedge	1m	1m	1m	1m	2m
Gateposts	Yes	Yes	Yes	No	No
Mature trees in front garden	No	Yes	Yes	No	No
Planting at garden front (depth)	No	2m	3m	2m	3m
Curving driveway	No	No	Yes	No	Yes
INDIVIDUAL BUILDINGS					
Distance of dwelling from road	8 - 16m (Av. 12m)	12 - 24m (Av. 15m)	17 - 26m (Av. 21m)	9 - 18m (Av. 13m)	12 - 28m (Av. 20m)
Distance at side of dwelling	2 - 8m (Av. 4m)	3 - 14m (Av. 8m)	4 - 16m (Av. 9m)	2 - 7m (Av. 5m)	3 - 11m (Av. 6m)
Number of storeys	2/3	2/3	1/2/3	1/2/3	2/3
Detached	Yes	Yes	Yes	Yes	Yes
Semi Detached	Yes	Yes	No	No	No
Victorian	Yes	Yes	No	No	No
Edwardian	No	Yes	Yes	No	No
Modern	No	No	Yes	Yes	Yes
Regular siting of house	Yes	Yes	Yes	Yes	Yes
Irregular siting of house	No	No	Yes	No	No
Garage built originally	No	No	Yes	Yes	Yes
Garage added later	Yes	Yes	Yes	Yes	No
Density per hectare	12	8	3	6	4

5.2 Typical Features

5.2.1 There are several features that are typical throughout the Conservation Area. These include:

- a situation on a south western slope shelving towards the River Bollin;
- mature tree-lined avenues with grass verges;
- the dominant impression looking along many of the roads of trees and planting rather than buildings;
- well established frontages comprising a variety of mainly low stone walls with hedging and trees above, stone or timber gateposts, hedgerows, shrubberies and mature trees often evergreen;
- large houses set back from the road;
- the position of the houses in their grounds is often important, a typical siting being off-centre with large grounds to the side or front;
- within residential curtilages, soft areas appear predominant; gateways are often comparatively narrow and drives curve through spacious front gardens;
- large gardens with mature trees and shrubs; side and rear boundaries appear as shrubberies rather than fences;
- a pervasive atmosphere of domestic privacy;
- interesting building elevations with a great variety of expression provided e.g. by porches, bays, deep overhanging eaves, decorated gables, dormer windows and chimney stacks.

5.3 Sub-areas

5.3.1 Differences exist within the overall character, and five sub-areas of local variation have been identified as shown on Maps 1 and 2. Table 1 summarises the features of each of the sub-areas.

Sub-Area A - The low ground centred on Ashley Road

5.3.2 This area is centred predominantly on Ashley Road, Warwick Road and part of Warwick Drive. It is mainly comprised of residential properties but also has churches, a public house, and some commercial properties on the fringe of Hale district centre. At an average density of around 12 houses per hectare this area is less spacious than the other sub-areas.

5.3.3. The area comprises mainly two and three storey Victorian detached and semi detached dwellings that have had garages added later. Although many have hard-surfaced areas at the front, these are well screened by landscaping on front and side boundaries. The properties are in mainly brown or red brick with decorative black and white mock-tudor timber panelling. There are some Edwardian two-storey properties with accommodation in the roofspace. The Victorian and Edwardian properties have mainly slate roofs. The area also has some pre-war properties and some 1960's infilling.

5.3.4. The properties in this area tend to have expansive and interesting rooflines, ornate windows, porches and verandas, accesses that have gate posts at the front boundary, and there is often mature landscaping within the curtilages of the properties. Boundaries to the roads comprise low stone walls with hedges over and the roads are lined with trees in the pavements.

Sub-Area B - The hillside centred on Park Road/Harrop Road

5.3.5 This sub-area comprises residential properties at a low density (on average around 8 houses per hectare). The north-east and south of the sub-area have smaller gardens compared with those elsewhere.

5.3.6 Sub-area B is mixed in character with many of the properties being Victorian or Edwardian (mainly in the north-east and south of the sub-area) and the remainder being inter-war or modern infilling, some in the form of three-storey flats.

5.3.7 Many of the properties are set back from the road with long front gardens and set in large grounds of semi-mature/mature landscaping. The frontages are mainly low stone walls with evergreen hedgerows over and trees behind. Many of the roads are tree-lined. The properties are predominantly of red brick with mock-tudor decoration and clay tiles.

Sub-Area C - The top of the hill centred on Broadway / Bankhall Lane

5.3.8 This area comprises residential properties at the lowest density of all the sub-areas (on average around 3 houses per hectare).

5.3.9 The majority of the properties are large and spacious, detached, two-storey dwellings that are of the Edwardian period, inter-war or modern. A small number are large three-storey Victorian dwellings. The properties are often set a long way back from the road with separate garages, and have large and mature-landscaped gardens. Many of the properties are obscured by the landscaping within their curtilages.

5.3.10 Many of the roads are tree-lined, wide, long and straight and bordered with grass verges. Low stone walls are a feature of the area with evergreen planting above. The brick and roof materials vary throughout this sub-area.

5.3.11 There is an important group of Listed Buildings in the northern part of this sub-area, along Park Road.

Sub-Area D - The hillside centred on Hawley Lane

5.3.10[~] A residential area mainly comprising large two-storey modern, detached dwellings on small housing estates. Some are mock-tudor or mock-georgian in design. A small number of the dwellings in this area are from the inter-war period. The average density is around 6 houses per hectare.

5.3.12[~] The properties are set in landscaped grounds a short way back from the road. The roadside boundaries are less well-defined and the layout consists of cul-de-sac and open plan front gardens. The roads are curved and short in length. The materials of the dwellings are predominantly red brick with slate roofs.

Sub-Area E - Towards the River Bollin, centred on Carrwood

5.3.12^x This is the southern-most part of the Conservation Area and centred predominantly on Carrwood, but also includes Rossmill Lane and parts of Chapel Lane. This area comprises residential properties at a low density of around 4 houses per hectare. The properties are large detached two-storey dwellings of mixed design and materials, built mainly at the turn of the century, although there is some post-war and modern housing.

5.3.14^h It is the spaciousness and amount of good planting that contributes to the quality of this part of the Conservation Area rather than the housing. The beech hedging fronting many of the properties is a particular feature of this sub-area. The roads are wide with grass verges planted with trees; there are some low stone walls with hedging above.

TABLE 2 : BUILDING ENVELOPE PARAMETERS

	SUB AREAS				
	A	B	C	D	E
Distance from front boundary	12m	15m	21m	13m	20m
Distance to side boundaries of site (total both sides)*	8m	16m	18m	10m	12m
Which on any one side must not be less than this figure (assuming no habitable room window on side elevation)	2m	3m	4m	2m	5m
Minimum distance to rear boundary	20m	20m	20m	20m	20m
Number of floors	2 or 3	2	2	2	2
Roofspace which may be used as additional floorspace in the case of two storey development	half	half	half	half	half

**This applies only to the main (normally 2-storey) building mass and not to small single-storey structures such as garages, porches and conservatories which may encroach halfway into the distance provided the hard area limit is not exceeded. However such single storey structures are to be included within the hard area calculation.*

6. GUIDELINES

6.1 Character

6.1.1 To be acceptable, any development proposed within the Conservation Area must preserve or enhance the character of the area. The essential character of the Conservation Area and its sub-areas has been summarised in Section 5. New development will need to respect the high quality of the Conservation Area, having particular regard to its spaciousness and landscaping.

6.1.2 In a sizeable area such as this, there are bound to be variations in the quality of individual developments. It will not be acceptable merely to emulate the least successful or highest density of these or to use these as an excuse for making matters worse. Instead regard should be had to those elements which make this area special.

6.2 Land Use

6.2.1. Apart from the commercial buildings already established (mainly on the outskirts of Hale Village in sub-area A) uses should normally be residential or appropriate to a residential area. Whilst small scale commercial uses such as offices can sometimes be acceptable in residential areas, such uses are less likely to be acceptable in this Conservation Area because anything other than a very low key use would normally be out of character, particularly with the low intensity of use and occupation and the quality and extent of the gardens and landscaping.

6.3 Building envelope and hard area

6.3.1 In order to guide the extent of new built development and extensions in the area, these Guidelines set out parameters for:

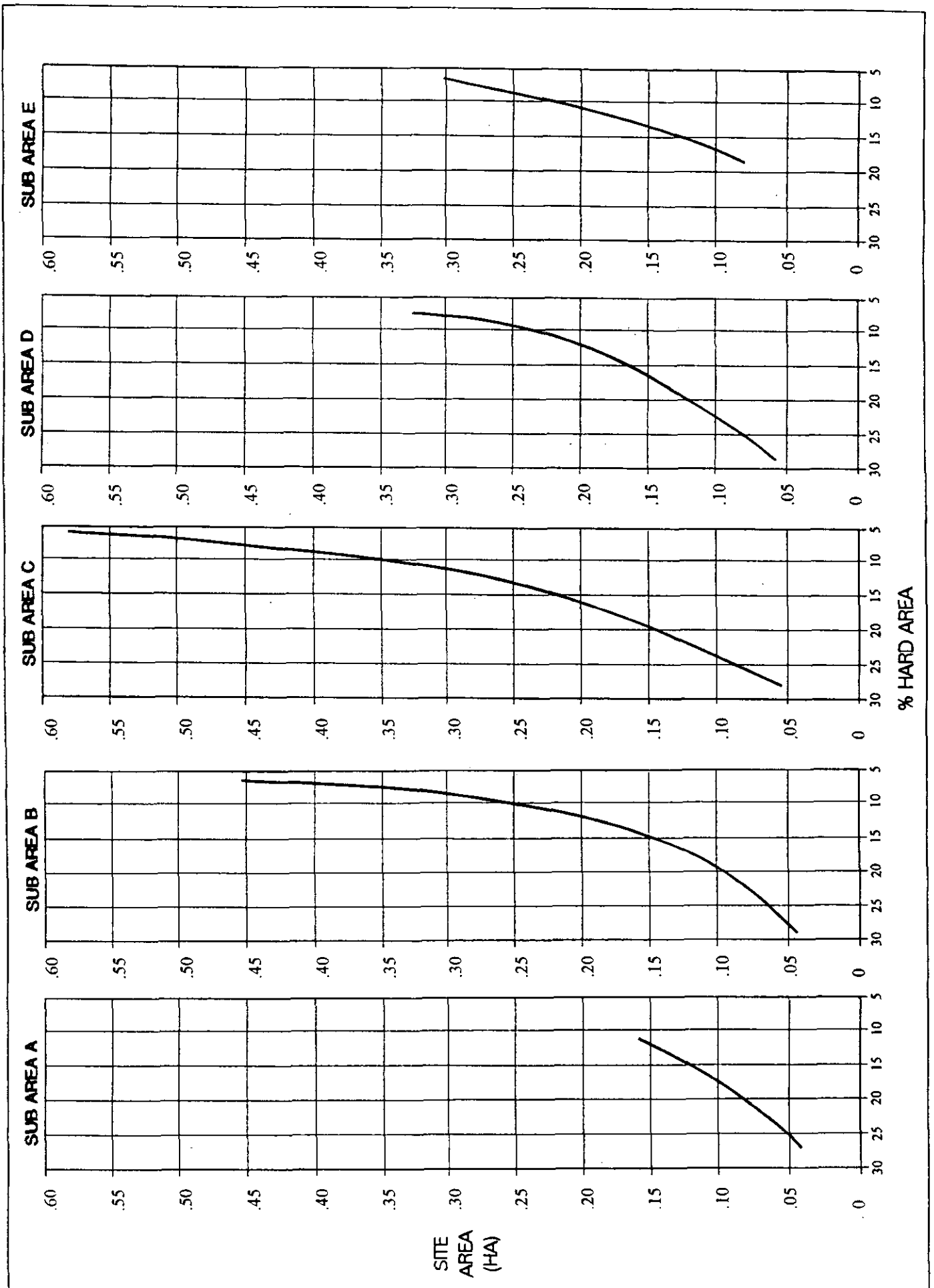
- a) the building envelope within each site;
- b) the extent of the 'hard area' within each site.

6.3.2 *Parameters for the building envelope are set out for each sub-area in Table 2 . They are based on a survey of sites in each sub-area of the Conservation Area. They set out limits for the size of the main building on a site by defining minimum distances from the main building to the front, rear and side boundaries, and by setting the number of floors which would be appropriate.*

6.3.3 In the case of distances to the front boundaries, wherever a reasonably clear building line exists it will be acceptable for the distance to be taken not from Table 2 but from the building line established by the run of neighbouring houses.

MAXIMUM HARD AREA PARAMETERS

TABLE 3



- 6.3.4** Parameters for the 'hard area' are set out for each sub-area in Table 3. 'Hard-area' means the portion of the site which can be covered by buildings (main building, outbuildings and garages) and by hardsurfacing for parking and manoeuvring space. Principal driveways up to the front of the building and garden paths are not counted as hard area for this purpose.
- 6.3.5** The above parameters are based on a survey of sites in each part of the area (see Appendix 1 for the 'hard area' survey). The parameters are based not on the 'best' developments (which would have been unduly restrictive) nor on the worst (which would have allowed further damage to the character of the area) but represent a reasonable compromise.
- 6.3.6** The parameters are expressed in terms which give the architect discretion to exploit the advantages of each individual site and yet retain sufficient overall control to maintain the general character of the area.
- 6.3.7** Specific guidance on new houses and flats is given at Section 6.4; guidance on extensions can be found at Section 6.6. Examples of how to use the building envelope and hard area parameters are given in Appendix 2.

6.4 New houses or flats

- 6.4.1** In addition to the general guidelines in the Council's Planning Guidelines - New Residential Development, any new main building proposed should comply with the parameters in Section 6.3 on building envelope and hard area, in order to accord with the spacious character of the area.
- 6.4.2** To reduce overlooking there should be a minimum of 30 metres between facing habitable room windows, apart from ground floor to ground floor aspects where adequate screening exists or is to be provided.
- 6.4.3** Without going beyond the extent of the 'hard areas' as set out in Section 6.3, each house should have a garage to accommodate 2 cars and two further parking spaces; flats should each have a garage to accommodate 2 cars and one further parking space
- 6.4.4** Where a design feature is characteristic of an area or the particular street scene, the proposal should be designed to incorporate or reflect it naturally as an integral feature of the new building.
- 6.4.5** Retention and provision of trees and other planting will be an important aspect of any new development (see Section 6.10);
- 6.4.6** Where a planning application for a new house proposes to use all or nearly all of the available building envelope or hard area, or has the minimum distance from windows necessary for privacy, the Council in granting planning permission will normally remove the 'permitted development' rights to extend the house without a further planning permission having been sought and granted.

6.4.7 The requirements in Section 6.3 set out the extent of any new development which is likely to be allowed and the density as such will normally be a secondary consideration. Clearly the area is one of low density and any development substantially above the density average for its surroundings is likely to be unduly out of character.

6.5 Backland development

6.5.1 Large gardens reaching back a long distance from the road, often of an irregular shape and occasionally wrapping around the rear gardens of one or more of their neighbours, are not uncommon in South Hale. In the past such gardens have given rise to pressure for development of a considerable scale. It is however rarely possible to build on these backland sites without damaging the character of the area and/or the amenities of neighbours. The access road required makes a large area of hard surface, and its use by traffic causes disturbance and noise to the back gardens of neighbouring houses. Moreover it is often impossible to avoid noise and overlooking from the new houses themselves, to a degree not characteristic of this part of Hale. It is not sufficient to rely on natural screening to overcome noise or overlooking. Deciduous screening is of little effect for a third of the year. Evergreens cannot be relied upon to survive for the length of life of the building. Finally, backland development creates long term development constraints should the time come to redevelop the older surrounding houses.

6.5.2 Therefore, planning permission will only normally be granted for the development of a backland site where the applicant can demonstrate that the problems described in Paragraph 6.5.1 will be overcome. Even in an area like South Hale there are likely to be relatively few situations where the pattern of existing developments will be sufficiently spacious for this to be achieved.

6.6. House Extensions

6.6.1 In addition to the general guidelines in the Council's Planning Guidelines - House Extensions, proposed extensions should comply with the guidelines in this document. The house as extended should not infringe the building envelope and hard area parameters in Section 6.3, as otherwise the spacious landscaped quality of the area would be eroded. Where the existing house is already in conflict with the parameters, extending it will only normally be allowed to the extent that the conflict with the parameters is not made worse.

6.6.2 On the larger sites (over 0.3 ha), there may be occasions when an extension which would take the property over the 'hard area' limit could be allowed if the space around the building would remain well in excess of the minimum figures set out in Table 1 and if on balance the Council consider that despite the 'hard area' proportion not being characteristic of the area, the quality of spaciousness would not be harmed.

6.6.3 Extensions should match the style and character of the building and should be in matching materials.

6.6.4 There should be a minimum of 30 metres between facing habitable room windows, apart from ground floor to ground floor aspects where adequate screening exists or is to be provided.

6.6.5 Space for adequate car parking (i.e. a garage to accommodate 2 cars and space within the curtilage to accommodate two further parking spaces) should be retained or provided without going beyond the extent of the hard area as set out in Section 6.3.

6.6.6 If vehicular turning space exists, the development should preferably not result in its removal or obstruction, particularly where access is on to busy roads such as Hale Road and Park Road.

6.7 Conversion to flats

6.7.1 Converting a house into flats can diminish the quality of the existing spaciousness by the creation of hard standing and garages for more cars, widening of entrances and driveways and creation of sightlines that displace shrubbery at the frontage. Moreover a living room window of a flat on an upper floor poses a greater threat of overlooking than the same window to a bedroom in a single family house. Single aspect flats can result in increased pressure to remove or severely prune trees. Care must therefore be taken so that the end result does not detract from the character of the area or unduly detract from the amenities and privacy of neighbours.

6.7.2 Whilst a similar parking provision as for new flats (see Section 6.4.3) is desirable, a relaxation may in some cases be appropriate to help achieve retention of a building rather than re-development (see Section 6.8.2). The minimum parking requirement for each flat is a garage for one car and one further parking space.

6.7.3 Attention should be paid to the need to retain trees and the landscaped quality of the area (see Section 6.10).

6.7.4 There should be no additional overlooking such as to cause undue loss of privacy to neighbouring occupiers.

6.8 Demolition

6.8.1 Conservation Area Consent from the Council is required to demolish all or part of any building which has a total volume in excess of 115 cubic metres, and also for demolition or removal of some gates, walls, fences or railings.

6.8.2 For buildings of pre-1914 date which are of particular value to the character of the area, the Council will normally wish to see refurbishment and re-use. Consent for demolition of a main building will not normally be granted without an acceptable and detailed scheme of redevelopment having been submitted and approved.

6.9 Listed Buildings

6.9.1 There are a number of buildings in the area which are listed as being of special architectural or historic interest. Any demolition or alteration of these properties is likely to need Listed Building Consent from the Council. Any development affecting their setting will need special consideration.

6.10 Trees and Landscaping

6.10.1 The wealth of trees and mature planting is a vital feature of the area and in many parts is more important to the character of the area than the buildings. The Council seeks to maintain and enhance existing tree cover in this area together with the established boundary planting. This will mean avoiding opening up frontages by new accesses and avoiding siting any new buildings or other development close to trees or boundary planting so as to threaten them either in the short or long term. On sites where there is little planting, significant new planting will be required so as to achieve development in character with the neighbourhood.

6.10.2 Frontage planting is obviously important in the street scene but trees located further back within a site may also be very significant as background landscaping. Many of the trees contribute to the quality of the distant views which occur, particularly from the north and the south west due to the area's hill top and hillside situation. Shrubs of appropriate types contribute to the character of privacy and seclusion and help to screen otherwise obtrusive elements such as car parking areas.

6.10.3 New buildings, new car parking areas, new or improved accesses and their sightlines, driveways, service trenches and changes in ground levels can all have significant effects on trees. British Standard BS 5837:1991 provides a code of practice for trees in relation to construction. If the development is likely to affect trees, early consultation with the Council's Senior Planner (Arboriculture) is advised. If significant effects on trees are identified, a qualified arboriculturist should be employed to help guide the drawing up of the proposals.

6.10.4 Site layouts need to be planned so that there is adequate daylight and sunlight to habitable rooms and main garden areas, taking account of the likely growth of trees. Proposals, even if not affecting trees directly, will not be acceptable if they would result in undue pressure in the long term for pruning or felling important trees.

6.10.5 For any planning application in the area involving development which may affect trees it will be necessary for the applicant to provide a detailed tree survey, together with specifications of any proposed work to the trees. The application should be specific as regards levels, hard surface construction, and service trenches. An arboricultural method statement may also be required.

6.10.6 Many trees in the area are covered by a Tree Preservation Order. For those which are not, legislation (Section 211 of the Town and Country Planning Act 1990) requires that anyone proposing to prune or fell a tree must give the Local Planning Authority 6 weeks notice of their intention before the work is carried out, so that if an important tree is threatened the making of a Tree Preservation Order can be considered.

- 6.10.7** Any full or detailed planning application for a new building should include a landscape scheme as part of the planning application. This should specify which trees and shrubs are to be removed and those that are to remain, what new planting is to be provided, and all other details including existing and proposed levels, boundary treatment and hard surfacing. New planting should be in character with other planting in the area. For drives and hardstanding areas, materials which will be complementary to the area, such as setts or brick pavers, should be considered rather than just plain tarmacadam.
- 6.10.8** Protection of trees will be required during construction of works and a scheme for this will need to be approved and implemented before work starts. Trees and the area underneath them will need to be securely fenced to prevent damage from the use of machinery or other vehicles and from the stockpiling of soil or materials.
- 6.10.9** The successful retention of trees and establishment of new planting requires a commitment to site supervision and a recognition that protective fencing is a constraint that has to be worked with.

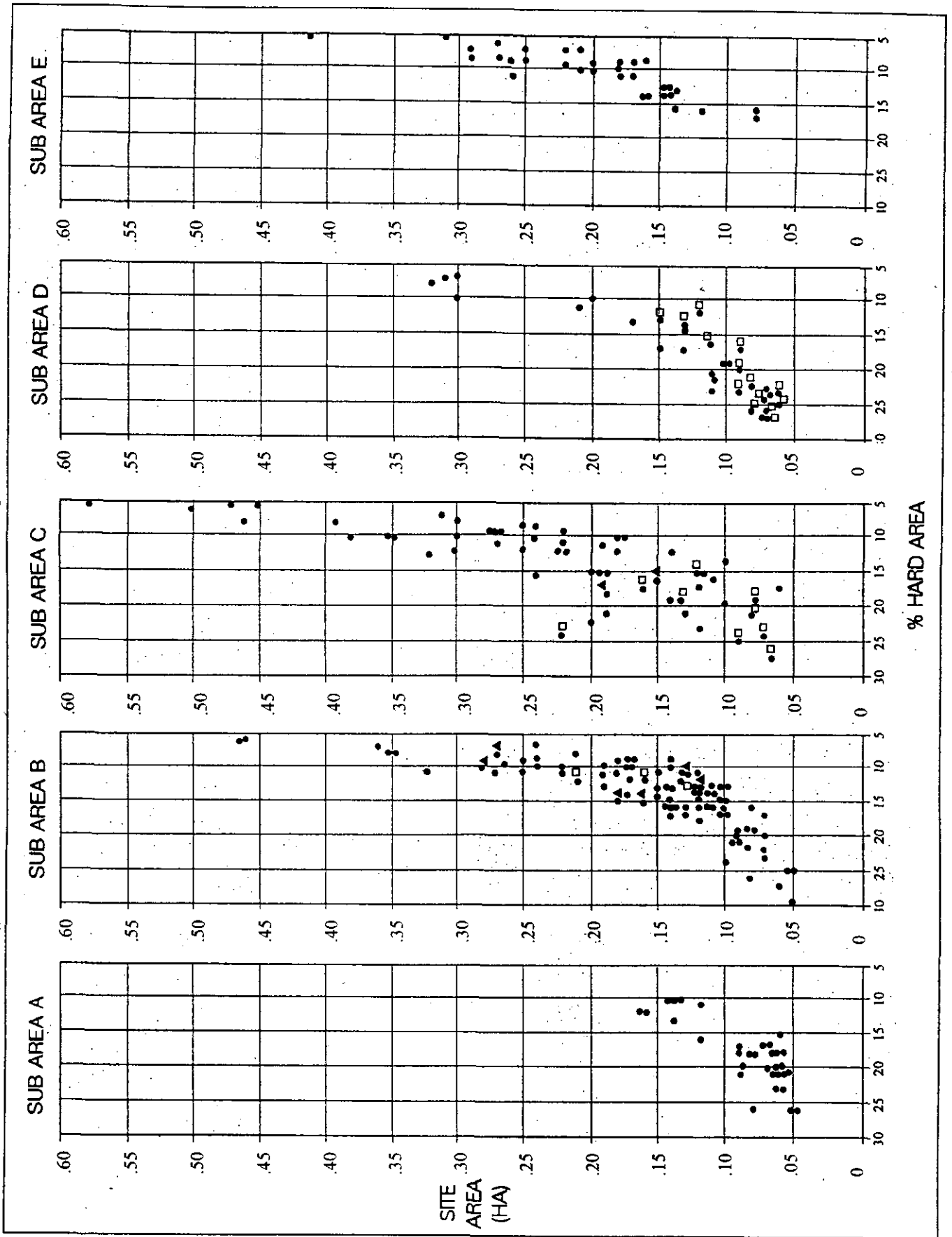
6.11 Boundary Treatment

- 6.11.1** Boundary treatments should be in keeping with the character and appearance of the area and not detract from it. On frontages the effects of the required sight lines for any new or intensified access will need to be taken into account, as this can affect existing or proposed treatment. In some cases a compromise may be reached to provide some safety improvements whilst retaining important walls and planting.
- 6.11.2** Stone front boundary walls and gateposts are a typical feature of many parts of the Conservation Area and are valuable in providing a quality and consistency to the road frontages. Such walls should be retained, or possibly rebuilt using original materials if access considerations make this necessary. Apart from low walls the characteristic frontage consists mainly of planting. The area has some wooden fences on frontage boundaries but in most cases these do not contribute positively to the quality of the area. Taller walls or wooden fencing can give an unduly hard appearance in the street scene and should therefore normally be avoided, or kept low or otherwise designed to be inconspicuous.
- 6.11.3** Beech hedging in the area, particularly characteristic of Sub Area E, should be retained. Other suitable hedging species include holly and privet. Conifer hedges are normally less appropriate in appearance and 'Leylandii' in particular are not recommended. Mixed shrub planting (rather than hedging) is characteristic for much of the area.

7. CONTACTS FOR ADVICE

For the pre-application discussions or for advice on the need for an application please contact the Council's Planning Division, as follows:-

- General: Development Control Tel: 0161 912 3149
Email: development.control@trafford.gov.uk
- Listed Buildings: Tel: 0161 912 3149
Email: conservation.planning@trafford.gov.uk
- Trees: Tel: 0161 912 3149
Email: trees.planning@trafford.gov.uk



KEY

Houses ●

Flats □

Estates ▲

Date : September 1986

APPENDIX 2

USE OF HARD AREA AND BUILDING ENVELOPE PARAMETERS - EXAMPLE 1

SITE IN SUB AREA B

STEP 1

Determine the maximum hard area from Table 3

Site Area : **0.26 ha. \ 2600 sq. m.**

% Hard Area : **10% (table 3)**

Maximum Hard Area = **260 sq. m.**

STEP 2

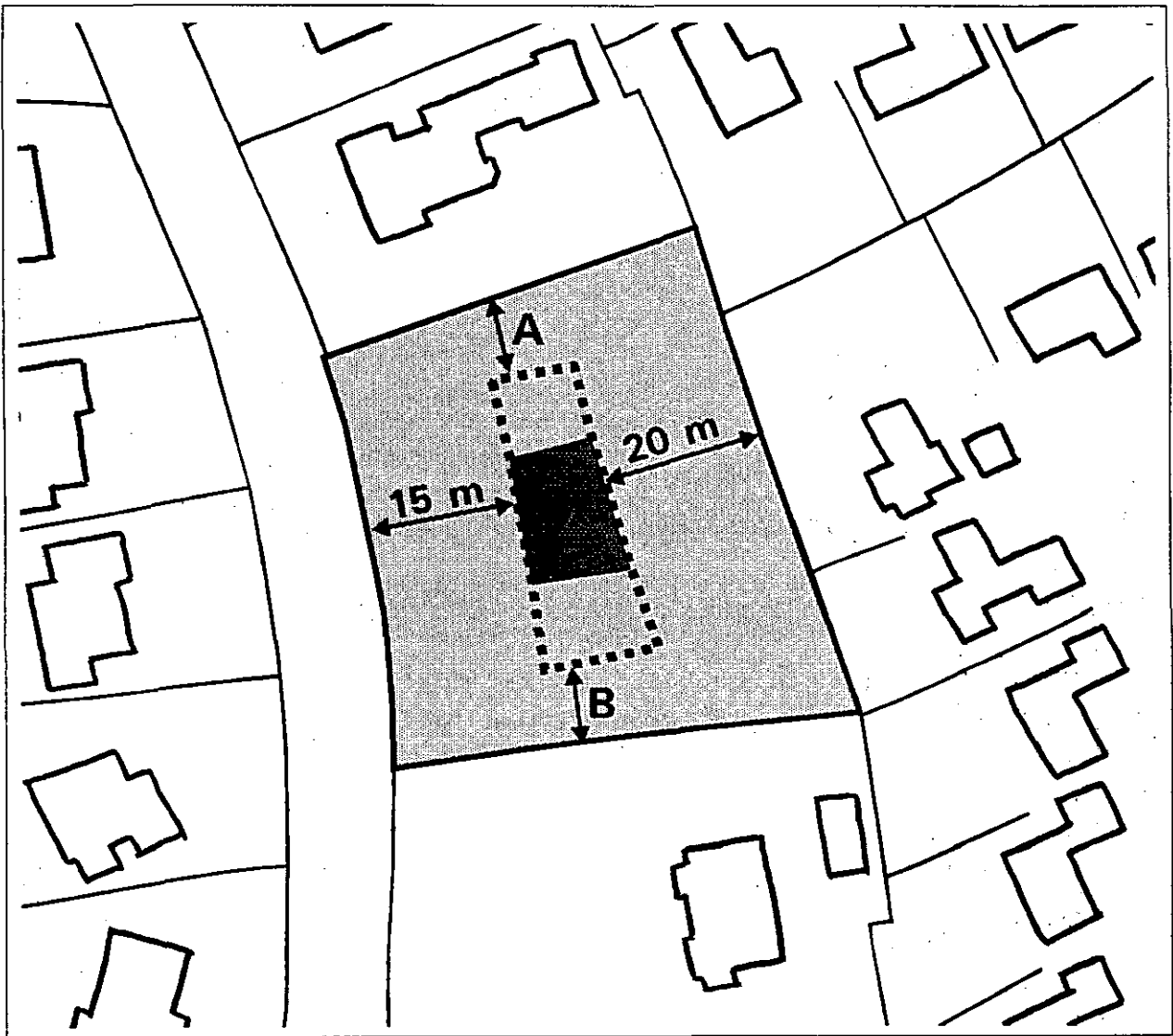
Determine the building envelope from Table 2

Distance from roadside : **15 m.**

Distance to side boundaries
(A + B i.e. total both sides) : **16m.**

Distance at rear for privacy : **20 m.**

Number of storeys : **2 1/2**



Site Area



Hard Area



Boundary of Building Envelope

NOTE: The building envelope cannot be fully used because the maximum hard area is smaller. The site could possibly be divided into two - see example 2.

APPENDIX 2

USE OF HARD AREA AND BUILDING ENVELOPE PARAMETERS - EXAMPLE 2

SITE IN SUB AREA B - DIVIDED INTO 2

STEP 1

Determine the hard area from Table 3

Site Area : **0.26 ha. \ 2600 sq. m.**

Divided into two = **0.13 ha. \ 1300 sq. m.**

% Hard Area : **17% (table 3)**

Maximum Hard Area for each plot = **221 sq. m.**

STEP 2

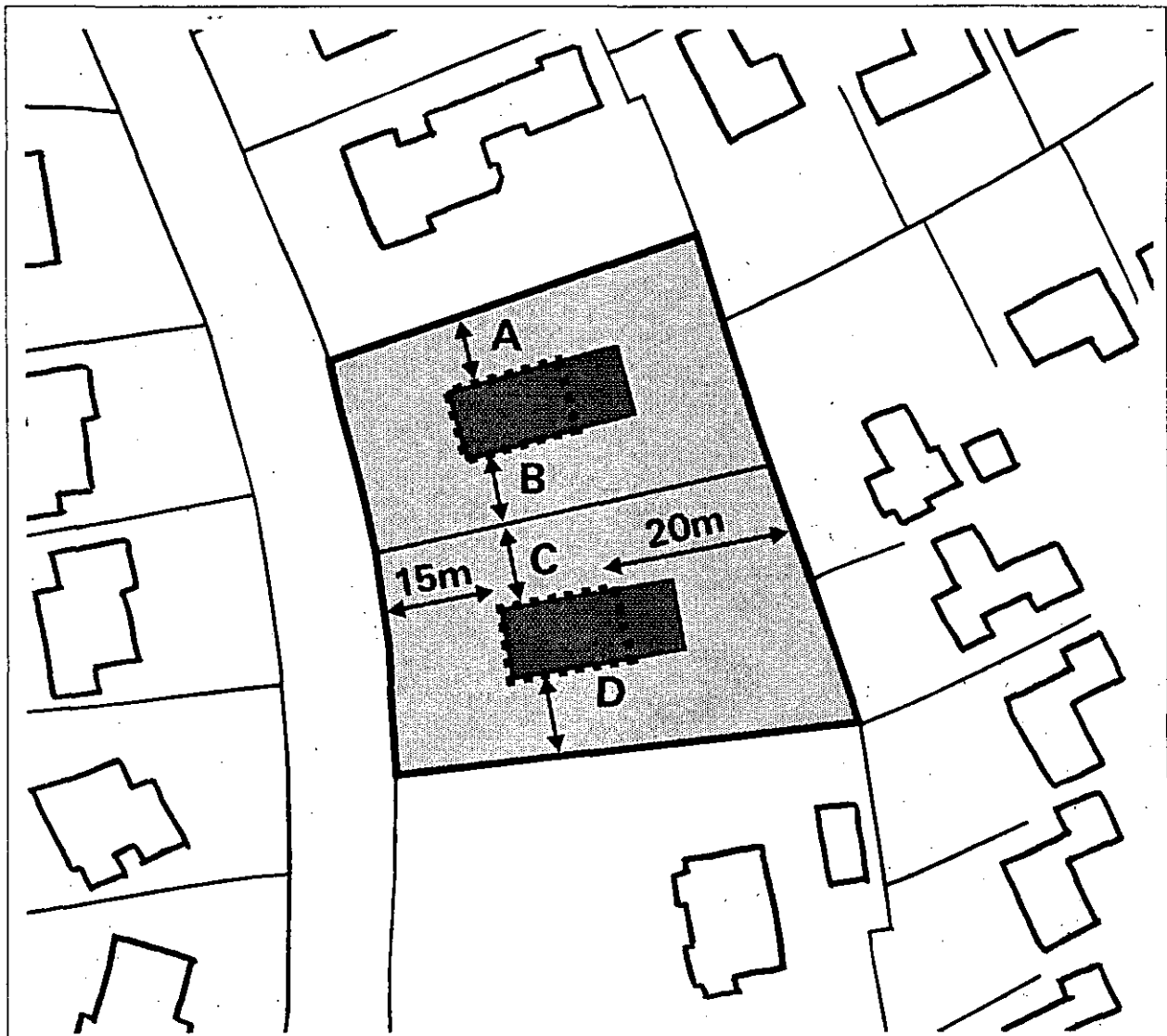
Determine the building envelope from Table 2

Distance from roadside : **15 m.**

Distance to side boundaries (A + B or C + D) : **16m.**

Distance at rear for privacy : **20 m.**

Number of storeys : **2 1/2**



Site Area



Hard Area



Boundary of Building Envelope

NOTE: The maximum hard area overfills the building envelope. The 'excess' hard area can be used for purposes other than the main building e.g. garages, outbuilding and car parking (though not necessarily in the position shown).

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