

Civic Quarter Area Action Plan

NB: This note includes two additional points (8th bullet to CQ6 in red text below, which adds in the word 'servicing' to the Submission Draft text of this bullet, and further revision to the 6th bullet of the Design Code under Residential Quality to include a reference to minimising all single aspect units, not just those that have a northerly aspect) to that issued to the Examination on 7 April 2022.

Proposed revisions to Policy CQ6

2nd bullet - Replace existing wording with:

Deliver architecturally innovative design which will raise design standards within the area whilst preserving existing residential amenity standards. Ensure that high amenity standards are achieved in new residential development, including the provision of private external amenity space to all houses and apartments. Well-designed communal gardens should also be provided to all apartments buildings.

3rd bullet – Replace existing wording with:

Provide buildings which are sensitively deigned in line with the following principles:

Scale, height and massing should be sensitive to the existing context.

Variation in scale, height and massing (including within height parameter zones) will be required to provide townscape interest.

Introduce appropriate spacing and breaks between buildings to avoid (i) overly long frontages (ii) perimeter blocks without appropriate spacing between buildings, and (iii) tall building being in uncomfortably close proximity to each other.

Provide breathing space between buildings to allow for appropriate provision of amenity space, public realm and tree planting.

8th bullet – Replace existing wording with:

Provide adequate servicing, refuse and recycling facilities in order to avoid unacceptable impacts on local amenity or undermining the quality of the public realm.

Proposed revision to Appendix 2 Design Code

Re-title the section that has the heading Materiality and refers to Special Qualities as 'Architectural Detailing'

Re-order the sections so that they read in this order:

Concept and Philosophy

Old Trafford Character

Design Principles (Form and Massing; Frontages; Amenity; Residential Quality)

Design Principles (Composition and Articulation; Architectural Detailing; Materiality; Legibility)

Make the following revisions to the existing wording:

Form and Massing 6th bullet:

The final bullet to be reworded as follows:

Positive daylight conditions within dwellings. Homes should seek to provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.

Amenity 10th bullet, reword as follows:

Communal gardens should include playable spaces with incidental play sculptures, playable hard landscape features, seating, grassed areas and planting.

Residential Quality, reword 6th bullet

Development proposals should seek to minimise all single aspect units, particularly those with a northerly aspect. The latter will not be permitted for family housing.