Stenner Brow Didsbury

Design & Access Statement to accompany a Full Planning Application & Listed Building Consent

prepared by SPACE:ARCHITECTURE+PLANNING LTD June 2024

Executive Summary

Stenner Brow | Didsbury Village

This document accompanies a full planning application and listed building consent to include the following amendments to Stenner Brow (a large single dwelling with a large plot on Stenner Lane) constructed in 1927.

Our proposals include:

1. A rear single-storey kitchen living room extension.
2. Link connecting the main dwelling with the existing garage
3. A single storey pitched roof Wellness suite to include gym golf simulator
4. Internal modifications

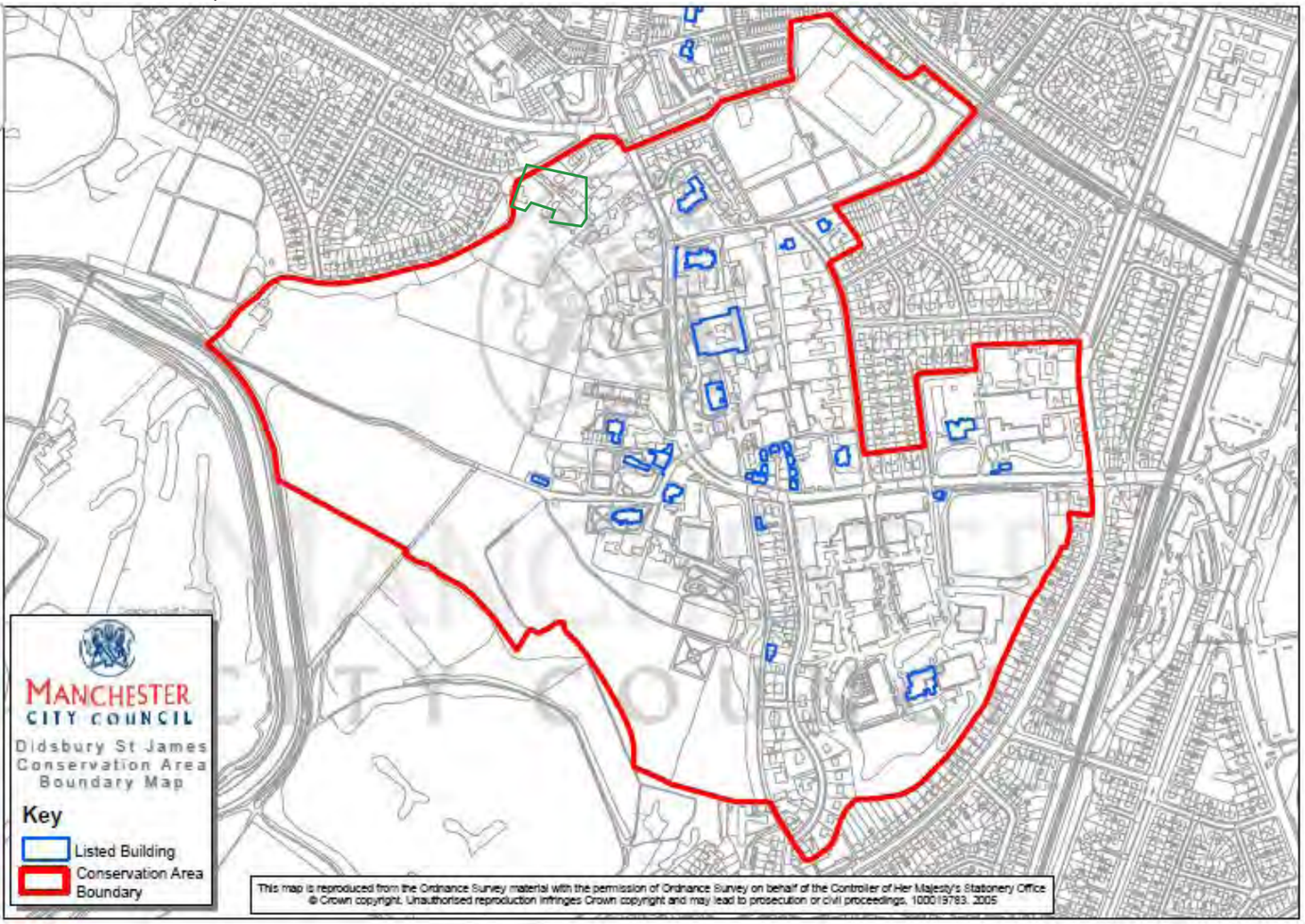
This document examines and describes our proposals to Stenner Brow and their impact on the Conservation Area .

Site Location

Stenner Brow | Didsbury Village

Stenner Brow is located on Stenner Lane in the Didsbury St James Conservation Area and was built in 1927 to a design by an unknown architect. The dwelling appears to be largely as designed at the front and on the eastern return with the remaining elevations .

01. Didsbury St James Conservation Area



02. Site Plan to show Stenner Brow and the Listed 18-20 Stenner Lane Cottages

Conservation Area Setting

The setting is defined by :

01. Stenner Lane with the Church of St James
02. Fletcher Moss Gardens in the south
03. Fletcher Moss Art Gallery in the east
04. Philip Godlee Lodge at 842 Wilmslow Road in the north
05. Simon playing fields in the west.

The City Council's description of the Conservation Area describes the character of the townscape :

'Several buildings are finished in stucco or rough-cast render and one, Lawnhurst, consists of red brick with yellow moulded terra cotta dressings.

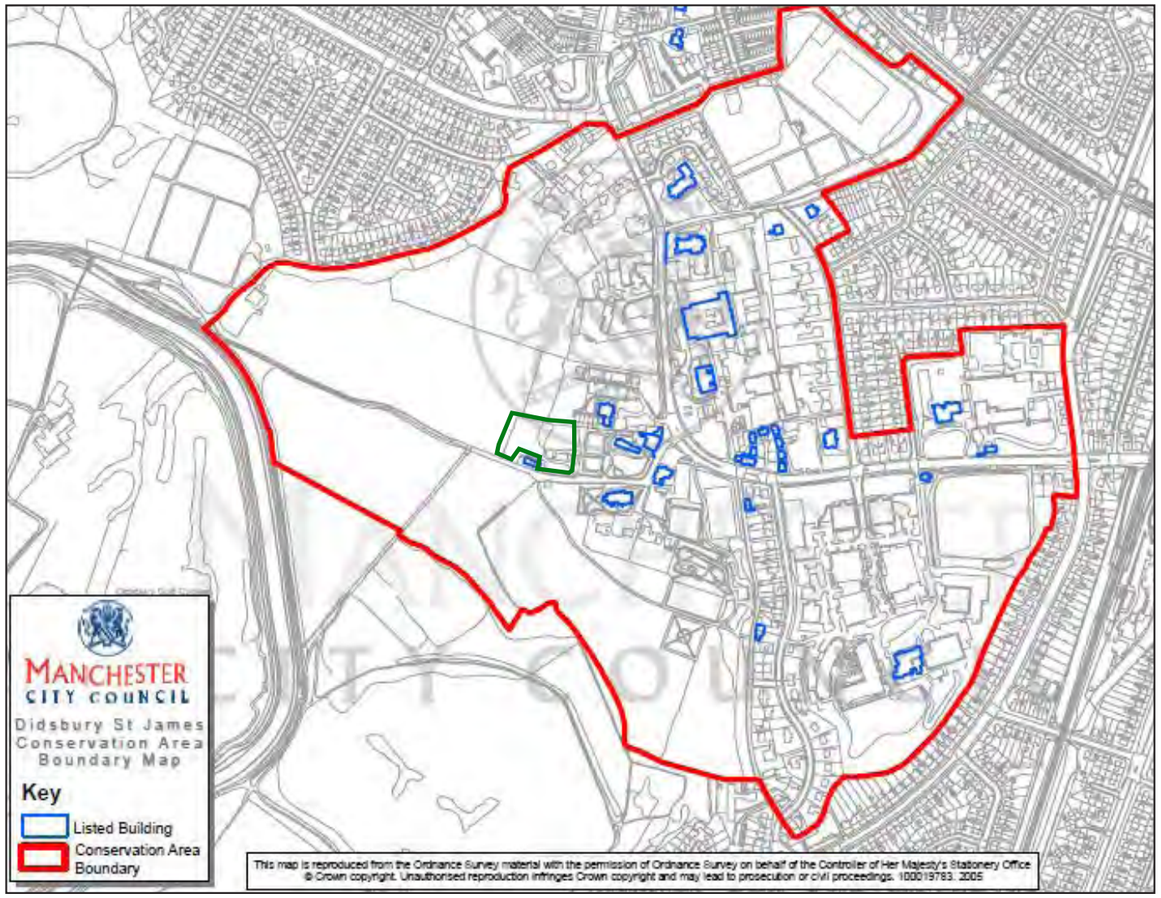
'The whole of the conservation area, with the exception of playing fields, is well wooded. The trees serve not only to screen one group of buildings from another, but to provide a unifying, leafy backdrop to the whole area.

'Most of the existing buildings in the area are characterised by vertically proportioned sash windows which are used singly or in groups.

In older buildings, sashes are sub-divided by glazing bars into smaller panes…. most houses have gardens enclosed by brick or stone walls, although the height varies up to about three metres.

'Elsewhere, most houses have gardens enclosed by brick or stone walls, although the height varies up to about three metres.

Some properties have fences or hedges, mostly in addition to or above the wall. Walls with railings in particular make a significant contribution to the character of the conservation area. Hedges on their own are not usual in Didsbury St. James. Garden gates are wrought iron or timber, supported by stone or brick piers although many gates are now missing.' To the west, Stenner Lane gives access to the extensive open Simon playing fields with distant views of Stenner Brow on the raised ground. Numbers 18 and 20 Stenner Lane lie immediately adjacent to the gardens of Stenner Brow.



18-20 Stenner Lane

St. James' Church

Old Parsonage

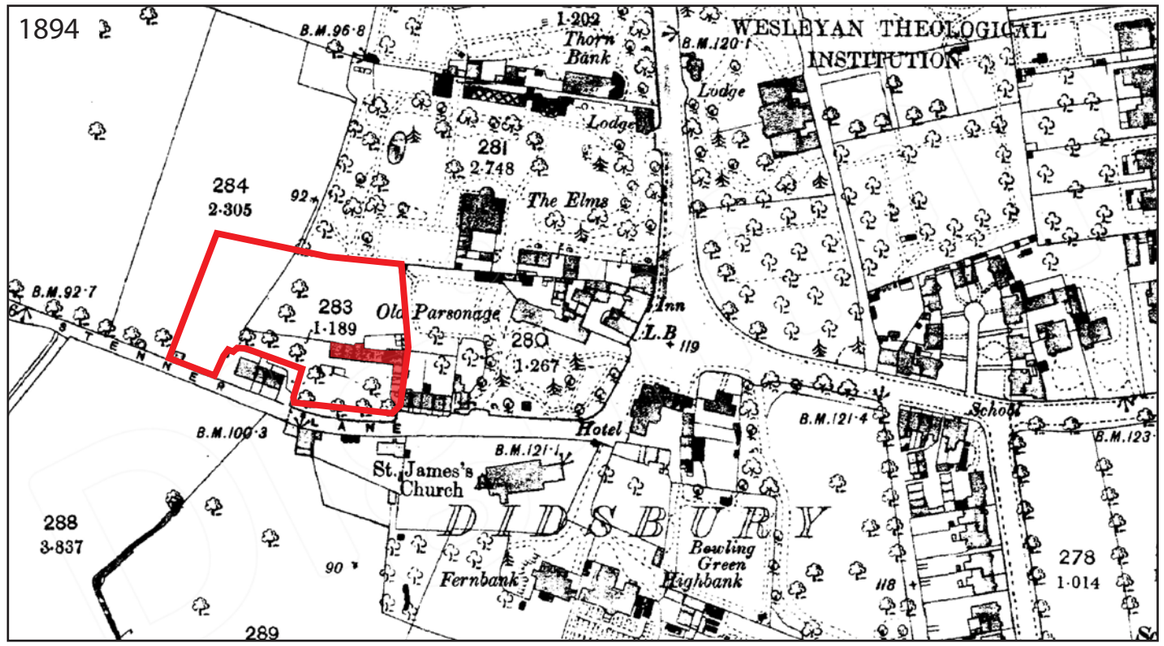
Didsbury Campus

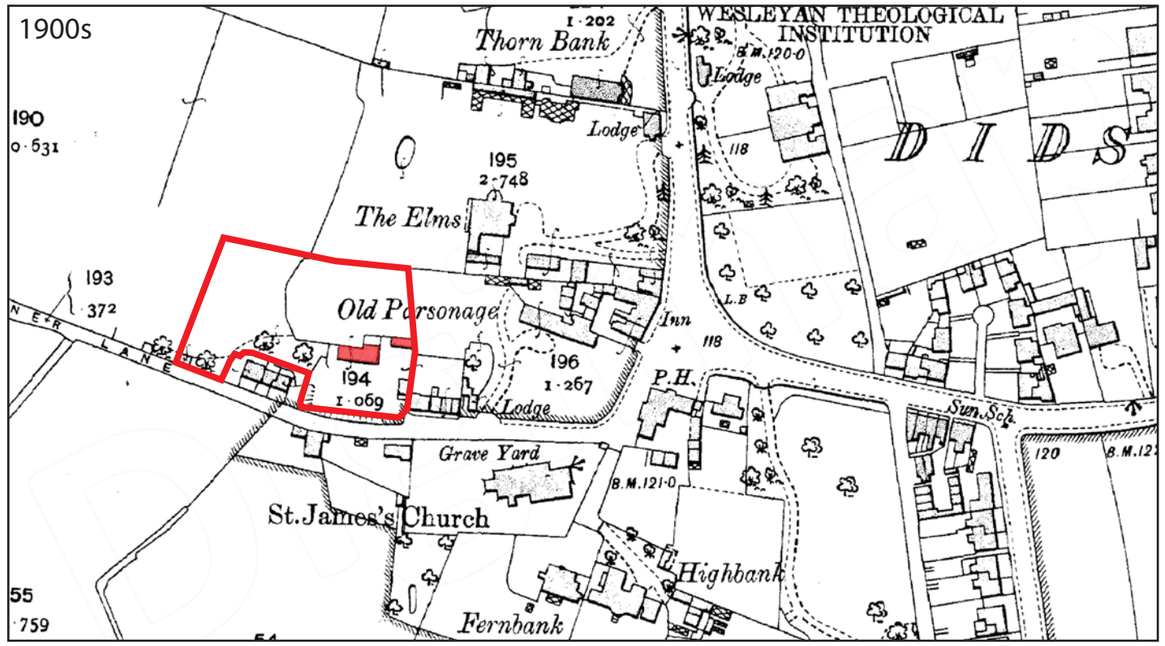
Site History

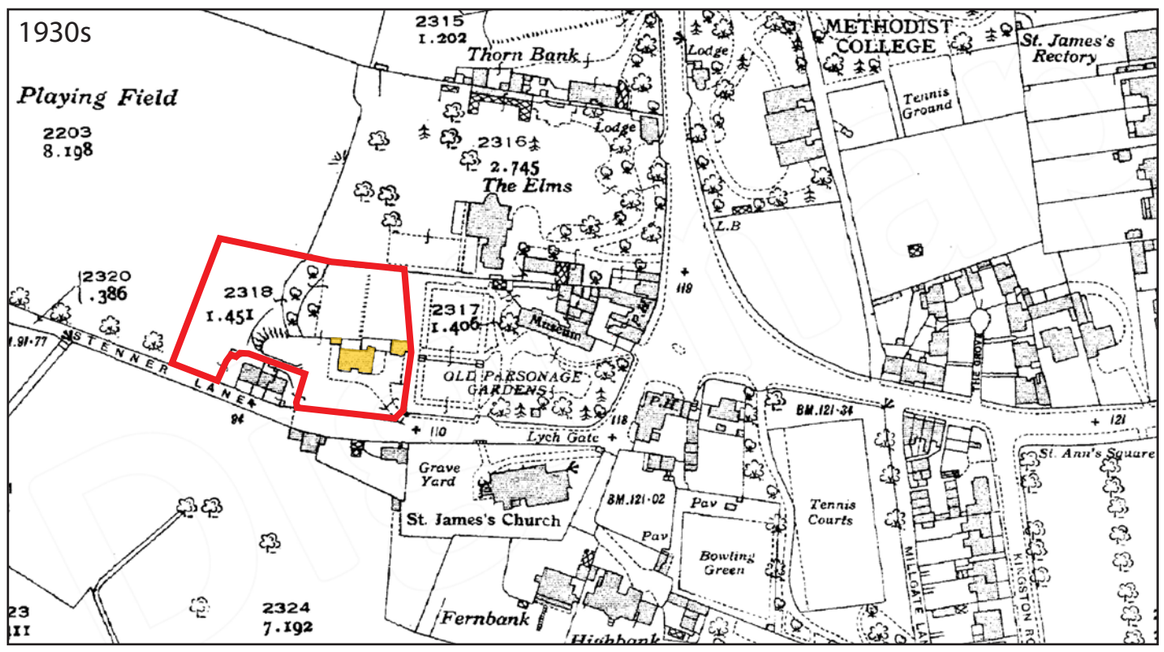
Stenner Brow | Didsbury Village

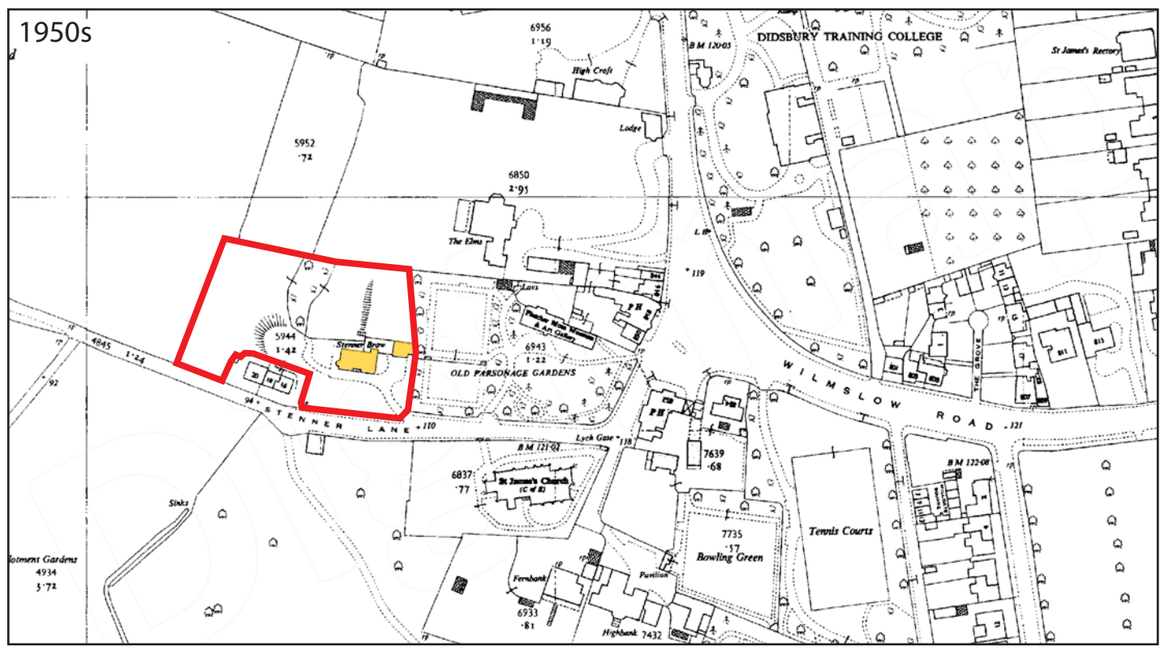
Stenner Brow was built in 1927 on the site of the former Elms Farm. The 1894 map shows an L-shaped set of farm buildings enclosing a courtyard to the south-west. By 1907 the eastern section of the farm had been demolished, opening up a small courtyard to the east. In 1927 the building was replaced with a dwelling and garage to the east. By the 1950s the bay window to the western facade was added. In 2006, a two storey wing was added to the north.

SITE BOUNDARY
ORIGINAL FARM
REPLACEMENT DWELLING









Timeline

Stenner Brow | Didsbury Village

The full application has a separate detailed heritage statement: significance & impact. This supporting document has been prepared by Jenny Wetton (CONSERVATION ARCHITECTS & HERITAGE CONSULTANTS)

The following heritage section is a preview of the heritage statement.

Cottage and Shippon, c1920

1845

The tithe map of 1845 and the 1848 OS map show an L-shaped building on the site of the present Stenner Brow, owned by John Harding who also occupied the cottages now at 18 and 20 Stenner Lane.

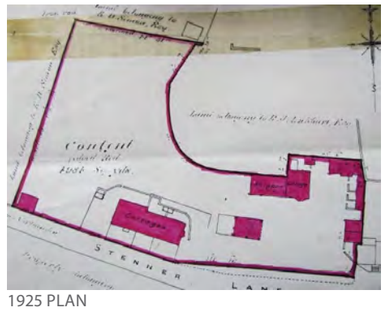
1894

The 1894 map shows the cottages as being divided into three dwellings with a small yard to the east.

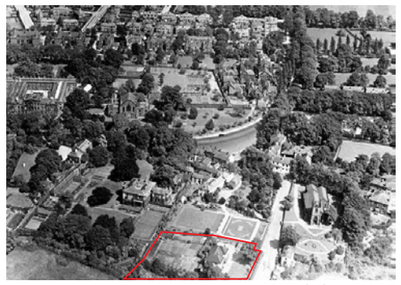
1920

1925

In April 1925, Ernest Darwin Simon sold Elms Farm and three cottages (now 18 – 20 Stenner Lane) to James William Hampson, of Victoria Park in Didsbury.



1925 PLAN



Aerial Photo 1933

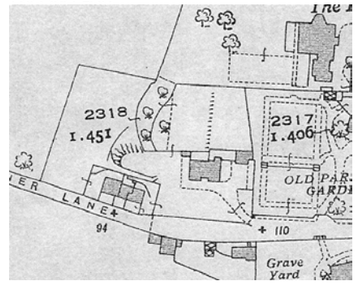
1927

Stenner Brow was built in 1927 on the site of the barn and appears on the 1934 map with a garage to the east. The house is shown in a historic photograph taken soon after it was built and is constructed of red brick with stone dressings and a roughcast upper part and is covered with a hipped roof

1933

1934

1934 OS PLAN



1974

In 1974, Mrs Hanson secured planning permission for the construction of a two-storey block of 8 flats and the conversion and extension of the existing house to form six flats with 19 basement parking spaces, after demolition of an outbuilding. By this time, there was a bow window to the drawing room on the west side.

2006

In 2006, the current owner extended the house to the rear with a two storey addition to provide additional living accommodation. By this time, there was a bow window to the drawing room on the west side.

2006 Extension

The Building

Stenner Brow | Didsbury Village

Entrance

Boundary Wall

Primary Facade

Dwelling from West

Dwelling from North-West

West Facade

Dwelling from North

Walled Courtyard

Approach

Architectural Value:

Stenner Brow is a typical example of a suburban house of the early 20th century. The architect responsible for its design is unknown but the house appears to be largely as designed at the front and on the eastern return.

Aesthetic Value:

The setting of the house within its boundary walls and extensive planted gardens, the Simon playing field to the west and the significant group of listed buildings surrounding it enhance the significance of the building.

Aspects of Significance

The chief aspects of significance are:

Historic association with Lord Simon of Wythenshawe + Setting

Stenner Brow illustrates the development of the settlement of Didsbury; it does reflect the traditional functional character or former uses in the area and its use contributes to the character or appearance of the area.

The planted gardens reflect other elements of the area and contribute to its character and appearance. Although there is a historic association with Lord Simon, this is solely as a former owner of the land on which Stenner Brow was built and is not considered to be a sufficient contribution to special interest.

On the basis of the above checklist, Stenner Brow could be considered as making a positive contribution to the significance of the Conservation Area.

This Design and Access Statement submitted with proposals for refurbishment clearly details how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

Significance of Stenner Brow

Following the methodology for assessment of cultural significance set out in the English Heritage Conservation Principles, Stenner Brow can be identified to have the following heritage values:

Evidential Value:

Stenner Brow replaced a farm building which probably dated from the later 18th century and was built in 1927. It appears on maps from 1934 and was extended in 2006 with substantial alterations to its floor-plan and interior.

Key Views

Stenner Brow | Didsbury Village

Key View from Fletcher Moss Gardens (VIEW 01)

18-20 Stenner Lane

SITE BOUNARY

KEY VIEWS (NUMBERING REFERENCING VIEW ABOVE AND 3D VISUALS) 01

Opportunities

Any work within the curtilege of Stenner Brow should seek to 'conserve, protect and enhance' the Conservation Area and the setting of the nearby listed buildings.

Stenner Brow is considered as making a positive contribution to the significance of the Conservation Area.

This is why the owners seek to retain its use as a single dwelling and NOT develop the site into multiple dwellings. Our proposals aim to retain Stenner Brow and extend it with low level high quality internventions using similar materials in a contemporary manner.

Our intent to retain, preserve and enhance Stenner Brow as a single dwelling and therefore poses no harm in planning terms and would be offset by public benefit due to its retention.

The setting of house reflects other elements of the Conservation Area and contributes to its character and appearance and as much as possible of the existing gardens are to be retained.

Our design takes into account the views to and from the listed buildings. especially that from the gardens of the Fletcher Moss Art Gallery, from the entrance on Stenner Lane and the long views from the Simon playing fields to the west.

Our proposals are designed in low-rise density in a high quality, contemporary style but using a sympathetic palette of materials, such as red brick and/or a stucco finish and slate roofing with appropriate landscaping.

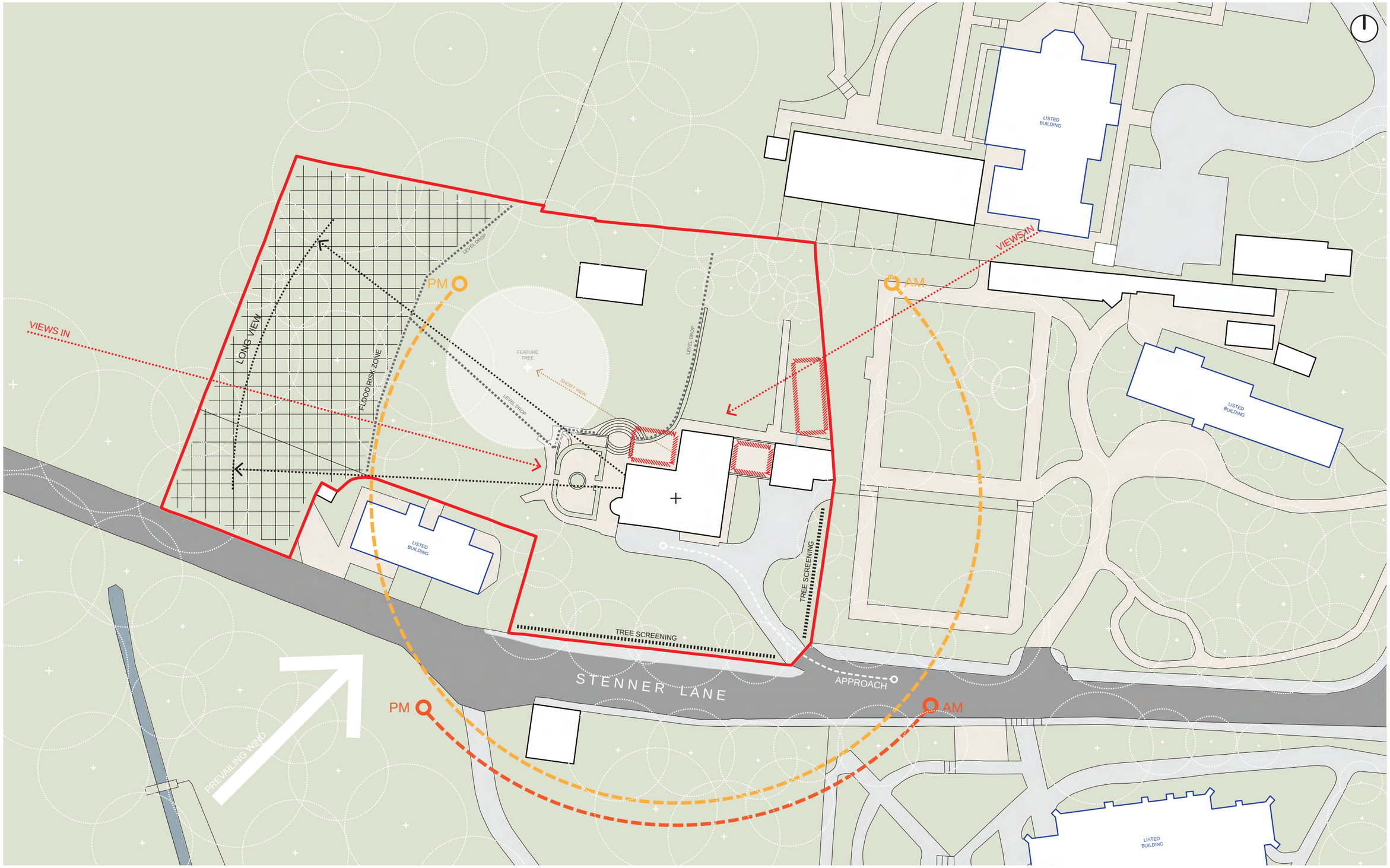
Constraints

Stenner Brow is located within the Didsbury St James Conservation Area and within the historic curtilege of 18 and 20 Stenner Lane which is listed at Grade II; Listed Building Consent would need to be obtained for any work within the curtilege.

Any application for consent should be accompanied by a Heritage Statement which should include the assessment of significance within this report and an assessment of the impact of the proposed work on the significance of the designated heritage assets, in this case 18 and 20 Stenner Lane, St James and the Fletcher Moss Art Gallery as listed buildings and the Conservation Area. The impact assessment should include views analysis of
the principal views above.

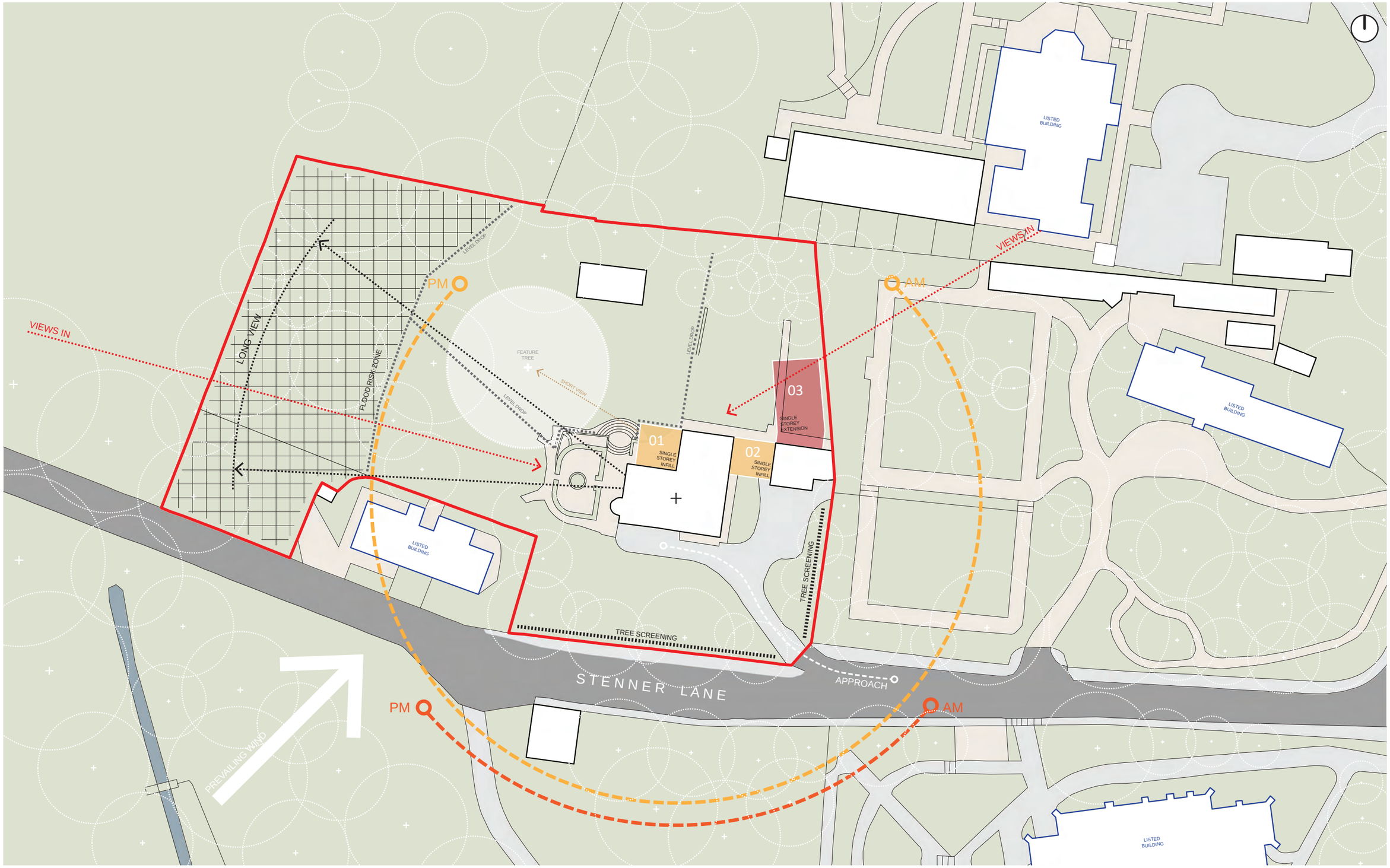
Opportunity for low level development to link the dwelling

Opportunities & Constraints



The Response

Stenner Brow | Didsbury Village



Design Drivers

Stenner Brow | Didsbury Village

01. Retain a single family dwelling on the site

02. All interventions to be low density, subservient and of similar materials to the original dwelling

03. Outbuilding to reflect the Greenhouse scale at Parsonage Gardens

04. Insert a link from the main dwelling to the garage similar to that of the original L Shape Farm Building in 1894

05. Retain Stenner Brow and extend it with low level high quality internventions using similar materials in a contemporary manner.

06. Use the Cast stone Horizontal string course on the original dwelling as a datum level for all interventions

07. Reference curve of the bay window and hard landscaping within single story extension

08. Use Contemporary brick detailing similar to that of the Pump House on Stenner Lane

09. Introduce a Stone parapet to reflect Castone string course

The Response - Curved Extension

Stenner Brow | Didsbury Village

Our proposals include:

01 Infill Extension
02 Link between main dwelling and the existing garage
03 Well-being suite linked to the existing garage via a lightweight glazed link.
04 General internal modifications

The total area of all of these additions is 137m².

Our proposals are described in more detail over the next few pages.

01. Infill Single-storey extension 29 sqm
02. Link 31 sqm
03. Wellness Suite 78 sqm

TOTAL 137 sqm

01. Curved Flat Roof Extension

The single story infill extension that sits between the living room and kitchen of the existing dwelling has been designed to be low level and complementary to the existing landscape and vernacular of the existing dwelling.

Externally, the extension is pulled away from the protruding rear kitchen by a glazed link. The extension is curved to reflect the curve of the existing landscape and also the bay window to the side elevation. The curved glazing and large sliding glazed doors deliver uninterrupted views across the garden towards Simon Fields. A vertical soldier course sits at the eaves along with a cast stone coping that aligns with an existing rendered coping on the existing facades. A brick indentation is subtly articulated along the rear elevation and Stone plinth finishes the external wall detail to the base.

A large circular skylight That sits within the ceiling of the living room is complimentary to the curved facade.

The addition of the extended living room improves the connectivity at ground floor level. Currently the kitchen and living room areas are disjointed. The new living room delivers an open plan kitchen, living & dining towards the rear of the building that connects the more formal living room to the side the original pitch skylights. The original kitchen have been removed and the overall height of the extension is lower than the proposed demolished existing skylight.

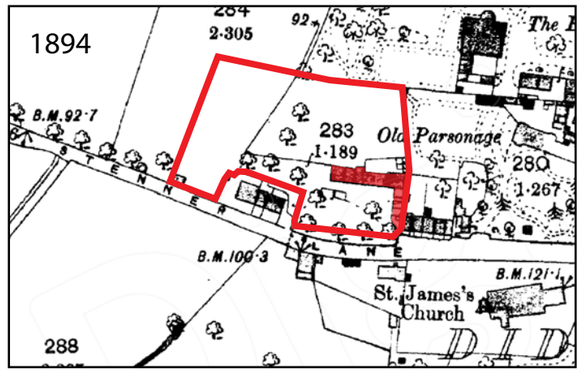
- Linear roof light
- Circular rooflight enlarged to allow for more natural light and to create a focul point within the lounge

01.
INFIL
EXTENSION
PARSONAGE
GARDENS

The Response - Link

Stenner Brow | Didsbury Village

Key View from Existing Entrance Facing Garden Wall Between House Garage



Key View from Proposed Entrance Facing (INTERVENTION 02_LINK)

02. Link

This view from the main entrance shows intervention 2, the link between the main dwelling and the existing garage.

This link utilises the existing brick of the boundary wall and existing opening that previously linked the drive to the rear garden.

This link has high-level a Clerostary Window that sits above the existing wall & a pitched Welsh slate roof to match the pitch of the existing garage with in-line Photovoltaics.

The link accommodates circulation between the main dwelling and the well-being suite and also a playroom to the rear facing onto the garden.

It's form is low level and matches the materials and vernacular of the front portion of the dwelling.

Due to the subtlety of the design, matching of materials and the vernacular, we feel this addition has a neutral impact to the setting of the conservation area.

Historically in 1894 the original Farmhouse on the site was positioned in a L shape on this portion of the site. (See above)

The House_Wellness Suite

Stenner Brow | Didsbury Village

Greenhouse at Parsonage Gardens and its siting along the Walled Garden

Key View Facing the Proposed West Elevation (INTERVENTION 03_WELLNESS SUITE)

The wellness suite is designed to sit parallel with the existing Walled Garden that borders Fletcher Moss Gardens. It is intended to mimic the scale and positioning of the Greenhouse at Parsonage Gardens.

It is set 1m away from the wall to allow construction without undermining the foundations to the existing Walled garden.

The wellness suite is connected to the existing garage by a lightweight glazed link that touches both elements lghtly.

The wellness suite comprises of a small gym and golf simulator. It also houses guest bedrooms & a bathroom. To the rear is an extended open-canopy that houses an outdoor gym. The gym is low level and matches the pitch of the existing garage to not overbear the existing structure.

A consistent material pallet is used between the link and the well-being suite . This comprises of a Welsh slate roof with brick walls with stone banding to the base. The glazing is full height sliding aluminium doors.

The eaves match up with the strong horizontal line we have taken across all interventions.

Internally there is an exposed glu-lam timber frame and ceiling

- Roof projects to accommodate space for an outdoor gym / yoga area
- Contemporary linear strip window added to bedrooms with obscured glazing to hide separating floor
- Exposed glulam timber frame and ceiling to provide warm and natural interior material palette
- Stone plinth added to exterior brick walls where ground slopes away from the structure

The House_Hip to Gable

Stenner Brow | Didsbury Village

fig 6.1

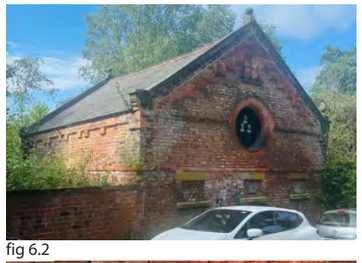


fig 6.2

fig 6.3

fig 6.4

fig 6.5

fig 6.6

The above photographs demonstrate local precedents of adorned gable roofs

03. Hip to Gable Roof

Most of the North Elevation of the building was constructed in March 2005 (Application Reference Date Registered 075000/FH/2005/S2 10 Mar 2005). The original North Elevation had very little detail (refer to Jenny Wettons Historic Appraisal).

Our proposals include:

Hip to Gable to the master bedroom, with a large format statement window. We understand a gable is releveant in the context because:
01. The original farmhouse had a decorative gable (fig 6.1)
02. The Pump House (fig 6.2, 6.4 & 6.6) located opposite the Listed Cottages on Stenner Lane has a Gabled brick embellished facade with an Oculus Window.

Demolition of the single story lean-to with the replacement of the curved single story extension.
Link to incorporate the existing boundary wall that links the dwelling to the garage and wellness suite.

Key View from Existing Entrance Facing Garden Wall Between House Garage

Key View from Proposed Entrance Facing (INTERVENTION 02_LINK)

View Determination

Stenner Brow | Didsbury Village

Existing View from Parsonage Gardens showing the garage and house

Proposed View from Parsonage Gardens showing the garage ,house and wellness suite

View from Parsonage Gardens

Our design takes into account the views from the Parsonage Gardens.
This view shows the low impact of our view from the walled garden

Elevational Analysis

Stenner Brow | Didsbury Village

TRIANGULATION
HORIZONTAL ALIGNMENT
VERTICAL ALIGNMENT
SYMMETRY OF BOOKENDS

Existing Rear Elevation

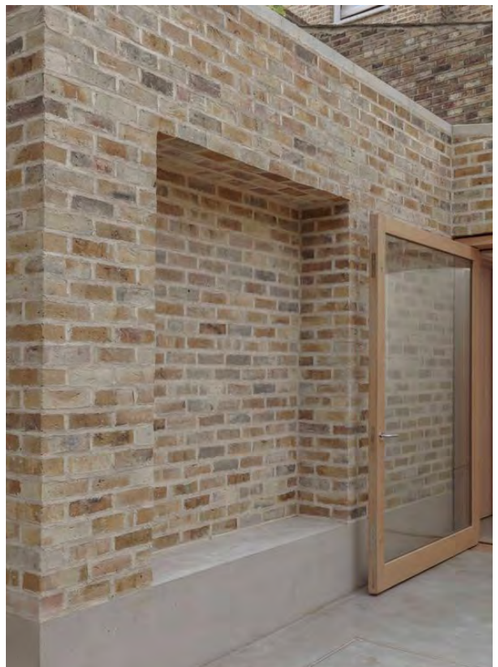
TRIANGULATION
HORIZONTAL ALIGNMENT
VERTICAL ALIGNMENT
SYMMETRY OF BOOKENDS

Proposed link extension roof to match pitch of existing garage roof

Proposed Rear Elevation

Details

Stenner Brow | Didsbury Village



Planning Policy

Stenner Brow | Didsbury Village

Key View facing Existing Entrance

Key View facing Proposed Entrance

Existing View from Parsonage Gardens

Proposed View from Parsonage Gardens

The Core Strategy Development Plan Document 2012 -2027 was adopted by the City Council on 11th July 2012.

It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

The relevant saved Unitary Development Plan policies are DC18 &DC19

Policy DC18 – Requires new developments to preserve or enhance the character of the City's conservation areas. This policy is relevant as the site is within the St James Conservation Area

DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to:

a. the general character of the property;
Most of our interventions to the property are to the rear and side that were relativeley un-designed by the original architect in 1924. The later addition in 2005 to the rear of the property is where we have proposed alterations. We have produced visuals of the front elevation of the property where a pitched roof link has been added behind the existing wall. In addition to this the existing farmhouse that was previously in this location was in an L shape and our link lies on this footprint. See before and after images above.

b. the effect upon the amenity of neighbouring occupiers;
We have referenced a view from Parsonage garden (before and after , see above). The scale of the wellness suite is low in level and hugs the boundary in a similar fashion to the existing garage and the Greenhouse opposite in Parsonage gardens.

c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
The existing house sits on a large plot in proportion to the scale of the house. With all of our proposals the overall plot coverage is: 8.1%
01. Infill Single-storey extension 29 sqm
02. Link 31 sqm
03. Wellness Suite 78 sqm
TOTAL 137 sqm

d. the overall appearance of the proposal in the street-scene;
No nett impact

e. the effect of the loss of any on-site car parking.
No loss of parking on the site

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
Our proposals are all low level and subservient to the main dwelling

b. they do not create an undue loss of sunlight, daylight or privacy;
The proposals due their scale and character offer no loss of daylight or privacy to the neighbouring Parsonage Gardens.

c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
All interventions to be low density, subservient and of similar materials to the original dwelling

d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created
No loss of parking on the site

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.
a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;
All interventions are subservient and of complimentary and similar materials

ii) the effect of major changes to the appearance of existing buildings;
Only 2 elevations were originally designed in any detail. Most of the rear elevation was a later addition in 2005. Our proposals are low impact and use similar materials with contemporary details

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees)***;***
All boundary walls and garden structures are retained

iv) the effect of signs and advertisements;
Not applicable

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
Not applicable

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.
See above images

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

Stenner Brow is adjacent to the Listed Cottages that were once within the curtilage of Stenner Brow. We are uncertain as to whether Stenner Brow is Listed by Association. We are not however considering demolishing Stenner Brow.

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
Not applicable

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
All internal demolitions have carefuly been considered to not affect the buildings original fabric (refer to drawing 0206_20_220) except for openings in 3 areas.

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
Our proposals remove 1 tree (refer to Arborist Report and Drawing Number 0206_20_100) and preserve all other landscape features.

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
Not applicable

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result
Not applicable