

Design & Heritage Statement

25a Stanley Road

DHS -001

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1. Introduction

This Design & Heritage Statement has been prepared for Helen Fairs as part of a householder planning application for 25a Stanley Road for a rear / side extension to the existing house.

The document has been prepared in line with English Heritage, Conservation Principles Policies and Guidance for the Sustainable Management of The Historic Environment

2. Site

The property lies approximately 200m to the west of Alexandra Park, in a predominantly residential area. (Figure 1.)

The property is a two storey, two bedroom semi-detached red brick house with a flat roof, constructed in 1950. (Figure 2.)

The property has already undergone a number of improvements since its purchase by Helen Fairs in 2021, these being:

- New roof
- Internal refurbishment
- New external landscaping



Figure 1. Taken from Google Maps 2024



Figure 2. 25a Stanley Road

The property sits within the Whalley Range Conservation Area, as illustrated on the adjacent Manchester City Council Whalley Range Conservation Area Boundary Map, taken from the Manchester City Council website.

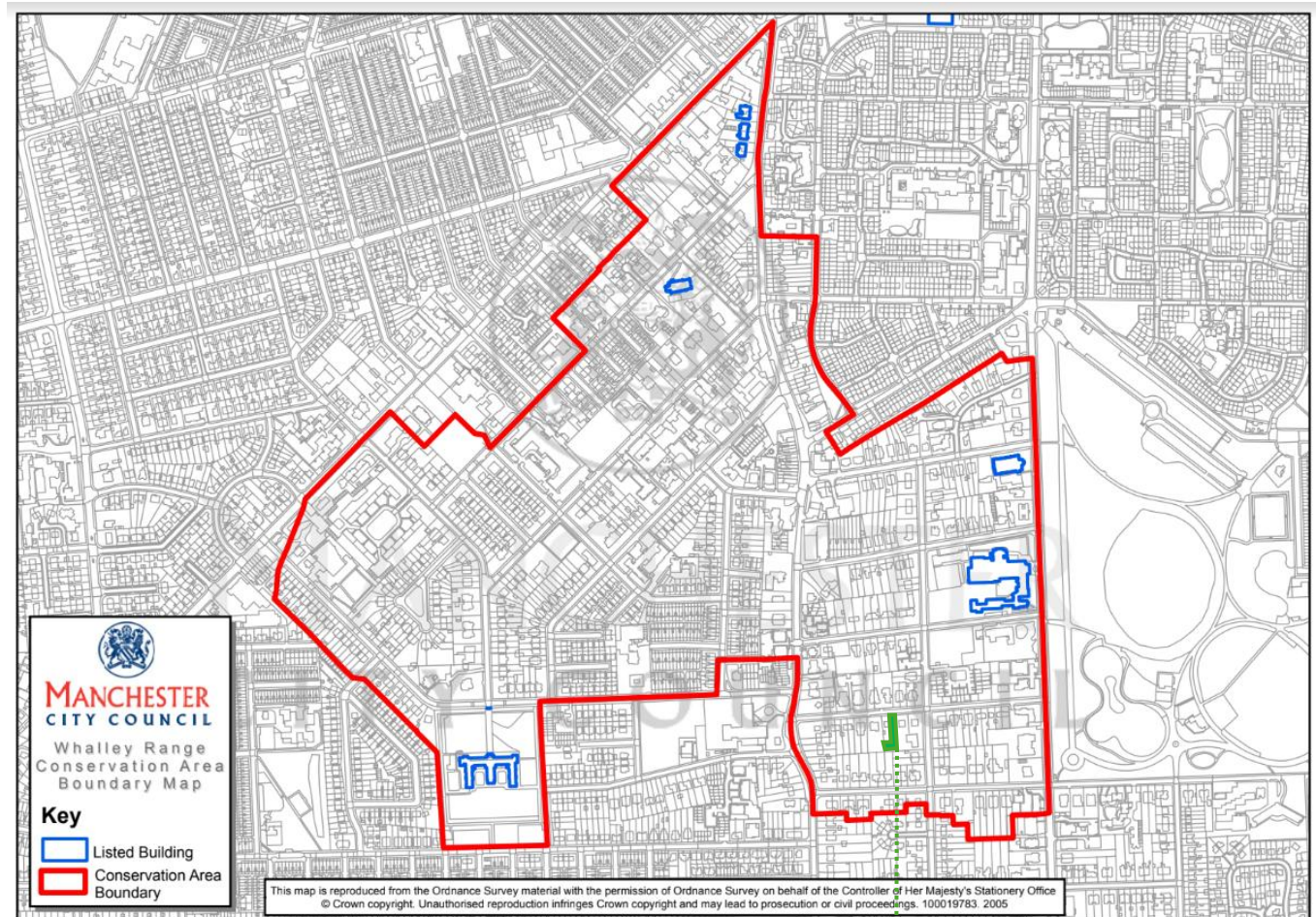


Figure 3. Stanley Road, 1935

The site was originally the location for a single, large detached property. (Figure 3.)

The site was later divided into two additional residential plots and two semi-detached houses were constructed in 1950

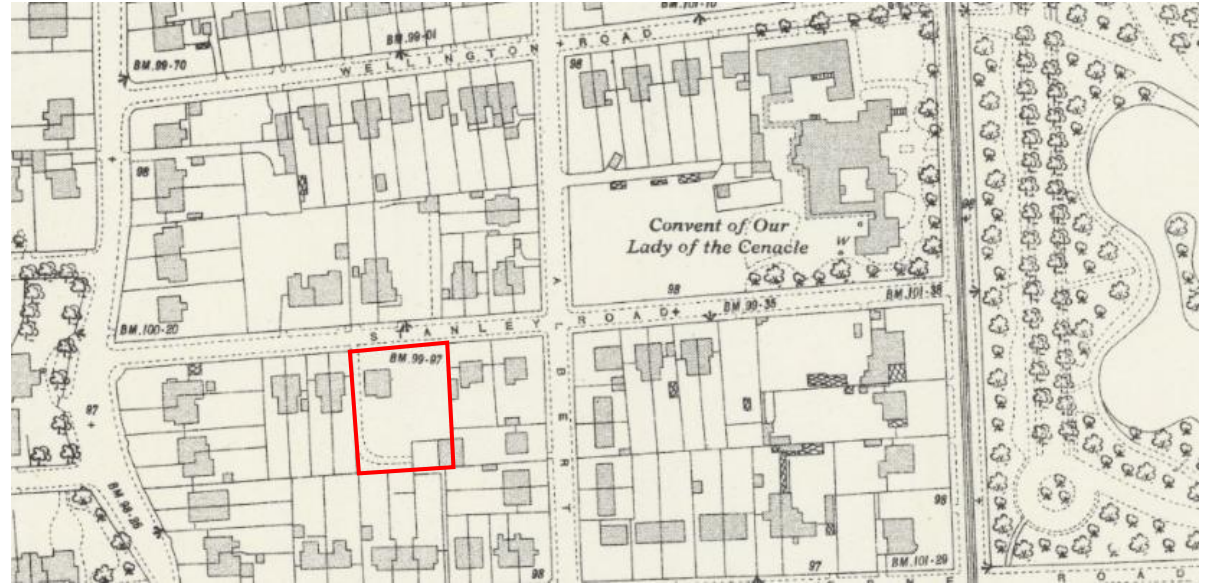


Figure 4. Shows the existing situation on Stanely Road.

The original, large detached property, forming part of the historic fabric of Whalley Range can be seen to the left of the site. The additional two storey semi-detached houses, including 25a Stanley Road, can be seen to the right of the site, developed later in 1950

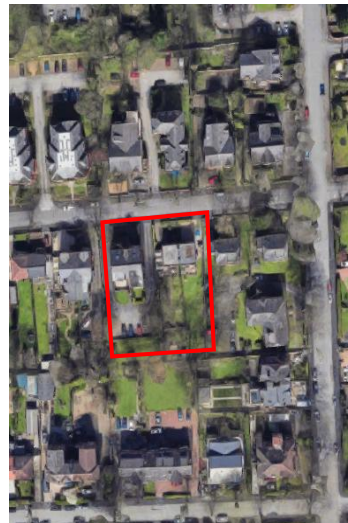


Figure 4. Existing Situation, Stanley Road



Two Storey Semi-Detached Houses Developed Later in 1950

Original, Large Detached Property

Streetscape

The character of Stanley Road and the surrounding area is predominantly that of original pre-war semi-detached and detached housing running along mature tree lined streets, with the occasional new build apartment block.

One of the primary drivers for the design of the new extension is to try to create a subtle intervention between the existing streetscape and the house, so as not to detract from the existing character of the street but instead try to improve on the quality of the existing situation.

Figure 5. View Down Stanley Road, Google Streetview

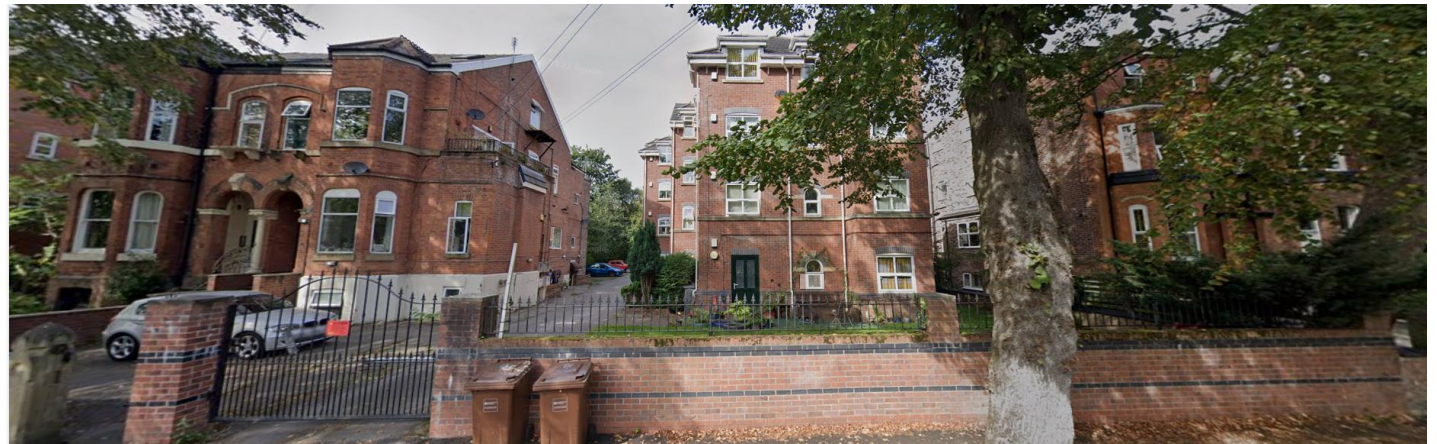


Figure 6. View Opposite 25a Stanley Road. A Mixture of Original Pre-War Housing and New Build Flats .Google Streetview

Proposed Development

Design Precedents

The family's aspiration for the project was to provide a new, bright, contemporary extension to the existing house, which had become tired and run down over time.

Charred Timber Cladding, also known as Shou sugi ban or yakisugi, is an ancient Japanese wood charring technique that allows for a rustic, burnt timber look through lightly burning the exterior of wooden planks. This creates a stunning, blackened finish on the timber which also increases its strength and durability.

The Black House, Munich. Architect - Buero Wagner



Format Eleven Architects, Bavaria.



House Extension, Queens Park, London.
Architect - Oliver Bayliss

Proposed Development

Elevations

Charred timber cladding creates a material contrast to the existing house. Minimalist detailing of the building, including concealed rainwater pipes and high quality windows give the extension a crisp, contemporary feel. Elegant proportions and a sharp, simple pitched roof help to connect old and new together.

East Elevation



Proposed Development

Elevations

Due to its location within a conservation area it was important to the family that the design was as subtle as possible so as not to clash or detract from the character of the existing historic fabric of the area. The proposed extension is set as far back from Stanley road as possible, at the side of the house. No fenestration has been included to the Stanley road elevation to further reduce the impact to the streetscape. The monochromatic aesthetic of the charred timber helps it to blend into the shadows created by the adjacent properties and substantial trees.

North Elevation - Stanley Road



West Elevation



South Elevation

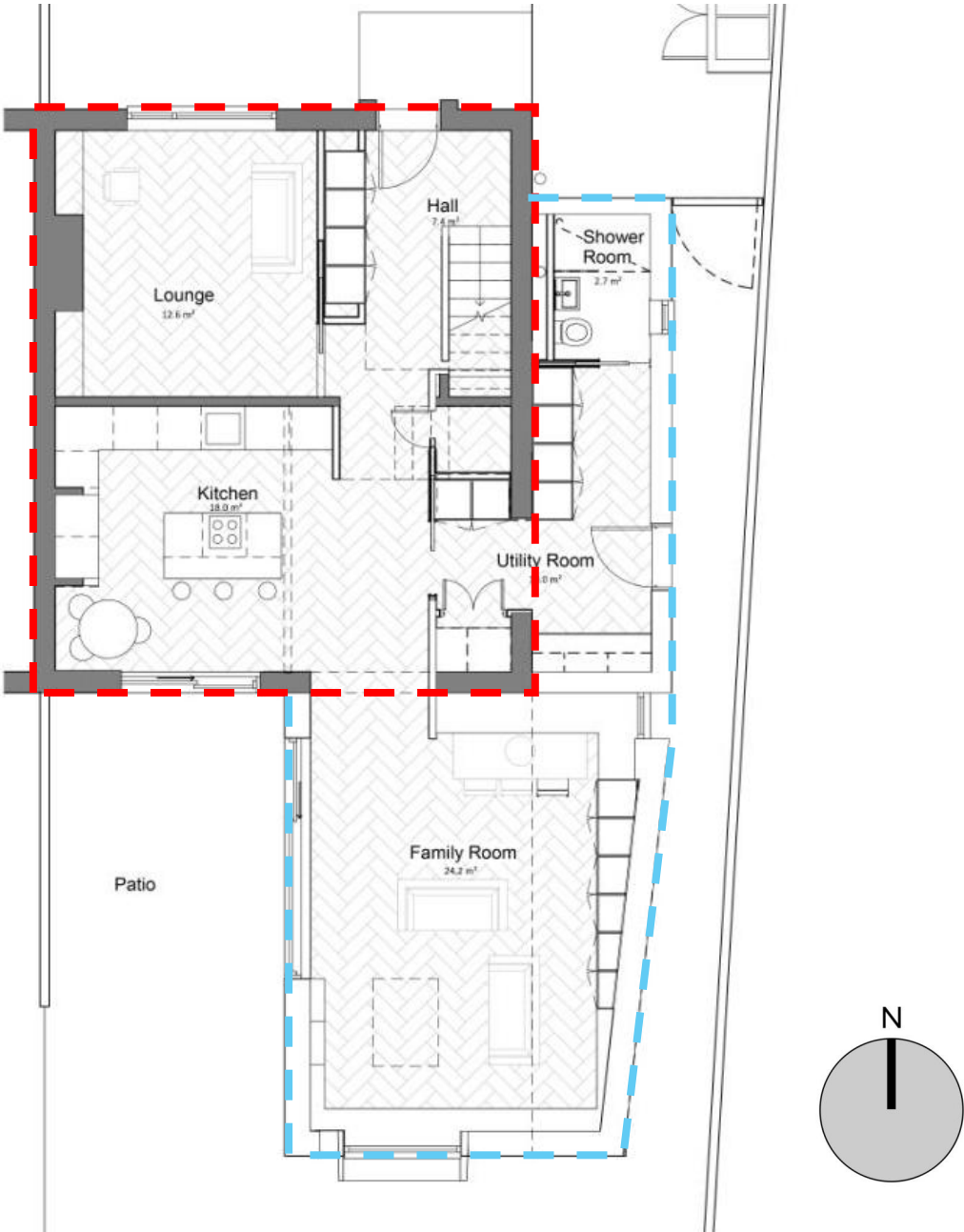
Proposed Development

Internal Layout

To improve the fluidity of the ground floor accommodation and its connection to the garden, the ground floor has been reconfigured, with an open-plan kitchen and dining area opening onto an external patio, which is also connected to a new family room and utility area within the new extension. The proposed extension provides views across the substantial garden through a large picture window.

The new, open plan family room has a pitched ceiling, allowing roof lights and generous glazing to shed light into the space.

Existing House - - - - -
Proposed Extension - - - - -



Proposed Development

Adjacent Properties - Overlooking Issues

The adjacent property, 21 Stanley Road is a recently extended house which has been converted to flats. The lower level windows of 21 Stanley Road sit below the level of the boundary wall. The boundary wall elevation to the proposed extension contains a single obscured glass door with two obscured glass windows so as to negate overlooking issues

Drainage

The proposed extension will connect to the existing foul water drainage system.

Rainwater Harvesting

The rainwater from the new roof will be collecting via a rainwater harvesting system and stored in a tank below ground. The harvested water will be used for the external planting.

Flood Risk

The Enviromental Agency has designated the property as very low risk.



21 Stanley Road Block of Flats,

1700mm Approx



Conclusion

Assessment of Significance

The importance of the Whalley Range Conservation Area lies in its existing pre-war housing , buildings and tree lined streets. Whilst 25a Stanley Road is not part of the original historic fabric of Whalley Range , its position on the streetscape and contribution to the character of the area is important. For these reasons the proposals make every effort to:

- Reduce the impact on the streetscape
- Improve the quality of the existing house

As discussed earlier in the document the primary design drivers for the project set out to achieve the following :

- Provide additional, bright, contemporary family accommodation to the existing house, which had become tired and run down over time and required immediate refurbishment.
- Due to its location within a conservation area it was important to the family that the design was as subtle as possible so as not to clash or detract from the character of the existing historic fabric of the area
- Strive to achieve a high quality design which will improve the existing site and character of the area.

The proposals illustrated within this document and the accompanying planning application will achieve all of the above criteria . The proposals will improve the existing property as a family home and benefit the character of the area.