



In terms of the use of materials to build the homes – and how they're occupied in the future – our approach to the design of 31–33 Stockton Road has been one of great respect and considerable responsibility.

We've built the houses from scratch using the latest timber frame construction methods, but made every effort to blend them in with the houses on Stockton Road. At the front the red facing brick and roof slate have been recycled from the original building. We've also reinstated the window openings in the same positions as the old building and even the Victorian brick corbelling detail has been recreated at rafter level. The rear elevation is a wonderful juxtaposition to the front façade with modern details of glass, steel and red cedar cladding.

Architects Atelier TL and Simon James Gonzalez have conjured up a brilliantly usable design with the layouts of the four floor levels and the outside spaces allowing plenty of natural light into the house. Working very closely with the contractors, they've ensured every element has been carefully considered and executed.



31—33  
Stockton Road

## General Exterior



- The use of space and daylight has been maximised by designing the houses to have split level lower ground floors and garden area.
- While hanging out the washing on the roof deck you can gaze across the rooftops of Chorlton!
- Bridge access to the front doors crosses the kitchen courtyard garden, a perfect place for your herbs.
- 31—33 Stockton Road aims to achieve a 3 star rating in the 'Code for Sustainable Homes'.

## Environmental Impact

We are committed to reducing the environmental impact of housing in line with the government as it seeks to deliver on its promise for reducing carbon emissions, water usage and waste.

In 2004 approximately a quarter of the UK's carbon dioxide emissions were found to be a result of energy use in our homes. The Code for Sustainable Homes was introduced by the Government and Bream as a means of assessing the environmental impact of new dwellings. Communities and Local Government Minister Angela Smith said of the Code: "This guidance explains to the building industry, but also crucially to the public, how new homes can deliver real environmental improvements in key areas like water and energy use. It will also play a real part in helping us all understand how we use the homes we live in and how we can do our bit to help tackle climate change".

By signing up to the Code, we are committing to build better, more sustainable homes – and as far as we are know, we are the first company in South Manchester to voluntarily do so. At 31—33 Stockton Road, we are aiming to achieve Level 3 status – a significant challenge, considering we will do so without compromising the fundamental design of the scheme. We believe it will be the first development of its kind in Manchester to carry this accreditation.

[www.bream.org](http://www.bream.org) / [www.sustain.co.uk](http://www.sustain.co.uk)



31—33  
Stockton Road

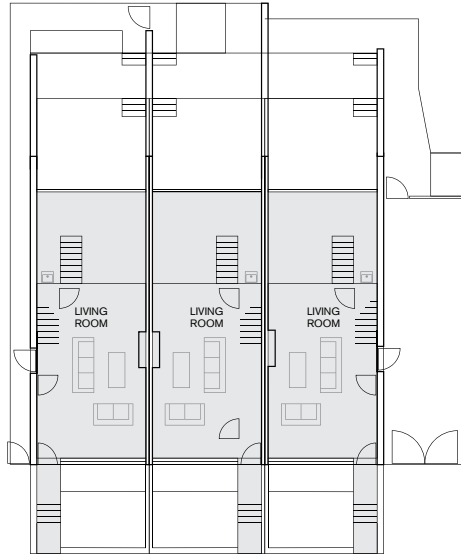
Interior



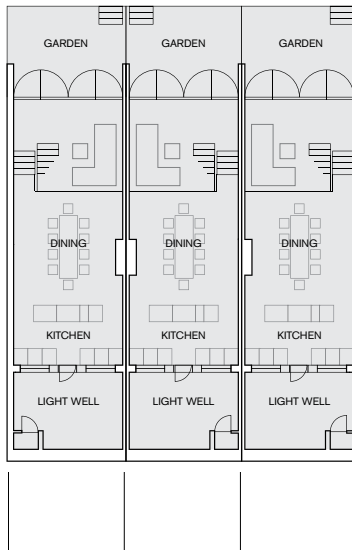
- The houses are awash with daylight from the glazed ground floor frontage, the double height glazing and fully opening doors to the rear, the Velux roof lights and a glass atrium. They've also been designed to make the most of their orientation so the rear windows and garden enjoy plenty of sun.
- The lower ground floor is a family room with open plan kitchen, dining and living spaces spilling out onto the garden.
- The living area on the ground floor is the core of the house with a wood burning stove and feature log store. The gallery effect created by the glass balustrade looks down over the family room.
- Although the three houses are similar in design, each is a blank canvas ready to be personalised.



Upper Ground



Lower Ground

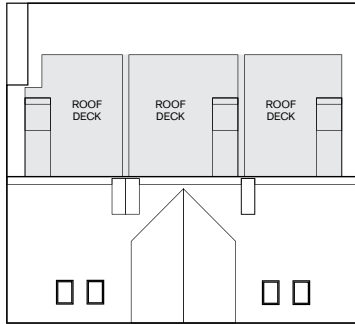


31

31a

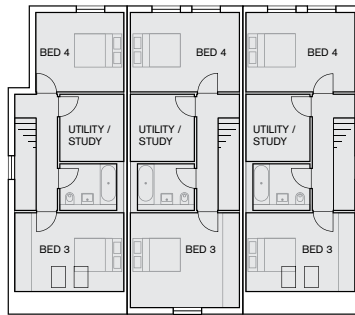
33

Roof Deck

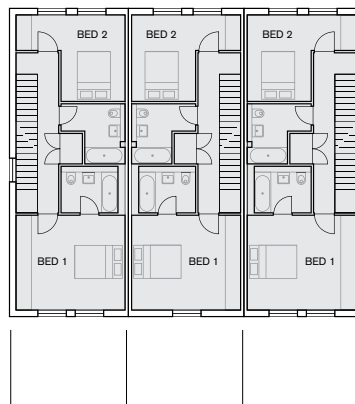


Please request larger scale plans and room sizes from the sales staff if required.

Floor 2



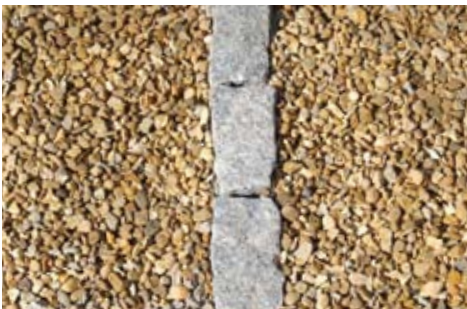
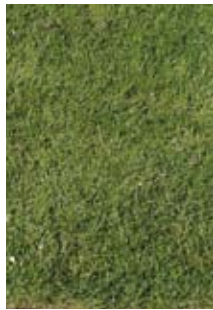
Floor 1



31

31a

33



### **General Interior**

- Gas central heating with feature radiators on the upper and lower ground floors
- Upper ground floor has a 'Firebelly' wood burning stove and built in log store
- Brushed stainless steel ironmongery
- Brushed stainless steel light switches on the upper and lower ground floors
- Four double bedrooms, one en-suite
- Top floor utility room, plumbed for a washer and dryer, is able to be used as a study
- Two full size family bathrooms
- Skirting boards and architraves are soft wood painted white
- BT points in reception rooms and bedroom
- TV points in reception rooms and bedroom
- Protected by burglar alarm and audio intercom entry system
- Where possible storage space has been built into the landing areas and some of the bedrooms
- The flooring to the upper and lower ground floor is hardwood
- The flooring to the first and second floor is carpet

### **Kitchens**

- Hand made German kitchens by Remp
- Silastone worktops
- Miele multifunction oven, Miele combi oven and microwave
- Miele five zone ceramic induction hob
- Elica quad island extract hood
- Square under-mounted stainless steel sink
- Hansgrohe deck tap
- Two integrated fridges and an integrated freezer
- Integrated dishwasher
- All appliances are triple A eco rated

### **Bathrooms**

- All taps and shower fittings are Hansgrohe
- WC, bath and shower trays are Duravit or Stark
- Washbasin is Duravit Vero
- Wall and floor tiles throughout
- Backlit mirror located over the washbasin

### **General Exterior**

- Rainwater is collected in water butts for irrigation of the garden
- The rear garden has landscaped terraces
- Each has a storage area for bicycles and recycling bins
- The courtyard front garden is stone flagged and planted with herbs
- There is a roof deck accessed from the second floor of the house with a clothes line
- The front and rear gardens are lit with feature and security lightings

### **Environmental Impact**

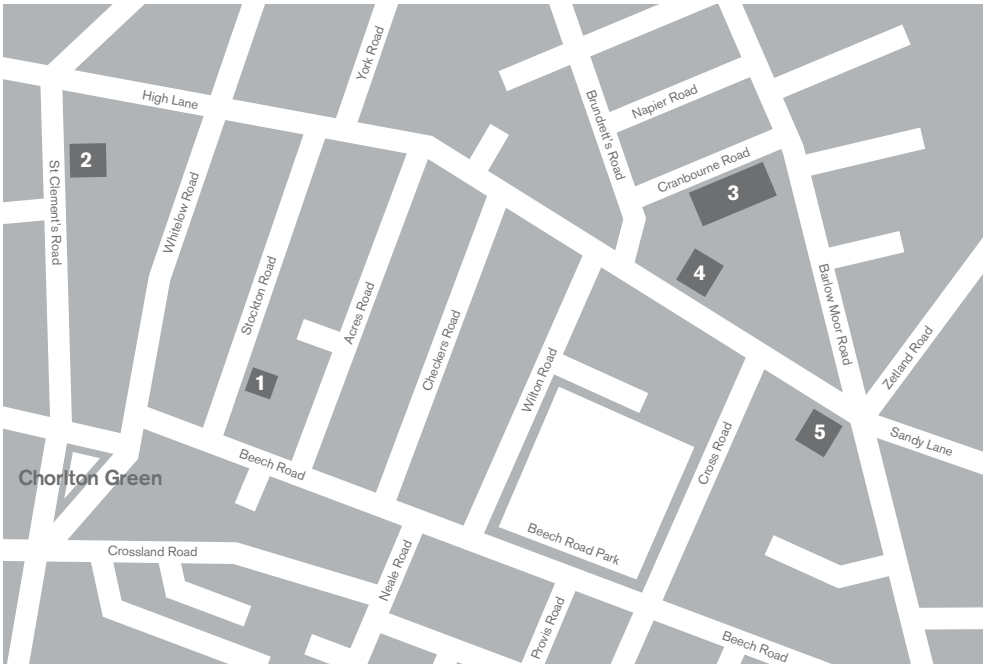
- Solar panels located on the roof
- Minimum 100mm insulation throughout
- Timber frame building carries PEFC chain of custody certification
- Low energy light fittings are fitted as standard
- The brick and slate in the front elevation has been reused from the previous building on the site
- Cycle stores are designed into Stockton Road which has good public transport connections
- Recycling facilities are designed into the kitchens and bin stores
- Water butts located under drainpipes to collect rainwater for garden irrigation
- Materials where possible come from a traceable, sustainable source
- Aiming to achieve a three-star rating in the government's Code for Sustainable Homes improving on current Building Regulations emissions targets by at least 25%.

## 31—33 Stockton Road

## Chorlton

Chorlton is the semi-leafy district that runs from Trafford and Hulme across to neighboring Didsbury. It is Manchester's definitive melting pot of life-loving creative people. It's not hard to see why. The village is home to a host of independent bars and restaurants, along with delicatessens and shops, including five of the six nominees for 'Best Food and Drink Outlet' in the Manchester Food and Drink Festival Awards 2007. They're all located within ten minutes walking distance from 31—33 Stockton Road. The winner, Out of the Blue Fishmongers on Wilbraham Road, is just three blocks away and the famous Barbakan Deli has shoppers coming from all over to buy their fresh produce. There are also independent wholefood stores, an organic supermarket, bakeries, grocers and butchers nearby.

- 1/ 31—33 Stockton Road
- 2/ The Rowans, St Clement's Road
- 3/ 3—7 Cranbourne Road
- 4/ 16—18 High Lane
- 5/ Home, 5a High Lane



Chorlton is a great place to settle down or start a family too. Close enough to the city centre to benefit from all that Manchester has to offer but with woodland, meadow and lakes right on the doorstep. Chorlton Ees, Chorlton Water Park, the Mersey Valley, Sale Water Park (holder of the Civic Trust's Green Flag Award) and the Trans Pennine Trail are all within walking distance of Stockton Road. There are also a number of excellent primary and secondary schools nearby.

Located to the south of the city centre, Chorlton's well-connected. There's easy access onto the M56 and M60 motorways, and Manchester International Airport is just a short drive away.

### Schools

[www.schoolswebdirectory.co.uk](http://www.schoolswebdirectory.co.uk)  
[www.brookburnschool.com](http://www.brookburnschool.com)  
[www.chorltonpark.manchester.sch.uk](http://www.chorltonpark.manchester.sch.uk)  
[www.chorltonhigh.manchester.sch.uk](http://www.chorltonhigh.manchester.sch.uk)  
[www.whgs-academy.org](http://www.whgs-academy.org)  
[www.stretfordgrammar.com](http://www.stretfordgrammar.com)

### Code for sustainable homes

[www.sustain.co.uk](http://www.sustain.co.uk)  
[www.bream.org](http://www.bream.org)

### Shopping

[www.barbakan-deli.co.uk](http://www.barbakan-deli.co.uk)  
[www.unicorn-grocery.co.uk](http://www.unicorn-grocery.co.uk)  
[www.northstardeli.com](http://www.northstardeli.com)  
[www.chorltonwholefoods.com](http://www.chorltonwholefoods.com)

### About Chorlton

[www.chorltoncivicsociety.org](http://www.chorltoncivicsociety.org)  
[www.chorlton.co.uk](http://www.chorlton.co.uk)  
[www.chorltonartsfestival.com](http://www.chorltonartsfestival.com)  
[www.chorltonfringe.com](http://www.chorltonfringe.com)  
[www.merseyvalley.org](http://www.merseyvalley.org)

### Bars and restaurants

[www.sugarvine.com](http://www.sugarvine.com)  
[www.manchesteronline.com](http://www.manchesteronline.com)

Chorlton Wholefoods



Barbakan Deli



The Lych Gate



31—33  
Stockton Road

## Contacts

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Please call for further information  
and to arrange a viewing.

**Marketing**  
Woodward Kelly

**Design**  
Mark Studio

**Photography**  
Henry Iddon

### Disclaimer

These details have been issued before construction work have been finalised and is illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers and tenants are given notice that: 1 These details do not constitute any part if a contract. 2 All statements made here are made without responsibility on the part of the agents or the developer. 3 None of the statements contained in these particulars are to be relied upon as statement or representation of fact. 4 Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5 The developer does not make or give nor any person in their employment has any authority to give any representation or warranty whatever in relation to 31, 31a & 33 Stockton Road. 6 The selling agents or consultants do not make or give, nor any person in their employment any authority to give any representation or warranty whatever in relation to 31, 31a & 33 Stockton Road 7 Date of Jan 08.