

## INTRODUCTION

**W**ELCOME to the fifth edition of our newsletter, designed to keep you up-to-date with what's happening at Stamford Brook – a sustainable and energy efficient new homes venture by Redrow Homes and Bryant Homes, in partnership with the National Trust..

This newsletter is automatically sent to every resident at Stamford Brook, and other interested individuals who have registered to our mailing list. If you currently don't receive Stamford Brook News, but would like to, please complete the coupon on the reverse and return it to The National Trust.



A visit to Stamford Brook by students from Altrincham Grammar School for Girls

## SETTING THE STANDARD

**J**UST over six years ago, the National Trust, together with joint developers Redrow Homes and Bryant Homes, sat down to create a vision for Stamford Brook:

“The creation of a sustainable and imaginative development of new homes, in a new landscape, which

integrates with the surrounding environment, and aims to be a safe, healthy and inspiring place in which to live, and to have as a neighbour.

“A place and community that will evolve, mature, rejuvenate and serve as a shining example of sustainable development over many decades.”

One of the main aims of this partnership was to demonstrate

that volume housebuilders can spearhead an approach to more sustainable living, through a variety of key initiatives such as energy efficiency, water conservation, waste minimisation and careful selection of materials.

The ‘Environmental Performance Specification’ sets the standards for the homes at Stamford Brook, and exceeds current UK Building Regulations. In February’s issue of Stamford Brook News, we looked at Leeds Metropolitan University’s involvement, and the monitoring programme underway in some of the homes at Stamford Brook.

The development team has also looked at how homes can be more water efficient, including working with bathroom suppliers, ‘Ideal Standard’, on developing a new 4.5 litre WC, and bringing forward the development and testing programme.

In addition to the energy and water principles, the dwellings at Stamford Brook also follow a number of other general environmental standards. Wherever practically and reasonably possible, materials that don't produce emissions that significantly harm people or the planet at any point, have been used. The developers have sourced materials from sustainable or renewable sources, and have recycled products wherever

possible. The project team has also tried to find local sources, to minimise haulage.

Other general environmental standards include the use of products that have zero ozone depletion potential, as well as low-formaldehyde chipboard, MDF, low Volatile Organic Chemical (VOCs) fittings and finishes, low biocide paints and FSC (Forestry Stewardship Council) accredited timber. In addition, the use of uPVC within the building envelope, e.g. windows, doors and cabling, has been avoided.

The layout of the homes has been carefully planned to optimise solar gain. The development standard is that at least 84% of dwellings will not be shaded at midday on 21st December.



Dr. Roberts from Leeds Metropolitan University and Loftus Construction looking at cavity construction on site



Overshadowing exercise carried out on phase 1

## ROAD TO HISTORY

THE Dunham Massey estate originally covered much of the area that is now Altrincham and Sale. From the late 1840s, the 7th Earl of Stamford allowed controlled development, in order to fulfil the demand resulting from railway lines introduced from Manchester.

To the South, around the historic parish church of Bowdon, larger houses were constructed for the wealthy merchants, whilst closer to the centre, terraces were laid out. In both cases, street names were taken from the families associated with Dunham Massey Hall and their estates. Stamford, Booth, Groby, Bentick, Catherine, Delamer, Bradgate, Enville, Woodville, Bonville, Elcho, Wemyss and Charteris are

all examples of adopted names connected in this way.

The Stamford Brook development is a project that seeks to build on the important local and historic connections with the Dunham Massey estate and the surrounding areas that previously formed part of the estate. It was important to the project team that this link continued through naming the roads within the development. The original list of suggestions submitted to Trafford Metropolitan Borough Council were all names taken from Dunham Massey estate records. Many of these have been used, with the exception of Parkgate, Riverbrook, Robin and Badger Roads, which were all suggestions from local ward members.



John Turnbull, nephew of the 10th Earl of Stamford, unveils the Turnbull Road sign

## ON THE HOME FRONT...

THE properties at Stamford Brook are continuing to evolve, with around 150 homes already occupied and many more in progress.

Paul Brickles, Redrow Homes Project Manager, says: "The uniqueness of

the homes and the desirability of the location have meant that the majority have been sold before they have even been built."

Phase two of this exciting venture, to the West of the wildlife corridor, is currently in the design stages.

## DUNHAM MASSEY DOUBLE!

2006 is a double celebratory year for Dunham Massey: 30 years of National Trust ownership, and 100 years since the return of the 9th Earl of Stamford and his family to Dunham in 1906, after an absence of half a century.

Celebrations in 2006 include a programme of Edwardian themed events and an exhibition, 'Under this roof – 100 Years at Dunham Massey,' illustrating what's changed at Dunham over the past century.

The return of the 9th Earl in 1906 was also celebrated by the start of major building works to bring Dunham Massey up to the luxurious standards expected by the Edwardian aristocracy. Modern electrics and plumbing were introduced, whole new rooms created, everywhere was redecorated, the kitchen was provided with state of the art fittings, and the roof was replaced. The whole project cost less than £40,000 and as a result Dunham now houses one of Britain's most sumptuous Edwardian



Roof restorations underway at Dunham Massey

interiors, including exceptional collections of 18th century walnut furniture, paintings, and a magnificent collection of Huguenot silver.

This year Dunham is completing the final part of a 7 year roof restoration project, and as part of the centenary celebrations a special platform will be in place to give visitors a splendid view of roof work in progress. Meanwhile, a huge scaffold wrap illustrates key periods in the architectural history of Dunham Massey, and a timeline reflects the aristocratic families who have inhabited the house through

the ages. It is interesting that the roof project alone is costing £1.8 million – inflation has increased somewhat since 1906!

For information telephone Dunham on 0161 941 1025 or visit [www.nationaltrust.org.uk/thingstodo](http://www.nationaltrust.org.uk/thingstodo)

Remember that all Stamford Brook residents can visit Dunham Massey for free – to claim your year's free membership of the National Trust, phone Customer Services on 0161 925 4345 to make an appointment with our Roving Recruiter.

For further information on Stamford Brook contact Catherine Prasad, Stamford Brook, Project Co-ordinator on 07879 657190 or visit [www.stamfordbrook.co.uk](http://www.stamfordbrook.co.uk)

Redrow Homes  
Marketing Suite open  
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For details call **0161 962 6276**

Bryant Homes  
Marketing Suite open  
10am – 5.30pm daily  
For details call **0161 969 3802**

For more details about The National Trust visit [www.nationaltrust.org.uk/thingstodo](http://www.nationaltrust.org.uk/thingstodo)

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