

Proposed replacement of Broomcroft Conservatory

Broomcroft Hall, Ford Lane, Didsbury,
M20 2RU

November 2022

Issue 1

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1. Background

After timber repairs were carried out to the conservatory in 2018, an inspection earlier this year by the University's Facilities Maintenance and Compliance unit found that there were numerous areas of rotten timber, in some areas extending right the way through the frame, strongly suggesting that the conservatory had reached the end of its useful life.

A request was made at Project Allocation for the conservatory to be replaced.

2. User consultation

Before any replacement options were investigated, the current and anticipated future uses of the conservatory were assessed to determine if a replacement was required, or if the existing conservatory could simply be removed.

The Hospitality & Events Office confirmed that the conservatory is mainly used for laying out buffets and drinks receptions when formal events are held at Broomcroft. They anticipated that its usage would be increasing, as there is an increased desire to hold more events at Broomcroft.

From a user perspective the conservatory is therefore required, and it is likely to be used more frequently in the future.

3. Considerations

- There is currently a gutter at the side of the conservatory which is difficult to safely access, causing leaves and debris to build up, this looks unsightly from inside the conservatory. Any replacement option should allow access to the gutter so that it can be cleared.
- The existing tiled floor of the conservatory extends into the house, helping to give the feel of a seamless transition between the house and the conservatory. No spare tiles are available, so design options should ideally try to avoid damage to the floor tiles.
- The building is not listed but is located within a conservation area.

4. Existing Conservatory

The images below show the existing conservatory:



5. Proposed design of replacement conservatory – Accoya timber frame with a lantern roof



LEFT VIEW



CENTRE VIEW



RIGHT VIEW



LEFT 3D VIEW



INSIDE VIEW



RIGHT 3D VIEW

The proposed design is an Accoya timber frame conservatory with a lantern roof. The stable nature of Accoya timber and the factory finish means that the conservatory will not require regular redecoration, and is maintenance free aside from cleaning.

There is a ten year guarantee on the glazing units and the Accoya timber comes with a 50 year guarantee against decay. The U-value for the glazing is 1.0.

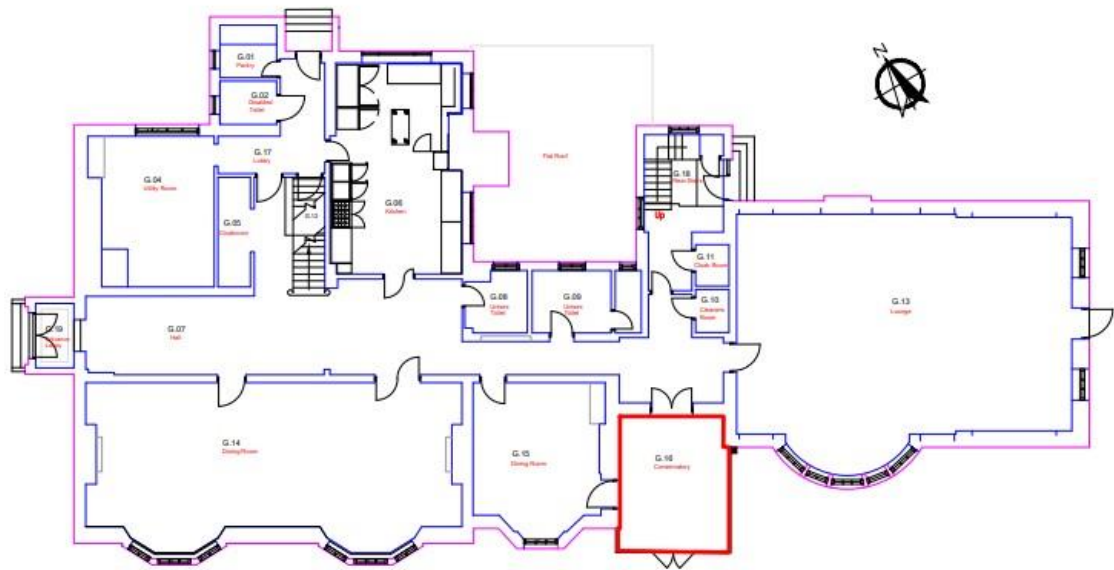
All joinery will be factory painted to a colour of our choice. The aluminium capping of the lantern roof can also be painted in a colour of our choice (it doesn't necessarily have to be black), but may not match the timber completely. The colour choice for the timber frame and aluminium cappings have not yet been confirmed but are likely to be white, grey or green to match the rainwater goods.

The lantern roof will allow access to the problematic side gutter, and the timber frame is in keeping with the historic character of Broomcroft Hall.

The footprint of the new conservatory will match the existing conservatory and the configuration of fixed lights, opening lights and entrance doors will also match.

6. Plans

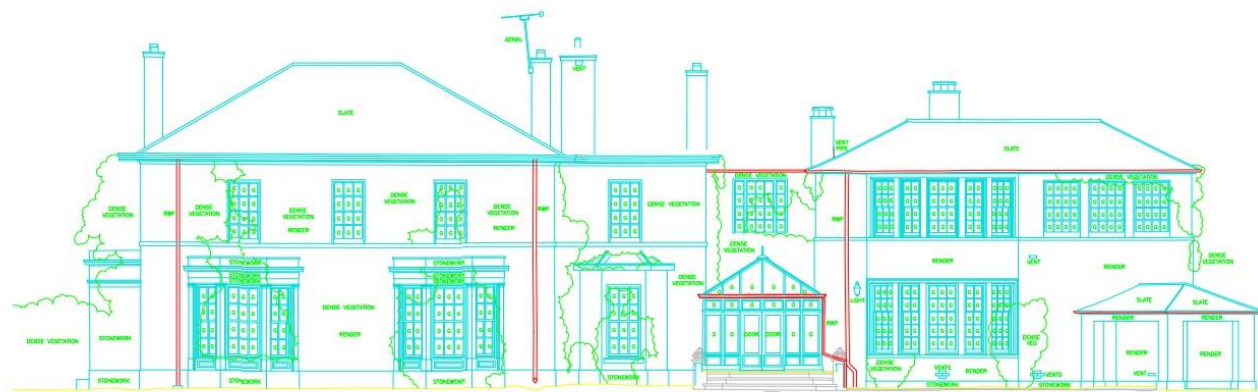
Ground floor plan of Broomcroft Hall is shown below with the conservatory outlined in red.



Location plan of Broomcroft Hall



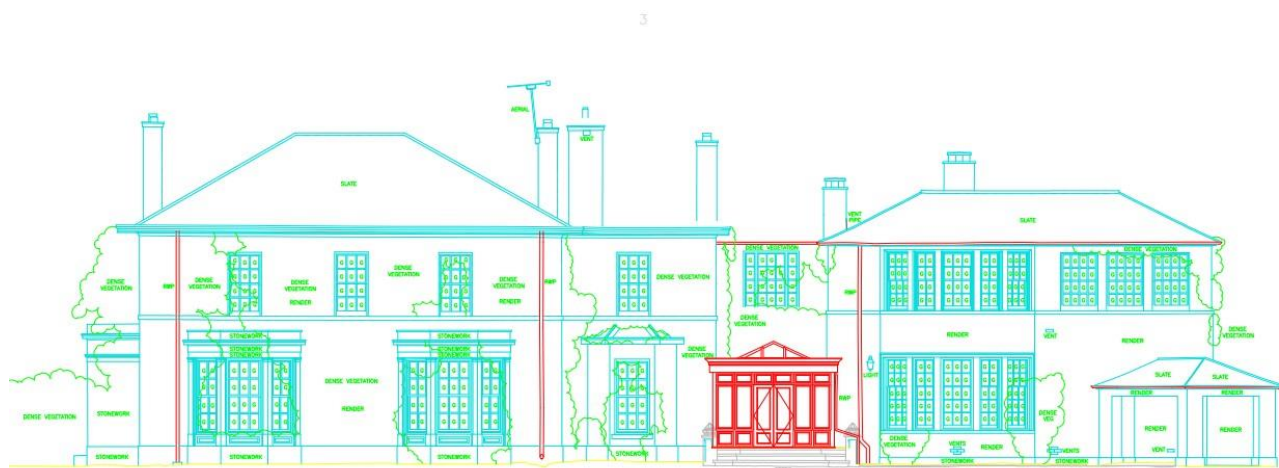
Elevation drawing showing existing conservatory



Existing

Datum 47.00m

Elevation drawing showing proposed conservatory



Proposed