

HERITAGE IMPACT STATEMENT

Broomcroft Hall, Ford Lane, Didsbury, M20 2RU

1.0 Introduction

1.1 This statement forms part of a planning application to replace the conservatory at Broomcroft Hall, Ford Lane, Didsbury, M20 2RU.

1.2 Broomcroft Hall was the former residence of Lord Simon of Wythenshawe and his wife Lady Simon. Following Lord Simon's death in 1960, the Hall was left in trust for use by The University of Manchester. It became a residence for Simon Research Fellows and other visiting scholars, and is now used to host events and functions for the university. Drawing 071AA-8443-A100 shows the location of Broomcroft Hall.

1.3 This statement is to be read in conjunction with Drawings 071AA-8443-A101, 071AA-8443-A102, 071AA-8443-A103, which accompany the application. The drawings show the location and detail of the proposed works. Also accompanying this statement is a report by Arcadis Design & Consultancy entitled UoM Presidents Residence Conservatory – 17.10.18 V1.

2.0 Proposal

2.1 Planning permission is sought to replace the conservatory on the south elevation of Broomcroft Hall, facing the gardens. (Photo 1 and Photo 2, Appendix 1) The conservatory is a single storey, timber frame construction, built off a concrete floor slab. It abuts the rendered walls of Broomcroft Hall on two sides. (Plan 1, Appendix 1) The conservatory roof construction is timber frame with aluminium cappings, forming a hipped pitched roof with a decorative ridge cresting.

2.2 In 2017 timber repairs were undertaken to the conservatory, however it continued to suffer from wet rot. In 2018 due to concerns over the condition of the conservatory the University of Manchester instructed Arcadis Design & Consultancy to carry out a condition survey of the conservatory, full report attached as a separate document.

Excerpt from page 8 of the Arcadis report is given below:

We would recommend that provision should be made for replacement of the conservatory in full, rather than undertaking extensive and unquantifiable repairs to the existing conservatory. There is little certainty with the success of any future repairs given the unknown condition of the entire structure and its previous repairs to structural timber members, without removal in full of all decorative finishes to enable this to be assessed.

Wishing to preserve the existing conservatory if at all possible, the University went against the recommendations in the Arcadis report and instructed substantial repair works to the structure, including timber splice repairs, glazing repairs, gutter repairs and timber redecoration works.

Unfortunately four years on from the repair works the condition of the conservatory is causing concern again, as there is extensive rot evident to its timber frame. Given the professional advice received and the failure of the previous repair works to extend the life of the conservatory in a meaningful way, the university has reached the conclusion that full replacement is the only sustainable option.

2.2 The proposed replacement conservatory will have the same footprint as the existing conservatory. The existing conservatory abuts the rendered walls of Broomcroft Hall on two sides and the new conservatory will also do this.

The new frame will be constructed from Accoya timber so will match the existing timber frame. The arrangement of the window fixed lights, opening lights and the doors will match the existing. (Image 1 and Image 2, Appendix 1 and Drawing 071AA-8443-A103)

The construction of the existing conservatory roof is a timber frame with aluminium cappings forming a hipped pitched roof with a decorative ridge cresting. Safe access to the side gutter, (highlighted on Photo 6 and Plan 2, Appendix 1) is not possible, causing the gutter to become heavily blocked with leaves and debris (Photo 7, Appendix 1). Excerpts from pages 5 and 6 of the Arcadis report below:

Due to the nature of its original construction, this is a fragile roof and no suitable access has been provided to enable maintenance of the roof and rainwater goods.

Water staining was evident to the outer face of the timber dressed linings to the external gutters. The pitched roof is fairly steep and the gutters are relatively shallow. The water staining indicates that the gutters are, at times, unable to cope with the amount of rainfall. This is exacerbated by the presence of moss and debris within the fibreglass lined gutters, which further reduce the capacity and flow of the rainwater goods

In the design review for the replacement conservatory roof the university investigated with a specialist supplier whether the side gutter could be accessed via a MEWP. With the MEWP positioned at the bottom of the steps (Photo 2, Appendix 1), the specialist supplier was unable to find a machine specification that would allow access up and over the conservatory and into the side gutter.

The design of the roof construction of the proposed conservatory therefore seeks to address both the access and gutter capacity issues highlighted in the Arcadis report. The proposed conservatory roof will incorporate a perimeter flat roof detail with an EPDM membrane covering, and a central lantern feature formed from double glazed units and timber frame with aluminium cappings. (Images 1 and 2). The gutters on the proposed conservatory roof will be wider, with increased rainwater capacity, and the flat roof areas will have the appropriate loading capacity to allow a person to walk on them in order to properly clear any leaves or debris.

3.0 Identifying the Heritage Asset (Source: Manchester City Council website)

3.1 BROOMCROFT HALL

Broomcroft Hall is part of the Didsbury St James Conservation Area. This area has the greatest concentration of listed buildings in Manchester, outside of the city centre. While Broomcroft Hall itself is not listed, it is considered a non-designated heritage asset within the Didsbury St James Conservation Area.

The Hall has rendered brickwork walls, a slate roof, timber sash windows and timber entrance doors. The sash windows are characteristic of the existing buildings in the area, and at Broomcroft Hall they are subdivided by glazing bars into smaller panes.

The windows are painted white, while the doors and rainwater goods are painted green.

The conservatory is located on the south elevation, opening out onto the garden, and abuts the Hall on two sides. The conservatory is timber framed and painted white, matching the white window frames of the Hall.

Internally the conservatory has a tiled floor, which extends into the Hall, giving the feel of a seamless transition between the Hall and the conservatory. The conservatory walls are white painted plaster.

4.0 Assessment of Impact and Mitigation.

4.1 The proposed replacement conservatory will match the existing conservatory in construction materials (timber frame with double glazed units) and building footprint. The arrangement of the window fixed lights, opening lights and the doors in the replacement conservatory will match the existing.

Internally, the tiled floor will be retained, and internal decoration works will be carried out to match the existing.

The colour of the existing conservatory is white, which matches the timber windows of Broomcroft Hall. The colour for the proposed conservatory is white, to match the existing conservatory.

The only change from the existing conservatory design to the proposed conservatory design is in the roof structure. With the existing roof structure problems have been experienced with limited gutter capacity and safe maintenance access for clearing the side gutter. This has caused rainwater to leak into the conservatory, and is likely to have been at least partially responsible for causing the timber frame to rot.

The roof structure of the proposed conservatory looks to address the gutter capacity and maintenance access issues, while also giving an aesthetically pleasing design.

The proposed works are therefore looking to replace the existing conservatory in a way that matches its design and materials as far as possible, while giving an improved roof design to address known maintenance issues. The university's intention is that the new conservatory will, alongside the Hall, provide a lasting legacy both for the university and for the wider conservation area of Didsbury St James.

PN 8443 PROPOSED REPLACEMENT OF CONSERVATORY AT BROOMCROFT HALL, FORD
LANE, DIDSBURY, M20 2RU.

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13.12.22

Appendix 1.

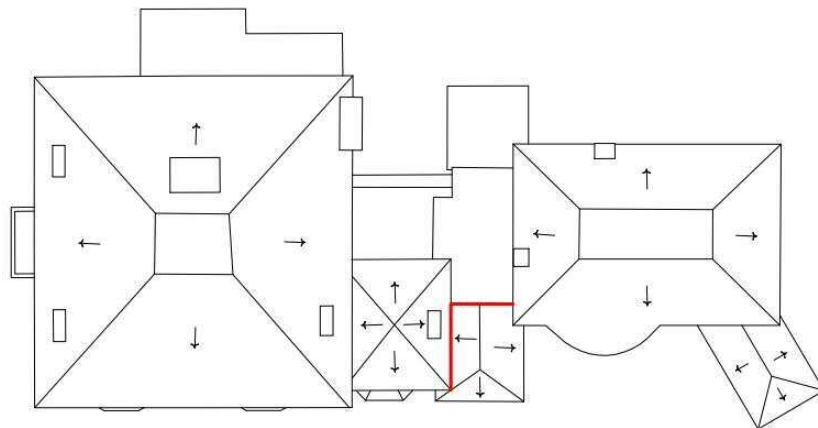
Photographs



Photo 1. Existing conservatory.



Photo 2. Existing conservatory.



Plan 1. Broomcroft Hall roof plan, two sides of the conservatory which abut Broomcroft Hall's walls are shown in red.



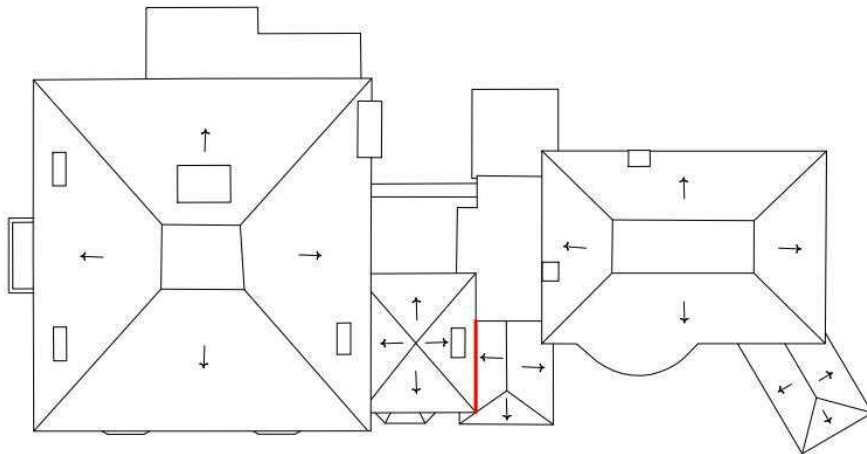
Image 1. Proposed conservatory. Please note brick wall shown represents the existing Broomcroft Hall wall – where the conservatory abuts the Hall's structure.



Image 2. Proposed conservatory. Please note brick walls shown represents the existing Broomcroft Hall walls – where the conservatory abuts the Hall's structure.



Photo 6. Highlighting side gutter which becomes heavily blocked with leaves and debris



Plan 2. Highlighting side gutter which becomes heavily blocked with leaves and debris



Photo 7. Internal photo showing build-up of leaves and debris in side gutter.