

DESIGN AND ACCESS 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.

1.2 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.

2.0 Proposal

2.1 Planning permission is sought to replace the timber frame conservatory on the south elevation of Broomcroft Hall, facing the gardens. (Photo 1 and Photo 2, Appendix 1) Substantial repair work has been carried out previously to the existing conservatory, but the timber frame is now rotten in numerous areas and the conservatory has reached the end of its serviceable life.

2.2 The proposed replacement conservatory will have the same footprint as the existing conservatory. 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. (Images 4 and 5)

The roof of the existing conservatory is double glazed units with timber frame and aluminium cappings, forming a pitched roof with a decorative cresting. The roof of the proposed conservatory 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 4 and 5)

The proposed roof arrangement will allow easy access for maintenance of the conservatory gutters. With the existing conservatory safe access to the side gutter is difficult, causing the gutter to become heavily blocked with leaves and debris. (Photo 3)

3.0 Assessment of Impact and Mitigation.

3.1 The proposed replacement conservatory will match the existing conservatory in construction materials (timber frame with double glazed units), building footprint and window and door configuration.

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

The new lantern roof arrangement will give safe access to the side conservatory gutter for maintenance.

The level access to the conservatory from the building will be maintained, and there will be no impact on the accessibility of the conservatory area.

The proposed works do not impact on the original features of the building and only seek to replace the existing conservatory which has reached the end of its serviceable life.

Jo Wavish
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17.11.22

Appendix 1.

Photographs



Photo 1. Existing conservatory.



Photo 2. Existing conservatory.



Photo 3. Internal photo showing build-up of leaves and debris in side gutter



Image 4. Image showing arrangement of proposed replacement conservatory.



Image 5. Images showing proposed conservatory