

# Didsbury Gate, Manchester - Repairs to West Lodge parapet gutter

## Design and access statement

Date: 29<sup>th</sup> September 2024

Amended 9<sup>th</sup> October 2024

This Design and Access Statement is to accompany the application for the alteration, extension, demolition or **any other works** that affect the character of a listed building.

### Location

Easting: 383595 Northing: 392279

The West Lodge is part of the Didsbury Gate development, which was formerly Withington Hospital. It lies close to the centre of West Didsbury where a range of boutiques, shops, restaurants and bars, cafes, art and furniture shops are situated. Didsbury Gate lies just four miles south of Manchester City Centre with both Didsbury and Chorlton just a short drive away where further shops and restaurants are located. To the south, motorway links are on the doorstep and Manchester International Airport is only five miles away and beyond is open Cheshire Countryside. Withington Metrolink station is five minutes away with direct access to the city and beyond.

### Setting and History of Didsbury Gate

The property is within the grounds of the former Withington Hospital, which was closed in 2003 and converted into apartments in 2012.

At the entrance to the former hospital are two lodges which are three storeys high and are topped with a slate pitched roof to a main tower. Around the tower are parapet gutters which are lined with a single-ply PVC membrane, which is laid on to thin plywood sheeting.

### Policy Statement

The proposed work is to the West Lodge parapet gutters, the detail and extent of the work is fully listed below.

The proposals are to replace the existing gutter lining with a more appropriate and suitable material developed for roofs in general, but including both gutter linings and flashings where appropriate. The finish is dark grey in colour.

The hipped slate roofs with lead hips are to remain and are visible from the ground. The parapet gutters are not seen from the ground or from any apartments.

Access for full inspection will be available to the Council Officers

### Proposed work

The ply sheeting has disintegrated and has broken down completely in some areas and the membrane in those areas has torn as a result of this. Water is pouring through the holes and into the apartments, and there is some concern that damage is already being caused to the building fabric.

The work proposed is to erect a scaffold around the full tower. This will allow for safe working and, if required, safe access for Council Officers for inspection. The membrane and plywood sheeting will be removed completely, with a more suitable plywood sheet finished with an EPDM membrane to create the internal lining of the gutter.

There is some concern that the gutter will continue to fail further and damage will be caused to the West Lodge fabric and structure.

Soffits will be replaced, repaired or redecorated as required once access is in place. The timber dentils will also be redecorated.

### Extent of Work

The lodge is rectangular on plan with the parapet gutter to all four elevations. The north and south gutters are approximately 7.5m in length, and the west and east gutters are approximately 9.5m in length. The total length of lining to be replaced is approximately 34 metres. The existing parapet gutter is approximately 400mm in width and 50mm in depth.

### Timeline

The client has requested that we be on site on October 21st and the work will take approximately two weeks.

There is an urgency to this work due to water ingress affecting the listed building and it is preferable to carry out this work before the winter. A contractor is in place ready to commence work once approval has been received.

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