HERITAGE STATEMENT

Didsbury Gate, Manchester - Repairs to West Lodge parapet gutter

Date: 29th September 2024

Amended 9th October 2024

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

Listing

The Official List Entry Number is 1197895.

History

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

Lodges

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 West tower are parapet gutters which are lined with a single-ply PVC membrane, which is laid on to thin plywood sheeting.

The Official List Entry states –

"Pair of entrance lodges to hospital, with linking screens, gate piers and gates. 1854; by Hayley, Son and Hall. Red brick with sandstone dressings and hipped slate roofs; cast-iron screens, gate piers and gates. Each lodge has a tripartite plan consisting of a tall rectangular centre flanked by lower square wings. Italianate style. Each has a 3-storey 1-bay centre and 2-storey 1-bay wings in a symmetrical composition, the centre projecting; with stone plinth, rusticated quoins, 1st-floor sill-band, prominent bracketed eaves".

Proposed work

The plywood sheeting (approx. 3mm thick) 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 in to the apartments. There is some concern that further damage is being caused to the building structure.

The work proposed is to erect a scaffold around the full tower. The membrane and plywood (3mm) sheeting will be removed completely, with a more suitable plywood sheeting (18mm) fixed with an EPDM membrane to create the internal lining of the gutter.

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

To respect the HERITAGE of the building any timber repair work will be carried out to match the existing timbers. All redecoration will be in colours to match the existing. All work will be agreed with the Council Officers before work commences.

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.

Timeline

There is an urgency to this work due to water ingress affecting the West Lodge 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.

Andrew Green

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