

LYCH GATE & BOUNDARY WALLS, CHORLTON GREEN

Design & Access Statement & Heritage Impact Assessment

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1.0 INTRODUCTION

This document supports the planning application for fabric repairs and redecoration of Lych Gate building and the Boundary Walls (to east and west side of the Lych Gate). This document should be read in conjunction with Kepczyk Pearce Sanderson's drawings: (2179) 01,02,03, 04 & 05. This Design and Access Statement has been prepared and submitted in support of the proposed works, in accordance with good practice guidance and considers the issues relevant to the proposed works.

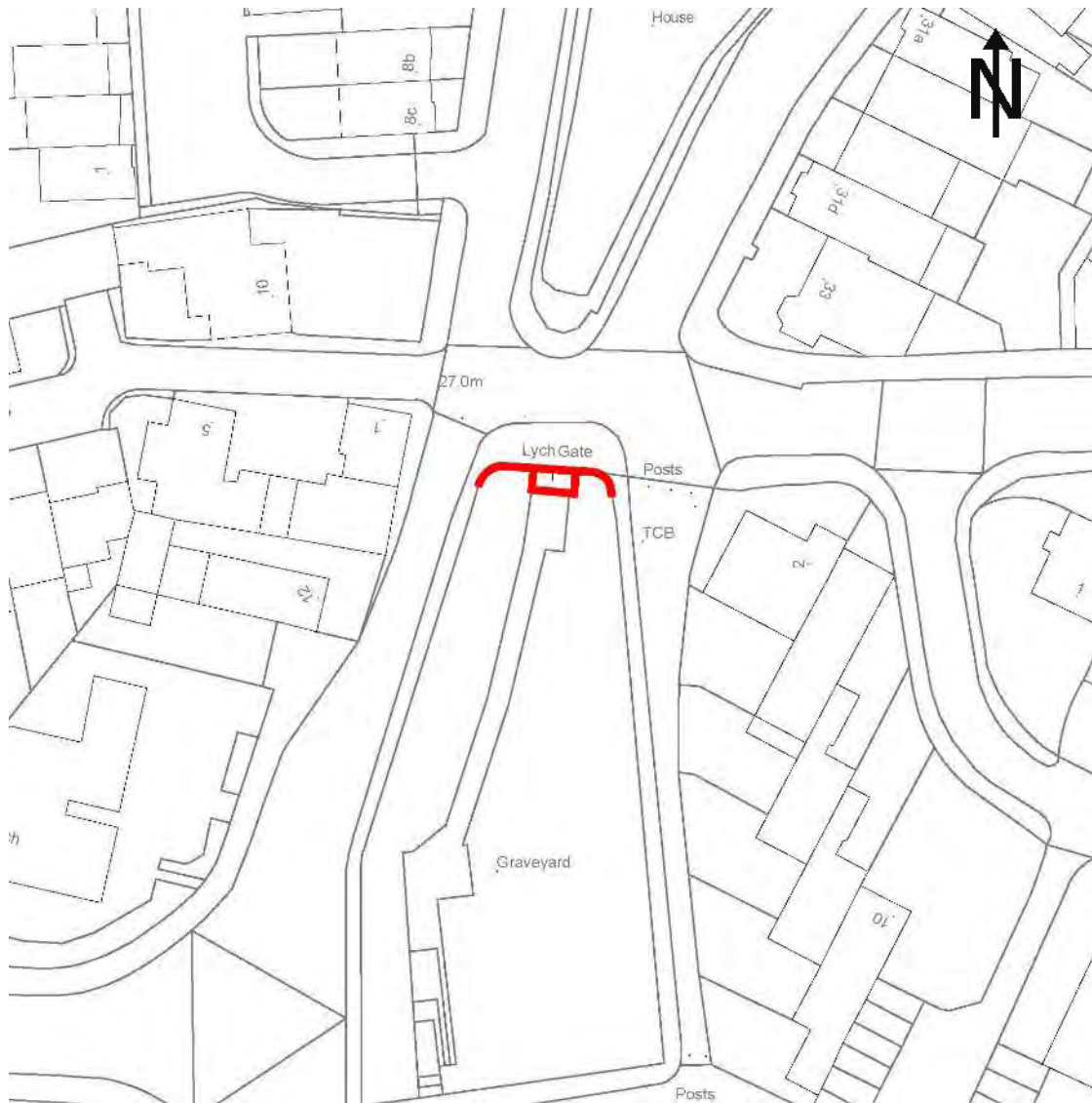


Figure 1: Site Plan, Lych Gate and Boundary Walls (Not to Scale)

2.0 THE BUILDING

1. The Lych gate (gatehouse) was constructed in 1888 and was the gatehouse to church yard of the former Church of St Clement (prior to demolition). It is evident that the Lych Gate is a principal landmark within the area and holds a relatively high local significance. (Figure 02)
2. The Lych Gate is a Grade II Listed Building and was first listed in October 1974 as Gatehouse and Bell Turret at Chorlton Green (List Entry Number: 1283071). <https://historicengland.org.uk/listing/the-list/list-entry/1283071>
3. The building is a brick and timber structure and is noteworthy for its octagonal, black and white, half-timbered bell tower with tiled spirelet. There is a semi-circular entrance arched walkway that passes through the principal elevations. The gatehouse also has ramped, flanking brick walls which are topped with sandstone copings.



Figure 2: The Lych Gate with St Church in background, Chorlton Green. Photos taken in 1910.



Figure 3: Lych Gate at present.

3.0 EXISTING COONDITION

1. The most recent Condition Survey had been carried out in October-December 2021 by Pick Everard Consultancy and identified that the building is in poor condition generally and requires significant repairs (both existing masonry and structural timber). A copy of the report is appended to this document (Appendix 1).
2. The report indicates that the building has suffered from historical movements and external repairs are required to the roof, walls, and timber due to water penetration and damp.
3. Additional timber condition survey/report had been issued in November 2021 which identified all decays and rot to the timber. A copy of the report is appended to this document (Appendix 02)
4. KPS Architects conducted a survey in March 2023 to identify all defects and issues in the building. The survey also looked at the condition of the boundary walls to the east and west of the Lych Gate. Note that, due to the problem with the access door, we were unable to enter inside the Lych Gate.
5. KPS Architects identified the same issues and defects and in some cases the condition has been worsened. The following photos shows the extent of defects to the Lych Gate and boundary walls.



Figure 4: Lych Gate. Water stain is visible on the masonry wall surface due lack of water disposal system from the small triangular shape rooves. Pointing to the masonry in poor condition due to water run off on the wall surface. Significant timber decays (dry/wet rot) identified.



Figure 5: Lych Gate, South elevation. Water stain is visible on the masonry wall surface due lack of water disposal system from the small triangular shape roof. Pointing to the masonry in poor condition due to water run off on the wall surface. Significant timber decays (dry/wet rot) identified. Diagonal cracks were identified which caused by the corroded metal anchors.



Figure 6: Orange colour arrows on top show the diagonal cracks on top of the door arch. Corrosion of metal wall anchors (red colour arrows) have caused the expansion of the joint and pushed the bricks up. The metal gate is not operational due to structural movement of the masonry wall. Internal timber barded door was left open and not operation, and it resulted in the chamber to be filled with debris, leaves and rubbish.



Figure 7: Bell Tower Turret, view from south -west. Extensive timber decay is present and visible on multiple places. The infill panels are built of plywood and painted in white which need to be removed and appropriate infill panels to be placed (Lath & Lime render)



Figure 8: Bell Tower Turret, view from north-west. Extensive timber decay is present and visible (see red colour arrows). Absence of appropriate water collection/disposal from the small triangular shape tiled roof resulted in excessive water run-off and subsequently caused extensive decay and rot to the timber and building fabric.



Figure 9: Bell Tower Turret, view from south-east. Extensive timber decay is present and visible. Roof tiles and infill panels are missing. The tree's branches caused damaged to the building fabric.



Figure 10: Bell Tower Turret, view from north-east. Extensive timber decay is present and visible. Existing coping stone is missing, and water ingress is visible on the masonry wall. Existing trees' branch has caused damaged to the building fabric.

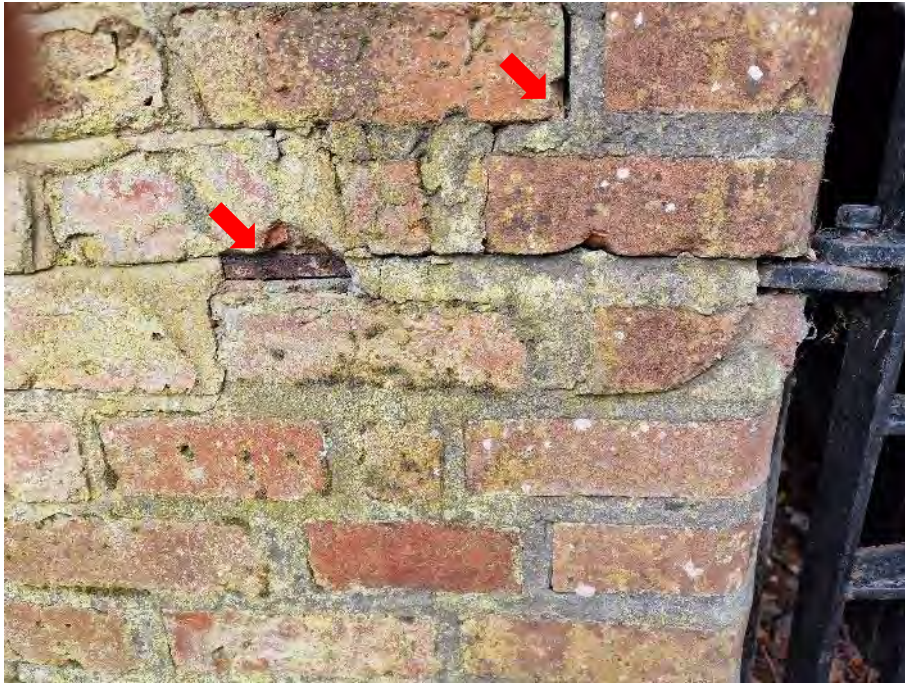


Figure 11: Corroded gudgeon pins has caused expansions and caused damage and cracks to masonry brick wall.



Figure 12: View to the inside of the Lych Gate's access chamber. Leaves and debris accumulated inside the space as the internal timber-boarded door is not operational and left open.

4.0 PROPOSED WORK

The Lych Gate and boundary walls require immediate attention and extensive repair to ensure the building can stand the time and other elements. The works will address all the defects and issues inside and outside the building with minimum intervention.

The proposed works are fully described and detailed in the Drawings (2179) 01 to 05. Therefore, the main works to be carried out to the building and boundary walls include:

- Raking out all existing pointing and repoint using NHL 3.5 mortar.
- Cleaning the masonry (bricks and stones) with biocide.
- Redecorating all existing cast-iron rails and gates using appropriate paint (see specification document)
- Missing coping stones to the Lych Gate to be reinstated and all exiting coping stone to be temporary removed and reinstated using NHL 3.5 lime mortar.
- Carrying out structural repair to the brickwork around the access door to Lych Gate.
- Replacing corroded door (gate to the chamber) anchors with stainless steel anchors and reinstate the cast-iron gate.
- Repair and make good to the existing timber boarded door to the chamber and redecorate. Ensure the door and gate are fully operational.
- Splice repair/replace all decayed timber to the bell tower turret and redecorate the timber using appropriate paint.
- Replacing all timber base plate with new solid oak timber. Placing new lead code 5 DPC under the base plates to stop moisture transmission between the brick/stone and the timber.
- Installing new drip around the base timbe plate to push away the water from the surface building to reduce risks of damp and ingress.
- Remove all exiting plywood board infill panels and fill with Lath + Lime Render.
- Introducing new secret gutters and chutes to all triangular shape tile roof which would collect the water and drain it away from the building.
- Installing black netting to the outside and stainless-steel mesh to the inside of the bell tower to stop birds intruding inside the space.
- Installing new lead drip under the bell tower turret roof to improve water disposal from the roof.



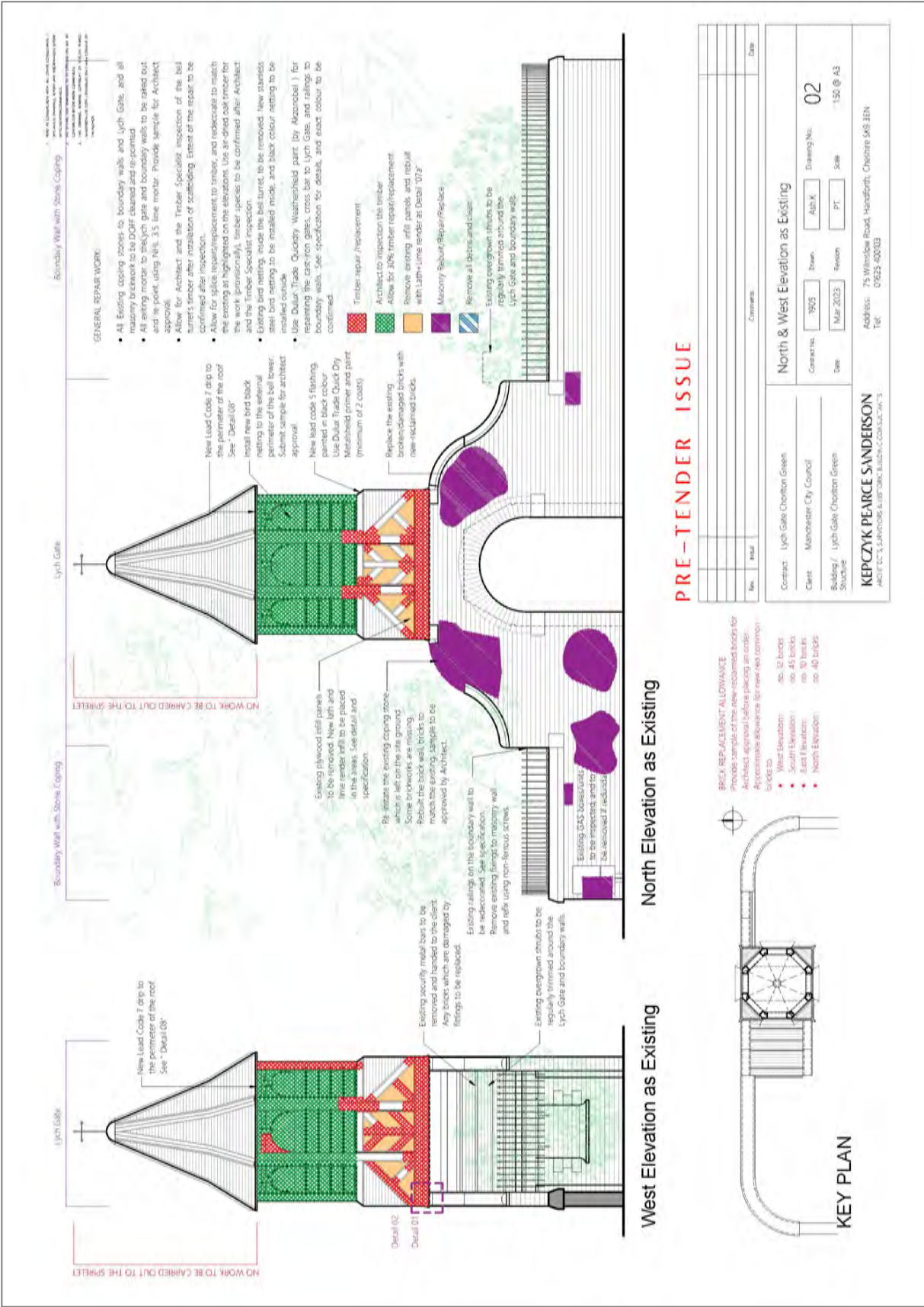
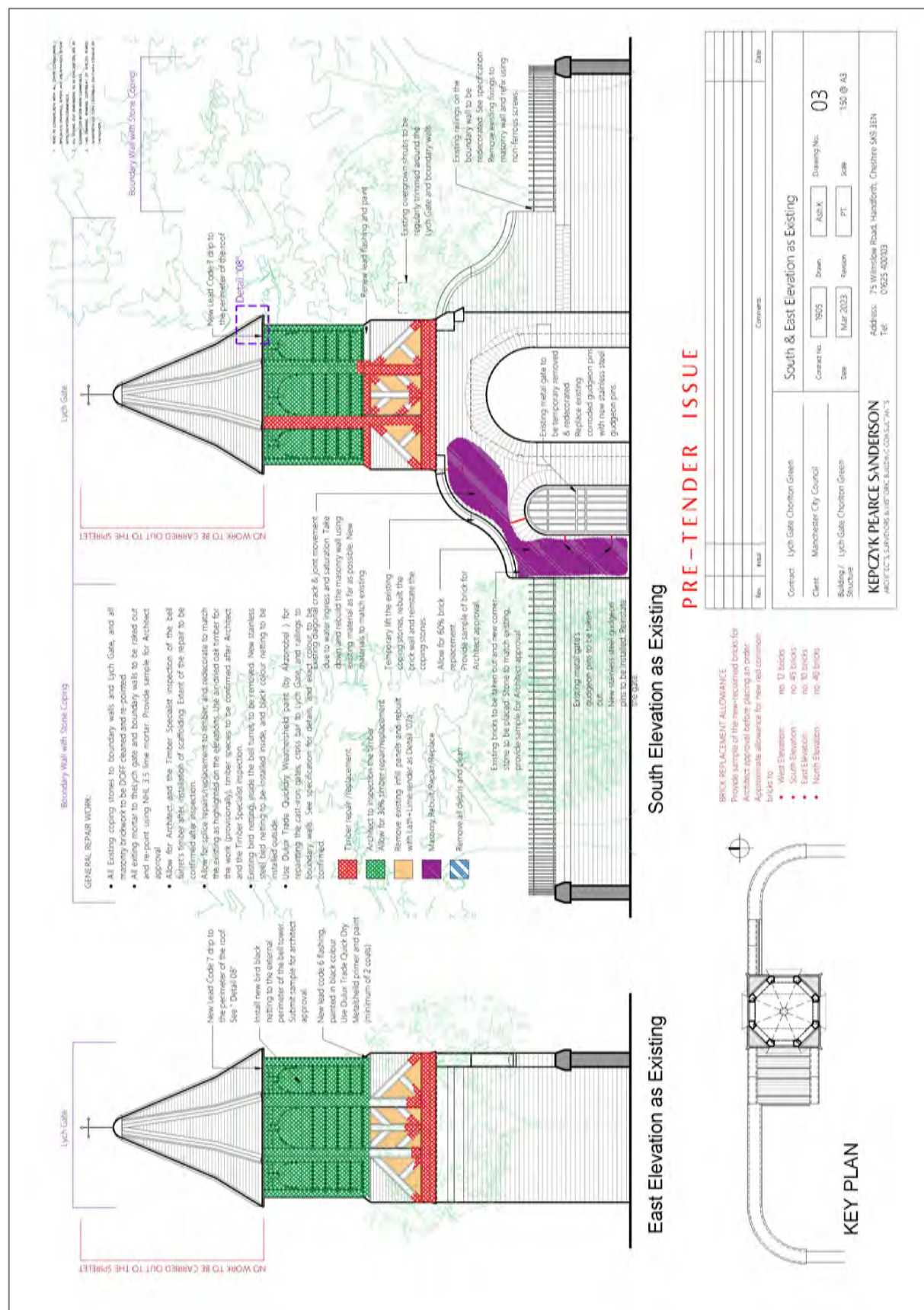


Figure 14: Lych Gate and Boundary Walls, North and West Elevation



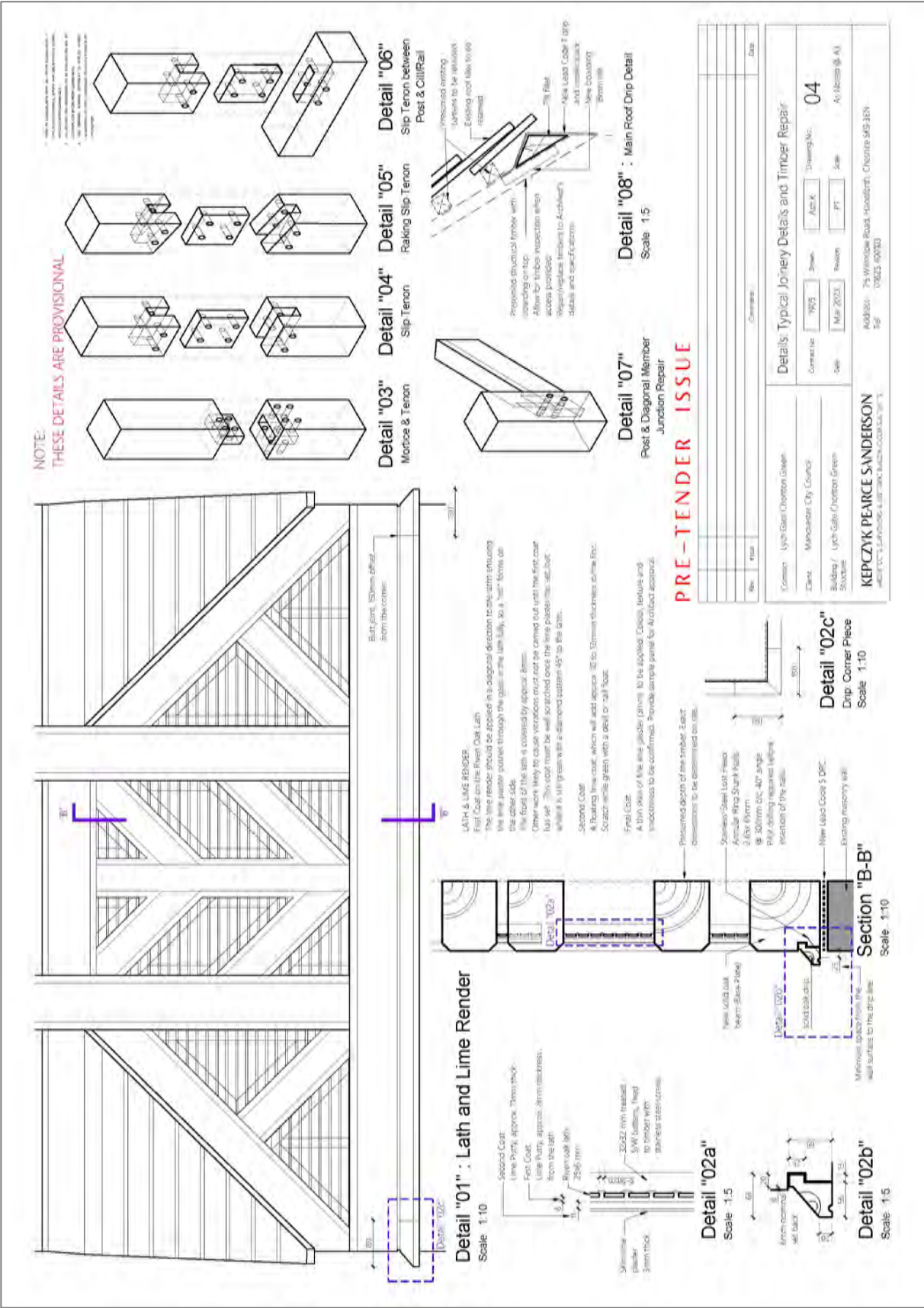
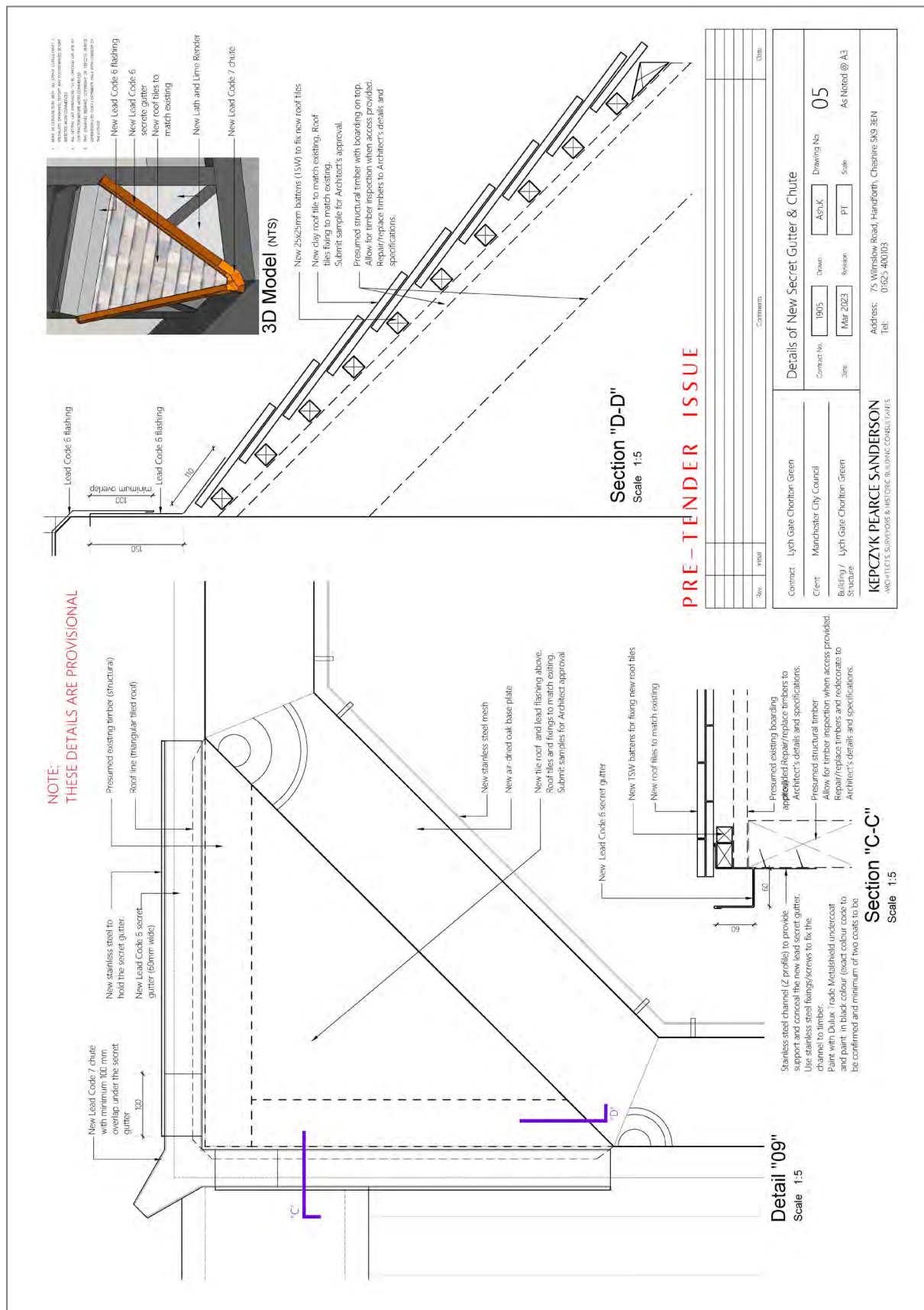


Figure 16: Details of Lath and Lime Render infill and typical Timber Repair Details



5.0 HERITAGE IMPACT

The proposed work would have positive impact on the Lych Gate and the boundary walls as all of the works will be like-for-like repair and replacement, though small section of secret gutters will be installed to the building with an aim to address the long-standing rainwater drainage issue of the four triangular tiled rooves.

Removing modern plywood board infill panels and installing lath and lime render would improve the building aesthetic and would re-instate the building original fabric and the way it was constructed and decorated.

Adding lead secret gutters and chutes to perimeter of the bell tower turret will resolve a long-standing drainage issue from the triangular shaped tiled roofs where the lantern geometry resolves from octagonal plan to square. Also, fixing the roof tiles to the battens will improve the airflow under the tiles and consequently any prevent damp or water accumulation in these areas.

To sum up, the positive impacts of the works by addressing all defects and carrying out high standard repairs would take the building to its original and authentic state.

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