

DESIGN AND ACCESS STATEMENT

Alterations to Dirker Bank Cottage Spring Head Lane Marsden Rev B

HD76AU

Bruce and Bruce Chartered Architects

27.05.2022

Introduction

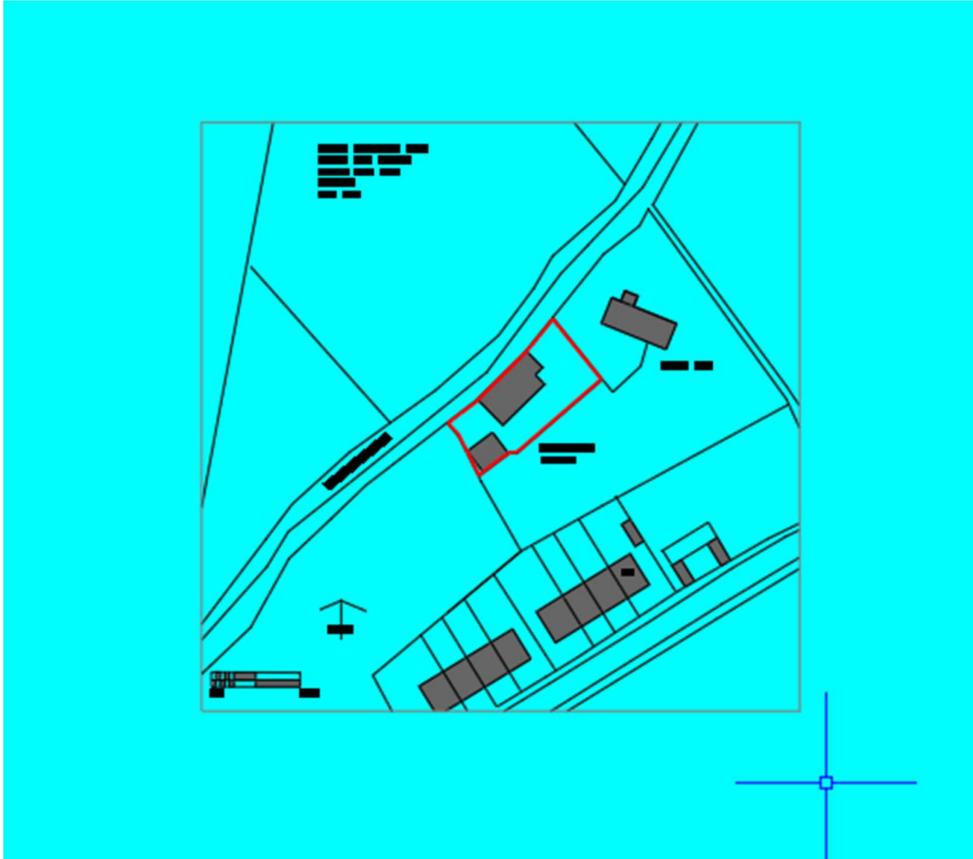
The house is a detached property of 18th and 19th Century located on a hillside overlooking Marsden Village. The current Arts and Crafts style fireplace in the lounge is to be replaced by a modern multi fuel burning stove. There are problems with damp penetration of the gable wall around the existing fireplace. Repair work is proposed to rectify this damp penetration.



Elevation showing chimney stack serving existing gas fire

Site Location

The building is located on Spring Head Lane overlooking Marsden Village on a sloping site



Proposal

The proposal is as follows:-

Eastern gable wall, work to be carried out:

1 External

- Re-point with limestone mortar instead of the cement permitted by building control/planning in early '80s.

- Construct new external chimney stack on existing stack that terminates half way up gable
- Assess existing chimney stack on ridge internally and remove if possible after investigation. Make good

2 Internal

- Remove arts and crafts hearth and (already) decommissioned gas fire to restore original hearth
- Install modern eco-efficient multi fuel burner
- If necessary replace modern plaster with lime plaster
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The purpose of the work is to change the appliance and to carry out repairs to stop water penetration.



Internal pic showing water penetration

Design Appraisal and Principles and Heritage assessment

The proposals are to revert to using appropriate materials rather than used previously

Lime mortar

Lime plaster

Code 5 lead and lead wedges

Stone to match ex

Clay pot



Scale/Appearance

The appearance and scale of the existing building is unaltered excepting for the introduction of new stack which is no higher than existing

Access

Access to the building is unaffected

Conclusion

The proposals are a positive contribution to the conservation of this listed building reinstating some materials that have been replaced historically

TP	MANCHESTER - DERBY - NOTTINGHAM TransPeak
168	ASHTON - DROYLSDEN - BELLE VUE - CHORLTON
169	SOUTHERN CEMETERY - BELLE VUE - ASHTON
171	NEWTON HEATH - GORTON - WITHINGTON HOSPITAL
178	REDDISH - WITHINGTON - WYTHENSHAW HOSPITAL
191	MANCHESTER - STOCKPORT
192	MANCHESTER - LEVENSHULME - HAZEL GROVE
192	MANCHESTER - STOCKPORT - STEPPING HILL HOSP
197	MANCHESTER - LONGSIGHT - GREEN END - STOCKPORT

These services are within 250m of the site.

Levenshulme Railway station provides a fast and frequent service to Manchester and stockport and is also within 250m of the site.