

DESIGN STATEMENT

BARRACKS HOUSE MANCHESTER

Revision A



designworks



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1.0 INTRODUCTION

- 1.1 This design statement supports a Listed Building Consent application for works to Barracks House on Princess Road in Manchester
- 1.2 The building is Grade 2 listed. A separate Heritage Statement accompanies the application
- 1.3 There are no extensions or internal modifications proposed for the building
- 1.4 The proposed works comprise of a series of repairs to the existing fabric only
- 1.5 The works are described generally within this statement and indicated on the submitted drawings and schedules.
- 1.6 The building is owned by Manchester Council. The client has a long-term lease.
- 1.7 The proposed works intend to make wholesale repairs to the building fabric that will improve the appearance of the building and preserve the heritage asset.

2.0 PROPOSED WORKS

- 2.1 Works to the elevations are restricted to repair work to the existing building as follows
- Tidying of redundant services from elevations
 - New render to existing rendered walls
 - Repairs and repointing to brickwork where required
 - Repairs to external garden walls
 - Repairs to windows
 - Repairs to doors
 - Replacement downpipes and soil stacks
 - General decoration

3.0 REDUNDANT SERVICES

- 3.1 Over the years a number of external cables have been tacked to the building for phone lines and alarms. All redundant cabling will be carefully removed
- 3.2 Existing gas pipes fixed to the face of the building will also be removed where they are no longer required.

4.0 RENDER

- 4.1 The south facing gable and a large part of the west facing elevation to the rear are currently rendered.
- 4.2 Existing render is generally cracked and spalling to the facades it is applied to
- 4.3 Given that the existing render is unsound it is considered more appropriate to remove the existing render and reapply a new render to the face of the building following all the same detailing as currently exists to window surrounds and cornices
- 4.4 Black render applied to the plinth and to the base of the portico will also be replaced.
- 4.5 Damaged cornice around the top of the portico will be repaired and replaced where necessary with identical mouldings and then redecorated



Areas of render to the existing elevation

5.0

BRICKWORK

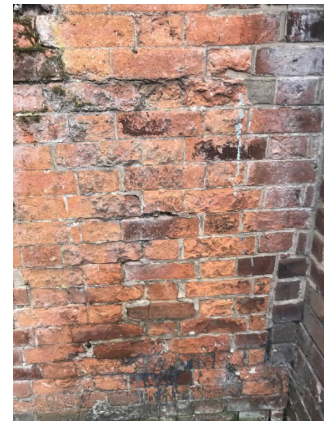
- 5.1 Generally the existing facing brick is in good condition with thin mortar joints that are in most cases acceptable. Wholesale repointing of thin mortar joints can often cause more damage to the historic fabric of the building and look unsightly.
- 5.2 There are some areas where the brick has been damaged, largely by damp brick beneath leaking pipework. Spalled bricks will be removed and previously poor pointing to the walls will be repointed in a careful and more sensitive way in keeping with the original detailing.
- 5.3 Some low-level areas also show damage to the brick and will be replaced
- 5.4 Brick will be carefully selected to match the existing and sample panels will be provided on site for approval by the Conservation Officer
- 5.5 The mortar specification is proposed on the drawings and will be provided within separate sample panel on site for confirmation and approval by the Conservation Officer
- 5.6 The existing curved garden wall to the right of the drive is in a state of disrepair with numerous spalled brick and some previously poor attempts at repointing. It is proposed that sections of this wall will be removed and rebuilt using a matching reclaimed brick with the same stone features



Damage to low level brick



Existing curved wall to side of drive



6.0

WINDOWS

- 6.1 The existing windows are painted timber sash windows and are generally in a state of disrepair with signs of rot to cills in particular, damaged and missing glazing bars and slipped or broken glass.
- 6.2 The building is suffering from condensation issues typical of single glazing. Security bars are present to the more vulnerable ground floor windows
- 6.3 The initial proposal to replace damaged timber sash windows with new double glazed timber sash windows was rejected by the Conservation Officer at a pre-application meeting on site in favour of wholesale repairs to the existing windows
- 6.4 Two windows have been replaced in the past with new double glazed sash windows and these will remain
- 6.5 Some of the basement windows have also been replaced in the past with top hung casement windows. These will be also be retained and repaired
- 6.6 A full schedule of repairs has been included within the submission. Generally the sash cords are in good condition but many of the astragal bars will need to be replaced and new glazing inserted in to windows where the existing are broken
- 6.7 As new double glazing, even within the existing frames has been rejected, then secondary glazing is proposed to all windows in order to reduce heat loss and condensation issues within the building.



windows in various states of disrepair with security bars to vulnerable ground floor

- 6.8 All windows will therefore be fully repaired and redecorated, new secondary glazing will be installed throughout and the existing security bars will be retained to vulnerable windows
- 6.9 A schedule of repairs is included with the application.
- 6.10 Sample window repairs can be provided for the approval of the Conservation Officer.

7.0

EXTERNAL DOORS

- 7.1 Existing painted window cills will be repainted rather than stripped back
- 7.2 External doors have suffered a series of repairs over the years and are not in good condition. However, these too will be repaired and redecorated throughout including decorative mouldings and the damaged fanlight over the main entrance door



Damage to timber panelled doors and frames

8.0 DOWNPIPES

- 8.1 A number of soil stacks are showing signs of leaking at collar junction. These will be repaired where practical and where not they will be replaced with new heritage style stacks.
- 8.2 Rainwater downpipes are also causing damage to the brickwork in some locations by virtue of the fact that the junctions are loose or, at low level, the gullies appear to be blocked and this has resulted in running water to the basement stair for instance
- 8.3 All gullies on site and all manholes will be inspected and cleared. Any damaged downpipes will be replaced with new heritage style pipes



Leaking downpipes and stacks

9.0 GENERAL DECORATION

- 9.1 Existing cast iron balustrades and railings will be repainted
- 9.2 External stone steps and copings along with stone flag paving will be cleaned with a low pressure wash using clean water to remove vegetable growth.