

PROPOSED EXTERNAL WORKS AT BARRACKS HOUSE

HULME, MANCHESTER



HERITAGE ASSESSMENT

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GARRY MILLER HERITAGE CONSULTANCY

Garry Miller is a heritage consultant, architectural historian and published author who has spent more than 35 years studying and working with buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. The book was described as ‘scholarship as its best’ by *Country Life* (June 2003), and ‘well analysed and presented’ in *Transactions of the Ancient Monuments Society* (Vol 48, 2004); and was widely cited in the 2006 *Buildings of England* volume on Liverpool and Southwest Lancashire. Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings, in particular the heritage assessments required to support planning applications affecting the historic environment. His area of operation encompasses the North West, Midlands, North Wales and parts of Cumbria and North and West Yorkshire. Several local authorities have cited his assessments as examples of best practice, and reports on more than 150 buildings or sites are produced annually.

THIS REPORT

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1: EXECUTIVE SUMMARY

This report supports proposed works at Barracks House, Princess Street, Hulme, in the city of Manchester. Built as a wealthy industrialist's mansion around 1807, the property later became officer's quarters for the adjoining Hulme Cavalry Barracks. It is now flats and listed at Grade II.

Proposals have been submitted to Manchester City Council for external refurbishment works at Barracks House. The heritage consideration arising is the impact upon the significance (i.e. heritage interest and value) of the listed building. The scope and purpose of this report is to identify this significance and assess how it will be affected.

The Grade II designation of Barracks House denotes it is of national importance for its special architectural and historic interest. Its significance essentially derives from this special interest, which can be summarised as follows:

- Its architectural and historic interest as a fine industrialist's country house of circa 1807, later converted to cavalry officers' accommodation
- The aesthetic interest of its late Georgian appearance, embodied in its form and details such as its entrance with fanlight, pedimented centre, bow window and a probably later loggia, along with the contrasting appearance of its main residential block and more functional service wing
- The historical interest of its connections initially with Manchester's textile industry and later with the Hulme Cavalry Barracks and the historical figures (notably Winston Churchill) and events (notably the Peterloo Massacre of 1819) with which it was associated

The works are intended to remedy defects that have occurred over time and currently detract from the appearance of the listed building and pose harm to its fabric. They have been informed by discussions undertaken on site with Manchester's conservation officer. The works broadly involve refurbishment of existing windows and fitting of secondary glazing; repair and replacement of defective brickwork and render; repair of details and fittings; and removal of redundant services cables and pipes. No interior works are to be undertaken.

Both individually and cumulatively, the works will enhance the appearance and significance of the listed building in addition to safeguarding its historic fabric. The proposal is thus entirely in accordance with national guidance, along with relevant local development plan policies, and should therefore be approved without delay.

2: THE SITE

Barracks House stands at the end of Princess Street in the Hulme district, southwest of Manchester City Centre. As the name suggests, it was once part of the Hulme Cavalry Barracks, established in the early 19th century. The property, a two storey house of late Georgian appearance, was however first built as an affluent private residence but later became the officers' mess. The barracks, apart from terraced flats used as NCOs accommodation on nearby Barrack Street, was demolished in the early 20th century and the site is now St George's Park. Barracks House is also now used as flats and stands within a streetscene dominated by late 20th century social housing and tall modern apartment buildings.



Map 1. Location of the application property



1. The proposal building, first built as an industrialist's mansion



2. The building in its present-day setting

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Designation

Barracks House is listed at Grade II, having been first designated in 1978.

3.2 Proposed development

Proposals have been submitted to Manchester City Council for external refurbishment works at Barracks House.

3.3 Heritage impact

The heritage consideration arising is the impact upon the significance (i.e. heritage interest and value) of the listed building.

3.4 Scope and purpose of this report

Paragraph 194 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (as revised July 2021) states local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The scope and purpose of this report is therefore to identify the significance of the listed building and to assess how this will be affected by the proposal. It is considered the level of detail presented is proportionate to its importance, in accordance with paragraph 194, and is no more than necessary to understand the impact of the proposal. This report is to be read in conjunction with other documentation submitted in support of the application.

3.5 Report structure

This is as follows:

1. Concise analysis of the listed building (Section 4)
2. A summary of its heritage significance (Section 5)

3. A summary of the relevant planning policies against which the application will be assessed (Section 6)
4. Assessment within this context of the proposal's impact upon the significance of the listed building (Section 7)

4: THE LISTED BUILDING

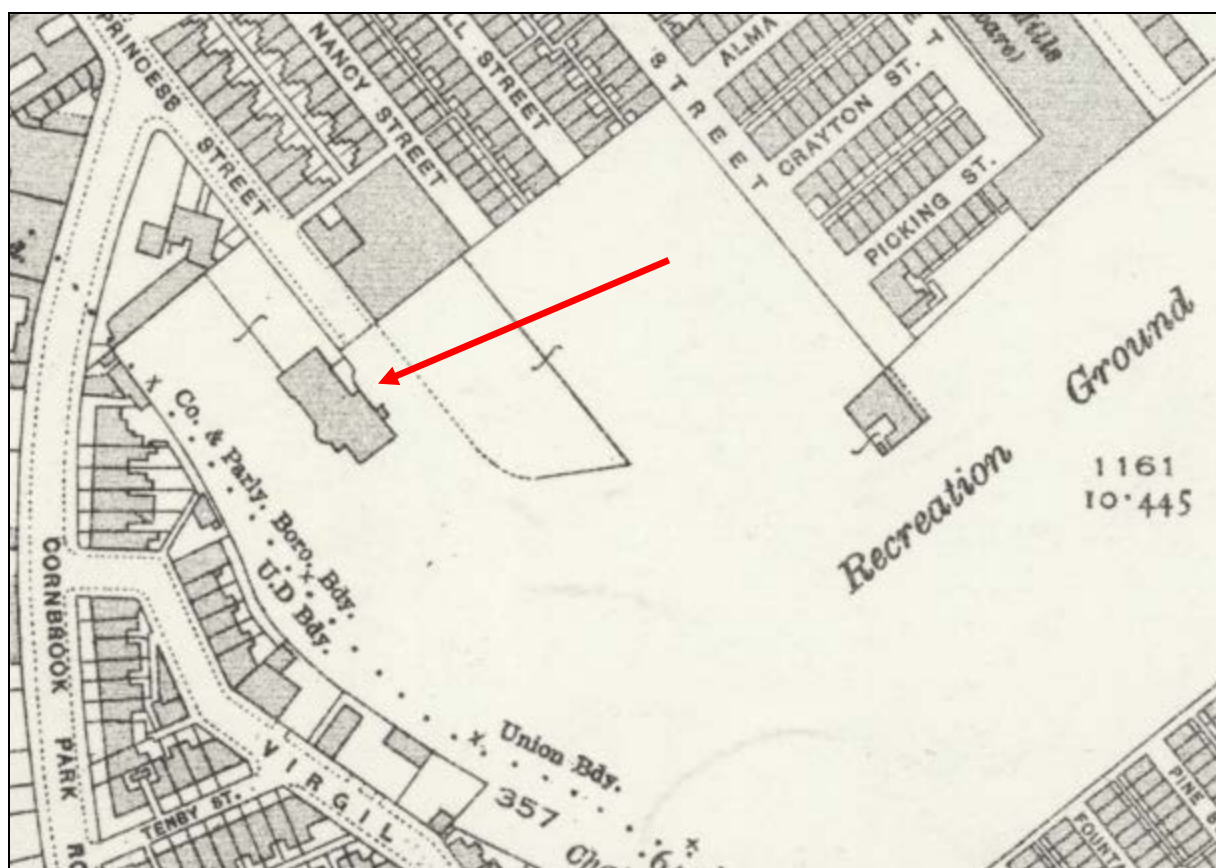
4.1 Historical context

The house actually pre-dates the barracks, which was established in 1817, as it began life as a wealthy industrialist's country house: it is the survivor of a pair built in 1807 for the mill owner John Pooley (1). The property subsequently became the officers' and quartermaster's accommodation for the barracks, which covered an 11 acre site. Up to 300 men and horses were stationed there, in various regiments including the 15th The King's Hussars, who were notoriously involved in the charge on protesters in the 1819 Peterloo Massacre. After 1895, its role switched to infantry barracks and following their closure in 1914 the site was acquired by Manchester Corporation, who demolished the buildings and laid out a recreation ground that is now St George's Park. By 1916 the application building, which originally extended further northwest, had been truncated to its present footprint (Map 3, following page).

- (1) Claire Hartwell, Matthew Hyde and Nikolaus Pevsner, *The Buildings of England, Lancashire: Manchester and the South-East*, 2004



Map 2. The property, originally larger, is shown outside the cavalry barracks by the six-inch OS map of 1845



Map 3. The 25-inch edition of 1915-1916 shows the property, now truncated to its present form, and the Recreation Ground that replaced the barracks

4.2 List description

The National Heritage List for England description, which identifies the property as *Hulme Barracks, Princess Street* and was compiled during the resurvey of the 1980s, reads:

Officers' mess with some officers' quarters and quartermaster's house to former Hulme Barracks; now flats. 1817; altered. Red brick, part rendered at rear, with sandstone dressings and hipped slate roofs. Irregular rectangular plan on north-west/south-east axis with main block at south end and crosswing at north end. Georgian style. Two storeys over basement, the main block 1:3:1 windows, with pedimented centre breaking forwards, a 3-window link to the right of this, and 1-window projecting wing, and a dentilled cornice to the whole. The main block has a wide round-headed doorway with panelled door and side panels and large fanlight with radiating glazing bars, and sashed windows with raised stone sills and flat-arched heads of gauged brick, those at ground floor to the left of the doorway protected by an added rectangular stone loggia composed of square pillars with entablature, cornice and blocking course, with wrought-iron railings. The linking range and wing to the north, enclosed by a screen wall, has similar sashed windows. Left gable wall rendered. The rear has a projection to the centre and northern end of the main block, rendered and painted white, with

a 2-storey segmental bow which has a pilastered 3-light sashed window at ground floor (8, 12 and 8 panes) and one 12-pane sash above; and the range to the north has 1:3 sashed windows on each floor. Interior not inspected. History: cavalry barracks until 1895, subsequently housed line regiments: men stationed here included Prince Victor Albert, Prince Louis Napoleon, the Prince Imperial, and Winston Churchill; and many royal persons dined in the mess.

4.3 Further analysis

The building has all the characteristics of the late Georgian country residence that it once was. It comprised a main residential block – of five bays under a central three-bay pediment – and a service wing, the latter set back and more functional in appearance. The loggia by the main entrance is unusual and may be a later addition, say 1820s-1830s. The rear of the residential block has a fine full-height bay window and has been rendered. Most windows retain their original/early small-pane framing, though basement windows on the rear wing have been renewed probably in the late 20th century with top-opening casements and two sashes are UPVC replacements. Overall, the building is now displaying a somewhat tired appearance externally, with windows in need of repair and water/weather damage to areas of brickwork and render.



3. Unusual loggia by the entrance, probably later



4. Pedimented centre of the main residential block



5. Rear of the main block with fine full-height bay window



6. South side elevation has been rendered



7. Service wing is set back and of plainer appearance



8. Most windows are of original/early small-pane type



9. Late 20th century casements in service wing basement are a notable exception

5: SIGNIFICANCE OF THE LISTED BUILDING

5.1 Rationale

Paragraph 195 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

5.2 The listed building

The Grade II designation of the listed building denotes it is of national importance for its special architectural and historic interest. Its significance essentially derives from this special interest, which can be summarised as follows:

- Its architectural and historic interest as the remnant of fine industrialist's country house of circa 1807, later converted to cavalry officers' accommodation
- The aesthetic interest of its late Georgian appearance, embodied in its form and details such as the entrance with fanlight, pedimented centre, bow window and the probably later loggia, along with the contrasting treatment of the residential block and service wing
- The historical interest of its connections initially with Manchester's textile industry and later with the Hulme Cavalry Barracks and the historical figures (notably Churchill) and events (notably Peterloo) with which it was associated

This significance is embodied entirely in the original early 19th century building and its details. Subsequent modern alterations, for example the casement windows, are of low significance as they lack the originality and character from which the building's special interest derives.

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6: PLANNING POLICY CONTEXT

6.1 Statutory duty

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

6.2 Relevant policies

Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 197 states that in determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

Regarding designated heritage assets, paragraph 199 states that ‘great weight’ should be given to their conservation and the more important the asset, the greater that weight should be.

This guidance is reflected by heritage policies of the local development plan. Relevant in this case are:

- Policy EN3 of the City Council’s Local Development Framework Core Strategy, adopted July 2012. This states:

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the council in preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of

acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

- Saved Policy DC19 of the Unitary Development Plan (Listed Buildings), which states:

In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

The policy states furthermore that the council will not permit any external or internal alteration or addition where there would be an adverse effect on its architectural or historic character.

7: IMPACT OF THE PROPOSAL

7.1 Summary of the scheme

The works are entirely external and intended to remedy defects that have occurred over time and currently detract from the appearance of the listed building and pose harm to its fabric. They have been informed by discussions undertaken on site with Manchester's conservation officer. The scope and nature of the works is fully detailed in the other documentation submitted in support of the proposal. It is therefore sufficient here to simply provide a concise summary that evaluates their effect upon the significance of the listed building.

7.2 Works to windows

- a. **Summary.** A full schedule of works to the windows has been submitted, which should be referred to as the principal documentation on this matter. On-site discussions with the conservation officer concluded that the council wish to see the existing single glazing retained rather than replaced with slimline double glazing. Hence all windows are to be repaired and redecorated and fitted with new secondary glazing. The exception are two sash windows (identified on the drawings as WG12 and WF32), which are double-glazed replacements and will be retained. The basement windows which have been replaced with top-opening casements are also to be retained and repaired. Existing security bars fitted to windows that are considered vulnerable for security reasons are to be retained, and all windows sills repainted.
- b. **Effect.** The works are all of a positive nature and will enhance the appearance and significance of the listed building.

7.3 External refurbishment

- a. **Details.** The exterior of the building is to be refurbished as follows:
 - **Repair and repointing of damaged brickwork as necessary.** The brickwork is generally in good condition, but leaking pipework has caused localised spalling and some low-level areas have also sustained damage. Spalled bricks are to be removed and replaced with matching examples to be approved by the conservation officer. Badly-pointed areas are to be repointed, with mortar samples similarly approved.

- **Replacement of existing render.** The existing render is cracked and flaking and hence detracts from the appearance and significance of the listed building. It is to be removed and a new covering in traditional lime render applied in a like-for-like manner.
 - **Refurbishment/repair of details.** Areas of damage to the loggia eaves cornice and that of the mansion itself are to be repaired or replaced on a like-for-like basis. External doors will be repaired and redecorated, with any missing mouldings replaced like-for-like. The damaged fanlight over the residential block main entrance will also be replaced. Existing handrails to external steps are to be repainted.
 - **Removal of redundant service cables, gas pipes etc.** These detract from the appearance of the listed building and will be carefully removed.
 - **Rainwater goods.** Defective downpipes and blocked gullies are resulting in water damage to the brickwork as noted above. Remedial works are to be undertaken, and where replacement of items is necessary, this will be undertaken on a like-for-like basis.
- b. Effect.** Both individually and cumulatively, these works will enhance the appearance and significance of the listed building in addition to safeguarding its historic fabric.

7.4 Conclusion

The works are entirely beneficial and will have a positive impact upon the appearance and significance of the listed building. The proposal is thus in complete accordance with national guidance established in paragraphs 197 and 199 of the NPPF, along with the relevant local development plan policies, and should therefore be approved without delay.