Planning, Design & Access Statement



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Date:	*02/06/25*
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1.0 Introduction

1.1 This planning, design & access statement supports the application for Listed Building Consent for proposed works at Barracks House, located on Princess Road in Manchester.

1.2 Barracks House is designated as a Grade II listed building, and a separate Heritage Statement is included with this application.

1.3 No extensions or internal modifications are proposed for the building.

1.4 The planned works consist solely of a series of repairs to the existing fabric of the structure.

1.5 These repairs are outlined in this statement and detailed in the accompanying drawings and schedules.

1.6 The building is owned by Manchester Council, and the client holds a long-term lease.

1.7 It is important to note that a previous application for similar works was submitted, which was ultimately rejected. An appeal against this decision was also filed but was denied for several reasons. The primary concern appears to be a combination of insufficient supporting information and a failure to adequately consider the architectural significance of the building.

1.8 The proposed works aim to undertake comprehensive repairs that will enhance the building's appearance while preserving its historical significance. The client is committed to collaborating closely with the planners and Conservation Officer to ensure that all repairs are carried out in a manner that is sympathetic to the building's character and addresses the concerns raised in the previous application.

2.0 Site & Context

2.0 Barracks House is situated on Princess Road in Manchester, an area steeped in historical significance and architectural diversity. The building itself is a prominent example of 19th-century architecture, characterized by its distinctive style and heritage value. Its Grade II listed status reflects its importance as part of the city's cultural and historical fabric.

2.1 The surrounding context of Barracks House encompasses a mix of residential, commercial, and civic buildings, contributing to the vibrant character of the neighbourhood. The area is well-connected, with accessible transport links, making it a focal point for both local residents and visitors.

2.2 The site benefits from its proximity to various amenities, parks, and community spaces, which enhances its appeal and functionality. Despite the urban setting, Barracks House retains a sense of historical tranquility, providing a contrast to the modern developments that surround it.

2.3 Overall, the site and context of Barracks House not only highlight its architectural significance but also underscore its role as a vital component of the community, embodying the rich history and evolving identity of Manchester. The preservation and enhancement of this building are essential in maintaining the character and heritage of the area, ensuring that it continues to serve as a landmark for future generations.

3.0 Photos



Fig A – Loggia front elevation

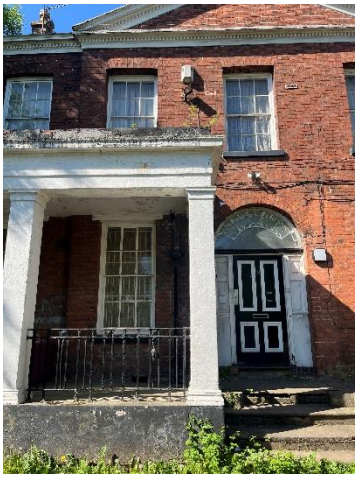


Fig B – Discoloured cornice



Fig C – Cornice detoriation



Fig D – Underside of flat roof



Fig E – Water damage



Fig F – Water damage to column



Fig G – Low level water damage



Fig H – Render damage



Fig I – Water damage



Fig J – Missing York stone



Fig K – Trip hazard

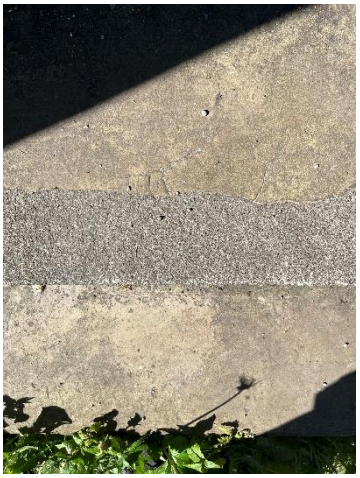


Fig L – Repaired step



Fig M – Damage to brick work



Fig N – Hopper comprimised



Fig O – Hanging cables



Fig P – Pointing required

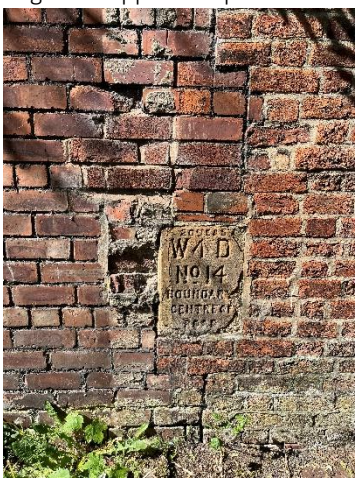


Fig Q – Heritage brick work



Fig R – Pipes through walls



Fig S – Vegetation penetration



Fig T – Render detoriation



Fig U – Render damage



Fig V – Broken window pane



Fig W – Vegetation growth



Fig X – Window frame damage



Fig Y – North elevation



Fig Z – Damage to door

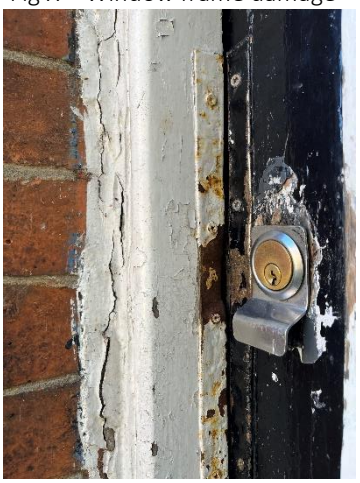


Fig XX – Damage to door & frame

4.0 Proposed Works

Brickwork

4.1 Overall, the existing facing brick is in good condition, with thin mortar joints that are generally acceptable. However, carrying out wholesale repointing of these thin joints may lead to further damage to the building's historic fabric and result in an unattractive appearance.

4.2 Certain areas of the brickwork have suffered damage, primarily due to dampness caused by leaking pipework (see Fig M). Spalled bricks will be replaced, and any previously inadequate pointing will be carefully reworked to ensure it aligns with the original detailing, maintaining the building's historical integrity.

4.3 Some low-level areas also exhibit damage to the bricks and will be replaced as part of the repair process.

4.4 Where brick damage has occurred, the underlying causes will be addressed. For example, leaking rainwater pipes (see fig N) and any broken gutters will be repaired to prevent further issues.

4.5 Brick will be carefully selected to match the existing and a sample panel will be provided on site for approval by the Conservation Officer.

4.6 Where repointing is required (see fig P) the joints will be manually raked out or cut with a hand saw. Power tools will not be permitted. Joints will be square cut to a minimum depth of twice the height of the joint. All dust and debris will be removed via rinsing with clean water.

4.7 The wall will be dampened prior to inserting new mortar. Mortar will be of a natural hydraulic lime. Excessive mortar will be sponged off prior to setting

4.8 The works will be fully protected from rain and sunlight until fully cured.

4.9 A sample of repointing will be provided on site for the approval of the Conservation Officer in advance of the works being completed

4.10 The existing curved garden wall to the right of the drive features several spalled bricks and previous inadequate repointing efforts. It is proposed that the wall be repaired rather than completely rebuilt, with damaged sections removed and restored using matching reclaimed bricks that incorporate the same stone features.

4.11 The remediation of the curved brick wall with vegetation growing through it involves assessing the extent of the growth and carefully removing all plants, including their roots, to prevent further damage. After cleaning the wall and repairing any damage, an anti-vegetation treatment can be applied to deter future growth, followed by a regular maintenance plan to monitor and address any issues promptly

Render

4.12 The south facing gable and a large part of the west facing elevation to the rear are currently rendered.

4.13 An area of low-level render ahs been removed. The render is approximately 10mm thick and came away from the brickwork readily. The face of the sample was painted and the colour of the render was pink in hue and did not fizz when tested with white vinegar.

4.14 The existing render is therefore considered to be a cementitious render that was presumably added at some later date and was not original. It is not clear from any historic evidence if the barracks were originally of render that has been replaced or were of brick construction to all facades.

4.15 The render is in poor condition to most facades.

4.16 There are areas where it is uneven in application and area that are cracked and debonding. A full tap survey has not been carried out to test all areas as full scaffolding will be required.

4.17 The render is attached to what is considered to be solid brick walls with no cavities. Cementitious render is inappropriate in such situations as it prevents the external walls from breathing.

4.18 A lime-based render would be more suitable as it flexible and vapor permeable.

4.19 Whilst the render in general would be better to be fully removed and replaced there are areas of rendered moldings that are better to be retained and patched.

4.20 The recommendation for patching of external render is that a natural hydraulic lime render is used rather than a non-hydraulic lime typically of NHL3.5 – NHL5 classification under BS/EN998

4.21 In this instance we are proposing using a NHL3.5 basecoat and finishing coat finished by aluminium hawk.

4.22 The existing render has been painted so patching will not provide a consistent colour unless fully replaced. A breathable silicate paint will be used to both new and existing render.

4.23 Once scaffolded a full survey of the existing render will be carried out and the extent of work fully agreed with the Conservation Officer. A sample area will be provided for the Conservation Officer to inspect and approve before carrying out work to the entire facades.

4.24 Black render applied to the plinth and to the base of the portico will also be replaced with hydraulic lime render

Windows

4.25 Overall, the existing facing brick is in good condition, with thin mortar joints that are generally acceptable. However, carrying out wholesale repointing of these thin joints may lead to further damage to the building's historic fabric and result in an unattractive appearance.

4.26 Two windows (WGXX and WFXX) have been replaced in the past with new double-glazed sash windows and these will remain.

4.27 Some of the basement windows have also been replaced in the past with top hung casement windows. These will also be retained and repaired.

4.28 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 into windows where the existing panes are broken.

4.29 As new double glazing, even within the existing frames has been rejected, secondary glazing is proposed to all windows to reduce heat loss and condensation issues within the building.

4.30 Secondary glazing will be of painted timber framing and single glazing and will have hinged casements to allow for ventilation. The timber framing of the windows will be quite plain to make it clear that these are not original features as requested by conservation officers on previous schemes.

4.31 For taller windows more than 2m in height, a transom will be included in the secondary glazing to give some bracing to the otherwise large casement.

Doors

4.32 External doors have undergone numerous repairs over the years and are currently in poor condition. Nevertheless, these doors will be repaired and redecorated throughout, including the decorative moldings and the damaged fanlight above the main entrance door.

4.33 The original intent was to replace the external doors with identical hardwood doors but it is understood that the Conservation Officer would prefer to see further repairs being made to what is considered to the original doors.

4.34 Timber block infilling will be required to the excessive damage around the lock cases of both the door leaf and the door frames and elsewhere beading to the panels will be repined and filled were damaged or rotten.

4.35 Panels to the side of the existing front door will also be repaired and redecorated including the removal of previous plywood panel infills.

4.36 Doors will be prepared and repainted in external gloss paint, adhering to a typical single color representative of the Georgian era.

4.37 DG03 at the rear of the building to the basement is not an original door and is fitted with a cheap flush timber door that is not within keeping.

4.38 The client proposes to change this door and provide a new durable timber Georgian style four paneled door that is more characteristic of the building and resembles the existing timber doors to the front and side elevations.

Additional Works

4.39 The existing intercom unit on the main entrance is currently non-functional leading to the door often being left open by tenants. The client intends to fit a new intercom unit in the same position to the side of the door.

4.40 Several soil stacks are exhibiting signs of leaking at the collar junctions. These will be repaired where feasible; when repairs are not practical, they will be replaced with new cast iron pipework.

4.41 Rainwater downpipes are causing damage to the brickwork in certain areas due to loose junctions or blocked gullies at low levels, resulting in water running to the basement stair, for instance.

4.42 All gullies on site and all manholes will be inspected and cleared. Any damaged downpipes will be replaced with new black cast iron pipes.

4.43 The damaged Yorkstone steps, which pose a risk to public safety, will be replaced with a like-for-like material. Several Yorkstones are stored on-site and will be utilized for this replacement.

4.44 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.

4.45 Existing cast iron balustrades and railings will be repainted.

4.46 Existing gas pipes fixed to the face of the building will also be removed where they are no longer required.

4.47 Damaged cornice around the top of the portico and parapets will be repaired and replaced where necessary with identical molding and then redecorated.

4.48 Ivy leaved toadflax appears to be growing through cracks in the render (see fig S). This will be carefully removed, being mindful of potential damage to the underlying structure. If the plant is well established, we suggest using a systematic herbicide to kill it before removal.

4.49 All hanging wires (see fig O) will be fixed neatly to the façade by fixing to sacrificial materials such as mortar joints.

5.0 Competent Contractors

5.1 We have engaged in preliminary discussions with HJS Group, an experienced professional window and door joinery company that specializes in traditional joinery work. Their expertise includes sash window restoration and the replacement of period windows and doors. Collaborating with HJS Group will ensure that any restoration or replacement work preserves the historical integrity and aesthetic appeal of these properties.

Manchester Joiners | Heritage Joinery Solutions Ltd

5.2 We have also been in contact with Heritage Construction, and we hope to appoint them for the general construction works. Their expertise in heritage projects will be invaluable in ensuring that the construction aligns with the historical significance and architectural integrity of the building. Heritage Construction is dedicated to preserving and restoring historic properties, employing skilled craftsmen who understand traditional techniques and materials. Their commitment to quality and attention to detail make them an ideal partner for this project. For more information, you can visit their website to learn about their services and past projects.

https://heritagegroupltd.co.uk/

6.0 Justification

6.1 The proposed remediation works at Barracks House are justified based on several key factors that emphasize the need for preservation, safety, and aesthetic improvement.

6.2 Firstly, Barracks House is a Grade II listed building, which signifies its architectural and historical importance.

6.3 The proposed works aim to address existing issues such as damaged brickwork and loose cables that compromises the buildings architectural merit. By undertaking these remedial actions, we are committed to preserving the building's heritage while ensuring it can be appreciated by future generations.

6.4 Secondly, the remediation works are essential for enhancing safety and accessibility. The condition of the entrance steps and the presence of loose cables pose potential hazards for visitors. By repairing these elements, we will create a safer environment for all, encouraging greater public engagement with this historic asset.

6.5 Furthermore, the proposed works will not involve any extensions or internal modifications, thereby respecting the original character of Barracks House. The focus remains solely on restoring and preserving the existing fabric of the building, ensuring that any repairs are sympathetic to its architectural significance.

6.6 In addition, the client is dedicated to collaborating closely with planning authorities and the Conservation Officer to ensure that all proposed actions align with best practices for heritage conservation. This cooperative approach reflects a commitment to maintaining the building's integrity while addressing any previous concerns raised in past applications.

6.7 In summary, the justification for the proposed remediation works at Barracks House lies in the dual objectives of preserving its historical significance and ensuring the safety and accessibility of the building. These efforts will not only enhance the appearance of Barracks House but also reinforce its role as a vital part of the local community and heritage landscape.

7.0 Conclusion

7.1 In conclusion, the proposed remediation works at Barracks House represent a carefully considered approach to preserving a significant historical asset while addressing critical safety and aesthetic concerns. By focusing on essential repairs, including render restoration, brickwork maintenance, window improvements, loggia restoration, concrete cornice repairs, and the securement of electrical cables, we aim to enhance the building's structural integrity and visual appeal without altering its original character.

7.2 The commitment of the client to work collaboratively with planning authorities and the Conservation Officer underscores the importance placed on maintaining the building's heritage while ensuring compliance with current safety standards. The proposed works not only respond to the concerns raised in previous applications but also reflect a dedication to safeguarding Barracks House as a vital part of the local community and its architectural landscape.

7.3 Through these efforts, we aspire to create a safer, more accessible environment for visitors, encouraging greater engagement with this historic site. The careful balance of preservation and modernization ensures that Barracks House continues to serve as a landmark, embodying the rich history and evolving identity of Manchester for generations to come.