Heritage Statement



Prepared by:	*Tyrell Richardson*
Site Address:	*Barracks House, 10 Princess Street, Manchester, M15 4HA*
Date:	*02/06/25*
Project Team:	***Tyrell Richardson*** *(Architectural Project Manager)* ***Emmanuel Adedokun*** *(Architect)* ***Tom Ward****(Architectural Technician)* ***Claire Cross*** *(Administrator)*

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159

Contents

1.0 Introduction..... 1
2.0 Background 2
3.0 Proposals Affecting Heritage Assets 4
4.0 Considering Potential Impacts 9
5.0 Summary.....10
6.0 Conculsion.....11

1.0 Introduction

1.1 The purpose of this Heritage Statement and Impact Assessment is to inform and support the application for listed building consent. The statement will provide the description of significance of *Barracks House, 10 Princess Street, Manchester, M15 4HA* (Grade II listed building), its setting and the wider context.

1.2 An assessment of the impact of the proposals on the special interest, character, appearance and significance of these heritage assets is included- to justify the proposed works and to explain how the proposals would not harm the character, appearance, special interest or significance of the listed building.

1.3 The statement has special regard to sections 66(1) and 72(1) of the Planning (Listed buildings and conservation areas) Act 1990, as the site includes a listed building and is within the designated conservation area, and is to satisfy the provisions of the National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government (July 2021) 16- Conserving and enhancing the historic environment, paragraphs 189, 193- 202; Statements of Heritage Significance- Analysing significance in heritage assets- Historic England Advice Note 12 (October 2019); and Manchester City Council local planning policy.

1.4 This Heritage Statement concentrates specifically on the historic environment involved and is to be read alongside the Design and Access Statement, which gives the background to the site, surroundings and full detail of the proposed works, together with the record photographs and design drawings of the individual windows involved.

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159

registered LABC Partner Authority Scheme

2.0 Background

2.1 *Historical Overview*

Barracks House, situated at 10 Princess Street in Manchester, is a significant structure that embodies the city's rich architectural and cultural heritage. Constructed around 1807, the building originally served as a fine industrialist's country house before being repurposed as accommodation for cavalry officers. Its historical significance is underscored by its Grade II designation, which denotes it as a property of national importance due to its special architectural and historic interest.

2.2 *Architectural Significance*

The architectural merit of Barracks House is highlighted by its late Georgian design, characterized by an elegant form and distinctive details. The building features a prominent entrance with a fanlight, a pedimented center, a bow window, and a loggia, which likely dates from a later period. The contrast between the main residential block and the more utilitarian service wing further enhances its aesthetic appeal. This combination of architectural elements reflects the craftsmanship of the era and the stylistic trends of the time.

2.3 Cultural Importance

Barracks House, holds considerable historical interest, particularly through its connections to Manchester's textile industry and its later association with the Hulme Cavalry Barracks. The building is linked to notable historical figures, including Winston Churchill, and significant events such as the Peterloo Massacre of 1819. These connections underscore the building's role in the broader narrative of Manchester's social and political history.

2.4 Regeneration and Current Use

In recent years, Barracks House has been a focal point in Manchester's regeneration efforts, aimed at revitalizing historic structures while preserving their unique character. The building has been adapted for contemporary use, often serving as office space or residential apartments, while maintaining its historical integrity. This adaptive reuse not only honors the building's past but also contributes to the ongoing narrative of urban development in Manchester.

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159

2.5 *Heritage Recognition*

The Grade II designation of Barracks House reflects its significance and the importance of preserving such heritage sites. Efforts to promote awareness and appreciation of buildings like Barracks House are crucial for maintaining the cultural fabric of the area and ensuring that future generations can connect with Manchester's storied past.

2.6 In summary, Barracks House at 10 Princess Street stands as a landmark of architectural and historical importance within Manchester. Its continued presence serves as a reminder of the city's vibrant history, the significance of its industrial roots, and the importance of preserving heritage in the face of modern development.

2.7 *The official Historic England list entry description is given below.*

SJ89NW PRINCESS STREET, Hulme 698-1/4/718 (West side) 16/11/78 Hulme Barracks (Formerly Listed as: ST GEORGE'S SQUARE, Hulme (West side) Hulme Barracks)

II

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.

Listing NGR: SJ8254996877

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159

registered LABC Partner Authority Scheme

3.0 Proposals Affecting Heritage Assets

3.1 The proposed alterations involve remedial works to majority of the windows & doors highlighted in the schedule of works and replacement to those which are beyond repair along with remedial works to the building's façade.

3.2 Window remedial works will be carried out on each elevation of Barracks House, ensuring that all existing windows are restored to their original condition while preserving the architectural integrity and aesthetic character of the building.

3.3 In total, there are 53 windows and 4 entrance doors distributed across all four elevations of Barracks House; notably, 2 of the 53 windows have been previously replaced, although no specific details regarding their installation can be found. However, these replacements are similar in appearance and style to the original windows and do not detract from the overall character of the building.

3.4 The three main entrance doors located on the north and west elevations of Barracks House exhibit notable architectural significance and should therefore be carefully restored or remediated.

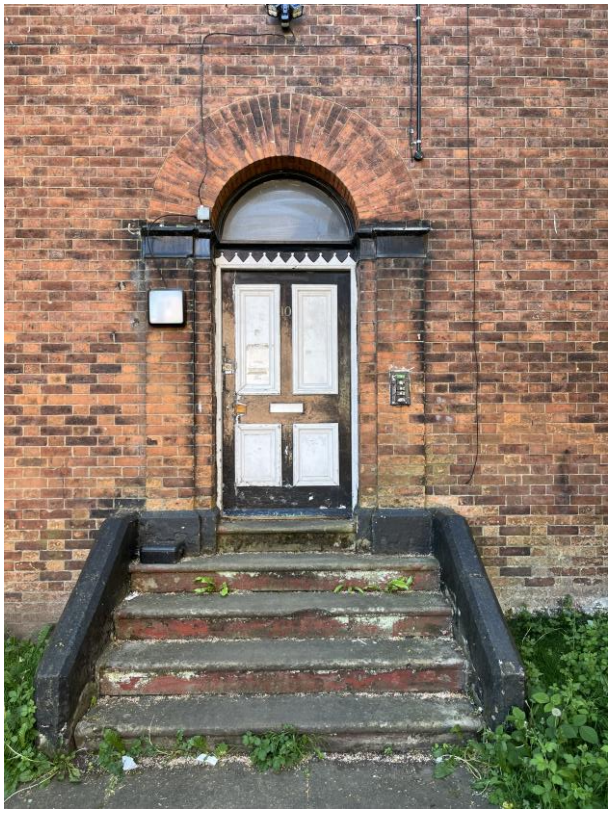


Fig A – Door located on North Elevation



Fig B – Damage to entrance door

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159

3.5 The door on the West elevation appears to have been replaced at a later date; it is therefore recommended that this door be replaced with a replica during the construction works to ensure consistency in design and maintain the architectural integrity of Barracks House.

3.6 The remedial works for each window and door are detailed in the Schedule of Works, which provides a comprehensive breakdown of the necessary interventions required to restore and preserve their condition effectively.

3.7 The facade of Barracks House is exhibiting signs of deterioration in certain areas across all elevations, highlighting the need for careful assessment and appropriate remedial works to preserve its structural integrity and aesthetic appeal.

3.8 The existing brickwork deterioration is primarily superficial and does not currently pose a threat to the overall structural integrity of the building. Most of the damage observed is cosmetic, such as surface staining, minor cracking and poor workmanship, which can be effectively addressed without major structural interventions.

3.9 The render on Barracks House is showing signs of deterioration, which may include cracking, peeling, and discoloration. These issues can arise from various factors, such as moisture infiltration, freeze-thaw cycles, or inadequate initial application.

3.10 In both the brickwork and render, there is a concerning amount of vegetation growing through cracks in the building's facade, with some plants having deep roots embedded in the structure. This growth not only exacerbates the deterioration of the materials but also poses a risk to the overall stability of the building if not managed effectively.

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159



Fig C - Vegetation growing out of the independent brick wall



Fig D – Vegetation growing through render

3.11 The areas of damage to the loggia eaves cornice and the mansion itself are critical aspects of the building's overall integrity and aesthetic. Repairing or replacing these elements on a like-for-like basis is essential to maintain the historical authenticity and architectural character of Barracks House.

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159



Fig E – Loggia Cornice Eaves



Fig F – Eaves showing signs of neglect

3.11 The presence of loose cables hanging on the building facade is a minor concern for Barracks House. However, these cables are unsightly and detract from the building's aesthetic appeal, they have also caused damage to the brickwork due to poor installation practices

3.12 Once repairs are completed, it is crucial to implement a more effective solution for the cables, such as properly securing them or relocating them away from the facade.

3.13 The condition of the steps leading to the entrance doors of Barracks House is a concern, as several areas are broken or damaged.

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159

registered LABC Partner Authority Scheme

3.14 These issues can pose safety hazards for visitors and detract from the overall aesthetic of the building's entrance, which is a key feature of its architectural appeal.



Fig G – Loose cables



Fig H – Damage to main entrance steps

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159

4.0 Considering Potential Impacts

4.1 While the brickwork requires attention, the restoration works are manageable and focused on preserving the building's aesthetic appeal. With appropriate cleaning and repointing, the brickwork can be revitalized, ensuring that it remains an integral part of the building's character without compromising its structural safety.

4.2 The visible signs of deterioration in the facade, along with the inappropriate replacement of the rear door, detract from the building's aesthetic appeal.

4.3 This degradation not only affects the building's historical character but also diminishes its value in the eyes of the community and potential visitors. A well-maintained facade is crucial for maintaining the building's charm and significance.

4.4 Delaying remedial works can lead to more extensive damage over time, resulting in significantly higher repair costs. The longer vegetation is allowed to grow and the more deterioration progresses, the more invasive and expensive the necessary interventions will become. Addressing these issues promptly can mitigate future financial burdens.

4.5 Cracks and damaged render can allow moisture to penetrate the building envelope. Water infiltration can lead to internal damage, including rot and mold, which further weakens the structural integrity. Additionally, freeze-thaw cycles can cause expansion and contraction that exacerbates existing damage.

4.6 Barracks House likely holds historical significance within its community. Any neglect in maintaining its original features, such as the entrance doors and facade, risks eroding its historical value.

4.7 Ensuring that repairs are made in line with historical preservation standards is essential for preserving its legacy and cultural importance.

4.8 The current condition of the building presents potential safety hazards for both occupants and passersby. Loose bricks, unstable render, and overgrown vegetation can create dangerous situations, including falling debris or tripping hazards. Immediate attention to these issues is necessary to ensure the safety of all individuals interacting with the building.

4.9 If the building has not been properly maintained over the years, it is likely that minor issues have escalated into significant structural concerns. Neglecting routine inspections and repairs can lead to cumulative damage that jeopardizes the overall stability of the building.

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159

4.10 Overall, these factors create a compounded risk to the structural integrity of the building, necessitating immediate attention and remediation to prevent severe consequences.

4.11 The state of Barracks House can influence community perception and pride. A deteriorating building may reflect poorly on the area, leading to a decline in community morale and potential impacts on local property values.

4.12 Conversely, proactive restoration efforts can foster a sense of pride and encourage community engagement, enhancing the overall appeal of the neighborhood.

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159

5.0 Summary

In 1889, William Morris, who had founded the SPAB in 1877, wrote:

It has been most truly said that these old buildings do not belong to us only: That they belonged to our forefathers and they will belong to our descendants unless we play them false. They are not in any sense our property to do as we like with them. We are only trustees for those that come after us.

This is the philosophical guidance and approach adopted for the preparation of this Heritage Statement and Impact Assessment- and for consideration of these proposals.

The past ill-judged alterations and replacement windows at Barracks House have detrimentally played false the character, appearance and ultimately significance of the listed building. The beneficial current window, door and façade remedial work proposals seek to reverse this past negative impact with positive and enhancing alterations.

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159

registered LABC Partner Authority Scheme

6.0 Conclusion

In conclusion, the heritage statement highlights the need for comprehensive restoration efforts at Barracks House, addressing the brickwork, render, doors, and windows to preserve the building's historical integrity. While the existing brickwork deterioration is mainly superficial, focused cleaning and repointing will revitalize its appearance and enhance durability. The render also requires attention to prevent further degradation and ensure water resistance.

Additionally, the restoration of significant entrance doors and the replacement of the rear door with a replica will preserve the building's architectural character. Attention to the windows is equally important, as they contribute to the overall aesthetic and functionality of the facade. By addressing these key elements, we can maintain the charm and historical significance of Barracks House, ensuring its preservation for future generations and reinforcing its status as a valued community landmark.

TR Architectural Services
4th Floor, Centenary House, Centenary Way, Manchester, M50 1RF
W: www.trarchitecturalservices.co.uk
E: enquiries@trarchitecturalservices.co.uk
Ph: 01613274159