



Atelier MB
Urban Architects

Design and Access Statement 86 Princess Street - Whole Facade Repairs Job 1944

Client: LWP Eastbrook Property Limited

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Revision: -





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1.0 INTRODUCTION

This Design and Access Statement accompanies a formal application for Listed Building consent for a range of stonework repairs across the facade of 86 Princess Street. This building is grade II listed and is predominantly in use as offices.

This document has been prepared by Atelier MB Ltd for our Client, LWP Eastbrook Property Limited , and must be read in conjunction with the full supporting information package, including the Heritage Report prepared by Atelier Heritage.



View from Princess Street



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Context and Site Analysis



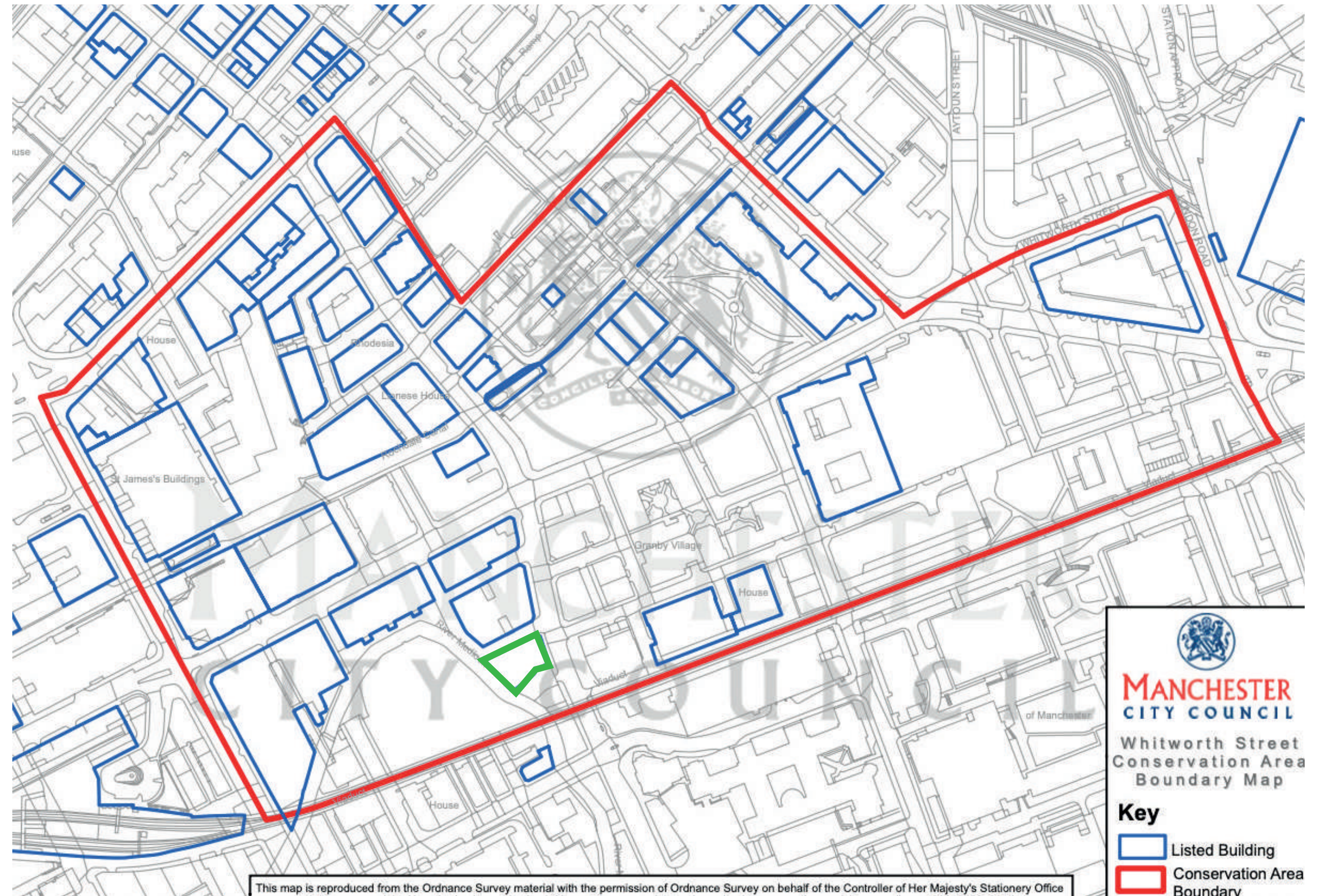
2.0 CONTEXT

2.1 LOCATION

86 Princess St is a 6 storey building with a basement and sub basement, formerly home to shippers and merchants.

The site is located at 84-86 Princess Street, adjacent to Asia House, in the Whitworth Street Conservation Area.

The two buildings are separated by an access route (previously gated but now in use for deliveries). The rear of the building faces straight on to the River Medlock, with no pedestrian access.



Whitworth Street Conservation Area Boundary - with the site bounded in green.

2.2 THE BUILDING

This building is grade II listed, and was built as a shipping and packing warehouse circa 1914.

The architect was I. Birkett, the same as for Asia House. This is acknowledged in the listing but has been elsewhere attributed to Waterhouse possibly because he was the architect of the Refuge Assurance main building on Oxford Road, for whom Manchester and Asia Houses were built. The name of the architect (Birkett) is visible on the original plans located in Manchester archives.

2.3 HISTORICAL CONTEXT

This report is to be read in conjunction with the separate Heritage Statement prepared by the Atelier Heritage. An extract is included below:

SIGNIFICANCE

Evidential: *Manchester House is an example of early twentieth century shipping warehousing, dating from the last great period of warehouse construction in Manchester. It is evidence of the former uses within this part of the city and the two connected blocks with vertical access, loading arrangements including basement still exist in plan. Externally the building is of high evidential value, with the exception of modern interventions at ground floor.*

Historical: *The building has medium historical significance. Its associations with Asia house, by the same architect, the other warehouses along Princess/Whitworth Street and the link to the landmark Refuge Assurance Company building on Oxford Road give it additional significance.*

Aesthetic: *The building has medium aesthetic value. It is a well-constructed commercial property and the differing elevation types are of interest and contribute to the character of Princess Street (formal), the side street opposite Asia House (good example of functional curtain wall glazing) and the rear (contribution to the surrounding buildings and rhythm of glazing). Its visual and historical links to Asia House are of particular significance but it lacks the high-quality detail of Asia House and other warehouses in the vicinity. Decoration seems to have been limited in the original design and has been almost entirely lost in later changes. The rear elevation has a visual relationship with surrounding warehouse buildings.*

Communal: *The building has medium/low communal value. It has an associative value as it forms a part of the streetscape familiar in character to the people of Manchester. However, unlike the Refuge Assurance building, Manchester House was not designed as a recognizable landmark for the city and the building lacks strong connections to any particular group of people.*

Main elevations

This application concerns the main elevations of

the building. The original Princess Street elevation drawing and photograph from Manchester Archives show the historic form of the frontage. The main elevations are of high significance in terms of their contribution to the whole building and to the street scene.

3.0 SITE ANALYSIS

3.1 BUILDING CONDITION AND USE

The building is fully occupied, with offices to the upper floors, with retail/cafe/services in the ground floor units. The lower ground floor is currently unoccupied following the end of a restaurant tenancy.

3.2 PLANNING HISTORY

In 2017 AtMB obtained consent for external works to the rear and roof of the property, along with some internal remodelling and a new entrance on the side street. In 2021 AtMB obtained Listed Building Consent for localised stonework repairs to the main entrance hood mould on Princess St (App. 131998/LO/2021).

4.0 THE BRIEF AND SCOPE

The proposed works are limited to the repair and conservation of the facade stonework. This scope of works has been determined following receipt of a high level rope access survey (Vertical Access Ltd) 2023.

This survey and report was commissioned by the building owner following the sudden failure of one stone sill, which resulted in large pieces of sandstone falling to the ground.

The focus of these works is to halt any further deterioration of the existing stone, and to carry out any repair works as identified in the high level survey.

This is part of the long-term maintenance and protection of the building fabric and thus supports the long term retention of its significance as a heritage asset.



4.1 CAUSES OF DETERIORATION

Several pathways have been identified for the degradation seen across the facade.

a) Missing/damaged pointing to cornices and copings. This has caused water to concentrate and locally discharge onto the surfaces below, accelerating erosion patterns

b) Incorrect bedding to cornices/sills. Due to the length of these elements, they have originally been horizontally/naturally bedded. Unfortunately, edge bedded matching stone cannot be obtained to this length.

c) Insufficient falls to horizontal features such as sills - this is thought to contribute to water settling and subsequent freeze/thaw action delaminating the surface and encouraging biological growths to accumulate. Maintenance regimes also play a part in the accumulation of soiling.



Examples of exposed horizontally bedded stone delaminating.



Examples of failing pointing.



Insufficient falls contributing to biological soiling.

A vertical collage of eight diamond-shaped images arranged in a grid-like pattern. The images show various architectural and interior design elements: a modern building with a glass facade and a red brick building; a close-up of a red brick building with a curved facade; a modern interior space with a staircase and a red sofa; a modern interior space with a staircase and a red sofa; a modern interior space with a staircase and a red sofa; a modern interior space with a staircase and a red sofa; a modern interior space with a staircase and a red sofa; a modern interior space with a staircase and a red sofa. The collage is set against a dark blue background.

5.0 THE WORKS

Please find below a summary of the works proposed:

5.1 URGENT STABILISATION

In the Vertical Access report, item A02, 5 has been identified as requiring urgent stabilisation. This is to prevent any stone falling from the facade onto the street below.

See right for an extract from the Schedule of Works which forms part of this application.

In July 2023 works commenced under approval ref. 131998/LO/2021 to carry out localised repairs to the main hood mould on princess st. Whilst these works are on site, the intention is to carry out localised temporary stabilisation works on this item, via high access ropes. Through correspondence with the Conservation Officer (Paul Mason) we are agreeing the detail of this temporary repair.

Once the approval for the wider facade repair works is received, our client intends to commission a full scaffolding of this facade so that a permanent repair can be carried out.

Grid/Item Ref (from Vertical Access Survey Report)	Description of Condition	Image of Condition (if available)	Recommendation (from Vertical Access Survey Report)	Repair urgency (from Vertical Access Survey Report)	Methodology Type	Proposed Methodology
A02, 5	Stone corner is degraded and has 2 valleys which water runs through. This over time will break away and possibly be a danger to the public. Cause most likely to be due to incorrect bedding of the original stone pieces.		Resin dowel this decorative stone to prevent movement or remove	Red	1	Phase 1 Temporary structural repair (carried out urgently from high level ropes): Resin bound dowel/pin to prevent movement. Drill through the stone to form hole for resin bound stainless steel dowel. Dowels located to minimise diameter and pin fractured stone piece back into larger more secure stone. End of dowel to be recessed min 10mm from face of stone and hole filled with matching stone plug. Contractor to submit proposals which minimise risk of future cracking of surrounding stones due to movement. Dress off any loose/friable stone faces. Phase 2 - Replacement Stone (from scaffolding). Carefully cut out damaged stone with hand tools such as sharp chisels and stone saws. Clean out cavity. Install newly prepared matching stone block - course or natural bedded - to be agreed. Secure with resin bound stainless steel dowels. Hand finished to match original (not artificially distressed). Include discrete mason's mark (location TBA). Perimeter joints to be minimal in width and pointed with lime mortar to match stone. NB Extent of stone replacement required to be reviewed upon close inspection once the scaffold is erected.

Extract from the Schedule of Works



Location A02,5 - stone at risk of detaching.

5.2 STONE REPAIR AND REPLACEMENT

-Loose stone

In several locations - as identified on the proposed elevations, the stone is sufficiently damaged such that if left in this condition, the stone would be at risk of detaching from the building. In these circumstances we propose to pin the loose stone back to the main structure using resin bound stainless steel pins/dowels. This allows the retention of the historic fabric, and stone plugs will cover the dowel insertion points to minimise any visual alteration.

-Missing stone

The sill at location A05,2 suddenly sheared off the face of the building thus triggering this survey. A replacement matching sill is now being installed as part of the works currently on site. The details of this have been agreed via a site visit and written correspondence with the Conservation Officer. The item is included in this application to formalise the consent.



Location A04.7 - Loose stone marked with an 'x'.



Location A05.2 - Sill face sheared off the building. This is thought to be due to the original stone having been face bedded.

-Eroded stone

In some locations, the stone has eroded significantly, such that a matching stone indent is required. In some instances this is due to failed pointing above, which has caused water to leak onto the stone and set up freeze/thaw and salt transfer processes which have weakened and eroded the stone locally.

Where stone erosion is not localised, but affects a larger portion of a stone element, stone indents would require the loss of more stone than could be retained. Therefore, we are proposing these pieces to be fully replaced with matching Red Bee Sandstone. Note that the following alternatives were considered, but ruled out:

-Lead flashing

The high level cornice has been fully leaded, and the hood mould is to be fully leaded under the extant consent. However, given the spread of erosion identified, and thus the extent of visual intrusion on the overall facade this solution would involve, it is considered more detrimental to the significance than replacement stone.

-Horizontal moulding mortar surface repairs.

Whilst this can be appropriate for localised non-horizontal surfaces, it is not a long term solution to horizontal surfaces, due to the inherent weakness of the material - which must be sacrificial to the



A07,5 - stone surface delaminating, risking accelerated freeze/thaw erosion. Stone indent proposed.



B01, 3 - Stone broken away. Stone indent proposed, followed by repointing.



A02,8 - Significant areas of delaminated stone, and loss of original surface. Replacement proposed.

surrounding stone. A longer term solution is sought given access and therefore maintenance difficulties.

Once the scaffolding is erected, all areas of stone proposed for replacement will be inspected. Areas deemed to be repairable with indent or not sufficient to require action, will have their methodology updated accordingly.

5.3 CLEANING

Heated steam cleaning is proposed to remove accumulations of atmospheric dirt/crust, guano deposits, and biological growths.

5.4 REPOINTING

Repointing to a mix matching the strength, texture and colour of the existing mix is proposed where erosion has occurred or pointing is missing entirely. Note that if none of the original pointing/mortar mix can be found for sampling - as was the case for the hood mould area, an NHL lime: sand mix will be proposed as used on the hood mould. Please refer to the NBS for details.



Example of biological deposits to be cleaned off.



Example of potential atmospheric dirt crust to be cleaned off - pending close inspection.



Example of guano deposits to be cleaned off.





6.0 RESPONSE TO HERITAGE SIGNIFICANCE

Where possible, existing historic fabric will be retained and cleaned and repaired only as necessary to reinstate stability and natural weathering of rainwater.

All the proposals are driven by the deterioration/damage identified in the high level survey.

A vertical collage of eight diamond-shaped images arranged in a grid-like pattern. The images show various architectural and interior design elements: a modern building with a glass facade and a red brick building; a close-up of a red brick building with a curved facade; a modern interior with a staircase and a lounge area; a long, modern hallway with a wooden floor and a glass railing; a modern building with a glass facade and a red brick building; a close-up of a red brick building with a curved facade; a modern interior with a staircase and a lounge area; and a long, modern hallway with a wooden floor and a glass railing. The collage is set against a dark blue background.



7.0 ACCESS STATEMENT

None of the proposed works will affect access to and circulation of the building.



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