



Atelier
Heritage

86 Princess Street
Heritage Statement

Client: LWP Eastbrook Property

Date: August 2023

Revision: _





Image 1: 86 Princess Street, 2017

CONTENTS

1.0 INTRODUCTION, LOCATION and DESCRIPTION

2.0 HISTORY

3.0 SIGNIFICANCE

4.0 PROPOSALS and IMPACT

5.0 PLANNING CONTEXT

6.0 CONCLUSION



Atelier
Heritage

Introduction, Location and Description



1.0 INTRODUCTION

This Heritage Statement has been prepared to accompany a listed building consent application for repair to the front elevation of 86 Princess Street, Manchester. It was written by Laura Jessup, MA History and Theory of Architecture, PGCert. Conservation of the Historic Environment. It follows an original statement for an application concerning the wider internal alterations and fit out of the building, approved in 2019.

This statement focusses on the façades to be repaired but will give an overview of the wider listed building.

LOCATION and DESCRIPTION

84-86 Princess Street is on the junction with Charles Street and opposite Granby Row, within Manchester city centre. The building sits next to Asia House, the two 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.

86 Princess Street is Grade II listed. An extract from the listing description is included here.

SJ8497NW PRINCESS STREET
698-1/32/338 (South West side)
No.86
Manchester House
GV II

Shipping and packing warehouse, now restaurant, offices etc. 1914, probably by Birkett; altered. Iron frame with cladding of brown sandstone and some buff brick (roof concealed). Irregular plan at right-angles to street, with chamfered right-hand corner. Free Baroque style. Six storeys with basement and attic, 4 bays (1:1:2:1 windows) plus the corner; with a

grey stone plinth, channelled rustication to the first 3 floors, giant Ionic pilasters to the 4th and 5th floors rising from banded pedestals at 3rd floor, those flanking the centre bay coupled and all with festoons, a moulded frieze with large central cartouche, prominent mutuled cornice with a large mutuled segmental pediment arched across the centre of the attic storey, which has a small cornice and interrupted parapet. At ground floor the centre has a doorway and side windows in Venetian window form, with open segmental pediment and cartouche crest, the outer bays have round-headed windows with run-out voussoirs and triple keystones, and the corner has a square-headed doorway with pilaster jambs and carved tympanum under a segmental hood. The 1st and 2nd floors have windows with moulded architraves and cornices, those at 2nd floor on slender consoles with pendent festoons; the windows at 4th and 5th floors also have moulded architraves, those at 4th floor with small cornices; and the attic has a 4-light Diocletian window in the pediment, and windows in the other bays with keyed architraves and cornices. Interior not inspected. Forms southern end of uninterrupted linear group of similar buildings on this side of Princess Street.

Listing NGR: SJ8429697579



Image 2: Location of site, 86 Princess Street.



Atelier
Heritage

History



2.0 HISTORY

The building is six floors over a ground floor, basement and sub-basement. The front elevations are Edwardian Baroque in style. 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.

The original drawing titles confirm the premises were built for Refuge Assurance Company, labelled 'Warehouse Number 2' with Asia House being 'Warehouse Number 1'. The buildings were sub-let to various companies who took space dependent on their needs. The drawings are a good indicator of the original form but are not a wholly accurate resource, the elevations on paper and in built form showing various discrepancies.

The earliest reference to the building in the trade directory is from 1911 (compiled earlier). The entries for 82 (Asia House) and 86 (Manchester House) are long, with 35 and 20 tenants respectively. Manchester House was home to shippers and merchants. The presence of a loading bay and arms/teagles on the original drawings indicate that goods were delivered and dispatched directly to and from the building. Shipping/packing warehouses of this date were more than just storage areas: they included inspection areas, making up areas, packing and delivery functions as well as offices. The majority of shipping business was concluded in The Exchange, and a limited number of visitors came to inspect samples. Laying out benches in front of large windows gave natural light for quality checks by buyers and workers and for making up. The more formal areas including most offices were located in the front part of the building, with more functional use in the rear, and this can be read in the varying external elevation treatments.



Image 3: Photograph showing 86 Princess Street (right hand side). 1965, Manchester Archives.

The basement or sub-basement usually had presses to form tight packages of fabric for delivery, though no evidence of these has been found in Manchester House. Goods in and out were transported around the building using the hoists, goods lifts and bale holes through to the basement (now no longer evident from the loading bay).

The Slater's Directory shows number 84 has a separate entry for Leisler, Bock Brothers & Co, shipping merchants. This is reflected on the plan, which shows that access from the splayed corner door (numbered 84 externally) did not connect with the main part of the ground floor but instead led to the first floor which was, in effect, independent. They were presumably a larger company occupying a whole floor whilst other smaller businesses had smaller sections of space in the building. This separation is no longer evident and all upper floors are accessible from the ground floor reception staircase and lift.

In 2017, permission was granted for the refurbishment of the building (115335/LO/2017), and it now houses multiple office users and communal space.



Image 4: Photograph of Princess Street elevation showing lower floors, 1973, Manchester Archives.



Atelier
Heritage

Significance



3.0 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.



Image 5: Original drawing for Princess Street elevation, 1906.



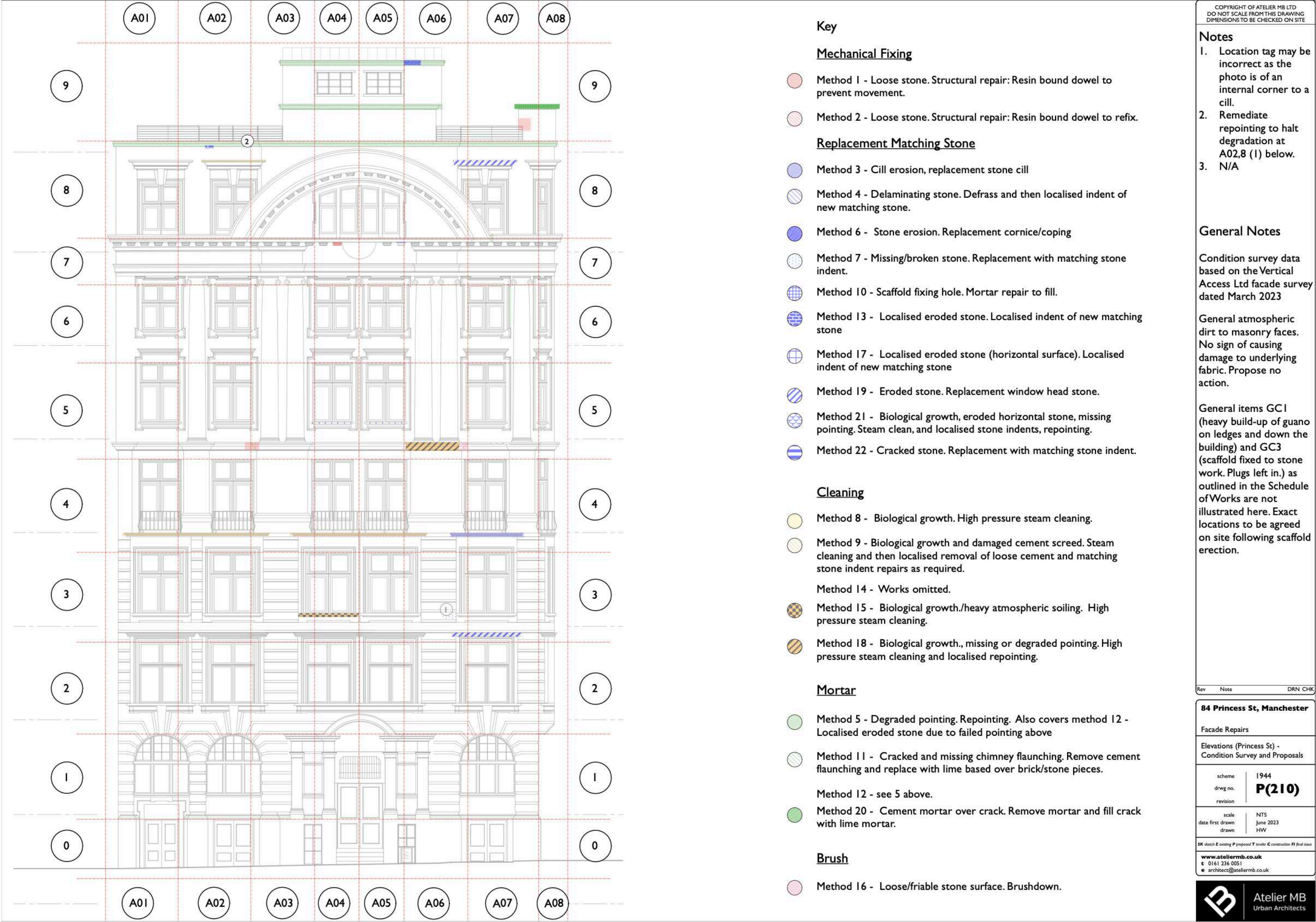


Image 6: Reference drawing.

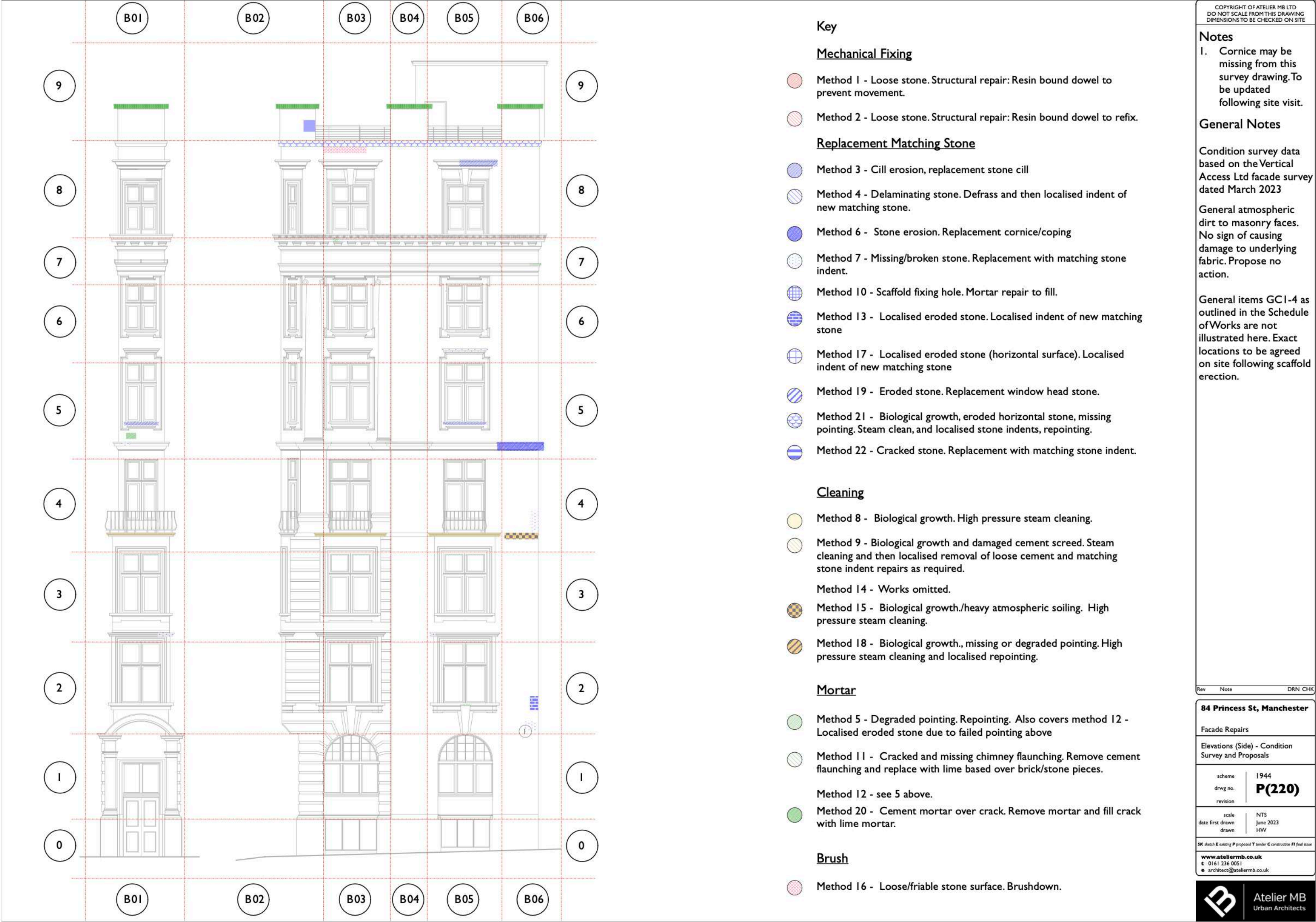


Image 7: Reference drawing.

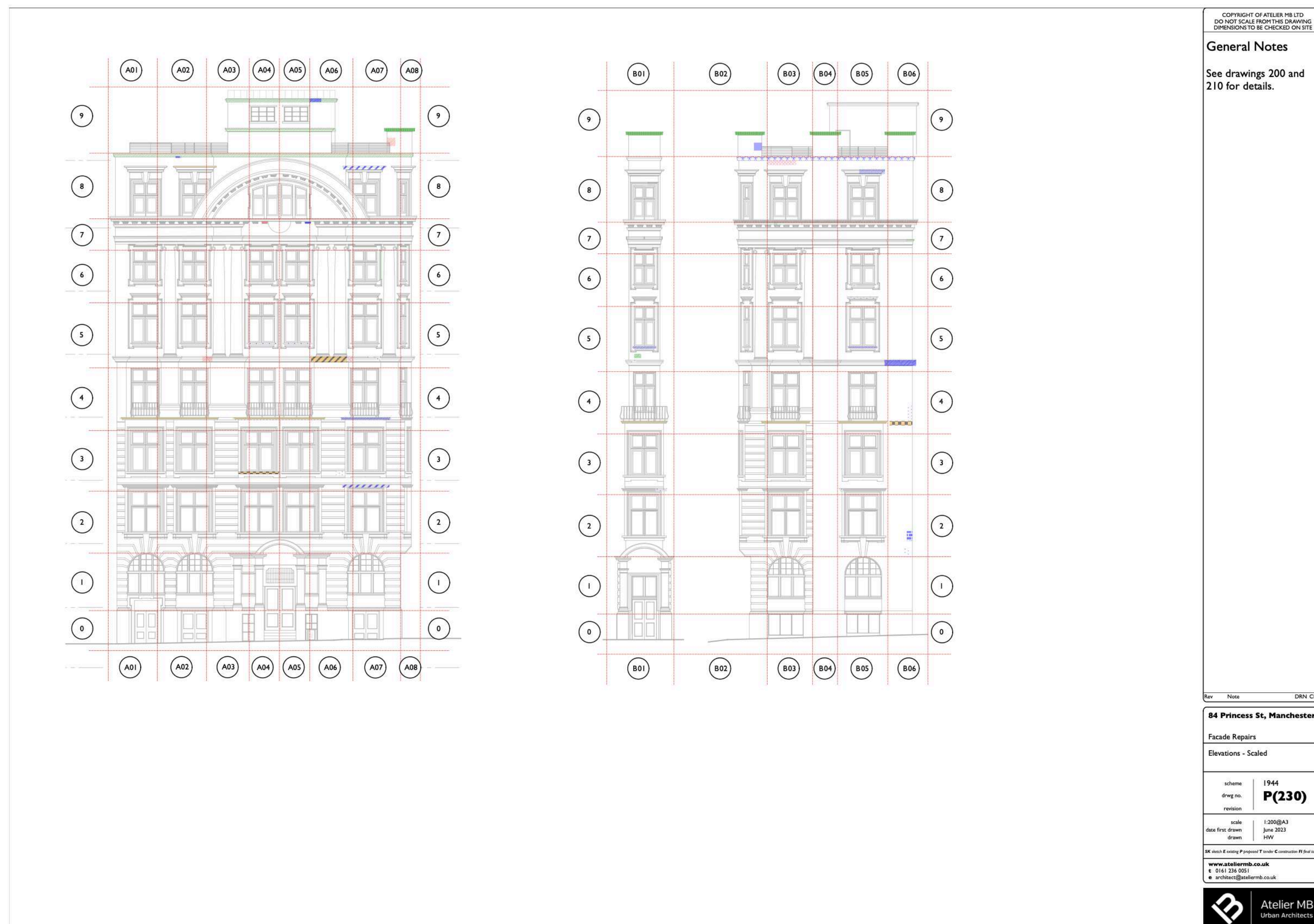


Image 8: Reference drawing.

4.0 PROPOSALS AND IMPACT

Proposals are a direct response to degraded and eroded external fabric which requires repair and, in cases where this is not possible, replacement. The accompanying schedule of works forms part of the application and cross references the annotated drawings P(210), P(220) and P(230). Each repair has been given a methodology number. Where there are multiple repairs using the same methodology, this has been described once and other locations have been noted. Please refer to the accompanying information which details locations and methodologies.

The precise extent of historic fabric requiring replacement will only become apparent upon high level inspection from the scaffold. In each case, care will be taken to ensure the minimal amount of original damaged material is removed only. Material will not be replaced for purely aesthetic reasons, only where it is damaged beyond repair/re-use. All replacement stone will be sourced from St Bees quarry, Cumbria, to match existing. Stone to be set and pointed in lime mortar. Stone to be cut to match existing size/profile. No artificial distressing will be undertaken.



Image 9: Location reference A02, 5

Location reference: A02, 5; A07, 09

Description: Extended stone corner piece eroded, forming water channel. Potential to break away.

Proposed works: Methodology 1 Urgent immediate repair to stabilise fabric. Phase 1: Temporary repair to pin piece with resin bound dowel to prevent falling/movement of masonry. Drilling of limited sized holes in stone to allow pinning back to stable stone surface. Dowel end to be recessed by 10mm minimum and plugged with matching stone piece. Removal of loose/friable stone faces.

Phase 2: Carefully remove existing damaged stone piece using hand tools (stone saws, sharp chisels). Insert matching newly formed piece, hand finished and to include discrete masonry mark, edge bedded. Secure to stable stone with resin bound stainless steel dowels. Perimeter joints to be minimal width and to be pointed with lime mortar to match stone.

Impact: Neutral. Replacement stone to match existing.

New piece will ensure eroded fabric is removed, enhancing condition and appearance of elevation, eliminating risk of falling debris and offering long-term protection of built fabric.

Location reference: A04, 7

Description: Loose stone details

Proposed works: Methodology 2 Refix loose stone. Drill through existing stone to form hole to take resin bound stainless steel or resin dowels of minimum necessary diameter. Pin fractured piece back to solid stone. Dowel ends to be recessed 10mm and plugged with matching stone piece. Impact: Neutral. Minimal holes are considered necessary to ensure stone is secured. Enhancement of condition and appearance of elevation, eliminating risk of falling debris and offering long-term protection of build fabric.

Location reference: A07, 4; B01, 5(1); B05, 5(1); B05, 8(3)

Description: Badly eroded stone cill with exposed edges, at risk of further deterioration. Extent of erosion prevents localised cut out and replacement.

Proposed works: Methodology 3 Carefully remove existing cill, replace with new version to match existing. New will be horizontally bedded as there are limitations on stone supply (single piece prevents edge bedding). Replacement to be bedded in lime mortar, to match that on wider elevation. Impact: Neutral. The loss of historic fabric is considered to be both necessary and justified in order to ensure safety and integrity to the façade. Replacement of a like for like piece will have no adverse effect upon significance. Condition will be enhanced and there is a clear long-term benefit to the protection of the listed building.

Location reference: B02, 9

Description: Eroded stone face to high level, chimney.

Proposed works: Methodology 4

Phase 1: Urgent, immediate repair to stabilise fabric. Careful removal of delaminated stone face (using hand tools) to a depth sufficient to leave stable surface only. Phase 2: Careful cutting out of damaged stone with hand tools (sharp chisel, stone saw); installation of new stone piece to match (sourced from St Bees quarry), edge bedded; finish to match original with no artificial distressing and to include discrete stone mason mark; repoint with lime mortar to match wider elevation.

Impact: Neutral. Replacement of element of original stonework with like for like piece will have no adverse impact upon significance. Condition will be improved and there is a clear long-term benefit to the protection of the listed building.

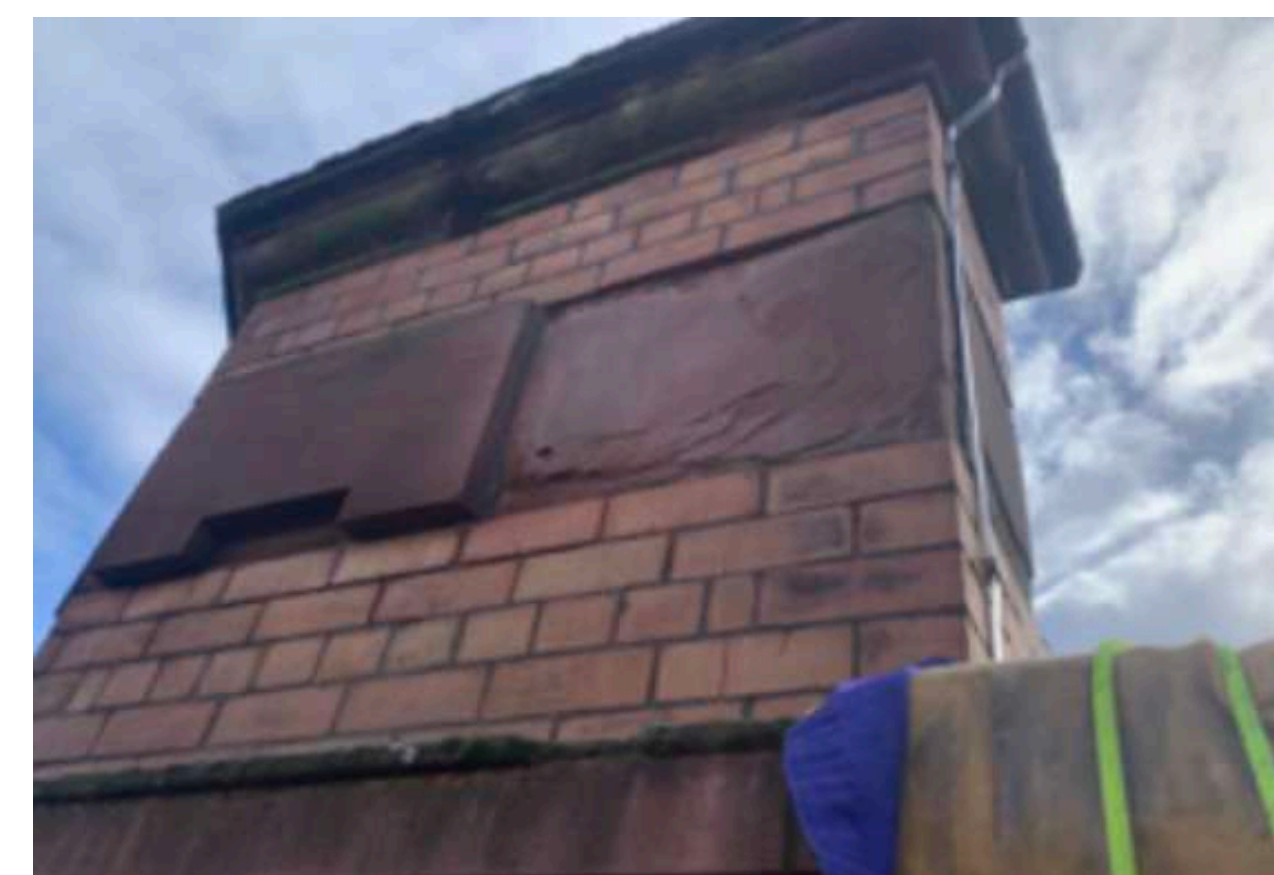


Image 10 (Left top), location reference A04 7

Image 11 (Left bottom), location reference A07, 4

Image 12 (Right top), location reference B01, 5(1)

Image 13 (Right bottom), location reference B02, 9

Location reference: B06, 5(3); A05, 9

Description: Loose, delaminated stone to stone cornice

Proposed works: Methodology 6

Replace high level stone detail where loose, degraded and missing parts of surface are evident. Surface to cornice badly eroded with edges exposed, at high risk of further deterioration. Extent of damage will not allow for local repair and requires new piece of stone. Existing stone to be carefully removed and replaced with new piece to match and bedded in lime mortar to match that on wider elevation. New stone to be horizontally bedded (due to quarry limitations).

Impact: Neutral. Removal of original damaged stone will eliminate risk of further deterioration or falling debris.

Replacement with matching will have minimal impact upon aesthetic appearance and significance. Condition will be improved.

Location reference: A06, 3(1); A07, 5; A07, 5(2); B01, 3(1); B01, 3(2); B01, 5(3); B03, 7(2); B05, 2(1); B05, 6(1); B05, 6(2); B05, 6(3); B06, 2(2); B06, 4(1)

Description: Weathered horizontal surface with dishing to original stonework.

Proposed works: Methodology 7.

Carefully cut out damaged stone to sound base, using hand tools only such as sharp chisels and stone saws. Install prepared new stone to match existing, hand finished and to include discrete masonry mark. Fix using resin bound stainless steel dowels repoint all perimeter joints with lime mortar to match examples on wider façade. Size and extent of replacement piece can only be confirmed upon inspection from scaffold, but replacement will be of minimum size required.

Impact: Neutral. Replacement stone to match existing.

New piece will ensure eroded fabric is removed, enhancing condition and appearance of the elevation, eliminating risk of falling debris and offering long-term protection to the building.

Location reference: GC1

Description: Tops and front of ledges down the building.

Proposed works: Methodology 08

Careful removal of guano build-up using high pressure steam cleaning system.

Impact: moderate, positive.



Image 14: Location reference B06 5(3)



Image 15: Location reference A06 3(1)



Image 16: Location reference GC1

Location reference: A02, 8(3); B03, 4(1); B05, 4(1); GC2

Description: Balconies, ledges down the building.

Proposed works: Methodology 09

Initial removal of biological growth with high pressure steam cleaning system to allow for inspection. Repair will depend on findings, either i) careful removal of damaged cement screed with hand tools; localised cut out of eroded stone material to sound stone base; replacement in matching stone, set and bedded in lime mortar or ii) careful removal of existing damaged material and complete replacement with matching stone piece, set and bedded in lime mortar. New stone requires horizontal bedding due to quarry limitations. Minimal increase in fall to outer edge. Eroded pointing to be raked out and repointed with lime mortar. Cement replacement edge indents to be inspected and replaced with sandstone version if necessary.

Impact: Neutral. Removal of damaged fabric and replacement with matching new stone pieces from St Bees quarry will have no adverse impact upon visual appearance or significance of listed building. Replacement will be the minimum necessary and improve the condition of the building, lengthening the lifespan of the façade.

Location reference: GC3

Description: Scaffold plug left in stonework.

Proposed works: Methodology 10

Remove existing hole plug and replace with moulding mortar repair in lime putty mix to match stone colour and texture.

Impact: Neutral. The condition of the listed fabric will be enhanced and damaged material replaced with similar.

Location reference: GC4

Description: Chimney flaunches.

Proposed works: Methodology 11

Careful removal of all damaged cement flaunching. Repoint chimney with lime based mortar to match wider elevation. Strong lime based mortar flaunching over reclaimed brick/stone pieces in profile to match examples on wider elevation. Impact: Neutral. Removal of damaged material is a positive action, replacing with similar will not be harmful to fabric or visual appearance and will extend the life of the façade.



Image 17: Location reference A02 8(3)



Image 18: Location reference GC3



Image 19: Location reference GC4

Location reference: A02, 8(2); B06, 2(1)

Description: Stonework details.

Proposed works: Methodology 13

Impact: Careful removal of damaged stone detail with hand tools (sharp chisels and stone saws) to sound stone base; install replacement stone piece in matching profile, hand finished to match original with no artificial distressing; repointing with lime-based mortar to match wider elevation. Stone to be edge bedded.

Impact: Neutral. Removal of damaged fabric is considered a positive and replacement with new version to match will have no impact upon visual appearance or heritage significance of the listed building.

Location reference: A04, 3(1); A04, 3(2); B06, 4(2)

Description: Stone window ledges and cills.

Proposed works: Methodology 15

Stone cleaning using high pressure steam cleaning system.

Impact: Moderate, positive.

Location reference: A04, 4(1); A07, 5(3); B03, 8(1)

Description: Spalling vertical stone surfaces.

Proposed works: Methodology 16

Brush down loose stone and friable material.

Impact: Minor positive.

Location reference: A04, 5(1); A05, 5(1)

Description: Stone cills with dishing.

Proposed works: Methodology 17

Localised stone cill eroded/dished stone to be cut out to a sound stone base and replaced with matching stone piece, bedded and pointed in lime mortar to match surrounding examples. Inspection of edge indents and raked out and replaced with new to match, if required. Eroded pointing to be raked and repointed in lime mortar. Should investigation show that localised repair is not possible, full replacement of cill is proposed by careful removal of existing and replacement with new version in stone (St Bees quarry) with lime mortar to joints.

Impact: Neutral. Removal of damaged fabric is considered positive and replacement with new version to match will have no impact upon visual appearance or heritage significance of the listed building.

Location reference: A07, 2(1); A07, 8

Description: Stone window reveal head and coping ledge.

Proposed works: Methodology 19

The surface of the stone window reveal, head, is badly eroded and has significant edges exposed, increasing its risk of rapid decay. Localised patch repair of stone is not feasible due to proportion of cut out required. (this will be reviewed when scaffolded access is possible). Old piece carefully removed and new stone to be cut to match size and form of original to be horizontally bedded to match existing/natural bedding due to limitations on sizes available from the quarry (edge bedding is not possible in a single piece of stone). New stone to be fully bedded in lime mortar as used elsewhere.

Impact: Neutral. The stone piece to be removed appears damaged beyond repair. The careful removal of damaged stone and replacement with a new piece (St Bees quarry) will retain the aesthetic and form of the original design. The bedding differences in stone will be barely noticeable and the visual impact is considered to be neutral. The significance of the building will be retained and enhanced to an extent, as material at risk of deterioration is replaced.

Location reference: B01, 5(2)

Description: Cement based mortar to stone detailing.

Proposed works: Methodology 20

Removal of cement based mortar from cracks and fill with lime based moulding mortar to match stone, assuming existing cement can be removed avoiding harm.

Impact: Minor positive. The removal of cement is a positive and the replacement with more appropriate material is an enhancement.

Location reference: B05, 8(1); B06 8(1)

Description: Biological growth to stonework.

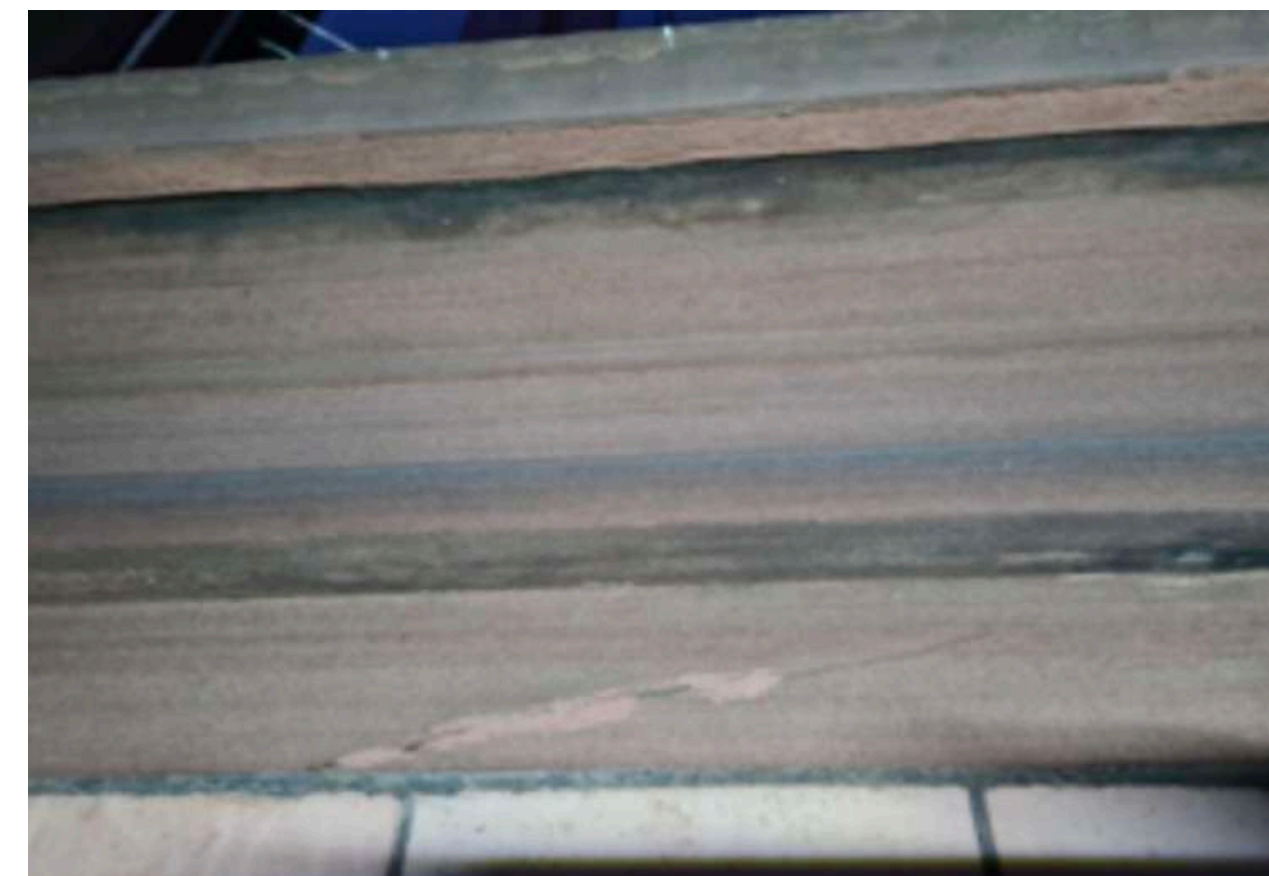
Proposed works: Methodology 21

Phase 1: Remove biological growth build-up with high pressure steam cleaning system. Phase 2: Closely inspect stone from scaffolding. Localised dished stone to be cut out to sound stone base and replaced with matching stone in lime mortar and pointed to match elsewhere. Eroded pointing to be carefully raked out to remove loose fabric and repointed with lime mortar. Full replacement of stone piece to match existing will be considered if the extent of erosion is such that localised indent repairs cannot be carried out successfully, in which case new stone in form and size to match original will be used (St Bees) and joints filled with lime mortar.

Impact: Removal of damaged fabric is considered positive in an effort to halt deterioration and further damage to façade. Extent of the replacement will be kept to the minimum required to ensure damage is repaired. Stone will match surrounding and there will be no negative visual impact. The façade will be protected for the longer term and condition enhanced.



Image 20: Location reference A02 8 (2)



Images 21, 22: Location references A04, 3(1) and A04, 4(1)

Images 23,24: Location references A04, 5(1); A07, 2(1)

Images 25, 26: Location references B01, 5(2); B05, 8(1);



5.0 PLANNING CONTEXT

National Planning Policy Framework (NPPF), revised 2021, sets out government planning policies for England and how they are to be applied by local authorities.

Paragraph 194 requires applicants to describe the significance of any heritage assets affected by proposals. This report is considered to meet that requirement.

Paragraph 197 states, ‘In determining applications, local planning authorities should take account of:

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

The proposals are a positive response as they will enhance the condition of the building, ensuring its repair, its conservation, and safeguarding its future long-term use.

Paragraph 202 ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

Proposals are considered to be an enhancement and improvement to the building. In this instance, the removal of historic fabric is only where wholly necessary. Repair will bring public benefit through preservation, long-term protection and ongoing use of the building.

Manchester’s Local Development Framework, Core Strategy, adopted July 2012, contains local policy and the council’s vision for the city from 2012-2027.

Policy CC9 states ‘design in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.’

Policy EN3 concerns heritage and notes that ‘proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.’

The proposals will successfully preserve and enhance the listed building, adding to the already executed refurbishment scheme, ensuring its re-use and eliminating risk of further deterioration of the elevations. They are entirely consistent with national and local policy.



Atelier
Heritage

Conclusion



6.0 CONCLUSION

These proposals are focused on the repair and maintenance of the listed building. They are considered to be appropriate repairs and use a conservation led approach. The proposed use of St Bees quarry stone and lime mortar are consistent with the existing façade and will ensure works are visually compatible with existing fabric. In all instances new intervention is proposed only where necessary, and careful replacement of small sections of stone will be undertaken wherever possible to limit the removal of original fabric. It is considered that the proposals represent the best option to balance the conservation of historic fabric with ensuring the building is maintained for the long-term future.

These proposals are a positive response to local and national policy, ensuring that an existing listed building is protected and enhanced to remain in active use.



-  [ateliermb](#)
-  0161 236 0051
-  [ateliermbarchitects](#)
-  [atelier mb architects](#)
-  info@ateliermb.co.uk
-  Atelier MB Ltd. Suite 2A, Amazon House, Brazil Street, Manchester, M1 3PJ