

DESIGN STATEMENT

BARRACKS HOUSE MANCHESTER

Revision B



designworks



studio one 17 biggin gardens heywood OL10 2WF t: 0161 332 1943 e: architects@archdesignworks.co.uk

1.0 INTRODUCTION

- 1.1 This design statement supports a Listed Building Consent application for works to Barracks House on Princess Road in Manchester
- 1.2 The building is Grade 2 listed. A separate Heritage Statement accompanies the application
- 1.3 There are no extensions or internal modifications proposed for the building
- 1.4 The proposed works comprise of a series of repairs to the existing fabric only
- 1.5 The works are described generally within this statement and indicated on the submitted drawings and schedules.
- 1.6 The building is owned by Manchester Council. The client has a long-term lease.
- 1.7 The proposed works intend to make wholesale repairs to the building fabric that will improve the appearance of the building and preserve the heritage asset.
- 1.8 The client proposed to work closely with the planners and Conservation Officer to ensure that all repairs are sympathetic and true to the character of the building

2.0 PROPOSED WORKS

- 2.1 Works to the elevations are restricted to repair work to the existing building as follows
- Tidying of redundant services from elevations
 - New render to existing rendered walls
 - Repairs and repointing to brickwork where required
 - Repairs to external garden walls
 - Repairs to windows
 - Repairs to doors
 - Replacement downpipes and soil stacks
 - General decoration

3.0 REDUNDANT SERVICES

- 3.1 Over the years a number of external cables have been tacked to the building for phone lines and alarms. All redundant cabling will be carefully removed
- 3.2 Existing gas pipes fixed to the face of the building will also be removed where they are no longer required.

4.0 RENDER

- 4.1 The south facing gable and a large part of the west facing elevation to the rear are currently rendered.
- 4.2 An area of low-level render has 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.
- 4.3 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.

- 4.4 The render is in poor condition to most facades. There are areas where it is uneven in application and areas that are cracked and debonding. A full tap survey has not been carried out to test all areas as full scaffolding will be required.
- 4.5 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. A lime-based render would be more suitable as it is flexible and vapour permeable.
- 4.6 Whilst the render in general would be better to be fully removed and replaced there are areas of render mouldings that are better to be retained and patched.
- 4.7 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.
- 4.8 In this instance we are proposing using a NHL3.5 basecoat and finishing coat finished by aluminium hawk.
- 4.9 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.
- 4.10 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.
- 4.11 Black render applied to the plinth and to the base of the portico will also be replaced with hydraulic lime render.
- 4.12 Damaged cornice around the top of the portico and parapets will be repaired and replaced where necessary with identical moulding and then redecorated.





Areas of render to the existing elevation

Proposed render specification – subject to approval of Conservation Officer

Base Coat
Conserv Hydraulic Lime Render Base Coat
Texture: Medium Course
Binder: NHL 3.5 to BS EN 459-1:2105
Aggregate: BS EN 13139-1:2015
Vapour permeability 0.74 grams/100mm²/24hrs
Compressive strength 3.44N/mm²
Carbonation Rate: Moderate

Finishing Coat
Conserv Hydraulic Lime Render Finish
Texture: fine Texture
Binder: NHL 3.5 to BS EN 459-1:2105
Aggregate: BS EN 13139-1:2015
Vapour permeability 0.74 grams/100mm²/24hrs
Compressive strength 3.44N/mm²
Flexural strength 1.31N/mm²

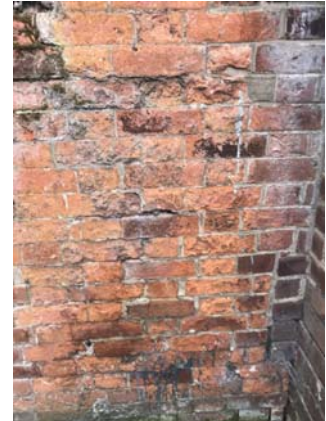
Paint Finish

Breathable silicate paint eg Keim Soldalit Silicate Masonry Paint
Allow render to dry for a minimum of 28 days
Coat all unpainted surfaces with Keim Soldalit Fixativ
Apply 2 coats using roller or spray

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| 5.0 | BRICKWORK |
|-----|------------------|
- 5.1 Generally the existing facing brick is in good condition with thin mortar joints that are in most cases acceptable. Wholesale repointing of thin mortar joints can often cause more damage to the historic fabric of the building and look unsightly.
 - 5.2 There are some areas where the brick has been damaged, largely by damp brick beneath leaking pipework. Spalled bricks will be removed and previously poor pointing to the walls will be repointed in a careful and more sensitive way in keeping with the original detailing.
 - 5.3 Some low-level areas also show damage to the brick and will be replaced
 - 5.4 Where brick has been damaged the cause of the damage will be rectified. SO for instance leaking rainwater pipes and soil stacks will be replaced and any broken gutters repaired
 - 5.5 Brick will be carefully selected to match the existing and a sample panel will be provided on site for approval by the Conservation Officer
 - 5.6 Where repointing is required 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.
 - 5.7 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
 - 5.8 The works will be fully protected from rain and sunlight until fully cured
 - 5.9 A sample of repointing will be provided on site for the approval of the Conservation Officer in advance of the works being completed
 - 5.6 The existing curved garden wall to the right of the drive is in a state of disrepair with numerous spalled brick and some previously poor attempts at repointing. It is proposed that sections of this wall will be removed and rebuilt using a matching reclaimed brick with the same stone features



Damage to low level brick



Existing curved wall to side of drive

*Brick specification:
to match existing in colour and texture
Frost resistant*

*Mortar specification
Limelite Heritage Lime Mortar or equivalent approved
Suitable for this joint work
Aggregate: 2mm
Strength: M2.5 generally and M5.0 for works below dpc or to chimneys
Mixing: Mix strictly in accordance with manufacturer's recommendations
Application: Strictly in accordance with manufacturer's recommendations
Sample: Provide sample panel including existing and new brick and seek approval of Conservation Officer
Colour: Light brown to match existing mortar*

6.0

WINDOWS

6.1

The existing windows are painted timber sash windows and are generally in a state of disrepair with signs of rot to cills in particular, damaged and missing glazing bars and slipped or broken glass.

- 6.2 The building is suffering from condensation issues typical of single glazing. The lower cill sections of the sashes in particular are showing signs of rot where the condensation has puddled
- 6.3 Security bars are present to the more vulnerable ground floor windows
- 6.4 The initial proposal was to replace windows with new double glazed windows using a thin double glazed unit that would reduce condensation risk and improve the thermal performance of the windows as well as improving security to vulnerable units
- 6.4 This proposal was rejected by the Conservation Officer at a pre-application meeting on site in favour of wholesale repairs to the existing windows with the introduction of secondary glazing.
- 6.5 Two windows (WG12 and WF32) have been replaced in the past with new double glazed sash windows and these will remain
- 6.6 Some of the basement windows have also been replaced in the past with top hung casement windows. These will be also be retained and repaired
- 6.7 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 in to windows where the existing panes are broken
- 6.8 As new double glazing, even within the existing frames has been rejected, then secondary glazing is proposed to all windows in order to reduce heat loss and condensation issues within the building.
- 6.9 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
- 6.10 For the taller windows in excess of 2m height a transome will be included in the secondary glazing to give some bracing to the otherwise large casement



windows in various states of disrepair with security bars to vulnerable ground floor

- 6.11 All windows will therefore be fully repaired and redecorated, new secondary glazing will be installed throughout and the existing security bars will be retained to vulnerable windows
- 6.12 A schedule of repairs is included with the application.
- 6.13 Sample window repairs can be provided for the approval of the Conservation Officer.

7.0

EXTERNAL DOORS

- 7.1 External doors have suffered a series of repairs over the years and are not in good condition. However, these too will be repaired and redecorated throughout including decorative mouldings and the damaged fanlight over the main entrance door
- 7.2 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.
- 7.3 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 where damaged or rotten
- 7.4 Panels to the side of the existing front door will also be rep[aired and redecorated including the removal of previous plywood panel infills
- 7.5 Doors will be prepared and repainted in external gloss paint to a typical Georgian era single colour
- 7.6 DG02 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.
- 7.7 The client proposes to change this door and provide a new durable timber Georgian style four panelled door that is more characteristic of the building and resembles the existing timber doors to the front and side elevations
- 7.8 The door is likely to be bespoke given that most Georgian style doors are 6 panel or 5 panel doors. Panels will be solid to match the existing doors and maintain good security given the vulnerable position
- 7.9 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



Damage to timber panelled doors and frames



Existing DG02, intercom to front door and panel infills to main front door

External door Specification:

Hardwood solid timber 4 panelled door

Manufactured as bespoke by London Door Company or Timbawood or equivalent

Finish: Pre-finished in heritage colour



BESPOKE FRONT DOORS

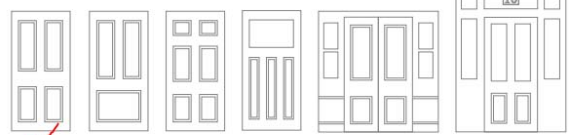
At Timbawood we are expert in replicating Georgian, Victorian, Edwardian, and 1920s-30s front doors, working with you to create the design you want.

This includes:

- Full design, manufacture and install service
- Fully customised options for panelling and mouldings
- Durable, stable timbers such as Accoya and Oak
- Specialist glazing options including acoustic, patterned and laminated security glass, with option to retain or replicate existing stained glass
- High security hardware, with security hinge bolts and Era nightlatch and deadlock as standard, with options for multipoint or Banham locks
- Colour match service including any RAL colour and dual colour option
- Full perimeter draught proofing for warmth and noise insulation



EXAMPLE FRONT DOOR OPTIONS



Please note all front doors are made to measure, so any combination of panels, mouldings, glazing and hardware is possible.

8.0

DOWNPIPES

- 8.1 A number of soil stacks are showing signs of leaking at collar junction. These will be repaired where practical and where not they will be replaced with new **cast iron** pipework
- 8.2 Rainwater downpipes are also causing damage to the brickwork in some locations by virtue of the fact that the junctions are loose or, at low level, the gullies appear to be blocked and this has resulted in running water to the basement stair for instance
- 8.3 All gullies on site and all manholes will be inspected and cleared. Any damaged downpipes will be replaced with **new black cast iron pipes**



Leaking downpipes and stacks

9.0 **GENERAL DECORATION**

- 9.1 Existing cast iron balustrades and railings will be repainted
- 9.2 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.

Rev B – amended to planning comments