Planning, Design & Access Statement



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Site Address:	*Barracks House, 10 Princess Street, Manchester, M15 4HA*
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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 tranquillity, 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

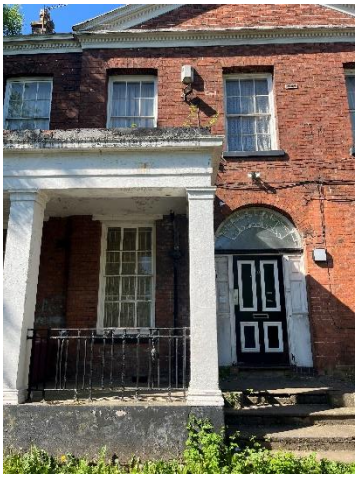


Fig B – Discoloured cornice



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

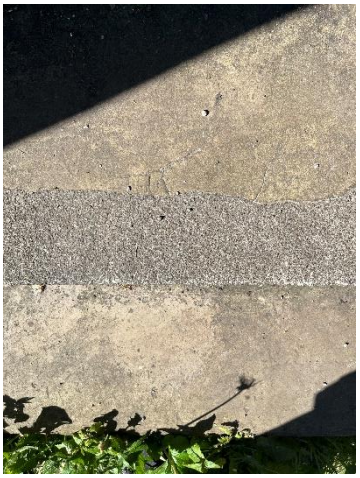


Fig L – Repaired step



Fig M – Damage to brick work



Fig N – Hopper comprimised



Fig O – Hanging cables



Fig P – Pointing required

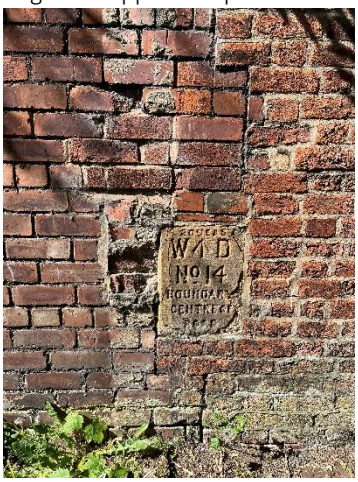


Fig Q – Heritage brick work



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

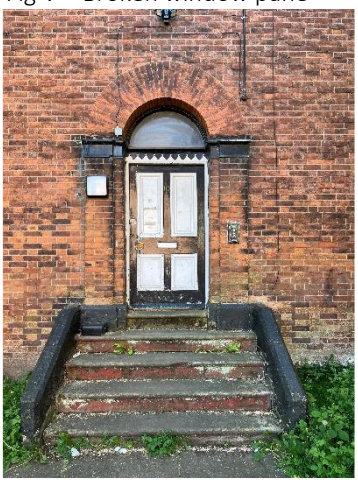


Fig Y – North elevation



Fig Z – Damage to door

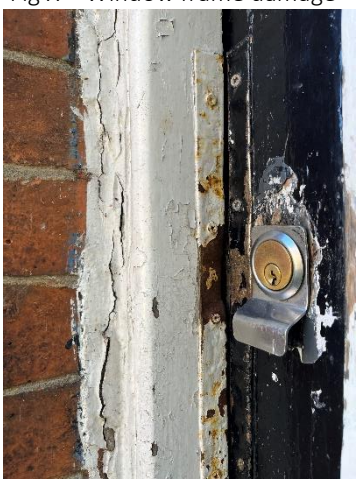


Fig XX – Damage to door & frame

4.0 Proposed Works

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.

Roofworks

4.25 4.1 The existing slate roof coverings are showing signs of deterioration in isolated areas and therefore require remedial works to ensure the long-term preservation of the building. The proposed works will involve the careful strip and reinstatement of the roof coverings whilst retaining as much historic fabric as practicable.

4.2 Existing natural slates will be carefully removed by hand and all salvageable slates will be cleaned, graded and reused wherever possible. Any replacement slates required due to damage or breakage will be carefully selected to match the existing in terms of size, colour, thickness and weathering characteristics.

4.3 The existing roofing felt and battens will be removed and replaced with a breathable roofing membrane and new treated timber battens installed in accordance with BS 5534 standards. These works will improve the overall weather performance of the roof whilst retaining the traditional roof build-up and appearance.

4.4 Upon removal of the roof coverings, all exposed rafters, ridge boards and structural timbers will be visually inspected. Any defective or decayed timbers identified during the works will be repaired or replaced on a like-for-like basis where necessary, ensuring minimal intervention to the historic roof structure.

4.5 Lead hip details and associated flashings will be carefully reinstated using traditional methods and Code 5 lead to match the existing detailing and maintain the architectural integrity of the building.

4.6 Existing rooflights will be replaced on a like-for-like basis, retaining the existing size, positioning and external appearance to preserve the character and visual integrity of the roofscape.

4.7 All slate reinstatement works will be undertaken using traditional fixing methods in accordance with BS 5534 standards to ensure consistency with the existing historic roof covering.

4.8 The works will be undertaken in controlled sections to minimise exposure of the roof structure and protect the building from adverse weather conditions during construction works.

4.9 All replacement materials will be provided as samples on site for approval by the Conservation Officer prior to installation to ensure compatibility with the existing historic fabric of the building.

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 Traditional Sash Window Restorations, a specialist heritage joinery contractor with experience in the refurbishment and repair of historic timber sash windows and doors within listed buildings. Their methodology follows a conservation-led, repair-first approach, ensuring that the maximum amount of original historic fabric is retained wherever practicable. Their expertise includes traditional timber splice repairs, sash mechanism overhauls, glazing repairs and the careful restoration of period joinery details.

5.2 We have also been in contact with CRC Maintenance Ltd regarding the proposed roof restoration works. CRC Maintenance Ltd are experienced roofing contractors with knowledge of heritage and listed building projects, specialising in traditional slate roofing and conservation-led repair works.

6.0 Justification

6.1 The proposed restoration and remedial works at Barracks House are justified on the basis of preserving and safeguarding the architectural and historic significance of the Grade II listed building, whilst ensuring its continued long-term use and maintenance.

6.2 Barracks House is an important heritage asset and the proposed works have been developed in accordance with conservation-led principles, with a clear emphasis on repair and retention of existing historic fabric wherever practicable.

6.3 The proposed roof works are necessary due to the deterioration of the existing slate roof coverings and associated elements. The careful removal and reinstatement of the roof coverings, together with the reuse of original slates and reinstatement of traditional lead detailing, will improve the weather resistance and long-term durability of the building whilst preserving its historic appearance and character.

6.4 The proposed refurbishment works to the existing timber sash windows and doors are similarly justified as many of the existing elements display signs of age-related deterioration, weathering and operational wear. The proposals seek to repair and restore the original windows and doors wherever possible through the use of traditional joinery techniques, localised timber repairs and like-for-like replacement elements only where components are beyond practical repair.

6.5 The works have been carefully designed to avoid unnecessary alteration to the building and do not involve extensions or significant changes to the historic form, appearance or internal arrangement of Barracks House. The proposals instead focus on the preservation and enhancement of the existing historic fabric through sensitive repair and maintenance works.

6.6 In addition, all proposed works are intended to be undertaken by experienced heritage contractors specialising in traditional roofing and joinery works associated with listed buildings. This will ensure that the repairs are carried out using appropriate materials, detailing and workmanship consistent with the architectural significance of the property.

6.7 The applicant remains committed to working closely with the Local Planning Authority and Conservation Officer throughout the process to ensure that all works are undertaken in accordance with best practice heritage conservation principles.

6.8 Overall, the proposed works represent a sensitive and appropriate approach to the preservation of Barracks House. The restoration of the roof, windows and doors will secure the long-term condition of the building, preserve its historic character and ensure that this important heritage asset continues to contribute positively to the local historic environment.

7.0 Conclusion

7.1 In conclusion, the proposed works at Barracks House represent a sensitive and conservation-led approach to the repair and preservation of an important Grade II listed building. The proposals have been carefully developed to address the deterioration of the existing roof coverings, timber sash windows and doors whilst retaining the character, appearance and historic significance of the building.

7.2 The proposed roof restoration works, including the careful removal and reinstatement of slate coverings, reuse of original materials where practicable, replacement of defective elements and reinstatement of traditional lead detailing, will improve the long-term weather protection and structural performance of the building whilst preserving its traditional roofscape.

7.3 Similarly, the proposed refurbishment works to the existing timber sash windows and doors will ensure the continued retention of significant historic fabric through repair-first principles and traditional joinery techniques. The works will enhance the operational performance and condition of the windows and doors whilst maintaining their original detailing and contribution to the architectural character of Barracks House.

7.4 The proposals do not seek to alter the historic form or significance of the building, but instead focus on the careful repair, restoration and long-term preservation of existing historic elements. All works are intended to be undertaken using appropriate traditional materials and workmanship by experienced heritage contractors.

7.5 The applicant remains committed to working collaboratively with the Local Planning Authority and Conservation Officer throughout the process to ensure that the proposed works are carried out in accordance with best practice conservation principles.

7.6 Overall, the proposed works will secure the ongoing preservation and longevity of Barracks House, ensuring that the building continues to contribute positively to the historic environment and architectural heritage of Manchester for future generations.