TOTAL ARCHITECTURE

WORK|SHOP
properties ltd

Heritage Statement

To support application for three storey office building on Tib Street/Foundry Lane, Manchester

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1.0 INTRODUCTION

The proposed redevelopment site is located at the northeastern edge of Smithfield Conservation Area. This conservation area was designated in 1987 due to its historic links to Manchester's principal nineteenth century food markets and is enclosed by Swan Street to the northeast, Oldham Street to the east, Piccadilly to the south, Market Street to the southwest, High Street and Nicholas Croft to the west and by Shudehill to the northwest.

2.0 PROPOSED DEVELOPMENT SCHEME

The proposed scheme involves the demolition of an existing single storey WC block and it's replacement with a new three storey office unit that occupies the full footprint of the site. Full details of the redevelopment proposals can be found on the proposal plans and in the accompanying design and access statement, but in summary:

The building is located at the back of pavement and fully occupies its plot;

The building has identifiable base and top portions – large windows and entrance doors characterise the ground floor level with tall vertical windows set within deep reveals at first and second floor levels. This fenestration pattern is repeated on the two blank elevations with the openings infilled with brick instead of glazing;

The primary entrance provides direct and level access onto Tib Street whilst there is a separate ground floor entrance from Foundry Lane.

3.0 SIGNIFICANCE OF THE PROPOSED DEVELOPMENT SITE

The existing building on the site is a single storey council owned WC block that is dilapidated and decayed. Immediately adjacent to the site on Tib Street and Foundry Lane is the Smithfield Gardens housing estate that was constructed during the 1970's and 80's.

The relatively recent construction of these buildings removed any trace of the former Smithfield Market buildings that used to exist on the site, such that there is nothing of historical significance remaining.

4.0 CONTRIBUTION OF THE DEVELOPMENT SITE TO THE SMITHFIELD CONSERVATION AREA

The proposed development site occupies a prominent corner position within the streetscape of Tib Street in the northeastern section of Smithfield Conservation Area but this prominence is diminished to an extent by its small scale and dereliction.

Whilst the location of the site's building at the back of pavement does contribute to the character of Tib Street, this positive attribute is severely undermined by poor quality of the building and its small scale.

In an area characterised by a tight urban grain and densely developed urban blocks, the ancillary nature of this building has an adverse impact on the character of the area, which is exacerbated by it's location at a principal corner. As a consequence, not only is the street block incomplete, but its corners are also inadequately addressed.



Existing WC Block on development site

5.0 IMPACT OF THE PROPOSED DEVELOPMENT SCHEME

The proposed redevelopment scheme will replace this dilapidated building with a simple but high quality and well designed development which has regard to the special interest, character and appearance of Smithfield Conservation Area and the surrounding streetscape.

The building's scale and massing will ensure that it relates to the adjacent Smithfield Gardens housing development and also the new Swan Square office development opposite. It will also reinforce and strengthen the corner of Tib Street and Foundry Lane and will complete the streetscape to the eastern side of Tib Street with a building of an appropriate scale.

The use of vertical windows within deep set backs at first and second floor levels will reflect the verticality and rhythm of neighbouring Georgian/Victorian/later buildings and will reflect the area's historic pattern of small and sub-divided units.

6.0 CONCLUSION

The form, scale and layout of the proposed redevelopment scheme has been strongly influenced by the character and appearance of its surrounding area and the resultant scheme is one which reflects the shared characteristics of its surroundings whilst offering a contemporary design solution rather than pastiche mimicry of its historic buildings.