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Introduction

Introduction

Preface

This report has been prepared to accompany the planning application and for the proposed works to the existing Smithfield Building, Tib Street, Manchester M4 1LA. This Heritage Statement is prepared by JH.Architects on behalf of our Client, and is submitted in support of an application for alterations to the roof of Smithfield Building fronting Tib Street

The application proposes upgrades to elements accross the roof and facade that have become damaged over the past 30 years since its latest redevelopment. The interventions where necessary, will be replaced like for like in terms of colour and materialit to ensure that The Smithfields buildings aesthetic is retained, but its function is improved

This document should be read in conjunction with the scale drawings that accompany it:

TRI01-S-AS1.01

TRI01-P-AS1.01
TRI01-P-AS1.02
TRI01-P-AS1.03

TRI01-P-AP1.01
TRI01-P-AP1.02
TRI01-P-AP1.03

TRI01-V-AS2.01
TRI01-V-AS2.02
TRI01-V-AS2.03

TRI01-V-AV1.01
TRI01-V-AV1.02
TRI01-V-AV1.03

TRI01-SD-ASD1.07

Please note that drawings which appear in this document may not be to scale, please reference the drawings appended to this submission for to scale drawings.

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The Site

LOCATION

Smithfield Building is located in the heart of Manchester's Northern Quarter. This Building is home to a mixture of ground floor / basement commercial units and upper floor apartments.

The Buildings are not listed but sit within the Smithfield Conservation area and withing close proximity of listed buildings.

The building is very popular and well known within the area, with an array of subculture shops and bars with high activity. The buildings have a special architectural quality.



Site Location

The application site is shown below and on the enclosed site location plan (drawing ref: TRI01-S-AS1.01).



Smithfield Conservation Area

The Smithfield Conservation Area lies to the north-east of the city centre of Manchester and is bound by Swan Street, Oldham Street, Market Street, High Street and Shudehill (Plan to the right). It shares common boundaries with both the Stevenson Square and Shudehill Conservation Areas.

The Smithfield Conservation Area is characterised by its historic use as the centre for Manchester's food markets, however none of the remaining market buildings remain in use for their original purpose.

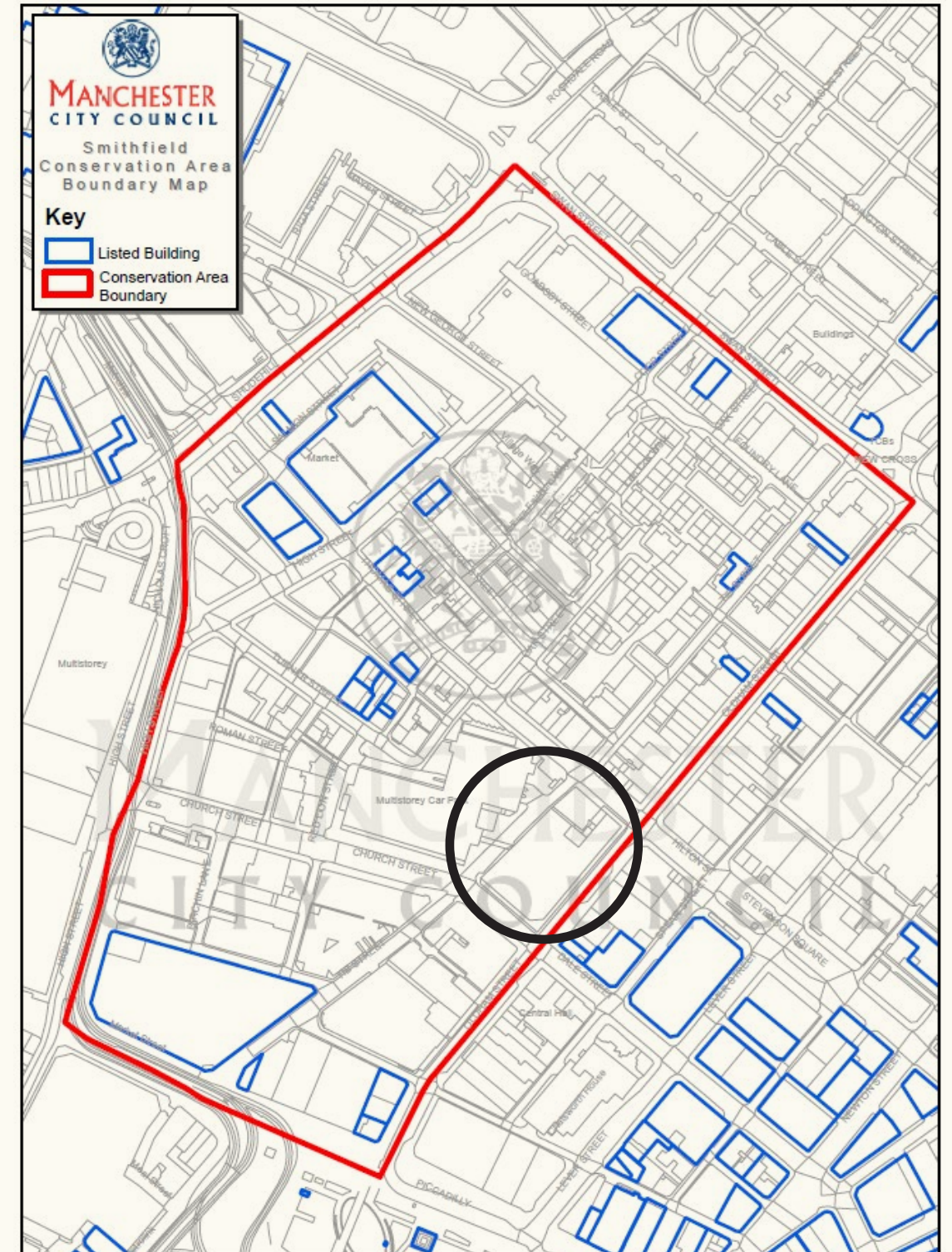
A range of uses can now be found within the conservation area (CA)

Buildings towards the south of the Conservation Area, including the application site, are larger than those found elsewhere in the CA and are of a later date.

The Smithfield Conservation Area description on the local planning authority website comments under 'Control of Development' that: 'Development control in Smithfield is aimed at encouraging development and activity which enhances the prosperity of the area, whilst paying attention to its special architectural and visual qualities.'

It then goes on to state, 'The main criterion in urban design terms in this area is about fitting into an established street pattern with the scale of development proportions and materials of major concern. Quality is the overriding aim in any new proposal, and this can be provided in either sensitive refurbishment of existing buildings or the appropriate design of new buildings.'

The guidance further states that the urban design of proposals should seek to acknowledge the characteristics of colours and materials of adjacent buildings to ensure that there is a clear relationship with nearby buildings.



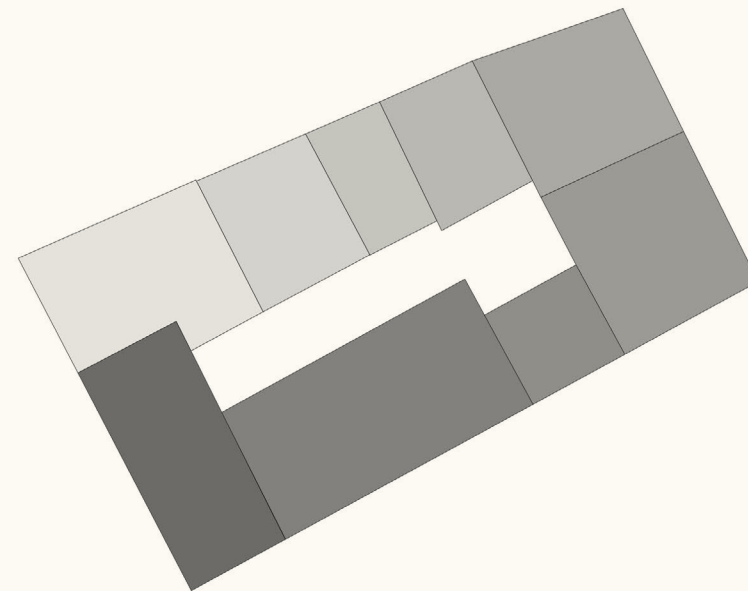
History - Early Years

Smithfield Buildings (as it is known today) date back to the early 1800s. Built originally as nine separate buildings, known to be housing drapery stores and retail units relating to the cotton industry. Affleck & Brown started on Oldham street after Robert Affleck offered John Brown a partnership in his drapery store within a unit of what has since become the Smithfield buildings.

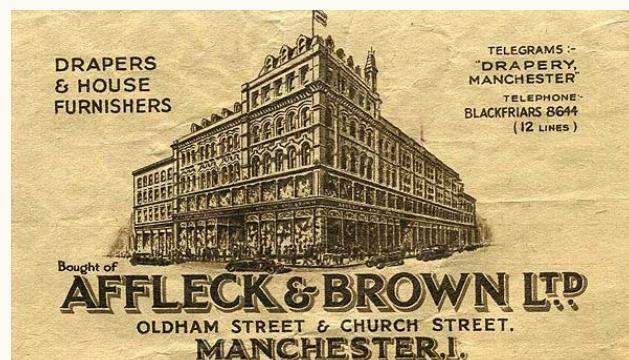
Affleck & Brown eventually occupied a whole block of 9 individual buildings between Oldham St, Church St, and Tib St and became a fully fledged department store. It was regarded as the Harrods of the North. These separate buildings had gone to make the old Affleck and Brown department store in 1860.

After WW2 the business began to decline as shopping moved away from Oldham Street and Affleck & Brown was bought by Debenhams. Affleck & Brown closed in 1973.

Eclipsed by the nearby Arndale Centre, the area suffered a decline and The Smithfields buildings closed operating as a department store, until the next development, over the page.



Original building was an amalgamation of 9 separate buildings to form a single department store.



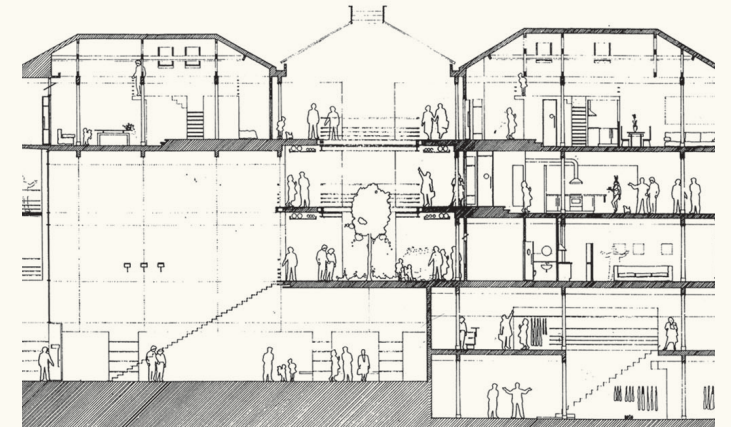
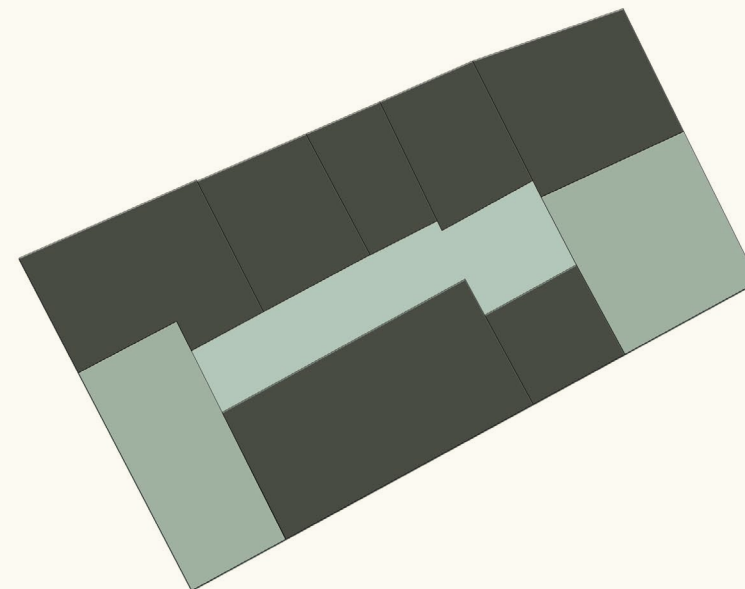
History - Post Industry

During the 1990's English Partnerships stepped in with a grant assistance to kick start a revival for the Smithfield Buildings. The later development transformed the urban block into Ground / Basement retail units and 81 apartments above.

Roof - The former lightwell was covered with a glazed rooflight, and 2 additional zinc clad elements were constructed on the original roof line on 2 corners of the plot.

Facade - The victorian facade on the upper floors was restored, with galvanized double glazed steel windows replacing the old ones. First-floor flats on Tib Street have balconies giving a modern interpretation of what was there. The steel structure echoes the proportions and rhythm of the Victorian facade, Existing arched openings were taken down at street level to form a generous collonade on Church street, with new shopfront openings being inserted on Oldham St.

The idiosyncrasies of the existing buildings mean that there was a lot of fill in design alterations to the original facades, giving it a strong character of new and old. Overall the 1990s development was designed as a forward looking intervention rather than a nod to nostalgia, and therefore the proposals within the next section will reflect these hybrid buildings.



1990s development to all facades and roof plan including infilling the courtyard with a glazed lantern and adding 2 blocks of Zinc penthouses



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Existing

Existing Photographs - Roof fabric

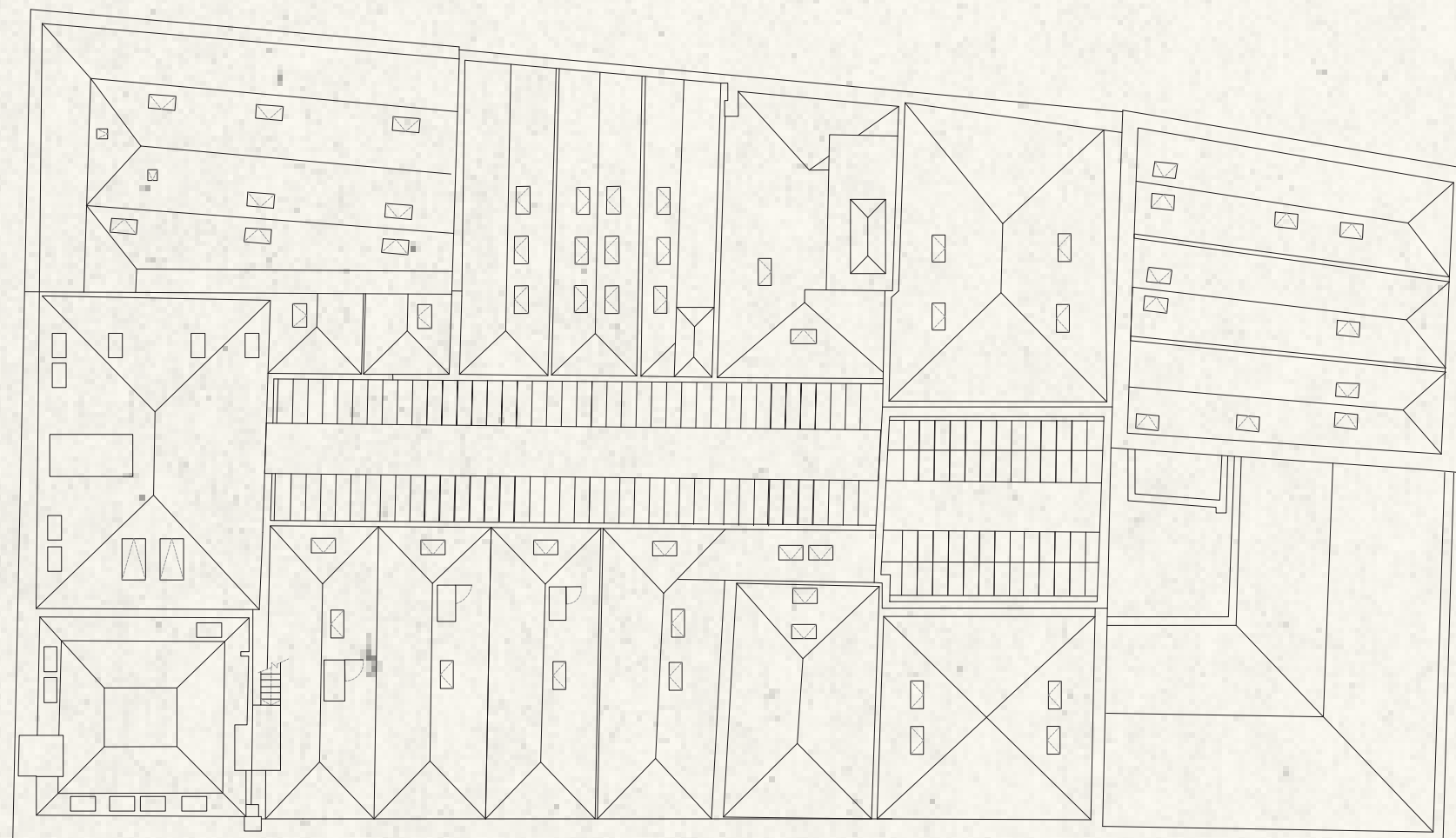


Existing Photographs - Elevation fabric

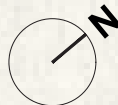


Existing Roof Plan

REVISION	NB	Do not scale off this drawing. All dimensions to be checked on site prior to manufacture and construction. This drawing is the property of JH Architects and should not be reproduced without permission. All discrepancies to be brought to the attention of the architect immediately. This drawing to be read in conjunction with the specification / bill of quantities and related drawings.	
	FIRST ISSUE	30.04.25	JG



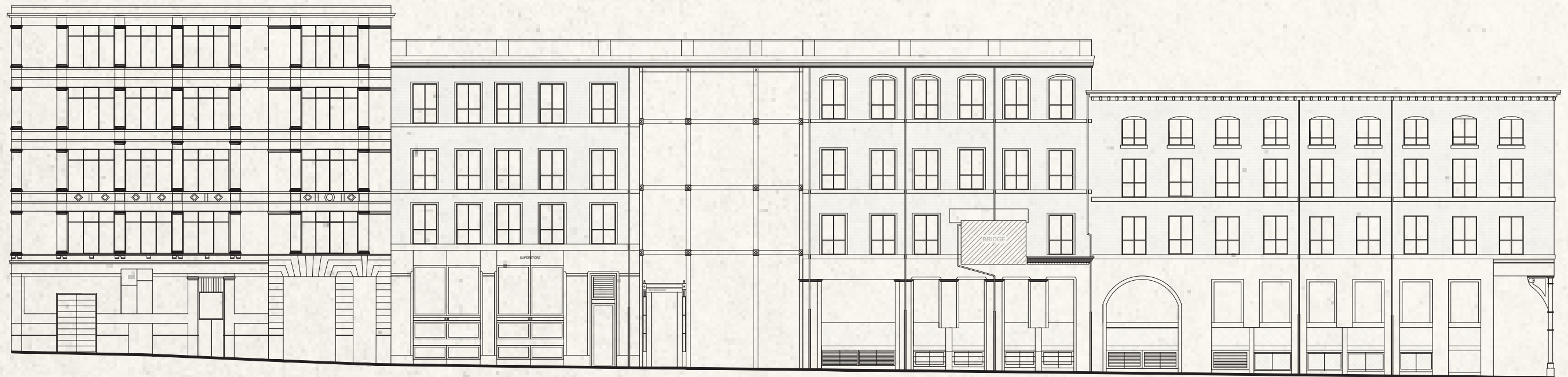
ROOF PLAN



PLANNING ISSUE

CLIENT	TRIDENT
PROJECT	SMITHFIELD BUILDINGS MANCHESTER
TITLE	EXISTING ROOF PLAN
JOB NO.	TRI01
DWG NO.	TRI01-P-AS1.03
SCALE	1:200 @ A2
DRAWN	JG

Tib Street - Existing Elevation



PLANNING ISSUE

CLIENT	TRIDENT
PROJECT	SMITHFIELD BUILDINGS MANCHESTER
TITLE	EXISTING ELEVATIONS TIB STREET
JOB NO.	TRI01
DWG NO.	TRI01-V-AS21.01
SCALE	1:100 @ A1
DRAWN	ZS

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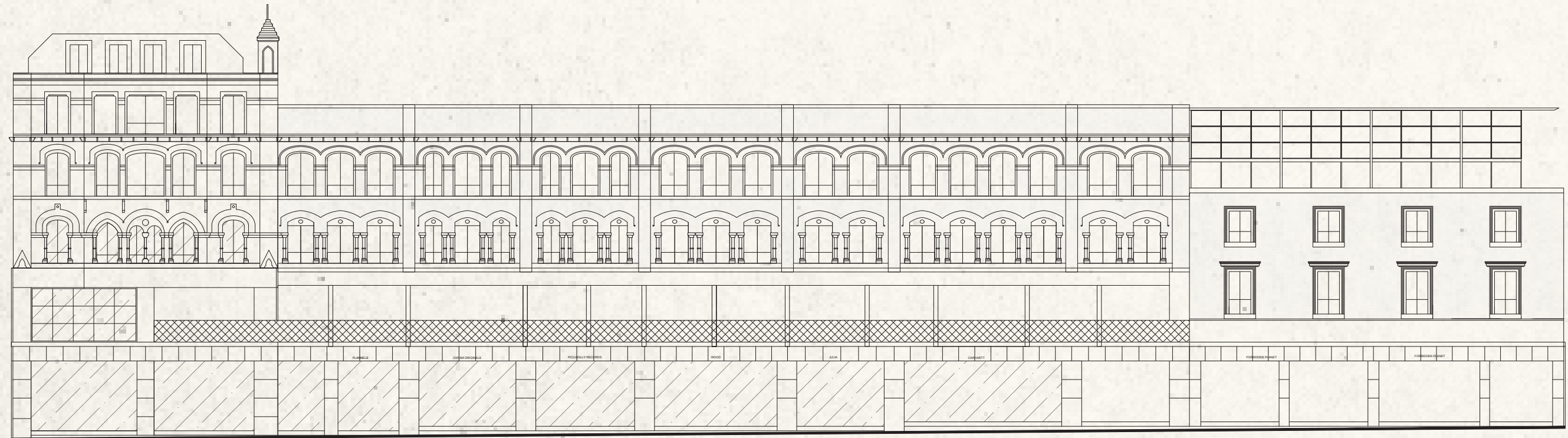
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Tib Street - Existing Elevation



PLANNING ISSUE

CLIENT	TRIDENT
PROJECT	SMITHFIELD BUILDINGS MANCHESTER
TITLE	EXISTING ELEVATIONS OLDHAM STREET - PROPOSED WORKS
JOB NO.	TRI01
DWG NO.	TRI01-V-AS2.02
SCALE	1:100 @ A1
DRAWN	ZS

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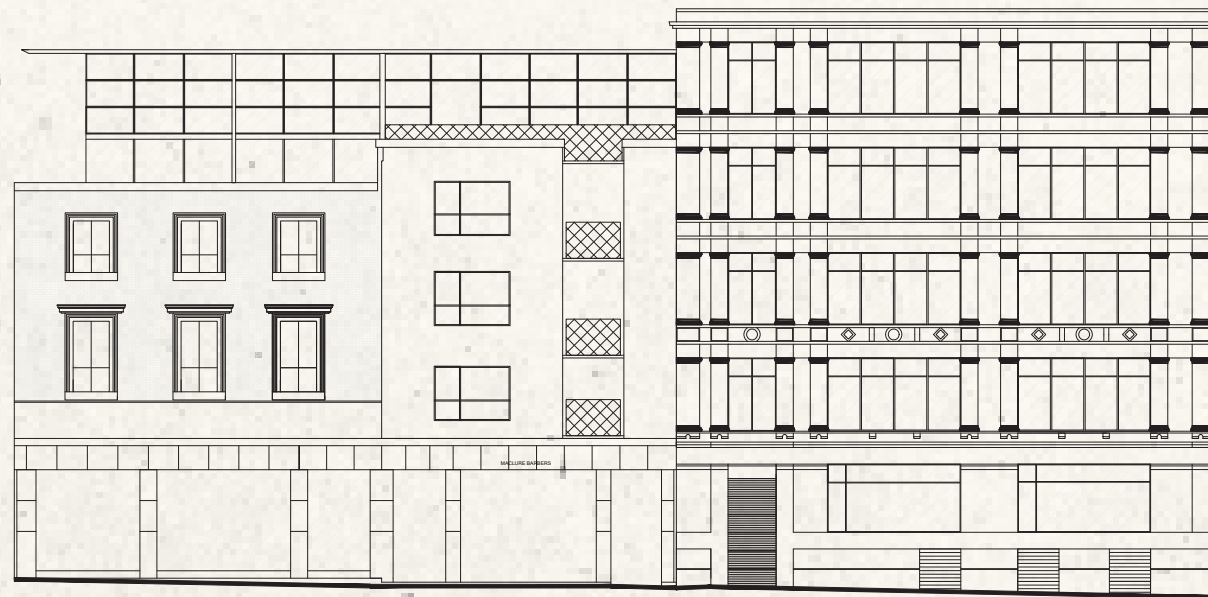
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Hilton & Church Street - Existing Elevations



PLANNING ISSUE

CLIENT	TRIDENT
PROJECT	SMITHFIELD BUILDINGS MANCHESTER
TITLE	EXISTING ELEVATIONS-HILTON/ CHURCH ST
JOB NO.	TRI01
DWG NO.	TRI01-V-AS2.03
SCALE	1:100 @ A1
DRAWN	ZS

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Proposed Drawings

Proposal

The proposal is for full planning permission for external alterations to the roof, and repairs to facade across all elevations of the the Smithfield Building.

The purpose of this proposal is to secure approval for essential maintenance upgrades to the roof and elevations of the Smithfield buildings, driven by a commitment to both preserving the historical integrity of the structure and enhancing its aesthetic and functional utility.

Upgrading the roof and elevations will not only ensure structural integrity but will also prevent further deterioration of original materials and features. By utilizing historically appropriate materials and techniques, we aim to honor the character of the building while complying with conservation guidelines.

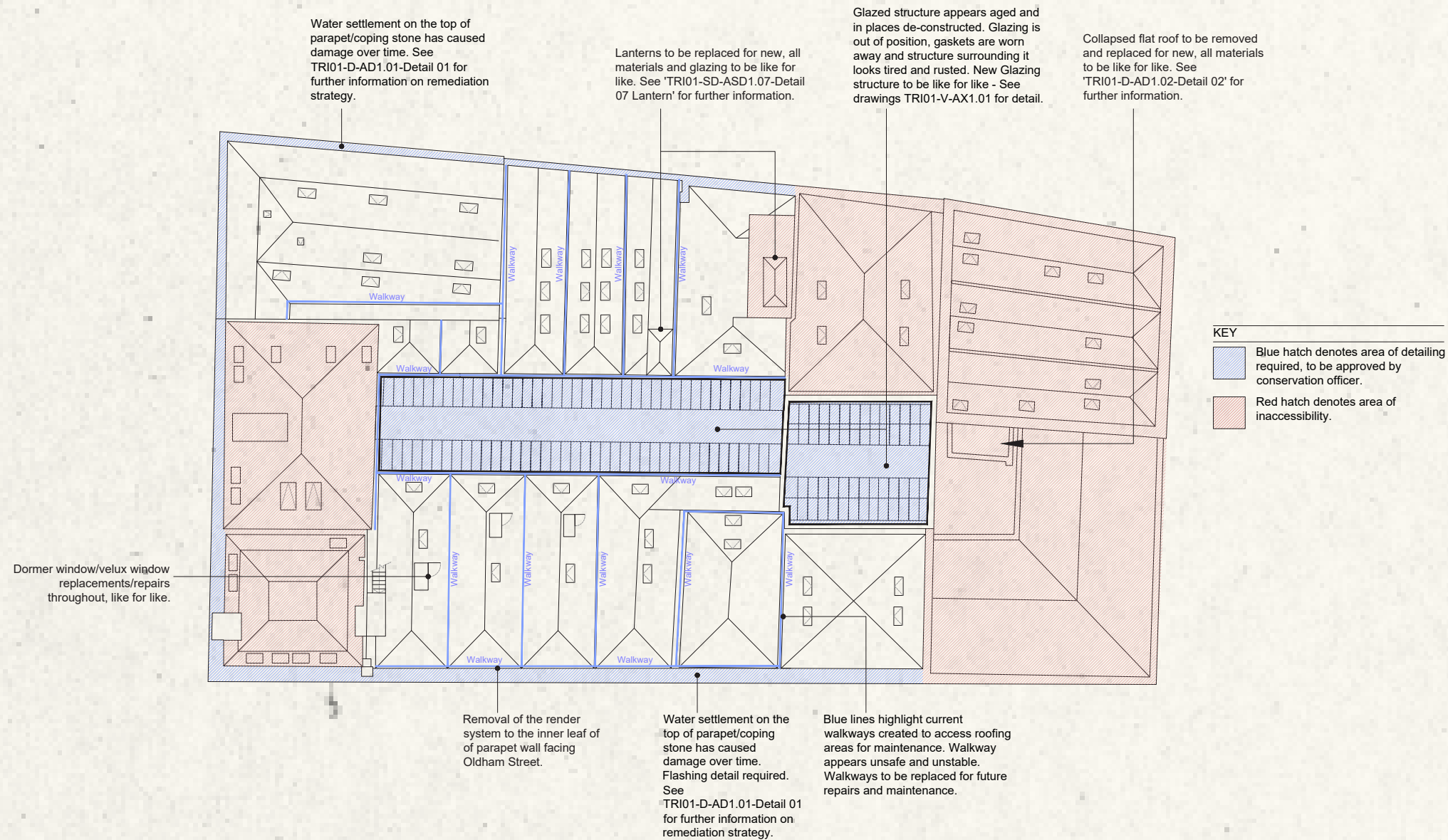
Maintaining a structurally sound roof and well-preserved elevations is critical for the building's functionality. The proposed upgrades will address issues such as water leakage, insulation deficiencies, and energy inefficiencies. By improving the building's energy performance, we not only reduce operational costs but also create a more comfortable environment for occupants and visitors alike. This, in turn, opens potential for adaptive reuse of the space, allowing for community-focused activities that can thrive in a well-maintained setting.



Proposed Roof Plan

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REVISION
A PLANNING ISSUE 30.04.25 ZS



PLANNING ISSUE

CLIENT	TRIDENT
PROJECT	SMITHFIELD BUILDINGS MANCHESTER
TITLE	EXISTING ROOF PLAN PROPOSED WORKS
JOB NO.	TRI01
DWG NO.	TRI01-P-AP1.03
SCALE	1:100 @ A1
DRAWN	ZS

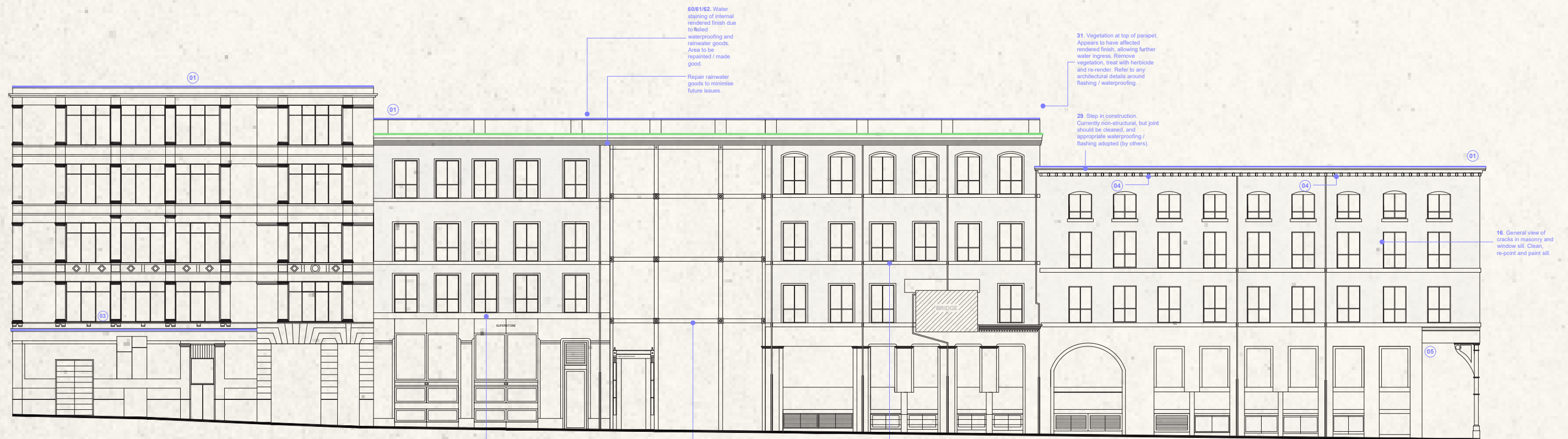
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Tib Street - Proposed Elevation



KEY	DRAWING KEY
01 Top of parapet wall and coping stone has significant water damage, leading to stained brick below and some ingress into the interior. Flashing treatment required for long term repair. See TR101-V-AV1.01 Detail 01 for further information.	
02 Existing Shelf/Cornice has failed waterproofing system. Clean and prep the area, removing the current liquid applied membrane back to the concrete coping prior to application of a new liquid applied waterproofing system as follows: <ul style="list-style-type: none">• Sikalastic Concrete Primer LO• Sikalastic 625N• Sika Reemat Premium• Sikalastic 625N	
03 Significant vegetation growth, cleaning and flashing treatment required to prevent further damage.	N/A
04 Failed / damaged dentils. Clean and replace with new those with section loss greater than 25%. Stone mason to replace the damaged stonework like for like. Bricks to match existing where replaced.	N/A
05 Corner cornice stone feature has spalled historically. Stone may not be sound, and the surface will be prone to increased weathering. Whilst non-structural, replace affected stonework like for like to blend into the existing elevation.	N/A

08. Delaminated and weathered window sill. Non-structural damage, but indicative of weathering. Sill to be made good.

09. Steel work to be repaired/redecorated, corrosion and repair of damaged intumescent coatings. All colors to match existing.

10. Spalled brickwork throughout. Non-structural, remedial work required by masonry expert to repair damage. Repairs to be like for like including brick tone and colour.

PLANNING ISSUE

CLIENT	TRIDENT
PROJECT	SMITHFIELD BUILDINGS MANCHESTER
TITLE	PROPOSED ELEVATION TIB STREET
JOB NO.	TRI01
DWG NO.	TRI01-V-AV1.01
SCALE	1:100 @ A1
DRAWN	ZS

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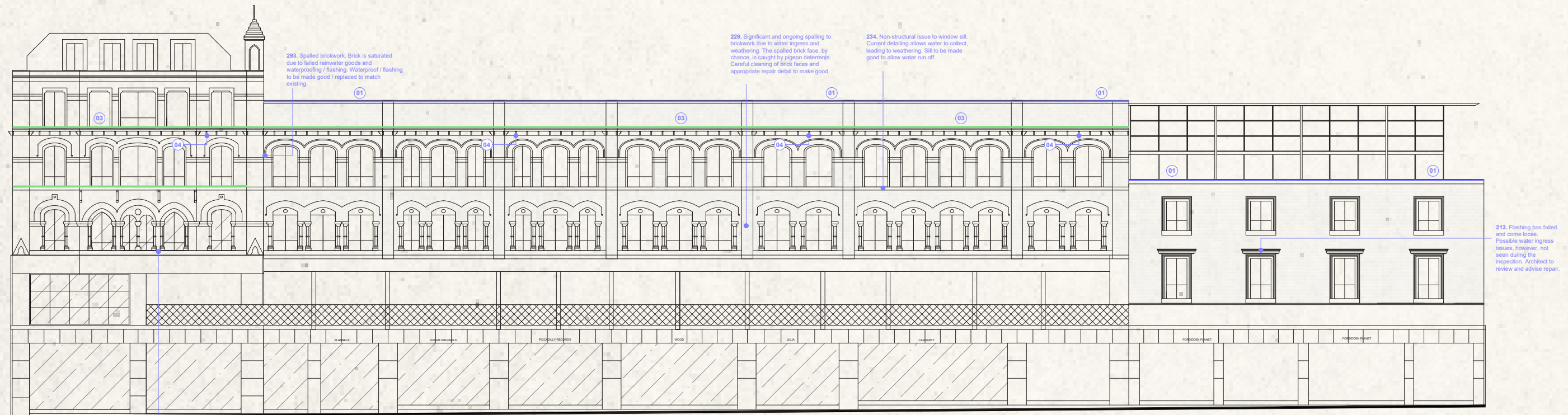
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Oldham Street - Proposed Elevation



KEY	DRAWING KEY
01 Top of parapet wall and coping stone has significant water damage, leading to stained brick below and some ingress into the interior. Flashing treatment required for long term repair. See 'TRI01-D-AD1.01-Detail 01' for further information.	
02 Existing Shelf/Cornice has failed waterproofing system. Clean and prep the area, removing the current liquid applied membrane back to the concrete coping prior to application of a new liquid applied waterproofing system as follows: <ul style="list-style-type: none">• Sikalastic Concrete Primer LO• Sikalastic 625N• Sika Reemat Premium• Sikalastic 625N	
03 Significant vegetation growth, cleaning and flashing treatment required to prevent further damage.	N/A
04 Failed / damaged dentils. Clean and replace with new those with section loss greater than 25%. Stone mason to replace the damaged stonework like for like. Bricks to match existing where replaced.	N/A
05 Corner cornice stone feature has spalled historically. Stone may not be sound, and the surface will be prone to increased weathering. Whilst non-structural, replace affected stonework like for like to blend into the existing elevation.	N/A

PLANNING ISSUE

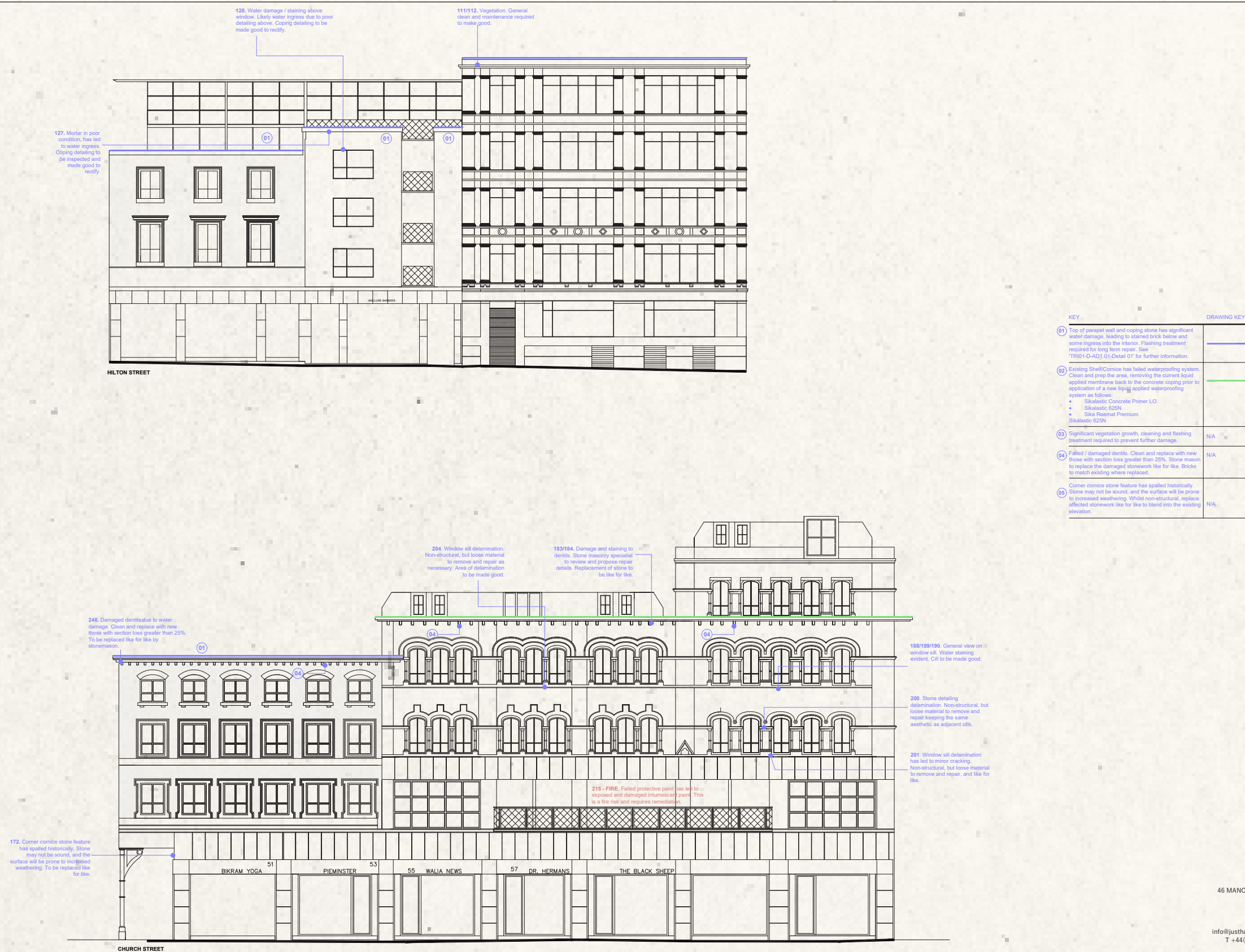
CLIENT	TRIDENT
PROJECT	SMITHFIELD BUILDINGS MANCHESTER
TITLE	PROPOSED ELEVATION OLDHAM STREET
JOB NO.	TRI01
DWG NO.	TRI01-V-AV1.02
SCALE	1:100 @ A1
DRAWN	ZS

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Hilton & Church Street - Proposed Elevation

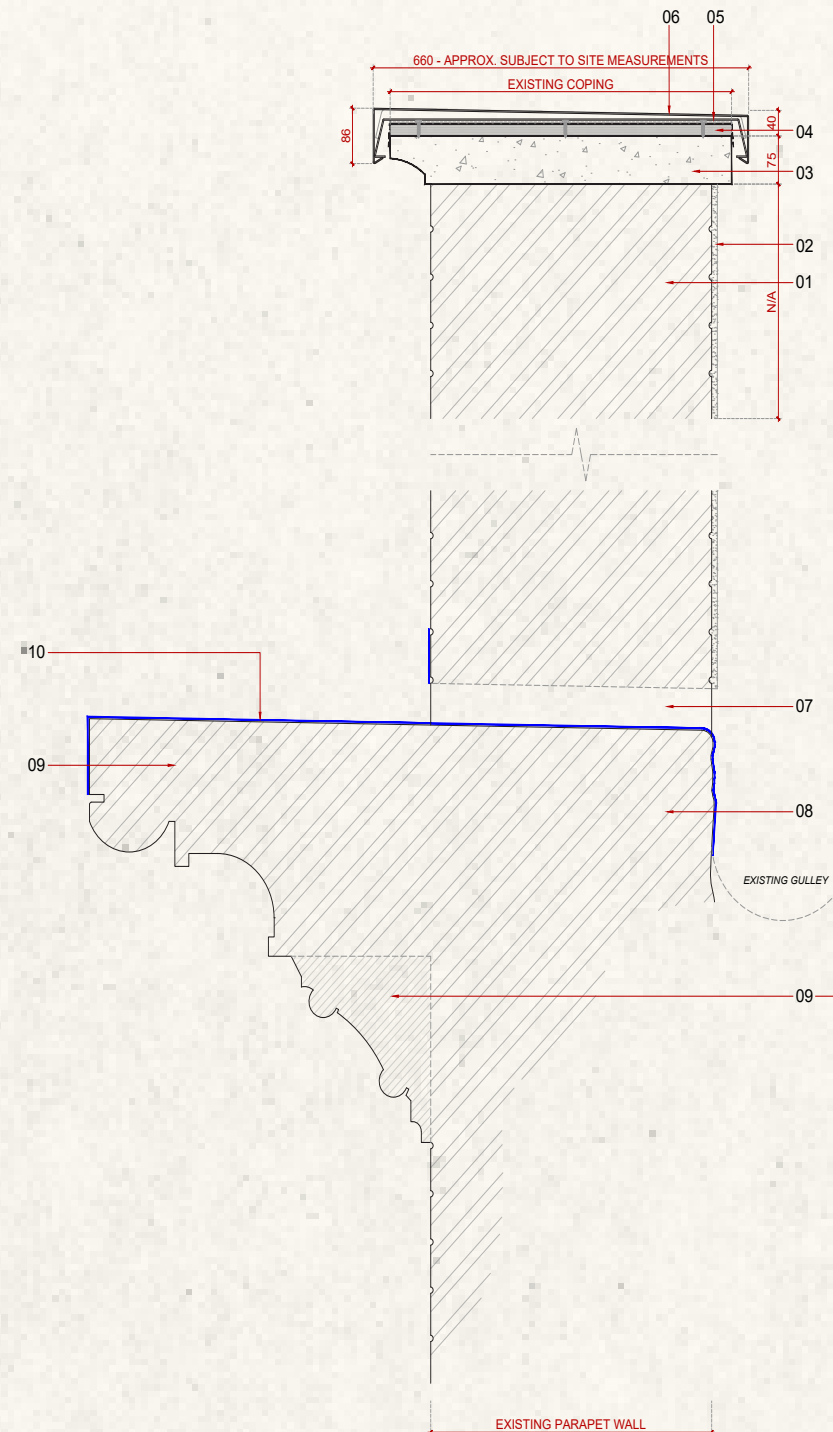


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Detail

Parapet Wall Upgrade Detail



DETAIL 01 - FLASHING TO EXISTING PARAPET WALL
SCALE 1:5 @ A1

For location of flashing detail see roof plan that accompanies this pack of works.

01- Existing parapet wall, thickness nominal, to be surveyed prior to maintenance/remedial works.

02- Existing render, to be removed to allow parapet wall to breath. Subject to further review.

03- Existing coping stone

04- 18mm external grade plywood.

05- Coping bracket, aluminum thickness and centers to be confirmed by manufacturer.

06- Coping aluminum, colour and thickness TBC.

07- Existing 'through' route for gully to allow water from cornice shelf to reach existing drainage system.

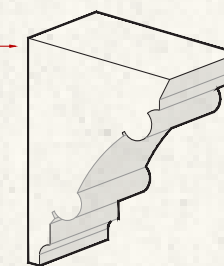
08- Stonework below render.

09- Existing corbels. Number of corbels are damaged/removed, specialist stone mason to identify areas of remedial works, and amend to feature match existing corbels in form and materiality.

10- Clean and prep the area, removing the current liquid applied membrane back to the concrete coping prior to application of a new liquid applied waterproofing system as follows:

- Sikalastic Concrete Primer LO
- Sikalastic 625N
- Sika Reemat Premium
- Sikalastic 625N

Detail indicative for planning purposes only, to be in accordance with manufacturer drawings, details and specifications.



PLANNING ISSUE

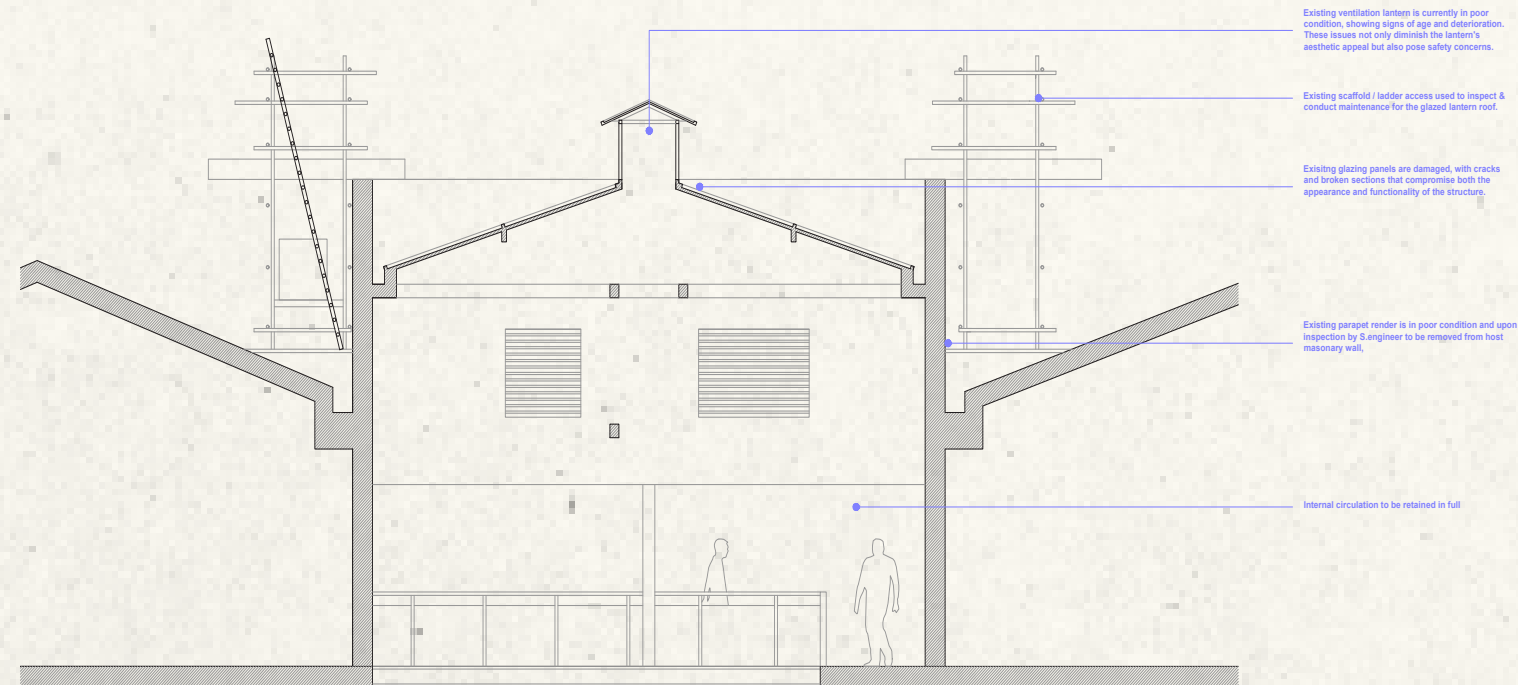
CLIENT	TRIDENT
PROJECT	SMITHFIELD BUILDINGS MANCHESTER
TITLE	DETAIL 01 PARAPET
JOB NO.	TRI01
DWG NO.	TRI01-D-AD1.01
SCALE	VARIES
DRAWN	ZS

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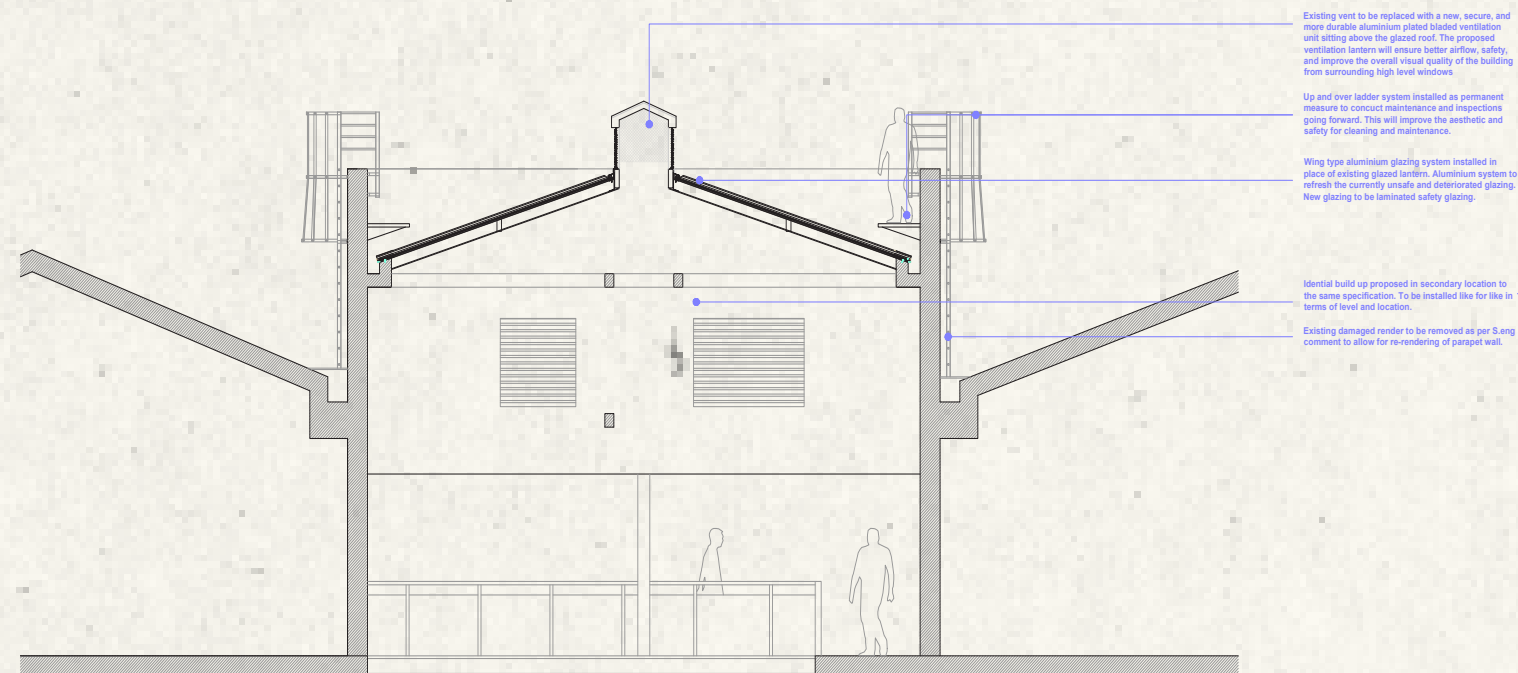
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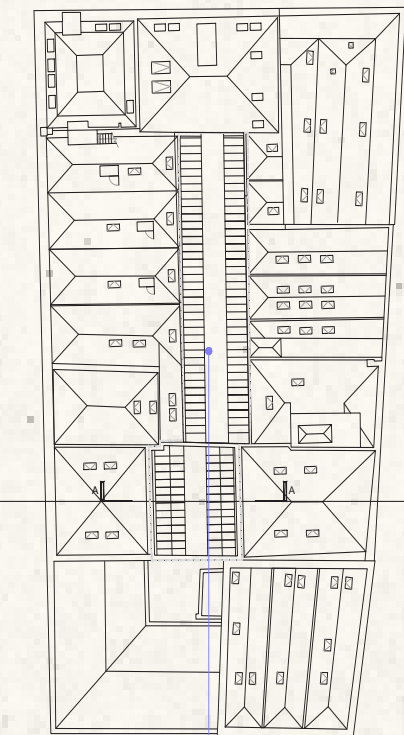
Roof Lantern Upgrade



Existing Section A-A
Scale - 1:50



Proposed Section A-A
Scale - 1:50



Key Plan
Scale - NTS

PLANNING ISSUE

CLIENT	TRIDENT
PROJECT	SMITHFIELD BUILDINGS MANCHESTER
TITLE	EXISTING AND PROPOSED ROOF SECTION A-A
JOB NO.	TRI01
DWG NO.	TRI01-V-AX1.01
SCALE	1:50 @ A1
DRAWN	JG

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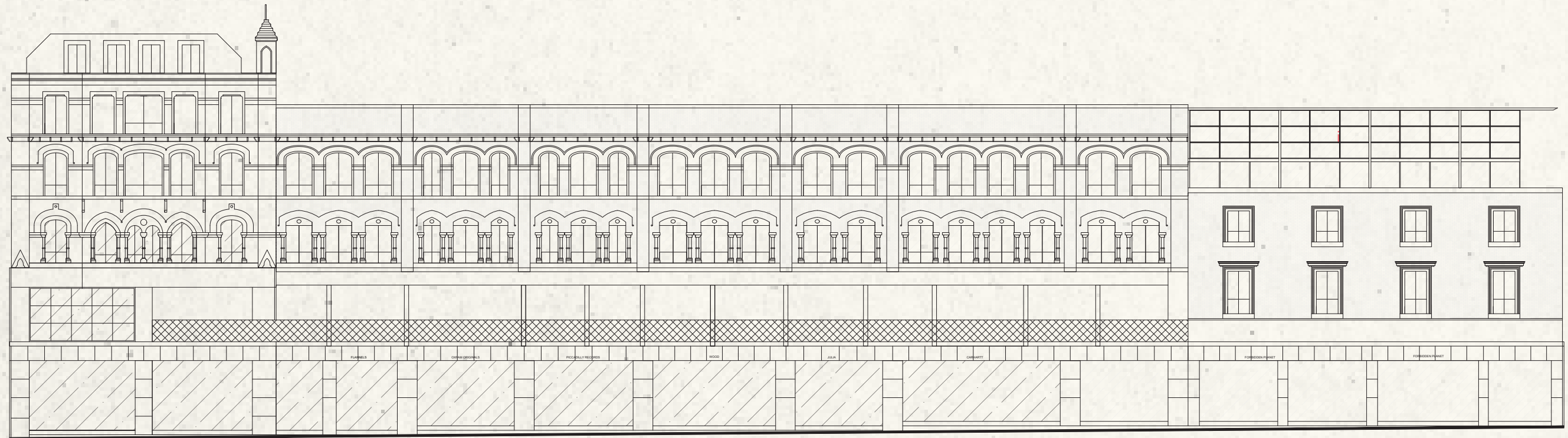
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Summary of Proposal

Summary of Proposal with Heritage Impact



HERITAGE IMPACT

Using guidance from - National Planning Policy Framework and in particular section 7 - as well as Historic England Advice on Heritage assets and Listed buildings (as stated in prior sections of this document), it is considered that there will be no impact upon the setting and significance of any listed buildings located in the vicinity of the Building. The proposed works have been designed with consideration for original detail, both in terms of the original Early Victorian architecture and the subsequent 1990s renovation works.

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Conclusion

Conclusion

The external changes proposed by the application are sympathetic and will remain of functional use. These proposals are required for essential maintenance upgrades to the roof and elevations of the Smithfield buildings to ensure structural integrity and prevent further deterioration of original materials and features. The interventions where necessary, will be replaced like for like in terms of colour and materiality.

The design of the proposed alterations is considered sympathetic to the existing building and to the appearance and significance of the Smithfield Conversation area. The design is considered to be an improvement and therefore considered that there is no negative impact on any designated heritage assets as a result of the proposed alterations.

In conclusion, the proposed maintenance upgrades to the roof and elevations of the building are essential for preserving its historical character by enhancing its aesthetic appeal, improving its functional use, and ensuring long-term sustainability. This will contribute to the overall appeal of the conservation area.