



25 – 27 Tib Street

DESIGN AND ACCESS STATEMENT

November 2024



25 – 27 Tib Street

DESIGN AND ACCESS STATEMENT

November 2024

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. UK0037147

OUR REF. NO. UK0037147.9781

DATE: OCTOBER 2024

WSP

8 First Street

Manchester

M15 4RP

Phone: +44 161 200 5000

WSP.com

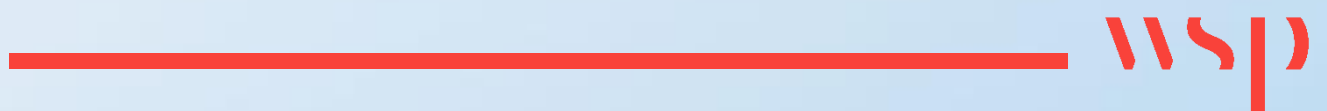


CONTENTS

1	INTRODUCTION	1
2	EXISTING BUILDING	3
3	HERITAGE	5
4	LOCAL HISTORIC CHARACTER	7
5	THE DESIGN	11
6	PLANNING POLICY	15
6.1	NATIONAL PLANNING POLICY	15
6.2	LOCAL PLANNING POLICY	15
7	CONCLUSION	18
8	APPENDIX A	19

1

INTRODUCTION



1 INTRODUCTION

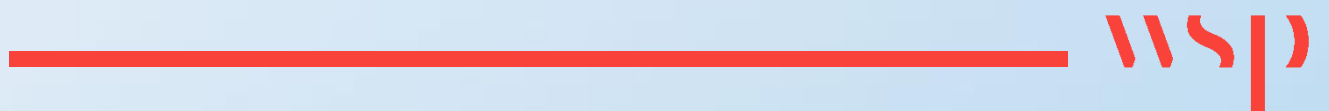
- 1.1.1. This Design and Access Statement has been prepared by WSP to support this proposal located at 25-27 Tib Street.
- 1.1.2. WSP recognises this proposal as an exciting opportunity for the development of a local business within the centre of Manchester. This will therefore create economic growth and increased job opportunities within the local area and contribute to a positive sense of community.
- 1.1.3. The purpose of this document is to set out the design principles and strategies behind the proposal. This includes an initial assessment of the existing site to establish a characterisation appraisal of the surrounding area and an understanding of the historic context of the site. This will then accompany by a review of local heritage and policy that display the appropriateness of this proposal at the site.
- 1.1.4. This in turn will be used to inform a sympathetic reuse of the of the site, culminating in the following proposal:

“Alterations to the external elevations of 25-27 Tib Street”



2

EXISTING BUILDING



2 EXISTING BUILDING

- 2.1.1. Currently the site is located on 25-27 Tib Street, located in Manchester's Norther Quarter, with a host of bars, restaurants, shops and residential units in close proximity.
- 2.1.2. The site is on the ground floor of 25-27 Tib Street and currently consists of an existing shop which is modern in nature. The external building has been cladded with plywood and is in poor visual condition.
- 2.1.3. The property is a 5-storey building with a corner access door and large modern windows at ground level on each of its street facing facades. The ground floor consists of large wooded panels with large retail windows, located below retail fascia signage.
- 2.1.4. As seen in Figure 1, the current site is currently littered with graffiti present along the shop entrance. The graffiti continues onto a modern roller shutter. Development to improve the external elevations IS therefore justified under Local Plan policy EN1.
- 2.1.5. There is ground floor access to the site with a single step up to the entrance way after a dropped curb.

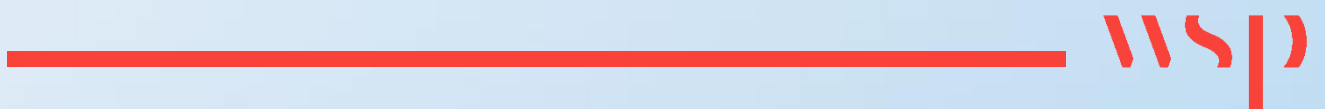


Figure 1 – Existing Shop Frontage



3

HERITAGE



3 HERITAGE

- 3.1.1. The site is located in the Smithfield Conservation area, which was designated in 1987. Figure 2 displays the Smithfield conservation area boundary with the site outlined in red.
- 3.1.2. The conservation area is known for its market buildings and historical architecture.
- 3.1.3. The Smithfield Conservation area does not mention the site and the site is not listed. Therefore, the site does not significantly contribute to the designation of the wider conservation area as per paragraph 212 of the NPPF.

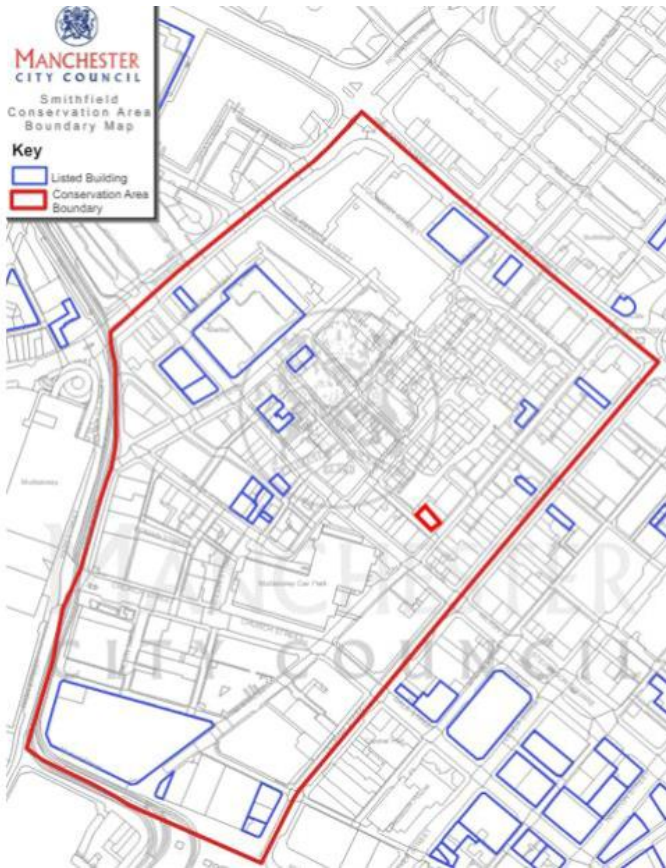
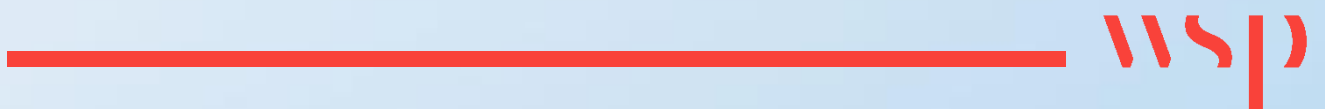


Figure 2 – Smithfield Conservation Area

- 3.1.4. Historically, the Smithfield conservation area comprised of food markets. The prominence of green grocers, fishmongers and indoor markets established the area as a thriving market.
- 3.1.5. The design of the site in keeps with the architectural style of the conservation area, which is described as having a 'variety of style'.

4

LOCAL HISTORIC CHARACTER



4 LOCAL HISTORIC CHARACTER

- 4.1.1. The site is located in an existing area characterised by many bars, shops and restaurants which have experienced modern additions and display modern aesthetic features.
- 4.1.2. Tib Street is dominated by active frontages creating a vibrant retail atmosphere.
- 4.1.3. Historically the ground floor of the site has consisted of active frontages. The ground floor has been used as a retail store since at least 1959, as shown in Figure 3.
- 4.1.4. Figure 3 displays the storefront with a large fascia sign located above the entrance way and, smaller advertisements located along the southern elevations.
- 4.1.5. The shopfront's most prominent historical feature includes its traditional corner form and scale that is in keep with traditional retail stores across Manchester and the Smithfield Conservation area.
- 4.1.6. Previously marked as 34 Tib street in 1959, the site can be seen to have had an additional floor added at some point between 1959 and the present day. This also displays multiple alterations that have occurred to the site throughout history.

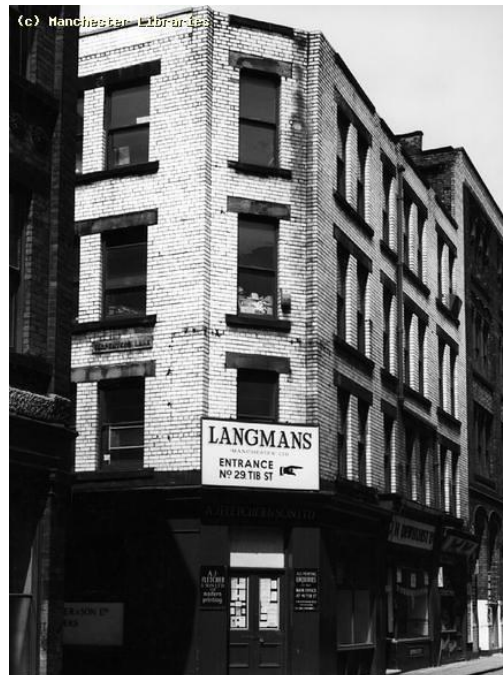


*Figure 3 – 25 Tib street (previously 34) photographed in 1959
(Source: Manchester Archives)*

- 4.1.7. The occupants in Figure 3, Langmans Limited, were incorporated in 1943. It can be assumed that the site has been an active location since 1943.



Figure 4 – 25 Tib Street photographed in 1984 (Source: Manchester Archives)

- 4.1.8. Figure 4 shows the retention of the site as a corner retail store. The external design of a large active frontage has remained.
- 4.1.9. In 1984, the site had covered the large retail window on the western elevation towards carpenter street with a wooden block, this negatively influenced the sites visual appeal. The large wooden blocks covering the sites external elevations created an inactive frontage that impacted the overall streetscape.
- 4.1.10. Figure 4 also displays a separation of the fascia signs above the door and windows to create a steeped appearance and to provide further emphasis on the advertisements.



Figure 5 – 25 Tib Street photographed in 1995 (Source: Manchester Archives)

- 4.1.11. Figure 5 displays how the site has retained its corner form and active frontages throughout history. The exterior of the store was revitalised to include the wooden panels hidden underneath wooden blocks in 1984.
- 4.1.12. The store's frontage in 1995 includes the addition of modern roller shutters over the large retail windows. These shutters include a small overhang on top of the windows providing depth to the exterior design.
- 4.1.13. The site also retained its stepped entrance along with a new hanging sign blocking part of the southern elevation

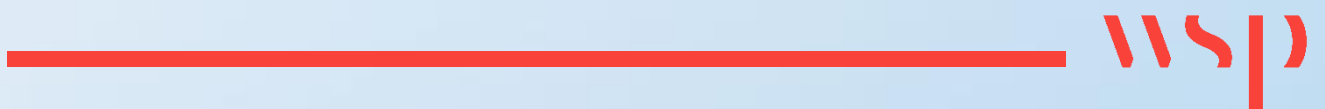


*Figure 6 – 25-27 Tib Street photographed in 2011
(Source: Manchester Archives)*

- 4.1.14. 25 Tib Street's modern appearance has been in place since 2011, as seen in Figure 6. As with the historical elevations of the site, Figure 6 depicts the large fascia signs across the top of the site, and a distinctive boundary between the retail ground floor and the upper floors of the building.
- 4.1.15. As shown in Figure 6, the site has extended into 27 Tib Street creating a larger internal area. This has also resulted in an extended frontage along Tib Street that matches the appearance of the original external elevations of the site. The continuous colour scheme and additional display windows create a fluent, undisturbed side elevation to the site.

5

THE DESIGN



5 THE DESIGN

- 5.1.1. The following section details the design of the proposed development, and how the historic characteristics of the building have led to this proposal.

Appearance

- 5.1.2. The design of the external alterations will be of a high quality using appropriate materials that integrate well into its local setting. This proposal includes the removal of the ageing wooden cladding to reveal the historic brickwork of the site. This will be accompanied by a reclaimed light wood scaffold board cladding above the windows and doors, mirroring the traditional location of advertisements throughout the site's history.
- 5.1.3. The wooden boarding will provide a typical separation between the commercial elevations of the site, and the additional floors located above the application site. This will follow the historic character of the sites frontages, in accordance with Policy JP-P1 of the PfE.
- 5.1.4. The proposed wooden boarding will also support reclaimed wood planters providing a more distinctive border between the ground floor usage and the upper floors of the building.
- 5.1.5. The proposal intends to replace the windows and roller shutters with bifold windows that will create a spacious and vibrant atmosphere. This will retain the sites historical openness to the streetscape therefore displaying this proposals accordance with Policy EN3 of the Manchester Council Core Strategy.
- 5.1.6. In relation to the surrounding conservation area, this appearance complements the historic commercial use of the site. Throughout history the site has been a distinctive way finder between Tib Street and Carpenters Lane, this proposal aims to enhance that through its large bifold windows and uniform brick design.
- 5.1.7. This proposal aims to avoid superficial copies of historic designs within the Smithfield Conservation Area, the exposure of brickwork pays attention to the special architectural quality of the site and is of an appropriate scale, colour and material with the surrounding Smithfield Conservation Area, therefore in accordance with policy EN3 of the Manchester City Council Core Strategy.
- 5.1.8. The below examples display that there are similar designs in the conservation area and this proposal would not be out of place within the context of the local character. Similar applications for bidfold doors/windows have been granted (ref: 110649/FO/2015/C2) and this proposal mirrors a similar premise.

5.1.9. Within the submission pack for the above application, it was noted that the council wished for something similar to 'Common Restaurant' (shown below) which is approximately 90m from the site and has bifold windows.



5.1.10. This proposal seeks a similar appearance to 'Common Restaurant', which has been seen to be a positive example of development form Manchester City Council.

5.1.11. This application does not seek to change the use of the site. The existing retail store on site is classified within Use Class E, as this proposal intends to facilitate a restaurant/café, this proposal will fall into the same use class (E). This use is supported in local and national planning policy.

5.1.12. This proposal does not create any additional floor space. Following the works outlined within this Design and Access Statement, the applicant will rearrange the internal areas to create a café/restaurant space. Therefore, this proposal only covers the external alterations to the site and

will not result in overdevelopment or impacts on the environment or local amenity, therefore the proposal is in accordance with Policy EN1 of the Manchester Council Core Strategy.

Layout

The details of this application refer to the layout and design of the external elevations.

Scale

- 5.1.13. Proposed external elevations will not impact the scale of the building, therefore the design aligns with Policy EN1 of the Manchester Council Core Strategy.

Landscaping:

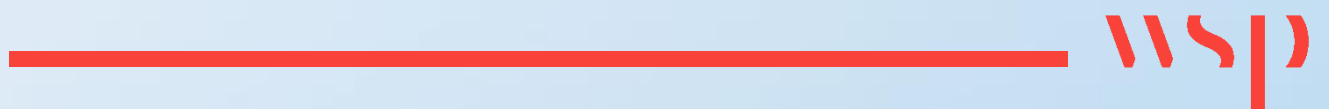
- 5.1.14. This proposal is for external elevations and therefore landscaping is not required. Despite this, this proposal will create a greener streetscape and provide a more environmentally friendly active frontage.

Access:

- 5.1.15. The site's location in Manchester City Centre makes it easily accessible via a variety of travel methods.
- 5.1.16. Currently the site has an existing concrete step at the entrance door. In order to assess the most appropriate method of access to the site, an options assessment has been completed and is visible in Appendix A.

6

PLANNING POLICY



6 PLANNING POLICY

6.1 NATIONAL PLANNING POLICY

6.1.1. The National Planning Policy Framework (NPPF) states that:

“Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.” (Paragraph 194)

“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;” (Paragraph 197.a)

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.” (Paragraph 206.)

6.1.2. The accompanying Heritage and Planning statement as part of this submission satisfies the requirement in paragraph 194 to describe and evaluate the significance of Smithfield Conservation area.

6.1.3. The design outlined within this proposal outlines the appropriateness of this application with regards to Paragraph 206 of the NPPF. This proposal intends to develop an existing site without harming the surrounding characteristics and significant of the conservation area.

6.2 LOCAL PLANNING POLICY

6.2.1. The Core Strategy for Manchester was adopted in 2012 with an addendum in 2024 to reflect the Places for Everyone Plan. The policies relevant to the design of this application are outlined below:

6.2.2. Policy CC 9 ‘Design and Heritage’ – This policy states that development should preserve or enhance heritage assets, including conservation areas.

6.2.3. Policy EN1 ‘Design principles and Strategic Character Areas’ – This policy states that opportunities for good design to enhance the overall image of the city should be fully realised.

6.2.4. Policy EN3 ‘Heritage’ – This policy encourages development that compliments and takes advantage of the historic and heritage features of its districts.

Places for Everyone

6.2.5. Places for Everyone is a joint plan across nine Greater Manchester Districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan).

6.2.6. The policies of relevant to this application are highlighted below:

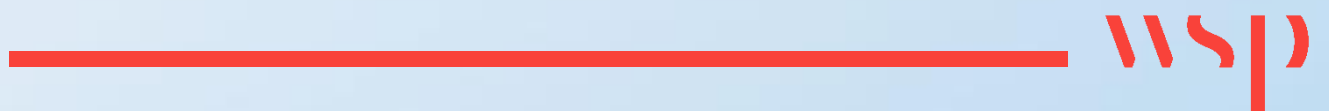
6.2.7. Policy JP-P2 Sustainable places states that developments should seek to:

- Conserve and enhance the natural environment, landscape features, historic environment and local history and culture.
- Enables a clear understanding of how the place has developed
- Respect and acknowledge the character and identity of the locality in terms of design, setting, size, scale and material used.

6.2.8. Policy JP-P2 Heritage states that developments should deliver positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing “development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area”.

7

CONCLUSION



7 CONCLUSION

- 7.1.1. This Design and Access Statement has been prepared by WSP to support this proposal located at 25-27 Tib Street.
- 7.1.2. The report has set out the set design principles behind the proposal and assessed against the existing and historic character of the site. Through this assessment, the alterations to the external elevations of 25-27 Tib Street are sympathetic of the current and historic character of the site through the appearance, use, amount, layout, scale, landscape and access and should be supported.

8 APPENDIX A

- 8.1.1. The Front Step Options Assessment Table is shown below.
- 8.1.2. To conclude, we have conducted the below options assessment following a request from the Council to evaluate the available methods of access to 25-27 Tib Street, Manchester. The below options assessment considers the accessibility and practicality of the access options against their visual and structural impacts on the building and the wider area. We consider options 2 to be the most viable, with significantly lower impacts on the character of the conservation area. The step is an original and key threshold feature that defines the interface of the building and public path. It thus has an integral role from a heritage perspective.
- 8.1.3. Following our analysis, we have discounted options 1, 3 and 4 due to their irreversible heritage impacts on the building, which would have both visual and structural impacts. The step currently exists as a clear threshold between the listed building and the street and is one of the last intact heritage features within this unit.

Option		FINANCIAL VIABILITY	PRACTICALITY	IMPACT ON BUILDING	APPEARANCE	SAFETY	ACCESS AND INCLUSIVITY
Rubber Step	Pros	Affordable.	Can be used at all times.	Use of rubber ramp will have an impact on the building, however avoids the need to permanently alter the step to allow level access. It can be easily added and removed.	Ramp is small in scale.	Rubber ramp would allow use at all times.	Rubber ramp could be used at all times by all groups to allow independent access.
	Cons	May require replacing over time.	None	The ramp may have to be bolted into the stone which may cause damage.	The rubber ramp would comprise a material and colour that is different to the existing step, albeit minor in nature.	N/A.	N/A.
Alert Button, and use portable ramp	Pros	Affordable.	Allows staff inside to be alerted to presence of customer in need of assistance. They can assist up the small step.	No fixings will be made into the step or physical alterations to the building.	A temporary ramp only used when required ensures there is no visual impact on the building, or surrounding conservation area.	A portable metal ramp would allow a more gradual incline to ease access. Button alert would allow customer in need to call for help if needed.	Use of button and metal ramp would allow those in need to gain the necessary support and allow them access to the unit.
	Cons	None.	Customers may have to wait whilst staff are busy.	Repeated placement and removal of metal ramp could cause limited erosion to the stone step.	Temporary so minimal impact.	N/A	N/A

Lowering of entire step and replacement with sloped surface.	Pros	No maintenance cost.	Would allow constant and equal access for all without any reliance on staff.	None.	Would create a more seamless transition from the street to the unit.	Easier access during an emergency.	Would allow equal and fair access to everyone.
	Cons	Significant cost of altering the existing step and replacement.	Will reduce the active frontage of the unit.	Would constitute significant loss and damage of original fabric and concealment of existing fabric, removing all evidence of the step which is a key element of the building, and feature of the entrance.	Would remove the step which is a key feature of the building and visible to the public. Introduction of new materials would adversely affect the character of the immediate area, and how the visitor understands the original building and the contribution of the building to street scene and conservation area.	None.	None however, less damaging options exist.
Lowering of step outside of the doorway only and replacement with sloped surface.	Pros	No maintenance cost.	Would allow constant and equal access for all without any reliance on staff.	Would allow retention of stone step on half of the front elevation.	Would create a seamless transition from the street to the doorway.	Easier access during an emergency.	Would allow equal and fair access to everyone.
	Cons	Significant cost for regrading of	Creating a slope only in front of the existing door would	Would constitute loss and damage of original fabric and concealment of	Would remove a portion of the step which is a	Slope only existing in front of the door would create	None however, less damaging options exist.

		existing stone step, making good and replacing and regrading threshold tiles.	create potential trip hazard, as a step/lip is created to the side. Space outside the entranceway to the site is already restricted due to its location on a corner.	existing fabric, removing evidence of the step which is a key element of the building.	feature of the building and visible to the public. Introduction of new materials would interrupt with the character of the immediate area. Loss of only a portion of the step would create an inconsistent character at the front elevation and would damage contribution of the building to streetscene and conservation area.	potential trip hazard.	
--	--	--	--	---	--	-------------------------------	--



8 First Street
Manchester
M15 4RP

wsp.com

PUBLIC