

## Design & Access Statement

Installation of new traditional retractable Victorian canvas awning to existing shopfront.

December 2024



Address: 72-74 Tib Street, Manchester

Issue Date: December 2024

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Purpose: Planning

P1

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Initial issue.

LM

*Revision*

*Date*

*Details*

*Initials*

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## 1.0 Introduction

This Design and Access Statement has been prepared to support an application for the installation of a new traditional retractable Victorian canvas awning to the existing shopfront at 72-74 Tib Street, Manchester.

The building is situated on Tib Street in Manchester City Centre, with access directly from the Ring Road off Great Ancoats Street, Whittle Street, Carpenters Lane, Hilton Street and Market Street.

It is noted that the proposals form part of wider highway alteration works to be undertaken by Manchester City Council comprising in principle the widening of the existing footpath in front of the Tib Street Tavern establishment and relocation of the existing parallel parking bays to the opposite Dorsey Street in order to accommodate the proposed extent and span of the new retractable awning. Please refer to the proposed drawings for details.

This Design and Access Statement should be reviewed alongside the accompanying Drawings and Supporting Documents:

74TIB-FIG-XX-XX-DR-A-SK001-S2-P1\_SiteLocationPlan

74TIB-FIG-XX-XX-DR-A-SK002-S0-P1\_Existing&ProposedSitePlan

74TIB-FIG-XX-XX-DR-A-SK003-S0-P1\_Existing&ProposedShopfrontSections

74TIB-FIG-XX-XX-DR-A-SK004-S0-P1\_Existing&ProposedShopfrontElevations

74TIB\_72-74\_TibStreet\_Manchester\_S2\_P1\_DesignandAccessStatement

74TIB\_72-74\_TibStreet\_Manchester\_S2\_P1\_HeritageStatement

74TIB\_72-74\_TibStreet\_Manchester\_SupportingLetter

## 2.0 Location of Development

### Manchester City Centre

The site is located approximately 0.6 miles Northwest of Manchester Piccadilly Station within the city's historic Northern Quarter district positioned in the centre of an urban block bordered by Whittle Street to the north, Tib Street and Dorsey Street to the west, Hilton Street to the south, and Oldham Street to the east.

Notably, the site lies on the eastern edge of the Manchester City Council Smithfield Conservation Area Boundary Map.



Figure 1: Map 01, Source: Google Earth

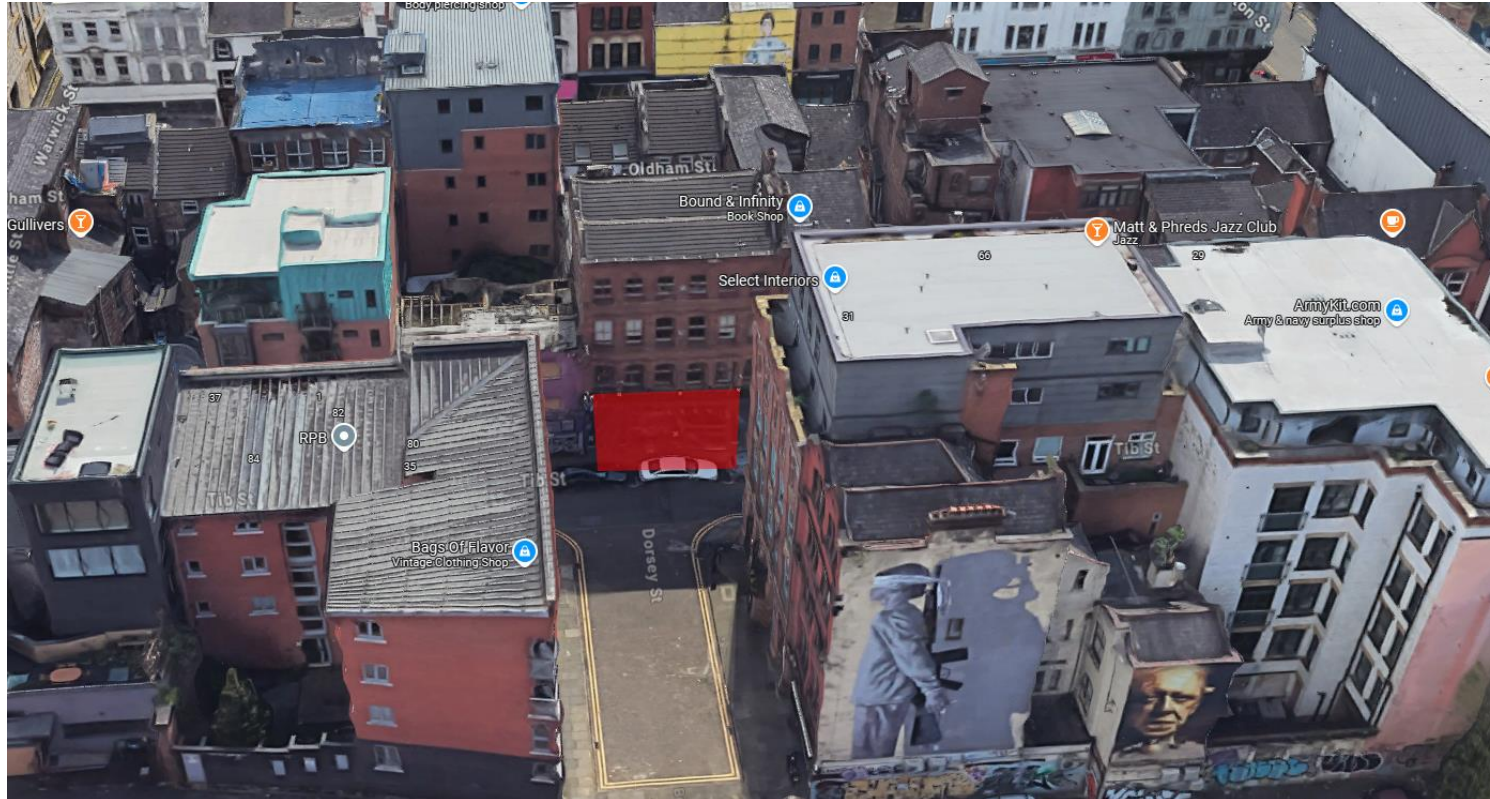


Figure 2: Map 02, Source: Google Earth



- APPLICATION BOUNDARY
- ADDITIONAL LAND OWNED OR CONTROLLED BY APPLICANT

Figure 3: Site Location Plan

## Amenities & Transport Connections

The Northern Quarter is a lively area characterised by a diverse mix of building uses notably businesses, enterprises, retail and leisure activities, together with city residential living. It is a popular destination known for its variety of bars, cafes, music venues, and clothing shops, contributing significantly to the city's contemporary nightlife culture.

The building is situated on Tib Street, a central city thoroughfare that connects to the inner ring road and leads to the Piccadilly area of Manchester. This route provides access to various city centre car parks serving the shopping district.

Piccadilly Gardens and Chorlton Street Bus Stations are a short walk from the site, offering local and national transport links. Additionally, Piccadilly Gardens and Market Street provide access to the Greater Manchester Tram Service.

Piccadilly Rail Station, located approximately 0.6 miles from the site, offers national rail services across the country and to Manchester Airport. Victoria Rail Station, about 0.5 miles northwest of the site, also provides national rail services. A free shuttle bus service operates within the city centre, connecting most of the city's main attractions and transport facilities.



Figure 4: Image 01, Source: Google Images



Figure 5: Image 02, Source: Google Images



Figure 6: Image 03, Source: Google Images

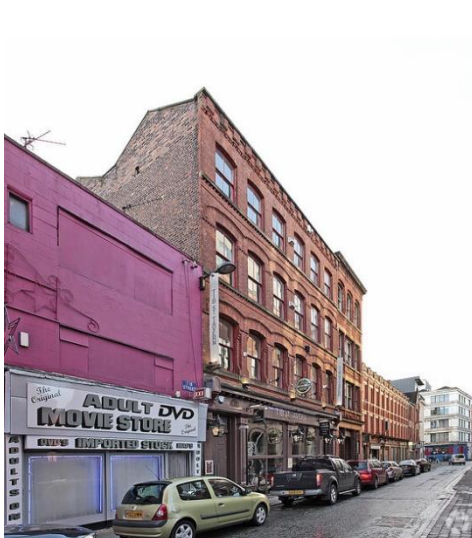


Figure 7: Image 04, Source: Google Images



Figure 8: Image 05, Source: Google Images

### 3.0 Context

#### The Status Quo

The existing building is situated in the Smithfield Conservation Area, with Tib Street and Dorsey Street to the west and Oldham Street to the east. The building façade is off Tib Street. The building is in the middle of a terrace arrangement with adjoining properties to the north and south.

The immediate urban grain comprises grid blocks of four to five-story urban developments. Historically, these buildings predominantly served the textile industry with many constructed during the Victorian and Edwardian periods.



Figure 9: Image 06, Tib Street Northeast View, Source: Google Street View

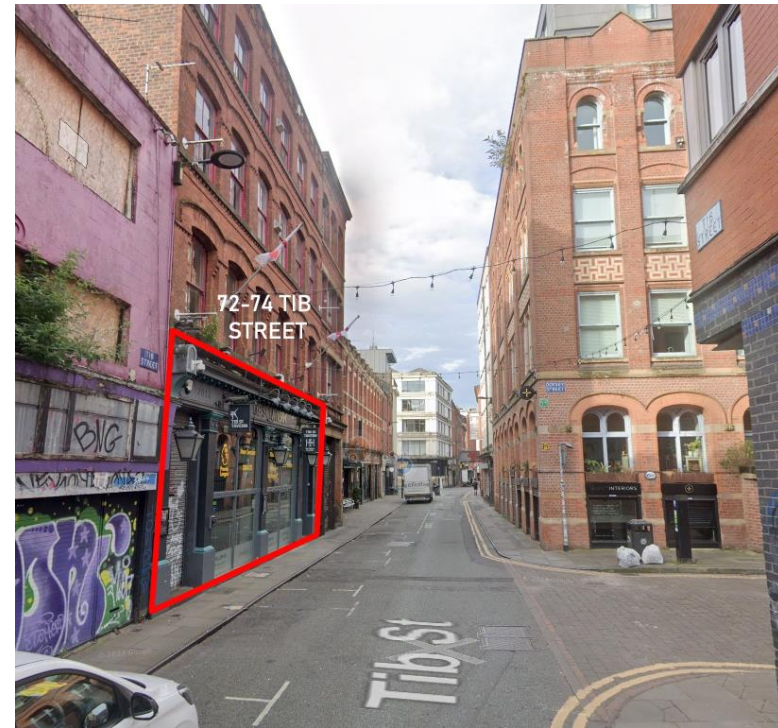


Figure 10: Image 07, Tib Street Southwest View, Source: Google Street View

## Building History & Timeline

Originally a pathway near the River Tib, Tib Street became part of Manchester's Smithfield market area. It housed various industries, from textiles to adult shops, but is best known for its pet shops, reflecting the area's historic trade in birds and livestock.

In the 1950s, the building now housing Tib Street Tavern was occupied by Westwell & Co, textile and shipping merchants, flanked by Blakes Medical Stores and Yates. Recently, Manchester City Council has led significant regeneration in the area, preserving its character with several listed buildings along Tib Street.

Tib Street Tavern continues to occupy and trade at 72-74 Tib Street since 2012.



Figure 11: Image 08, Historic Tib Street, Source: Google Images



Figure 12: Image 09, Tib Street Tavern, Source: Google Images



Figure 13: Image 10, Tib Street Tavern today

## 4.0 The Proposed Development & Specification

### Use

The proposal involves the installation of a new high quality traditional retractable Victorian canvas awning to the existing shopfront at 72-74 Tib Street, Manchester in order to provide a sheltered external seating area for customers.

The proposals form part of wider highway alteration works to be undertaken by Manchester City Council comprising in principle the widening of the existing footpath in front of the Tib Street Tavern establishment and relocation of the existing parallel parking bays to the opposite Dorsey Street in order to accommodate the proposed extent and span of the new retractable awning. Please refer to the proposed drawings for details.

### Application Description

The application seeks consent for external elevational alterations providing a new traditional retractable Victorian canvas awning to the existing Tib Street Tavern shop front.

*"Installation of new traditional retractable Victorian canvas awning to existing shopfront."*

### Appearance, Materials & Specification

#### Proposed Canvas Awning

#### Design and Functionality:

- **Structure:** The proposed awning will feature a robust and durable two-piece design, providing optimal shading and weather protection for the shopfront. The traditional style will complement the overall aesthetic of the existing shopfront.
- **Size / extent:** to match existing shopfront width. Please refer to the proposed drawings.

#### Frame:

- The awning frame will be constructed from 22mm high-quality, black polyester powder-coated round solid steel to ensure strength and longevity with cast steel top straps and cannon shoes. The powder coating provides an additional layer of protection against corrosion and wear, maintaining the awning's appearance over time.

- Sliders: 22mm round solid steel with cast steel top and bottom wall brackets. PPC in black.
- Stowing box: Crafted from Meranti and Sapele hardwood, primed and undercoated with 2 top coats decorated black.
- Front Bar: Crafted from 2 parts Meranti hardwood with a routed rain channel, primed and undercoated with 2 top coats decorated black.

#### Canvas Material:

- Fabric & Colour: The awning will be made from high-grade, UV-resistant black polyester canvas. This material is known for its durability, water resistance, and ability to retain colour vibrancy, ensuring the awning remains attractive and functional for many years.

#### Mechanism:

- Retractable System: The awning will feature a traditional retractable mechanism, operated manually by a hand crank system. The retractable design allows for flexibility in shading and weather protection, extending or retracting the awning as needed.
- Tube & Spring: 90mm steel tube with 6mm spring assembly with dummy end.
- Mounting: The awning will be securely mounted to the shopfront using high-quality, weather-resistant brackets and fittings. These components will be carefully selected and installed to ensure the awning's stability and functionality.

#### Additional Features:

- Valance: A decorative valance will be included at the edge of the awning, adding an extra touch of elegance and providing additional shading together with minimal 'Tib Street Tavern' lettering to the front of each awning as indicated on the proposed elevation drawings.
- Weather Protection: The awning will be designed to offer superior protection from rain and sun, enhancing the comfort of customers and passers-by. The two-piece design will facilitate effective water runoff and airflow, preventing water pooling and damage to the canvas.

#### Conclusion

The proposed installation of a traditional two-piece retractable canvas awning will uplift the existing façade into a sophisticated and distinctive feature of the area, echoing the historic trade and Smithfield Market essence of Tib Street.

This enhancement will not only upgrade the existing shopfront but also elevate the overall visual appeal of the surrounding streetscape.