

Heritage Statement

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

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Address: 72-74 Tib Street, Manchester

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1.0 Introduction

This Heritage Statement accompanies a proposal for the installation of a traditional retractable Victorian canvas awning at 72-74 Tib Street, Manchester, currently occupied by Tib Street Tavern.

While the building is not listed or classified as a Non-Designated Heritage Asset, its location within the Smithfield Conservation Area necessitates careful evaluation of its historical and architectural significance. The proposed awning seeks to enhance the shopfront's functionality and appearance while preserving and contributing to the area's distinctive character.

The proposals also relate to Manchester City Council's public realm improvements, including widening the footpath and relocating parking bays on Dorsey Street. Refer to accompanying drawings for further details.



- APPLICATION BOUNDARY
- ADDITIONAL LAND OWNED OR CONTROLLED BY APPLICANT

2.0 Site Description

Context & Location

72-74 Tib Street is located in Manchester's Northern Quarter, an area famed for its industrial heritage and vibrant modern culture. The street forms part of the Smithfield Conservation Area, which contains numerous Victorian and Edwardian red-brick buildings that contribute to Manchester's historical townscape.

Historically a hub for trade and commerce, Tib Street was integral to the city's industrial boom. Its architectural fabric reflects this legacy, featuring a mix of 19th-century utilitarian structures and modern additions that coexist harmoniously. Today, Tib Street is renowned for its independent shops, bars, and cafés, making it an important cultural and social destination.

Building Details

The property housing Tib Street Tavern is a mid-19th-century commercial building, designed in a restrained Victorian style. It features a brick façade with symmetrical fenestration, contributing positively to the streetscape. The building retains its historical charm, despite internal modernisation, and serves as a key element of the street's architectural rhythm.



3.0 Historical Significance

Smithfield Conservation Area Context

Smithfield Conservation Area, designated in 1987, encompasses a vital part of Manchester's industrial and cultural history. The area developed around Smithfield Market, established in the early 19th century, which became a bustling hub for wholesale trade, particularly foodstuffs.

Tib Street itself was historically associated with specialist trades, including textiles, millinery, and the pet industry. It earned the moniker "Pet Shop Paradise" due to its concentration of exotic animal sellers in the mid-20th century. The street's eclectic commercial past contributes to its unique character within the conservation area.

Architecturally, the area is characterised by predominantly brick-built warehouses, shops, and public buildings. These structures exhibit the functional yet decorative qualities typical of Victorian industrial design, including robust masonry, large windows, and subtle embellishments.

The Building's Historical Role

72-74 Tib Street reflects the area's evolution from industrial prosperity to cultural revitalisation. Historically occupied by textile merchants, including Westwell & Co in the 1950s, the building played a role in Manchester's global reputation as a centre for trade. Its form and style are representative of the utilitarian architecture of the period, while its preservation contributes to the continuity of the streetscape.



4.0 Impact of the Proposed Works

Heritage Significance of the Site

The Smithfield Conservation Area seeks to protect Manchester's industrial-era character while accommodating modern uses that sustain the vitality of its streets. The Tib Street Tavern building, although unlisted, forms part of the area's cohesive historical identity, and its shopfront provides an opportunity to reinforce this character.

The installation of a Victorian-style retractable awning is a sensitive intervention that respects the building's historical context. Such awnings were common in 19th and early 20th-century commercial areas, serving practical and aesthetic purposes.

Design Details of the Proposed Awnings

The proposed awning:

- Features a canvas canopy, historically accurate for Victorian commercial properties, and a lightweight metal frame with cast iron detailing.
- Will be retractable, allowing for flexible use while minimising visual impact when retracted.
- Will be installed in a manner that avoids damage to significant architectural features, ensuring full reversibility.

This addition integrates harmoniously with the shopfront, enhancing the conservation area's character by reinstating a historically appropriate feature.

Functional and Aesthetic Benefits

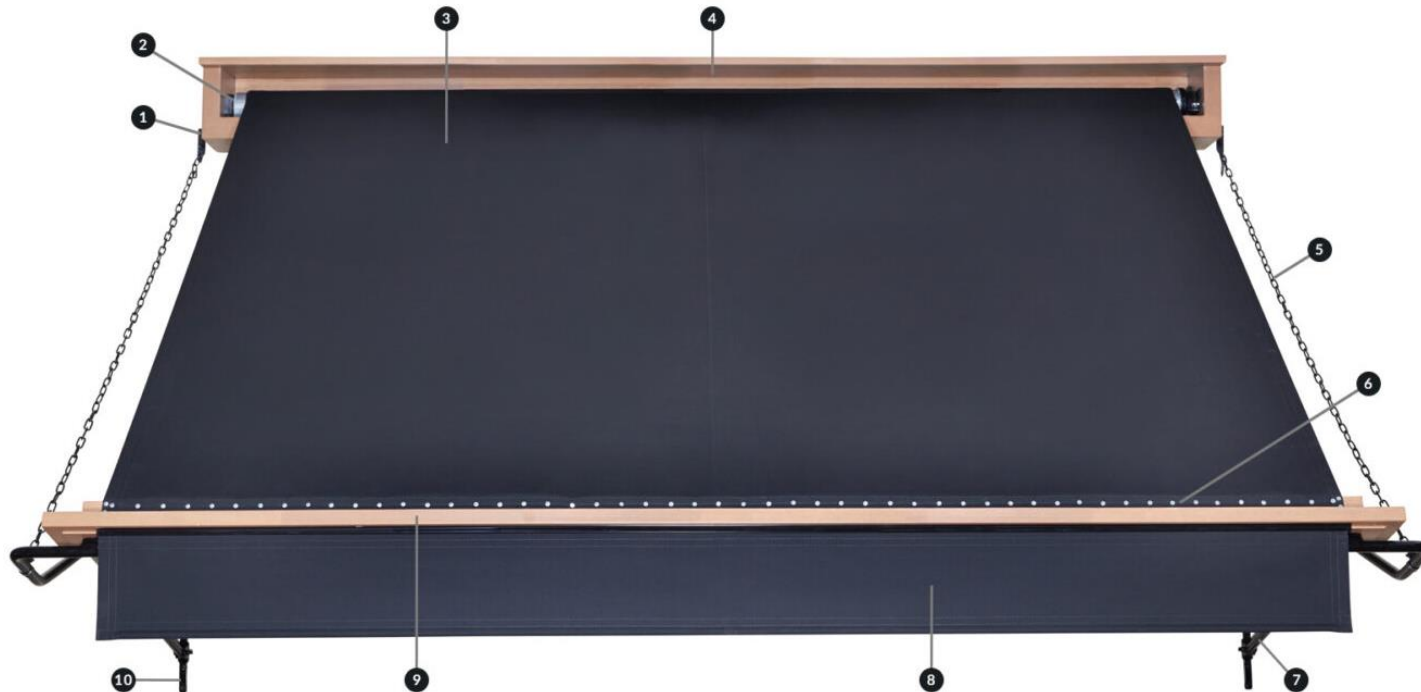
The awning provides:

1. **Improved Usability:** The shading offered enhances comfort for patrons, particularly in outdoor seating areas.
2. **Enhanced Visual Appeal:** The awning adds depth and texture to the façade, drawing attention to the building without overwhelming its existing character.
3. **Sympathetic Integration:** The materiality and design echo the site's historical role in commerce, fostering a sense of continuity within the streetscape.

Minimal Structural and Visual Impact

The installation method ensures:

- No damage to the existing brickwork or permanent alterations to the façade.
- A reversible solution aligned with conservation best practices.
- Preservation of the building's primary features, such as window proportions and brick detailing.



1. Chain hook 2. Steel tube / roller 3. Black polyester canvas fabric 4. Stow box 5. Chain 6. Clout nails 7. Steel arms 8. Valance
9. Front bar 10. Sliders & shoe bracket

5.0 Justification

Alignment With Conservation Principles

The proposed Victorian-style awning aligns closely with both national and local conservation policies, ensuring that the development respects and enhances the heritage value of the building and the surrounding conservation area.

National Planning Policy Framework (NPPF):

- The NPPF emphasizes conserving heritage assets in a manner appropriate to their significance, balancing their protection with enabling sustainable development (Sections 189–202).
- By reinstating a historically sympathetic feature, the awning enhances the building's visual and functional role within the conservation area, supporting its continued use without undermining its historical value.
- Careful consideration has been made to the alignment, scale, massing, and materiality of the proposed awning installation, as further detailed in the accompanying Design and Access Statement and application drawings all supporting paragraphs 56–68 of the NPPF which emphasise the need for integrating new development into the built and historic environment (paragraph 61).
- As a result, the proposed development aligns with the goal of new developments making a positive contribution to local character and distinctiveness. Therefore, it complies with the requirements of NPPF, paragraph 131 & 135.

Manchester's Core Strategy 2012 and Supplementary Planning Guidance:

- Local planning policy supports interventions that preserve and enhance the character and appearance of conservation areas while promoting sustainable economic and cultural vitality.
- The Smithfield Conservation Area Management Plan outlines the importance of maintaining the historical coherence of shopfronts. The awning is in line with these principles, ensuring that alterations reinforce the traditional streetscape.
- **Policy EN3** of the Core Strategy focuses on heritage, stating that the City Council aims to encourage development that complements and leverages the unique historic and cultural heritage of its districts and neighbourhoods, including the City Centre.
 - **Conservation of heritage assets:** The awning respects the historical and architectural significance of Tib Street Tavern by reintroducing a feature commonly associated with Victorian commercial buildings. It contributes to the preservation of the Smithfield Conservation Area's character by enhancing the façade without altering or obscuring original features.
 - **High quality design:** The use of historically appropriate materials such as canvas and metal ensures that the awning complements the building's architectural style, supporting the conservation area's visual harmony.

- **Policy DM1** sets criteria for assessing development proposals, emphasizing sustainability, accessibility, and good design. It ensures developments integrate well with their surroundings, have minimal environmental impacts, and meet local needs while respecting the character of the area.
 - **Integration with Surroundings:** The awning integrates seamlessly with the historical context of Tib Street, respecting its character and enhancing the streetscape. It avoids introducing incongruous or modern elements that would detract from the area's heritage value.
 - **Sustainability:** Retractable awnings provide a practical function by offering shade and weather protection, which can reduce reliance on energy-intensive climate control systems.
 - **Minimal Environmental Impact:** The reversible design ensures minimal structural intervention, preserving the historic fabric of the building and enabling its sustainable reuse in line with development management principles.
- **Policy JP-P1** This policy focuses on creating sustainable, inclusive, and attractive neighbourhoods by balancing growth with environmental and social considerations. It aims to ensure new developments support community well-being and protect Manchester's unique identity.
 - **Community Well-Being:** The Victorian-style awning improves the appeal and functionality of the Tib Street Tavern, contributing to a welcoming streetscape and enhancing the area's vitality.
 - **Preservation of Local Identity:** By reinstating a historically appropriate feature, the proposal reinforces the distinctive identity of the Northern Quarter, which is integral to its cultural and historical significance.
- **Policy JP-P2** emphasizes safeguarding the city's cultural and historical heritage while supporting economic growth. It underlines the need for development to maintain the distinctiveness of heritage assets and ensure their long-term preservation, especially in conservation areas.
 - **Safeguarding Historical Integrity:** The awning proposal adheres to heritage protection principles by prioritizing compatibility with the existing architectural style of the building and streetscape. Its installation does not compromise the integrity of the building or the conservation area but rather enhances its historical narrative.
 - **Balancing Growth and Conservation:** By allowing the premises to improve its functionality and appeal while respecting historical aesthetics, the proposal exemplifies the balance between economic growth and heritage conservation promoted by Policy JP-P2.

Respect for the Area's Heritage While Improving Functionality

The awning respects the historical context of the building and Tib Street by:

- Reinforcing the building's original commercial character and association with Manchester's historical marketplaces.
- Providing functional benefits, such as shelter and shade, that improve the usability of the premises while being appropriate to the building's historical era.
- Enhancing the aesthetic appeal of the streetscape, encouraging foot traffic and contributing to the economic sustainability of the area.
- The awning reinstates a historical feature consistent with the area's Victorian and Edwardian origins, demonstrating a sensitive understanding of Tib Street's architectural and cultural significance.

- It supports the adaptive reuse of the building while preserving its historical authenticity, contributing to the vitality of the Smithfield Conservation Area as a vibrant, historically rooted neighbourhood.

The inclusion of such a traditional feature ensures the building remains viable and relevant in its modern use while honouring its historical essence.

Design Compatibility

The design of the awning has been carefully considered to complement the building's architecture and its surroundings, ensuring it blends seamlessly with the historical streetscape.

Traditional Materials:

- The awning uses authentic materials, such as canvas fabric and a steel or cast-iron frame, which are historically accurate and visually sympathetic to the era of the building's construction.
- The choice of materials ensures durability and an authentic appearance, reinforcing the building's Victorian character.

Style and Form:

- The retractable design mirrors awnings typical of Victorian shopfronts, maintaining a practical yet understated appearance.
- Integration with the Streetscape:
 - The awning is consistent with the architectural rhythm of Tib Street, complementing the scale and character of the surrounding buildings.
 - It avoids any intrusive modern design elements that could disrupt the harmony of the conservation area.

By aligning with conservation principles and employing a design that is both functional and historically appropriate, the proposed awning represents a balanced intervention that protects and enhances the heritage value of the site and its surroundings.

6.0 Conclusion

This Heritage Statement has demonstrated that the proposed installation of a traditional retractable Victorian-style canvas awning at 72-74 Tib Street will have a positive impact on the Smithfield Conservation Area, contributing to its historical character while accommodating contemporary use.

The property, although unlisted, holds heritage significance as part of the Smithfield Conservation Area, reflecting the industrial and commercial heritage of Tib Street and the wider Northern Quarter. Its Victorian architectural style is representative of the area's historic fabric, and the proposed awning seeks to complement these attributes. By reintroducing a historically appropriate streetscape feature, the proposal respects the conservation area's design principles and enhances its aesthetic coherence.

The proposed awning is designed with care to ensure minimal physical and visual impact on the building, with a fully reversible installation method that safeguards its architectural integrity. This aligns with best practices in conservation, ensuring the building's heritage significance remains intact for future generations.

Functionally, the awning offers practical benefits such as shading and shelter, enhancing the usability of the property's outdoor space while drawing on design precedents that reflect the street's historical role in commerce. The inclusion of authentic materials and sympathetic design ensures the intervention enhances the streetscape, contributing to the vitality and appeal of Tib Street as a destination within Manchester's Northern Quarter.

In line with national and local planning policies, the proposal supports sustainable and respectful conservation practices while reinforcing the cultural and economic vibrancy of the conservation area. The installation represents a balanced approach to heritage preservation and contemporary functionality, achieving a harmonious relationship between the building's historic character and its modern use.

This statement underscores the compatibility of the proposed works with the heritage significance of the site and the conservation area, advocating for approval as a thoughtful and sensitive enhancement to Manchester's historical urban environment.