

# HERITAGE STATEMENT

Smithfield Building, Tib Street, Manchester M4 1LA

This Heritage Statement is prepared by O'Brien & Noel Architects on behalf of Threadneedle Portfolio Service Ltd and is submitted in support of an application for external alterations to the northern elevation of Smithfield Building fronting Tib Street

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# HERITAGE STATEMENT

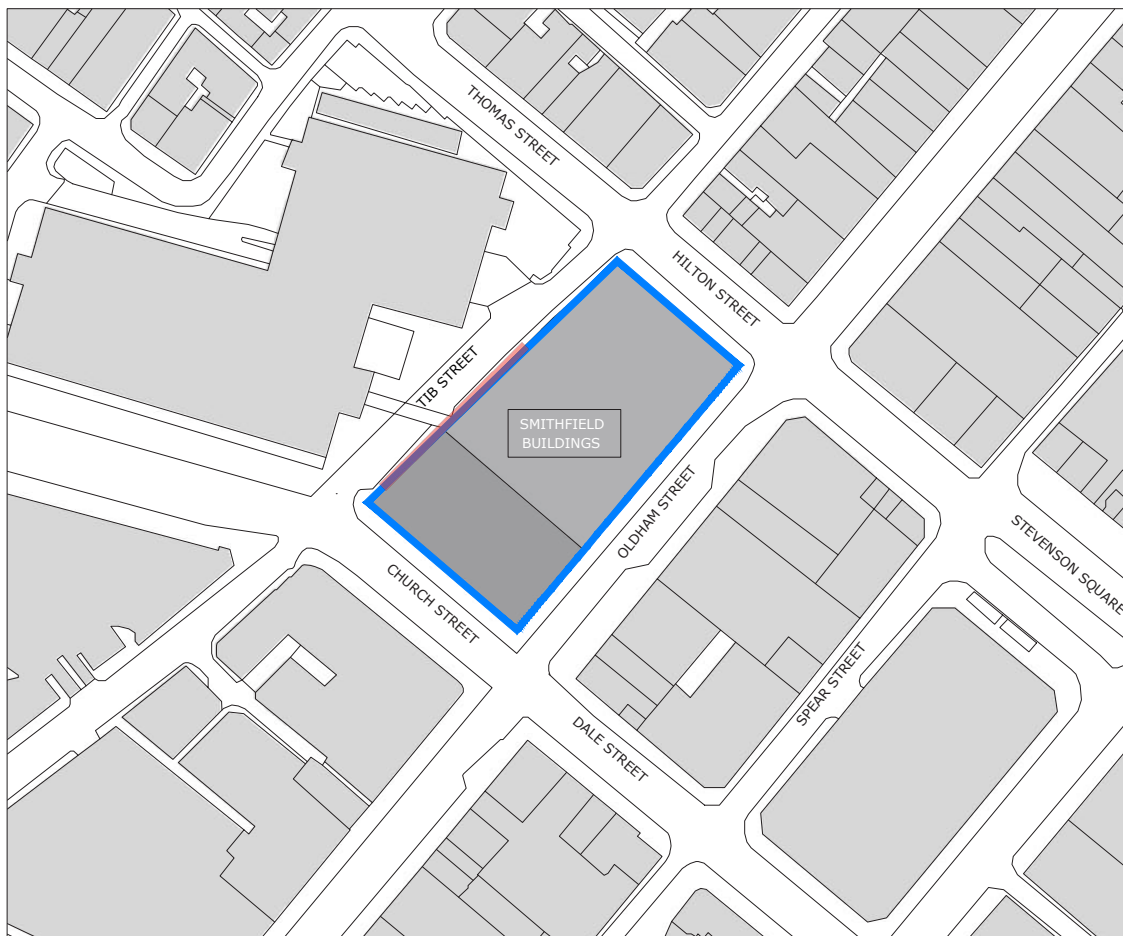
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## 1. INTRODUCTION

- 1.1. This Heritage Statement is prepared by O'Brien & Noel Architects on behalf of Threadneedle Portfolio Service Ltd and is submitted in support of an application for external alterations to the northern elevation of Smithfield Building fronting Tib Street.
- 1.2. The application proposes the installation of a replacement gate and railings to enhance the security and visual amenity of the building, which currently experiences severe instances of anti-social behaviour associated which have caused visual detriment to the site and its surroundings.

## THE SITE

- 1.3. The application site is shown below and on the enclosed site location plan (drawing reference 137-L01). It forms the existing external façade of the Smithfield Building fronting Tib Street, and comprises an existing gate and façade openings associated with the entrances of several ground floor retail and food units.



LOCATION PLAN  
Scale 1:1250 @ A4

Proposed Gates/ Fencing Location  
Ownership

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## 2. SIGNIFICANCE OF HERITAGE ASSETS

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- 2.1. The relevant heritage asset is the Smithfield Conservation Area within which the Smithfield Building is located within. There are also several Listed Buildings within proximity to the Building including the Grade II listed Dale Street Chambers and Grade II Listed no. 3 Dale Street (located on the opposite side of Oldham Street). The Stevenson Square Conservation Area also lies within close proximity to the site (again, on the opposite side of Oldham Street) .
- 2.2. These listed buildings (and the Stevenson Square Conservation Area) however face away from the Tib Street elevation of application site where the proposed gates/fencing is too be installed (and are therefore physically separated by the Smithfield Building itself). It is therefore considered that the impact upon the significance of these heritage assets would be negligible.

### SMITHFIELD CONSERVATION AREA

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- 2.3. 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 (Figure 1 below). It shares common boundaries with both the Stevenson Square and Shudehill Conservation Areas.
- 2.4. 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).
- 2.5. 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<sup>1</sup> 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.'

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2.6. 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.'

2.7. 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.

2.8. Shop security is considered to be as relevant in this Conservation Area as in other parts of the city centre, however the use of solid shutters on the outside of shop fronts is environmentally unattractive and is discouraged.

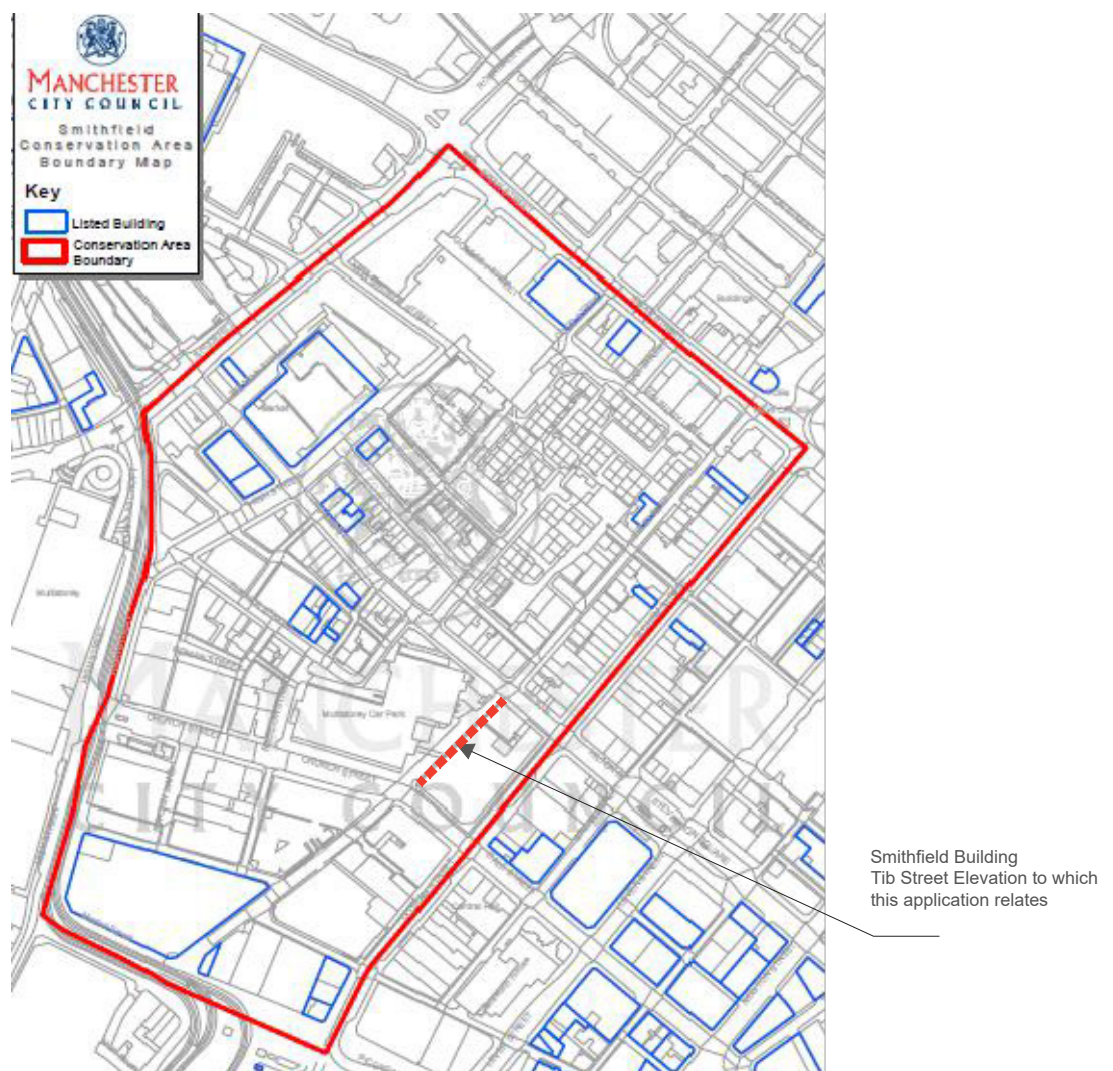


Figure 1 – Smithfield Building and the Smithfield Conservation Area2 this application.

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## 3. THE PROPOSAL

- 3.1. The proposal is for full planning permission for external alterations to the façade of the northern elevation of the Smithfield Building fronting Tib Street. The alterations comprise the installation of railings to occupy the open façade, and replace the existing hatched metal panels. The alterations will also include the replacement of a metal concertina gate which provides access to ground floor level retail and restaurant uses.
- 3.2. The alterations are proposed due to an increased number incidents of anti-social behaviour and unauthorised entry within the internal space between the units and the façade, which has led to a deterioration in the visual appearance and amenity of the site and a negative perception of the site being unsafe.
- 3.3. The alterations are therefore required in order to increase the visual amenity of the building and increase the level of security to the retail and restaurant units in the evening and late hours. For the avoidance of doubt, no increase in floorspace is proposed and the alterations are required only to secure the façade openings.



ELEVATION A - TIB STREET

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## CONSIDERATION TO THE IMPACT ON THE ARCHITECTURAL AND HISTORICAL CHARACTER AND APPEARANCE OF THE AREA

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- 3.4. As stated above, 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 gates/railings face away from these heritage assets and they are in any case considered to be subordinate to the overall appearance of the building.
- 3.5. The external changes proposed by the application are sympathetic and will remain of functional use. The proposals are required to deter anti-social behaviour which at present is detrimental to the visual appearance of the building and the Conservation Area. The gates/railings replace existing gates and railings located in the same position, however they will provide a stronger deterrent to stop people accessing the open/covered areas in front of the retail units after hours.
- 3.6. The design of the proposed alterations is considered sympathetic to the existing building and to the appearance and significance of the Smithfield Conservation area. Both the gate and railings will be galvanised and powder coated mild steel, grade S275 which is considered appropriate in this context
- 3.7. The replacement gate and railings have been designed in acknowledgement of the existing railings at the former Smithfield wholesale Market on High Street. The design is considered to be an improvement to the existing open façade and railings which provide limited improvement to the visual amenity of the area. Both the gates and railings are open in nature, thereby allowing views into and out of the retail units at all times.
- 3.8. It is therefore considered that there is no negative impact on any designated heritage assets as a result of the proposed alterations.