DESIGN & ACCESS STATEMENT

Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA

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PROPOSED 3D VIEW

INSTALLATION OF GATES AND RAILINGS TO GROUND FLOOR OPENINGS

The existing Undercroft provides an open seating area / spill out area for the ground floor commercial units fronting Tib Street. Whilst respecting the historical character of the existing building, this proposal seeks to provide railings/ opening shutters to allow the existing Undercoft to be secured and night time and opened up during the day time.

LOCATION:
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BACKGROUND:

The Smithfield Building is located in Manchester's Historic Northern Quarter.
The commercial units accessed from the existing ground floor Tib street Undercroft are predominately food/ beverage with some retail units. Although the existing Undercroft provides a pleasant elevated, covered seating area for these business during the day, criminal behavior can be an issue in the evenings, as there is currently no way to secure the existing Udercroft.

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, which has caused visual detriment to the site and its surroundings.

The following pages aim to illustrate how the proposed gate/ shutter/ railing design will serve functionally to security the existing Tib Street Uncroft whilst enhance the character of the existing building.

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TIB STREET UNDERCROFT - EXISTING ELEVATION

TIB STREET UNDERCROFT - PROPOSED ELEVATION

SCALE

Please refer to the planning drawings L05 - L08 for the exact measurements/ scale of proposed railings. As can be see from the image above, The proposed design involves a brick plinth with grills at lower level, gates and shutters at undercroft floor level and louvers/ grills at high level.

APPEARANCE

Lower Level Plinth: To allow ventilation to lower basement level - constructed in-front of existing structure, with galvanised grey/ anthracite ventilation grills fixed above lower red brick band.
Railings: Anthracite grey galvanised gates and railings.
Higher Level Ventilation Grills: Grey/Anthracite ventilation grills to conceal the existing commercial units outlet ducts.

ACCESS

The existing undercroft can be accessed from double slide gates on Tib street- (To be cleaned and painted anthracite/ grey) & Double gates at the Tib street / Church Street entrance to be replaced with ornamental gates and ornamental full height railings above.

CONCLUSION:

This proposal seeks planning permission to install ornamental full height railings & grills to secure the existing undercroft. 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 The subtle design changes to the proposed facade will create more desirable commercial units whist remaining in keeping with the surrounding context.