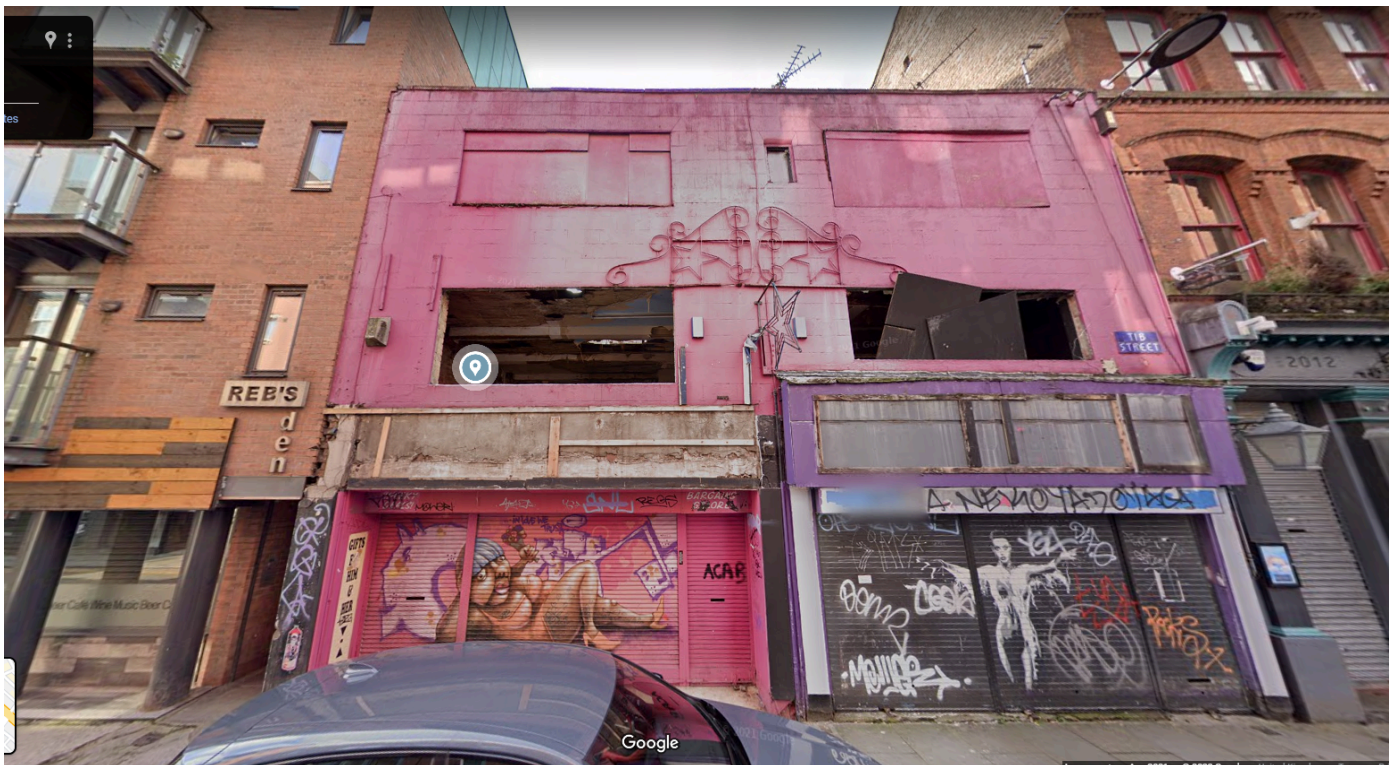


78 - 80 Tib Street, Manchester, M4 1LG

**New front facade, rooftop extension, and
second-floor rear extension, together with
elevational alterations to form 3no.
commercial units (Use Class E)**

Design and Access Statement



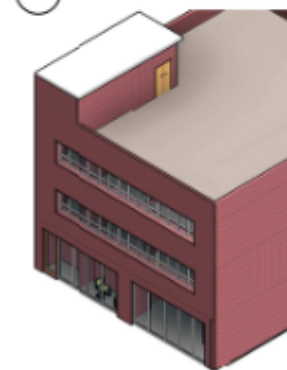
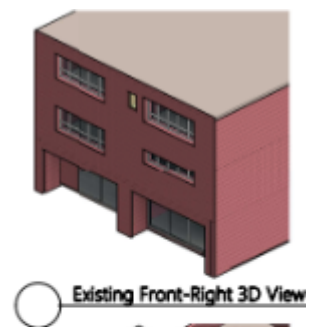
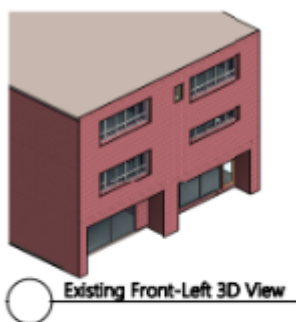
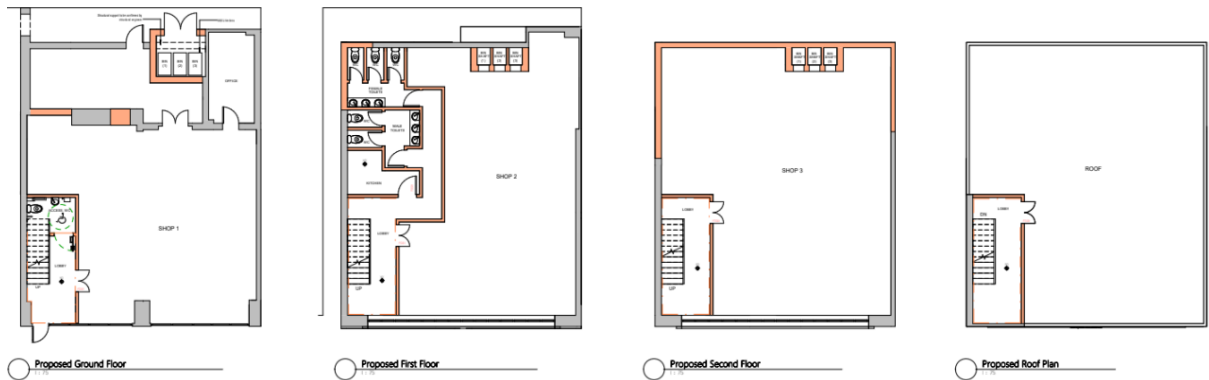
1. LDM Group has prepared this Design and Access Statement on behalf of Lau Yuk Limited to accompany a Full Planning Application for the New front facade, rooftop extension, and second-floor rear extension, together with elevational alterations to form 3no. commercial units (Use Class E) at 78-80 Tib Street, Manchester, M4 1LG.
2. The purpose of this statement is to describe the design thinking behind the application and to explain how the applicant has considered the proposal and understands what is appropriate and feasible for the site in its local context.

Site Description:

3. The site will extend to circa 135.71 m2 and is on Tib Street to the Northern Quarter of Manchester, and adjacent to Oldham Street to the left-hand side of the property when facing in the direction of Manchester city center.
4. Around 78-80 Tib Street in Manchester's Northern Quarter, you'll find trendy shops, cozy cafes, diverse restaurants, lively bars, colorful street art, and lots of events. It's a dynamic neighborhood with something for everyone. Railway access to the site in Manchester's Northern Quarter is convenient, with both Manchester Victoria and Piccadilly Stations nearby, allowing for easy connections to regional and national rail services.



5. The proposed development will convert the existing building to form 3no. commercial units (Use Class E).



Design Statement:

6. The proposal is to maximize the building and site's potential and to add purpose to the building. Great transport routes into Manchester City Center via Buses and Trams every 7 minutes are both only a 5-minute walk away from the property.

Layout:

7. Internal changes to the layout will be made to facilitate the new 3no. commercial units (Use Class E). All proposed internal walls will be stud partitioning, and new doors will be UPVC doors to maximize security.

Scale:

8. The proposed will be visible from the adjacent highways of Tib Street.

Appearance:

9. The proposal has been carefully designed and sited to improve the surrounding area whilst minimizing the effects.

Access:

10. Access to the site will remain as existing, Tib Street.

Impact on Neighbouring Amenity:

11. Impact on Neighbouring Amenity, the proposed works will have no adverse effect on the neighboring amenities. The design of the proposal has been carefully considered through its material and detail to ensure that it will not create a negative impact.

Materials:

- Materials used for the proposal will be similar to the surrounding area. Traditional bricks matching the neighboring properties and UPVC windows with colouring to look like wood will be used.