HERITAGE STATEMENT

Installation of 3 Air Conditioning Units on the Side Elevation of 67 Tib Street, Manchester M4 1LS.

MPD Built Environment Consultants Ltd

1.0 INTRODUCTION

The application site is located at the northeastern edge of Smithfield Conservation Area. This conservation area was designated in 1987 due to its historic links to Manchester's principal nineteenth century food markets and is enclosed by Swan Street to the northeast, Oldham Street to the east, Piccadilly to the south, Market Street to the southwest, High Street and Nicholas Croft to the west and by Shudehill to the northwest.

2.0 PROPOSALS

The proposals involve the installation of three AC units to the side elevation of a three-storey modern building which was granted planning permission 2014. The new three storey building occupies the full footprint of the site. Full details of the redevelopment proposals can be found on the proposal plans and in the accompanying Planning Statement with planning application 105221/FO/2014/C2, but in summary: The building is located at the back of pavement and fully occupies its plot; The building has identifiable base and top portions – large windows and entrance doors characterise the ground floor level with tall vertical windows set within deep reveals at first and second floor levels. This fenestration pattern is repeated on the two blank elevations with the openings infilled with brickwork instead of glazing; The primary entrance provides direct and level access onto Tib Street whilst there is a separate ground floor entrance from Foundry Lane.

3.0 SIGNIFICANCE OF THE PROPOSED DEVELOPMENT SITE

Immediately adjacent to the site on Tib Street and Foundry Lane is the Smithfield Gardens housing estate that was constructed during the 1970‘s and 80‘s. The relatively recent construction of these buildings removed any trace of the former Smithfield Market buildings that used to exist on the site, such that there is nothing of any historical significance remaining in the immediate locality.

4.0 CONTRIBUTION OF THE DEVELOPMENT SITE TO THE SMITHFIELD CONSERVATION AREA

The application site occupies a prominent corner position within the streetscape of Tib Street in the north eastern section of Smithfield Conservation Area however it is of a modern design and scale that compliments its surroundings having replaced the previous derelict toilet block which previously stood on the site. The location of the building at the back of pavement contributes positively to the character of Tib Street, in an area characterised by a tight urban grain and densely developed urban blocks. The location of the three AC units on a blank side elevation which is screened by a surrounding brick wall to the Smithfield Gardens housing development as well as brick wall frontage to Tib Street trees means that the visual impact of the development is minimised.

5.0 IMPACT OF THE PROPOSED DEVELOPMENT SCHEME

The proposed development is a minor modification to the side elevation of a modern building with a simple but high quality and well-designed facade. The AC units have been located to be as least intrusive as possible in terms of townscape having regard to the special interest, character and appearance of Smithfield Conservation Area and the surrounding streetscape. The existing building's scale and massing ensure that it relates to the adjacent Smithfield Gardens housing development and also the new Swan Square office development opposite. It will also reinforce and strengthen the corner of Tib Street and Foundry Lane and completes the streetscape to the eastern side of Tib Street with a building of an appropriate scale. The use of vertical windows within deep setbacks at first and second floor levels reflects the verticality and rhythm of neighbouring Georgian/Victorian/later buildings and respects the area's historic pattern of small and sub-divided units.

The AC units have been positioned to be as least intrusive visually as possible, they are well screened by the surrounding buildings and walls and the proposals are considered to not result in any harm to any heritage assets. This application is a resubmission following the refusal of an earlier application which sought to locate the three AC units on the rear elevation and has been developed as a result of ongoing dialogue with the Local Planning Authority and the City Council's Property Services Team.

6.0 LEGISLATION AND POLICY

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of planning functions, the local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular listed buildings.

The National Planning Policy Framework (NPPF) (2023) at Section 16 deals with conserving and enhancing the historic environment.

Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk- based assessment and, where necessary, a field evaluation.

Paragraph 195 suggests Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197 states that when determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

Paragraph 203 says that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy

Core Strategy Adopted 11th July 2012

Policy CC 9 Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Policy EN 3 Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

7.0 CONCLUSION

In relation to determining planning applications, NPPF sets out a presumption in favour of sustainable development. Unless material considerations indicate otherwise, local planning authorities are urged to 'approve development proposals that accord with the development plan without delay'.

This statement has demonstrated that the development proposed accords with the heritage-based planning policies of the local development plan. In accordance with NPPF, this statement has described the significance of the heritage assets identified by the local authority (Smithfield Conservation Area), and noted any contribution made by their setting. Our subsequent appraisal has concluded that the development proposed would not have a detrimental impact on the conservation of heritage assets or their setting by reason of harm or loss to significance.