

HERITAGE, DESIGN AND ACCESS STATEMENT ADDENDUM

88 Tib Street, Northern Quarter,
Manchester

Erection of 5 Storey Building, Use Class E
to the Ground Floor and 4 Apartments to the
Upper Floors

Date: July 2023

Contextual Analysis

Smithfield CA lies on the north-eastern edge of the city centre. The area is bounded by Swan Street, Oldham Street (the common boundary with the Stevenson Square CA), Market Street, High Street and Shudehill.

The application site herein comprises a long vacant piece of land sandwiched between existing development and one of the few remaining vacant plots in the Northern Quarter.

Tib Street is well known in the city and has been home to a variety of shops, bars and eateries over the decades. Originally Tib Street was known for its agricultural links and the sale of livestock and later pets throughout the 1970s. As the pets shops moved out, the street became home to an eclectic mix of retail including some slightly less salubrious enterprises, taking advantage of the street's narrow nature and resultant privacy away from prying eyes of residents.

Nowadays, the eclectic nature of Tib Street continues with quirky independent retailers, bakeries, eateries and bar, which mostly feature residential uses above.

Walking along Tib Street you get a real sense of enclosure, the majority of buildings comprising of 5 storeys in height with narrow frontages. This can be seen from the images below.



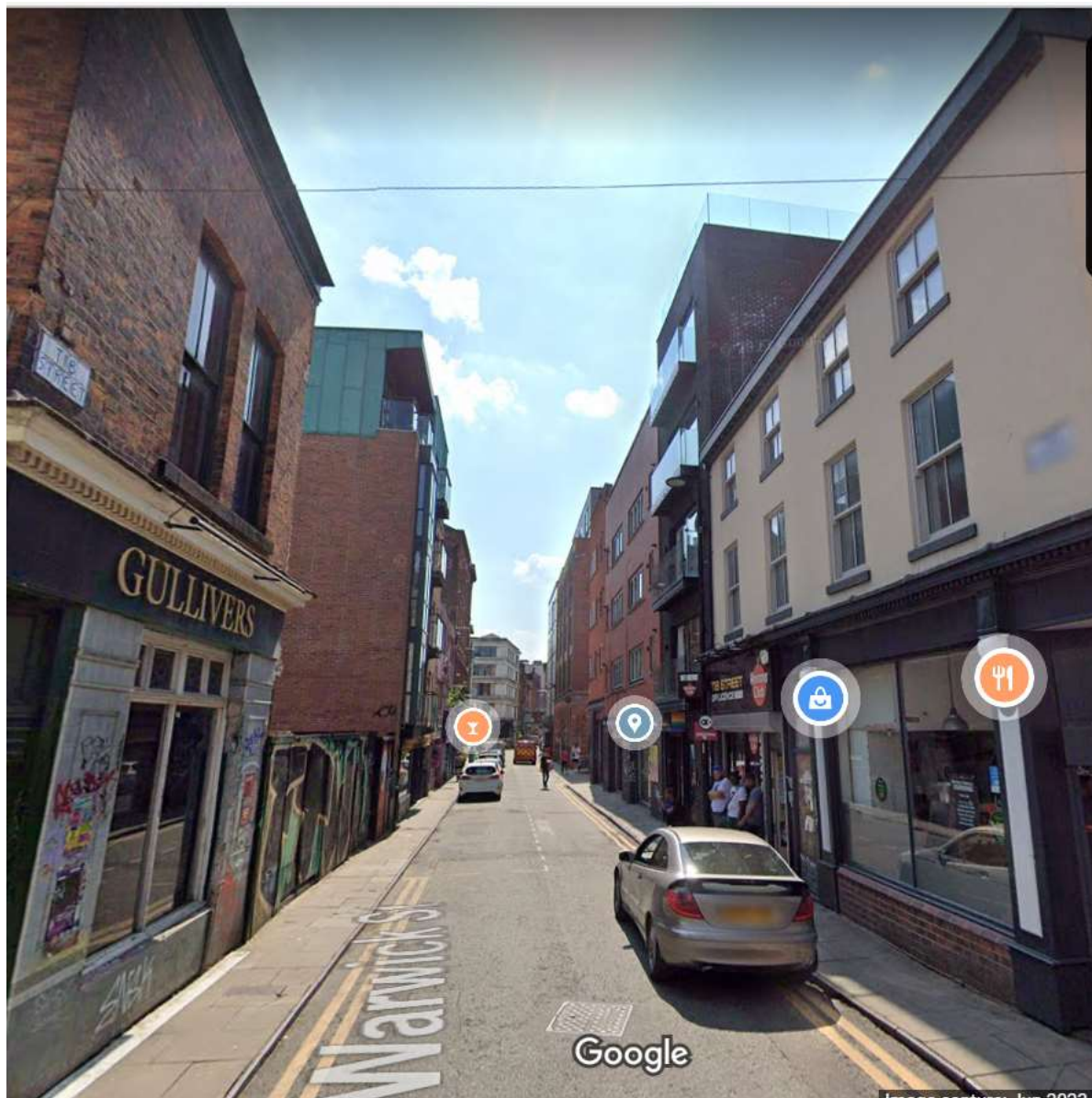


Tib Street features a whole host of building materials, the majority of buildings do feature an element red brick, however some newer additions include blue/black brick and buff, with a variety of cladding materials and colours (including green, anthracite and timber) to upper floors. Black brick in this streetscene is not uncommon, it being featured at a number of properties including at the street level. There is no specific local vernacular in this neighbourhood, in some instances buildings are painted in bright colours (namely pink).

There is no common theme in Tib Street, its variety both visually, architecturally and in terms of its occupants are what gives Tib Street and the immediate area its character and its sense of place. The proposed development seeks to reaffirm this diversity, making use of materials that are featured elsewhere in the street and applying them to the building's design to ensure an individual design whilst supporting the character and individuality of the area.

The Northern Quarter as a neighborhood can only be described as 'cohesively diverse'. The proposed development aligns with this character area.

The proposed development seeks to harness and continue the sense of height and scale along Tib Street by proposing a 5 storey building with an active ground floor use. This would continue the neighbourhood feel to the ground floor, whilst providing residential properties to the upper floors commensurate to the direct neighbouring property and those opposite.



The scheme has taken significant design cues from the recently successful development sitting parallel to the application site on Oldham Street shown below:



This nearby scheme makes use of buff brick and gold window details and successfully brings a new material pallet to the area and marries this fluently with the surrounding area.

The proposed development takes features from this recent development and incorporates them in an individually designed way to create a similarly modern scheme with its own character and integrity whilst maintaining the collective character of the wider street scene.

The submitted scheme follows a detailed design process where a range of development scales have been considered, including higher rise development. However, it was concluded that a higher rise, higher density scheme is inappropriate in this location given the surrounding properties and the overall character of the Northern Quarter.

The majority of neighbouring buildings feature 5 storeys, and indeed high density is encouraged in city centres. It is stated that a 5 storey proposal strikes the balance between the design and appearance and scale and suitability to the neighbourhood character in this locality. The proposal offers a neighbourhood feel and character commensurate with its surroundings.