

Report



Heritage Statement: 88 Tib Street, Manchester

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Submitted to:

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Ltd.

Revision History

Revision	Date	Amendment
00	07.06.2023	First submission

Non-Technical Summary

In April 2023, RSK ADAS Ltd were commissioned by Mr Robert Spavin to assess the potential impact that the proposed redevelopment of no. 88 Tib Street, Manchester would have on the setting and heritage significance of any nearby designated heritage assets.

The scope of this heritage statement is to assess the potential impact the proposed development might have on designated heritage assets within and around the Site. The assessment will aim to identify designated heritage assets within the Study Area, assess their significance, and make appropriate recommendations for any mitigation that might be required to offset the potential impact of the proposed development on these assets.

Historic England records one Grade II* Listed Building, and thirty-three Grade II Listed Buildings within the Study Area. There will be no physical impact on any designated heritage assets recorded by Historic England as a result of the proposed development.

Historic England also records the Smithfield Conservation Area encompassing the full extent of the Site. The Greater Manchester HER records that the Study Area also partially encompasses the Ancoats and Stevenson Square Conservation Areas. This assessment has identified that the proposed development at no. 88 Tib Street will have a physical impact on the Smithfield Conservation Area. There will be no physical impact upon any other recorded designated heritage assets or non-designated heritage assets recorded by Historic England or the Greater Manchester Historic Environment Record as a result of the proposed development.

The design of the development generally complements the architectural style of the area and maintains the character and appearance of Smithfield Conservation Area within its immediate context along Tib Street as it does not exceed the existing skyline. However, the dark cladding proposed for the development is not sympathetic to the character of the Area. It is recommended that this be changed to a red brick similar to that of the neighbouring buildings. It is therefore considered that there will be a negative impact upon the aesthetic value of Smithfield Conservation Area. With implementation of the suggested change in construction material, the proposed development could have a positive impact upon the aesthetic value of the Conservation Area.

No. 88 Tib Street is situated in a densely populated inner-city area with a rich industrial heritage, surrounded by multiple historic and modern buildings. There are four Grade II listed buildings within a 50-meter radius, and the proposed development will be visible from no. 105 Oldham Street. Therefore, the construction of a new building will be a negative impact on the setting of this building, however, as buildings have been extant on the Site since the 19th century, it is considered that the impact of the proposed development on the setting of no. 105 Oldham Street will be neutral. It is considered that the

setting impacts of the proposed development upon any other designated heritage assets are assuaged due to the sightlines of the proposed development being restricted to the Tib Street frontage only.

The recommendations put forth in this report would be in accordance with Policies CC 8, CC 9, EN1, EN2, EN3, DM 1 of the Manchester City Council Core Strategy 2012-2027 and Policies 2, 11, 12 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance and paragraphs 206 and 207 of the NPPF 2021.

1 Introduction

- 1.1 In April 2023, RSK ADAS Ltd were commissioned by Mr Robert Spavin to assess the potential impact that the construction of a residential dwelling upon no. 88 Tib Street, Manchester, M4 1LS (henceforth the 'Site' or the proposed development), would have on the setting and heritage significance of any nearby designated heritage assets (Figure 1).
- 1.2 The scope of this heritage statement is to assess the potential impact that the proposed development might have on designated heritage assets within and around the Site. The assessment aims to identify designated and non-designated heritage assets within a defined 250 m Study Area, to assess their significance and make appropriate recommendations for any mitigation that might be required to offset the potential impact of the proposed development on these assets (Figure 2; Figure 3).
- 1.3 The impact that the proposed development will have on buried archaeological remains and on heritage assets on and immediately adjacent to the Site has been assessed separately in an archaeological desk-based assessment (ADAS, 2023).
- 1.4 It is understood that this report will be used to support the planning submission for the proposed construction of four self-contained flats with a commercial unit on the ground floor at no. 88 Tib Street.
- 1.5 This assessment has been carried out in accordance with the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for historic environment desk-based assessment* (2020) and *Conservation Principles* (English Heritage, 2008), *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2017) and *Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019). It was also produced in accordance with the *Principles of Cultural Heritage Impact Assessment in the UK* (CIfA, IHBC & IEMA, 2021).
- 1.6 This heritage statement is consistent with the requirements of national and local planning policies concerning the consideration of the historic environment in the planning process.
- 1.7 This report is suitable for submission in support of a planning application and identifies impacts on designated heritage assets and their setting in the vicinity of the Site, in accordance with paragraph 194 of the National Planning Policy Framework (NPPF, 2021) (see Part 4).

2 Site Location and Description of the Development

Site Location

- 2.1 The proposed development area is located at no. 88 Tib St, Manchester, M4 1LG (NGR: SJ 84439 98506). The Site boundary is irregularly square-shaped in plan, encompassing the single plot at 88 Tib Street and covers an area of approximately 103 m².
- 2.2 No. 88 Tib Street currently comprises a gravelly plot of land, with a stepped wooden stage, several wooden barrels, and a metal shed.
- 2.3 The Site is recorded to lie at a height of 49.90 m above Ordnance Datum (aOD) (FreeMapTools, 2023).

Description of the Development

- 2.4 It is understood that the proposed development consists of the construction of a new building on the site, which comprises 4 self-contained flats and a commercial unit at ground level. This building consists of five storeys total. The commercial unit would be available for shops or small businesses to trade from as is typical for the area. The development is designed with a modern aesthetic, with a dark charcoal colour brickwork cladding. The windows are broad and tall, consisting of a large portion of the façade (Figure 4). The proposed works would comprise clearing the current site and the construction of the proposed structure on the entire footprint of the site.

3 Aims and Objectives

3.1 The overarching aim of this heritage statement is to establish the extent to which the proposed development may affect any designated heritage assets within the Study Area.

3.2 The specific aims of this heritage statement are:

- to establish the location and extent of any known heritage assets within the Site boundary and Study Area;
- to assess the potential setting impacts of the proposed development; and
- to inform subsequent phases of mitigation planning (i.e. focus and refine the proposed mitigation measures for works on the Site).

3.3 Based on the information obtained during the preparation of this heritage statement, conclusions and recommendations are provided regarding:

- any potential impacts on designated heritage assets resulting from the proposed development; and
- the outline scope of any mitigation work that may be required.

4 Legislation, Policy and Guidance

National Policy

- 4.1 There is national legislation and guidance relating to the protection and treatment of the historic environment within the development process. These identify the historic environment as a non-renewable, fragile and finite resource and place a priority on its conservation. This includes the setting out of appropriate assessment to ensure that any damage or loss to the resource is permitted only where it is justified.

Statutory Protection

- 4.2 The key piece of legislation is the Planning (Listed Buildings and Conservation Areas) Act (1990). The application of this law and the over-arching national policy covering the effects of development on the historic environment is outlined in the National Planning Policy Framework (NPPF, 2021). Elements of this legislation and guidance of relevance to the present development are summarised in Table 1 below.

Table 1: Summary of key legislation and planning policy

Title	Content
Planning (Listed Buildings and Conservation Areas) Act (1990)	The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance). A Listed Building may not be demolished or altered or extended in any manner, which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted. There are three grades of Listed Buildings (in descending order): ▪ Grade I: buildings of exceptional interest; ▪ Grade II*: particularly important buildings of more than special interest; and ▪ Grade II: buildings of special interest, warranting every effort to preserve them
NPPF Section 16, Paragraph 189	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World

Title	Content
	Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
NPPF Section 16, Paragraph 190	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Section 16, Paragraph 191	When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
NPPF Section 16, Paragraph 192	Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to: a) assess the significance of heritage assets and the contribution they make to their environment; and b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Title	Content
NPPF Section 16, Paragraph 193	Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
NPPF Section 16, Paragraph 194	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.
NPPF Section 16, Paragraph 195	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.
NPPF Section 16, Paragraph 196	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
NPPF Section 16, Paragraph 197	In determining planning applications, local planning authorities should take into account: a) the desirability of sustaining and enhancing heritage assets' significance and putting them to viable uses consistent with their conservation; b) the positive contribution conservation 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.

Title	Content
NPPF Chapter 16, Paragraph 198	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
NPPF Chapter 16, Paragraph 199	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
NPPF Chapter 16, Paragraph 200	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.⁶⁸
NPPF Section 16, footnote to paragraph 200	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered to the policies for designated heritage assets.
NPPF Chapter 16, Paragraph 201	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and

Title	Content
	b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
NPPF Chapter 16, Paragraph 202	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
NPPF Section 16, Paragraph 203	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.
NPPF Section 16, Paragraph 204	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Section 16, Paragraph 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁶⁹ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Section 16, footnote to paragraph 205	Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
NPPF Section 16, Paragraph 206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to

Title	Content
	enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
NPPF Section 16, Paragraph 207	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
NPPF Section 16, Paragraph 208	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Non-statutory Protection

- 4.3 The National Planning Policy Framework (NPPF, 2021) confirms that the historic environment, including archaeological remains, constitutes a material consideration in planning decisions, requiring applicants to describe the significance of heritage assets potentially affected by development, including any contribution made by their setting.
- 4.4 Where a site includes, or has the potential to include, heritage assets of archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, results of a field evaluation (NPPF, 2021: para 194).

Local Planning Policy

- 4.5 Local Authorities are responsible for the protection of the historic environment within the planning system and the formulation of policies to support this obligation. The Manchester City Council currently adopted Local Plan framework comprises The Manchester Core Strategy 2012-2027. This is supplemented by the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007 (Policies 2, 11, 12). The Core Strategy

contains nine relevant policies (CC 8, CC 9, EN1, EN2, EN3, DM 1) which relate to the treatment of the historic environment. The policies are outlined in Table 2 below:

Table 2: Local planning policies relevant to the current application.

Policy No	Description
Policy CC 9	Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high-density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment. 8.52 Although the City Centre needs to be able to change in order to accommodate growth and the changing requirements of development, it is important that the character of the City Centre is recognised as a key determinant of decisions to invest in the area. 8.53 The City Centre has 14 Conservation Areas and numerous Listed Buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported. Recent development, including Urbis and the Civil Justice Centre, has demonstrated how modern architecture of the highest standard can succeed alongside the established built fabric of the City Centre. 8.54 The scale and density of development anticipated in the City Centre will require that different uses co-exist in close proximity and new development sits alongside some of the City's best built heritage. The Council's support for extensive City Centre development does not accept that this requires any compromise in terms of environmental quality. New developments will therefore be required to be able to demonstrate that they will support adjacent uses and enhance the appearance and use of the City Centre. Development should have regard to policy EN1.
Policy CC 8 Change and Renewal	The City Council has identified the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects elements of this will generally be supported. The approach to development, and redevelopment, in the City Centre will welcome large-scale schemes. Developments

	which make significant contributions to the City Centre’s role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal’s impact on key aspects of the City’s heritage and character. The Council will also provide appropriate support, including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester. Within areas identified for large-scale redevelopment proposals will be expected to be prepared within an approved development framework. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy. 8.48 The City Centre has an established character, and there are aspects of the existing built environment which crystallise the City’s character and will need to be preserved. However, the success of recent regeneration in areas such as the retail core and Spinningfields has demonstrated that new development can have an extremely positive impact on the City in terms of both function and form. The scale of development envisaged for the City Centre requires large sites which can accommodate flexible formats. It cannot be accommodated through development which merely fills available gaps or occurs around the edges. Change, which will often be dramatic, is essential to realise the potential of the City Centre location.
EN 1	All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives. 1. City Centre Character Area The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and

	residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City's transport routes. Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area. While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level. Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.
EN 2	12.16 Manchester is the original industrial city and much of its character is derived from the physical legacy of Victorian innovation. While the City is once again at the forefront of innovation it is important that areas of special architectural or historic interest are preserved and enhanced to create a modern and distinctive City based on its proud heritage.
EN 3	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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset. 12.21 Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas and buildings that are statutorily listed are protected under national legislation guidance. The Council maintains information on the City's heritage assets. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance. 2.22 To ensure the special architectural and historic interest is preserved and enhanced the Council maintains a schedule of listed buildings at risk and will produce documentation that identifies the important characteristics of existing

	conservation areas including the identification of those areas to be preserved and those in need of enhancement. 12.23 The above work will inform the implementation of Core Strategy policy
DM 1	All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- Appropriate siting, layout, scale, form, massing, materials and detail. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise. Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. Community safety and crime prevention. Design for health. Adequacy of internal accommodation and external amenity space. Refuse storage and collection. Vehicular access and car parking. Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private. The use of alternatives to peat-based products in landscaping/gardens within development schemes. Flood risk and drainage. Existing or proposed hazardous installations. Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):- a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required: Year 2010 – Code Level 3; Year 2013 - Code Level 4; Year 2016 - Code Level 6; and (b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building

	Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.
	Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007
Policy 2: Design Section 2.6	UDP Part 1 Policy E3.8 refers to the enhancement of Conservation Areas, whilst Policy E2.7 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced. The rich urban heritage of Manchester and the distinctive qualities of its different neighbourhoods and buildings help to create a strong sense of place and should be respected in new development, to promote high quality environments that combine good design with the best architectural traditions of the City. There are currently 35 Conservation Areas in the City, each with its own distinctive character. New developments should acknowledge the character of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City.
Policy 11 Conservation Areas	Conservation Areas 11.41 The City's heritage is a significant asset, with individual listed buildings often playing a role as community hubs and enhancing the sense of place of the local area. Throughout the City of Manchester, 35 Conservation Areas have already been designated and other areas are being considered for possible future designation. 11.42 The existing designations cover areas of vastly different character even within the confines of the City Centre. Hence areas characterised by medieval road patterns (Cathedral), Georgian road layouts (St Anne's Square and George Street), Victorian commercial areas (Upper King Street), industrial areas (Castlefield and Ancoats), and Victorian residential suburbs (Whalley Range), contrast with 20th century commercial areas (Shudehill) and earlier village settlements (Crab Lane, Fog Lane and Gorton). Clearly, standard corporate architectural and urban village design solutions for development in these areas are unlikely to be appropriate, and proposed developments should be designed in a manner that takes account of their context. 11.43 "Design" is not just about architectural style, but includes the footprint size, shape and positioning of a building within its site, its height, scale, form and architectural massing, and the material used in its construction.

	11.44 Proposals in conservation areas both for the demolition of existing buildings and for the construction of new buildings will be assessed in accordance with national legislation, which is currently the Planning (Listed Buildings and Conservation Areas) Act 1990 and additional guidance notes, especially PPG15. 11.45 The overriding criteria in these documents is that proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development. 11.46 Planning submissions must be supported by sufficient information to enable the Council to assess in detail the context of the area. This will include full contextual drawings, photomontage, and where appropriate, a model of the proposed development.
Policy 12: Development Quality	12.5 Not all new buildings can, or should be, “iconic”, but new developments will be expected to contribute positively to the identity and quality of the City Centre. We wish to encourage developments which are “designed for place” not simply for purpose, and overly corporate designs will be discouraged. Good design should be regarded as an essential requirement of the development process and should not be a casualty of high costs or narrowly defined user requirements. 12.6 We will also seek quality in the smaller scale detail of new developments or the alteration of existing buildings, as it is often these smaller elements that determine the appearance and character of an area. Shop fronts, building fronts and associated signage, refuse storage areas and service areas are all elements which influence the visual appearance of the City Centre, and their detailed design will be important in enhancing the quality of the environment. 12.7 The relationship between new and existing buildings, particularly those with an historic role, will be important, and developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place within the City Centre. The need for old buildings to have an economic use is recognised, however early discussion with officers of both the Council and English Heritage should assist developers to deal with issues in a positive and proactive way, to ensure that the City Centre’s stock of older buildings is conserved for the future. 12.8 It will always be important for the City to be able to accommodate new interest and activity in its different forms,

	including tall buildings. There is now much more interest in these types of developments than there has been for many years, and this is a great indication of the strength of the City Centre economy. Schemes will be considered on an individual basis, by reference to their appearance, their impact on the immediate area and the effect on the City's skyline. Key questions will be the quality and interest of the roofline; the design of the lower floors; the relationship to the surrounding streets; the impact of servicing and parking requirements; the microclimate, including overshadowing and air turbulence effects, created by the relationship of the building to those adjacent; and the quality and usability of the spaces surrounding the building.
Policy 12: The City Centre	12.26 Tall Buildings: the location and design of tall buildings need careful consideration as they can be viewed from longer distances and have an impact on a much wider area, both within and outside of the City Centre. The effect of tall buildings is significant in a City Centre where its conservation area status means that the relationship of buildings and spaces is as important as the quality of individual buildings. Tall buildings provide very positive messages about Manchester, and can significantly improve its image and peoples' perceptions of it. Conversely, badly located tall buildings could have an adverse effect and as such any proposals will always have to be fully justified and carefully considered. We would require any such proposals to be presented in context of the joint guidance produced by CABE and English Heritage for assessing tall buildings.

Technical Guidance

- 4.6 This assessment has been carried out in accordance with the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for historic environment desk-based Assessment* (2020) and the CIfA *Code of Conduct: professional ethics in Archaeology* (2022).
- 4.7 For the purposes of assessing the impact on the setting of designated heritage assets, the procedures laid out within the *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2017) and *Conservation Principles* (English Heritage, 2008) have been followed. Further guidance on the assessment of significance as part of the planning application process is contained in the document *Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015), the document *Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019), the document *Historic England Advice Note 4 Tall Buildings* (Historic England, 2022), and the document *Principles of Cultural Heritage Impact Assessment in the UK* (CIfA, IHBC & IEMA, 2021).

5 Assessment Methodology

Setting of Heritage Assets

- 5.1 The assessment methodology has taken into account the guidance contained in the *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2017) and *Conservation Principles* (English Heritage, 2008) when assessing the impacts of the proposed development on the setting of heritage assets as part of the scope of this report.
- 5.2 The ‘significance’ of a heritage asset as referred to in the National Planning Policy Framework (2021) is defined as being ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence but also from its setting.’
- 5.3 To understand the significance, Historic England’s *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (GPA 2) provides advice regarding assessing the significance of heritage assets during the application process. It details that heritage assets may be affected by direct physical change or by a change in their setting. It places importance on understanding the nature, extent, and level of the significance of a heritage asset and the contribution of its setting, which can positively influence the design concept of a scheme to obtain planning permission (Historic England, 2015).
- 5.4 To undertake this assessment, the GPA 2 suggests taking a values-led approach, as outlined within Historic England’s *Conservation Principles* (2008), which identifies four types of heritage value that an asset may hold: evidential, historic, aesthetic and communal value (English Heritage, 2008).
- **Evidential Value:** every historic asset has a unique story to tell. The surviving historic fabric and detail — whether above or below ground — helps us to understand when and how each historic asset was made, how it was used and how it has changed over time. Pictorial and documentary sources may also increase our understanding.
 - **Historic value:** historic assets may illuminate particular aspects of the past. They can help us to understand how people lived and worked, and the beliefs and values they cherished. They may be associated with notable people or events. Through evocation and association, historic assets can connect past people, aspects of life and events with the present.
 - **Aesthetic value:** we may value historic assets for their visual qualities, whether they result from conscious design and craftsmanship, or from the fortuitous effect of change over

time. Tastes alter and so do historic assets: earlier records and careful analysis of what survives may help in appreciating aesthetic value.

- **Communal value:** historic assets may be cherished by the people and communities who relate to them, and they may play an important part in collective experience or memory. Historic assets can have economic as well as social value with the capacity to provide a valuable source of income or employment.

- 5.5 Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) is consistent with that of the NPPF (2021) and Planning Practice Guidance (PPG) terminology. This report adheres to Historic England's guidance (Historic England, 2019).
- 5.6 Listed Buildings and Conservation Areas are typically designated for their special architectural or historic interest. Scheduled Monuments are largely, but not limited to, designated for their archaeological interest.
- 5.7 The assessment methodology has also taken into account the guidance contained in *The Setting of Heritage Assets* (Historic England, 2017) when assessing the impacts of the proposed development on the setting of heritage assets as part of the scope of this report.
- 5.8 Setting is taken as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the heritage asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the heritage significance of a heritage asset, may affect the ability to appreciate that heritage significance or may be neutral (NPPF Annex 2: Glossary).
- 5.9 It is considered that the extent and importance of setting is often expressed by reference to visual considerations. Views of or from a heritage asset play an important part in the way in which it is experienced. It is recognised however that the setting of a heritage asset is also influenced by other environmental factors such as noise, dust, and vibration; by spatial associations; and, by our understanding of the historic relationship between places.
- 5.10 All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated heritage assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of land may increase the sensitivity of the setting (i.e., the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views

of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis (Historic England, 2017).

5.11 This report will follow the general stages outlined by Historic England when considering and assessing the impact of the proposed development on the setting of heritage assets. These stages can be summarized as:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset (s) or allow significance to be appreciated.
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimize harm.
- Step 5: Make and document the decision and monitor outcomes.

Terminology

5.12 **Heritage asset:** A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the wider historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

Study Area

5.13 A search radius of 250 m around the proposed development was established to assemble the data for this assessment due to the volume of nearby heritage assets (referred to henceforth as the 'Study Area') around the Site (Figure 1). It is considered that information from the Study Area may inform the assessment of the sensitivity of the proposed development and the archaeological resources on the Site.

5.14 It is considered that any potential for significant adverse effects will be confined to designated heritage assets. The scope of the assessment was also determined by both desk-based and field-based analysis of the sightlines and the topography around the proposed development.

Sources

5.15 The following publicly accessible sources of primary and secondary information were consulted.

Designated Heritage Assets

- 5.16 Historic England datasets of designated heritage assets were consulted in May 2023. These datasets contain information on all recorded World Heritage Sites, Scheduled Monuments, Listed Buildings, Historic Parks and Gardens, Registered Battlefields and Designated Wreck Sites. If present, all designated heritage assets are referred to in the text by a unique reference number 1, 2 etc., and the locations of these assets can be seen in Figure 2.

Local Council

- 5.17 Manchester City Council was consulted for references to Conservation Areas and Locally Listed Buildings, the locations of these assets can be seen in Figure 3.

Cartographic Sources

- 5.18 Historic mapping was obtained from online sources. Information from historic maps can assist in the assessment of archaeological potential in the following ways: highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past, and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits. All maps consulted are listed in the References section below.

Documentary Sources

- 5.19 Other primary and secondary sources relating to the Study Area were obtained from Historic England and from online sources. The sources consulted are listed in the References section below.

Assumptions and limitations

- 5.20 Much of the information used by this study consists of secondary information compiled from a variety of sources. The assumption is made that this information is reasonably accurate.

Site Visit

- 5.21 A walkover survey was carried out in May 2023 in dry and sunny weather conditions (Plates 1-9).
- 5.22 The Site consisted of a roughly square gravelly plot of land, with a stepped wooden stage, several wooden barrels, and a metal shed (Plates 1-4).
- 5.23 The Site is overlooked by the rear windows of the 19th/20th-century residential properties to the south-east and east, modern blocks of flats are located to the west and north-west of the Site, modern shopfronts to the north-west along Tib Street, whilst the 19th century Gulliver's public house is located immediately adjacent to the Site to the north.

- 5.24 Photographs were taken from both ends and along Tib Street, photographs were also taken from heritage assets in the local area in order to capture the potential effects the proposed building will have on the view and character of the surrounding area.
- 5.25 No previously unknown archaeological earthworks, artefacts or standing remains were observed during the survey.
- 5.26 A full digital photographic record was made of the site visit. This forms part of the project archive.

6 Results

Designated Heritage Assets

- 6.1 Historic England, the Greater Manchester HER (Historic Environment Record) and Manchester City Council record no World Heritage Sites, Designated Wrecks, Designated Battlefields, Scheduled Monuments, or Registered Parks and Gardens within 250 m of the Site. There are also no locally listed buildings recorded by Manchester City Council.
- 6.2 Historic England records 1 Grade II* Listed Building, and 33 Grade II Listed Buildings within the Study Area. The full extent of the Site is also located within the Smithfield Conservation Area (36, Figure 2). The Study Area also partially encompasses the Ancoats (35) and Stevenson Square (37) Conservation Areas. An additional 91 designated heritage assets were recorded by the Greater Manchester HER (Figure 3). The most relevant of these to the proposed development are outlined below. A full list of all designated heritage assets located within 250 m of the Site are presented in Appendix A.
- 6.3 148 m northeast of the Site, the Daily Express Building (1) is a Grade II* Listed Building comprising a six-storey building constructed in 1939 by Sir Owen Williams and is considered a good example of the 'functional' architectural style of the period, with a similar counterpart in Fleet Street, London. It used new curtain-wall technology also used in London and Glasgow. The building is no longer used for printworks but remains in commercial use (GMHER 2023).
- 6.4 The closest Grade II building to the Site is no. 105 Oldham Street (24), located 9.00 m southeast to the rear of the Site (partially visible in Plate 6). It is a late 18th Century three-storey townhouse with a slate roof which has since been converted into a shop. There are 2 segmental-headed windows on the 1st floor with altered glazing. It exemplifies a rare survival of a domestic building from this period in the city centre (GMHER 2023).
- 6.5 Castle Hotel Public house (22) is situated 36 m southeast of the site and is an early 19th-century inn with a three-bay façade an early 20th-century brown glazed faience to the pilastered ground floor and the words "Castle Hotel" in the faience fascia. The interior retains an unusual multi-coloured glazed faience curved bar front. The tiled bar front is a rarely surviving architectural feature (GMHER 2023).
- 6.6 On Tib Street itself, 40 m north of the site, there is a row of Grade II 3 garret-workshop houses from the Late 18th-Early 19th century, which have now been converted into shops. Nos. 49-53 Tib Street (13) form a terrace of four brick-built houses dating from the late 18th century. These are

all two-storey buildings but were considerably altered in the mid-20th century around the time when no. 14 Scholes Street was integrated with nos. 51 and 53 Tib Street (NHLE 2023).

- 6.7 The Grade II Listed Building known as nos. 2 & 4 Swan Street (19), 10 m northeast of the Site (also: Former Midland Bank) now serves as an office. It is constructed from Portland Stone in classical style. It comprises two storeys; a rusticated ground floor, coupled Ionic pilasters on the 1st floor, a panelled frieze, a dentilled modillion cornice and a balustraded parapet. There are round-headed windows on the ground floor with run-out voussoirs, and square-headed windows on the 1st floor with moulded architraves including ornamental balconies and cornices mounted on cartouches. The semi-circular south end faces Oldham Road (GMHER 2023).
- 6.8 The Grade II Listed Building of Wholesale Fish Market (28), 217 m north-west of the site, (formerly including no. 79 High Street) is a three-storey block frontage to Thomas Street. The basement was Phase 1 (infilled) and originated in 1873. Phase 2 consisted of a shop and office frontage and was completed in 1878. It is Romanesque in design and made of Red stock brick in Flemish bond with York sandstone dressings. It is characterised by elaborate gables with corbelled or overhanging brickwork and carved stone panels in the arches over the wrought iron gates. It is scheduled to become a public garden, as the building has been reduced to the outer walls (Plate 9; NHLE 2023).
- 6.9 Nos. 10-20 Thomas Street (15) is a Grade II Listed Building in the same architectural group as the Wholesale Fish Market, and is located 233 m northwest of the Site. It was probably a wholesale garment warehouse. Originating c.1870–80, with an iron frame, cladding of sandstone ashlar and dressings of polished granite (roof concealed). It was built in Venetian Gothic style with four storeys and an attic.
- 6.10 88 Tib Street is located within the Smithfield Conservation Area (36). This area was originally known as the centre for Manchester's food markets, where fruit, vegetables, meat and fish have been sold on both a wholesale and retail scale. At its peak around the turn of the 20th century, it was probably the largest market complex in Britain, occupying seven acres. None of the remaining market buildings are now used for their original purpose. Wholesale trade has moved into new accommodation away from the city centre with the last to relocate in 1974. Notable entrepreneurs in the textile industry, such as John Rylands, John Owens, Robert Affleck and John Brown, all established their businesses in the Smithfield area. The fortunes made by them helped to establish such institutions as the Rylands Library and Owens College (GMHER 2023). This mercantile nature is evident in the character of Tib Streets streetscape as to this day the ground floors of buildings are commercial in nature, with many pet shops.

- 6.11 The Ancoats Conservation Area (35) partially falls within the Study Area, to the northeast of 88 Tib Street and consists of the first single-class housing area in the country to provide homes for mill workers in Ancoats. Built in 1889, this block was called Victoria Square and was the first example of municipal housing in Manchester, which was followed shortly by the development of model housing adjacent to Anita Street (originally known as Sanitary Street). The Victoria Square housing is a five-storey block of flats dating from 1889. Built in red brick with a pitched slate roof and in the form of an enclosed courtyard, it may fairly claim to be one of the most successful local authority housing schemes in Manchester. The substantial economic activity generated by such a concentration of mills was halted by the slump in the cotton industry in the 1930s. Thereafter, the prosperity of the mills declined steadily, and the only new industry to establish itself in Ancoats was newspaper printing. In 1939, the Daily Express (1) newspaper company opened new premises, which were built in the "functional" style. Ancoats is an important landmark in the history of the Industrial Revolution. Old Mill, which is probably the oldest surviving in Manchester, was built in two phases in 1798 and 1801. It is one of the group of Murray's Mills that was constructed around a courtyard, with a canal basin and tunnel under one of the mills and Redhill Street, connecting it with the Rochdale Canal. Although Ancoats is dominated by massive mill buildings, it also contains other listed buildings of differing character. These latter buildings, together with the older non-listed buildings in the area, provide a contrast of architectural styles with the surviving massive mill buildings. The character of the area remains largely industrial (GMHER 2023).
- 6.12 Stevenson Square (37) also falls partially within the Study Area east of 88 Tib Street and now comprises Piccadilly Gardens. Beyond the southwest side of the Stevenson Square conservation area was once the site of the so-called 'daub holes', where mud for the construction of wattle and daub walls was extracted from the ground. In 1772, a privately owned track which is now known as Oldham Street was given to the public. The road took its name from Adam Oldham. William Stevenson sold the land piecemeal to entrepreneurs, and it became a commercially oriented area. Gradually the streets around the Square became lined with private houses and small businesses of an immense variety, including such trades as drysalter, hat-block maker, cork-cutter and tin-plate worker, as well as some trades and professions which survive today. For the last three-quarters of the 19th century, the Square was popular with open-air speakers and became a meeting place and starting point for processions. The most notable of these celebrated the opening of the Town Hall in 1877 and was believed to have engaged 50,000 participants. A sudden decline in the commercial area coincided with the opening of the Manchester Arndale Centre in 1975, which changed the focus of retailing in the city centre. The Stevenson Square Conservation Area (37) represents a significant portion of the city centre in which the majority of Victorian

buildings remain intact. Many are listed by the Department of the Environment as being of special architectural or historic interest. Very few buildings from the 18th century are still standing in the conservation area. The earliest include a few groups of houses and two public houses (GMHER 2023).

Historic Mapping

- 6.13 Historic mapping analysis clearly shows that Tib Street has been highly developed during the early 19th Century period as the terraced housing, including weaver's cottages, was already extant in the earliest consulted OS Six Inch Map of 1848 (Figure 5). The housing in the northern quarter was largely built in the mid-18th century to provide housing for workers in the cotton industry as technological developments led to commensurate increases in hand-loom weaving, which was, during this period, done at home (Historic England 2008b). The majority of the cottages have now been replaced with more modern buildings.
- 6.14 The Greater Manchester HER states that Smithfield Market was established in 1821, before the earliest mapping. By 1717, the population of Manchester had grown to around 10,000 and one of the first canals was built in 1765 with an extensive network developed in the subsequent 40 years (Historic England 2008b). Once established, the overall structure of terracing does not change overly, as seen in Figure 6 (OS Six Inch Map of 1894-1896).
- 6.15 Certain streets such as Swan Street and Oldham appear to become better established and broader as it increases in significance and industry and thoroughfare increased during the 19th century. The tramways evident in Figure 7 also support this development. This apparent stasis is likely to be due to the density of development and early urbanisation.
- 6.16 OS Six Inch Maps of 1909 (Figure 7) and 1931-1933 (Figure 8) that were also consulted similarly show little change in the overall paths of streets outside of a definition and formalisation of earlier routes that probably stemmed from their increased use and significance. The maps do not provide enough detail on the buildings to differentiate their unique growth during the significant 19th-century expansion in Manchester.

7 Impact Assessment

Physical Impacts

- 7.1 Physical impacts occur when development directly alters or removes a heritage asset or part of a heritage asset.

Impacts on Setting

- 7.2 Impacts on setting can arise when development causes an alteration to the setting of a heritage asset. Whilst the concept of setting does include an element of inter-visibility between the asset and the inter-relationship of the asset with contemporary and/or neighbouring assets and landscape elements.
- 7.3 Although various potential impacts have been taken into consideration in the setting assessments (e.g., noise impacts, air quality impacts etc.) it is considered that significant potential impacts of the proposed development will primarily consist of visual impacts on the setting.
- 7.4 A summary assessment of the impact of the proposed development on the setting of all designated heritage assets within the Study Area is provided in Appendix 1.
- 7.5 A detailed setting assessment of the heritage assets which are considered likely to be impacted by the proposed development is provided below.

Designated Heritage Assets

- 7.6 This assessment can be applied to the potential impacts that the proposed development may have upon the setting and heritage significance of the Listed Buildings within the Smithfield Conservation Area. Historic England records 4 Grade II Listed Buildings (27,22,24,13) within 50 m of the Site, which is the probable extent of sight for such a developed area.
- 7.7 It is considered that the proposed development will be visible from the rear of one Grade II Listed Building, No. 105 Oldham Street (24) which lines the northwest side of Oldham Street, to the rear of Tib Street. The setting and views from this property have been previously impacted by the construction of the former modern building on the Site. While previous visual impacts to an asset do not exclude the impacts of the proposed development, it is considered that the impact upon the sightlines from No. 105 Oldham Street is neutral as the plot of 88 Tib Street has comprised a building in some form from the 19th century.
- 7.8 The proposed development may also be glimpsed from the front of two Grade II Listed Buildings (17,22) which lines the southeast side of Oldham Street and glimpsed from the front of one Grade II Listed Building (13) sited along Tib Street. These heritage assets contribute towards the special

character of the Smithfield Conservation Area (36). It is considered that the setting of these designated heritage assets will not be adversely impacted if the development proposals remain architecturally sympathetic to the character of the Smithfield Conservation Area. The view of the development will also be largely screened from the aforementioned buildings by the dense development in the surrounding area.

- 7.9 The Smithfield Conservation Area (36) was originally known as the centre for Manchester's food markets, where fruit, vegetables, meat and fish have long been sold on both a wholesale and retail scale. At its peak around the turn of the 20th century, it was probably the largest market complex in Britain, occupying seven acres. Initially, the range of goods sold was much greater, including birds and other livestock, which may be the precursors of the present-day pet shops on Tib Street. None of the remaining market buildings are now used for their original purpose. Wholesale trade has moved into new accommodation away from the city centre, the last to relocate in 1974 (GMHER 2023). Buildings to the south of the Conservation Area, closest to the commercial heart of the regional centre along Oldham Street, Market Street and Church Street, are larger and of later date than the rest of the area. Around Turner Street and Back Turner Street, there are some very small-scale houses dating from the Georgian period, subsequently converted or used for commercial purposes. Nos. 35-37 Thomas Street are a pair of these houses, converted and also largely rebuilt in recent years. Smithfield Conservation Area is surrounded by other Conservation Areas. Anfield Conservation Area (35) is immediately east, while Stevenson Square (37) lies immediately to the south.

Evidential value

- 7.10 The evidential value of Smithfield Conservation Area is derived from the physical fabric of historic buildings giving a strong sense of history, significance and character to the city reflecting hundreds of years of development (Historic England 2008b). The Site is located entirely within the Smithfield Conservation Area. The value of the Area lies in the physical structures that date back to the 19th century and subsequent historic periods, particularly the 20th century and the Second World War. These are more prominent in the northern part of the Conservation Area, further from Tib Street, and include the Daily Express (1) building, a Grade II* Listed Building that adds to the landscape (GMHER 2023). Tib Street is mainly characterised by extant 19th century buildings.
- 7.11 It has been established that the proposed development will physically impact the Smithfield Conservation Area from the construction of a new building on the site of no. 88 Tib Street. There is no existing above-ground architecture to preserve within the boundaries of the Site and therefore it would be impossible to retain elements of the architectural style. Nonetheless, it is

advised that the new building should maintain the character and appearance of the surrounding area to keep its impact neutral.

Historic Value

- 7.12 The historic value of the Conservation Area is derived from the role of Smithfield as one of the largest markets in Britain in the world's first industrial city, with very early urbanisation and a rich history of industry and commerce. This is still represented today in the built environment which presents various layers of built heritage and gives a strong sense of history, significance and character to Smithfield. In relation to Tib Street, the historic value is derived from its rare surviving 19th-century examples of loom-weavers cottages, where loom workers rented housing combined with workshops, in addition to the presence of market-buildings and public houses (GMHER 2023).
- 7.13 Currently, the Site is not being utilized. The proposed ground-floor shopfront, or small business premises, of the proposed development are in accordance with the historic and current commercial usage of the Smithfield area. The Manchester City Council Core Policy 2012-2027 is considerate of the importance of new development while ensuring it aligns with the form and function of the Listed Buildings that contribute to the city's character. Policy CC 9 emphasizes the need for high-quality development that complements the existing buildings. Based on the current disuse and emptiness of the Site, the proposed development will have a neutral impact on the historic value of the Smithfield Conservation Area.

Aesthetic Value

- 7.14 The Conservation Area's aesthetic appeal stems from the industrial character that is typical of central Manchester, with scattered examples of 18th century housing throughout the area. Three-storey red brick buildings are common, as are large former workshops and warehouses now converted into offices, shops, and housing. The corporate architecture of the 20th century chain store with wide glass frontages and artificial stone is also common on Oldham Street (Historic England 2008b). The diverse assortment of architectural styles in Central Manchester gives the area its distinctive character. Many of these buildings are of special architectural interest and make a positive contribution to the character or appearance of the Smithfield Conservation Area. The aesthetic value of Tib Street, in particular, is derived from the distinct 19th century weavers' cottages that are unique to the industrial history of Manchester. There are also some painted facades, but these are mostly later alterations and in the minority. The majority of the buildings have a shop or business at ground level with a modern appearance. Roofs are often made of pitched slate but are often concealed. Windows can be characteristic weavers windows, wide but shallow in form to allow large amounts of light. 18th century workshop windows and 19th century full-width ornamented ground-floor windows are also typical. The form of buildings can be

diverse, although generally tall and three to four storeys in height. Most are terraced and are parallel to the road (Historic England 2008b, GMHER 2023).

- 7.15 The construction of the building would be visible from the windows of one Grade II Listed Building (24), 9.00 m from the Site, which lines the northwest side of Oldham Street and lies to the southeast of no. 88 Tib Street. The proposed development may also be glimpsed from the front of another Grade II Listed Building (22) which lines the southeast side of Oldham Street and from the front of one Grade II Listed Building (13) sited along Tib Street. The development will also be largely screened from the latter two Listed Buildings due to the density of the surrounding development and the proposed development does not exceed the existing skyline. Therefore the impact upon the setting and views from the aforementioned buildings is considered neutral.

The development proposal comprises the construction of a modern-style block of flats in a charcoal brick façade (See Figure 4). The colour of the brick cladding is fairly unusual for the area and not sympathetic to the neighbouring redbrick buildings. There is an extant building in a similar colour at No. 73 Tib Street, with similar wide glass windows (Plate 10). However, it is recommended that the cladding is changed to a red brick that is more sympathetic to the area. The building is also at an equal level in height to the neighbouring block of flats at No. 84 Tib Street, and therefore would not protrude beyond the existing skyline. The proposed development is also in keeping with the surrounding area due to incorporating a commercial area at the ground floor for a shop or small business. It is therefore considered that the proposed development would not be uncharacteristic of the overall special character of the streetscape, and the broader Conservation Area. If the aforementioned recommendations were made, the aesthetic impact of the proposed development upon the area would be positive.

Communal Value

- 7.16 The Smithfield Conservation Area represents a built environment which presents various layers of development and gives a strong sense of history, significance and character to the city. The centre of Manchester is an area richly diverse in both appearance and usage, with a physical environment that reflects hundreds of years of development and commerce. The communal value is derived from this rich historic identity that is drawn from the built environment.
- 7.17 The proposed development represents a change of use from disuse to both commercial and residential utilisation at no. 88 Tib Street. Tib Street's character is reflected in the busy commercial area on the ground level, with numerous flats and offices occupying the higher floors of the buildings. Fundamentally, the proposed development will bring an empty plot back into the community and would be a positive contribution on the communal value of the Smithfield Conservation Area or the surrounding Listed Buildings discussed above.

8 Conclusions

- 8.1 Historic England and Manchester City Council record one Grade II* Listed Building (01) and thirty-three Grade II Listed Buildings (2-34) within the Study Area. An additional 91 designated heritage assets were recorded by the Greater Manchester HER within the Study Area (Figure 3). There will be no physical impact on any listed buildings recorded by Historic England as a result of the proposed development.
- 8.2 The full extent of the Site is also located within the Smithfield Conservation Area (36), which will be impacted by the development. The Greater Manchester HER records that the Study Area also partially encompasses the Ancoats (35) and Stevenson Square (37) Conservation Areas. Physical impacts at no. 88 Tib Street Site relate to the construction of a new building, which is considered to respect the architectural style of the area and the character and appearance of Smithfield Conservation Area within its immediate context along Tib Street. It is therefore considered that there will not be a significant impact upon the evidential, and historic value of Smithfield Conservation Area.
- 8.3 It is recommended that the proposed design consider incorporating redbrick into the construction of the building to be in keeping with the construction materials used in neighbouring buildings on Tib Street, which would result in the development having a positive aesthetic and communal contribution to the Conservation Area.
- 8.4 It is considered that the proposed development will be visible from the rear of one Grade II Listed Building (24), 9.00 m from the Site, which lines the northwest side of Oldham Street and lies to the rear of Tib Street. The proposed development may also be glimpsed from the front of one Grade II Listed Building (22) which lines the southeast side of Oldham Street, and from the front of one Grade II Listed Building (13) sited along Tib Street. These heritage assets contribute towards the special character of the Smithfield Conservation Area (36). However, it is considered that the setting of these designated heritage assets will not be adversely impacted if the development proposals remain architecturally sympathetic to the character of the Smithfield Conservation Area.
- 8.5 It is recommended that this application should be considered under paragraph 194 of the NPPF 2021. This recommendation would be in accordance with Policies CC 8, CC 9, EN1, EN2, EN3, DM 1 of the Manchester City Council Core Strategy 2012-2027 and Policies 2, 11, 12 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance and paragraphs 206 and 207 of the NPPF 2021.

Acknowledgements

- 8.6 This assessment was commissioned by Mr Robert Spavin, and thanks are due in this regard. The report was written by Ola Zdral. The supporting maps and illustrations were prepared by Ola Zdral and verified by Callum Allsop.

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Ordnance Survey Maps

Small Scale

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Appendix A: Designated Assets within the Study Area

Map No	HE No	Monument Name	Designation	Grid Ref	Value	Predicted Impact	Mitigation	Residual Impact
1	1218285	DAILY EXPRESS BUILDING	Grade II* Listed Building	SJ 84745 98693	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
2	1096052	WORKSHOPS, SHOP AND WAREHOUSE	Grade II Listed Building	SJ 8437298589	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
3	1119732	DERROS BUILDING	Grade II Listed Building	SJ 84755 98644	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
4	1197771	25 AND 27, DALE STREET	Grade II Listed Building	SJ 84559 98385	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact

5	1197808	NUMBERS 4, 6 AND 8 AND ATTACHED SCREEN WALLS	Grade II Listed Building	SJ 84657 98574	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
6	1200803	WATTS BROTHERS	Grade II Listed Building	SJ 84574 98405	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
7	1200814	75 AND 77, HIGH STREET	Grade II Listed Building	SJ 84325 98666	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
8	1200822	1, KELVIN STREET	Grade II Listed Building	SJ 84371 98575	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
9	1200847	SEVENDALE HOUSE	Grade II Listed Building	SJ 84535 98430	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings.	N/A	No change impact

						No change impact		
10	1208255	8, CABLE STREET	Grade II Listed Building	SJ 84658 98777	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
11	1209576	3, DALE STREET	Grade II Listed Building	SJ 84493 98439	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
12	1218648	Nos. 104 and 106, HIGH STREET	Grade II Listed Building	SJ 84397 98686	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
13	1254717	49-53, TIB STREET	Grade II Listed Building	SJ8455998646	Medium	No physical impact, moderate impact on views predicted due to distance from the Site.	Careful design to ensure that the character and setting of Smithfield Conservation Area are preserved or enhanced	No change in physical impact, less than substantial harmful visual and setting impact

14	1246268	45 AND 47, NEWTON STREET	Grade II Listed Building	SJ 84618 98376	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
15	1270655	10-20, THOMAS STREET	Grade II Listed Building	SJ 84314 98679	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
16	1246269	Former Newton Street Police Station	Grade II Listed Building	SJ 84663 98444	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
17	1270667	29, SWAN STREET	Grade II Listed Building	SJ 84545 98749	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
18	1246276	CROWN AND KETTLE PUBLIC HOUSE	Grade II Listed Building	SJ 84677 98698	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings.	N/A	No change impact

						No change impact		
19	1270668	FORMER MIDLAND BANK	Grade II Listed Building	SJ 84628 98728	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
20	1246279	DALE STREET CHAMBERS	Grade II Listed Building	SJ 84476 98442	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
21	1270669	31-35, THOMAS STREET	Grade II Listed Building	SJ 84377 98648	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
22	1246280	CASTLE HOTEL	Grade II Listed Building	SJ 84580 98576	Medium	No physical impact, low impact on views predicted due to distance from the Site.	Careful design to ensure that the character and setting of Smithfield Conservation Area is preserved or enhanced	No change in physical impact, less than the substantial harmful visual and setting impact

23	1271382	72-76, NEWTON STREET	Grade II Listed Building	SJ 84771 98509	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
24	1246432	105, OLDHAM STREET	Grade II Listed Building	SJ 84558 98597	Medium	No physical impact, moderate impact on views predicted due to distance from the Site.	Careful design to ensure that the character and setting of Smithfield Conservation Area is preserved or enhanced	No change in physical impact, less than substantial harmful visual and setting impact
25	1271452	49, NEWTON STREET	Grade II Listed Building	SJ 84620 98405	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
26	1254687	SMITHFIELD MARKET HALL	Grade II Listed Building	SJ 84512 98776	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
27	1271456	THE CITY PUBLIC HOUSE	Grade II Listed Building	SJ 84611 98658	Medium	No physical impact, less than substantial impact on views and third point views predicted due to the presence of intervening buildings,	Careful design to ensure that the character and setting of Smithfield	No change physical impact, less than substantial harmful visual

						vegetation and fences between the Site and asset.	Conservation Area is preserved or enhanced	and setting impact
28	1282996	FORMER WHOLESALE FISH MARKET	Grade II Listed Building	SJ 84337 98694	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
29	1291495	Nos. 69-77, LEVER STREET and No. 10, BRADLEY STREET	Grade II Listed Building	SJ 84668 98572	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
30	1291627	7, KELVIN STREET	Grade II Listed Building	SJ 84384 98597	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
31	1390869	38 Back Turner Street	Grade II Listed Building	SJ 8436798593	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact

32	1390870	WAREHOUSE, WORKSHOP AND SHOPS	Grade II Listed Building	SJ 84357 98582	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
33	1452606	42, 44 and 46 Thomas Street (including 41, 43 and 45 Back Turner Street)	Grade II Listed Building	SJ 8437298614	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
34	1466846	Marlsbro House	Grade II Listed Building	SJ 8468498406	Medium	No physical impact, no harmful impacts on views or third point views predicted due to the distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact

Plates



Plate 1: North corner of the Site, taken from the west.



Plate 2: View of the south of the Site taken from the north corner.



Plate 3: West corner of the Site taken from the east corner.



Plate 4: East corner of the Site looking from the west.



Plate 5: View of Gulliver's Pub to the north of the Site.



Plate 6: View of 105 Oldham Street to the east of the Site.



Plate 7: Outside Tib Street Tavern facing northeast towards the Site.



Plate 8: A view of Smithfield Market facing south towards the Site.



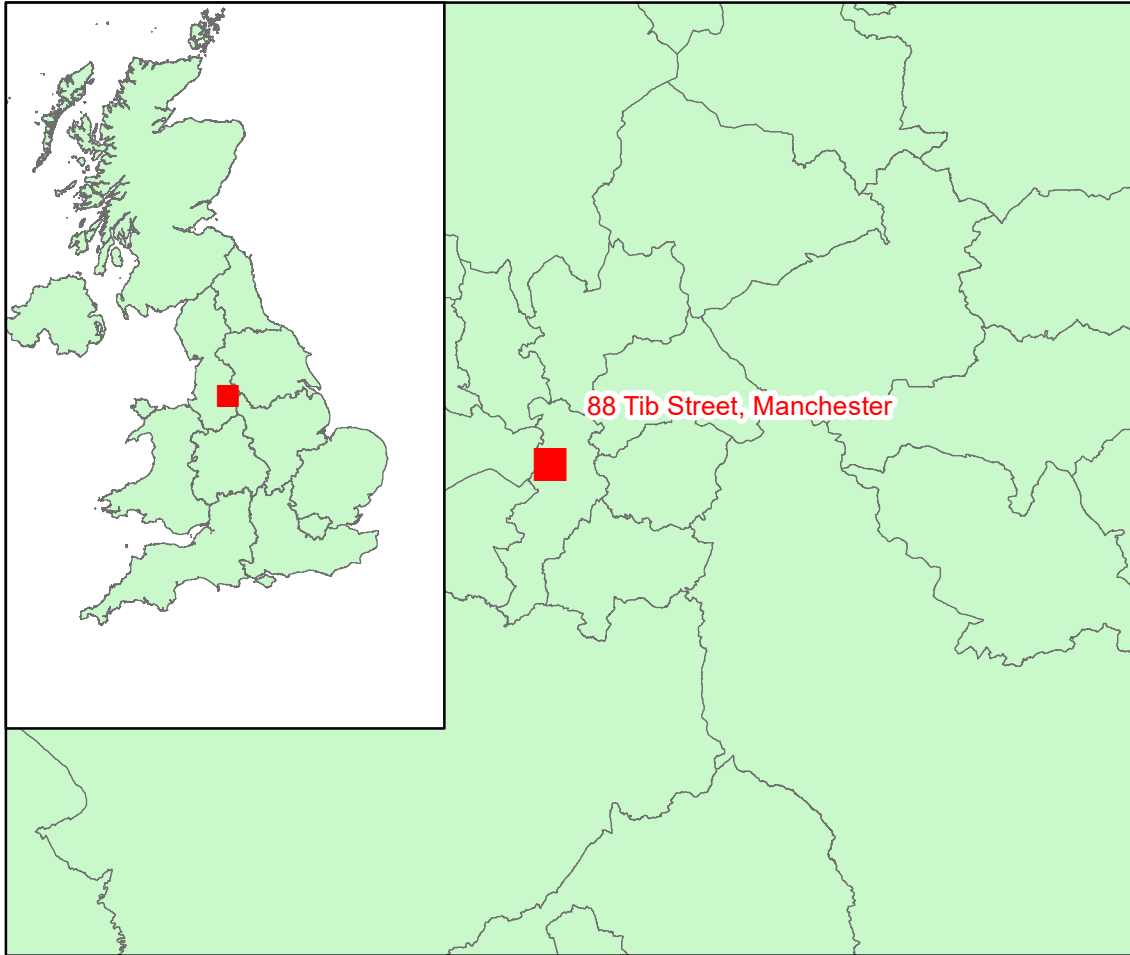
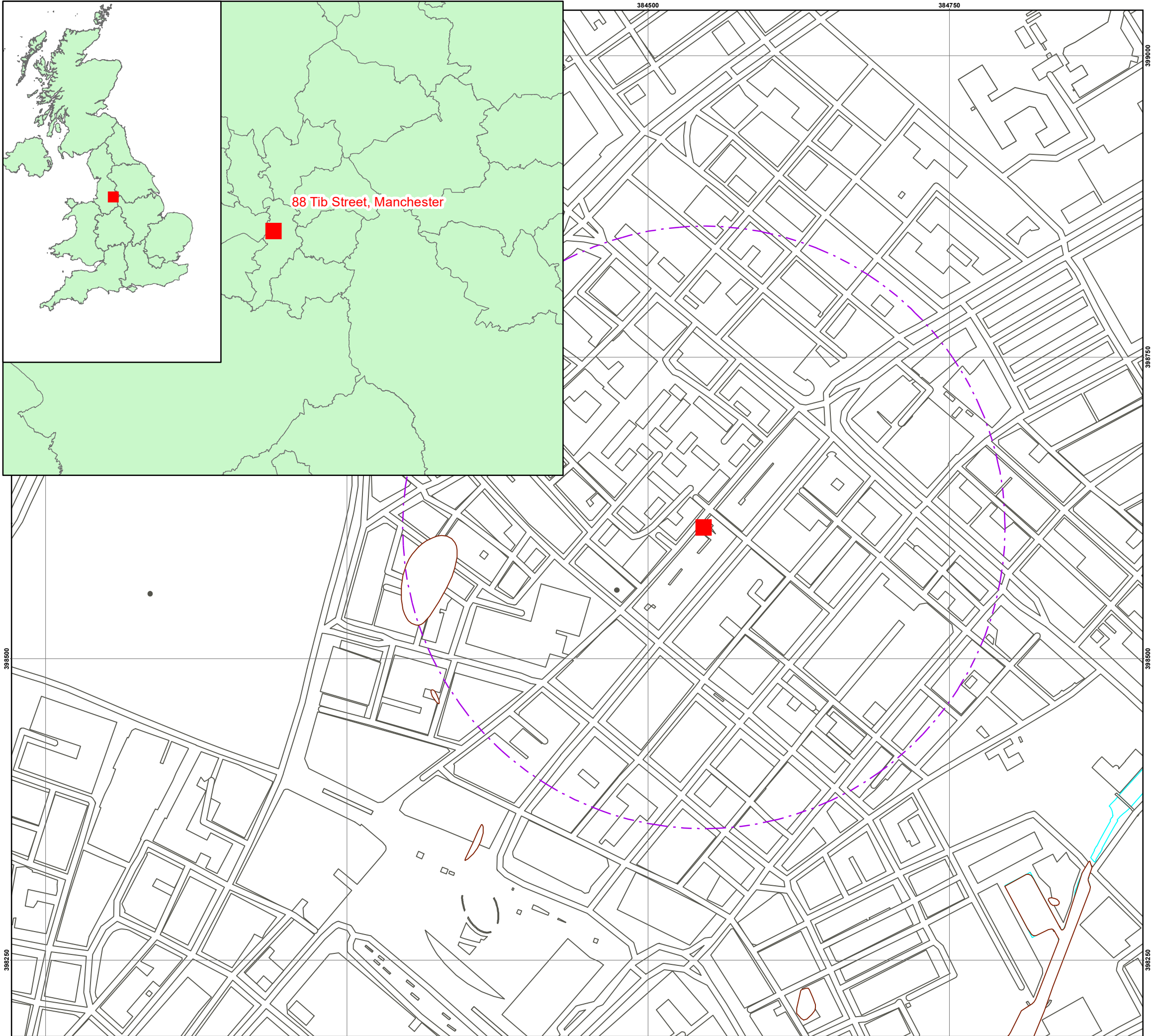
Plate 9: View of the Wholesale fish market from the southwest.



Plate 10: Northern end of Tib Street facing southeast (note the façade of the building on the right).



Plate 11: Taken from outside Tib Street Tavern facing northeast towards the Site, down Tib Street.



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88 Tib Street, Manchester, M4 1LS

Figure 1: Site Location

 Site Location

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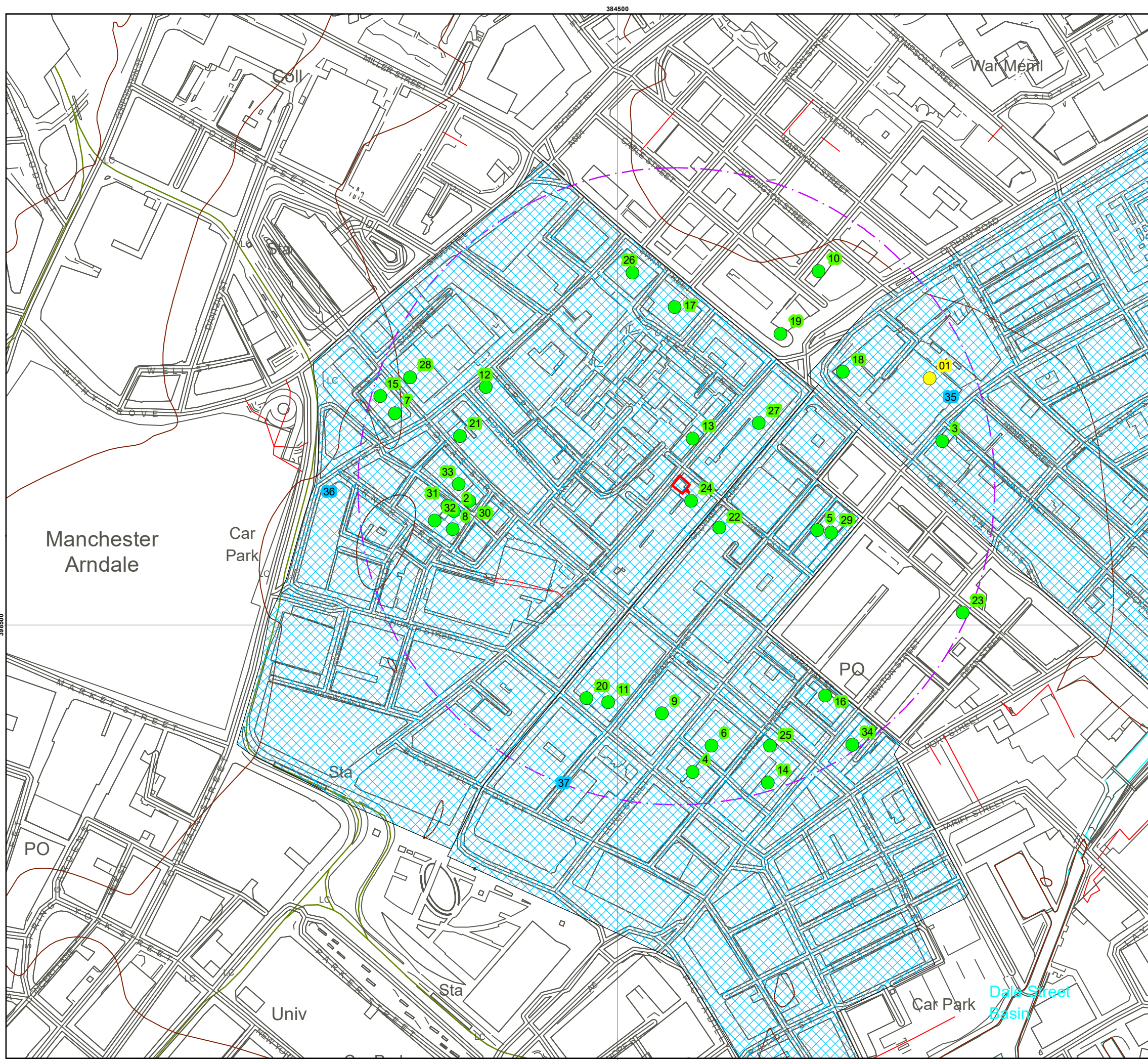


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Metres
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Figure 2: Designated Heritage Assets within the Study Area

Legend

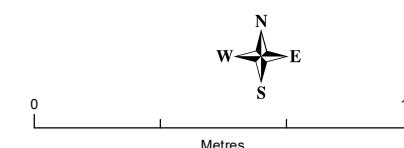
-  Grade II* Listed Building
-  Grade II Listed Building
-  Conservation Area
-  250m Study Area
-  Site boundary

Drawn by: Ola Zdral

Date: 31.05.2023

Checked by: Callum Allsop

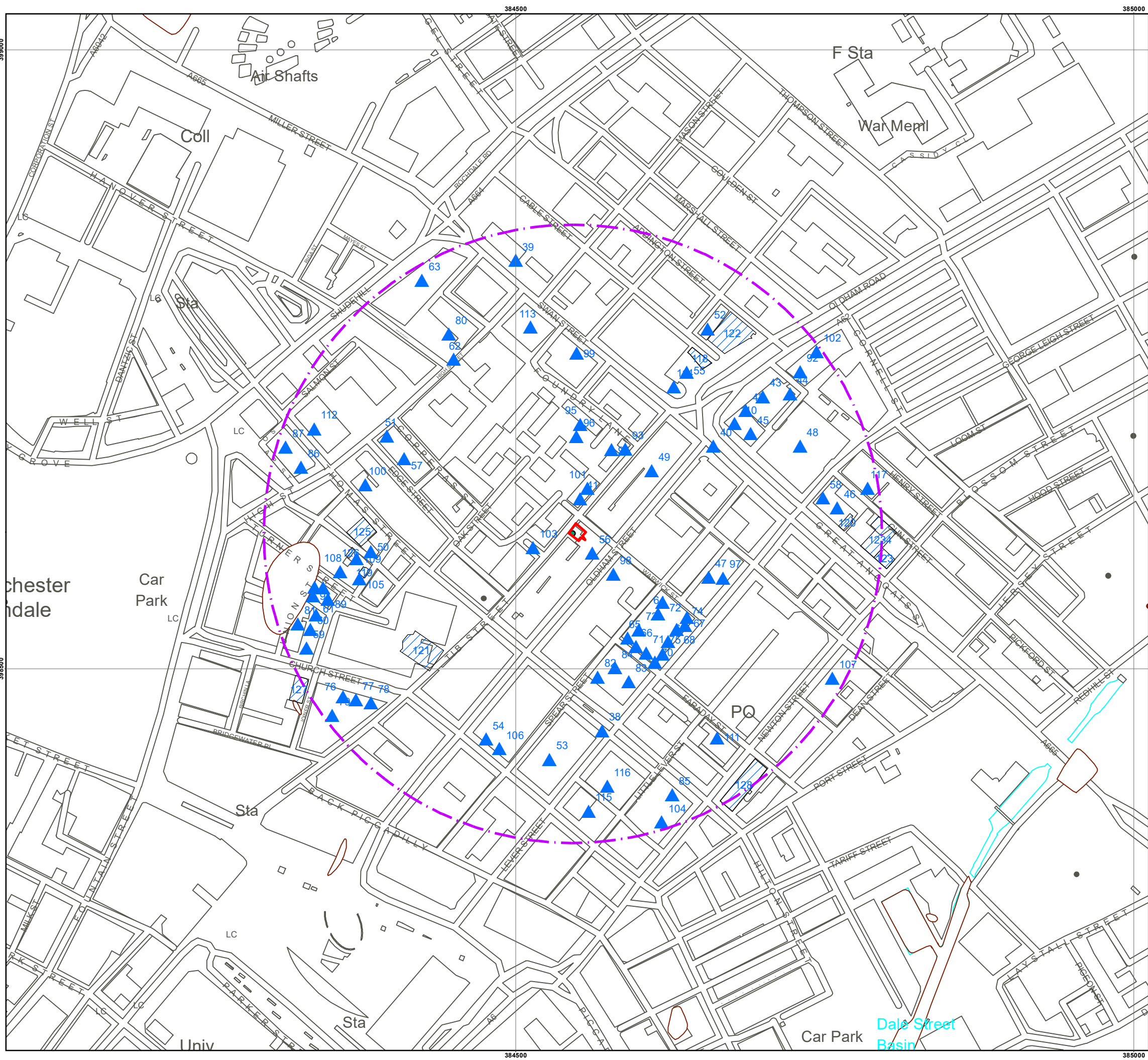
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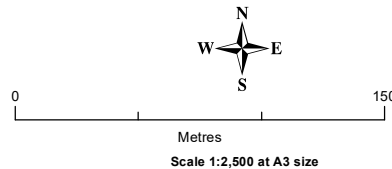
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Figure 3: HER Heritage Assets within the Study Area

Legend

-  Site boundary
-  Study Area
-  38 HER Heritage Asset Point
-  118 HER Heritage Asset Polygon

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**Figure 4: 3D Model of Proposed
Development at no. 88 Tib Street**

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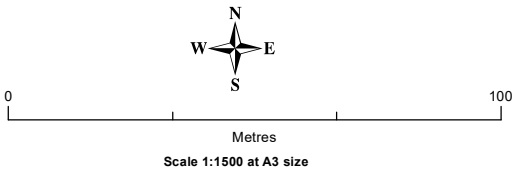
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**Figure 5: Site Location on OS County
Series: Greater Manchester
Map of 1848 1:10,560**

 Site boundary

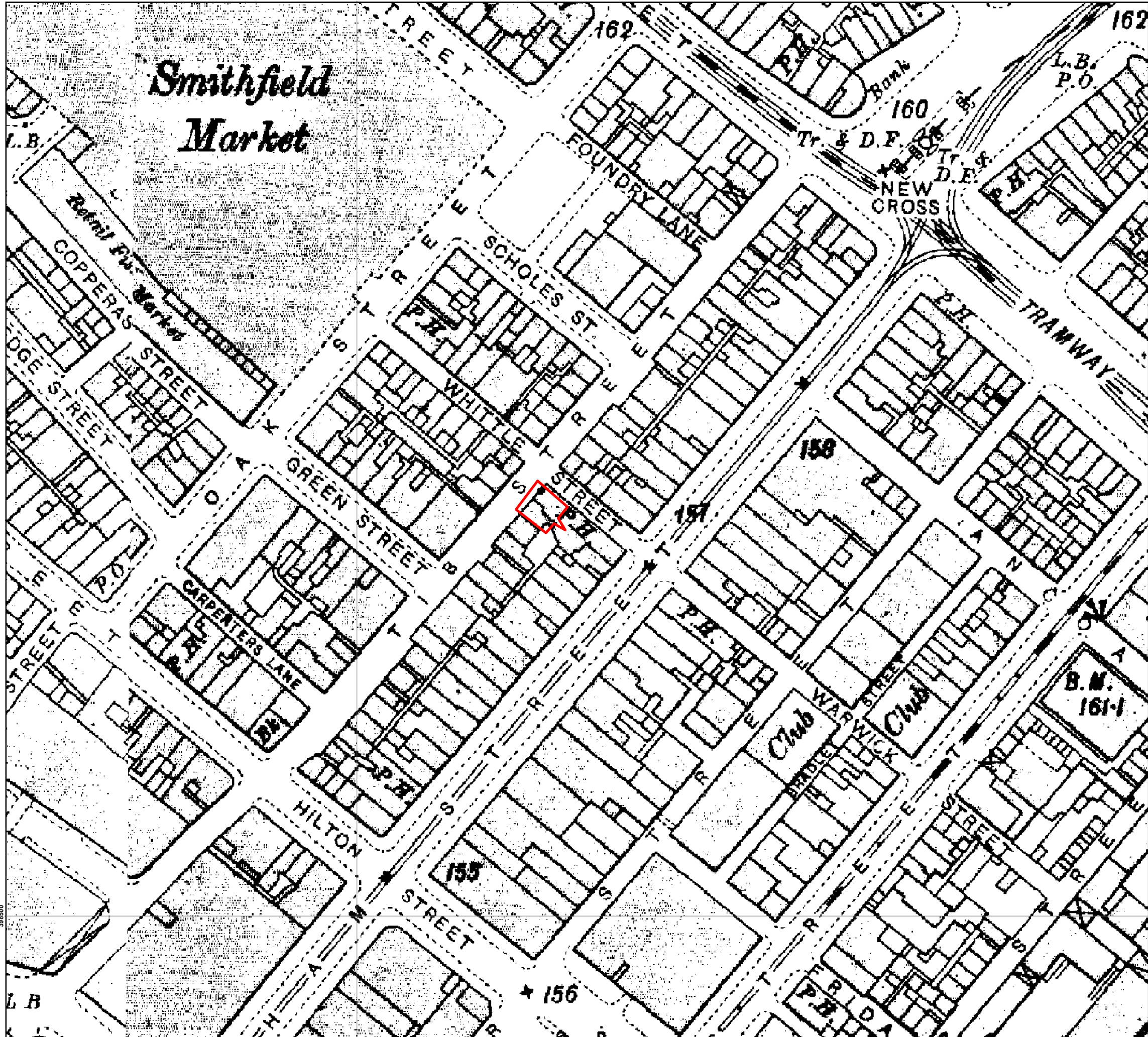
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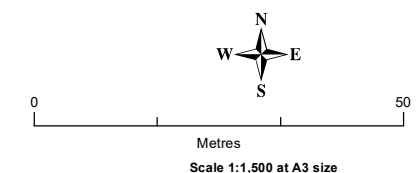
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**Figure 6: Site Location on the OS County
Series: Greater Manchester
Map of 1894-1896 1:10,560**

 Site boundary

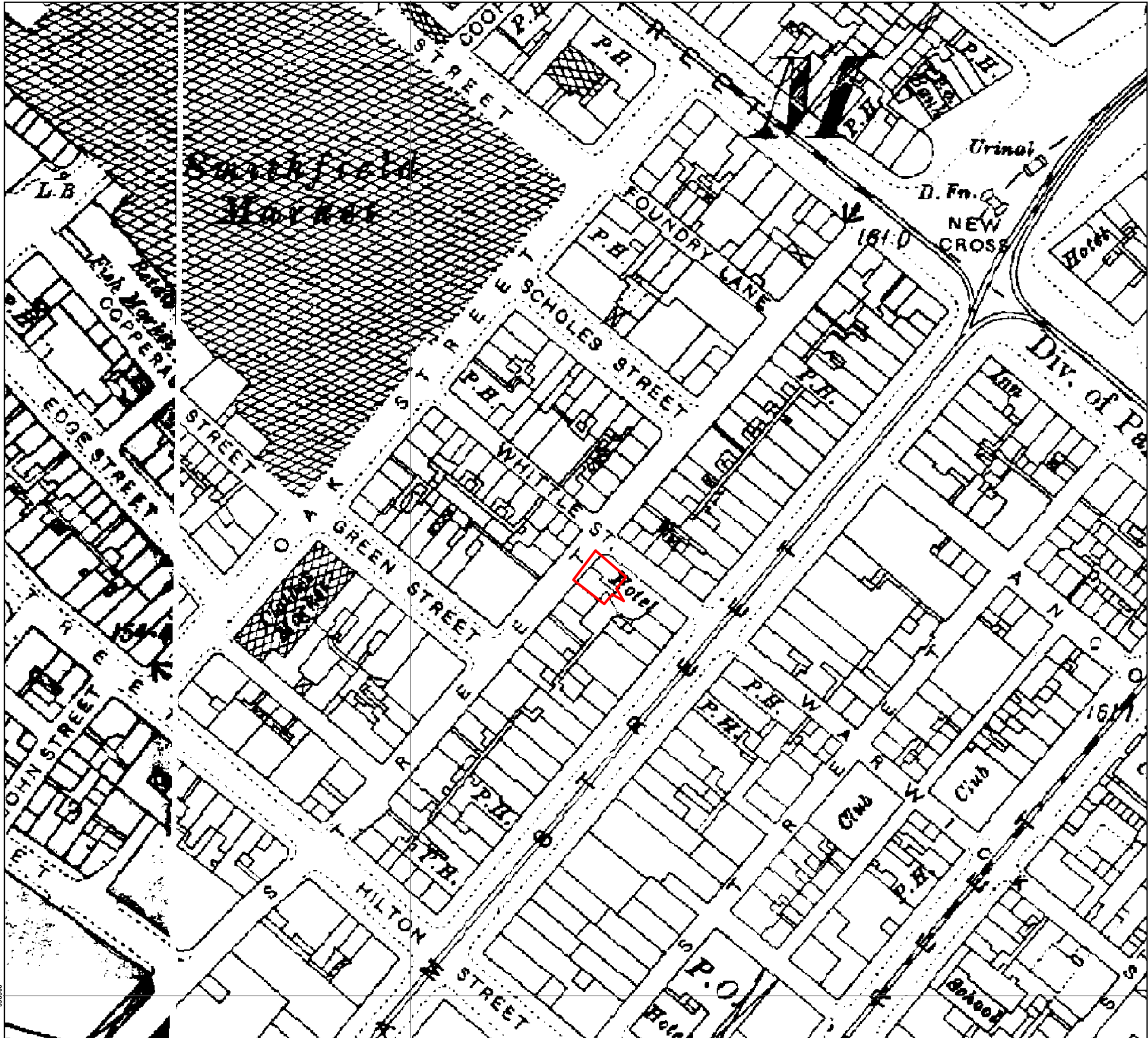
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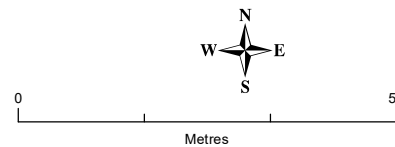
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**Figure 7: Site Location on the OS County
Series: Greater Manchester
Map of 1909 1:10,56**

 Site boundary

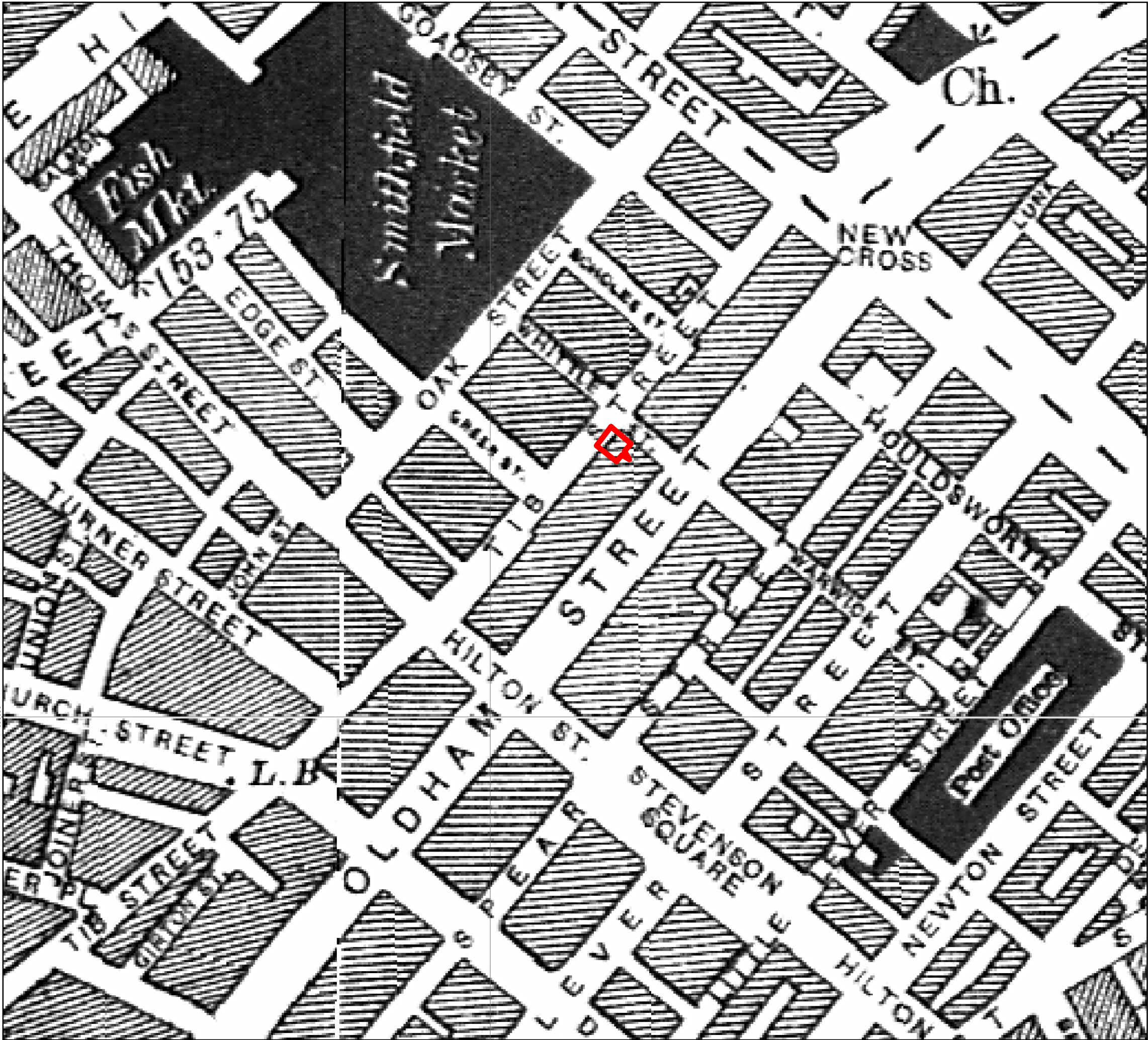
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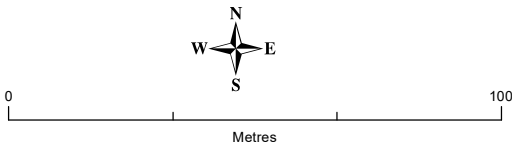
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Figure 8: Site Location on the OS County
Series: Greater Manchester
Map of 1931-1933 1:10,560

 Site boundary

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