GARRY MILLER

Heritage Consultancy

PROPOSED DEVELOPMENT AT 86-88 TIB STREET, MANCHESTER

ADDITIONAL HERITAGE STATEMENT

In response to the planning officer's query concerning effect on listed buildings:

There is no mention of the potential effect on the listed buildings in the Heritage Assessment because this was not raised as a separate issue when I submitted my report on the demolition of the former building on the site in 2019.

As the conservation area forms the setting of the listed buildings, it follows that the proposal has the same effect on all these heritage assets.

There are two listed buildings in proximity to the site, 105 Oldham Street, which stands behind the site, and 49-53 Tib Street, which stands to the northeast across the Whittle Street junction. There is no key visual association between the site and the listed buildings: the definitive views of the listed buildings are from near distance directly facing them, not from the proposal site.

The conservation area is characterised by 18th to 21st century buildings on a Georgian street pattern. The existing derelict site is not a positive element within it, and by extension the setting of the listed buildings.

The proposal will enhance the character and appearance of the conservation area, and this in turn will enhance the setting of the listed buildings.

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