DESIGN AND ACCESS STATEMENT STRATEGY

URBANE forms

URBANEFORMS.COM

86-88 TIB ST, MANCHESTER

MIXED USE DEVELOPMENT

BANIPROP LTD

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CONTENTS

1. INTRODUCTION

2. SITE AND SURROUNDINGS

3. DESIGN AND ACCESS POLICY GUIDANCE

4. DESIGN AND ACCESS PRINCIPLES

5. THE SCHEME AND DESIGN APPRAISAL

- 5.1 USE
- 5.2 AMOUNT
- 5.3 LAYOUT
- 5.4 SCALE
- 5.5 LANDSCAPING
- 5.6 APPEARANCE
- 5.7 ACCESS

6. SUMMARY AND CONCLUSIONS

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1.0 INTRODUCTION

1.1 - This report accompanies a full planning application for the development of a mixed-use scheme for different size apartment and a ground floor unit. The existing building has been demolished to produce a clear brown field site for the regeneration project. The design has been developed in liaison with the Manchester City Council Planning officer.

1.2 - A professional design team comprised as follows has developed the proposed design solution:

Client: Baniprop Ltd
Architects: Urbane Forms
Heritage consultant: Garry Miller
Structural Engineers: F Summerfield
Measured survey: Hollis global
Air Quality consultant: Redmore Environmental
Noise Impact Assessment: e3p
Energy Statement: Base Energy
Drainage: United Utilities

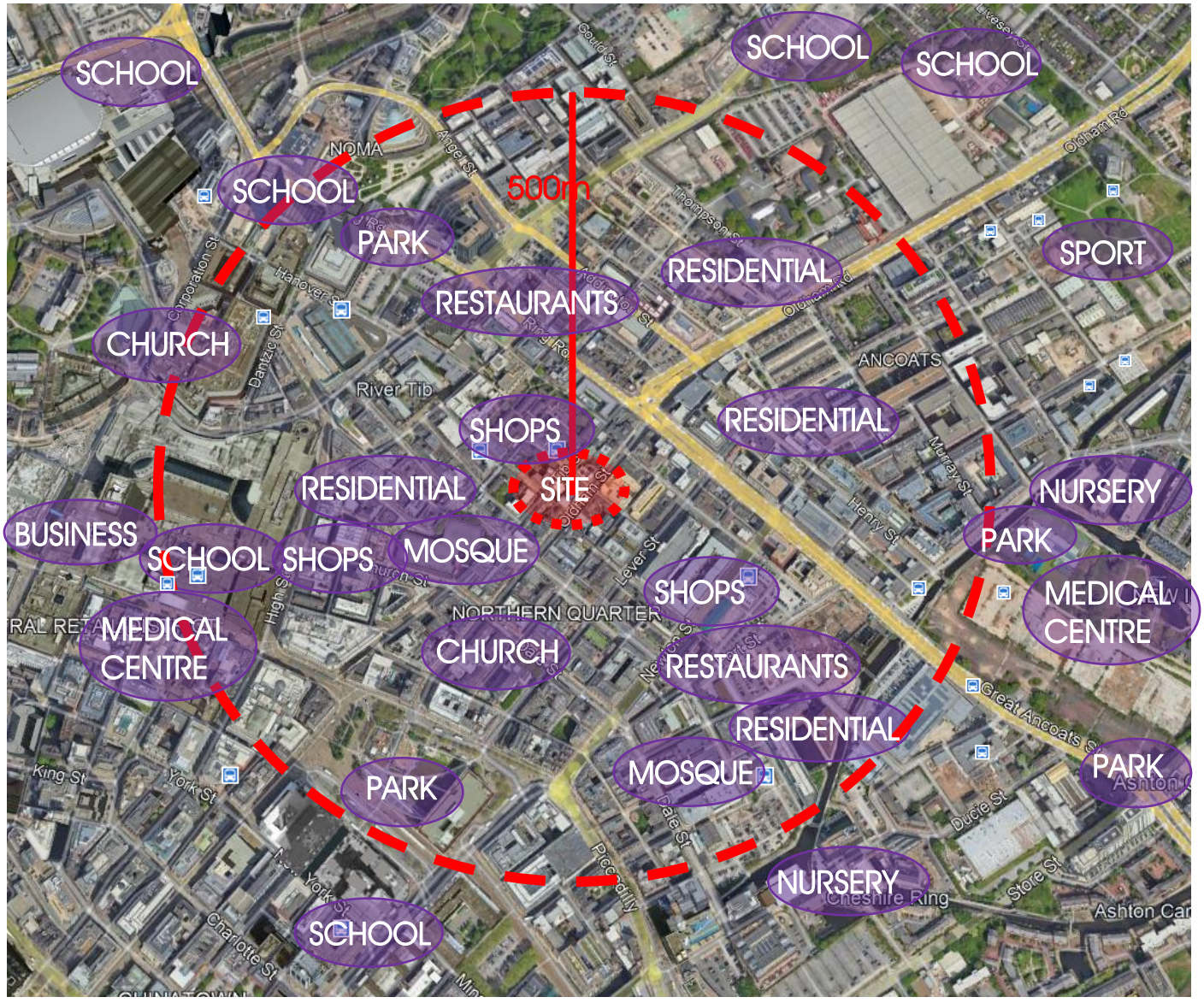
1.3 - A number of supplementary reports accompany the planning application.

The Full planning application is comprised of the following documentation and supporting material:

- Planning Application Form
- Certificate of Ownership
- Cheque for planning Fee 4x588 Apartments+ 588 Unit =£2940.00
- Architectural drawings
- Conservation and Heritage Statement
- Design and Access Statement
- Air Quality Management Strategy
- Noise Impact Assessment
- Energy Statement
- Drainage statement
- Environmental Strategy
- Electronic copy of drawings and documents issued via planning portal

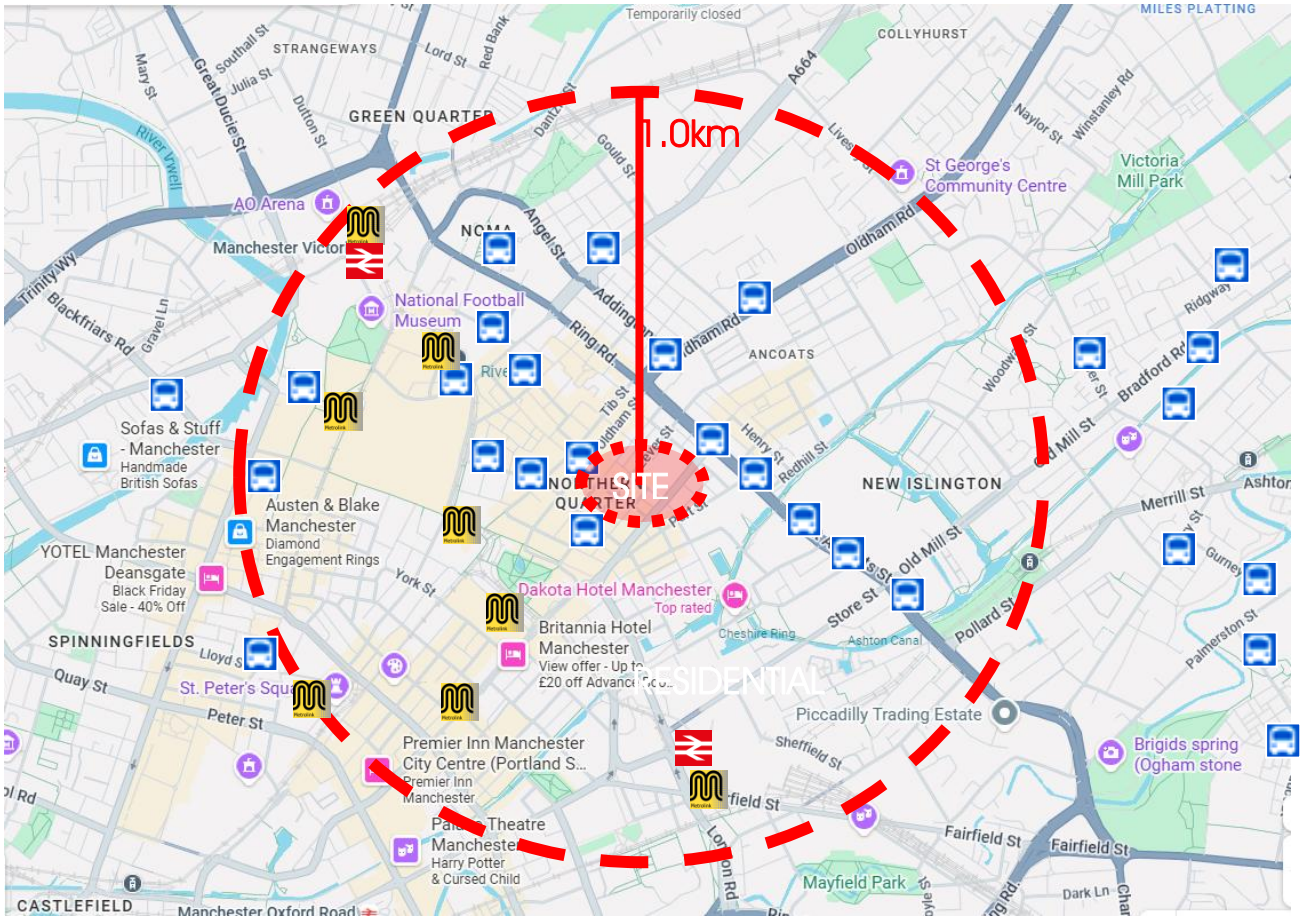
2.0 SITE AND SURROUNDINGS

2.1 - The site is located in Northern Quarter near Arendale shopping centre and in a vibrant mixed-use area of Manchester City Centre. The site is in walking distance of Local shopping, restaurants, schools, medical centres and local amenities. The policy CC1 of Manchester Core Strategy Development Plan identifies the site adjacent to city centre and fringe location ideal for high quality accommodation. *"Within the City Centre and the fringe, a variety of high-quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The City Centre and fringe will be considered a suitable location for the consideration of high-density Buildings"*
There is a very good public transport from the site to every part of Manchester city centres.



The site and its local context including excellent public transport links.

2.2 – The site lies within the Smithfield Conservation Area. However, as it is a vacant, it does not contribute positively to the character and appearance of the conservation area.
This site is located in a mixed-use area next to City centre and close to shopping and local centre. There are number of shops, restaurants, cafes, banks, schools, medical clinic, hospital, church, Mosque and parks within 1Km from the site.
The site is next to number of green open spaces, parks which are used by public.



Site Aerial view indicating excellent public transport links in walking distance.

2.3 – There are number of buses, tram stops and railway station close to the site. There are a very good public transport buses and trams within walking distance of the site. They provide access from site to Manchester city centres as well as other districts or UK cities.
These includes Market St, Deansgate, Exchange Sq., St Peter's Sq. Piccadilly Gardens, Shude hill, Piccadilly and Victoria tram stops, as well as Old Hall St, Ducie St, Great Ancoats St, Rochdale Canal, Jersey St, Warwick St, Faraday St, Hanover St, Tib St and The Unicom bus stops. which cover most of Manchester areas. The site is also

within walking distance of Manchester Piccadilly and Victoria Railway stations which provides access to other parts of the country.



Arieal view of the site and surrounding

2.4 – The site is surrounded by mixed-use buildings that accommodate restaurants, cafes, bars, retail, offices and residential units. This is a typical buildings arrangement of a city centre location, these uses are juxtaposed in close proximity to one another.
The Northern Quarter is a vibrant area of Manchester and focuses on food and drink units in recent years. Generally, the buildings in Tib street are a mix of 4 and 5 story blocks and include variety of the styles.





Typical Older Tib street buildings Views

2.5 There are a mix of different types and styles of buildings and uses on Tib Street area. The mixed-use buildings on Tib Street approaching the site from Piccadilly Gardens includes shops and restaurants on ground floor and offices or apartment on upper floors. These include traditional style large blocks with a base at ground floor and vertical proportion window arrangements on upper floors.

These older Victorian and Edwardian buildings have red brick facade and slate roof. Most buildings have some brick details with stone cill and head around windows. These brick details are used to indicate sets of windows on the elevation.

These windows set patterns produces a vertical architecture style which divides the elevations to smaller sections. The heights of these blocks are larger than a similar more contemporary buildings with some number of floors as they have a larger floor to floor heights. Different architectural methods are used to produce the base for these older blocks.
The street also includes number of more modern building blocks. The material used for the modern buildings varies in choice of finishes and coloures.



Typical more contemporary Tib St building View

2.6 – At beginning of Tib street from Piccadilly Garden there is a 7 storey white stone building which belong to Debenham store. This is very large block with very little fenestrations. The elevations are broken down with series of vertical window settings. On the opposite side of Debenham on Tib street there is a mix of modern and older 4 and 5 storey buildings in a variety of styles.

Next to Debenham building there is a modern red 8 storey brick building. This building has a base at

ground and first floors which is faced with black granite stone.



Existing building close to the site

2.7 – The buildings immediately adjacent and opposite of the site are modern 4 and 5 storey blocks with flat roof. These buildings are constructed with red and black bricks. Their window proportions, arrangements and architectural design do not reflect the older Tib street building architecture. They also do not have their brick feature detailing or fenestrations.
However, they do have a base to their elevation at ground floor which is a sympathetic feature to the style of the older building in the street. The ground floor of these building is used as a commercial unit with residential and office use above them.



Existing buildings to the rear of site on Oldham St

2.8 – There are also number of large mixed-use buildings to the rear of the site on the Oldham Street. These buildings also comprise Class E uses at ground floor with offices and apartments to the upper floors.
A recently completed 6 storeys block at junction of Oldham and Whittle streets is considered favourably by planning authority. This building is constructed from a mix of cream colour bricks with flat roof. The building has commercial units at ground floor and apartments above them. The windows are set back from elevation with dog tooth brick detailing to produce more featured elevation.

3.0 DESIGN AND ACCESS POLICY GUIDANCE

3.1 - This design proposal has been developed in conjunction with the Planning officer and with reference to relevant local, regional and national planning policies.
Particular attention has been paid to both the National Planning Policy Framework and Manchester Council's Planning Documents.
The design has been based upon the following documents:

1. NPPF (National Planning Policy Framework 2024 Rev 2025)
2. Policy H11 and H12 from Manchester Core Strategy Development document 2012.
3. Guide to development in Manchester SPD 2007.

The proposed scheme has been produced to satisfy the requirements of the authorities, to provide a suitable and comprehensive design solution.

3.2 - In principle, the project is driven by a desire for regeneration of the site, to produce a well-designed and high-quality development close to good transportation links and amenities. The proposed apartments have been designed in line with NPPF policy Clauses 124 and 125 with regard to "Making effective use of land" to provide a sustainable project with different size and type of accommodations.
The NPPF advises the promotion of an effective use of land in meeting the need for homes and other uses and state that *"Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land"*

3.3- The site ideally located for local residents, professionals working in Manchester. This proposal would provide high quality accommodation for local resident in close proximity of their place work, Leisure or shops reducing their transport requirements. This proposal satisfies the local needs in line with clauses 109 and 110 of NPPF which advise on promote walking, cycling and public transport use and limiting the need to travel and offering a genuine choice of transport modes as well as clause SO5 (Transport) of Greater Manchester Core Strategy Development Plan policy recommendations.

3.4- The proposal will produce much needed luxury family apartments in the area utilising the potential of existing brownfield site. This is in line with clause 90 NPPF which advises on ensuring the vitality of town centres. NPPF state "recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites. "

3.5 – The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development with a reiteration that local planning authorities should deliver a wide choice of high-quality homes to create inclusive and mixed communities within sustainable areas. The NPPF paragraph 11 provides guidance for determining planning application as follows:
"c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for

determining the application are out-of-date8, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."
having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination9.

3.6 - The proposal aims to provide solution and improvement to the economy of the area, satisfy the social need of the local residents and enhance the environment by producing a mixed-use development in place delicate site in line with clause 85 of NPPF promoting strong, competitive economy and Spatial Principles SO2 (Economy), SO3(Housing) and SO6 (environment) of Greater Manchester Core Strategy Development Plan policy recommendations.

3.7 - In preparation of this design, reference has been made to CABE's design guidance publications, such as 'Design at a Glance', 'Design Review', and 'Design and Access Statements'.

4.0 DESIGN AND ACCESS PRINCIPLES

4.1 - The design of the scheme primarily aims to regenerate the site in a way which is sympathetic to the form of the site and the conservation area. During design process all the existing buildings in Northern Quarter and Ancoats area have been reviewed and the previous Conservation and Heritage reports were studied. The design of the proposed scheme has been discussed with planning officer, Heritage consultant and adjoining property neighbours which express satisfaction with the proposal and wish it to progress as soon as possible. Their comments and observations have reflected in the scheme design.
The proposed design aim is to bring the vacant site back to use by regenerating the site with high quality building. Particular attention has been made to clause 85 (Building a strong economy), 90 (Ensuring the vitality of town centre),124 (Making effective use of land) and 203 (Conserving and enhancing the historic environment), of NPPF to develop this design principal.



Streetscape view of existing building on Tib Street

4.2 – The immediate buildings next and opposite of the site are mostly modern 5 storey blocks with no noticeable Tib Street architectural details. Most buildings have flat roof except for the public house next to the site which has slate pitched roof. The proposed design concept will produce a contemporary building which reflect and harmonise with the existing historic building in Tib street. The proposed building has been designed based on a professionally produced survey. We have reduced the overall height and the size of the building from the previous planning proposal for the site.
The proposed elevations are designed to represent a similar characteristic detail of the Tib Street architecture. We have produced a contemporary detailed brick feature to produce a three-dimensional elevation similar to the existing historical buildings in the street.

The older buildings in Tib street are constructed with different types of red bricks with a commercial base at ground floor. The upper floors of the buildings are used as residential or offices. The elevations of the buildings are divided into a series of vertical features panels with different window types. Please see photos in section 2 above for the details of existing building.

The proposed building is using red multi bricks similar to the existing building and it has a similar vertical architectural feature panels to divide the elevation. The building base is used as a commercial unit and the access entrance to residential apartments above. The ground floor facade has horizontal brick banding to produce a distinct base for the building. The design will improve the local environment as well as enhancing the access to the building.

4.3 - Every effort has been made to improve the environment on the site, as it will produce a sustainable project to enhance the area. The proposal will provide well designed and defined public and private area.

4.4 - The scheme also aims to provide high-quality sustainable family apartments to Manchester Council required apartment sizes in accordance to NPPF and Manchester Core Strategy Development Plan policy recommendations.

4.5 – The safety and security for the building and its resident have been carefully considered and catered for. We have considered the crime impact requirements and reflect that in all aspect of building safety requirements.

4.6- A sustainable waste management scheme has been included in the design with additional management provision to make sure the most efficient use of the building.

4.7 - Following appraisal of the site, context and policy the following strategic design principles were considered to be appropriate to the development of this design proposal:

- The buildings block is designed to allow for sustainable communities.
- The provision of employment opportunities in the area.
- A financially viable proposal for a vacant land.
- Creation of detailed fenestrations to improve the character around the site.
- Good access for the public and residents by introducing lighting and safer environment.
- Access for pedestrians and Bicycles.
- Provision for Bicycle stores.
- Clear definition of public and private space.
- A development with a clear identity and character.
- Relationships between building elements within site.
- Relationship between building elements on adjacent sites.
- Offering visual amenity to the wider community.
- Coherent balance of forms and materials.
- Safe, secure and intelligible access around and within development.
- Relationship between topography and building form.
- Intelligible location of uses within development.
- Positive contribution to regeneration, physically and aesthetically.
- Coherent, self-policing layout.
- Expression of three-dimensional building forms.
- Energy efficient performance in accordance with current legislation.
- Generous refuse room store for occupants will provide opportunity for full recycling of building waste. Refuse collection would be managed by building management from the rear entrance area.

5.0 THE SCHEME & DESIGN APPRAISAL

5.1 USE

5.1.1 – The vacant site is to be used to produce well detailed mixed-use block. The ground floor will have a

commercial unit and upper floors will include two and one bedrooms residential apartments.

5.1.2 – The entrance to ground floor unit and apartments is from Tib Street.

5.1.3 - All accommodations are designed to a high standard and quality with some apartments include a home office. The rooms are generally larger than average with number of bedrooms having access to en-suite.

5.2 AMOUNT

5.2.1 - There are 3 two-bedroom apartments with 1 one-bedroom apartment under the pitched roof area. The commercial unit has an area of approximately 47.5m with large window area at ground floor. There is a separate designated refuse area for residential and commercial unit. There is also separate bicycle storage area for apartments and ground floor unit.

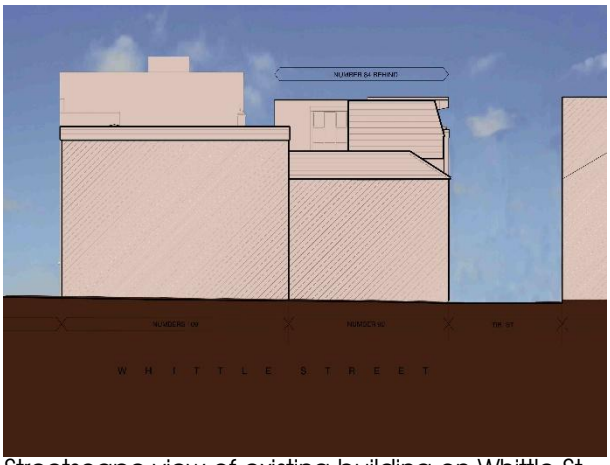
5.2.3 – The new apartments are designed to be accessible by disabled people. The scheme also provides a large lift suitable for disabled access close to entrance.

5.3 LAYOUT

5.3.1 - The layout of the site has been designed to produce defined public and private spaces around the site. The residential entrance has a lobby to provide secure entree for post and utility access without allowing admittance to the main residential circulation area. The residential entrance hall provide access to the lift, bicycle storage and refuse area as well as rear court yard.

5.3.2 - The rear enclosed deck area provides both secure circulation and small external area for apartments. At each floor the plant boxes provide the occupants to have a sense place. The proposal has no effect on the amenity of the neighbouring properties.

5.3.3 - The proposed scheme has been designed to follow the shape of the existing land and respond to the existing buildings. The layout of the building has been discussed with planning officer and adjoining property Director of the property, Asset manager and Head of Pub Partnership. They were very supportive of the project and wished to see the project progressed as soon as possible.



Streetscape view of existing building on Whittle St


Aerial view of existing building near the site

The top floor apartment is designed under the pitched roof and set back from the Tib street elevation. This layout provides a private terrace to the front of the building for the occupant use. The design of roof produces a similar finish and form the next-door pub building. The side elevation facing Whittle Street has a pitched slate roof which matches the Pub roof Style and finishes.

5.3.4 –The internal layout of the apartments has been designed to allow for disable access use. The apartment floor arrangements include ensuite, large doors and entrance hall leading to generously sized rooms.

5.4 SCALE

5.4.1 – There are variety of buildings types in Tib Street with different material and architectural styles. These variations and usage give Tib Street and the immediate area its character and sense of place. The proposed development seeks to produce a contemporary building, making use of red brick materials that are featured in older existing buildings in the street. The building height in Tib street are mostly 4 and 5 storeys. The majority of immediate buildings near the site are 4 and 5 storeys with flat roof. The new buff brick colour development behind the site has a 6-storey corner block. The public house adjacent to the site has a slate pitched roof.

5.4.2 – The scale of the proposed building is designed to respect the existing adjacent buildings and surrounding blocks. The contemporary brick façade with matching existing buildings multi red bricks is designed to represent a 4-storey elevation with a ground floor commercial unit. The recessed slate pitched roof is set back from elevation to provide a terrace for the top floor apartment. The choice of slate roof material and form has been designed to reflect the public house roof. The windows of the building are designed with similar proportion of the older existing building in street to produce coherent elevations and provide light and inviting apartments.
The proposed building massing is producing a building with the original form, scale and quality of the Tib street building architecture.

5.4.3 – The building massing, details and scale is carefully organised to provide a commercial unit base to the block with large glazed front façade set in a featured brick banding. This is a similar architectural

theme to Tib street buildings with a base under the upper floor residential or offices. This design would continue the neighbourhood feel to the ground floor, whilst providing residential properties to the upper floors corresponding to the direct neighbouring property and those of opposite to the site.

5.4.4 - The elevational design of most buildings in Tib Street is formed by a series of vertical segments. The segments are repeated to produce a complete elevation. The windows are then positioned within these architectural segments. This design is used to emphasis the verticality of the buildings. We have used same concept to produce the proposed Tib street elevation.



Streetscape view of existing and proposed building on Tib St

5.5 LANDSCAPING & BIO-ENHANCEMENT

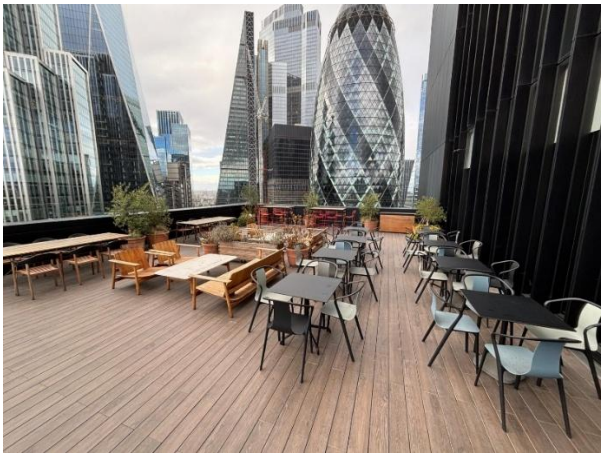

Breacken Tegula Paving

5.5.1 – This is a small urbane site closed with Tib street and adjacent properties. The hard and soft landscape and bio-enhancement proposal is an important element in the development of this project, as the landscaping offers an opportunity to enhance the character of the site, improve the environment and appearance of the whole site for local residents.

5.5.2 – The hard landscaping proposal to the rear of the site allows for sustainable drainage. The hard landscaping proposed material for external area is Breacken colour tegula setts with tumbled aged

appearance (90X70, 80, 90, and 120). This proposed material provides a small-scale detail and improves the natural drainage. The setts produce a gentle curved ramp with stone finish appearance for disabled access to the rear of the site and apartments.

5.5.3 – The rear decked and front terrace is designed to provide private area. The Vitrified porcelain tile decking boards are having appearance of timber decking but easy to work with on site. They are rectified which gives them crisp, cut edges that ensures each porcelain tile decking board is uniform in size and thickness.
These boards are Class A1 Fireproof, Weatherproof, Non-porous, Low moisture absorption & Easy-to-clean, Resistant to frost & thermal changes, High resistance to heavy loads, Resistant surface in high traffic, High anti-slip resistance, Resistant to the attack from acids & cleaning products, Resistant to salts & salt water, Resistant to moss & mould.
ExaDeck porcelain boards do not contain any nasty chemicals and are inert to most chemical reactions. Porcelain boards have been designed to be used outside or inside and will not be affected by wind uplift. The unique side channels securely fix the decking tiles to your substructure.


Exadeck for rear enclosed area

5.5.4 - In order to provide secure and pleasant lighting on the site light fittings with dusk to down sensors will be provided on the front entrance doors. Low energy light fittings are chosen to produce lighting to the decked area, refuse room and bike store to produce discreet lighting.
Wall mounted security light fitting with motion sensors produce sufficient lighting for the security and resident use. These photovoltaic lights are sustainable and use solar energy.

5.5.6 – Proposed Plants:
The soft landscaping is defined by plant boxes in the rear and top terrace area. The plant chosen are to provide colour, fragrance and edible specious for all year around attractions.

Swedish ivy (Plectranthus 'Mona Lavender')
Plectranthus can be annuals, evergreen perennials or shrubs, with opposite, ovate or heart-shaped, sometimes fleshy leaves, and 2-lipped, tubular flowers borne in whorls forming spikes or panicles.
This lively mint-family perennial reaches 2 feet tall and wide, forming a rounded bush. The plant has dark green, glossy leaves with purple undersides, and showy lavender blooms that attract butterflies. 'Mona Lavender'


Plectranthus Mona Lavender

is a short-day plant, so won't typically start blooming until fall, but then it carries on right through to spring, given a mild winter climate. Care: This plant thrives on neglect. While it can handle full sun along the coast, this plant is happiest in light shade. It needs well-drained soil and regular water. Promote better branching and more compact habit by pinching tips regularly. It will tolerate a light frost, but is generally considered a tender perennial.


Levandula Angustifolia

Levandula angustifolia are proposed to be planted in the gardens to provide an ever-green foreground. Skimmia are a part of Rutaceae family and produce compact evergreen shrubs with simple, aromatic leaves. They have terminal panicles of small white or yellowish flowers followed, on fertilised female plants, by shiny red berries. Most have male and female flowers on separate plants
Rubella is a small, bushy evergreen shrub with dark green, elliptic leaves to 10cm long. Panicles of red buds, showy in late winter, open to fragrant white flowers in early spring. They will grow to a height and spread of 1 to 1.5m


Briza maxima "Greater Quaking grass"

Briza maxima (Greater quaking grass)
Greater quaking grass, Briza maxima, is one of the best-known annual grasses and a great favourite with flower-arrangers. It bears graceful, nodding heads of subtly coloured flowers, which are segmented and shaped like a small lantern. The flowering start from spring to late summer. In the garden these nod gently in the breeze and remain decorative for some time before shedding their seeds, and they make the perfect foil for a range of flowers both in the garden and the vase.
Best grown in groups for maximum impact, sow Briza maxima in situ in moist but well-drained soil in full sun to partial shade. Harvest the flower stems to use in dried flower arrangements throughout winter, and save seed for use the following year.


Mint

Mint
All types of mint (including sweet mint, spearmint, peppermint, and chocolate mint) are fast-growing, spreading plants, so you must give them a place to spread without getting in the way, or plant them in a pot. Mint sends out runners that spread above and just below the ground, quickly forming large, lush green patches. In the right place it makes a pretty seasonal ground cover. You can also contain mint in tight places such as between pavers of a walkway where your feet will brush against the leaves to release its fragrance.



Rosemary

Rosemary
A sun-loving perennial whose scent evokes the Mediterranean, rosemary has needle-like leaves that can be picked all year round. Fresh or dried leaves can be used to flavour meat, soups and many other dishes, while sprigs steeped in olive oil give it a distinctive flavour. Tea made by infusing chopped leaves in boiling water helps digestion.



Oregano

Oregano (Origanum vulgare ssp. hirtum):
Oregano is one of those plants that looks beautiful planted within the landscaping or along a path. It is a "garden anchor" that comes back every spring, providing height and dimension within the garden. Oregano also grows well in containers. Oregano also performs well indoors, when given enough light and warmth.
Greek oregano delivers true authentic oregano flavor, growing to 12 inches in pots; 'Kaliteri' (O. vulgare 'Kaliteri') is a Greek strain that is spicy and flavorful without being too bitter. Harvest leaves often to encourage new growth. Oregano remains productive for up to two years and should be replaced when plants become woody.



RSPB approved Bird Roosting Pockets

5.5.8 – Proposed Bio-enhancements:

Birds
The bio-enhancement proposal include for positioning number of RSPB approved nest Box on the rear elevation. A number of garden birds like house sparrows, starlings and song thrushes have been on the red list of RSPB for a while. By providing number of these bird nests the project will help to improve the living environment for thses birds. These roosting pockets can provide safe, cosy places for small birds to shelter from the weather and predators.
They are handmade from mixed natural materials and have two entrance holes. Supplied with sturdy wire clips to attach to a branch or trellis.

5.6 APPEARANCE

5.6.1 - The palette of materials has been carefully selected to create and match the existing older buildings. These older buildings have a multi red colour brick façade finish. The colour and texture of brick for the



Hampton Tural Blend 4 Brick by Forterra



French Grey with Heritage appearance

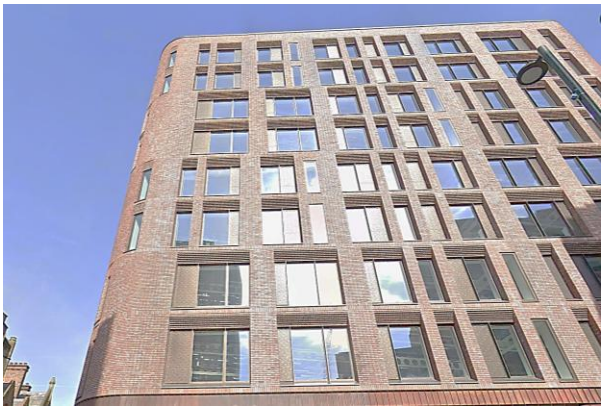


Proposed Tib Street elevation

proposed building have been considered to reflect a historic quality with weathered appearance. The proposed brick is the Forterra Ecostock range which is the most environmentally friendly stock Facing Brick range in the UK. This is a high-quality facing brick. The cutting-edge technology reduces energy consumption by up to 50% in the manufacturing process. The Facing Brick has a pleasing red multi colour finish similar to older buildings in Tib Street. Consideration has been given to the durability of materials in this location, with the final selection favouring materials that will weather well and show little long-term deterioration. The chosed bricks have 13% water absorption and manufactured to BS EN771-1 which provide a good durability.

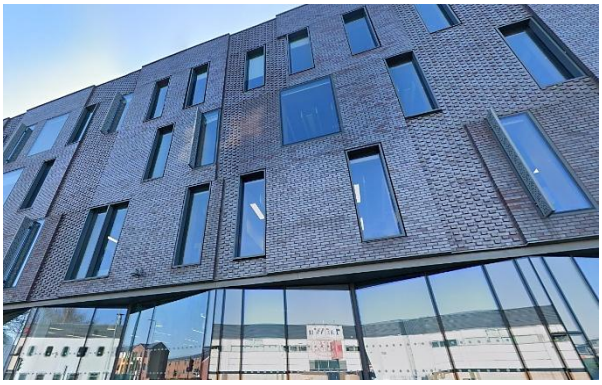
5.6.2 - The design of windows reflects the historic existing building windows. The Tib street elevation is designed to reflect the existing building rhythm with similar window proportion.
The windows are to have French historic grey (French Grey) colour to produce timeless heritage appearance. French Grey is often seen as a classic and enduring choice that "doesn't age". This a classic, versatile shade that was popular in 19th-century French decoration and British Victorian from the late 18th Century onwards. This colour is renowned for its subtle and changeable nature often used in the heritage buildings.

5.6.3- The Tib street includes number of modern building blocks. The material used for the modern buildings varies in choice finishes and coloures.
The older Victorian and Edwardian buildings in Tib Street have red brick facade and slate roof. Most buildings have some brick details with stone cill and head around windows. These brick details are used to indicate sets of windows on the elevation.
These windows set patterns produces a vertical architecture style which divides the elevations to smaller sections. The heights of these blocks are larger than a similar more contemporary buildings with some number of floors as they have a larger floor to floor heights. Different architectural methods are used to produce the base for these older blocks.
The proposed building is designed to have a similar architectural rhythm and characteristic of the old Tib street buildings in a contemporary interpretation.
The proposed building is using red multi bricks similar to the existing building and it has a similar vertical architectural feature panels to divide the elevation. The building base is used as a commercial unit and the access entrance to residential apartments above. The ground floor facade has horizontal brick banding to





No 4 John Dalton St with similar brick details



No75 Upper Brook St with similar shading detail

produce a distinct base for the building. The design will improve the local environment as well as enhancing the access to the building.

5.6.4- The brick details in the older building have been used in a contemporary style to produce definitions and three-dimensional fenestration for the proposed building. The dog Tooth and headers brick details provide a sense of heritage in the elevation.
A similar brick details is used in newly completed no 4 John Dalton Street block in a prime Manchester area and close to conservation and listed buildings. These details are used to harmonise with surrounding architecture. The images on the left can help to provide a visual representation of our proposed building brick features when it is constructed.
The proposed roof of the building is also set back from the elevation to allow for a clear edge to top of the façade. There are also few rows of dog tooth brick detail above the commercial unit to produce a base definition and separation to the residential use section on the upper floors.

5.6.5- The window proportions and material used on Tib Street elevation is produced with the similar characteristic of Tib Street older architecture. We have also added sun shade screens to the side of windows to reduce solar heat gain in summer as well noise reduction. This detail will help the Part O calculation for the energy efficiency of the scheme at building regulation stage for a sustainable green building. This detail is also used in design of a university building at 75 Upper Brook Street. Please see image on the left for a visual presentation of or proposal when is constructed.

5.6.6 – The proposal has a pitched roof with natural slate to harmonise with the next-door pub roof finishes. The roof line on Tib Street is set back from the elevation.
The side elevation facing Whittle Street has a pitched slate roof which matches the Pub roof Style and finishes

5.6.7 – The rear of the building has been designed to produce a defined enclosed access deck area. The space is used for Refuse storage at ground floor and small outdoor space for apartment residents at upper floors.
This enclosure allows for left and stair access within the glazed screen environment while allowing the existing fire escape at ground floor.

5.6.8 - Overall, the application would secure the future of the site by providing a viable mixed use which would improve the local community. It is considered that the proposal provides similar features to the older Tib Street buildings and creates a coherent facade for the building.
The positive contribution made to the character and distinctiveness of the local area, in addition to clear public benefits arising from securing and regenerating a vacant site. The development therefore complies with the policies of the main objectives of Sections 10, 85 and 90 of the NPPF 2024 (Rev 2025)

5.7 ACCESS

5.7.1 - The site has two main entrances from Tib Street for both commercial and residential areas. There is an additional entrance from rear of the site via an accessway which is used as alternative means of escape.

5.7.2 – The proposed scheme includes separate bicycle store space for residential and commercial occupant. Each apartment will be allocated with small refuse bins in the kitchen and a refuse store at ground floor. The occupants have access to a large lift designed for disable use from ground floor to upper level.

5.7.3 – The security of the site is considered by well-defined public and private areas. The addition of lighting at rear court yard and along the circulation path will provide luminance and security to the public areas at night. There is security lightings installed on rear elevation of the building.

5.7.4 – The design has been developed to reflect the Crime Impact requirements.
The doors accessible from ground level will be design to comply with BS PAS 24, SPS 201 or LPS 1175 SR2. The windows accessible from ground level will be design to comply with BS PAS 24 or BS 7950.
All Glazing up to a height of 2400mm would incorporate at least one pane of glass rated at P1A under EN356 (Laminated Glass). The remaining pane in a double-glazed unit may be toughened glass.

5.7.7 - The site is located near City centre and shopping centres. See local context section above for map. There are number of shops, restaurants, schools, pharmacies, Clinic, Libraries, Churches, Mosques, parks, and local district offices near the site.

There are number of buses, tram stops and railway station and public car parks close to the site. There are a very good public transport buses and trams within walking distance of the site. They provide access from site to Manchester city centres as well as other districts or UK cities.
These includes Market St, Deansgate, Exchange Sq., St Peter's Sq. Piccadilly Gardens, Shude hill, Piccadilly and Victoria tram stops, as well as Old Hall St, Ducie St, Great Ancoats St, Rochdale Canal, Jersey St, Warwick St, Faraday St, Hanover St, Tib St and The Unicom bus stops. which cover most of Manchester areas. The site is also within walking distance of Manchester Piccadilly and Victoria Railway stations which provides access to other parts of the country.

6.0 SUMMARY AND CONCLUSIONS

6.1 - Based on the content of this planning application the design proposal represents a commercially viable development that will become an element in the regeneration of this part of Northern Quarter, providing additional employment opportunities during construction and a sustainable scheme with a net gain to the natural environment.

6.2 - The proposed scheme is coherent with the overall principal set in NPPF, Greater Manchester Core Strategy Development document 2012, and exceeds many of their recommendation in quality, sustainability and economic contribution to local regeneration.

6.3 - The proposal provides new luxury accommodation close to amenities and excellent transport links, along with a new, attractive high-quality building. This proposal not only looks at the development of the site but also responds to the surrounding environment in sensitive massing and detailing of the building forms.

6.4 – We believe the proposed scheme will contribute to the regeneration of the area and fulfil the recommendation of paragraphs 90 *(Ensuring the vitality of town centres)*,124,125 *(Making effective use of land)* and 203 *(Conserving and enhancing the historic environment)* of NPPF.

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