# PROPOSED NEW BUILDING AT 88 TIB STREET

NORTHERN QUARTER, CENTRAL MANCHESTER




# HERITAGE ASSESSMENT

GARRY MILLER HERITAGE CONSULTANCY

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JANUARY 2026

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[redacted]

*Providing heritage planning advice since 2002*

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## GARRY MILLER HERITAGE CONSULTANCY

Garry Miller is a heritage advisor, architectural historian and published author who has spent more than 40 years studying and working with buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. The book was described as *'scholarship as its best'* by *Country Life* (June 2003), and *'well analysed and presented'* in *Transactions of the Ancient Monuments Society* (Vol 48, 2004); and was widely cited in the 2006 Buildings of England volume on Liverpool and Southwest Lancashire. Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings, in particular the heritage assessments required to support planning applications affecting the historic environment. His area of operation encompasses the North West, Midlands, North Wales and parts of Cumbria and North and West Yorkshire. Several local authorities have cited his assessments as examples of best practice, and reports on more than 150 buildings or sites are produced annually.

## THIS REPORT

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**Text:** Garry Miller

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## IMPORTANT LEGAL ADVISORY

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# 1: EXECUTIVE SUMMARY

This report supports proposed development at 88 Tib Street, Manchester. The site is located in the Northern Quarter of Manchester City Centre and is currently vacant following demolition of a derelict three-storey former weaver's cottage/workshop. It is located within Smithfield Conservation Area.

An application has been submitted to Manchester City Council for a new mixed-use building on the site. The heritage consideration arising is the impact upon the significance (i.e. heritage interest and value) of the conservation area. The scope and purpose of this report is to identify this significance and assess how it will be affected by the application.

The significance of Smithfield Conservation Area derives from its character and appearance as a suburb developed in the later 18th century and which from the 1820s was dominated by the city's wholesale and retail food markets, probably the largest complex of its kind in Britain. Its character is embodied in a mixed architectural palette which encompasses the survivors of the market buildings, along with remnants of Georgian houses, 19th century commercial buildings and modern redevelopment.

As a derelict, fenced off site the application site makes a negative visual contribution to the Tib Street streetscene and therefore to the wider character and appearance of the conservation area. Its significance exists solely in the historical sense as the former site of cottages that dated from the 1780s.

The proposal is to erect a five-storey mixed use building on the vacant site, with ground floor commercial unit and apartments above. At present, the site has a negative impact upon the character and appearance of the conservation area, forming an unattractive and uncharacteristic gap in the surrounding closely-built streetscene. The proposal will introduce a built form that is appropriate to its surroundings, where similar modern development is also present, thereby enhancing the appearance of Tib Street. In addition, the scheme will deliver the public benefit of additional housing in a desirable city centre location, along with the economic gains that will result from the commercial units as well as employment during the construction phase.

The surrounding streetscene contains an architectural mix of both traditional and modern structures, with the notable presence of typically five-storey buildings in immediate proximity to the site. The proposed new building is therefore not out of character given this context. Its design, while clearly contemporary, has been influenced by traditional precedents and revised to follow advice provided by Manchester City Council during the planning process, with the aim of producing a produce a contemporary building which reflects and harmonises with the existing buildings on Tib Street.

For the reasons given above it is concluded the proposal will entirely enhance the character, appearance of the conservation area by transforming a detractive gap site to create a new building that accords with existing approved modern redevelopment, and

which will deliver notable benefits to the local housing supply and the economy. The proposal therefore meets the requirements set down by both national planning guidance and the local development plan, and merits approval without delay.

# 2: THE SITE

The application site is number 88 Tib Street, which is located in the Northern Quarter of Manchester City Centre. The site is currently vacant following the demolition of a derelict three-storey former weaver's cottage/workshop. The site stands within an area characterised by a grid pattern of streets laid out in the later 18th century and now populated by a mix of Georgian, Victorian and modern buildings.




*Location of the application site*

# 3: THE PROPOSAL/SCOPE OF THIS REPORT

## *Designation*

The application site stands within Smithfield Conservation Area.

## *Proposed development*

An application have been submitted to Manchester City Council for a new five-storey mixed-use building on the site.

## *Heritage impact*

The heritage consideration arising is the proposal's impact upon the significance (i.e. heritage interest and value) of the conservation area.

## *Scope and purpose of this report*

Paragraph 207 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (as revised December 2024) states local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The scope and purpose of this report is therefore to identify the significance of the conservation area, along with the contribution made by the application site, and to evaluate how this will be affected by the proposal.

**It is considered its level of detail is proportionate to the importance of the heritage asset and no more than is sufficient to understand the impact of the proposal, in accordance with paragraph 207.**

This report should be read in conjunction with other documents submitted in support of the proposal.

## *Report structure*

This is as follows:

1. A concise description of the special interest of the conservation area (Section 4)

2. A summary of the contribution made by the application site (Section 5)

3. Evaluation of the significance of the conservation area and application site (Section 6)

4. A summary of the relevant planning policies against which the application will be assessed (Section 7)

5. Evaluation within this policy context of the impact of the proposal upon the significance of the conservation area (Section 8).

# 4: THE CONSERVATION AREA

## *Location*

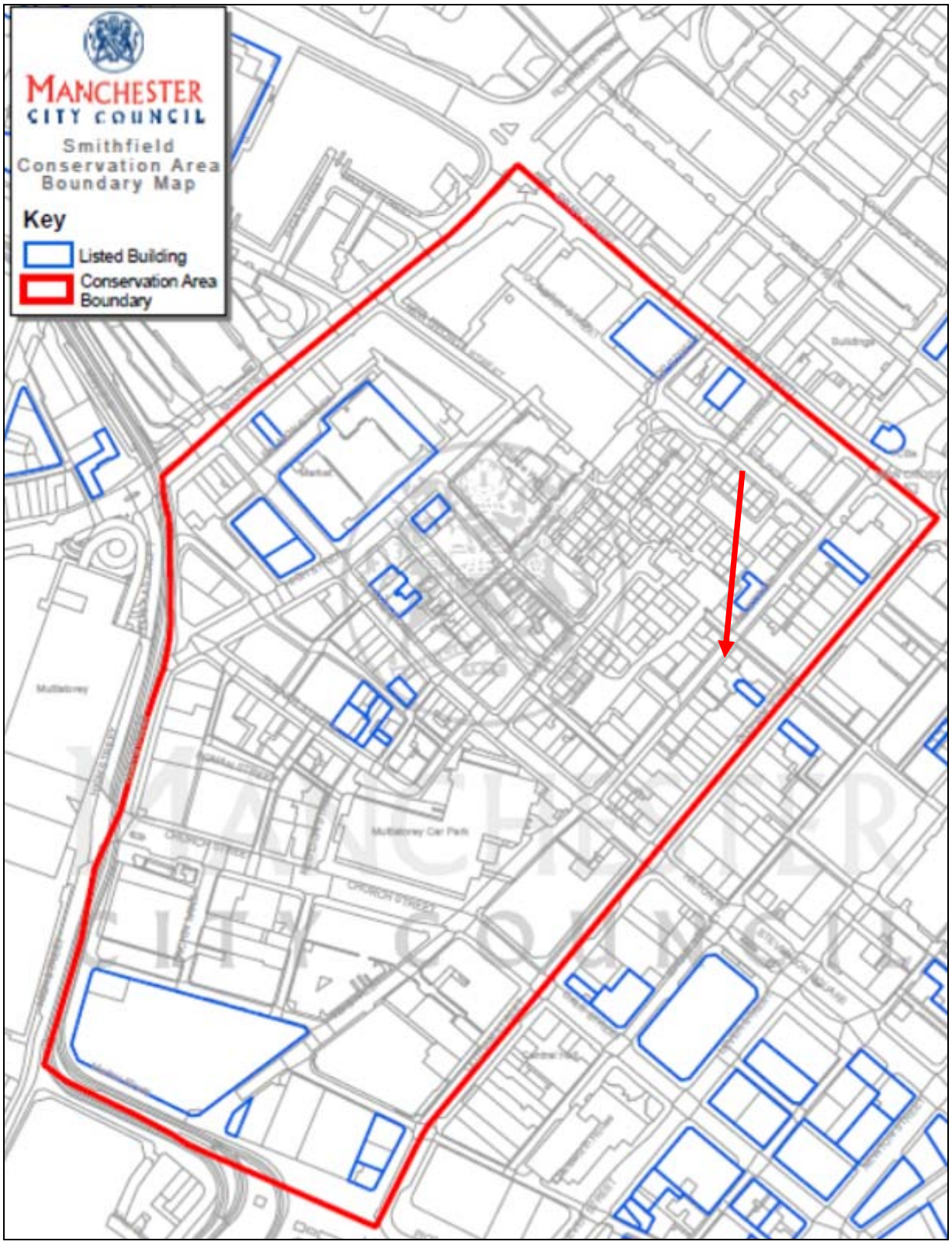
Smithfield Conservation Area is located on the northeastern edge of Manchester city centre. It was one of three in the locality designated in February 1987, the others being Shudehill and Stevenson Square, which lie to the northwest and southeast respectively. Smithfield is bounded by Swan Street, Oldham Street (which shares a boundary with the Stevenson Square Conservation Area), Market Street, High Street and Shudehill (a common boundary with Shudehill Conservation Area). The application site stands towards the eastern edge of the conservation area.

## *Special interest*

A character appraisal, which would provide a definitive account of the special interest which has warranted the conservation area's designation and thus guide development within it, has not been produced by Manchester City Council. A description of the conservation area's characteristics is however given on the council's web pages, and is briefly summarised as follows:

- The area was built up in the later 18th century. By 1741 High Street, then a field path, had become an important thoroughfare. Oldham Street was a private track before being opened to the public in 1772. Tib Street was a footpath by a stream known as the River Tib, which was culverted in 1783
- The core is the former market complex, established in 1821, where fruit, vegetables, meat and fish were sold wholesale and retail. At its peak around 1900, it was probably the largest market of its kind in Britain, occupying seven acres
- The principal buildings are associated those with the markets, although the few survivors have been converted to other uses
- The main surviving building is the retail fish market, an extension to the original building constructed in the 1890s
- The wholesale fish market on High Street was built in 1873 and 1879 and is characterised by elaborate gables and carved stone panels showing maritime scenes
- The Smithfield Market Hall on Swan Street is dated 1858 and of Neoclassical inspiration, originally built as a meat market
- Buildings to the south of the conservation area, closest to the commercial heart of city, are larger and of later date
- Around Turner Street and Back Turner Street are some small-scale Georgian houses subsequently converted or used for commercial purposes

- Notable buildings are The City at 133 Oldham Street, originally two private dwellings built before 1782 by two cotton manufacturing brothers and later converted to a public house. 29 Swan Street is a Ruskinian Gothic-style building in orange-red brick with stone dressings. Number.1 Piccadilly is an unusual building with elevations constructed mostly of cast iron




*Smithfield Conservation Area boundaries, with the application property indicated*

# 5: THE SITE AND ITS SURROUNDINGS

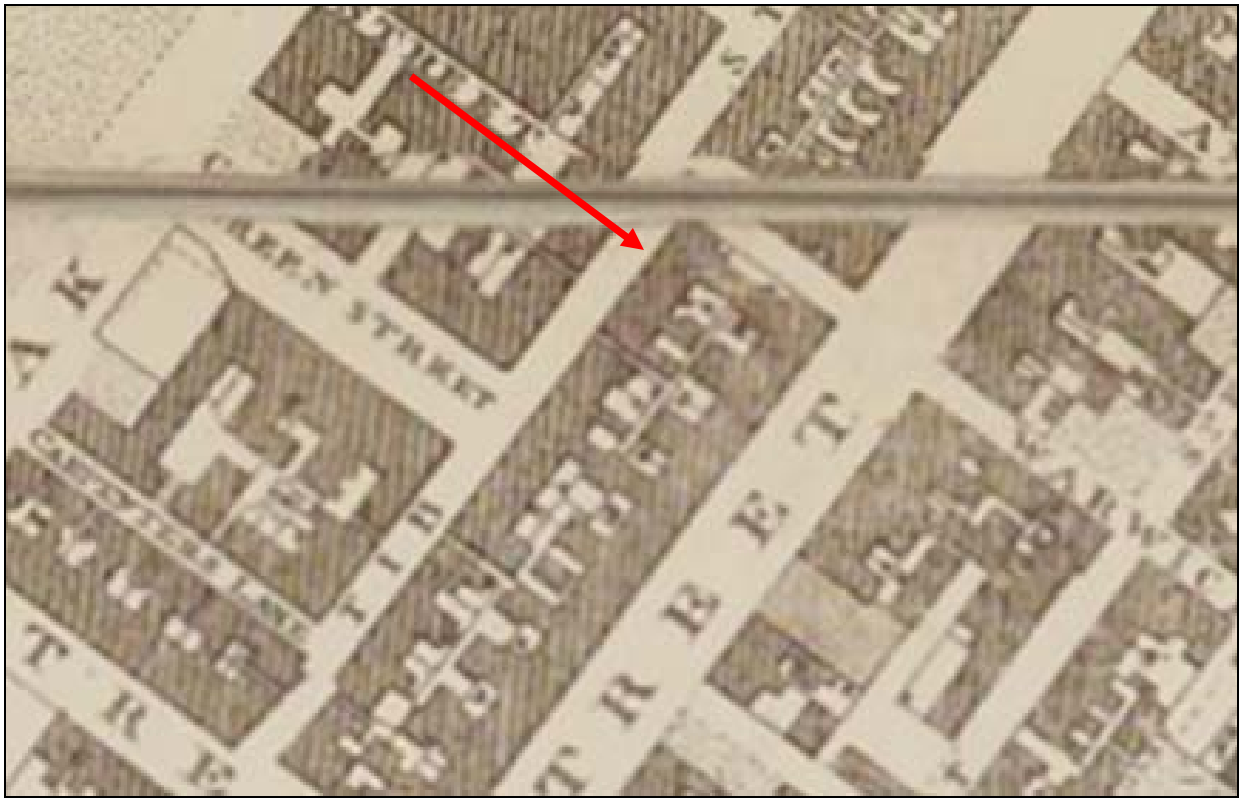
The application site is currently a cleared space, fenced oiff from the street, following the demolition of the derelict property that previously stood there. This was the remnant of a weaver's cottage/workshop, the legacy of the early domestic-based phase of the textile industry prior to its replacement by the factory system in the 19th century. The demolished building was one of a pair of surviving cottages, the other demolished some time previously. The area around Smithfield was built up by the late 1780s, and the demolished house was one of a long row of narrow-fronted properties extending along the east side of Tib Street, as documented by William Green's map of 1787-1794. .Much of this early development has now been swept away and the Tib Street streetscene is now characterised by modest early survivors, larger 19th century commercial properties and modern redevelopment typically of five storeys. The application site is seen in this context, as it stands between the 19th century former Albert Hotel and a recent five-storey mixed use building.



*The site as it now appears*




*2019 photograph of the building that formerly occupied the site*




*The building was part of a row depicted by William Green's map, surveyed 1787-1794*




*The diverse Tib Street streetscene in which the site now stands*




*The site forms a notable gap between the 19th century former Albert pub and a modern five-storey mixed use building*

# 6: SUMMARY OF SIGNIFICANCE

## *Rationale*

Paragraph 208 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

> *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.*

## *The conservation area*

The significance of Smithfield Conservation Area derives from its character, history and appearance as an early outer suburb developed just north of the historic core of Manchester in the later 18th century and which from the 1820s was dominated by the city's wholesale and retail food markets. By the early 20th century it has become probably the largest market complex of its kind in Britain. The built character of the area is embodied in a mixed architectural palette which encompasses the survivors of the market buildings, along with remnants of its original 18th century Georgian houses, later commercial buildings and modern redevelopment.

## *The application site*

As a derelict, fenced-off site the application site makes a negative visual contribution to the Tib Street streetscene and therefore to the wider character and appearance of the conservation area. Its significance exists solely in the historical sense, as the former site of cottages that dated from the 1780s.

# 7: PLANNING POLICY CONTEXT

## *Statutory duty*

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character of a conservation area.

## *Relevant polices*

Section 16 of the Revised National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 210 states that in determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

Regarding designated heritage assets, paragraph 212 states that *'great weight'* should be given to their conservation and the more important the asset, the greater that weight should be; and that significance can be lost through development within its setting. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 220 recognises that not all elements of a Conservation Area will contribute to its significance.

The relevant local planning policy is JP-P2 of the Places for Everyone Joint Development Plan 2022-2029, adopted March 21, 2024, which requires (inter alia) that the heritage significance of a site or area is considered in accordance with national policy in the planning and design process; and integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place.

Also relevant is Policy EN3 of the City Council's Local Development Framework Core Strategy, adopted July 2012. This states that 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, with new developments must be designed so as to support the council in preserving, or where possible, enhancing the historic environment.

# 8: IMPACT OF THE PROPOSAL

## *Summary of the scheme*

The proposal is to erect a five-storey mixed use building on the vacant site, with ground floor commercial unit and apartments above. The submitted drawings should be consulted for the full details of the proposal.



*Proposed streetscene view*

## *Effect upon the conservation area*

**a. Principle of the scheme.** The present derelict site has a negative impact upon the character and appearance of the conservation area, forming an unattractive and uncharacteristic gap in the surrounding closely-built streetscene. The proposal will introduce a built form that is appropriate to its surroundings, where similar modern development is also present, thereby enhancing the appearance of Tib Street. In addition, the scheme will deliver the public benefit of additional housing in a desirable city centre location, along with the economic gains that will result from the commercial units as well as employment during the construction phase.

**b. Design.** The surrounding streetscene, as noted in this report, contains an architectural mix of both traditional and modern structures, with the notable presence of typically five-storey buildings in immediate proximity to the site. The proposed new building is therefore not out of character given this context. Its design, while clearly contemporary, has been influenced by traditional precedents and revised to follow advice provided by Manchester City Council during the planning process. The applicant's design and access statement describes the design approach as follows:

- The concept is to produce a contemporary building which reflects and harmonises with the existing buildings in Tib Street.
- The overall height and size of the building has been reduced from earlier proposals in order to better conform to the streetscene
- The proposed elevations have been influenced by features existing on Tib Street, where its historic buildings display different window types and some elevations are given a three-dimensional effect
- Brickwork is similar to that of existing buildings, with the ground floor incorporating horizontal brick banding

.

## *Conclusion*

**For the reasons given above it is concluded the proposal will entirely enhance the character, appearance of the conservation area by transforming a detractive gap site to create a new building that accords with existing approved modern redevelopment, and which will deliver notable benefits to the local housing supply and the economy. The proposal therefore meets the requirements set down by both national planning guidance and the local development plan, and merits approval without delay.**