L E P



78-80 Tib Street, Manchester.

Design & Access Statement

12.02.2026

Lee Evans Partnership LLP
Registered in England.

lee-evans.co.uk

70 Cowcross Street, London, EC1M 6EJ
0203 763 1899

St John's Lane, Canterbury, Kent, CT1 2QQ
01227 78 44 44

Architecture
Heritage
Planning
Interiors

L E P

Architecture
Heritage
Planning
Interiors

All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on a website) without the prior permission in writing of L E P, except in accordance with the provisions of the Copyright, Designs and Patents Act 1988. Applications for permission to reproduce any part of this work should be addressed to office@lee-evans.co.uk.

Undertaking any unauthorised act in relation to this work may result in a civil claim for damages and/or criminal prosecution. Any materials used in this work which are subject to third party copyright have been reproduced under licence from the copyright owner except in the case of works of unknown authorship as defined by the Copyright, Designs and Patents Act 1988. Any person wishing to assert rights in relation to works which have been reproduced as works of unknown authorship should contact office@lee-evans.co.uk.

L E P asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988.

L E P is the trading name of Lee Evans Partnership LLP.

Lee Evans Partnership LLP retains the copyright to this document.

L E P

OUR PURPOSE

We're stronger together:
Collaborative, authentic,
knowledgeable, caring,
creative.

Creating authentic change
through architecture and
regeneration.

Together
we improve places
so people can thrive.

Projects are integrated
into their contexts and
communities.

Building connections
between people and places.

CONTENTS

01 Introduction

Overview 6
Historical Context 7
Existing Building 8
Site Context 9
Precedent Studies 10
Local Context 11
Precedent Analysis 12

02 Proposed Design

Street Isometric 14
Form Resolution 15
Design Parameters 16
Facade Design 17
Initial Facade Studies 18
Proposed Front Facade 19
Proposed Rear Facade 20
Building Uses 21
Waste Management & Circulation 22
Floor Plans 23
Visuals 26

L E P

01 Introduction.



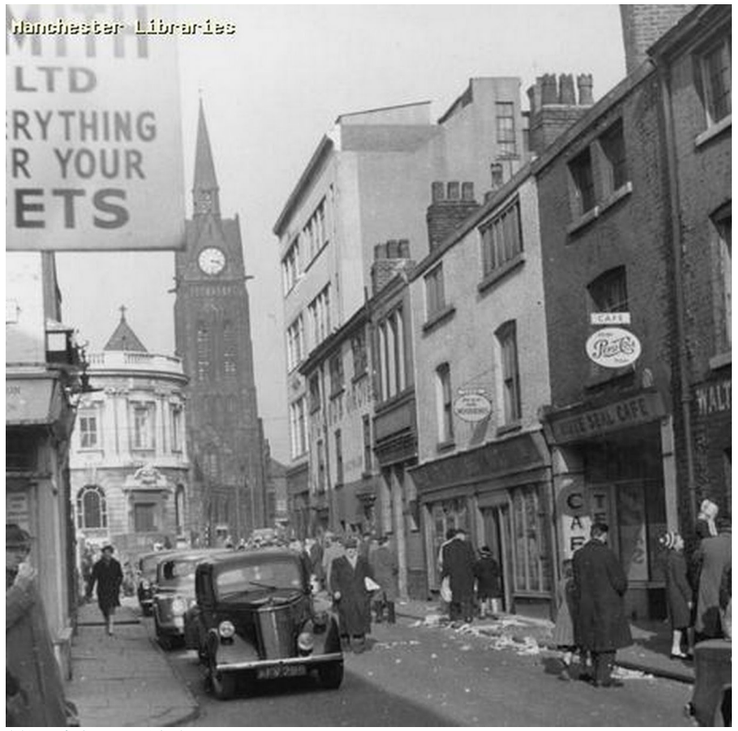
About the project.

This proposal is a mixed use commercial development within use class E. It seeks to revitalise the existing building which currently is vacant and of poor-quality, situated within the Smithfield Conservation Area.

Tib Street, located in Manchester's Northern Quarter, is a historic and culturally significant street that has evolved significantly over the years. From its medieval origins to its current status as a hub for creativity and alternative culture, Tib Street reflects Manchester's rich history and dynamic spirit.

The proposed design tastefully brings the depreciating site into the 21st century with a contemporary elegance that echoes the existing architectural style of the surrounding area.

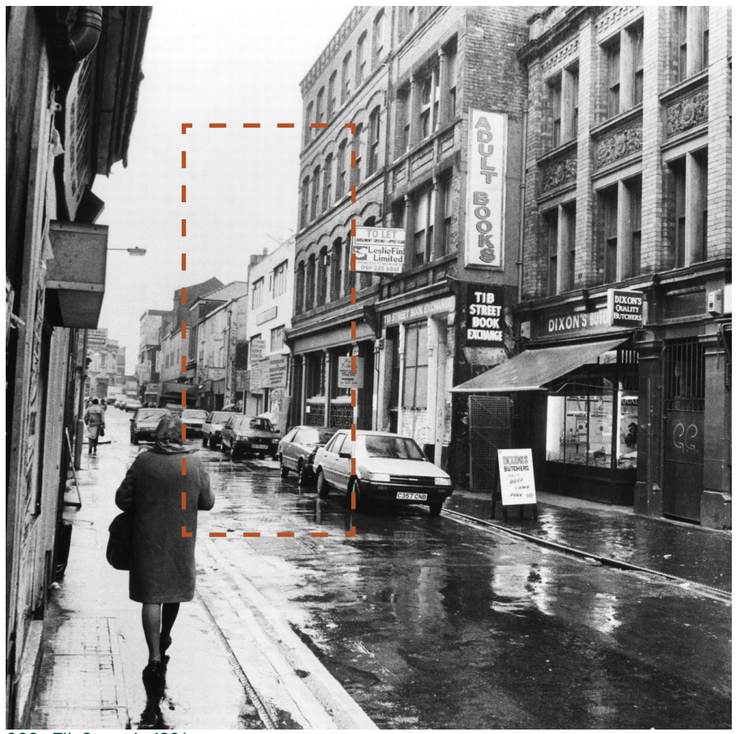
Tib Street reflects the ongoing regeneration of Manchester's Northern Quarter, where an array of Independent shops, cafes, bars, and creative spaces coexist with modern developments. The proposal for 78-80 Tib Street nestles seamlessly into this regeneration movement, providing a wealth of uses for locals and residents including a small restaurant at the ground floor level, two retail spaces above, and a pop-up space on the roof.



001 - Tib Street in 1958:



002 - Tib Street in 1974:



003 - Tib Street in 1984:



004- Tib Street in 1987:

Tib Street.

Medieval and Early History

Tib Street dates back to medieval Manchester and formed part of the early town street network. Its name is thought to derive from “Tib,” a nickname or diminutive, potentially linked to a person or location.

Victorian Era: Commercial Boom

During the 19th century, Tib Street became a bustling commercial area, filled with independent shops selling leather goods, pet supplies, and various other wares. As Manchester thrived as an industrial centre, particularly for textiles, Tib Street played a significant role in the city’s economic and social life.

20th Century: Decline and Adaptation

The mid-20th century brought decline to the Northern Quarter as Manchester’s industries faced economic challenges. Many businesses closed, and Tib Street, like much of the area, experienced neglect. However, Tib Street retained its reputation for quirky shops, becoming famous for its pet shops that sold exotic animals such as birds, reptiles, and even monkeys. This earned it the nickname “Tib Street Zoo.”

Late 20th Century: Creative Revival

In the 1980s and 1990s, the Northern Quarter began to attract artists, musicians, and creatives. Tib Street became central to the area’s revival, with its eclectic character appealing to those seeking alternatives to mainstream commercial spaces. The street, along with the wider Northern Quarter, gained a reputation as a cultural hotspot, home to independent record shops, vintage stores, and alternative businesses. Nearby landmarks such as Afflecks Palace further reinforced this image.

21st Century: Regeneration and Gentrification

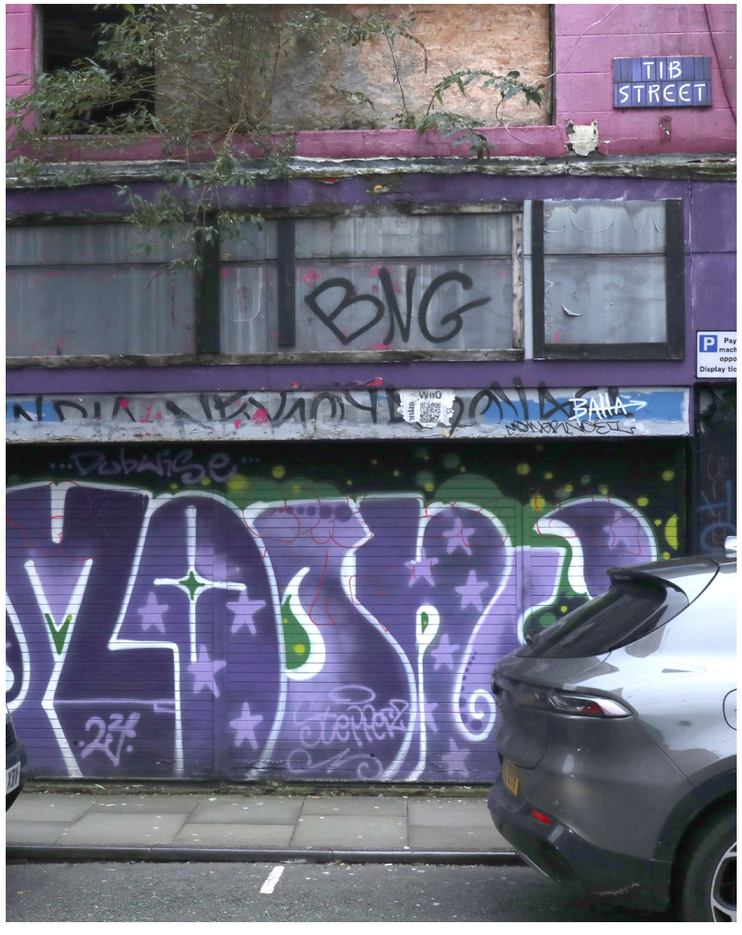
001 - Tib Street in 1958: This photograph showcases the bustling nature of Tib Street during the late 1950s, highlighting the vibrant commercial activity of the area.

002 - Tib Street in 1974: This image provides a glimpse into the street’s appearance in the mid-1970’s, reflecting the architectural styles and urban landscape of that period.

003 - Tib Street 1984: This photograph captures the eclectic mix of shops that have characterized Tib Street, showcasing its role as a hub for independent retailers. 78-80 Tib Street is shown on the right.

004 - Tib Street 1987: This image offers a view of the street during the 1980’s and shows 78-80 Tib Street on the left.





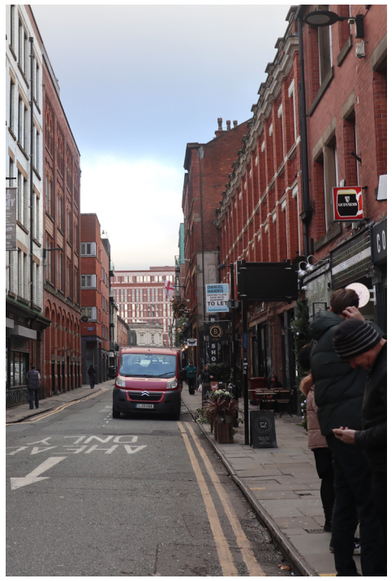


A state of disarray.

Despite its prominent location, 78-80 Tib Street currently presents a contrasting image within this vibrant context. The site comprises a vacant three-story building that has fallen into a state of disrepair, with recessed shopfronts, deteriorated upper floor facades, and structural failures that leave parts of the property exposed to the elements. The building's dilapidated condition detracts from the visual amenity of the surrounding area and is at odds with the thriving character of Tib Street and the wider Northern Quarter.

The immediate vicinity is characterised by a diverse range of uses, including independent retailers, food and beverage outlets, public houses, and residential apartments. This mixed composition contributes to the Northern Quarter's reputation as a creative and cultural hub, appealing to a broad demographic of residents, visitors, and local businesses. The street's vibrant atmosphere is enhanced by its pedestrian-friendly environment and strong sense of place, underpinned by the architectural integrity of its historical and modern buildings.

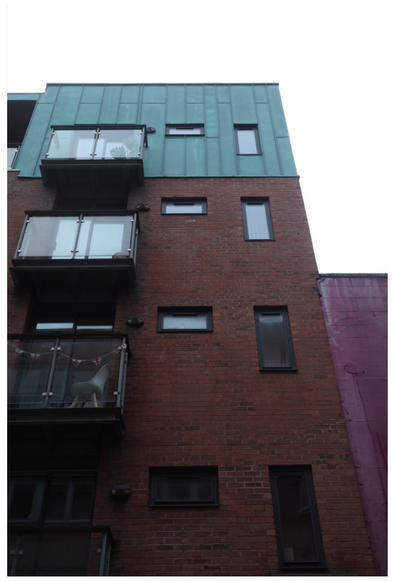
Given its strategic location and urban vibrancy, Tib Street represents an opportunity for sensitive redevelopment that can enhance the area's vitality and contribute positively to the evolving character of the Northern Quarter.



001. North West view down Tib Street



002. Car park bridge



003. 84 Tib Street, neighbouring building

004. View towards site from Dorsey Street

005. 35 Tib Street, directly opposite site

006. 29 Tib Street

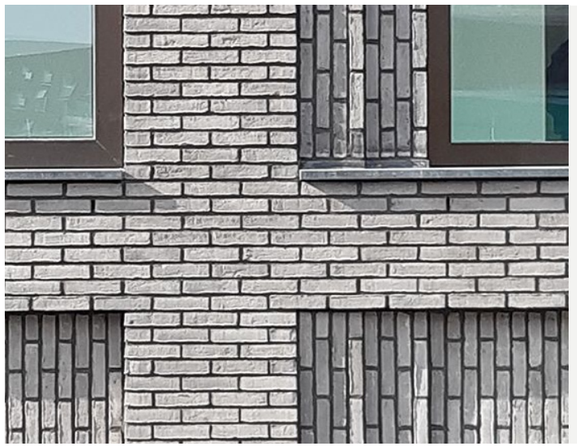


Site photos show the approach to and the surroundings of the site. This study aims to reveal not only a users' potential journey to the proposal, but also the architectural aesthetic of the surrounding neighbourhood.






CECCONI'S
CLUB MONAC

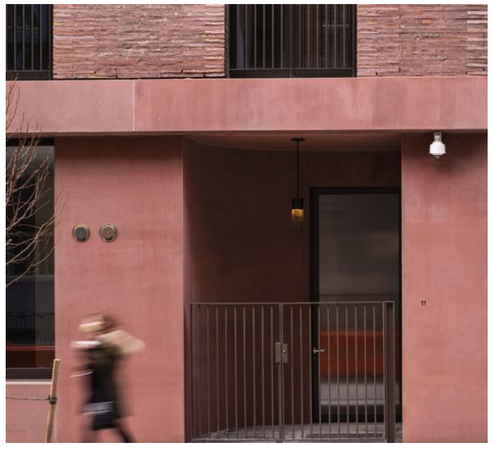








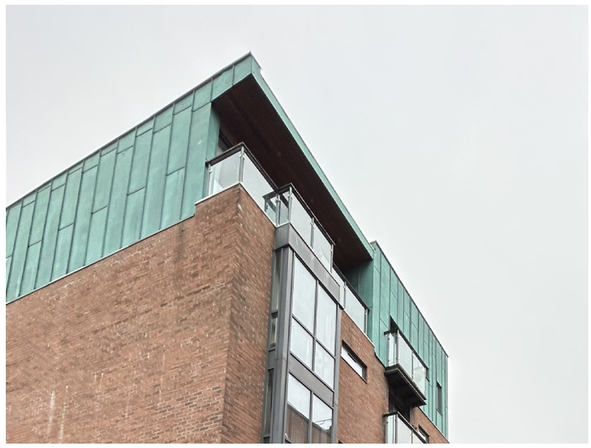





Pepper Roti
The Vurger Co




TIB ST TAVERN




NO STOPPING
BLOK BLOK BLOK BLOK BLOK BLOK BLOK BLOK


DORSEY STREET
TIB STREET
33
AGS OF FLAVOR






LOVE SCHMIDT
RARELY BROKE
FOR BEER & WINE

Top level/s differentiate in materiality, emphasis on glazing

Minimalist rectangular windows echo the levels and placement of older neighbouring buildings

Ground floor materiality different from higher levels



Materiality Precedent

Local Context - 72-76 Tib Street

Archaic brick detailing notable on neighbouring buildings

Red brick used on upper levels



Ground floor materiality different from higher levels

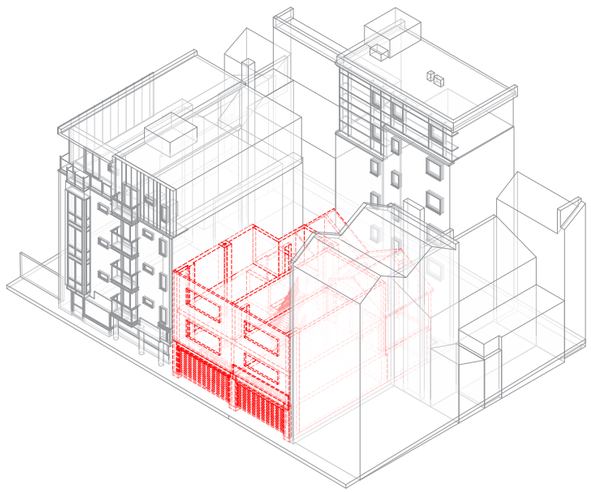
L E P

02 Proposed Design.

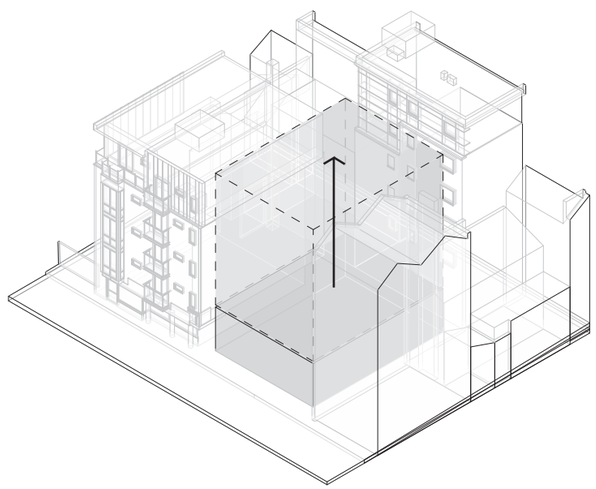
02 Proposed Design | Street isometric



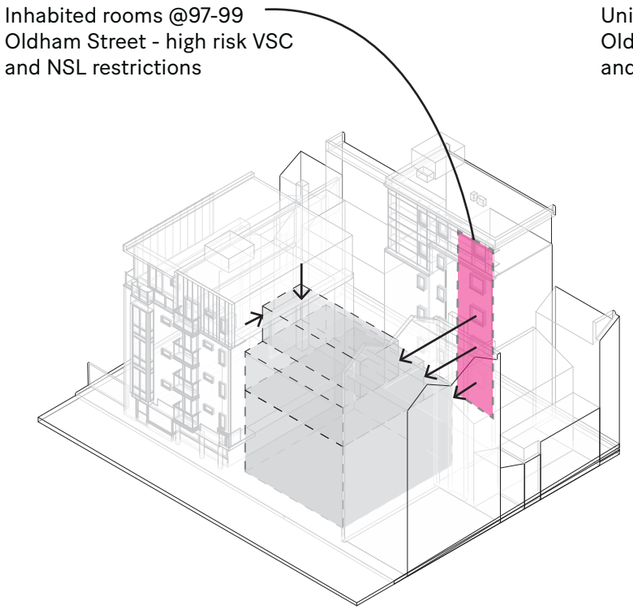
02 Proposed Design | Isometric diagrams



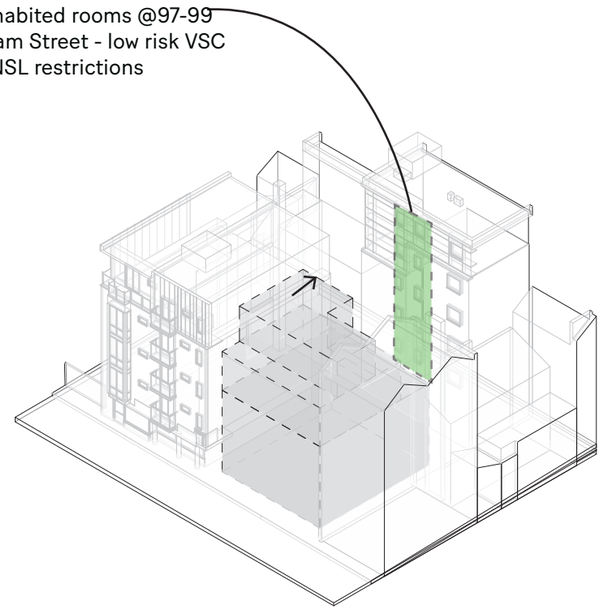
1. Demolish



2. Extrude



3. Recess



4. Protrude

Form resolution

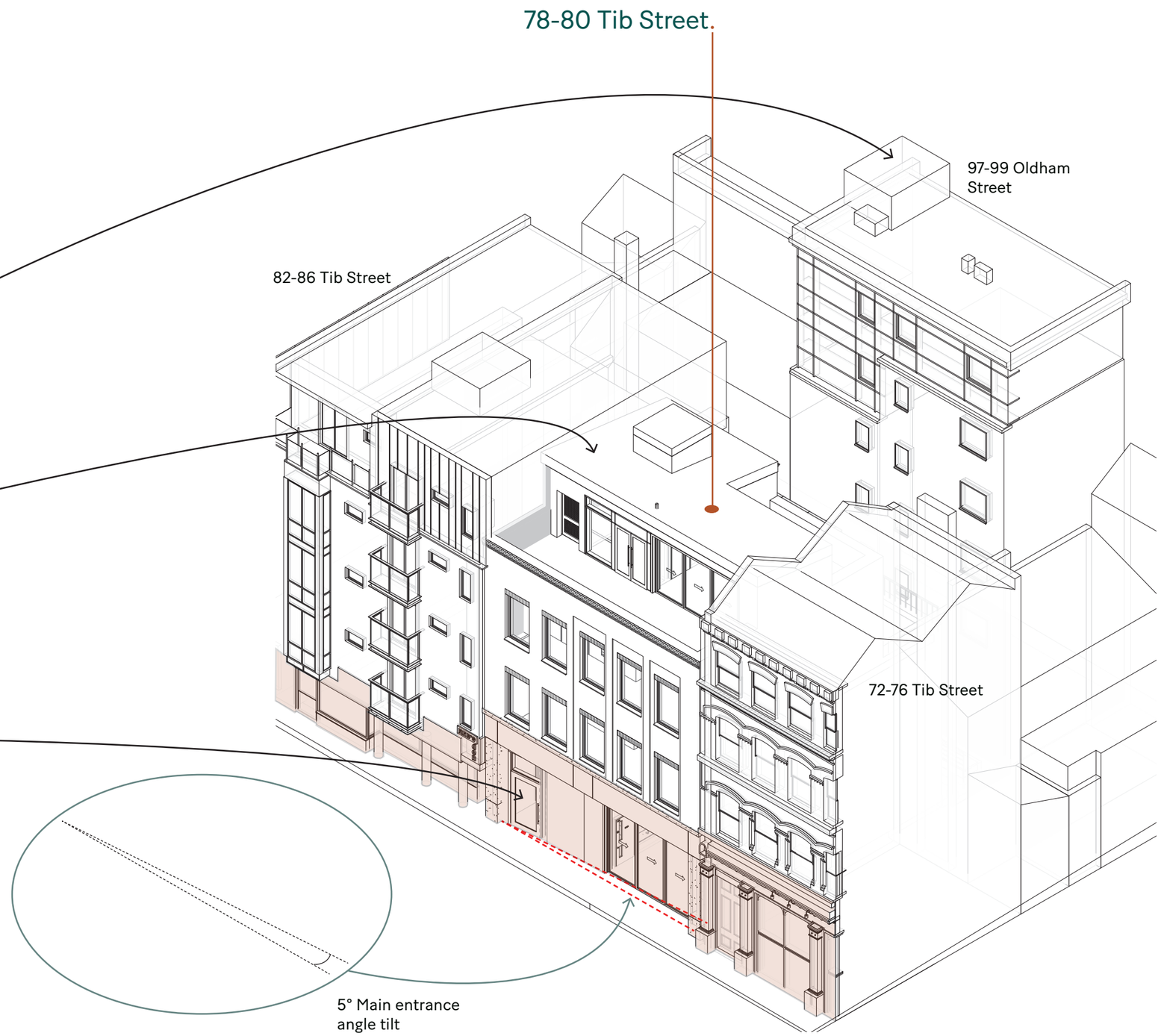
The proposed design follows a clear and logical process that responds to the site conditions and neighbouring context. The site is quite restricted, which makes the careful shaping of the new volume especially important to achieve a workable and balanced solution. The scheme begins by demolishing the existing rear structure to allow a more efficient and flexible layout. A new volume is then extruded to define the main mass of the building, creating a clear relationship between the retained frontage and the proposed addition. To address daylight and sunlight considerations, the form is recessed along the rear side facing the inhabited rooms at 97–99 Oldham Street, where there is higher sensitivity. This adjustment helps minimise Visual Sky Component (VSC) and No Sky Line (NSL) impacts on neighbouring properties. On the opposite side, the form slightly protrudes towards areas facing uninhabited rooms, where the daylight risk is lower. This allows the design to recover internal space while staying within acceptable environmental limits. Overall, the proposal aims to achieve a balanced and thoughtful form that respects neighbouring properties while making the best use of the site's limited potential.

Residential Block sits behind the site, limiting the overall height of the proposed design to reduce Vertical Sky Component (VSC) and No Sky Line (NSL) impact to neighbouring inhabited rooms.

Pop-up space on the roof is set back from the front and back facades, reducing Natural light obstruction impact on neighbouring buildings

Difference in materiality and form of the ground floor keeps in line with neighbouring building, retaining a horizontal visual approach to the proposal and integrating it with the street scape

The entrance is positioned on an inward-angled wall, creating a welcoming approach from the street while clearly defining its location



02 Proposed Design | Façade design



Vertical Articulation and Transition

The final vertical recess in the façade acts as a subtle dividing element, visually mediating between the contrasting architectural languages of the adjoining buildings. This articulation not only bridges the external transition along the streetscape but also aligns with the internal layout, where the left portion of the building accommodates circulation and the right side houses the main commercial spaces across all floors.

Materiality and Façade Expression

The upper floors are constructed in brick, reflecting the character and material palette of the surrounding streetscape and Manchester's broader architectural heritage. Brick was chosen not only for its contextual relevance and durability but also for the opportunities it offers for craftsmanship and detail, including recessed panels, corbelled courses, and soldier brickwork which bring depth and texture to the façade.

Window sizes and configuration

The window proportions, alignment, and rhythm were informed by the existing terrace. The design responds to the established pattern of openings on adjacent façades, ensuring visual continuity along the street. The new windows reflect the scale and vertical emphasis of neighbouring buildings while maintaining a contemporary interpretation appropriate to the new façade.

Horizontal Alignment

The design respects the established horizontal datums of the surrounding façades, particularly the fascia line of the adjoining shopfront, to ensure a coherent streetscape. These alignments are reinterpreted through contemporary materials and detailing, bringing the composition into a modern context.

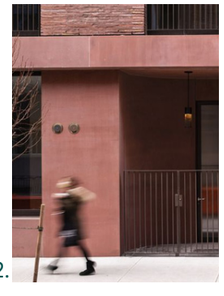
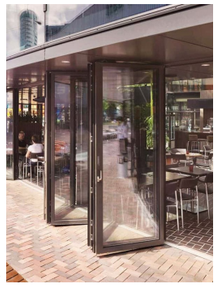
Vertical Rhythm and Street Integration

The design also carries over the vertical alignment and spacing of columns from the adjoining façades, embedding the established architectural rhythm of the street into the new building. This approach ensures a coherent relationship with its context while expressing a contemporary interpretation.



Iteration 01

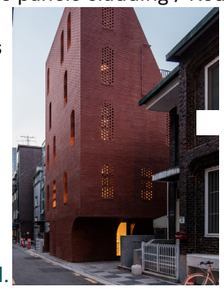
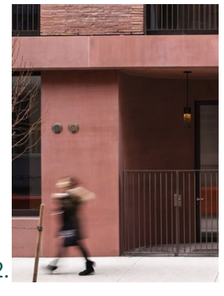
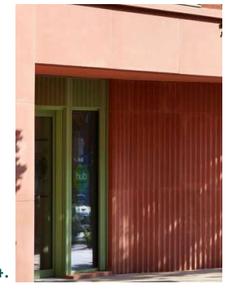
1. Dark Red Brick
2. Red Pigmented Concrete panels cladding / Red Equitone Natura Cladding
3. Bi-folding Sliding Doors

1. 
2. 
3. 



Iteration 02

1. Dark Red Brick
2. Red Pigmented Concrete panels cladding / Red Equitone Natura Cladding
3. Bi-Folding Sliding Doors
4. Dark Red Terracotta Cladding / Pigmented Precast Concrete Panels

1. 
2. 
3. 
4. 



Covered Roof Area



82-84 Tib Street







72 Tib Street

Proposed Front Façade (West)

02 Proposed Design | Proposed Rear Façade



72 Tib Street



Indicative location for extraction flue



Felt Roof

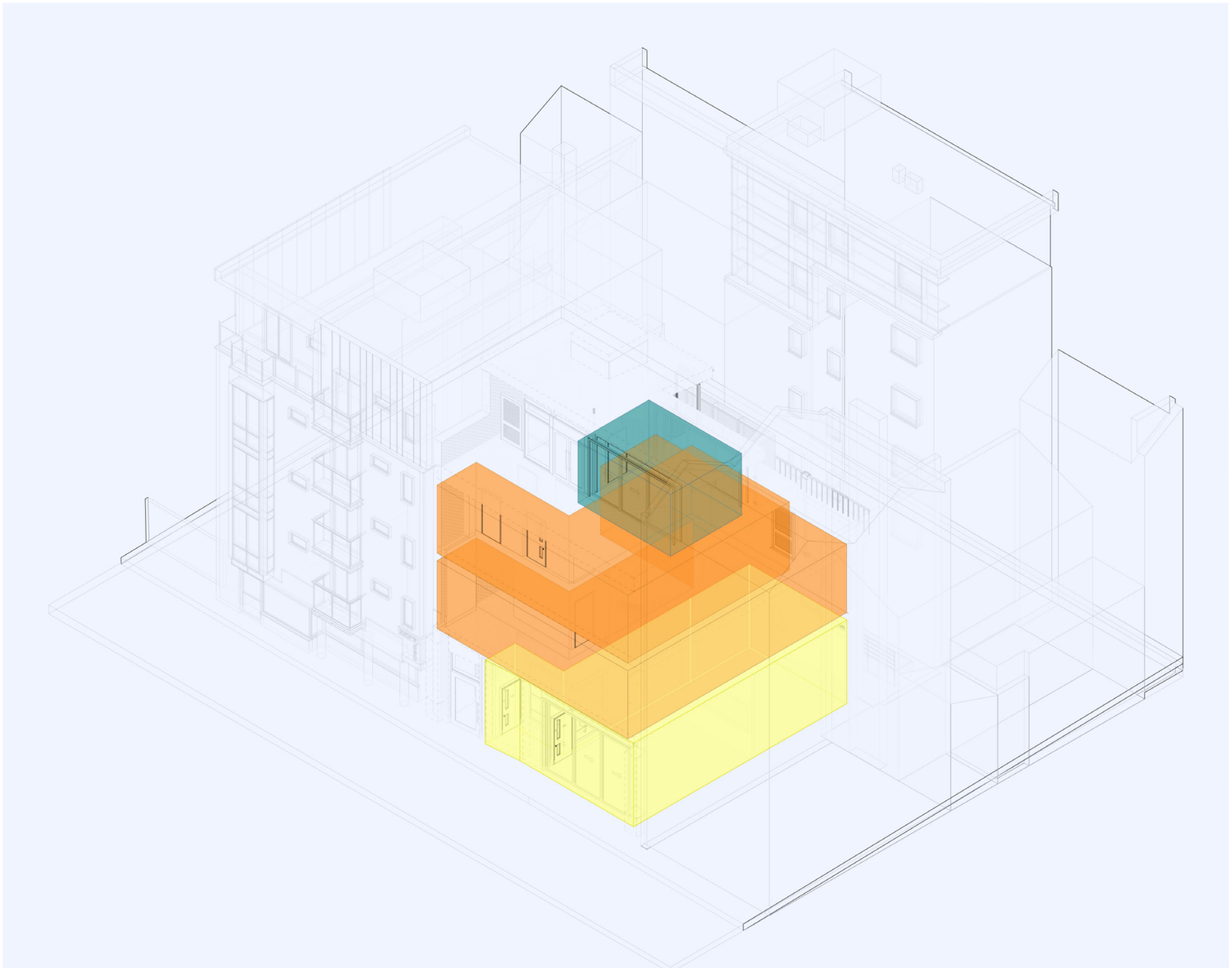


Proposed Waste Area

82-84 Tib Street

Existing Waste Corridor

Proposed Rear Façade (East)



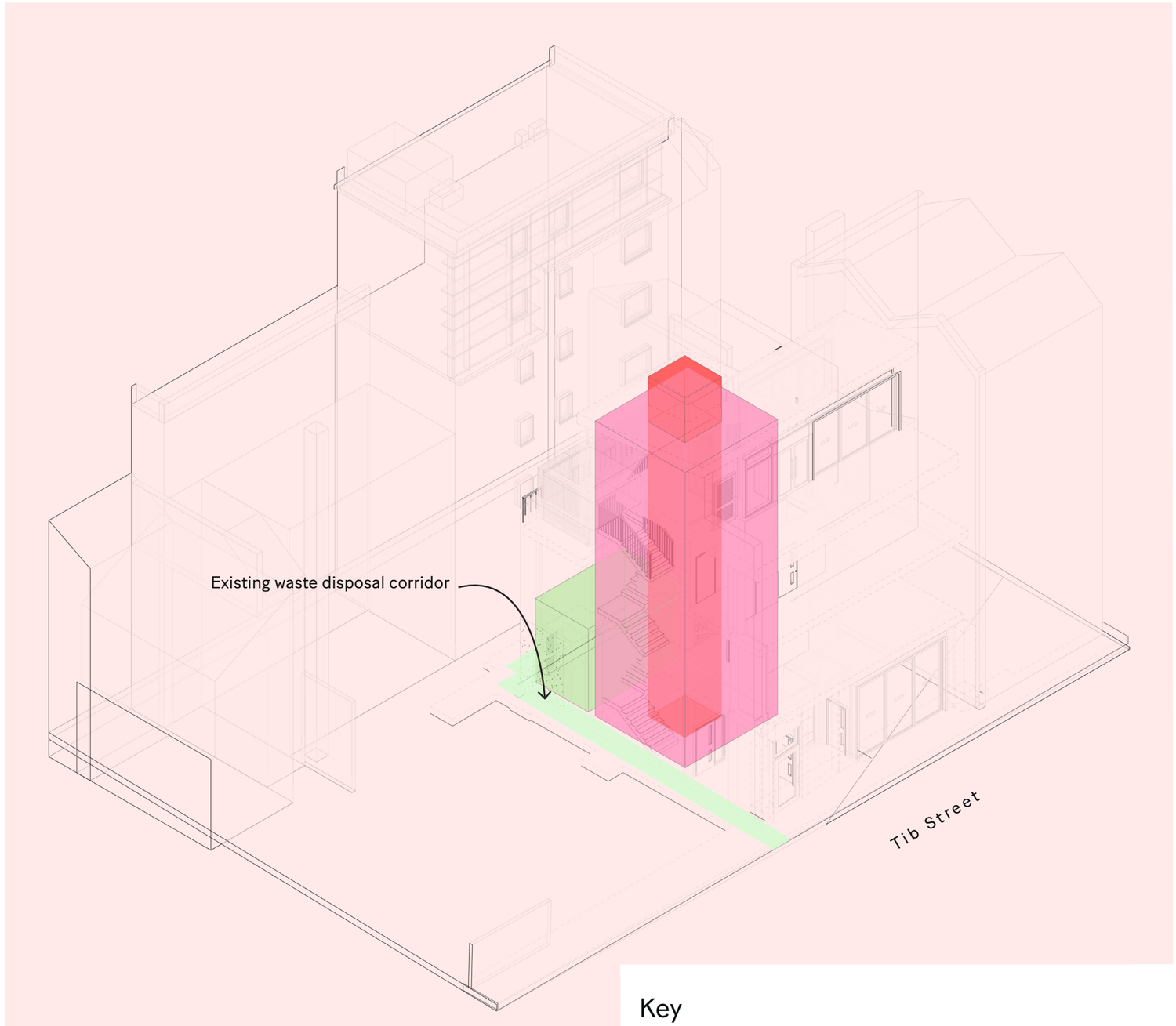
Key

- Restaurant / Commercial
- Retail / Commercial
- Pop-Up Space

Principles Explained.

The proposed development at 78-80 Tib Street organises its mixed-use functions to optimise operational efficiency while contributing to the vibrant character of the Northern Quarter. The axonometric diagram shows the distribution of uses across the four-storey building, with the ground floor hosting the commercial kitchen, the first and second floor featuring commercial/retail spaces, and the fourth floor hosting a pop-up space. This split-level arrangement is influenced by the reuse of the existing waste corridor on the ground floor that has been accompanied by a compliant waste disposal area provision in line with MCC guidance. This ensures operational efficiency without compromising customer experience. The design maximises functionality and convenience, contributing positively to Tib Street's dynamic urban environment.





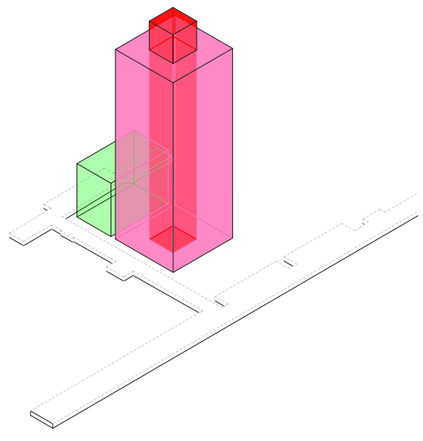
Key

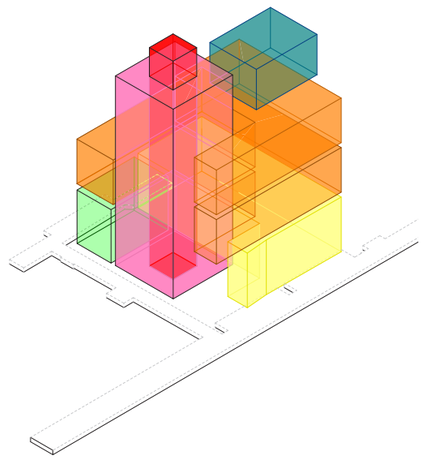
- Waste Management facilities
- Primary Circulation core
- Secondary Circulation core

Principles Explained.

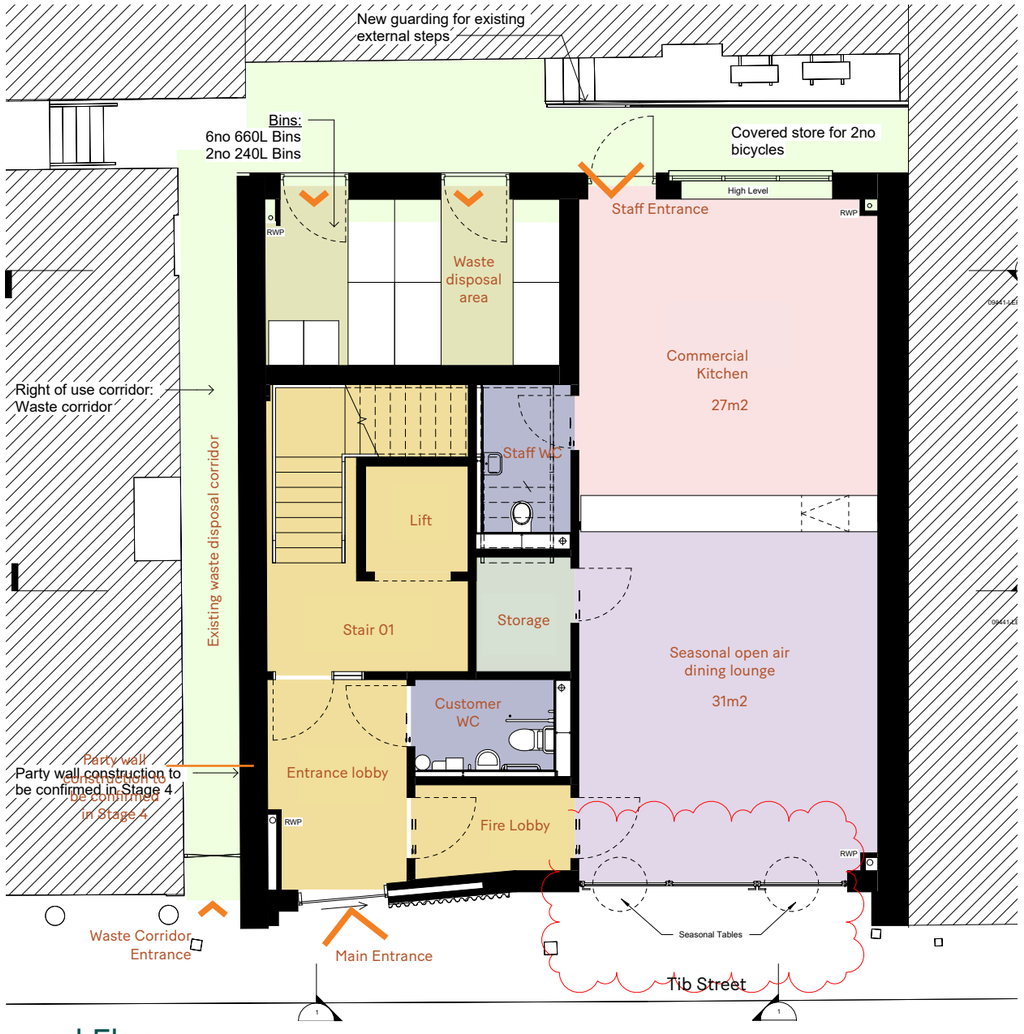
The design for 78-80 Tib Street strategically integrates waste management, vertical circulation, and servicing infrastructure to enable efficient mixed-use functionality. The isometric diagram shows the coordination of the waste management corridor (green), primary circulation core (pink), and secondary lift shaft (red), optimizing operational flow while maintaining clear separations between public and service areas. The design reuses the existing waste corridor for efficient space planning, with bin storage arranged in line with MCC waste guidance. Rear access is maintained by setting the building back from the boundary, which also helps address daylight restrictions.

The primary circulation core provides direct access to all units and public areas by foot, supporting logical wayfinding and flexible layouts. The secondary circulation core supports accessibility through the provision of a lift to all levels of the proposal, and by doing so provide equal access to all spaces the building offers in accordance with Approved Document M.





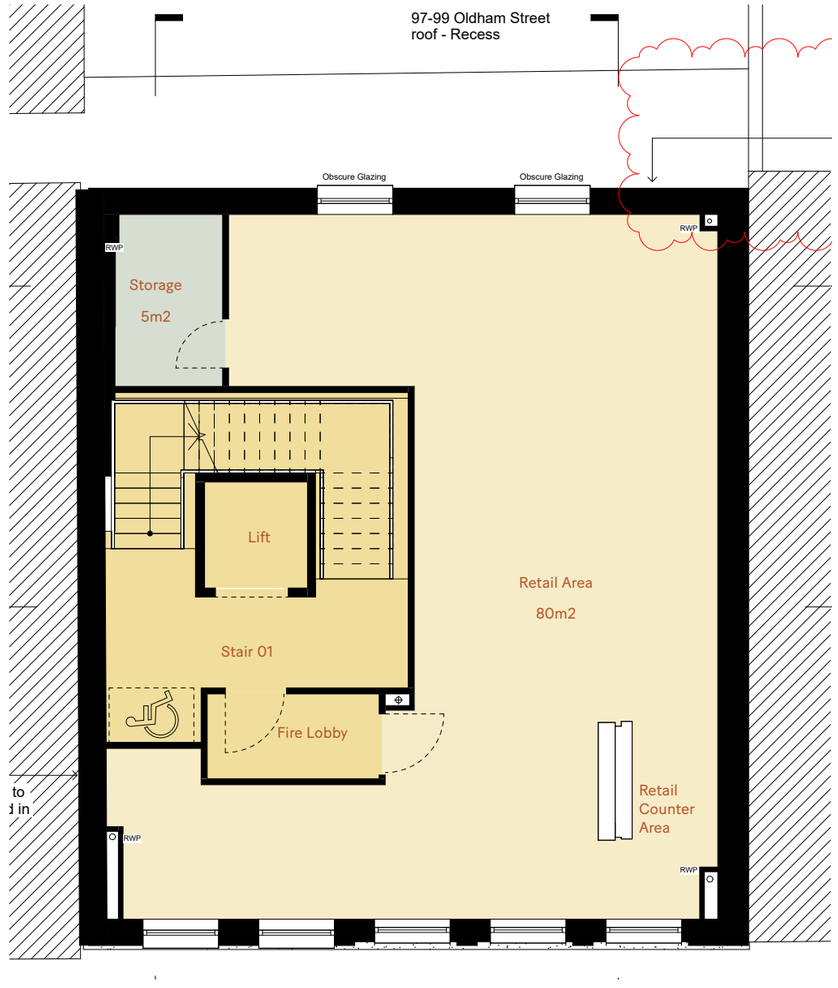
02 Proposed Design | Floor Plans



Ground Floor

Uses:

- Entrance/Arrival
- Seasonal Cafe
- Kitchen
- Waste Disposal
- Customer & Staff WC's

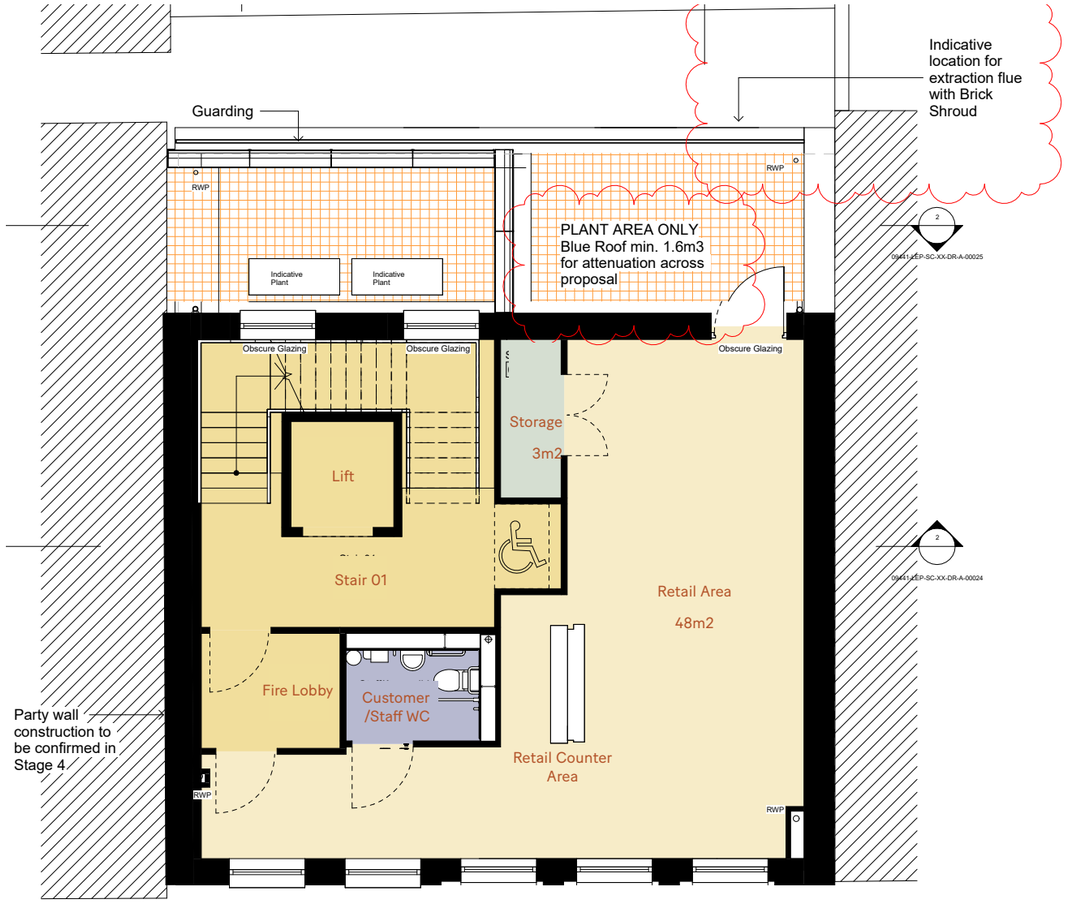


First Floor

Uses:

- Retail / Commercial Space
- Storage

02 Initial Design | Floor Plans



Second Floor

Uses:

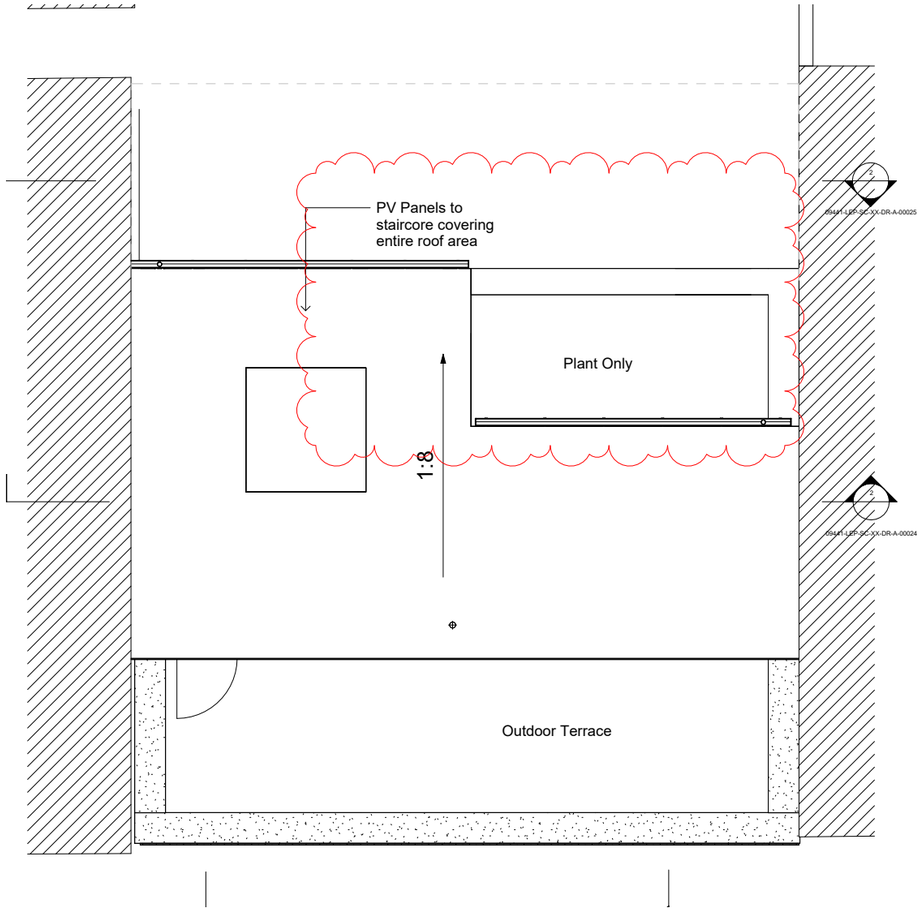
- Retail / Commercial Space
- Customer / Staff WC
- Storage



Third Floor

Uses:

- Pop-Up Space
- Roof Terrace / Outside Space
- Storage



Roof Plan

Uses:

- PV Panels to staircore roof area



Elevation view along Tib Street



View from the corner of Dorsey Street
looking North East up Tib Street



Close up view of entrance