SMITHFIELD BUILDING - TIB STREET, MANCHESTER

SIGNAGE STRATEGY : TO BE IMPLEMENTED AND USED TO INFORM ANY FUTURE ADVERTISEMENT APPLICATIONS FOR THE BUILDING



Condition 05_Application number: 140839/FO/2024

Date of application: 22 September 2024

This document contains the following.
- Front side elevation line drawings - showing the intended location of the projecting bracket signs along the buildings Tibb Street elevation (1no. per unit)
- Description of the design parameters to be followed.
- Typical bracketed sign design drawings into which future tenants can insert their signage.
- Typical bracketed sign design characteristics ie. (materials, dimensions, colour etc).

PLEASE NOTE.
Express consent for any future signage would have to be sought separately before installation - However, this document seeks to set out an agree set of principles for any future signage to follow.

OCT 2025 _REV-C

O'BRIEN & NOËL
ARCHITECTS

PROPOSED PROJECTING SIGNAGE



Existing Tib Street Projected Signage

PLANNING CONDITION

APPROVED APPLICATION **140839/FO/2024**

5) Prior to the installation of the gates and railings, a signage strategy for the arcade on Tib Street shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt, the signage shall comprise:-1no. non-illuminated projecting sign, of a hanging, bracketed design and a depth of not more than 30mm only per unit For the avoidance of doubt this shall not include any fascia sign.

The approved strategy shall then be implemented and used to inform any future advertisement applications for the building. Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3D View to illustrate the location of the proposed projecting signs

PRECEDENT PROJECT & PROPOSED DESIGN

PRECEDENT PROJECT

40 Fountain St, Manchester, M2 2BE

The planning case officer bought to our attention the Fountain Street bracketed signs (pictured below) as an example of how to achieve a coherent design where future tenants signage can be inserted.

The brackets are at a fixed height and of uniformed design. The signs are not back lit.







4no projecting hanging signs located along the Tib street elevation. (as existing), moved up from existing location to the upper stone band (like the rest of the building).



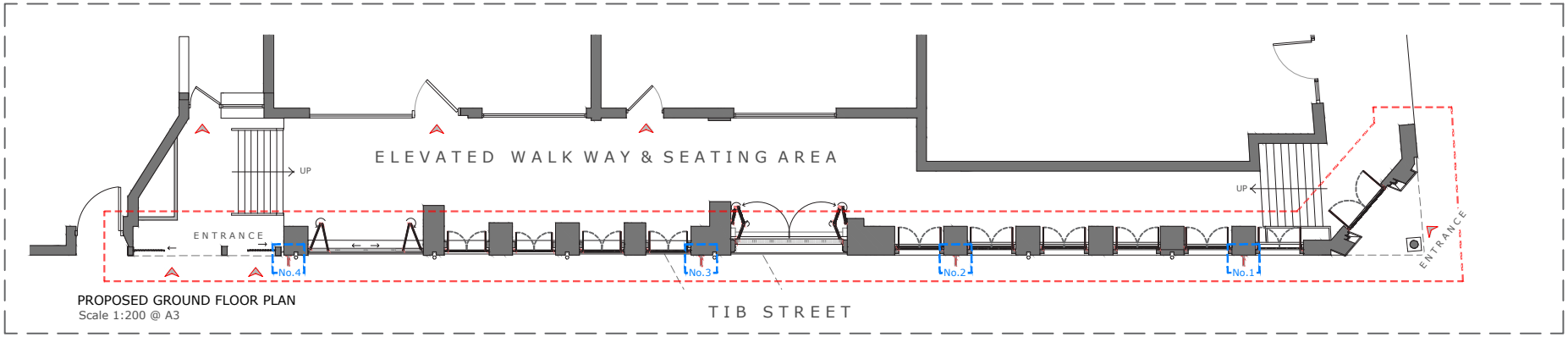
DAY TIME ELEVATION (SHUTTERS OPEN)

PROPOSED ELEVATION A - TIBB STREET

Scale 1:200 @ A3

PROPOSED ELEVATION B - CHURCH STREET

Scale 1:200 @ A3



PROPOSED GROUND FLOOR PLAN

Scale 1:200 @ A3

ELEVATION

A

Scale Bar 1:200 @ A3

Area of the proposed work

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Project: Smithfields-Gate_2024_Revised Gates/ Railings Design

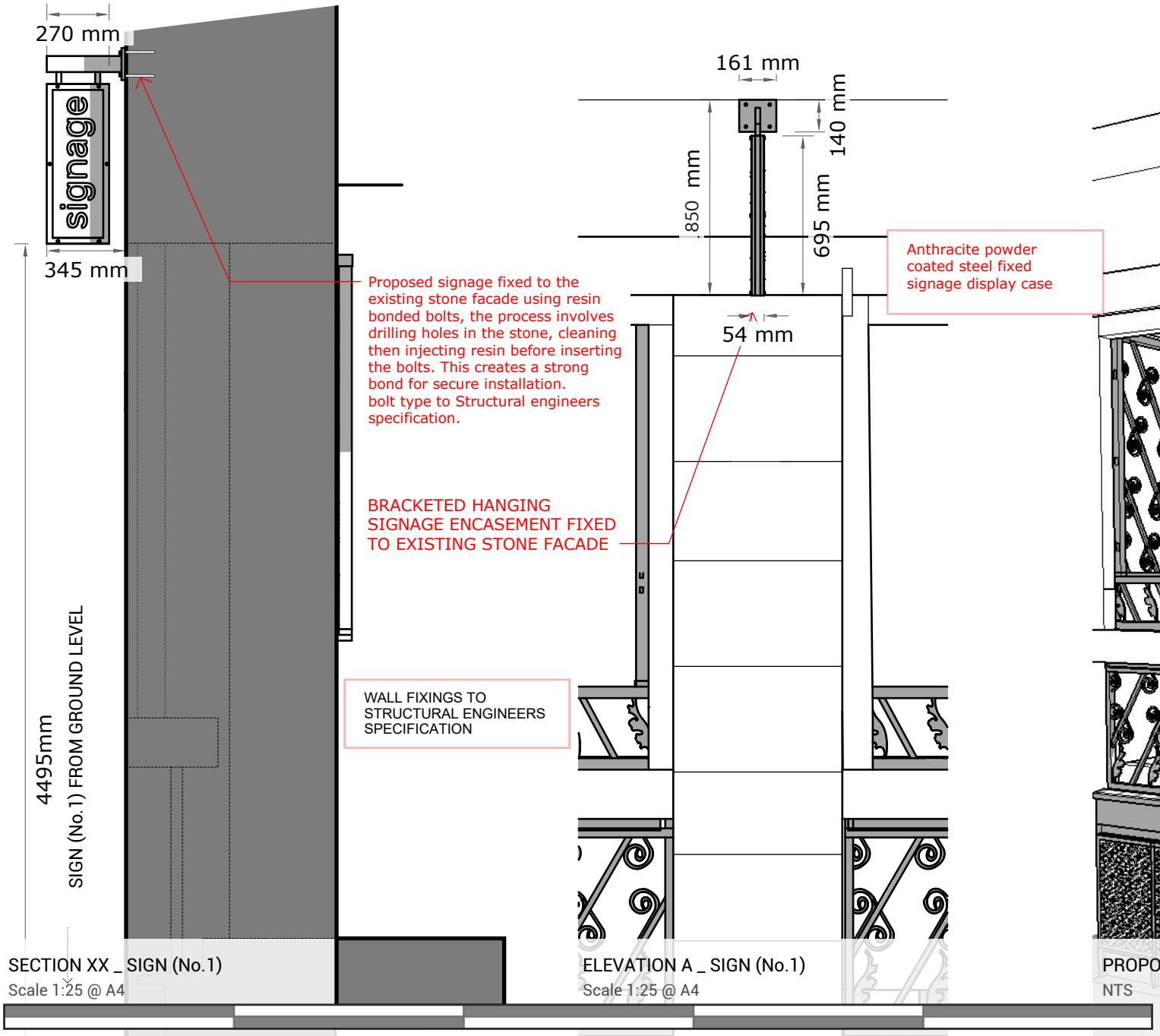
PLANNING CONDITIONS

Drawing: Proposed Tib St / Church St Elevation & Plan

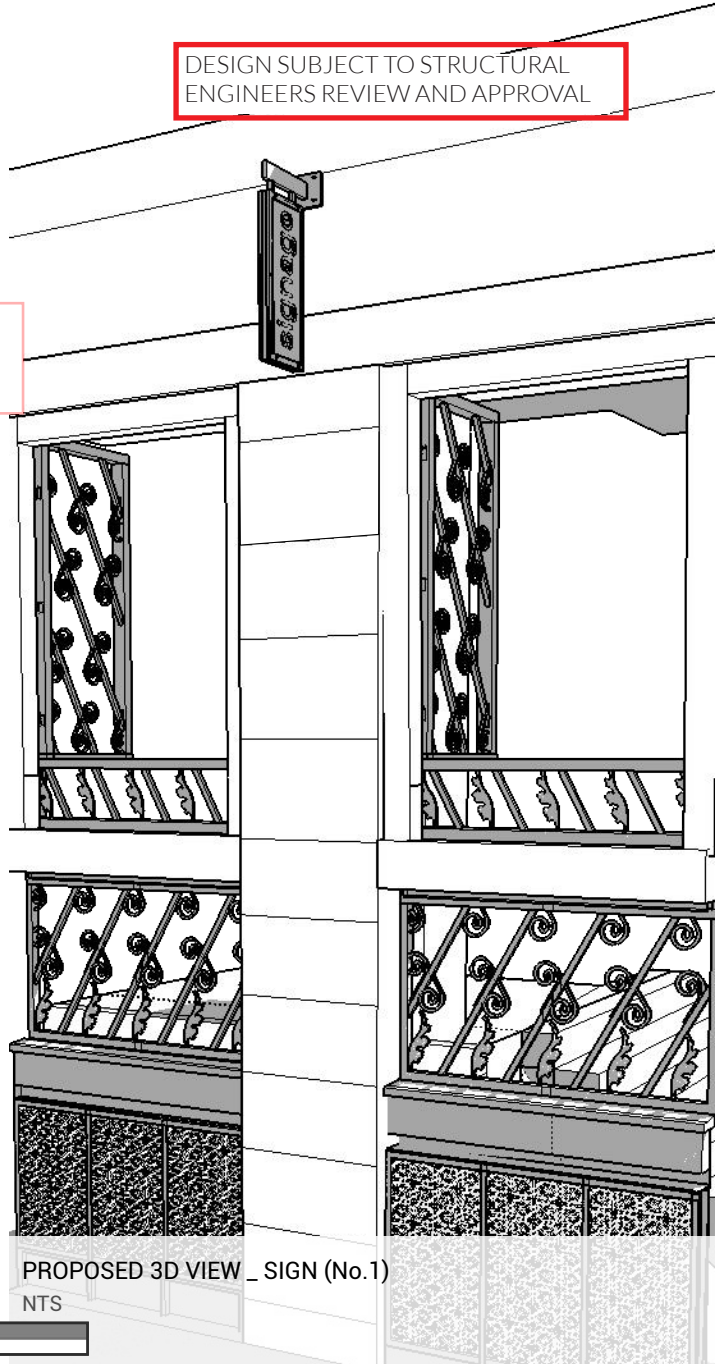
Job-Dwg No: 137-L09_RevB

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DESIGN SUBJECT TO STRUCTURAL ENGINEERS REVIEW AND APPROVAL



SECTION XX _ SIGN (No.1)
Scale 1:25 @ A4

ELEVATION A _ SIGN (No.1)
Scale 1:25 @ A4

PROPOSED 3D VIEW _ SIGN (No.1)
NTS

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Project: Smithfields-Gate_Gates/ Railings Design
Drawing: Signage Specification - Section / Elevations
Job-Dwg No: 137-L10_RevA

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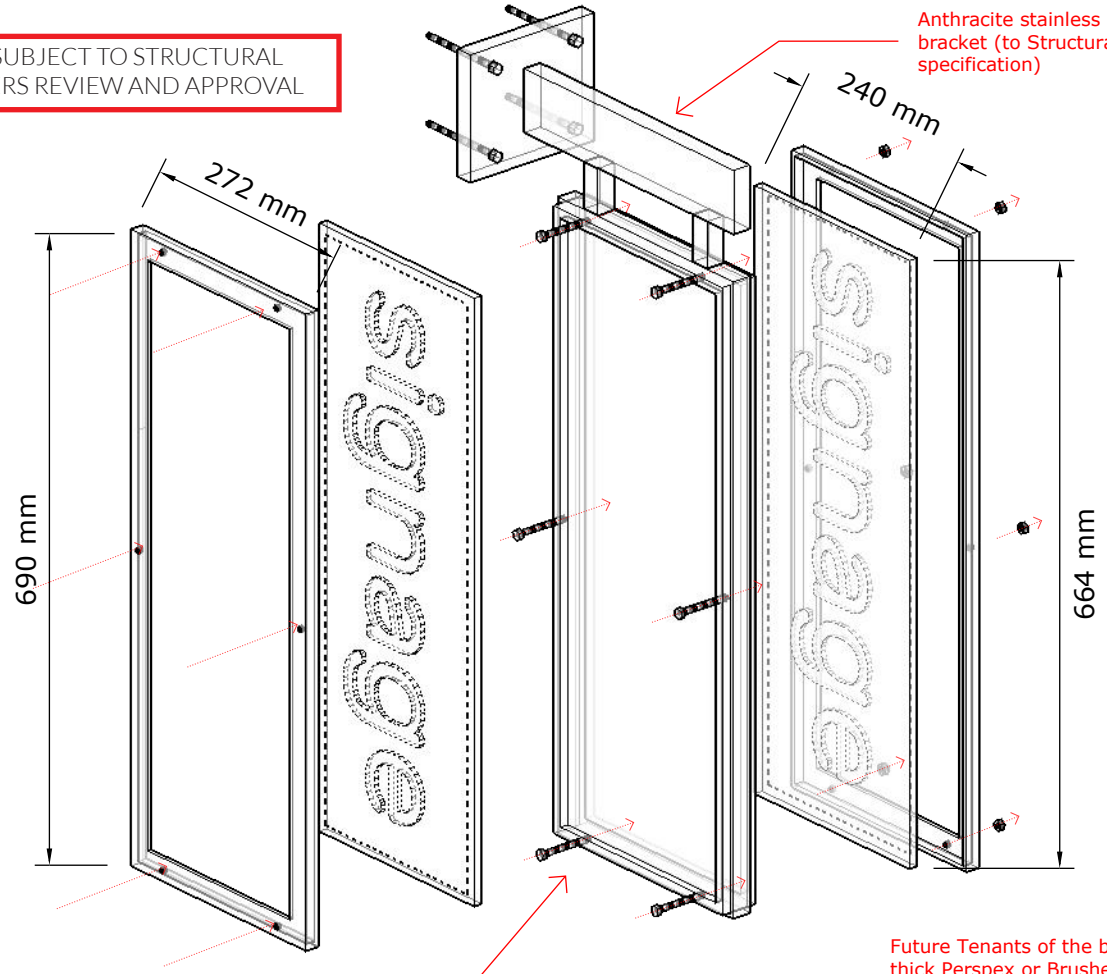
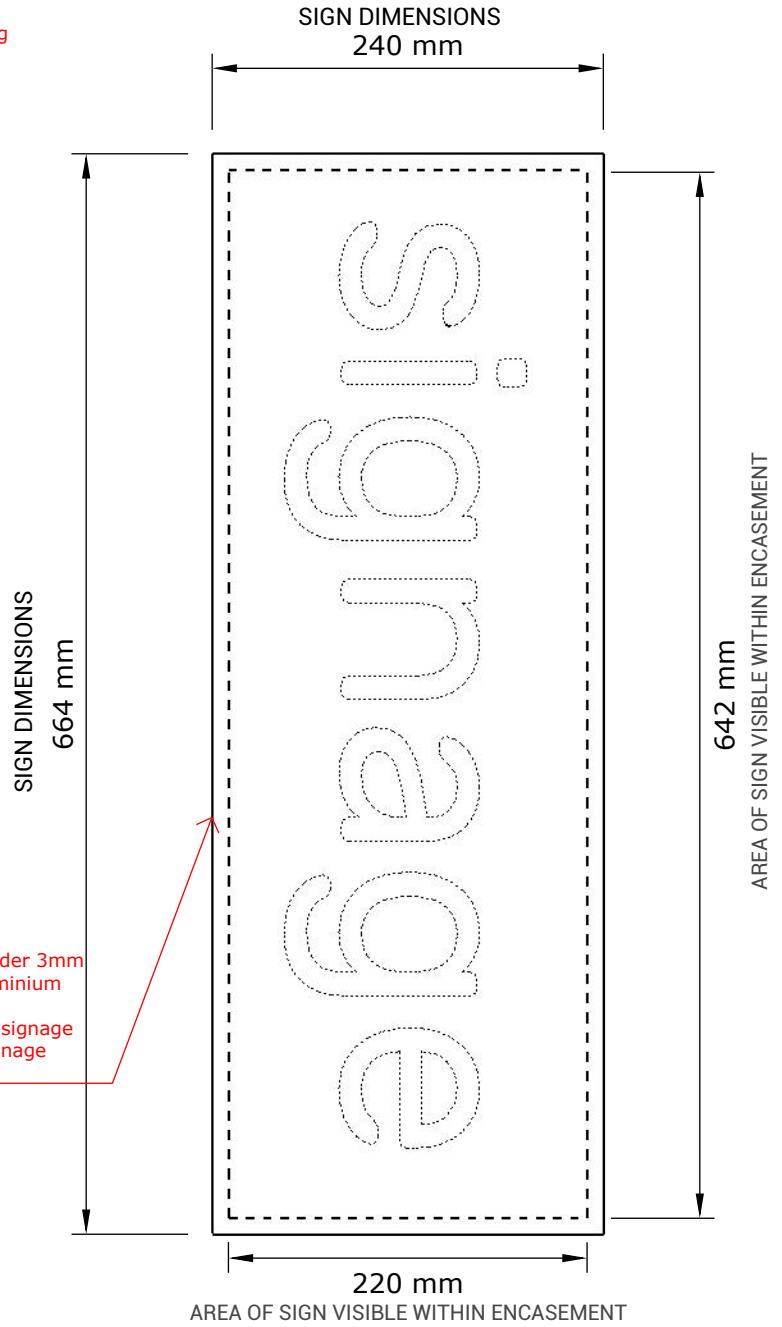


DIAGRAM TO ILLUSTRATE PROPOSED SIGNAGE ENCASMENT DESIGN



EXISTING REAR ELEVATION C

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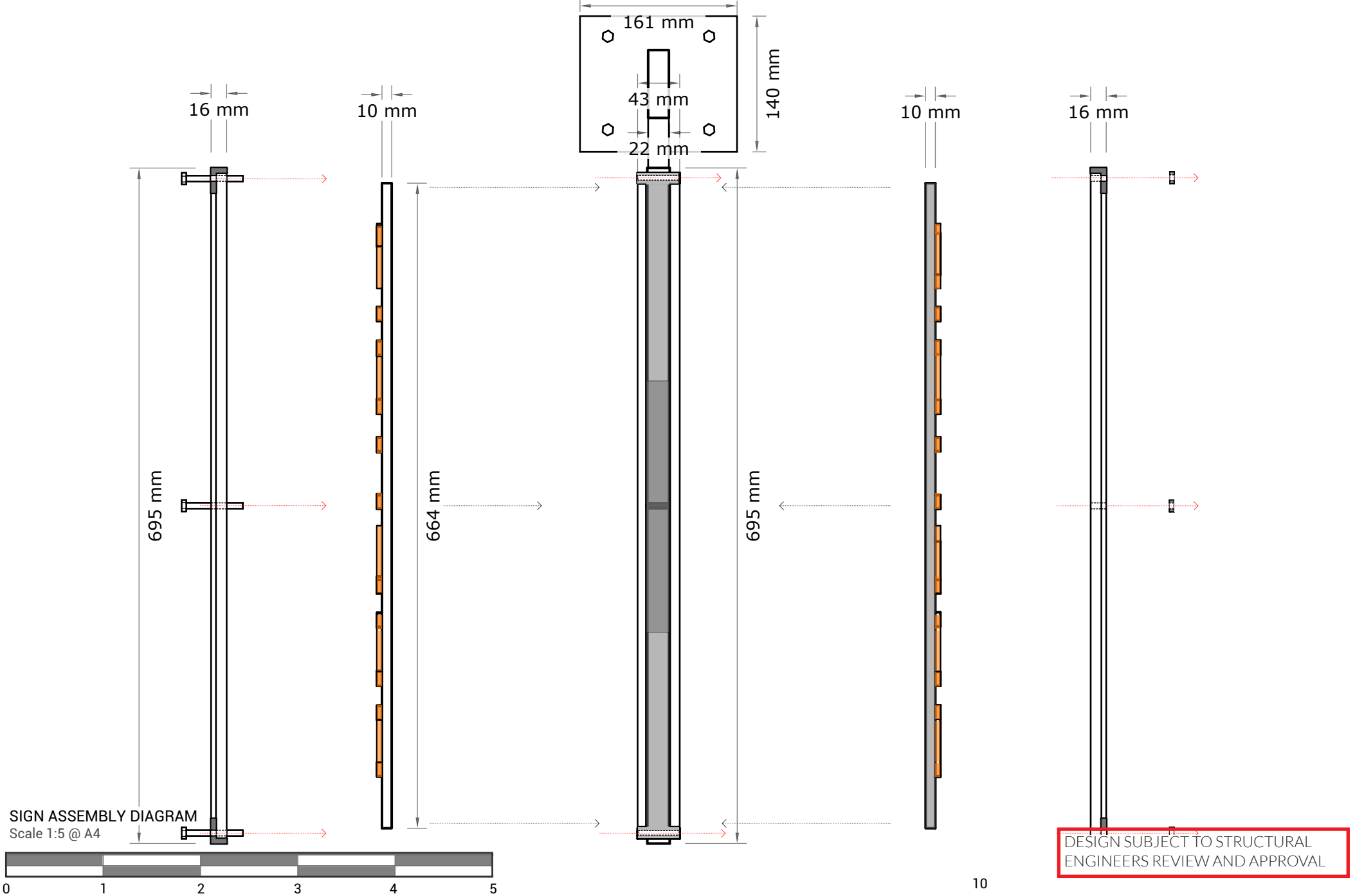
Project: Smithfields-Gate_Gates/ Railings Design
Drawing: Signage Specification - Diagrams
Job-Dwg No: 137-L11_RevA

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SIGN ASSEMBLY DIAGRAM
Scale 1:5 @ A4

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Project: Smithfields-Gate_Gates/ Railings Design
Drawing: Signage Specification - Section Diagram
Job-Dwg No: 137-L12_RevA

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