

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

Proposal: VERTICAL EXTENSION FOR A THIRD FLOOR ROOFTOP BAR AND TERRACE

Address: 46 CANAL ST. MANCHESTER M1 3WD

Date: 26/06/2021

The Property

The property is a three-storey building located on Canal Street Manchester, and it's home to a bar – ON BAR. The building sits between a four-storey building on the right and a two storey building on its left, all of which have night clubs or bars. Canal St. is a popular leisure destination within Manchester City Centre. Canal Street is one of Manchester city's vibrant night-life attractions as it is lined with late night bars and clubs. At night the streets are restricted to with automated rising bollards to create a pedestrian zone to facilitate the operation of the bars and night clubs without vehicular disruptions.



Figure 1: Rooftop/Terrace bar – G-A-Y Manchester

The application relates to the creation of a third-floor rooftop/terrace bar to form part of ON BAR spaces. The Covid 19 pandemic has shown businesses the necessity of operating a full or partial outdoor environment. **We can confirm that the proposed external seating area would be table serviced and there will be no amplified sound, or any music played in the proposed external seating area when the roof is open. When the roof is closed, the seating area shall remain table serviced, and only soft low volume music will be played.**

Therefore, the applicant wants to take the opportunity to create a partial outdoor space on the rooftop bar and terrace. The neighbouring building on the left of ON BAR, which is a night club (G-A-Y Manchester), has an existing rooftop/top terrace bar. The roof top area has proved invaluable in the current pandemic era.



Figure 2: Rooftop/Terrace bar – G-A-Y Manchester

There are other Roof top/Terrace Bars in Manchester city centre that have a similar design proposed, especially with respect to the reinforced glass balustrades/railings at 1.8m high on proposed elevations. A typical example is the rooftop bar and terrace on the 6th floor of Kings Street Townhouse Hotel. See figure 3 below.



Figure 3: Rooftop/Terrace bar – Kings Street Townhouse Manchester

Please refer to Architectural drawings submitted with application for details of design.

Measures/Security already in place at ON BAR

- Door staff will encourage patrons to leave quickly and quietly.
- Door staff will monitor behaviour outside the premises within the rooftop seating area.
- Notices will be situated inside the premises and at the entrance requesting customers leave quietly and in an orderly manner. Staff will draw customers' attention to such notices.
- The bar already has a digital CCTV system covering all areas of the premises, including outside. The cameras have night vision capability and recorded footage is, and will continue to be, kept for a minimum of 28 days.
- The bar already employs SIA trained door staff. There will continue to be at least one SIA- trained member of staff on the door on a Friday and Saturday from 8pm plus on other days subject to a risk assessment as per the current premises license. Staff have been trained in methods of dispersing customers who are leaving the premises and encouraging smokers to keep noise to a minimum. All staff will continue to be trained in licensing law and health and safety.

- Door staff will ask any customer who appears to be under the age of 25 to prove that they are 18 or over in accordance with the 'Challenge 25' policy. Those who fail to provide acceptable ID will be refused entry including to the rooftop seating area.
- If a potential customer appears to be drunk or under the influence of drugs, they will be refused entry including to the rooftop seating area.

All these measures are already in place and will be maintained across

Operating Times

The bar has a license to operate:

10am until 02:00am Monday to Wednesday. 10am until 02:00am Thursday

10am until 3:00am Friday

10am until 4:00am Saturday

10am until 2:00am Sunday

Waste Management

The proposed waste management strategy - refuse storage and collection, is as existing. There are no official bins on the premises. Every night, the wastes are collected in bin bags. There is a collection service that takes the bags from the back of the building every morning. The collection service is:

Emptymybins Ltd

Address: 70 Temperance St, Manchester M12 6HU

Phone: 0161 828 4250

Layout

The internal floor layout shall be minimally changed to integrate the new vertical extension. Especially with respect to new stairs.

Materials and furniture

The materials and furniture to be used on the third-floor rooftop bar and terrace will be glass front. The external walls on the side and the front will be cladding.

Cladding

2.5m & 3.6m Composite Cladding Board in Stone Grey Anthracite as shown on the 3D drawing. The proposed side cladding will match the cladding of the upper floor of the property.

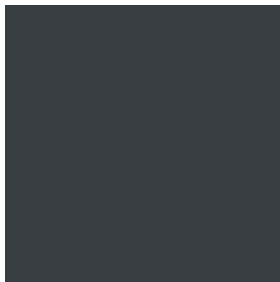


Figure 4: Grey Anthracite colour

Environmentally friendly Pioneer range, from Hyperion. Cladding made almost entirely from recycled material and does not splinter. It's a low maintenance cladding, does not rot and never needs to be treated.

- 120 x 20mm profile, - 3.6m lengths
- Shiplap profile, decorative, rainscreen cladding
- Can be installed vertically and horizontally
- 15 years residential,
- 10-year commercial limited warranty
- Easy and hidden fastening system

- Reaction to Fire, classification: , D - s1d0 (EN 13501-1)

Glass windows

The acoustic consultant has advised the use of the 6 / 16 / 4 double glazed acoustic glazing. The furniture is substantial to withstand disruption by strong breezes. Refer to architectural drawings for more details.

- Acoustic Performance of IQ glass: Rw 32–49 depending on glass specification.
- Thermal Performance PassivHaus Certified with SI Thermal Break Uf 0.88 W/m²K, 1.2 W/m²K with HI thermal break. See attached specification from IQ Glass.



Figure 5: IQ Glass; Slim Aluminium Glass Facades

Disable Access

The proposal now includes a wheelchair stair lift to provide wheelchair access to the proposed rooftop extension and therefore, the building is fully accessible for ambulant disabled people and others that have mobility problems. The lift specified is the Inva StairRiser Wheelchair Stair Lift as shown in Figure 6 below. Also refer to Disabled access statement document for more details.



Figure 6: Inva StairRiser Wheelchair Stair Lift

Waste collection

Waste and recycling will continue to be collected by a specialist refuse contractor. Refuse, glasses or glass bottles from the building will be stored within the building. This is already On Bar policy.

Effect on, and appearance of the property:

The proposals will have a negligible effect on the original features of the Property and will seek to enhance it by adding a rooftop/terrace bar. The existing building features including materials, colour, and appearance will be maintained at all times. All work will be undertaken to a high standard with attention to detail and with the aim to ensure original features are maintained and enhanced.

HERITAGE STATEMENT

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
VERTICAL EXTENSION FOR A THIRD FLOOR ROOFTOP BAR AND TERRACE	<i>The property is located within the designated Whitworth Street Conservation Area and adjacent to other designated heritage assets. Behind 46 Canal St. is number 53 Richmond Street. This is a listed building. To the left of 46 Canal St. is another listed building on Sackville St. and to the right are three listed buildings on Abingdon St, one of which, is home to The New Union (Figure 1 below).</i> <i>The National Planning Policy Framework (NPPF) (2021), States that, Heritage assets offer outstanding, irreplaceable, universal value, hence, they must be “be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”</i> <i>42 Canal St. is a three-storey building located on Canal Street Manchester, and it is home to a bar – ON BAR. Canal St. is a popular leisure destination within Manchester City Centre. It is one of Manchester city’s vibrant night-life attractions as it is lined with late night bars and clubs.</i> <i>The application relates to the creation of a third-floor rooftop/terrace bar to form part of ON BAR spaces. It replaces a modern existing sliding roof with a new floor. The roof terrace has about 1m of red brickwork (to match existing walls) with a meter high reinforced glass balustrade on three sides of the roof terrace.</i> <i>With reference to the NPPF paragraphs 194 and 203, the proposed development is an open space with glass walls on three of four</i>	<i>Upon a visual and physical examination of the property within the context of the street scene as well as the activities/functions on the street, the proposed roof terrace is in keeping with the street scene and would NOT cause harm to the appearance of the conservation area. It will also enhance non-designated heritage asset within a Conservation Area as well as other designated heritage assets on the street.</i>

sides of the roof terrace, that allows the public access to seeing the heritage assets on Canal St. and the wider conservation area, while seating and enjoying their evening. It provides a unique avenue for the local and general community to enjoy the wider social, cultural, and economic environment that Canal Street bring (paragraph 190).

The Character of the conservation asset in which ON BAR is situated, is currently being preserved and the proposed development will continue to preserve the character, and historic architectural significance of the building, the listed buildings, and other non-designated assets on the street.

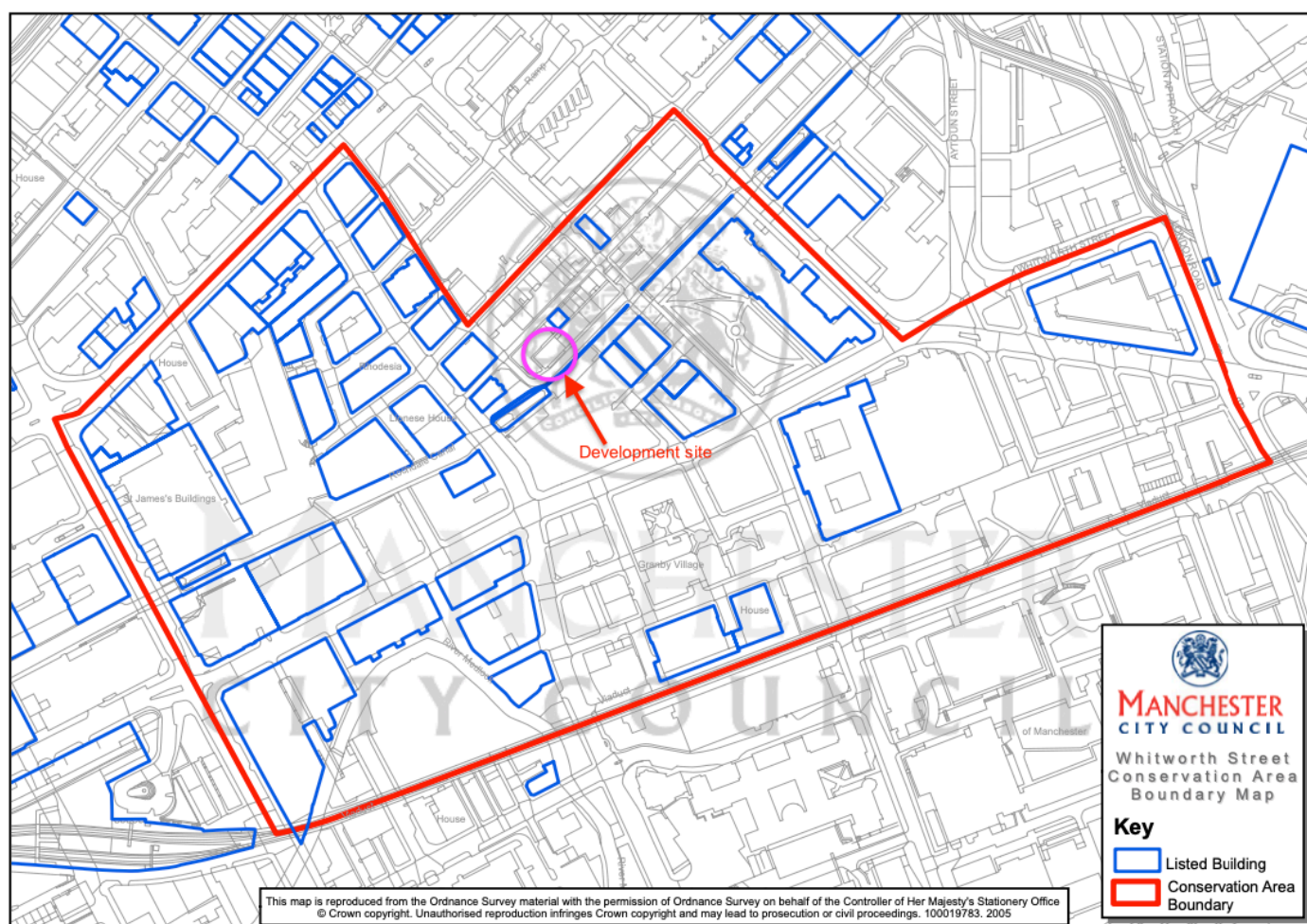


Figure 6: Whitworth Street Conservation Area Showing Site Development in 46 Canal St.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd