

HERITAGE STATEMENT

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

ADDRESS: 46 CANAL ST. MANCHESTER M1 3WD

Date: 25/09/2021

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 sides of the roof terrace, that allows the public access to seeing the heritage assets on Canal St. and the wider conservation area,</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>

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.

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

I look forward to hearing from you.

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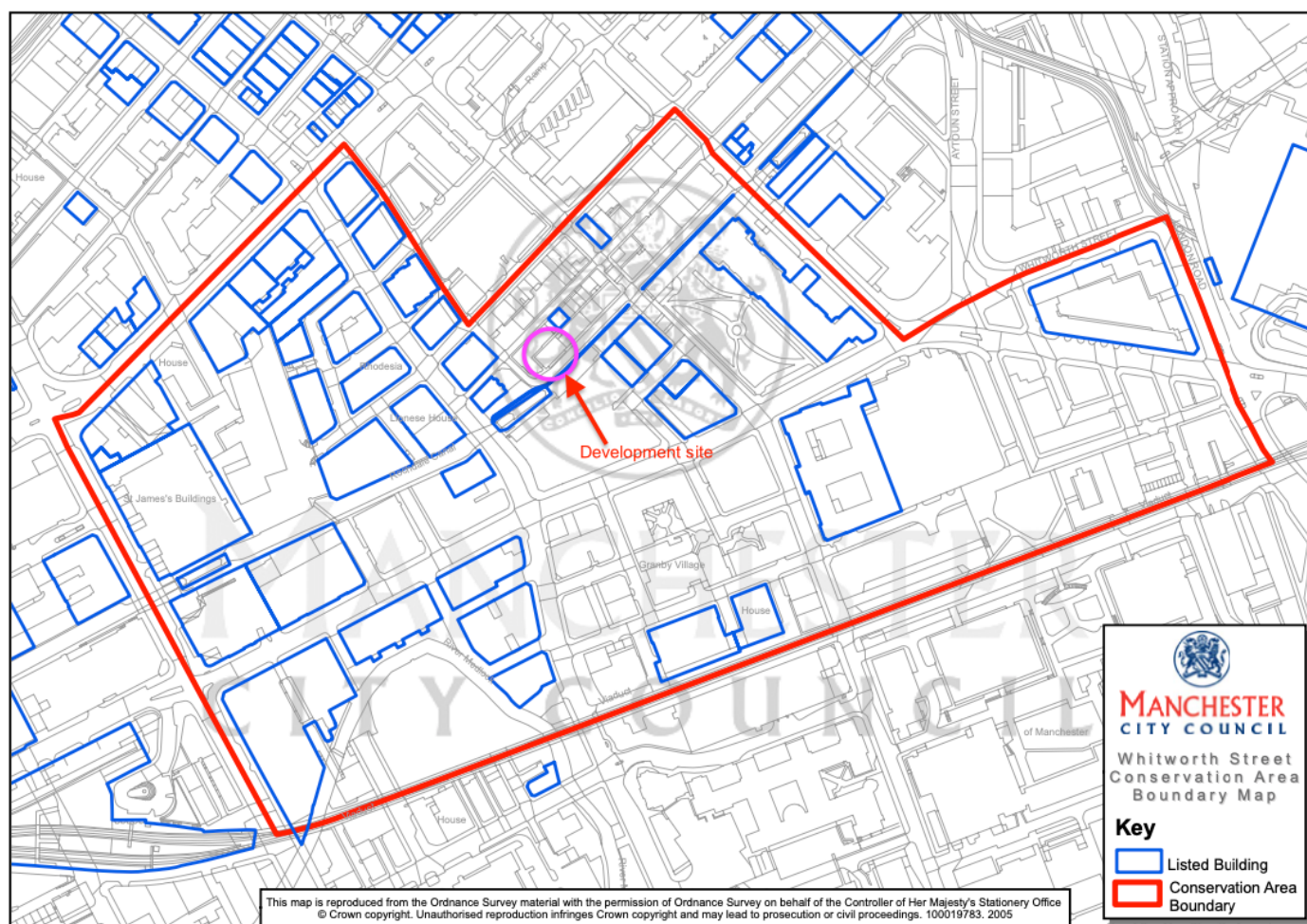


Figure 1: Whitworth Street Conservation Area Showing Site Development in 46 Canal St.