

Design & Access Statement

Property Location:

28-30 Canal Court
Canal St,
Manchester
M1 3EZ

Design Proposal:

The aim of the proposal is to replace all of the existing timber framed windows from the second floor upwards, with new timber framed windows to match existing.

Amount:

The Proposal is for the replacement of all existing windows to the South East, South West and North West Elevations. Please refer to drawing **L3840_04_Proposed Elevations**
No windows are to be replaced on the ground and first floors.

Layout:

There is no change to the current layout of the site

Scale:

The proposal is to replace the windows with new, within the existing window fenestrations.

Landscaping:

Current landscaping will not be affected by this proposal.

Appearance:

By replacing the windows on the South East and South West & North West elevations , the appearance of the heritage asset will be sustained. Window frame colour scheme will be appropriate for the building and the context in which the building sits.

Access:

There will be no change to the access of the premises by this proposal.

Heritage statement

This Heritage statement has been prepared by JMP Architects in support of a Certificate Of Lawful Development for the replacement of windows to the North West, South East & South West elevations, with new & to match the existing.

The property is currently used as flats for residential purposes. The property is not a listed building but does lie within the Whitworth street conservation area.

See Fig1. *For location of property within this conservation area.*

The proposal retains all brickwork, heads and sills to the elevations. Proposed Fenestrations of windows are to match the appearance of the existing. All proposed windows opening are to match the existing so the form and general appearance of the building will remain the same.

A review of documented histories of number 28-30 Canal Court ,reveals little of significance to this particular property. Although it is highlighted in the Manchester City Centre conservation area appraisal as situated in an area which is uniquely Mancunian in its character. Surrounded by buildings erected between 1850 and 1920. Reflecting the historical importance of the textile industry in the city.

Many of the surrounding buildings / previous cotton warehouses have been given a new lease of life and have also been converted into flats in the 1980's and 90's. With Canal Street now becoming a vibrant area with many former vacant buildings being brought back into active use.

Replacing the windows to Canal court whilst keeping all fenestrations and materials as existing, would increase the longevity of the buildings use, whilst retaining the historical significance of the textile industry. Which seems fitting in an area which has been given a new lease of life.

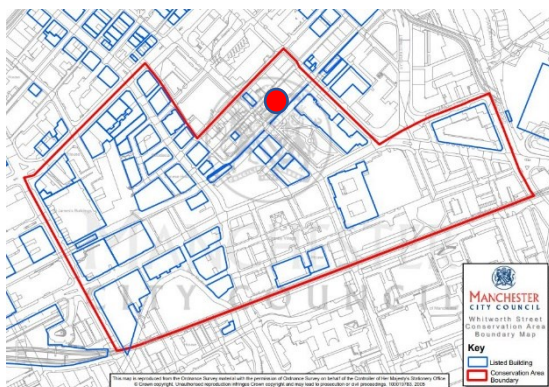


Fig 1. *Location of building within the conservation area.*