



Planning and Heritage Statement

The application site lies within the St John Street Conservation Area, and it is adjacent to the listed buildings at Quay Street and Byrom Street. Accordingly, these form the relevant heritage assets for consideration.

The online conservation area appraisal outlines that St John Street is the only surviving Georgian terraced street in central Manchester and forms the heart of the conservation area which was designated on 4th November 1970. The application site is not specifically mentioned within the appraisal; however, the appraisal confirms that there are several existing high-quality buildings in the area and alterations to buildings must attain a similar standard of design.

In addition, the appraisal sets out that new structures should respect the architectural character of the historic area and create proposals which harmonise with them and have a vitality of its own and reflect the period in which it is built.

The canopy proposed as part of this application is of the same style as that already approved. As such, it is considered the canopy is acceptable in principle. As it would remain in keeping with the rest of the property.

In terms of the design, a similar canopy has already been approved at the front of the building under application ref. 119610/FO/2018 for the overall refurbishment of the building, and this canopy will be non-illuminated. Unlike the main entrance canopy, the canopy in question only projects over 1 meter over the adopted footway. The application proposal will therefore provide a more cohesive external appearance to the overall development, mirroring the other canopy.

It is considered that the revised canopy will fit more harmoniously to the overall building, the guidance within the conservation area has been considered.

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