



New Canalside roof terrace and Public House extension approved.

The Constitution was closed during the Pandemic and in need of reconfiguration, refurbishment, and extension to ensure its future viability. A new two-storey glazed extension was proposed to the rear of the building to offer much needed additional trading space fronting onto the Canal. The extension includes a retractable roof to allow for flexibility of use, providing for 'terrace' use and feel during the warmer months and enclosure during colder, wetter months.

The proposals did not come without their challenges. The Public house is located on a prominent corner location, adjacent to residential units. The building is also designated as a 'Positive Contributor' in the Conservation Area. Working together with Heritage Potential, we were able to convince the Council that the design was acceptable and would not harm the significance of the existing building.

We engaged with surrounding residents and stakeholders to ensure that their concerns were heard, and ultimately, we were able to gain support for the proposals, and secure Planning Permission.

Summary of achievements

- Preparation of Planning and Heritage Statements and justification of the proposals;
- Co-ordination of the planning application submission and positive engagement with the Council and stakeholders

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