

`Access Statement for
Rock Over Climbing Ltd Expansion into Unit 2 Park Garage

Introduction

Rock Over Climbing Ltd is an indoor climbing centre which has been trading since 2010 and is located at 45 Julia Street/ Park Garage Cheviot Street, about 2 minutes walk from Victoria Station and 15 minutes walk from the Manchester City Centre.

During the past 10 years we have continued to grow, having started in just 45 Julia Street, then in 2015 extending into Park Garage (planning was granted in 2015) again in 2017 (planning granted in 2017 for Unit 3, a part of Park Garage and covered under the 2015 planning consent, but just as storage from Ancillary Storage to D2 Climbing Centre).

Now in 2020 Rock Over Climbing is seeking planning permission for change of use for Unit 2 from warehouse to D2 Climbing Centre. This is so we can enhance our facility and provide new climbing facilities and extra storage. It will also provide us the space for our customers so we can then continue with a refurbishment and development of the original climbing walls in 45 Julia.

Prior to Rock Over Climbing moving into Park Garage in 2015 Units 1, 3 and Unit 2 were connected internally you could walk between them. As Rock Over Climbing took the lease in 2015 a non-structural internal single skin breeze block was constructed to separate the demise's between Rock Over climbing in Units 1 and 3 and another tenant in Unit 2. This internal non supporting wall will be removed once again to open internally the Units 1 and 2 as was the case prior to 2015.

Unit 2 is marked on plan 1.0 overleaf.

Appendix 1 shows the existing layout of Unit 2 in relation to Cheviot Street and Rock over Climbing Unit 1. Appendix 1 also identifies the non-structural wall that was insert between the two buildings that we plan to remove.

Appendix 2 shows the proposed layout in relation to Cheviot Street and Rock Over Climbing Unit 2, including the new fire exit opening onto the pavement of Cheviot Street. It also shows the removal of the non-structural wall between Unit 1 and 2.



Fig 1.0 Rock Over Climbing, Park Garage and Units 1,2 and 3

Since opening in 2010 Rock Over Climbing has become an important focal point locally and nationally.

Locally Rock Over Climbing offers indoor climbing, adventure activities, gym, personal training, yoga studio, cafe and soft play to a whole spectrum of users from children, adults, persons with disabilities, schools, groups and many other types of customer.

Locally Rock Over Climbing is also the head office and a supporter of Adventures Awaiting a 'Not For Profit Organisation' who's objectives are:

To act as a resource for young people up to the age of 25 living in North West England by providing advice and assistance and organising programmes of physical, educational and other activities as a means of providing recreational and leisure time activity in the interests of social

welfare for people living in the area of benefit who have need by reason of their youth, age, infirmity or disability, poverty or social and economic circumstances with a view to improving the conditions of life of such persons.

Nationally Rock Over Climbing has from 2017 been providing the training facilities for the GB Climbing Team who have monthly training sessions at Rock Over Climbing in preparation for the climbing world championships and also forthcoming 2020 and 2024 Olympics.

Nationally Rock Over Climbing is now home to and supporter of GB Sport Climbing a 'Not For Profit Organisation' set up to:

- **To provide Full Support to all British elite-level competition climbers**
- **To provide outstanding training facilities and sessions year-round, across multiple locations**
- **To provide financial assistance to travelling British competition climbers**

In the context of the Great Ducie Street Strategic Plan, Rock Over Climbing is already referenced as an existing business within the Southall Street section.

The expansion of Rock Over Climbing helps meet many of the key objectives for the Great Ducie Street Strategic plan including 'Building Inclusive Communities 6.24'

'As a mixed-use neighbourhood the SRF area should include the wide range of uses that are key to supporting any successful urban district. In this area, those uses will support the wide range of residents and occupiers that are being targeted. These should include facilities like good schools, health facilities, leisure & cultural facilities, and an appropriate level of retail provision. These can be delivered in bespoke facilities or through taking leases with commercial units.'

Rock Over Climbing is also a key contributor locally as an employer. We have seen our workforce grow annually and this extension will allow us to maintain our current and future work force.

Rock over Climbing is also developing a strategic relationship with Manchester City College and their new development on the Boddington's Brewery Site. We are going to be providing industry placements for a range of their students and are working on a

collaboration with regards to leisure provision for the students and teachers.

The aim of this statement

This access statement is to:

Detail reasons behind our proposed expansion, what this entails and how our design will:

- Limit impact on the local environment
- Improve access to all
- Provide better facilities to our customers

It will also identify current access and any alterations that Rock Over Climbing will make to improve or bring up to standard / regulation the facilities provided.

Expansion of facilities

Due to continued growth we are seeking to provide more climbing facility and also storage for the climbing centre. This extra climbing wall will:

Enable us to move customers while undertaking refurbishment and development of the original walls in 45 Julia Street.

Appendix 1 & 2 illustrate the existing and proposed layouts Unit 2 respectively.

Rock Over Climbing intends to make one external alteration to the main outer structure of Park Garage or Unit 2, this will be the insertion of a fire exit onto Cheviot Street to comply with the Fire Regulations. (see appendix 2)

Attached in appendix 6 is the proposed plan / fire evacuation plan which has been reviewed and approved by our independent fire officer Bill Armstrong.

Internally as per appendix 3 'Unit 2 proposed layout' we intend to use the structure as it is and just ensure the unit is water tight, warm, light and clean.

We will then within the internal structure build in the same fashion as per the rest of the climbing centre as per previous applications build to industry standards 4m high climbing walls. This space which will be included on our automated fire detection and warning system.

We will also remove the non structural single skin breeze block wall which separates Unit 1 and 3, allowing Unit 2 to form part of the full Rock Over Climbing facility. (see appendix 1 and 2)

Rock Over Climbing has undertaken a review of its Fire Management Plan with regards this expansion for which an extension of the existing new Fire Alarm system as installed in Park Garage. The Fire Risk Assessment and design of system will comply with BS 9999

With regards Part L of the building regulations we are assessing and where required installing new roof insulation to unit Unit 2.

Location & Pre-Arrival

Web address: www.rockoverclimbing.com

Email: info@rockoverclimbing.com

Sat Nav: M3 1LW

Public transport information: www.gmpt.gov.uk & www.traveline.org.uk

Nearest railway station: Manchester Victoria, 3 minute walk

Nearest Metrolink Station Manchester Victoria Metrolink, 3 minute walk

Arrival, Car Parking & cycle facilities

Overview

In the 10 years we have been trading we have seen the completion and extension of the Manchester Tram Network and this has dramatically altered our customer's behaviours.

We have also seen the completion of many new inner city residences such as the Green Quarter, New Bailey, Ancoats which has led to our customers either walking or cycling to Rock Over Climbing

We have seen a huge shift from a car based customer to one who predominantly uses public transport, bicycle and walks to us on foot. Being only 200m from Manchester Victoria meant we are located in a central public transport Hub.

In our original access statement in 2010 we anticipated 30% customers using public transport and 70% using car. In reality this has turned out to be the complete opposite and we see more than 80% by foot, public transport and or bike.

Lastly many of our customer already work in the city and if they do drive they park elsewhere and then walk to us.

Cycle provision

We currently provide an indoor storage and racking system for 45 bikes this was increased with the 2017 planning to 30 and this year has been increased again to 45. As well as the racking for 45 bikes we are now able to provide overflow storage internally for an extra 20 bikes at peak times. This gives a total provision for 65 bikes. All cycle provision is inside the building so safe, well lit and secure.

Current parking provision

During our 10 years of operation we have seen a massive reduction in customers using cars and a huge increase in the use of the trains and trams. Due to our unique location so close to a Manchester Victoria mainline train station and Victoria Tram Station we have seen circa 80% of customers revert to public transport.

This is also evident in groups and schools as rather than use coaches we are now having schools come on both the tram and train and met by our instructors. As well as a benefit environmentally, this is also financially beneficial to schools and groups as a coach typically costs £300-£500 compared to £1 per child on the tram.

In 10 years despite our growth we have never had a full car park or had a single issue from the public or other local business due to parking. This is also due to our unique location surrounded by 7 car parks within a 300m radius of Rock Over Climbing providing over 2000 off road parking spaces.

Currently parking during weekdays is provided by:

- 20 parking spaces in our car park opposite 45 Julia Street as per appendix 4
- 20 parking bays on Julia street allowing 2hr no return parking during the day
- 40 parking bays on Dutton Street allowing 2hr no return parking during the day

- The Boddingtons Brewery car park, which is 1-minute walk away.
- There are also as detailed in Appendix 3, there are 7 other car parks within a 300m radius of Rock Over Climbing

The parking bays are generally 60% full during the week, and used by local businesses and commuters working in the city. The Boddingtons car park and the other 7 car parks are never full. *See appendix 3 for a plan highlighting the location of the climbing wall's private car park and the Boddington Brewery's and other public car parks.*

There is free parking on all the roads in the vicinity during weekday evenings after 1800hrs and at weekends (Saturday - after 1230hrs; Sunday – all day).

Current & Anticipated usage and provision

The primary aim of the extension is to provide better climbing facilities for existing customers. We anticipate a further natural growth of 30 customers per day, with the majority coming by public transport, or walking as this extra facility is primarily focused at the local city centre catchment. We do not see there being an issue with parking as still daily there is circa 60-70% spare capacity in current parking and as stated we are within 300m walking distance of over 7 car parks and 2000+ spaces

See appendix 5 for a breakdown of our current and expected users numbers, highlighting peak times.

Lighting and Security

Currently all the surrounding streets are well lit with public street lighting. All the carparks we utilise are lit. We have added in 2019 external lighting to the building covering the pavement areas around our entrance and also CCTV.

Disabled, Wheel Chair and Pram / buggy access

Access for the disabled, families, Wheel Chairs and Buggy's is will be maintained as unit 2 is on the same level as park garage. And Unit 2 will be accessed as per our existing entrance for Park Garage.

We currently have mother and baby coffee mornings during the week and run a para climbing club and deliver holiday activities for children

with disabilities and at no time have we ever had an issue with pram, wheelchair or disabled person access.

Circulation

The Unit 2, 3 , 3a and Unit 1 Park Garage are all on one level and accessible from the existing main entrance. The flooring will be level throughout and where for climbing will be supplied with the industry standard crash and gym matting.

Unit 2 is accessible through park garage for disabled and wheel chairs users.

WC's and changing facilities

Through the previous two planning applications and developments in 2010, 2015 and 2017 we have built and provided plenty of WC and changing facilities and do not anticipate any further requirement.

Staff Accommodation

The staff accommodation was assessed with the 2015 planning consent and will stay the same. Rock Over Climbing Ltd has a stated policy for identifying individual needs and undertaking reasonable adjustments, as identified in Part II of the Disability Discrimination Act 1995.

Hours of Operation

These will stay the same as our existing hours of operation:

Monday – Friday 0900 – 2200
Saturday and Sunday 0900 – 2000
Bank Holiday's 0900 - 2200

Appendix 1

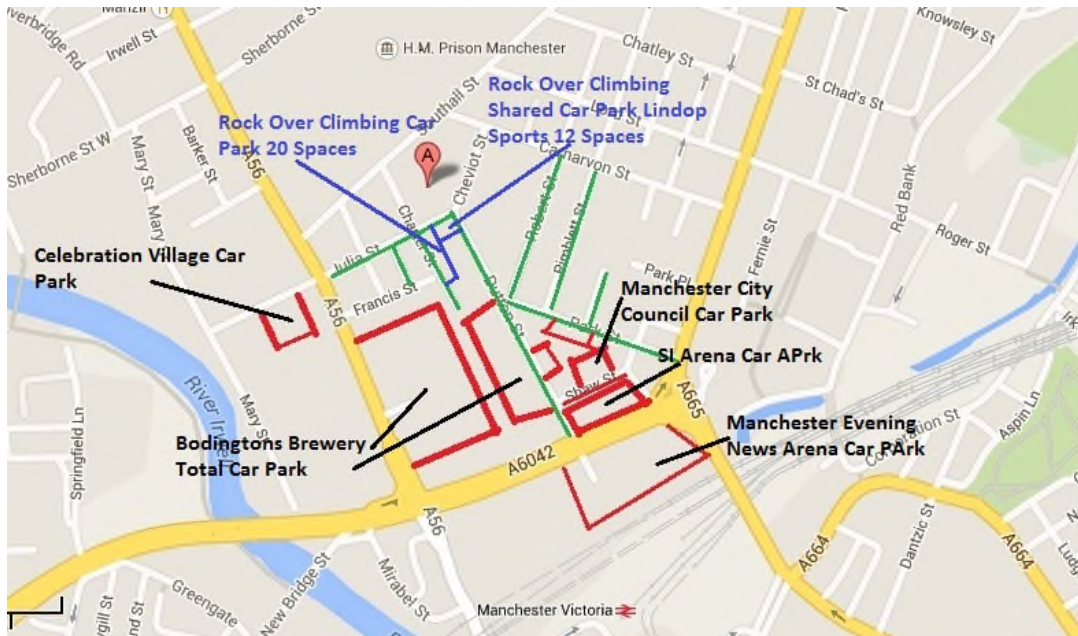
Existing layout Unit 2

Appendix 2
Proposed Layout of Unit 2,
including new fire exit onto Cheviot Street

Appendix 3
1:1250 Location Plan Showing 45 Julia Street, Park Garage
And Unit 2

Appendix 4

Map showing local parking provision



Key

- On road parking bays 2 hours free
- Private car parks average price £2.50 all day
- Rock Over Climbing Car Parks

Appendix 5
Ground Plan showing Rock Over Climbing Car Parking
Cycle Provision is inside building

Appendix 6

Existing visitor number 2020 & Forecast Visitor Numbers 2020/21

Existing	Mon	Tues	Wed	Thurs	Friday	Sat	Sun
1000 - 1700	70	70	75	70	65	185	280
1800 -2200	130	130	130	130	90	20	30
Proposed	Mon	Tues	Wed	Thurs	Friday	Sat	Sun
1000 - 1700	80	80	85	80	85	205	310
1800 -2200	150	150	150	150	110	30	40

Appendix 7

Fire Evacuation Plan