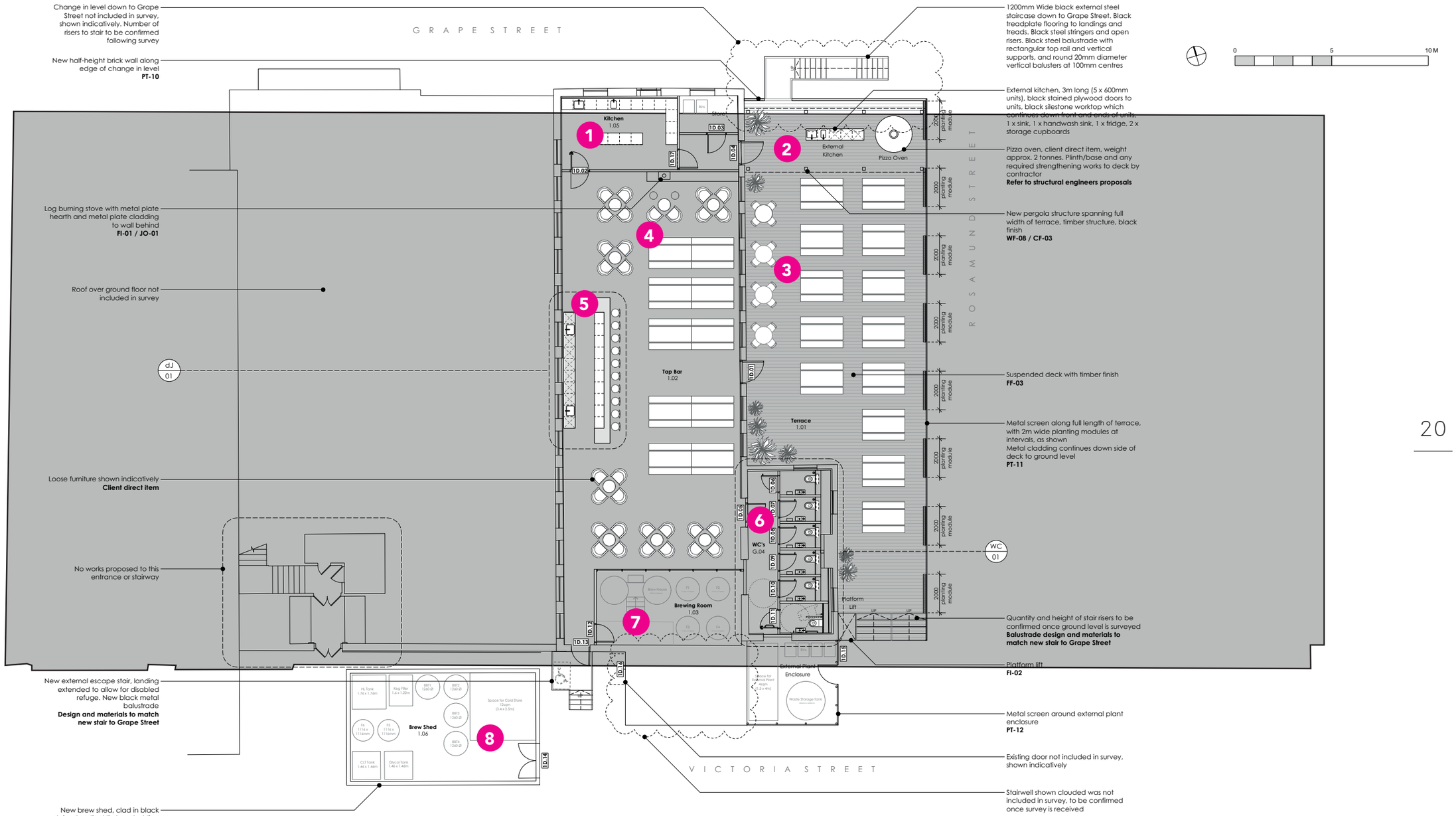
5.5 FIRST FLOOR PLAN



1 Kitchen

2 Outdoor Kitchen

3 Outdoor Seating

4 Indoor Seating

5 Bar

6 WC's

7 Fermenting Room

8 Brew Shed

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5.6 FIRST FLOOR CGI



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5.7 FIRST FLOOR CGI



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5.8 FIRST FLOOR CGI



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5.9 TERRACE CGI



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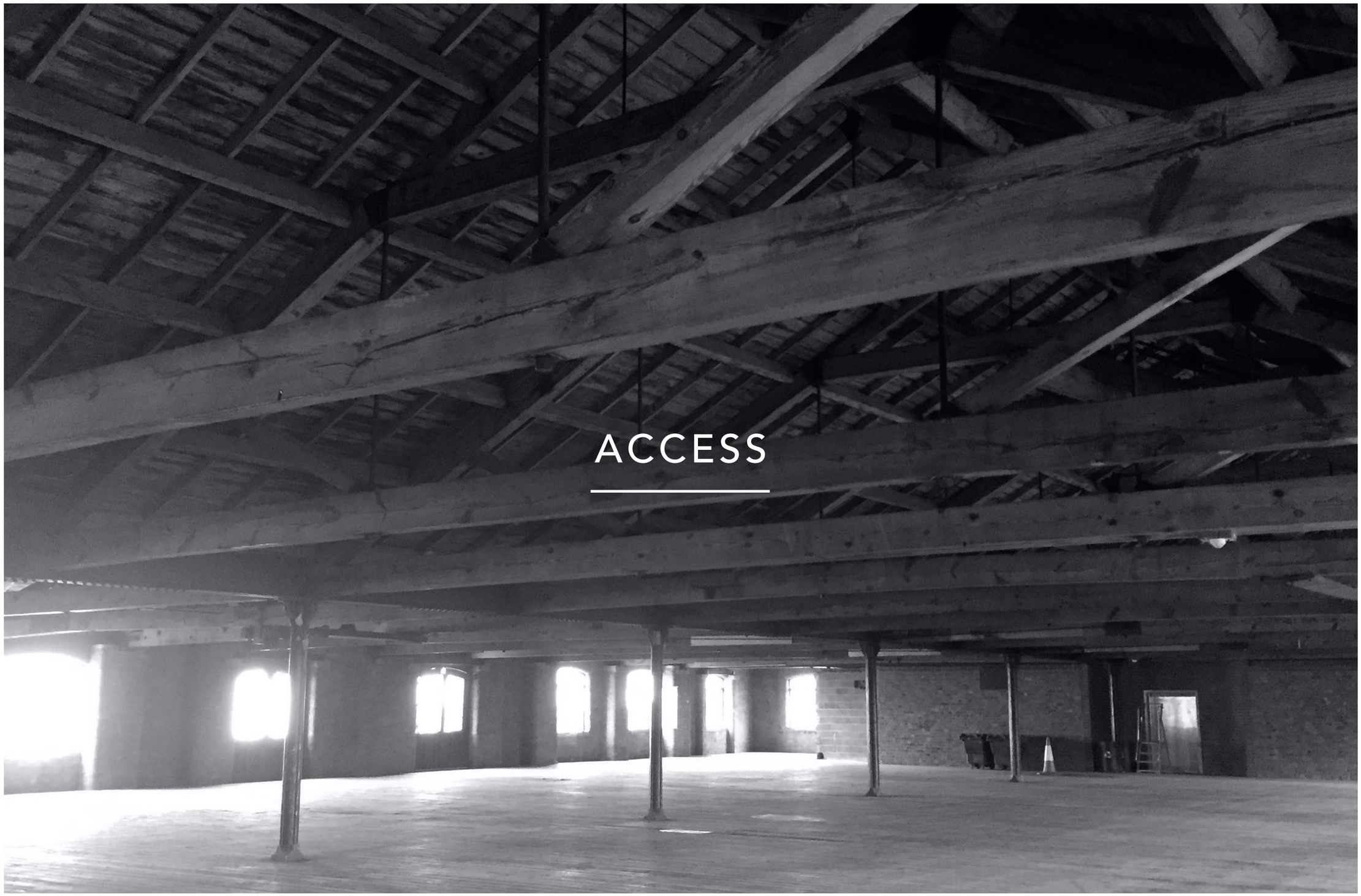

ACCESS

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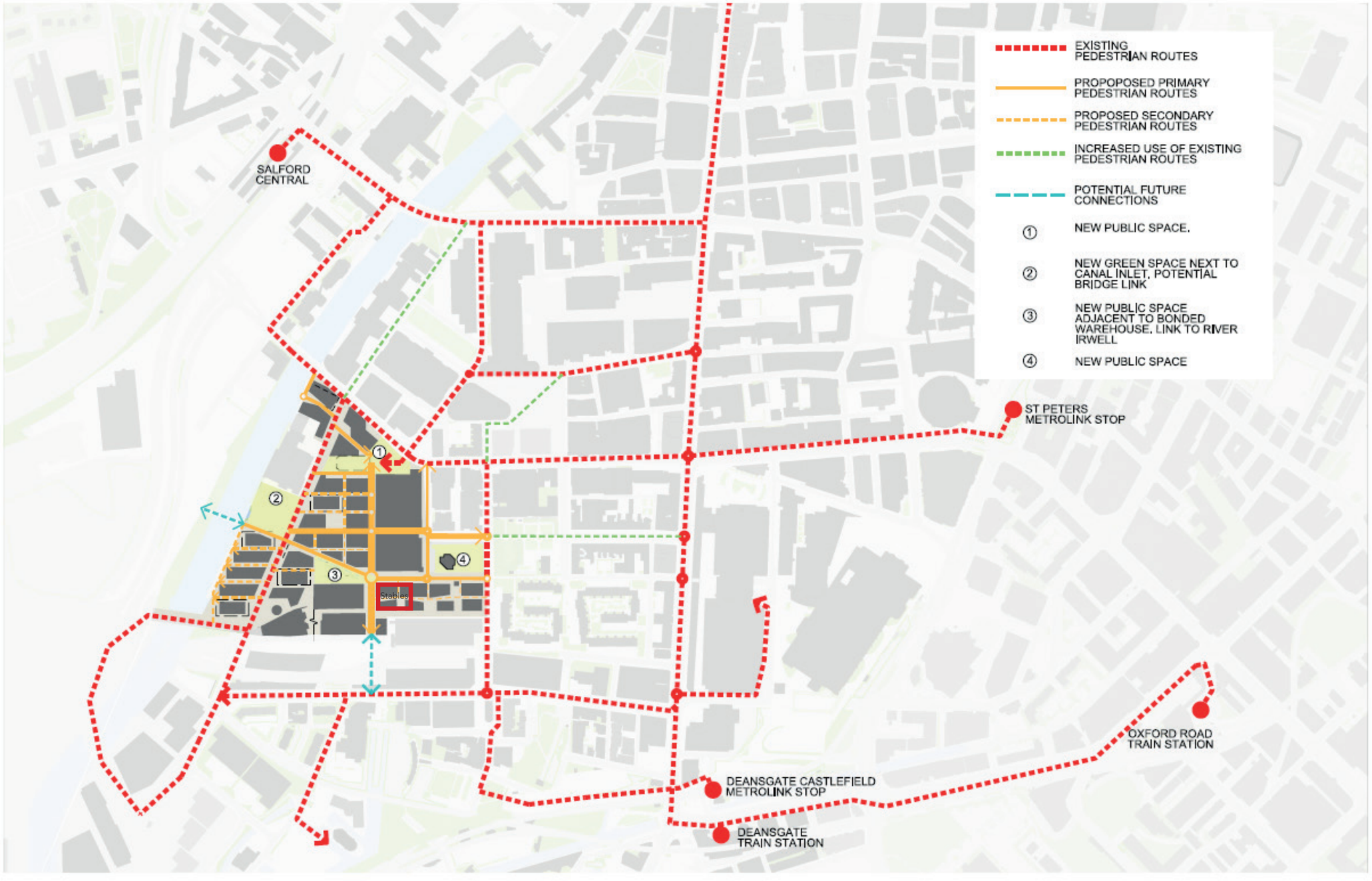
6.1 SITE ACCESS



6.2 ACCESS TO THE BUILDING

Access Statement

The planning of the building aspires to allow access for all, bringing the existing building in line with current legislation. It also takes into account the emerging Equality Act 2010 Bill, currently under review for amendment in order to improve step-free access to public buildings for wheelchair users.

Under the proposed new clause (22.2-2A) the Secretary of State shall make regulations which specify the circumstances in which it is reasonable for a person to be required by law to install a ramp suitable for wheelchair access. The Bill also expands the Exercise of Power (of any Minister of the Crown) to include "duty" as well as "power" when enforcing such regulations.

- The proposals have been designed where appropriate with reference to Manchester City Councils design guide Design for Access 2.

- Both floors are accessible via step-free routes;



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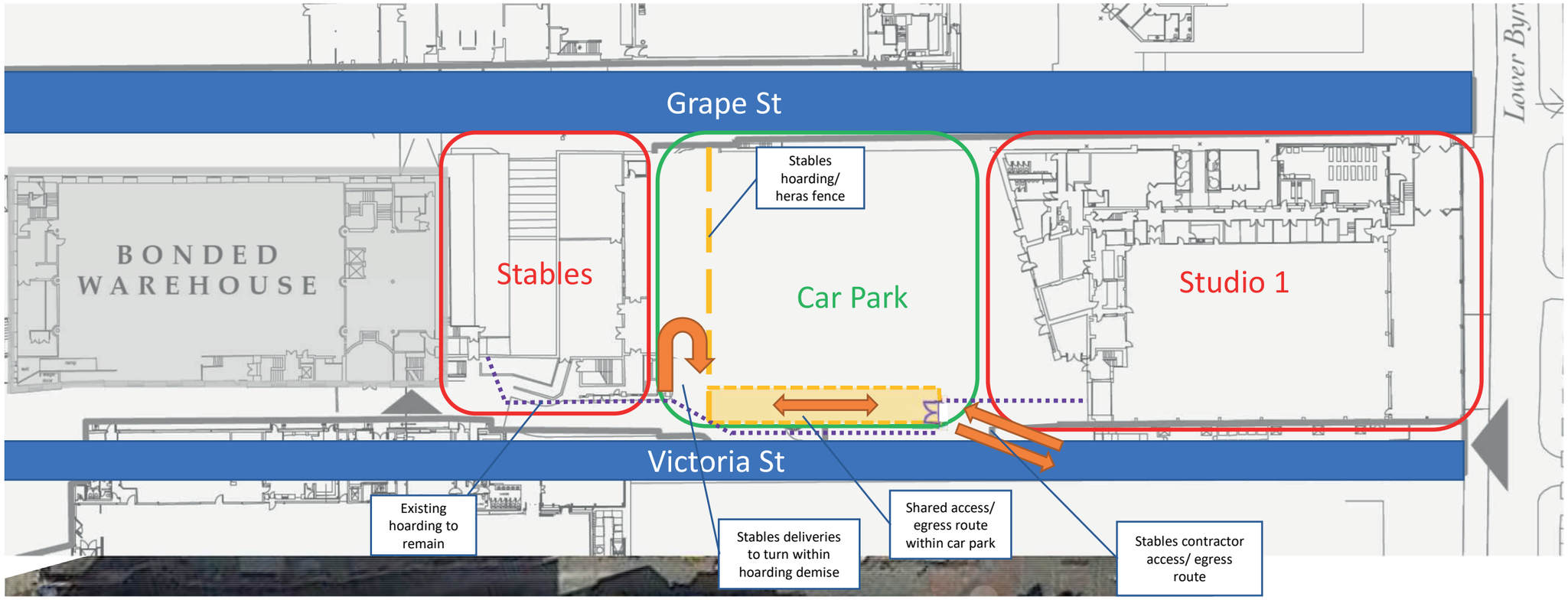
6.3 LOGISTICS PLAN

The stables was previously occupied by Granada television. The application site is fronted by Grape Street to the North. The east side of the building adjoins existing surface level car parking for former Granada television staff.

To the east, is the main building refurbishment of the Bonded Warehouse.To the south there is an adjacent warehouse building which links into the Bonded Warehouse.

It is our understanding that the existing building is predominantly serviced from the south off Victora Street. This will also be the main service access area.

Servicing arrangements & waste collection will be in-line with the existing strategy and the St John's masterplan.

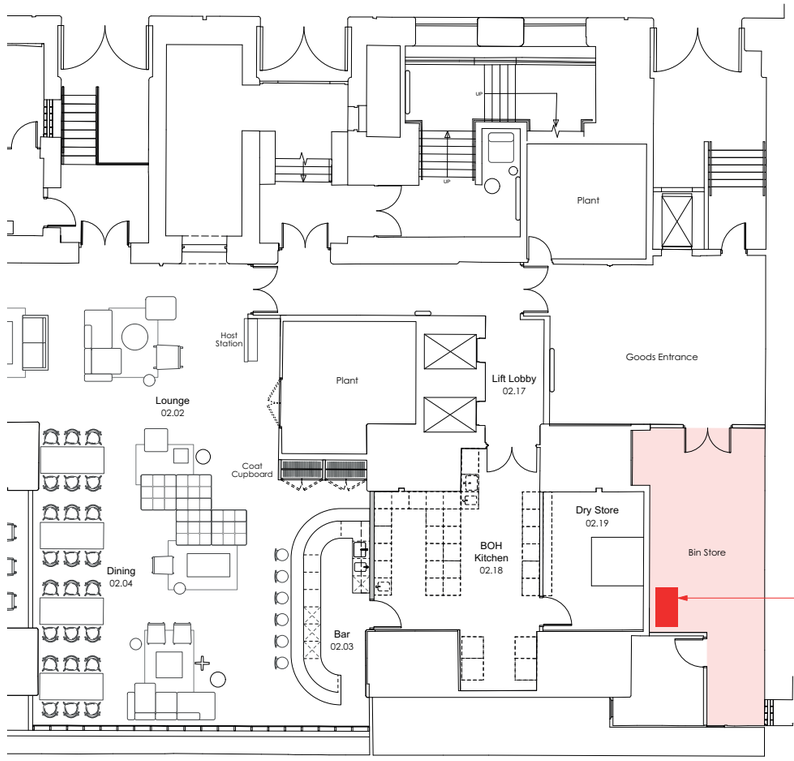


6.4 WASTE STORAGE PLAN

Land Use		Floor Area (m2)	Waste Assumptions	Waste (Litres per week)	General Refuse	Paper/ Card	Plastic/ Metal	Glass	Organic
Gym	Consumables	617	Calculated at 5 litres per m2 per week	3085	30%	50%	13%	2%	5%
					925.5	1542.5	401.05	61.7	154.25
Bar/ Brewery	Food-led covers	250	Assumed 50 food led covers (70 litres per cover per week)	3500	10%	22%	7%	21%	40%
					350	770	245	735	1400
	Bar-led covers	incl.	Assumed 3660 litres per bar per week	3660	17%	25%	25%	33%	0%
					622.2	915	915	1207.8	0
	Brewery	50	Calculated at 10 litres per m2	500	71%	8%	4%	15%	2%
					355	40	20	75	10

Total Waste Forecast (GYM)	General Refuse	Paper/ Card	Plastic/Metal	Glass	Organic	Total
Total Waste	925.5	1542.5	401.1	61.7	154.3	**3085** Litres of Waste per week
Number of bin lifts per week	1.2	2.0	0.5	0.1	0.2	**4** Bin Lifts
Bin storage for 5x collection per week	0.2	0.4	0.1	0.0	0.0	**0.5** 770 Litre Eurobins
						0 240 Litre Eurobins

Total Waste Forecast (BAR)	General Refuse	Paper/ Card	Plastic/Metal	Glass	Organic	Total
Total Waste	1327.2	1725.0	1180.0	2017.8	1410.0	**7660** Litres of Waste per week
Number of bin lifts per week	5.5	7.2	4.9	8.4	5.9	**32** Bin Lifts
Bin storage for 5x collection per week						**0** 770 Litre Eurobins
	1.1	1.4	1.0	1.7	1.2	**6** 240 Litre Eurobins

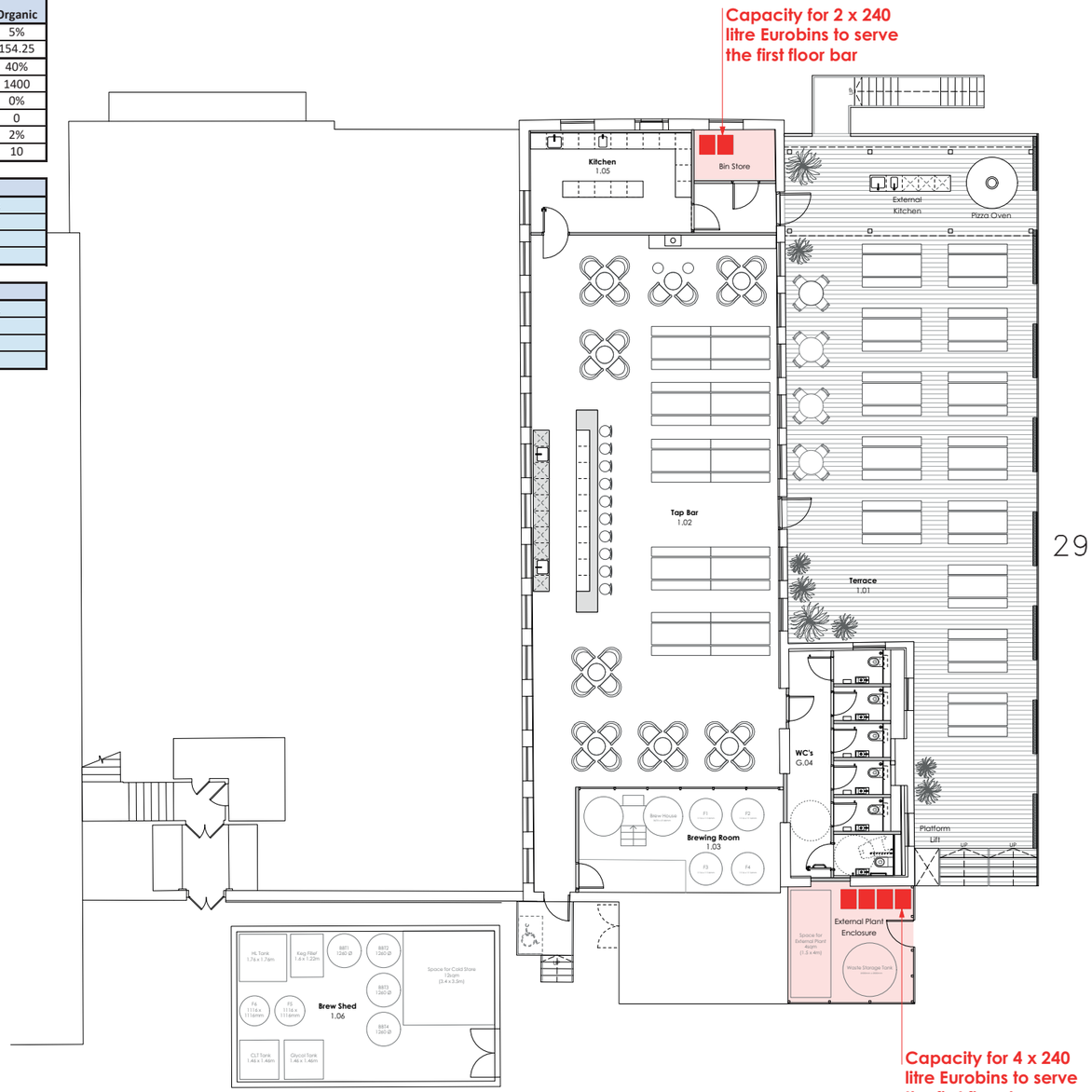


Capacity for 1 x 770 litre Eurobin to serve the ground floor gym

Utilising the existing bin store in Bonded Warehouse and combining waste streams with the surplus capacity that's available within that store

01 Bonded Warehouse: Level Two
1 to 100 at A1

Capacity for 2 x 240 litre Eurobins to serve the first floor bar



Capacity for 4 x 240 litre Eurobins to serve the first floor bar

02 Bonded Brewery: First Floor
1 to 100 at A1

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