Pentdale Limited.

32 Windmill Road, Worsley, Manchester, M28 3RP.
Company No. 03156645

DESIGN AND ACCESS STATEMENT.

REVISION A.

BASEMENT OF 23 PETER STREET, MANCHESTER, M2 5QR.
CHANGE OF USE TO NIGHTCLUB.

PREMISES DESIGN.

The premises is existing and has been in use as a nightclub in the past, although now vacant.
Only minor alterations to this basement premises is proposed, as shown on submitted Drawing YL / 500.

OPERATIONAL DESIGN.

The Applicant considers the day to day operation of the premises to be of utmost importance, and has produced an Intended Operational Policy 22 02 13 which was presented to the Licensing Authority prior to the granting of a Premises Licence.
Both documents are attached to this application.

DISABLED ACCESS.

Ambulant Disabled.

A prominent notice will be posted in the entrance foyer informing any customers entering the club that the door staff will be pleased to assist anyone who may have difficulty negotiating stairs within the club.

Wheelchair Disabled.

The applicant has carefully considered the question of access to wheelchair bound customers, and has concluded that it is not practicable for such access to be made available for the following reasons :-

The existing basement premises has stairs access and egress only to and from the application site and multiple floor levels within the basement itself.

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It is not possible to install lift access from the basement to the ground floor street level without the consent of the separate and unconnected restaurant business premises at ground floor level. There is no business reason, even in principle, why such consent would be forthcoming.

Furthermore, the club will be open for business between the hours of 2100 and 0430 in accordance with the Premises Licence already granted. Such hours are not compatible with the hours of the first floor restaurant business.

Notwithstanding all of the above, the financial implications of installing lift access between the basement and the ground floor street level would render the applicant's business plan invalid, resulting in the project being unable to proceed.

WASTE MANAGEMENT.

Waste will be dealt with via a colour coded bag system.

General waste, glass, and cardboard and paper will be collected by staff within the club and separately bagged in the storage areas indicated on the layout drawing. Bags will be of suitable size such that when full they can be carried from the club storage area to the waste collection point at the Bootle Street emergency exit shown on the layout drawing.

On arrival of the waste collection vehicle, full bags will be carried manually by staff to the collection point at the emergency exit to Bootle Street. There will be timed collections every day at 0730 hrs. and 1000 hrs. (general waste, glass, and cardboard and paper) and 2000 hrs. (general waste only) Monday to Saturday. Collections on Sundays and Bank Holidays will occur only between 1000 hrs. and 2000 hrs.

The waste collection vehicle will park at the basement emergency exit on Bootle Street close to its junction with Jerusalem Place only for the length of time needed to load the waste bags made available.

The overall width of Bootle Street at its junction with Jerusalem Place is approximately 7.0 Metres including a 0.7 Metre wide and a 2.0 Metre wide footpath.

SERVICING DELIVERIES.

Servicing deliveries will occur once each week on Mondays after 0800 hrs. and before 1000 hrs.. Boxes will be of a size that can be carried to the basement level stock area by the delivery staff.

The delivery vehicle will park at the basement emergency exit on Bootle Street close to its junction with Jerusalem Place.

19 June 2013.

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