



**Impossible Bar
36 Peter St,
Manchester
M2 5QR**



**Design & Access Statement
22/11/2022**



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1. Introduction

This document accompanies the planning application for the outside seating area of the existing Impossible Bar Manchester, 36 Peter St. The application seeks full planning for the installation of a covered retractable roof structure to the existing outside seating area.

This document is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process.

The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) Design and Access Statements: How to Write, Read and Use Them, the Department for Communities and Local Government (DCLG) Circular 01/2006 Guidance on Changes to the Development Control System and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.

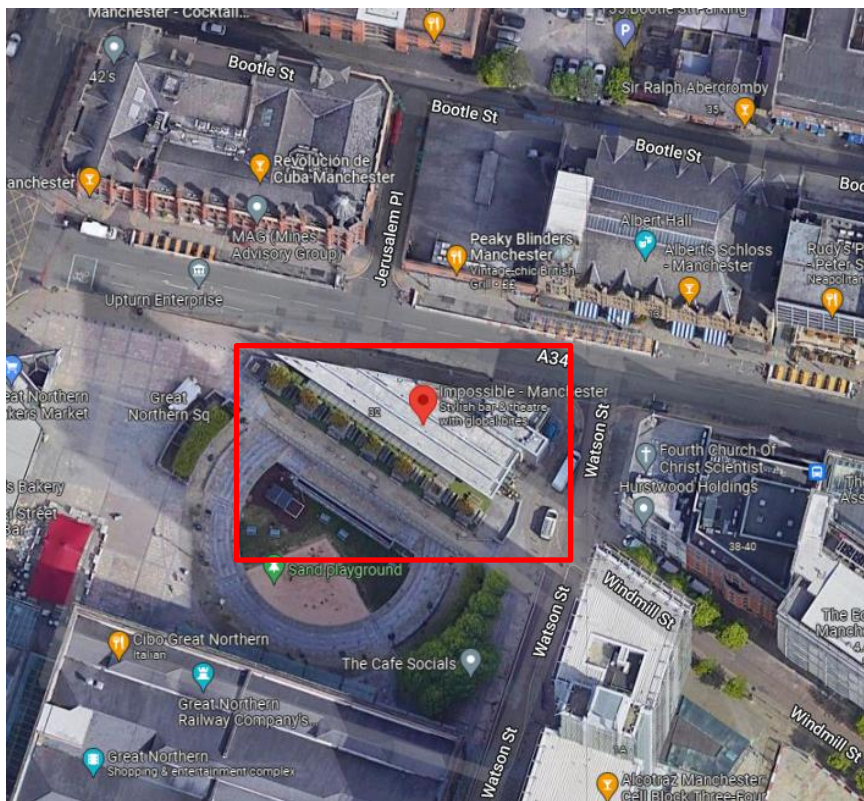
This Design & Access Statement is produced pursuant to the requirements of Section 327A (b) of the Town & Country Planning Act 1990 and Article 4A (c) of the Town & Country Planning General Development Procedure) 1995 as amended. Planning Practice Guidance states that the level of detail in a Design & Access Statement should be proportionate to the complexity of the application, but should not be long. It also states that Design & Access Statements:-

- Explain the design principles and concepts that have been applied to the development; and
- Demonstrates the steps taken to appraise the context of a proposed development and how the design of the development takes that context into account

2. Location and Site Information

2.1 Existing Site & Building History

Impossible Bar is situated on Peter Street opposite the Grade II listed Albert Hall.



The whole site is a full operating bar & restaurant.

The property sits on its own site in between the historic Great Northern Warehouse (Cinema) and The Grade II Listed building trading as Albert Schloss. It is also surrounded by a number of other bars such as Brew Dog etc.

Recent History

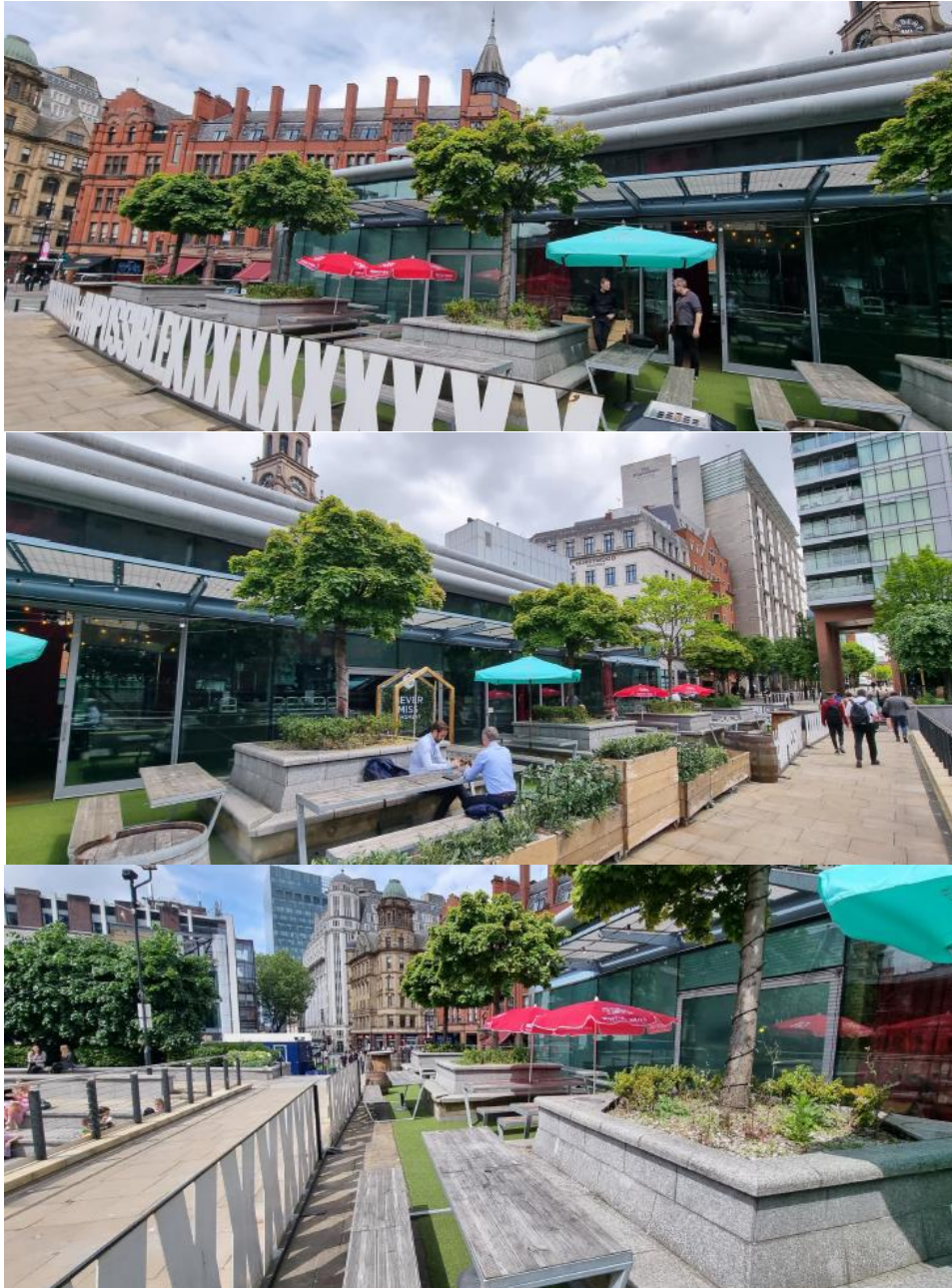
The building was purpose built for a bar & restaurant and has operated as such since its construction.

2.2 Existing Site Photos





ARCHITECTURE AND DESIGN





3. Design

In response to the planning and site considerations as set out above, this section will address the following:

- Use
- Layout
- Scale
- Landscaping
- Appearance
- Visual Impact
- Operational Design

3.1 Use

The application is to refurbish the existing ground and install a retractable structure which will cover the existing outdoor seating area.

We consider that the alterations will complement the existing businesses on Peter Street and offer an alternative use to the existing outdoor seating area.

3.2 Layout

The existing layout of the exterior elevations (front & rear) will complement the already vibrant bar culture on Peter Street by introducing a space with retractable roof systems.

3.3 Scale

There will be no major impact on the exterior of the building with regards to the size and scale of the proposed refurbishment, as the alterations are restricted to the curtilage of the existing property demise.

3.4 Landscaping

It is proposed to remove the existing large concrete and granite planters, rehouse and relocate the trees to Enterprise City to store and use. Make good ground ready for retractable structure.



3.5 Appearance

It is proposed that all of the building's façade is retained with minor alterations to facilitate the introduction of a retractable roof structure. It is felt the works will be sympathetic to the street scene & in keeping with the development of the adjoining businesses.

3.6 visual impact

It is felt that the proposals will not be detrimental to the existing character of the building or that of the surrounding areas. The proposals aim only to improve the appearance of the building on the street scene while being in keeping with the concept of the proposal and other buildings in the immediate area.

3.7 Operational Design

The Applicant considers the day to day operation of the premises to be of utmost importance, and has produced an Operational Schedule which formed part of the existing Licensing Application to facilitate the granting of a Premises Licence.



4. Access

4.1 Disabled Access

Disabled access will be via the front entrance (Peter Street) and the rear, which also forms the primary entrance into the Ground Floor bar & restaurant.

Ambulant Disabled - A notice will be posted in the entrance foyer informing any customers entering the premises that members of staff will be pleased to assist anyone who may have difficulty negotiating stairs within the building, enabling access to the roof terrace at the rear.

Wheelchair Disabled - The applicant has carefully considered the question of access to wheelchair bound customers, and has concluded that access will be available throughout the Ground Floor bar & restaurant areas along with a fully compliant accessible WC being provided. It is also noted that the rear terrace fully accessible.

4.2 Opening hours

The main bar/restaurant opening hours will not change from the existing opening hours

Monday	Closed
Tuesday	12pm–12am
Wednesday	12pm–12am
Thursday	12pm–12am
Friday	12pm–4am
Saturday	12pm–4am
Sunday	12pm–1am

However the new proposed retractable structure will be vacated at 12am with music to stop playing at 10pm. The structures roof and sides will be shut at 10pm.

4.3 Waste Management & Vehicular Access

Waste collection is part of SLA with Great Northern – nothing would change with regard to this. See attached supporting document.