

Design and Access Statement.

Arch 4, Sheffield Street, Manchester.

Change of Use of Railway Arch into Tap Bar.

1. Use.

The Property is currently a Vacant Railway Arch, which has recently been used as a 'Breakout Room' Entertainment Facility. The Railway Arch has been fully fitted out and benefits from a Fully Lined Steel Cladding system to all walls and Ceilings, and Electricity Supply. The Arch occupies one of Number of Arches on Sheffield Street that have been converted to Commercial use and are located underneath the Western End of Piccadilly Railway Station, and adjacent to the Metrolink Tram System.

2. Amount of Development.

The Applicant currently Operates a Micro-Brewery from the Adjacent Unit 5. The Intention is to Convert the adjacent Arch 4 into a Bar / Tap Room unit to sell the Products Brewed next door. The operation will run hand in hand with each other offering an Outlet for the Beers Brewed effectively on the Premises. Arch 4 has the benefit of being an Open Space ready for the proposed development, with the Creation of a Bar and Facilities to operate as a Public House. Micro Brewery's are a popular Business Concept at the moment and having the Bar adjacent to the Brewery will allow the Products to be sampled in a unique environment.

3. Layout.

The Front of the Arch will remain as Existing, with the Folding Roller Shutter Door remaining. A wall will be built just inside the Unit as the New Entrance into the Premises via a Double Door. To the left-hand side as you enter there will be New Toilet Facilities for Ladies, Gents and Disabled. The Bar will be positioned to the Centre of the Premises with an Existing Small Office unit becoming a Cold Room behind the Bar Servery. Loose Seating will be Positioned around the Bar with some Standing Shelves and high stools located facing the Bar. To the Rear of the Premises, a Store Area will be created to allow storage of the Beer and create an Internal Bin Store. An Existing Fire Escape Route will be retained towards the rear of the Bar Area. A small Office will be created at the rear of the Bar adjacent to the rear Storage Area.



4. Scale.

In Terms of Scale of the Development, this will be a minor development. The only work will involve the creation of the Toilet Facilities and the Bar itself. A Stud Wall creating the Storage Area to the Rear.

5. Landscaping.

The Premises are Fronted on Sheffield Street, with Access to all Units directly off the Street. Therefore, it would not be Practical to provide any Landscaping in this situation.

6. Access.

Direct Access to the Premises are off Sheffield Street, with level Access straight into the Unit, with semi-Circular curved Pavement Areas between each Unit. This offers a Level Access for Wheelchair users directly into the building. Disabled Facilities are also offered inside. The Floor level throughout the building are of solid construction and completely level throughout without any changes in Level. Deliveries can be made directly into the Premises on Pallet Trucks directly from the Adjacent Brewery. Bins can be wheeled from the Internal Bin Store to the front of the Premises ready for Collection on the day.



7. Servicing.

The main source of Deliveries will come from the Adjacent Unit 5 where the Beer is Brewed. This will be on a Pallet Truck or Fork Lift moved straight into the building and to the Storage Area at the Rear. There will be One Delivery each week from another supplier of Soft Drinks / Gas etc for the Bar. Waste Disposal is via Euro Bins system operated by Veolia and the waste is separated for Recycling Purposes, collected once a week. Unit 4 will have One additional General Waste Bin – 660l and will be collected along with Arch 5 Collection. .