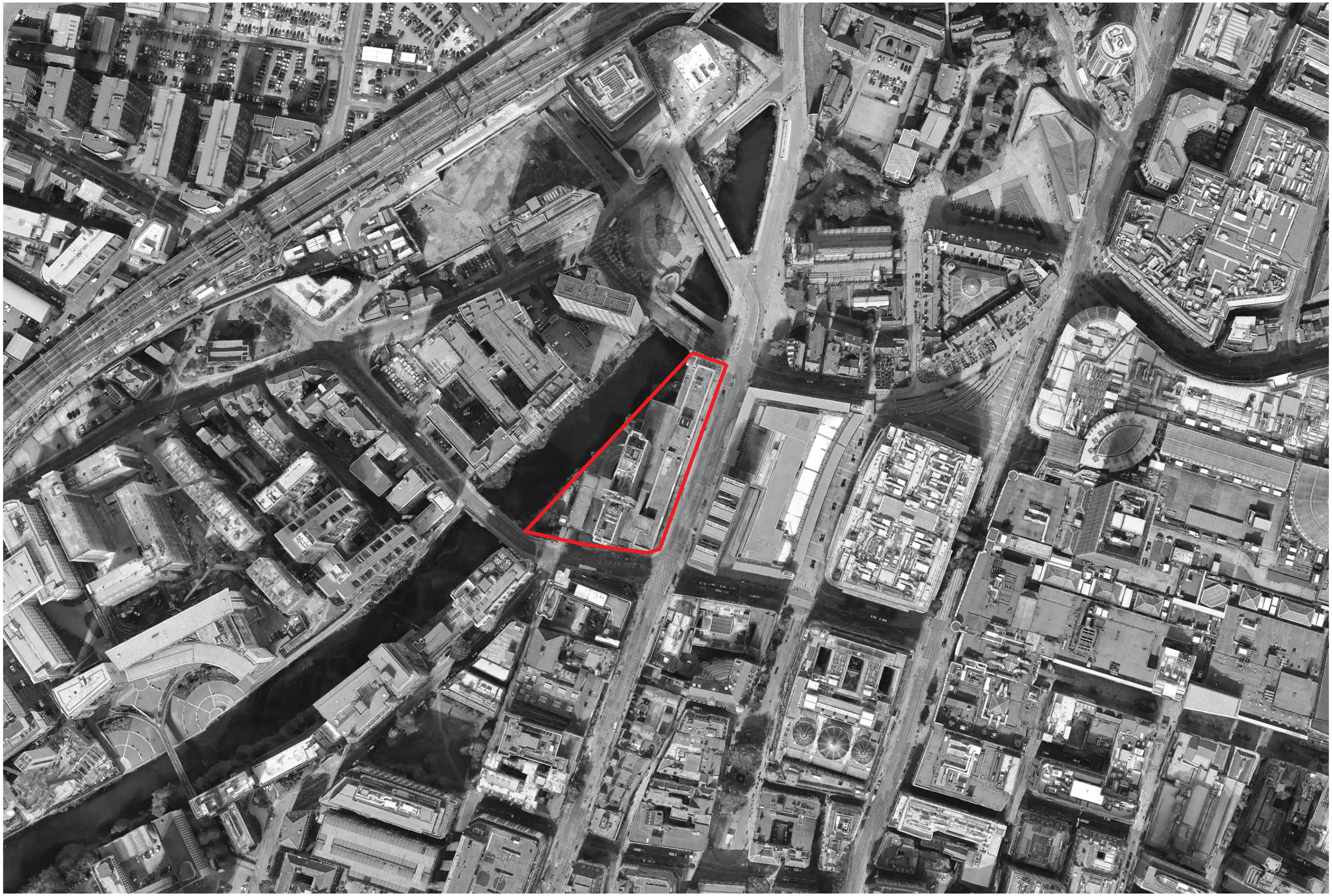
Jon Matthews Architects

Property Alliance Group / Starwood Capital Group Renaissance Site

Premier House

Design & Access Statement

Issue No. 04 08.10.21



Site boundary for wider masteplan proposal

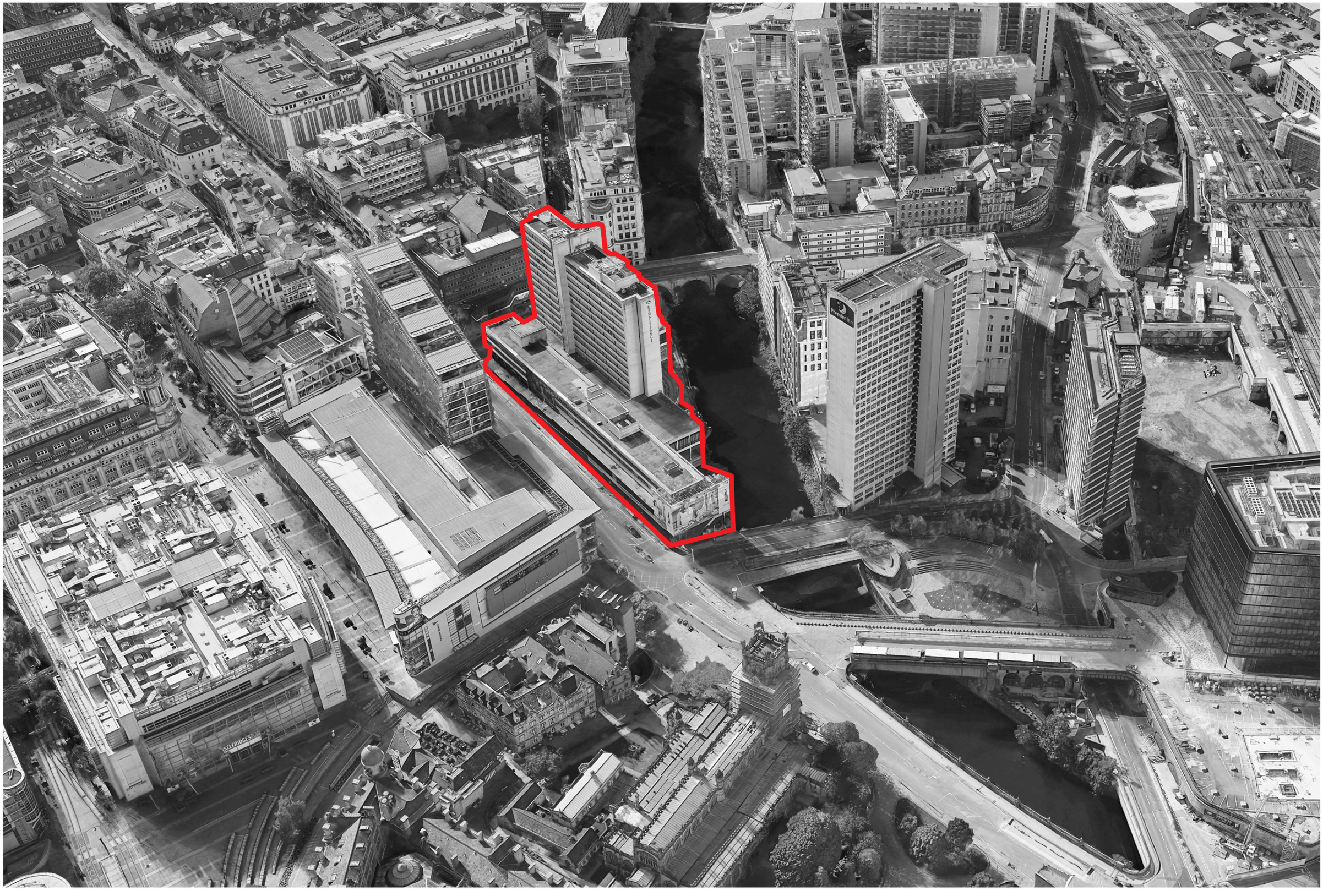
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1.0 Introduction



Site boundary for wider masteplan proposal

1.0 Introduction

Purpose of the document

This document has been prepared on behalf of Deansgate SOF Alliance LeaseCo Limited in support of a full planning application for the redevelopment of the Premier House building, along with providing an introduction to the overall masterplan vision for the wider site.

Property Alliance Group (PAG) and Starwood Capital (SCG) have collaborated as Joint Venture Partners who share a like-minded vison and commitment to deliver a stand-out development at the site of the Renaissance hotel.

The Wider Masterplan

This application is the second phase of works which form part of a wider masterplan for the site. The redevelopment of this site has been a key strategic regeneration objective for Manchester City Council for over 25 years and despite many previous proposals and regeneration frameworks all have failed and it still lies empty and is a significant plot on the city centre landscape. PAG and SCG have taken a new approach to ensure a deliverable and highly sustainable masterplan solution to finally realise the potential of this important site. The site has been split into three separate development plots which will form three separate planning applications, being prepared in line with a development submission programme as agreed with Manchester City Council.

1. Phase 1 includes the external alternations to the existing hotel building, as part of significant interior works carried out to the building to create an exemplar luxury destination hotel offering, operated by the Treehouse brand.

This Planning Application was submitted in May 2021. Ref:130446/FO/2021

Note, prior to this phase, a Planning Application was submitted in February 2021 for the replacement of the hotel windows as part of early enabling works. A further application for the partial demolition of Premier House to the north of the site intended to clear this plot to make way for the future residential proposals, has also been submitted.

2. Phase 2 of the masterplan will see part-retained Premier House building repurposed to create a new modern commercial workplace with retail and leisure uses at ground floor level addressing Deansgate. The existing structural frame will be retained to create a sustainable re-use of the building fabric. This planning application forms phase 2 of the development programme.

3. Phase 3 involves the creation of a new landmark residential building to the north of the site, acting as a gateway arrival point to Deansgate.

A key aspect of all phases within the masterplan is to reanimate the current inactive frontages along Deansgate and the River Irwell. One of the main masterplan principles is to reanimate Deansgate, the vision for the Renaissance Site is to transform this vehicular dominated site into a high quality, active streetscape with a series of dwell spaces, and improved pedestrians & cycling connectivity as part of the wider masterplan vision for the public realm.



Proposed view looking north-west along Deansgate/ Blackfriars Street

The Client Team

The Joint Venture between PAG and SCG will bring together their complementary skill sets and combined real estate experience, including SCG's unique hospitality track record and PAG's enviable City Centre development pedigree, means the team is very well positioned to deliver a landmark scheme that will regenerate this key site in Manchester.

PAG and SCG are proposing a deliverable scheme that will realise the potential of this site through redevelopment of existing buildings and new build development to deliver a new destination hotel, a flagship office building, and a landmark residential development, together with a new activated frontage to Deansgate, engagement with the river, and new public realm.

PAG has an enviable track record of delivering difficult City Centre sites to create high quality landmark developments. Starwood is renowned for delivering market-leading luxury hotel developments across the world.

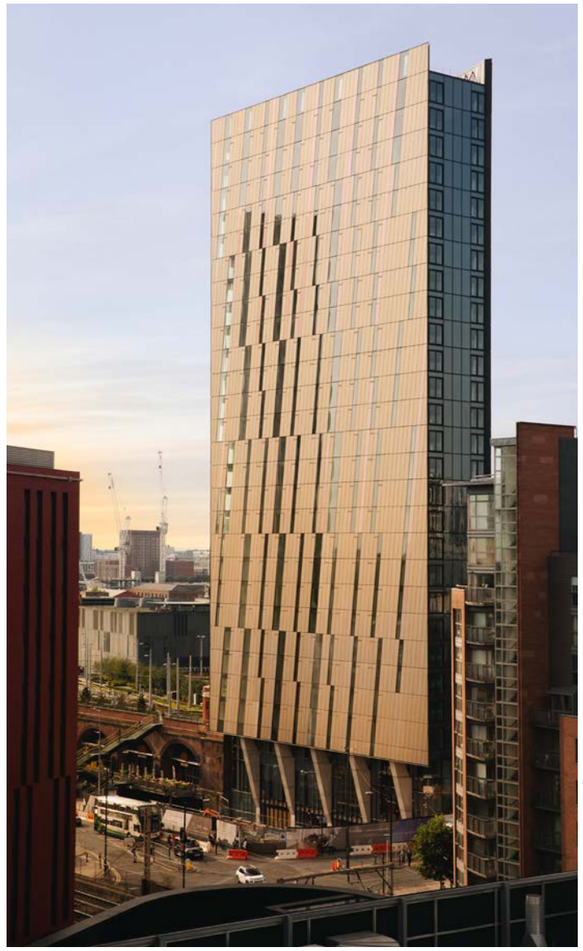
Some examples of the JV's track record in Manchester are shown to the right of the page.

Ongoing Consultation

As part of the wider masterplan phases, there is continuous ongoing consultation with MCC as part of the planning pre-application programme.



1



3



2



4

Images

1. Oxygen, Manchester - PAG
2. Principal Hotel, Manchester - SCG
3. Axis, Manchester - PAG
4. Principal Hotel, London - SCG

2.0 Masterplan Site

2.1 Existing Site

The Renaissance site is located in a key strategic position in Manchester City Centre, fronting onto Deansgate, Blackfriars Street, and Victoria Bridge Street, and the River Irwell.

The masterplan site has a mix of building typologies including - a vacant 13 storey, 203 bedroom hotel building, a multi-storey car park, a restaurant and a dilapidated former office building (Premier House) which has been vacant for many years.

To the west of the site is the River Irwell along with the administrative boundary with Salford.

To the north of the site the area is known as the Medieval Quarter which includes the historic Grade I listed Manchester Cathedral.

The surrounding built context is mid-rise with hotel, commercial, retail buildings.

Victoria railway station is in close proximity to the site.

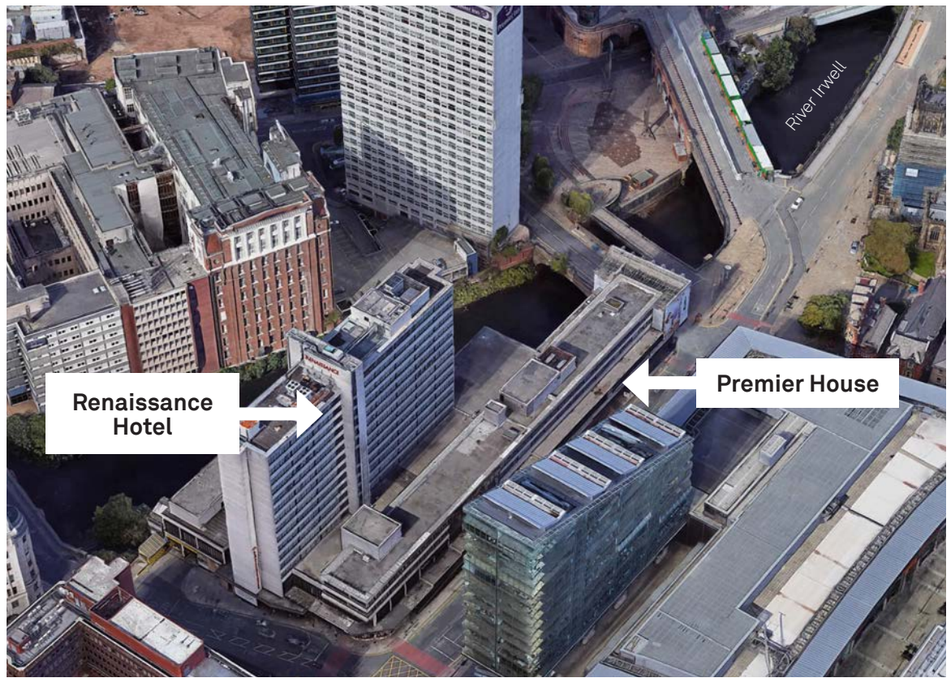
The existing building on the site was constructed during the late 1960s as an office building known as 'Fairbairn House'. Construction was completed in 1972.

The building was designed by the Manchester architects Cruickshank and Seward and coincided with widespread redevelopment of the city centre, and the Market Place development.

There is a 3 storey car park located below street level, adjacent to the river. This car park is still in use and operated by NCP.

The ramp along Deansgate previously provided access to a series of shop units within Premier House and linked through to a footbridge which spanned across Deansgate and connected the Market Place buildings and the Arndale beyond. The footbridge has since been demolished.

The focus of this Design & Access Statement is only for the works associated with the redevelopment of the Premier House following the partial demolition of the existing building. The site has been split into separate masterplan phases which will see the wider masterplan proposals for the Renaissance Hotel and the Residential building developed at a later date.



Hotel & Premier House Aerial Shot



View of existing inactive frontage along Deansgate



Existing view from Deansgate / St Mary's Gate



View towards existing Hotel & Premier House entrance

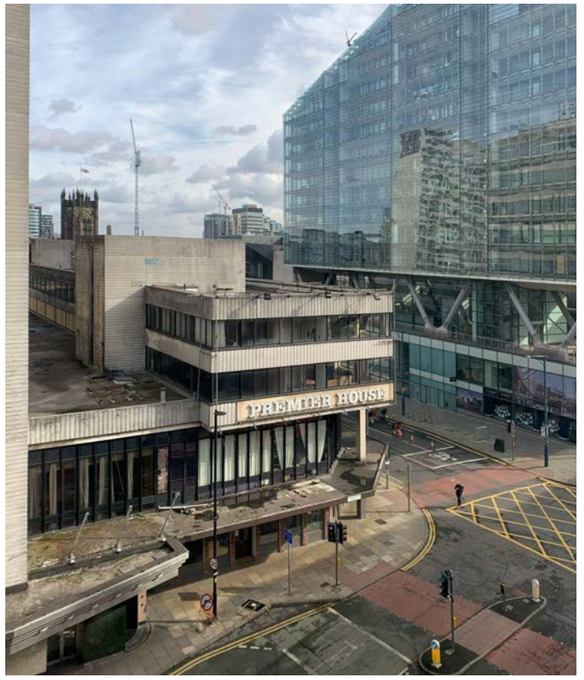
2.1 Existing Site



View from Deansgate to existing service yard entrance



View of from Deansgate



View of Premier House from the building opposite on Blackfriars Street



Street view of from Blackfriars Street



Existing corridor



Existing office interior



Existing roof and circulation shafts

Victoria Bridge
Circa 1860

View looking north along the River Irwell shows Victoria Bridge with mills along the river banks. The Cathedral can be seen in the distance with scaffolding around it. This picture dates to circa 1860 when the tower, in a dangerous condition, was demolished and reconstructed.



The Grosvenor Hotel
Circa 1960

This image is taken from the corner of Market Street and Deansgate shows the The Grosvenor Hotel. The hotel occupied the corner of Deansgate and Victoria Bridge Street close to the Cathedral and Exchange Station. The building was demolished in 1971.



Corn Exchange
Circa 1952

A view from the corner of Deansgate and Victoria Bridge Street looking towards the Corn Exchange and The Shambles. The garden to the right is where Harvey Nichols sits today.



Victoria & Blackfriars Bridge
Circa 1903

Victoria Bridge and Blackfriars Bridge are both over 80 years old and are Grade II Listed. This image shows the River Irwell lined with warehouses.



Fairbairn House (Renaissance Hotel)
Circa 1972

During the late 1960s the site was redeveloped with a 13 storey office building named 'Fairbairn House'. Construction was completed in 1972. The building was designed by the Manchester architects Cruickshank and Seward and coincided with widespread redevelopment of the city centre, and the Market Place development. Originally a footbridge across Deansgate connected the building to the Market Place and the Arndale beyond. The building was designed with significant parking provision for employees at the rear adjacent to the river, and to the frontage a ramp and raised walkway with shops above the street level. The image below is a painting by Peter Sainsbury; the raised footbridge over Deansgate is visible.



Blackfriars Street / Deansgate
Circa 1956

The image below is a view towards the Art Deco style Woodhouse and Sons building in 1945 which was located on the corner of Blackfriars Street and Deansgate.

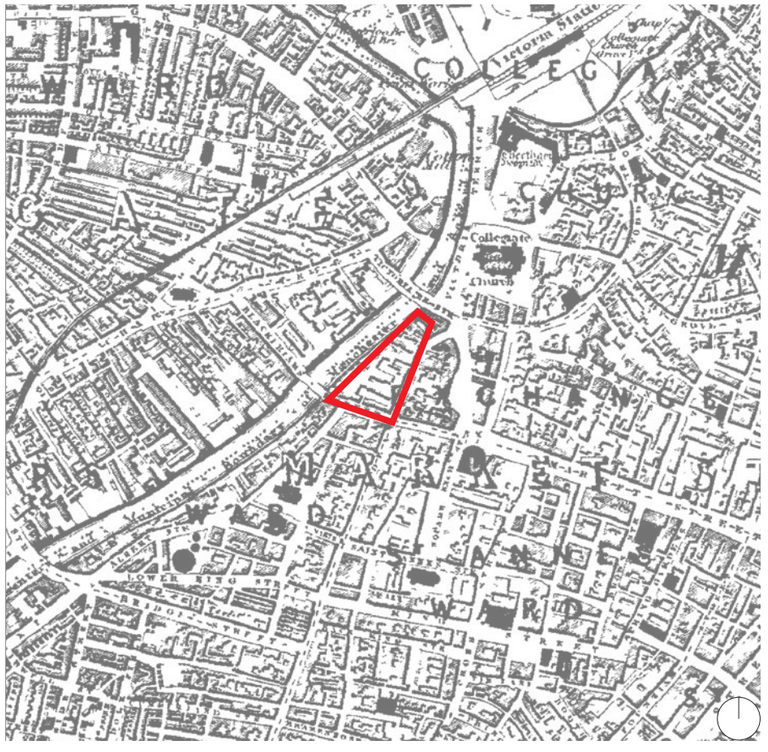


2.3 Historic Maps

Historic maps of the site provide an insight into the development within the area over the last 200 Years.

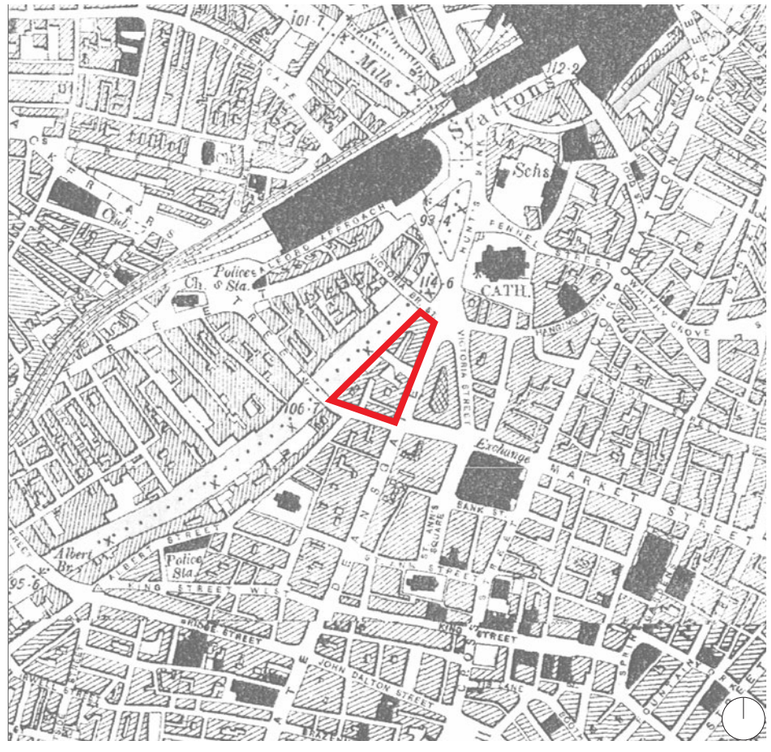
1848

- The early 19th century saw the real birth of the industrial revolution in Manchester with Pevsner stating that Manchester and Lancashire became the ‘first industrial society and economy in the world’.
- In 1837 Victoria Bridge replaced the previous bridge adjacent to the Cathedral. By 1848 the townscape had begun to change with the principal road network recognisable today beginning to be laid out. Blackfriars Street had been defined by this time, defining the southern end of the site and resulting in the redevelopment of buildings within it.



1894

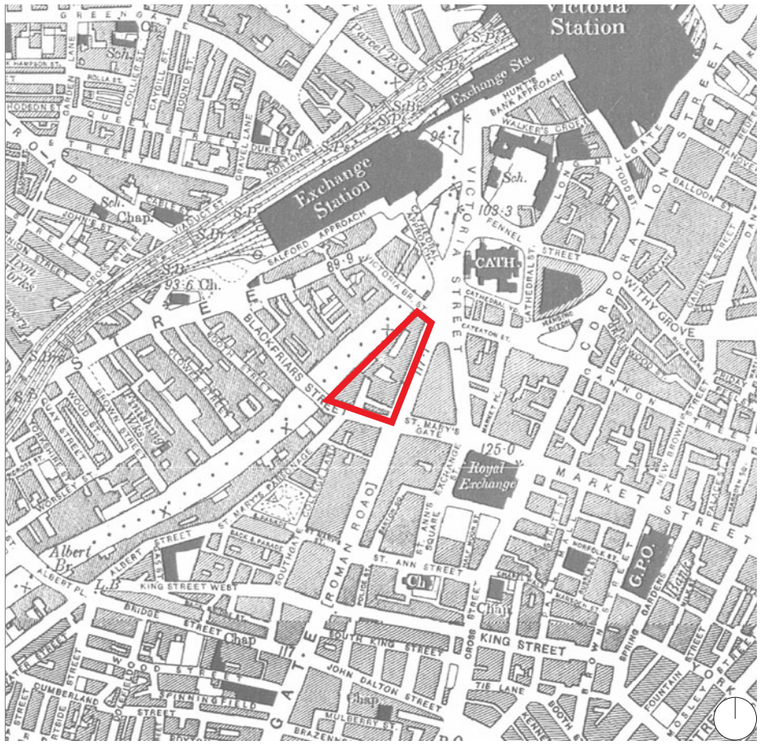
- The site was later developed to include a series of retail and hotel uses, with the prevalence of commercial functions on Deansgate. Uses within the block included the Grosvenor Hotel, the Deansgate Hotel, Shepherds Court which contained a leather warehouse, yarn warehouses, Manchester Carriageworks and offices. To the southern end of the site there was a tube factory, saw mill, billiard table factory, offices, and WH Smith and Son Stationers.



2.3 Historic Maps

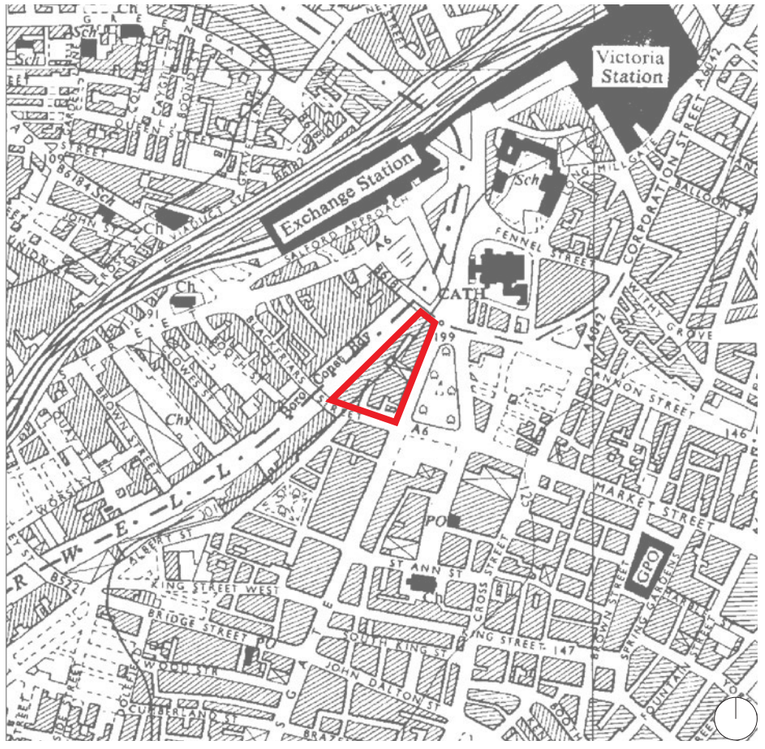
1923

- During the 1930s the north side of Blackfriars Street was redeveloped with a modernist building (Woodhouse and Sons) with a distinctive curved frontage.



1956

- World War Two bombing in December 1940 resulted in significant damage in the city centre to the east of the site with the Victoria buildings and others around Market Place destroyed. The Cathedral was also damaged.There is no obvious damage to buildings within the Site.



1989

- During the late 1960s the site was cleared and redeveloped with a large footprint 13 storey office building named 'Fairbairn House'. Construction was completed in 1972. The building was designed by the Manchester architects Cruickshank and Seward and coincided with widespread redevelopment of the city centre, and the Market Place development. Originally a footbridge across Deansgate connected the building to the Market Place and the Arndale beyond.



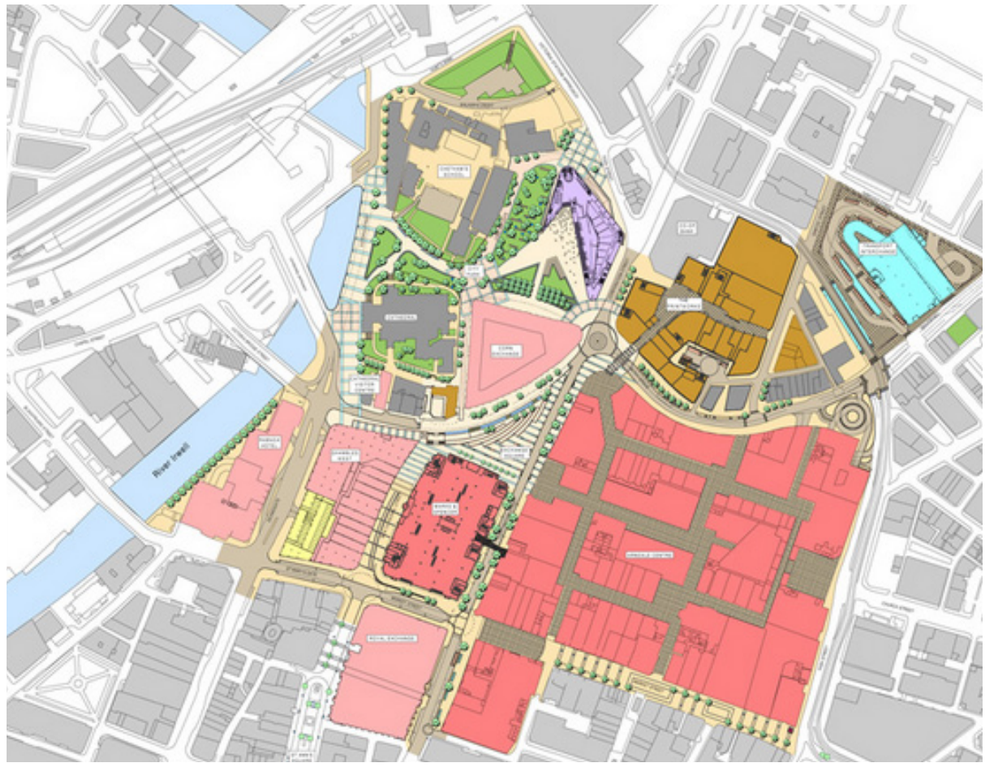
2.4 Site History Since1996

The site is in its current form is an eyesore and detracts from this area of the City Centre. It is the last undeveloped site within the 1999 City Centre Renewal Masterplan, which was prepared following the 1996 bombing, and a long-standing strategic regeneration priority for the City Council. It is located on a key gateway site at the northern end of Deansgate, in close proximity to the Cathedral, Chethams, Greengate, the Medieval Quarter and Victoria Station, but currently makes no positive contribution to the visual appearance or vitality of the area.

The Applicant is committed to helping make Manchester a zero-carbon city by 2038 and that goal has driven our plans for the site. The Applicant is developing a sustainable design with the majority of the existing structures being re-used or re-purposed, including the use of modern construction techniques and materials throughout to create a high quality and energy efficient development, which is also visually attractive and breathes new life to this part of the City Centre.

The site has been earmarked for a major comprehensive regeneration scheme since 1999 with a previous planning application first approved in 2008 (now lapsed) and a Strategic Regeneration Framework (SRF) subsequently prepared for the site in 2018. However, despite two decades of substantial investment in the surrounding area through the public and private sectors, the site remains undeveloped. The City Council acknowledges within the SRF that the site 'visually and physically represents a significant blight on this part of the City Centre and has the potential to be a landmark development with best-in-class hotel, office and residential uses, buildings of scale, and facilitate the rebalancing of Deansgate.'

The site forms the start of one of the City's busiest retail thoroughfares. During the last 20 years, various attempts have been made to bring forward its redevelopment. Most recently, this was in the form of a mixed use scheme in 2008, comprising 4 new buildings, the tallest at 35 storeys. The lack of activity over the last 20 years illustrates the complexities associated with bringing forward the meaningful regeneration of the site and all previous proposals for wholesale demolition and redevelopment have ultimately proven undeliverable. The current proposals represent a deliverable scheme that will regenerate this key site and deliver on the broad principles of the SRF, which recognises that the impact of its regeneration would be genuinely transformational.



1999 EDAW Masterplan



1996 Manchester post bomb



1996 Manchester post bomb

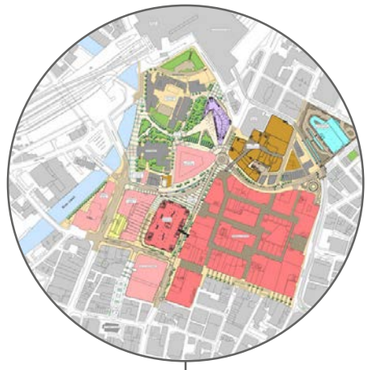


1996 Manchester post bomb

2.5 Timeline since 1996



1996
IRA Bomb



1998
Royal Exchange Theatre



1999
Masterplan

1999
Marks and Spencer

2000
Printworks



2002
Selfridges

2002
Urbis



2002
No.1 Deansgate

2005
Arndale



2006
Shudehill Interchange

2015
Corn Exchange

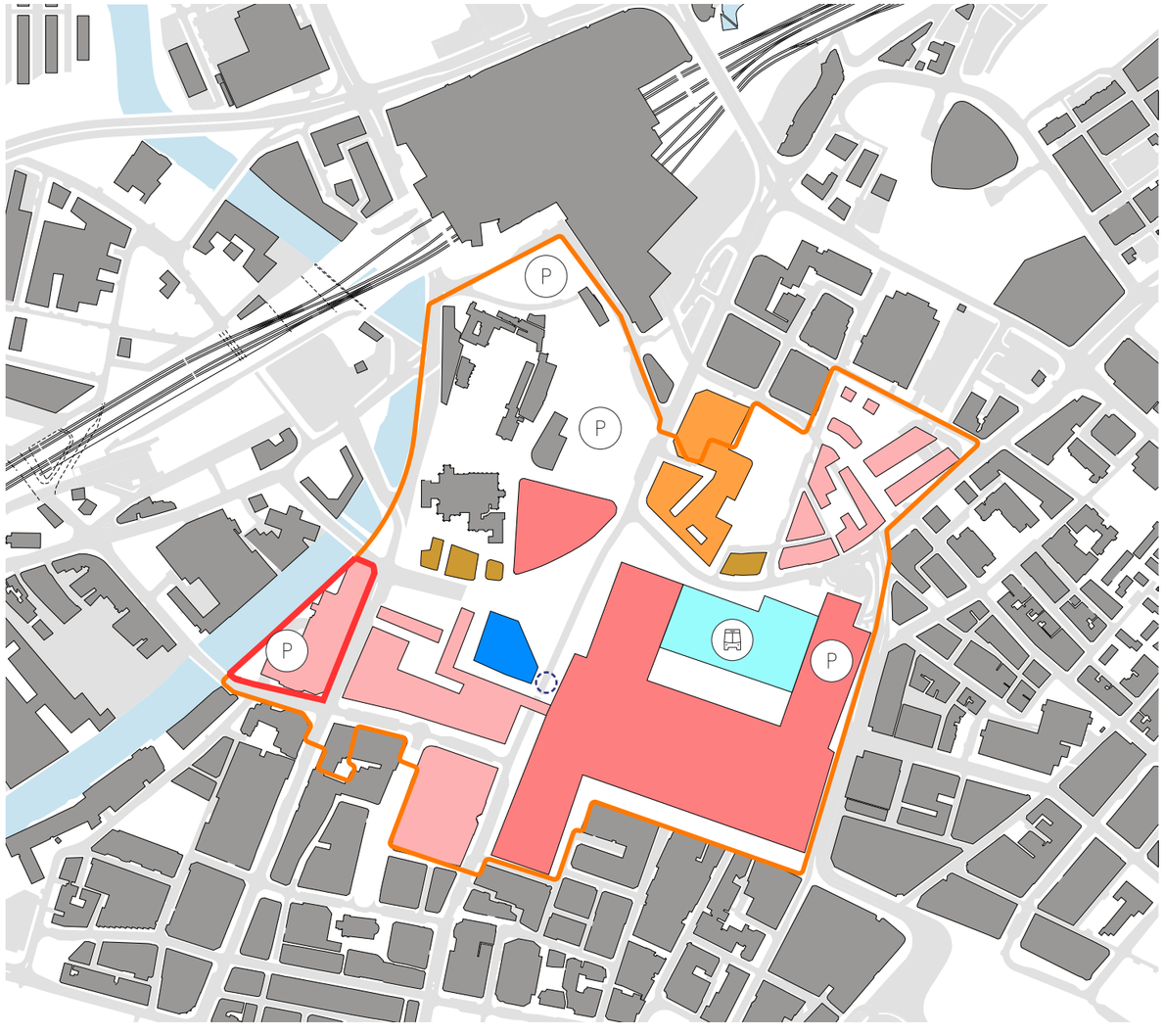
2.6 1999-2021 Site Plan

1999 City Centre Renewal Masterplan

- The 1996 Manchester bombing was an attack carried out by the IRA on Saturday the 15th June 1996.
- The bomb exploded on Corporation Street causing £700 million worth of damage.
- There were no fatalities but over 200 people were injured.

Key

Site Boundary
1999 City Centre Renewal Masterplan
Leisure
Retail
Mixed Use
Office
Derelict Printing Press
Car Park
Bus Station

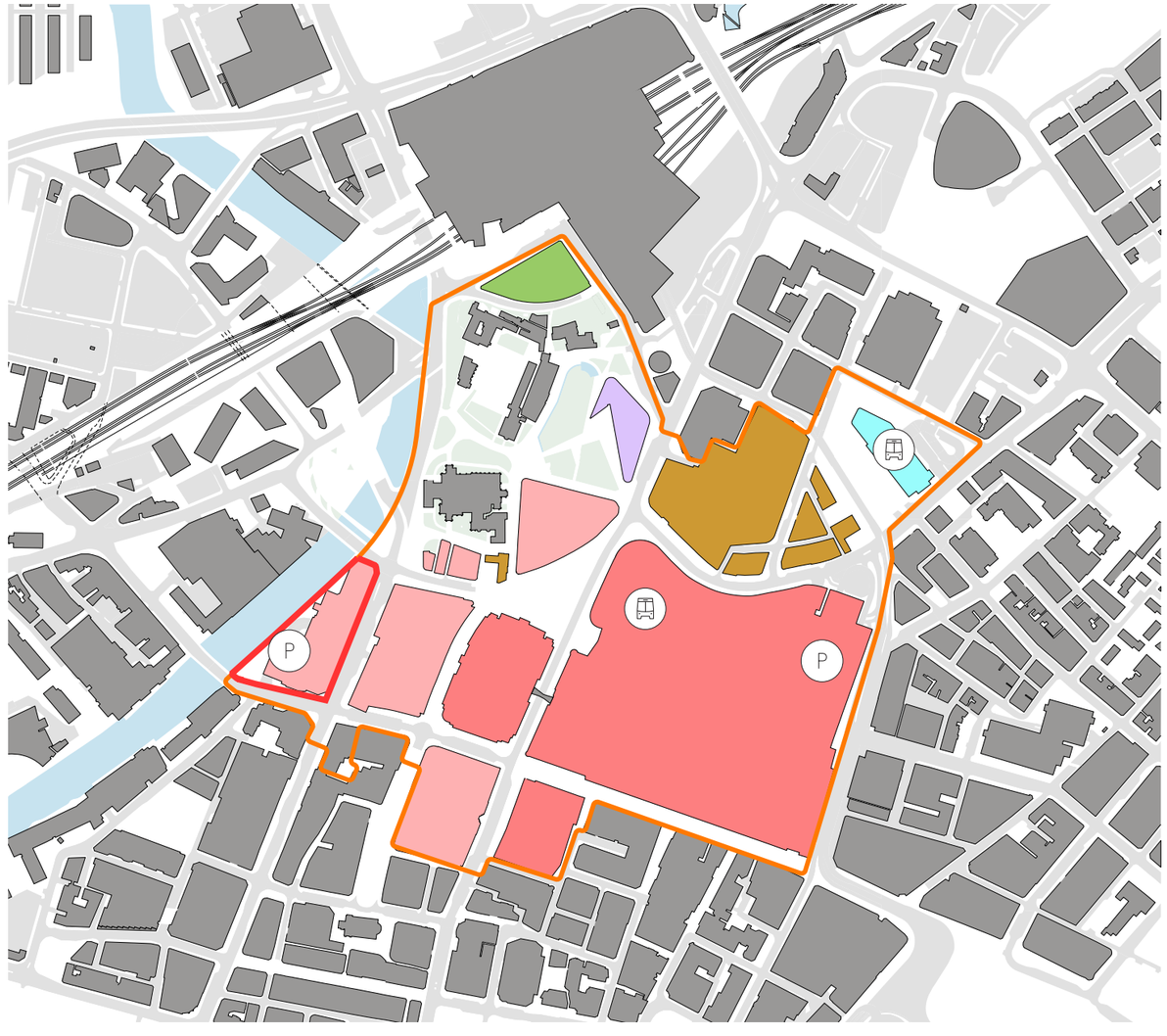


Manchester 2021

- The city's response to the bomb was to implement a masterplan to regenerate the city centre
- The scheme included a new major public space (Exchange Square), remodel of the Arndale, new retail and pedestrianised access linking St. Ann's Square, Arndale Centre, Corn Exchange, and Cathedral.
- The final piece of the jigsaw is the site of the Ramada Hotel, which 25 years on remains untouched.

Key

Site Boundary
1999 City Centre Renewal Masterplan
Leisure
Retail
Mixed Use
Transport Interchange
Cultural
Education



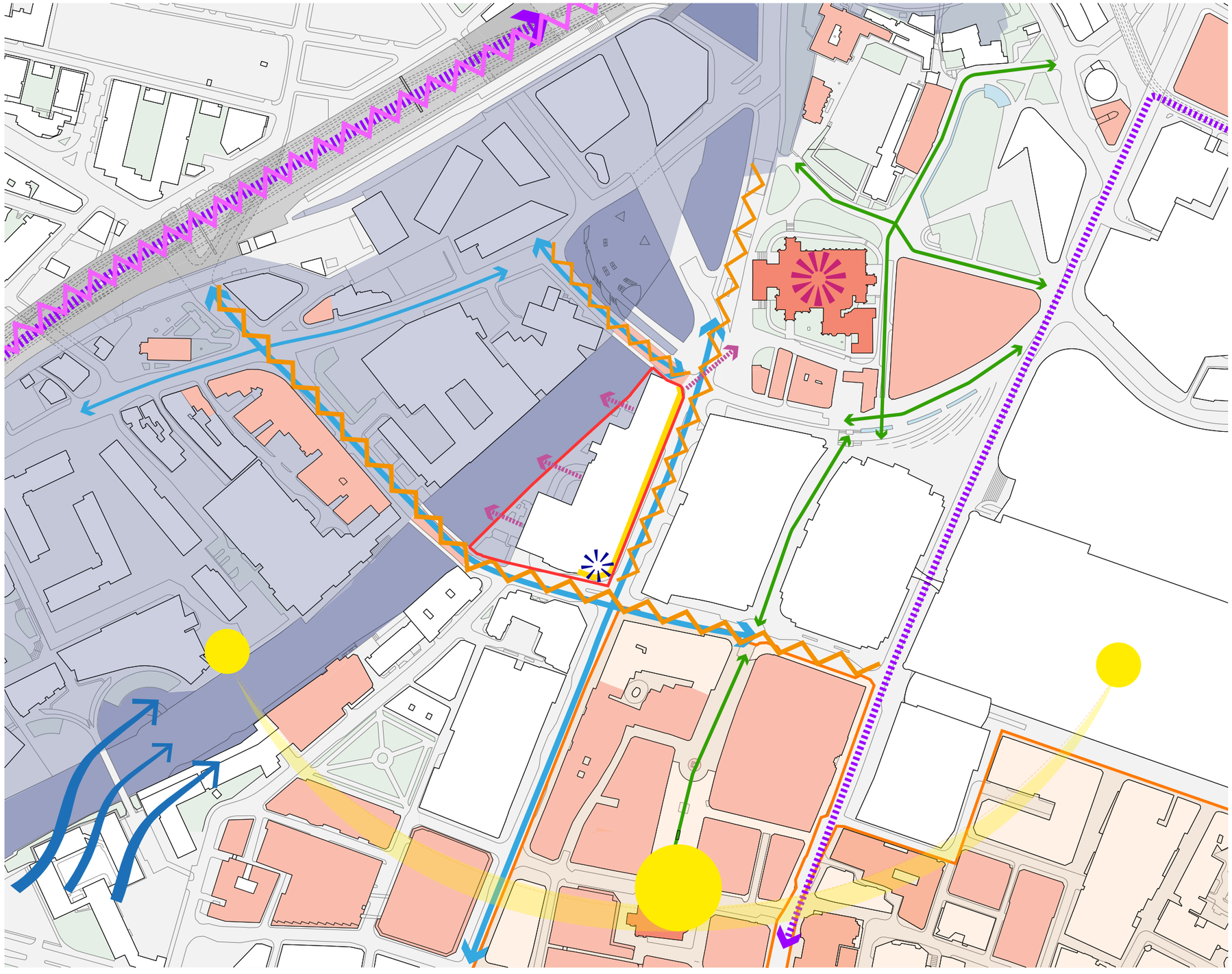
2.7 Constraints & Opportunities

The key constraints unique to the site are summarised as follows:

- Noise emitted and air quality from Blackfriars Street and Deansgate and the rail transport infrastructure.
- Potential floodrisk from the River Irwell.
- Existing sloping terrain.
- Poor public realm quality and car dominated environment,
- Poor permeability across Deansgate.

A series of opportunities unique to the site must also be considered. Key opportunities can be summarised as follows:

- The site has excellent linkages and connectivity.
- The site is served by excellent transport connections, within close proximity to Victoria Station.
- The site is located within close proximity to Cathedral Gardens which is one of the most significant public spaces within the city.
- The site is ideally located in terms of its proximity to wider employment areas of Manchester City Centre.
- Opportunity reanimate the street by providing active frontages at ground level, reinforces street edges and improving the street environment.
- Opportunity to create an active neighbourhood with a mixture of building uses.
- Opportunity to design an active area, promoting a walkable city by connecting public realm spaces.



2.8 Site Analysis

Environmental

The site's main source of noise comes from the traffic on Blackfriars Street and Deansgate, and the close proximity to the rail transport infrastructure.

Prevailing wind is from the south-west. The River Irwell sits to the west of the site exposing the area to high probability of flooding.

The site benefits from having a clear southern exposure with no high buildings obstructing the sunlight allowing for better natural light.

Key

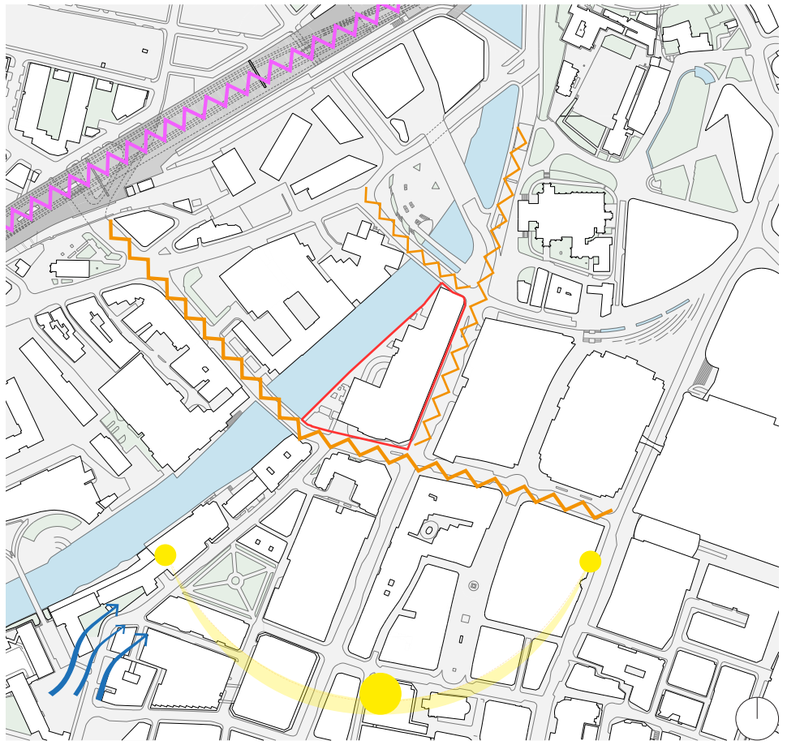
Site Boundary

Sun Path

Prevailing Wind

Noise Source

Railway Noise Source



Heritage

The site is not within a conservation area but is in close proximity to the Medieval and St Anne's Conservation Areas.

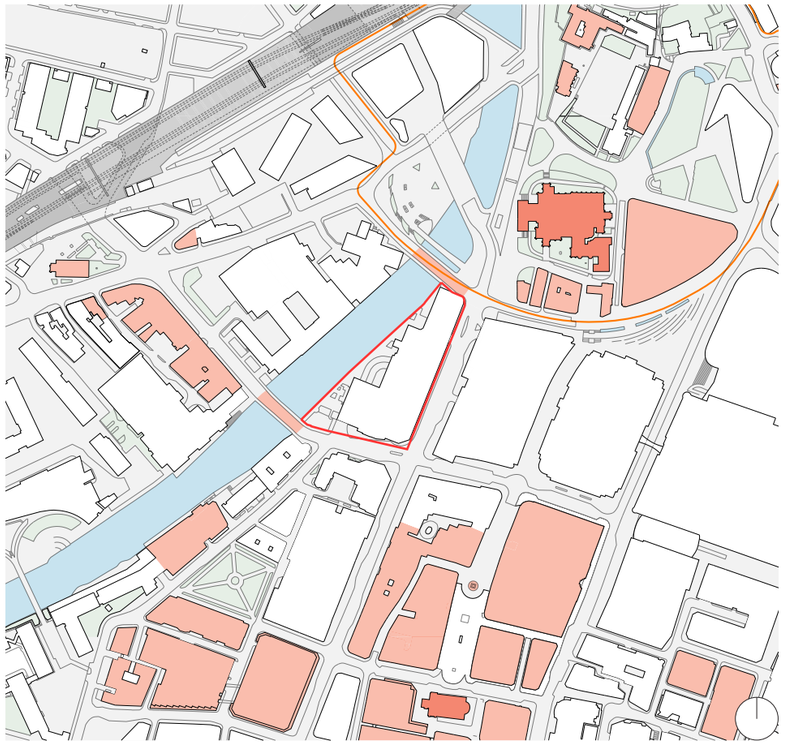
There are numerous Grade II listed buildings in the surrounding area in addition to the Grade I listed Manchester Cathedral.

Key

Site Boundary

Grade I Listed Building

Grade II Listed Building/ Bridge



Active Frontages

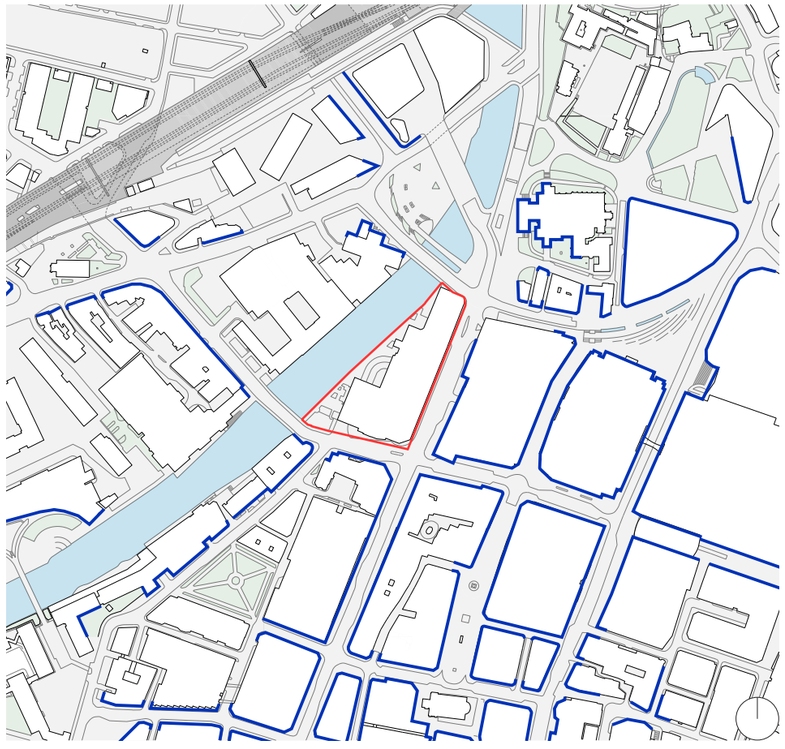
To the East and South of the site, the retail quarter and Deansgate boast very active street frontages.

In comparison, there is very little activity of the existing buildings across the river to the West of the site.

Key

Site Boundary

Building Frontages



Movement

The sites primary frontage is to Deansgate & Blackfriars Street which currently has two-way traffic movements and a number of access points to the existing service yard and car parks.

The railway line which connects through to Victoria Station is situated west of the west of the site.

Key

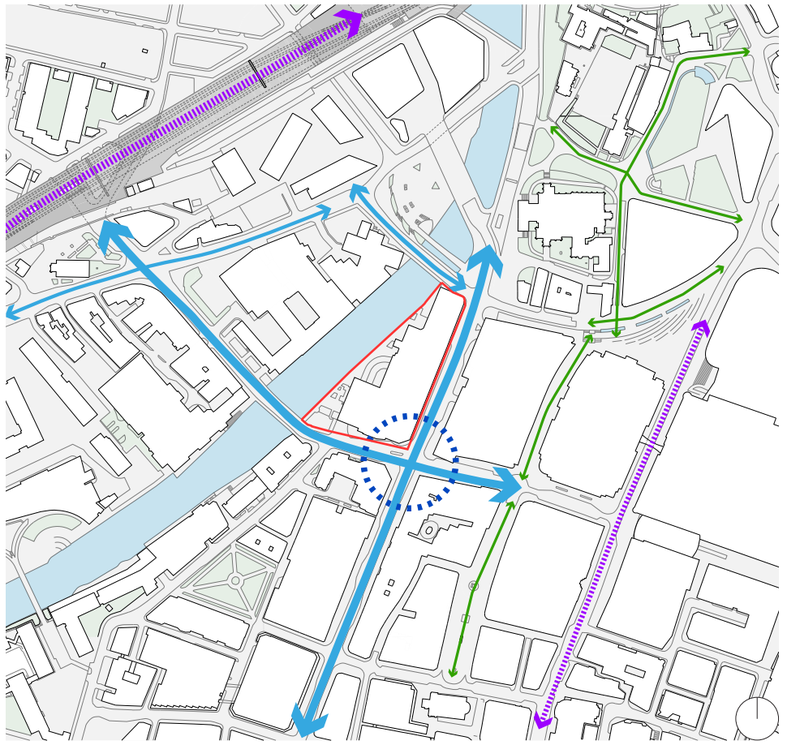
Site Boundary

Vehicular Movement

Rail Movement

Pedestrian Movement

Junction



Building Heights

There are a mix of building heights within and surrounding the site area.

The existing Premier House stands at ground +3, with the Renaissance Hotel reaching 13 storeys.

Key

Site Boundary

1-4 Storeys

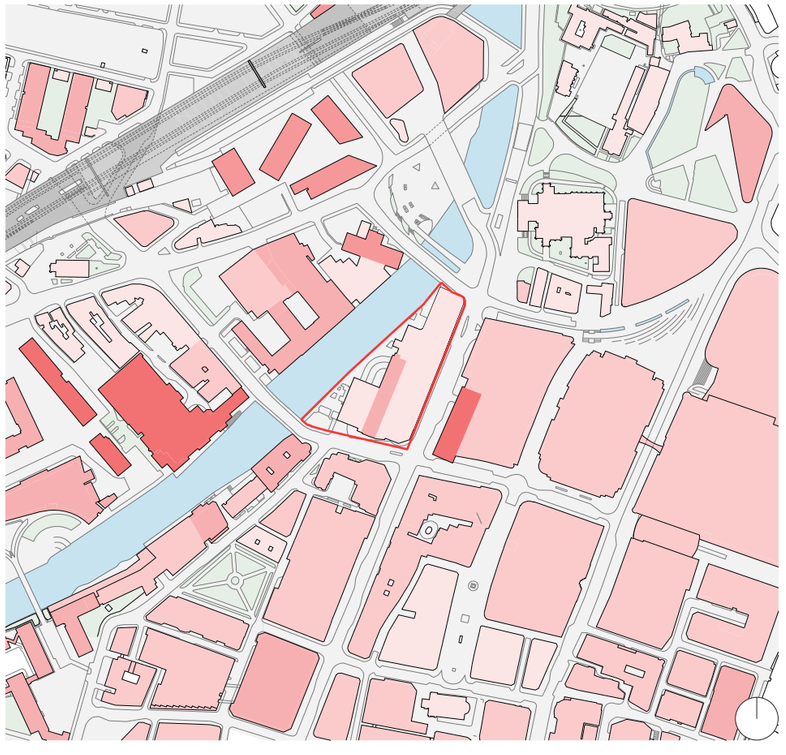
5-10 Storeys

11-15 Storeys

16-20 Storeys

21-25 Storeys

26+ Storeys



Building Uses

The surrounding context consists of predominantly retail buildings with a mix of leisure, hotel, residential and office.

Key

Site Boundary

Retail

Leisure

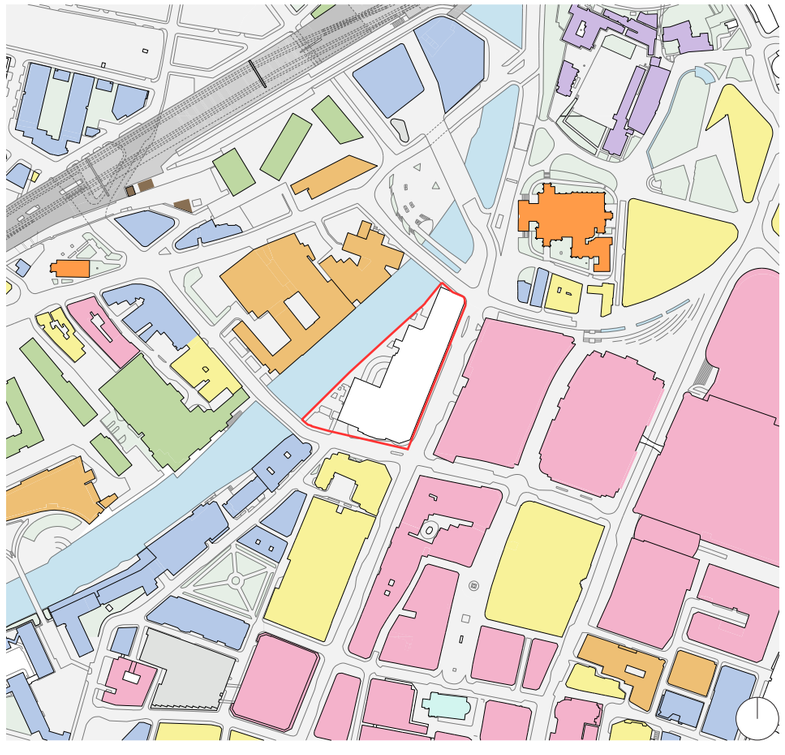
Hotel

Residential

Office

Religious

Transport



3.0 Strategic Planning Context

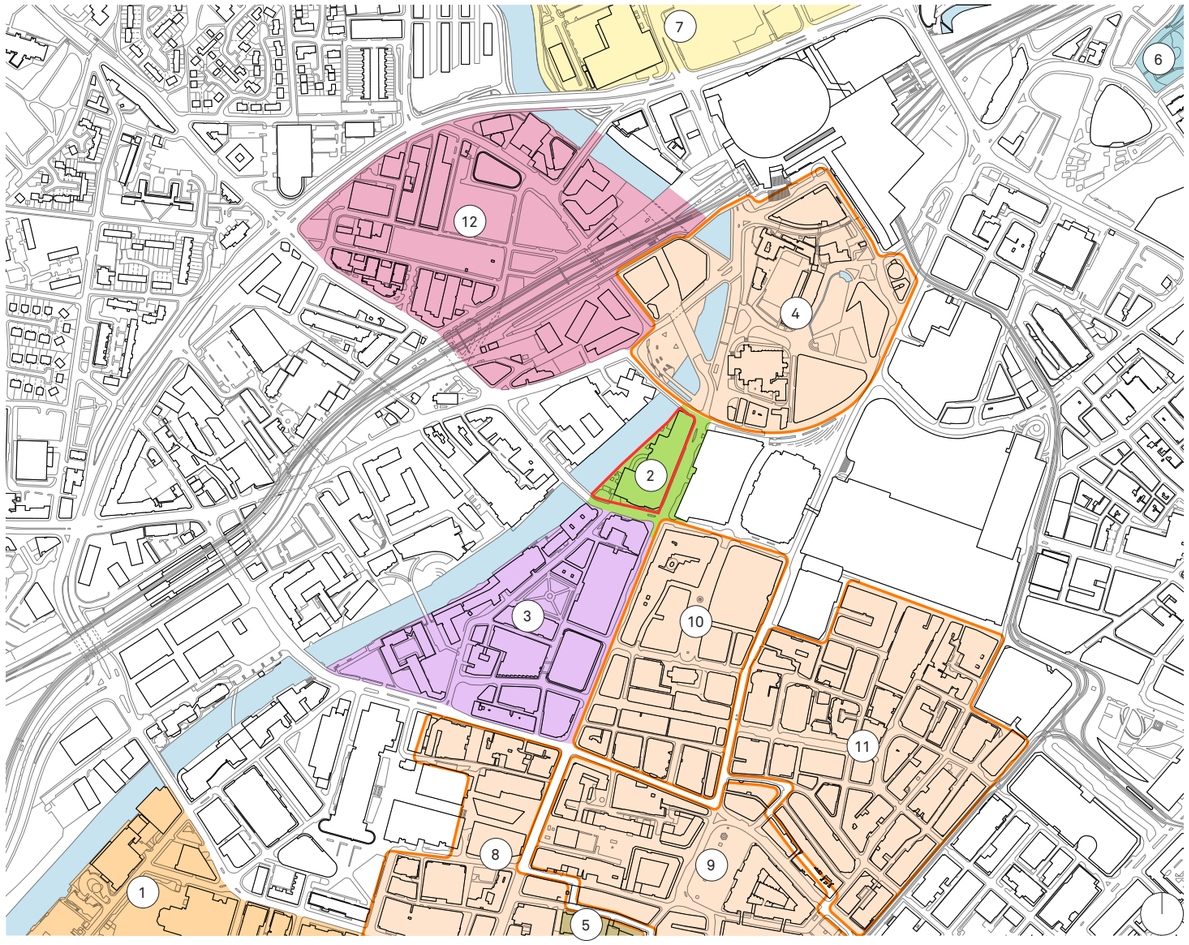
The site is located within the Ramada Complex SRF, which is surrounded by the historic areas Conservation Area along with a series of city wide SRF.

Key

1. St John's Street SRF
2. Ramada Complex SRF
3. St Mary's Parsonage SRF
4. Medieval Quarter SRF
5. Jackson's Row/Bootle Street SRF
6. Northern Gateway SRF
7. Great Ducie Street SRF
8. Deansgate Conservation Area
9. Albert Square Conservation Area
10. St. Anne's Conservation Area
11. Upper King Street Conservation Area
12. Greengate SRF

Site Boundary

Conservation Areas



The site is surrounded by some of the cities most significant Conservation Areas.

The Grade I listed Manchester Cathedral is located directly north of the site.

The wider context contains many Grade II listed buildings and structures, including the Blackfriars bridge and Victoria Bridge Street bridge.

Key:

Conservation Area

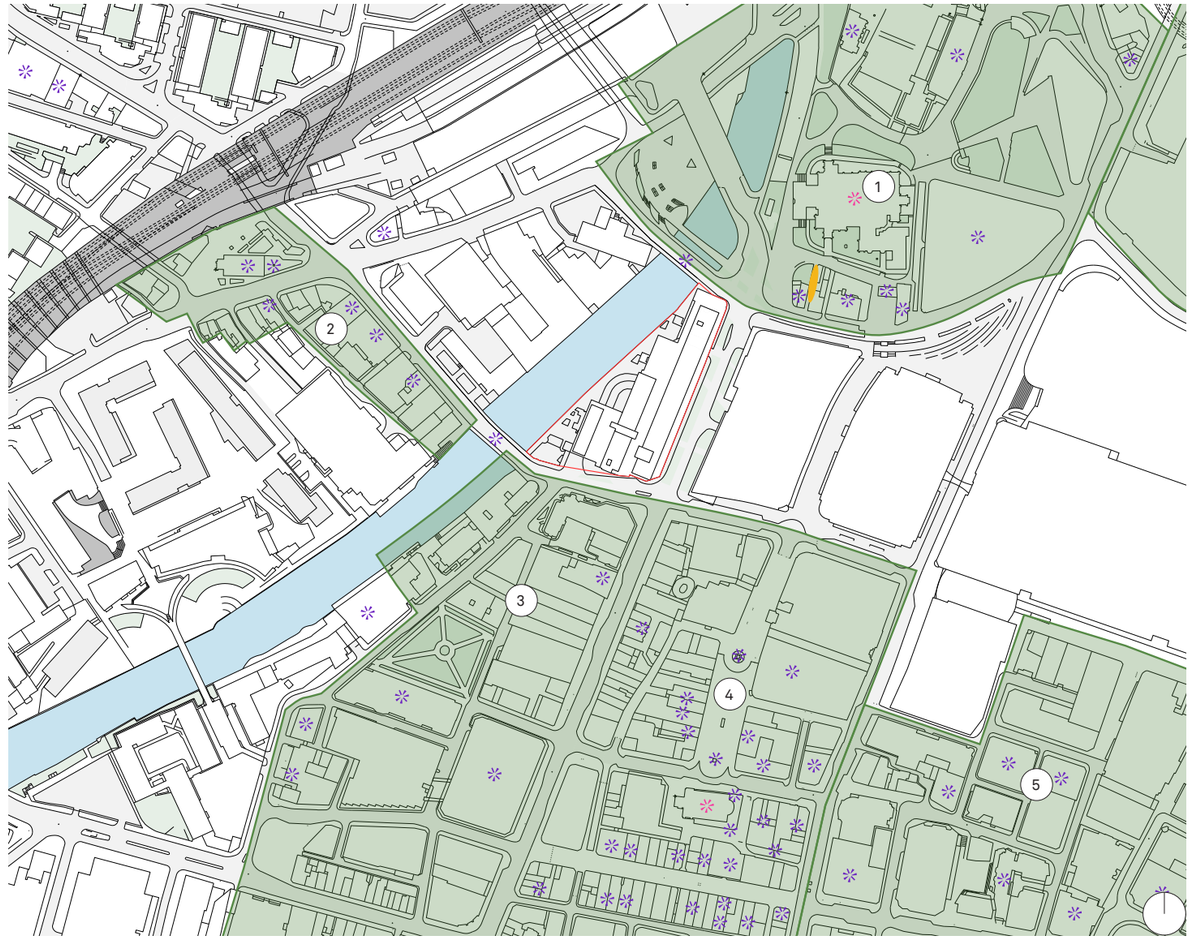
Scheduled Monument

Grade I Listed Building

Grade II Listed Building/ Bridge

Key

1. Cathedral Conservation Area
2. Flat Iron Conservation Area
3. Parsonage Road Conservation Area
4. St. Anne's Conservation Area
5. Upper King Street Conservation Area



3.2 Ramada Complex SRF

The site has had a number of previous design options prepared as part of the wider Ramada site SRF and as a standalone development plot.

The SRF was prepared by Glen Howell Architects in May 2018.

The scheme proposed to demolish the existing buildings on the site and create a new mixed use masterplan. The vision for the Ramada Complex SRF area is:

"A distinctive new City Centre destination focused around a best in class landscaped public square, which positively interfaces with Deansgate and the River Irwell, connecting the site into the surrounding City Centre context, alongside high quality buildings to accommodate high-value residential units, a full service internationally branded hotel offer and complementary ground floor uses, to create a sense of place".

The SRF states that the site in its current form 'visually and physically represents a significant blight on this part of the City Centre' and the scale of problem is emphasised by the significant length of the site frontage onto Deansgate which measures 123 metres. It is recognised that there has been significant investment in the surrounding area including Greengate and around Victoria station. As such the site represents 'a missing piece of the regeneration jigsaw' and 'its regeneration would be genuinely transformational'.

The SRF sets a number of development principles for the site, intended to act as planning guidance in the determination of future planning applications, alongside an illustrative scheme suggested by a previous landowner that was not realised. The key overarching themes include:

· New Landmark Destination – the SRF area will deliver a series of significant regeneration benefits, which in turn will help drive wider economic growth objectives.
· Leading Hotel Offering – the site should accommodate a new business and lifestyle hotel brand from one of the world's leading hotel operators.
· Best in Class Uses – development is required to be high quality, distinctive and add value to the City Centre's current offer, including delivering a premium residential product.
· Scale and Density – high density development is needed, commensurate with other recent regeneration initiatives such as Spinningfields.
· Place Making – public realm treatments should be of the highest quality and the spaces will provide the setting for a mix of high quality City Centre uses
· Heritage – development should complement the setting of nearby listed buildings and structures.
· Rebalancing Deansgate – the SRF promotes improvement of the pedestrian environment to 'encourage footfall along this neglected part of Deansgate towards Victoria Station.

Property Alliance Group and Starwood are very aware of the site's history, the strategic regeneration context and of its strategic importance to the regeneration of this area of the City Centre. Accordingly, the project team is currently working hard to prepare a holistic and deliverable masterplan, which is being developed alongside key stakeholders to build on the key design principles established in the SRF.



Ramada SRF Site Plan





Ramada SRF riverside



Ramada SRF public space

3.3 Previous Site Development Proposals

The site has had a number of previous design options prepared over the years, which failed to be delivered despite significant support from the City Council, Sir Howard Bernstein, and key stakeholders, demonstrating the complexities and costs associated with the complete demolition and redevelopment of the site.

This included a 2008 mixed use scheme by Ian Simpson for Burdett Properties, which received planning permission in 2008.

Another scheme was developed by U&I as part of the Ramada SRF for a residential led development.

Burdett Properties Proposal
Ian Simpson Architects
2008

- Mixed use scheme, hotel, offices, retail, car park.
- 248 Residential units
- Planning permission approved in 2008.

Scheme undeliverable ☒



U&I Ramada SRF
Glen Howells Architects
2018

- 250 Bed Hotel
- 600 Residential units
- Retail / F&B

Scheme undeliverable ☒



4.0 The Masterplan

4.1 Masterplan Brief

Whilst the purpose of this report is to cover the proposed redevelopment of the Premier House building, its contents should be read in the context of the developing masterplan and the overall aspirations for the site.

The new office forms a critical and fundamental part of the wider masterplan proposals and is intrinsically linked to its overall delivery. The wider holistic masterplan for the site aims to transform and regenerate the final piece of the City Council's city centre masterplan in a deliverable manner following several previous failed attempts. The vision for the transformation of the wider Renaissance Hotel site (Including the new Premier House) can be summarised as follows and it has been agreed that each component of the masterplan will be submitted as separate planning applications but under the umbrella of the wider illustrative vision:

1- Undertake the high quality redevelopment of the existing hotel building to reposition this as a market leading up-scale destination hotel. Working with Treehouse Hotels (the proposed operator), a high quality design has been prepared in line with their brand identity and their strong commitment to promoting sustainability.
Planning application was submitted in May 2021.
Ref:130446/FO/2021

2- Redevelopment of Premier House (following part demolition) into a revitalised high quality commercial workspace.

Premier House has been vacant for a number of years, is an eyesore and detracts from the character of this part of the city centre. The new building will deliver high quality workspace and reanimate Deansgate through the provision of new retail units, high quality workspace and will make an important contribution to the local economy, creating jobs and bringing new life to the area. Further details are contained in the following pages of this report.

3- The northern area of the site will be cleared (through part-demolition of Premier House) to make way for an exciting and high quality residential development appropriate to its location. The joint venture is proposing a residential building of exceptional quality, with the introduction of active ground floor uses and potential for improvements to the public realm. This will form the third part of the application in summer 2021.

The joint venture is committed to helping make Manchester a zero-carbon city by 2038 and that goal has driven the plans for the site. The Applicant is developing a sustainable design including the use of modern construction techniques and materials throughout to create a high quality and energy efficient development which is also visually attractive and breathes new life into this part of the City Centre.

As with previous failed attempts to regenerate this important site, demolition and new build development has long been a symbol of urban progress and is often a political vehicle to demonstrate the delivery of change. To help alleviate the climate emergency, it is widely regarded as being important that buildings and development are now conceived in a very different way. As emissions are a symptom of consumption, without reducing consumption, we will not reduce emissions. This requires a fundamental shift in attitudes to materials and consideration of the re-use of buildings and to better promote reuse and repurposing rather than newbuild.

The Applicants have embraced the ethos of the Architects Journal "Retro First" initiative strapline "The greenest building is one that already exists" in considering the approach to a sustainable and deliverable masterplan for the site. They are committed to sustainably responsible construction and believe these proposals are fully aligned to Manchester City Councils ambitious targets to become a zero carbon city by 2038.

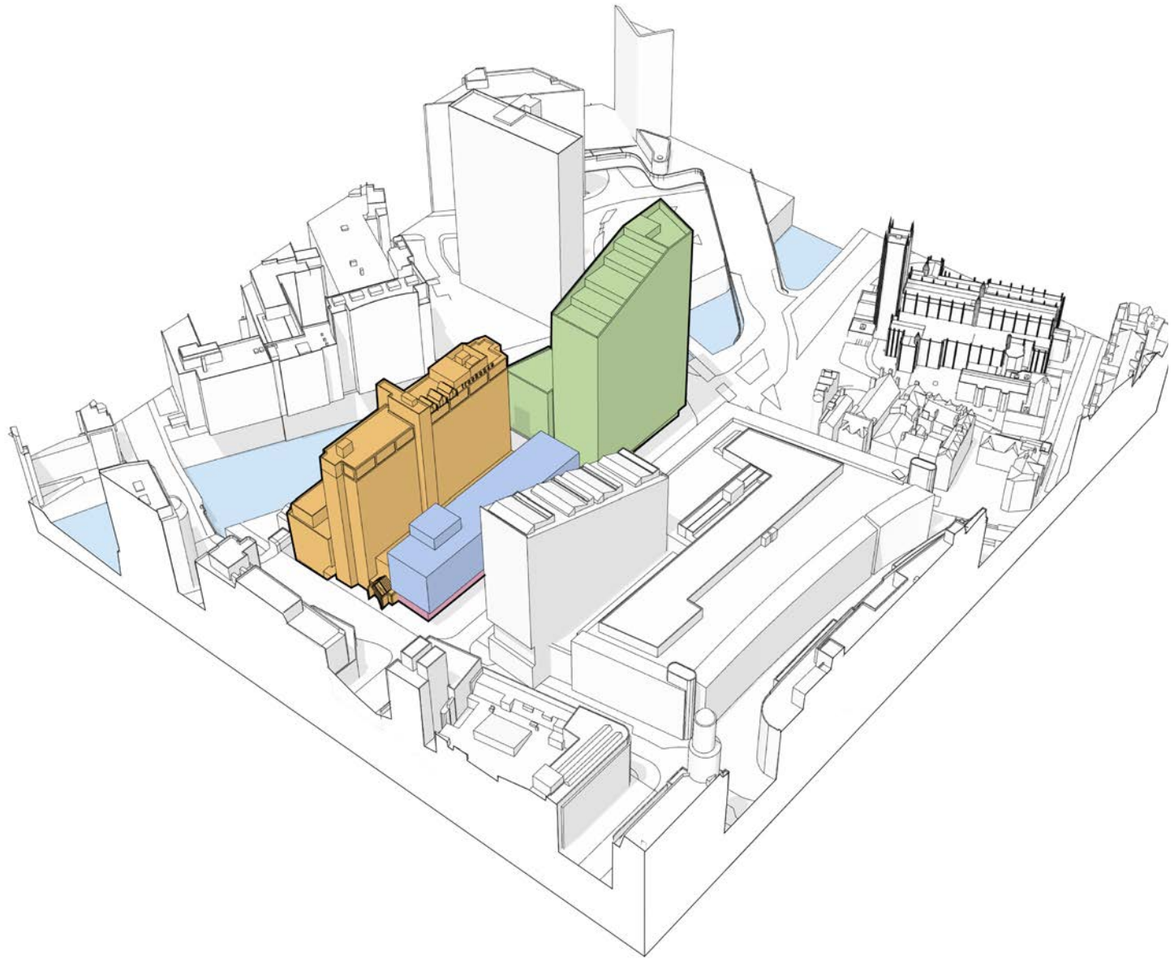
The approach of partially demolishing Premier House and, re-using the 'bones' of the building and by designing a flexible building which is adaptable to climate change and future occupant needs will save approximately 20 tons of CO2 emissions.

Proposed Masterplan Uses

The office proposal is part of a wider strategic masterplan to transform the site to provide a holistic, comprehensive development for this important scheme.

Key

- New Residential Building
- Office to Premier House
- Repurposed Renaissance Hotel
- Active Retail Frontage



- Renaissance hotel will be transformed into a unique 4*+ destination with rooftop dining experience.
- Premier House will be transformed into a new commercial address on Deansgate through extensive reuse of the existing building.
- Deansgate will be re-animated with active street frontages.
- A new landmark Residential Building is proposed for the north of the site.

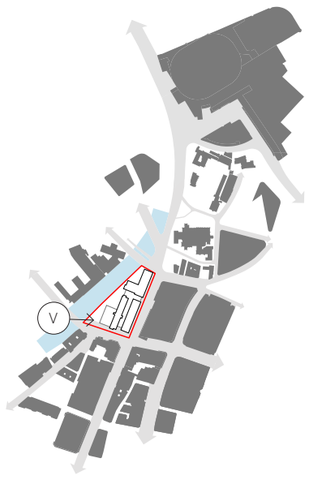
4.2 Planning Submissions

As part of the overall masterplan scheme, the table to the right shows the up-to-date planning applications submitted by Joint Venture Partners associated with the redevelopment of the Renaissance site.

Renaissance Site		
LPA Ref	DESCRIPTION	DECISION
130446/FO/2021	Full application submitted May 2021 for: “Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works.”	Target Determination 12/07/21
130049/DEM/2021	Prior approval application submitting in April 2021 for: “Prior Notification for part-demolition of Premier House (which forms part of the Renaissance hotel complex).”	Target Determination 18/06/21
129468/FO/2021	Full application submitted February 2021 for: ‘Replacement windows to existing hotel building.’	Approved 22/04/2021

Hotel Application CGI
Planning application ref:130446/FO/2021





4.3 Landscape Masterplan

The Vision

The vision for the Renaissance Site is to transform this vehicular dominated site into a high quality, active streetscape with a series of dwell spaces, commercial and retail units, and improved pedestrians & cycling connectivity.

The masterplan aims to create a breathing space for people, expanding the constricted footpaths and reducing the vehicular carriageway where possible, and creating generous external spaces that are bustling with activity.

The Deansgate elevation will be activated by a series of 'garden rooms' - level terraces which will provide pocket seating spaces & commercial spill out spaces. The masterplan includes a new drop off facility for the proposed hotel, adjacent to a generous arrival space outside the future office development. The proposed Irwell Terraces create a series of spaces along the River Irwell frontage - a unique asset to the site.



*Note the masterplan shown is an illustrative vision and is subject to ongoing discussions with MCC and other third parties regarding delivery which will form part of a separate future planning application.

4.4 Wider Public Realm Context

The Renaissance site is an important connecting piece in the wider vision for the city's public realm.

The redevelopment of this site will improve pedestrian & cycling connectivity throughout the city. It is one of the remaining 'jigsaw pieces' required to link together the City's existing public spaces, to create a network of well-designed, high quality public realm.



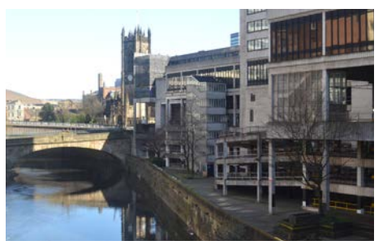
4.5 Design Influences

Views & Visual Connectivity

There are a series of existing vistas that are unique and significant to the Renaissance Site, and have influenced the overall masterplan.







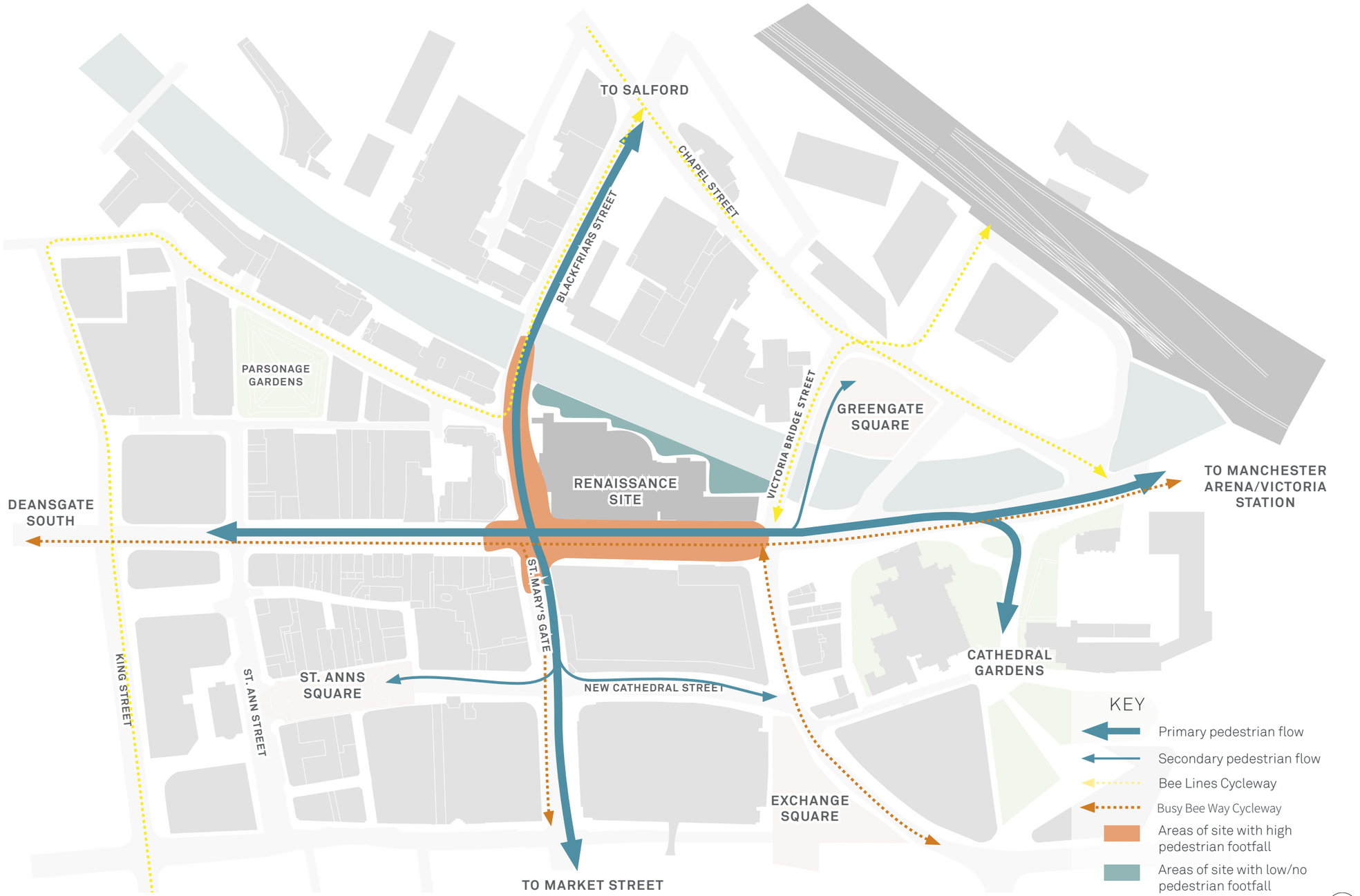


Flow of Pedestrians & Cyclists

The site is situated at a key junction of high pedestrian footfall. The proposed masterplan acknowledges these existing patterns and desire lines, and aims to improve these pedestrian movements.

There is a strong directional flow of movement East to West from St. Mary's Gate to Blackfriars Street (and vice-versa), in addition to the linear movement North-South along Deansgate. The Renaissance Site can utilise this high pedestrian footfall to its advantage through the creation of active frontages and streetscapes that encouraging dwell.

A number of routes of the Bee Network intersect and surround the Renaissance Site. The masterplan proposes to create dedicated facilities for cyclists along Deansgate, as highlighted as a 'Busy Bee' route.



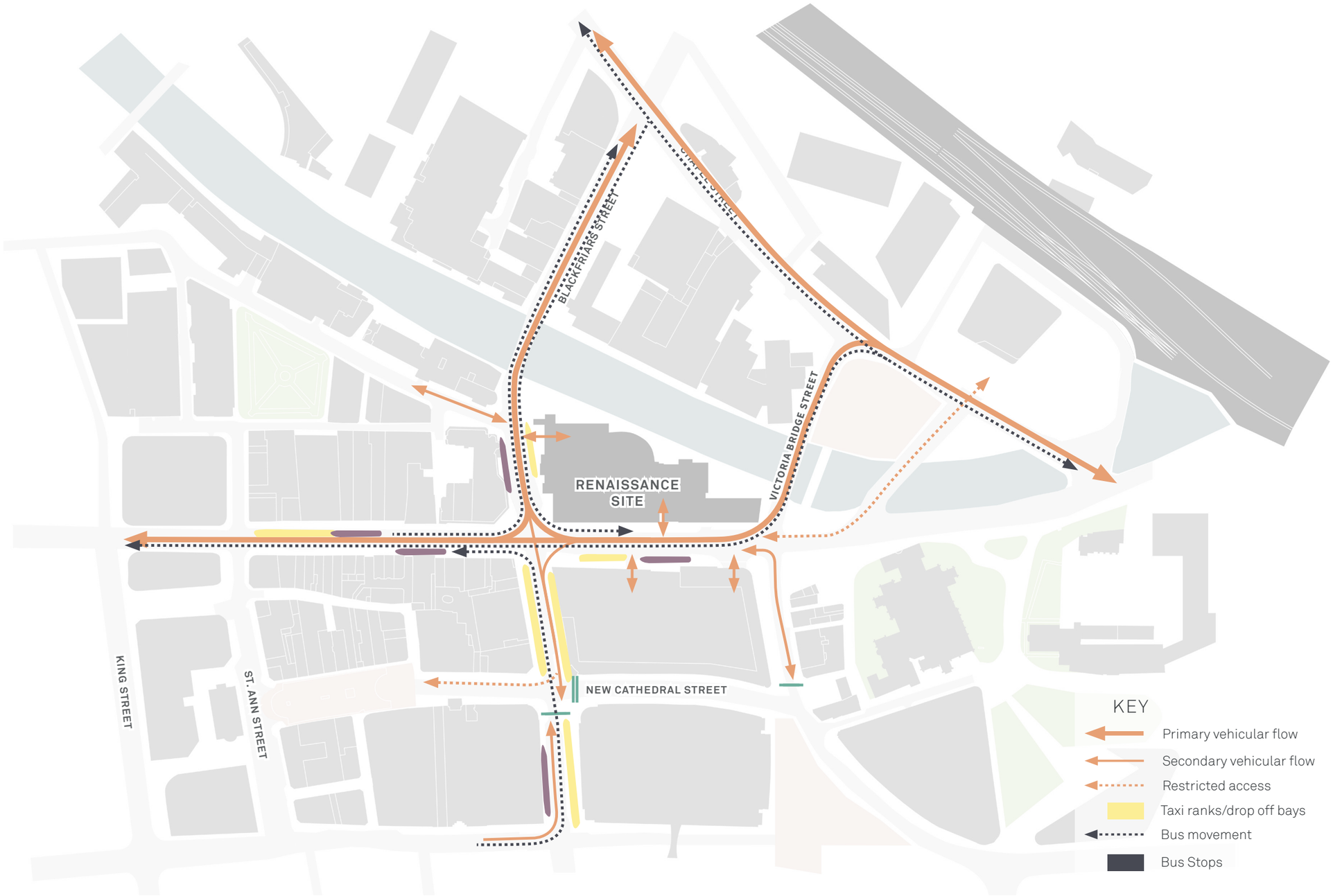
4.5 Design Influences

Vehicular Flow

The vision for the Renaissance Site looks to rationalise vehicular movement where possible, as this currently dominates the existing site and its surroundings.

Currently, all surrounding streets have two way vehicular movement, however St. Mary's Gate has lower vehicular flows as this is access to a drop off area. Bus movement is also frequent, with two way movement along all streets except for St. Mary's Gate.

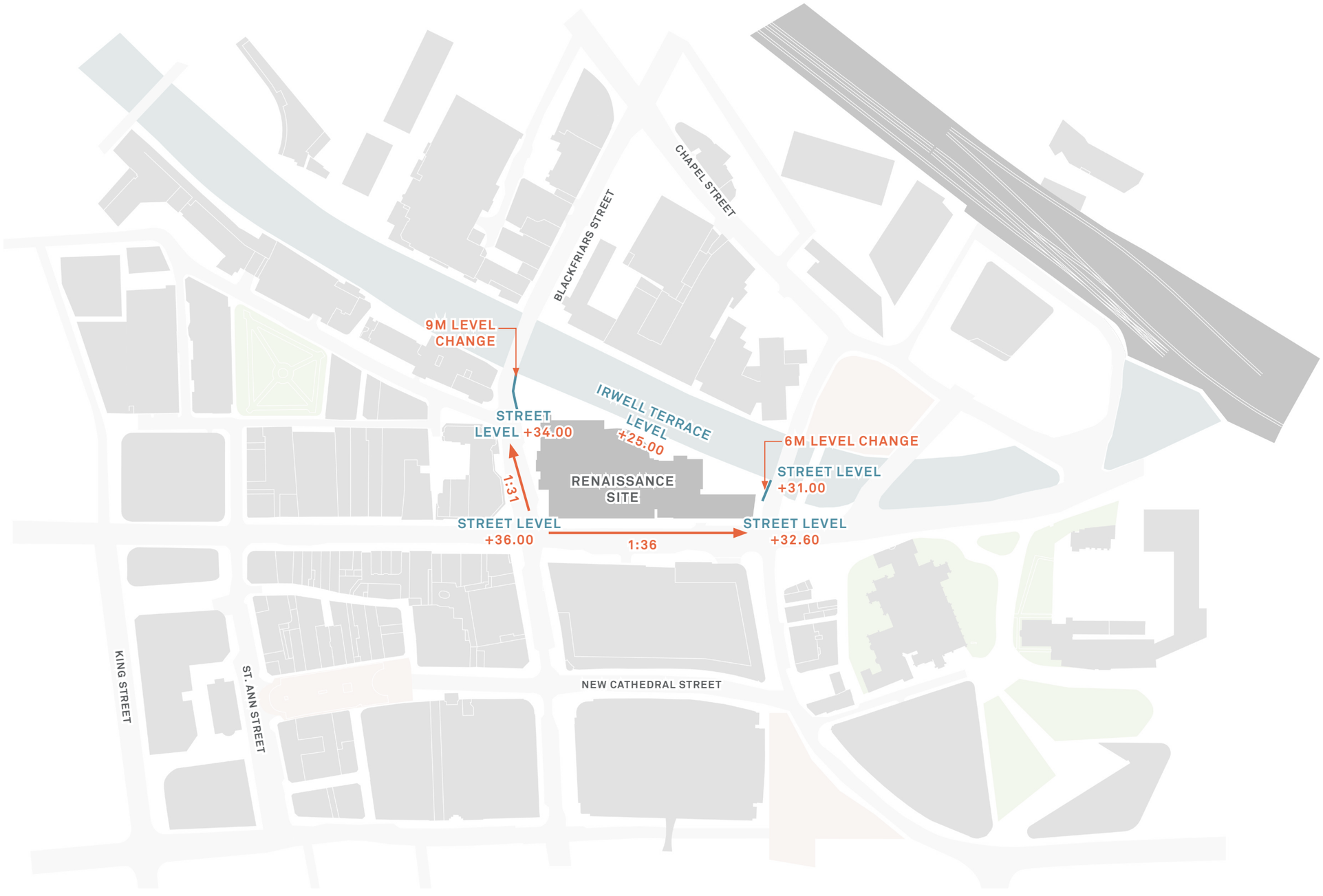
The masterplan looks to rationalise vehicular movement to allow for one way movement South along Deansgate, allowing the carriageway to be reduced to create a more generous streetscape for people and cyclists. All existing bus stops & taxi ranks/drop off bays will be retained as part of the masterplan.



Levels & Topography

The topographical interest of the site is an asset that has been integrated into the masterplan to create unique spaces.

Along the Deansgate elevation, there is a near 4m level change across 120m. This level change has been used in the masterplan to create a series of level terraces, picking up on the views provided towards Manchester Cathedral.
The corner of the site that address the junction of Deansgate, Blackfriars Street and St. Mary's Gate is relatively flat at around +36.00m and is well suited for the creation of an arrival space.



4.6 Concept Diagrams

Concept

The concept of 'Breathe' for the Renaissance site encapsulates the essence of what the masterplan aims to achieve.
The design aims to give all aspects of the Renaissance Site more space to breathe.

Let people breathe. Widen the foot ways and restrict vehicle movement. Provide places to stop and rest, and take a breath. Slow down the pace of movement and encourage dwell. Plant trees and areas of planting and allow people to breathe in clean air.
Let the building breathe. Allow it to interact with its surroundings. Create generous spaces along its façades that is can use. Provide beautiful arrival spaces and spill out spaces.

Let the river breathe. Allow it space to be appreciated. Let it contribute to its surroundings, and allow access and space to be near it.

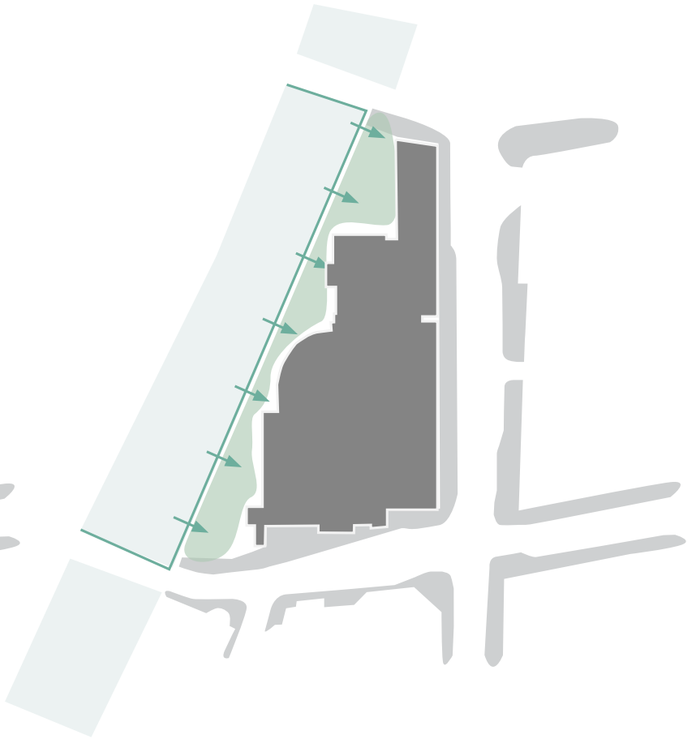
Make it breathtaking.



LET PEOPLE BREATHE



LET THE BUILDING BREATHE



LET THE RIVER BREATHE

4.7 Character Areas

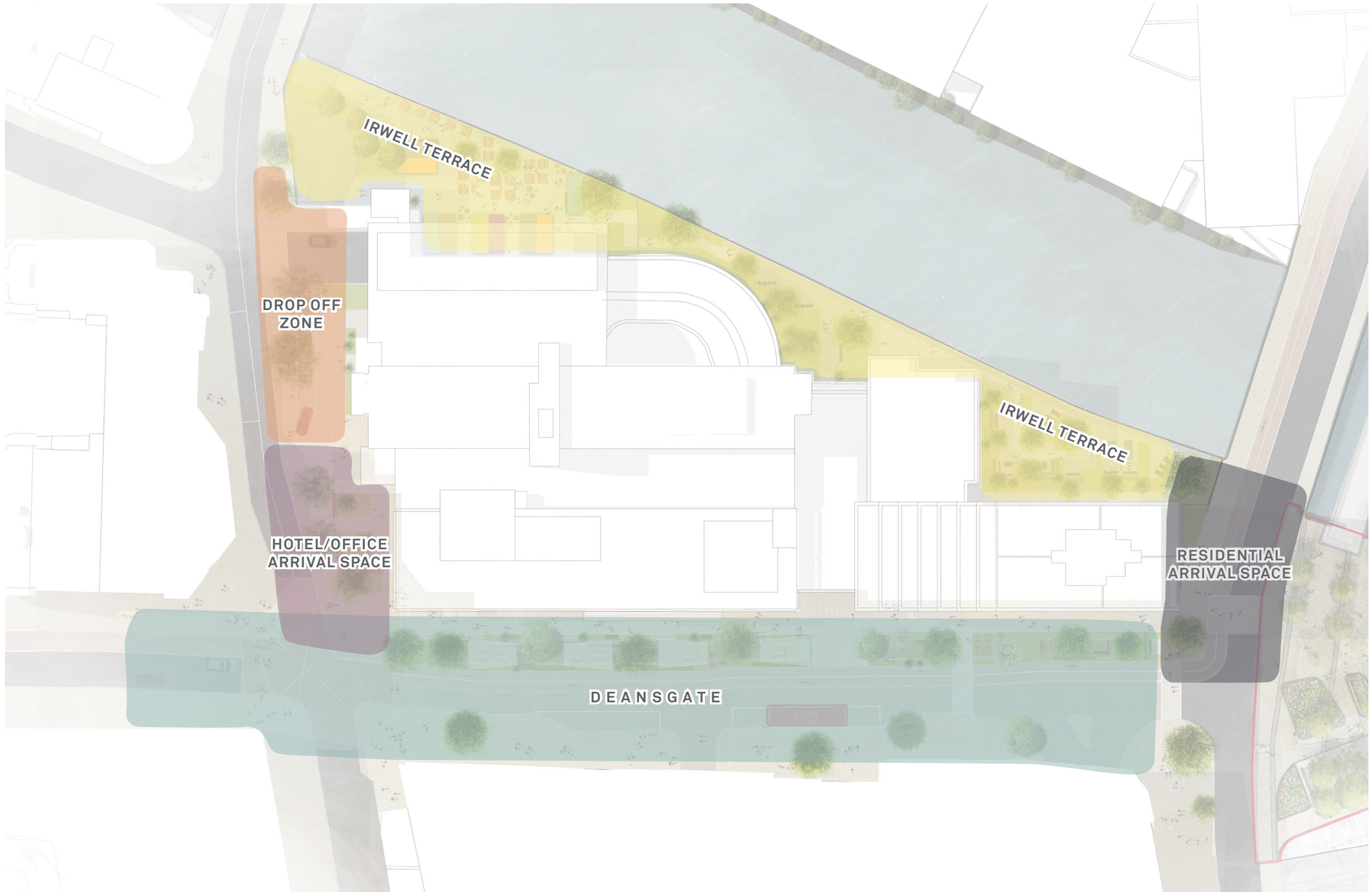
The masterplan can be divided into 5 key spaces, each of which has a unique character, however all of which are unified through high quality design and materiality.

The Deansgate character area includes a generous pedestrian route with a series of active level terraces (outdoor rooms). The design includes a narrowed vehicular carriageway and a two way dedicated cycle way.

The hotel/office arrival space is a space on the key junction of the site, providing a flexible arrival point for the hotel/office development.

A drop off zone has been created in front of the hotel with circular turning head and waiting bay.

The Irwell Terrace includes a private residential garden area towards Victoria Bridge, and a public area with seating terraces & potential commercial use towards Blackfriars Bridge.



4.8 Deansgate

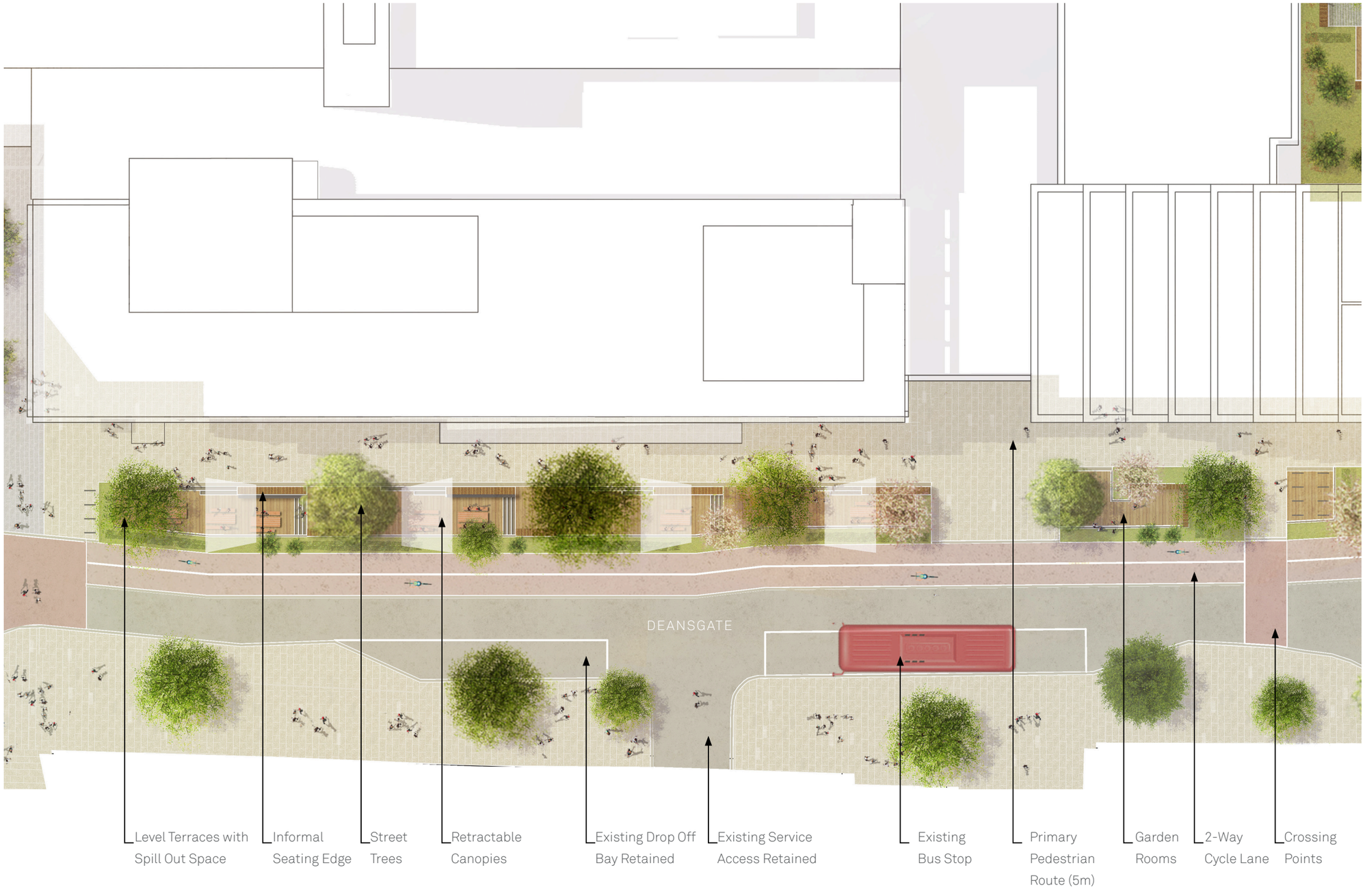
The detailed plan of a section of Deansgate illustrates the wider intention for the street.

Along the building facade is a generous 5m clear pedestrian route. The design utilities the existing topography to create a series of level terraces, with level thresholds tieing into the building entrances.

Occupiers of adjacent commercial units can take ownership of these terraces for spill out purposes, however the terraces will have permanent seating elements, and will also be for use by the general public. The terraces will have a planted boundary to create a sense of enclosure, and will in some places have external canopies with integrated lighting. The terraces adjacent to the future residential plot become 'garden rooms', as public seating areas enclosed in rich planting.

The carriageway has been narrowed to 3m to provide one way southbound movement for buses, taxis and service vehicles. A two-way cycle lane has been positioned on the western side of the street to provide additional space between the carriageway and the seating terraces.

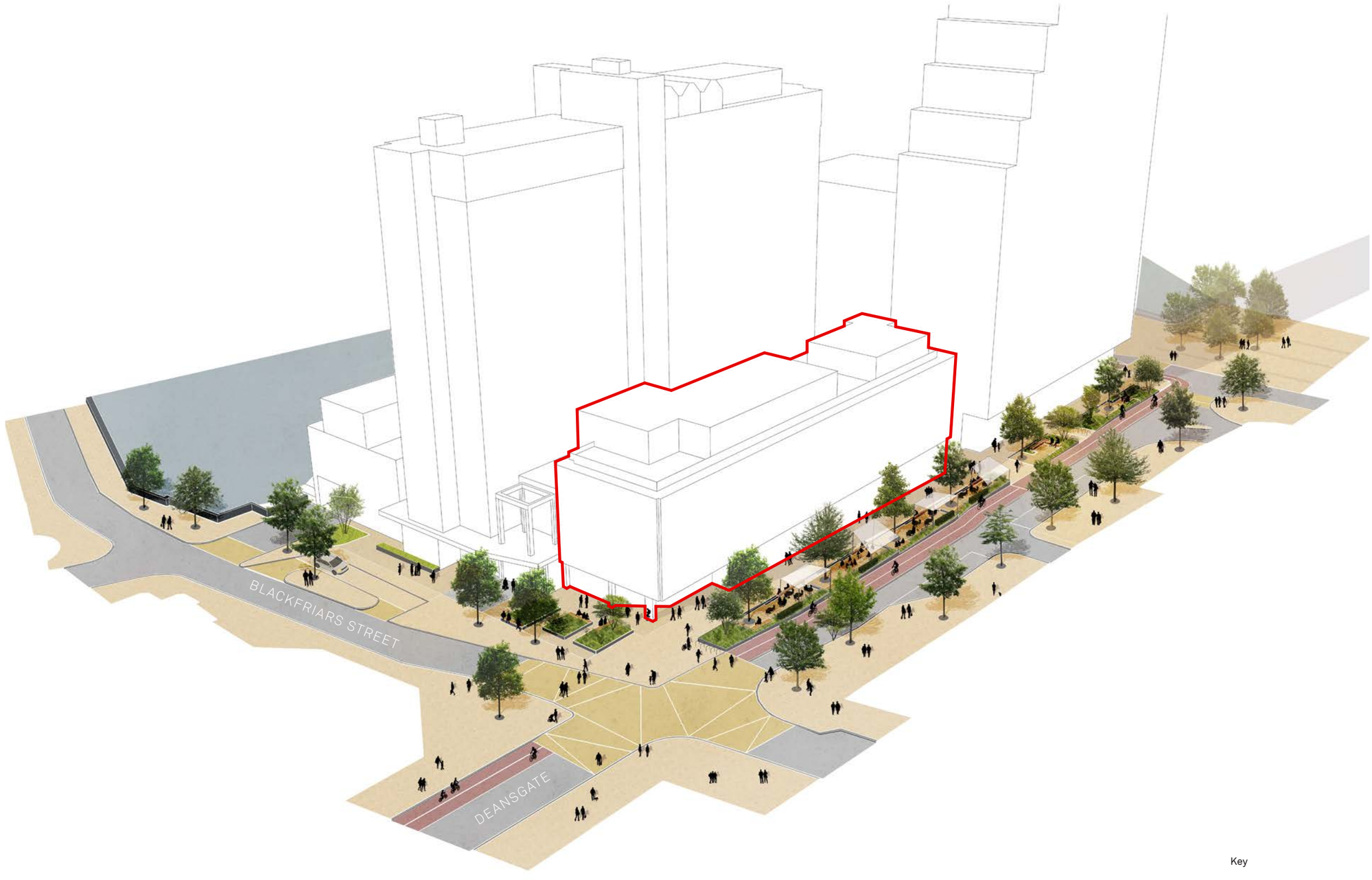
*Note the masterplan shown is an illustrative vision and is subject to ongoing discussions with MCC and other third parties regarding delivery which will form part of a separate future planning application.



4.9 Deansgate Axonometric

This axonometric visual helps illustrate the vision for the Renaissance Site, in creating an active, pedestrian & cyclist focused environment.

The wider connections of the public realm are illustrated here, through to the Medieval Quarter Development at the termination point of Deansgate.



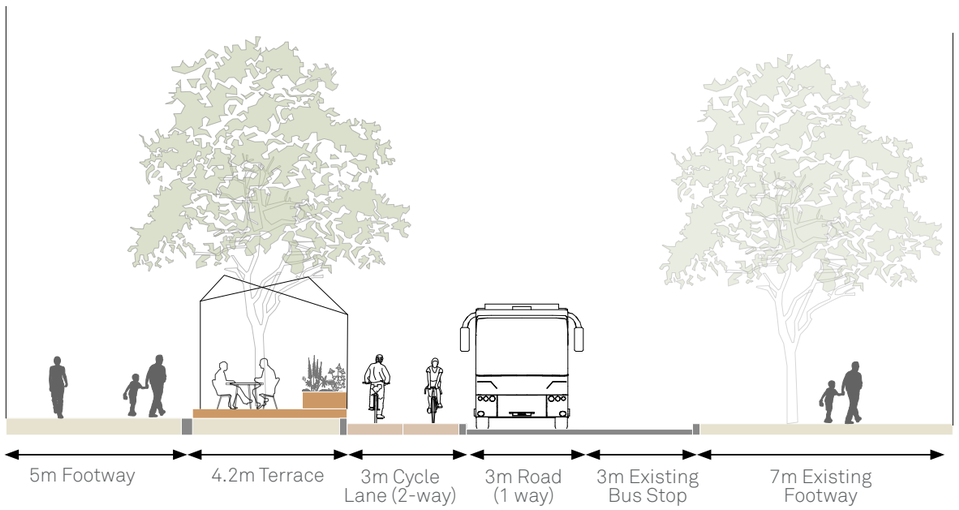
*Note the masterplan shown is an illustrative vision and is subject to ongoing discussions with MCC and other third parties regarding delivery which will form part of a separate future planning application.

Key

Premier House

4.10 Deansgate Section

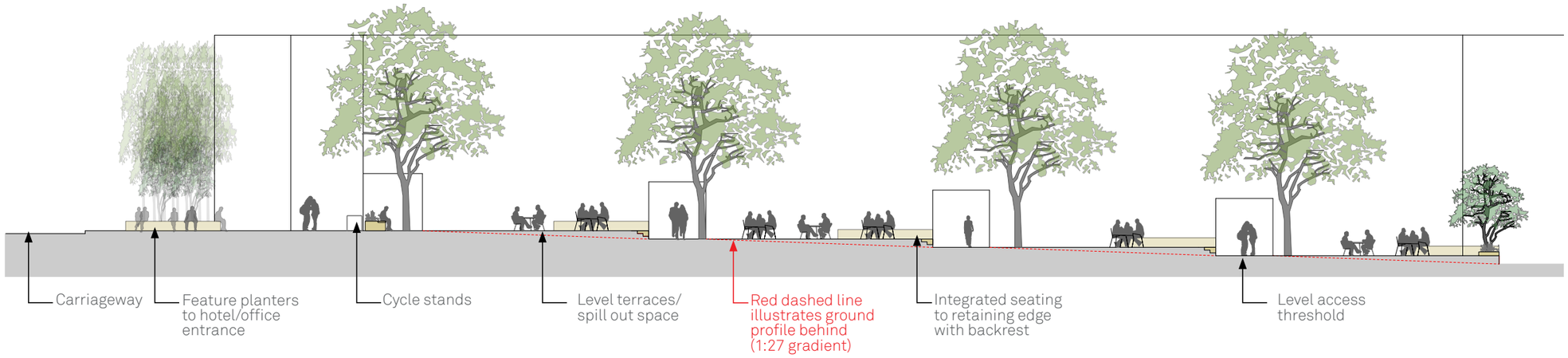
These sections of Deansgate illustrate the spatial arrangement of the proposed design.



Section A-A'



Section Location Plan

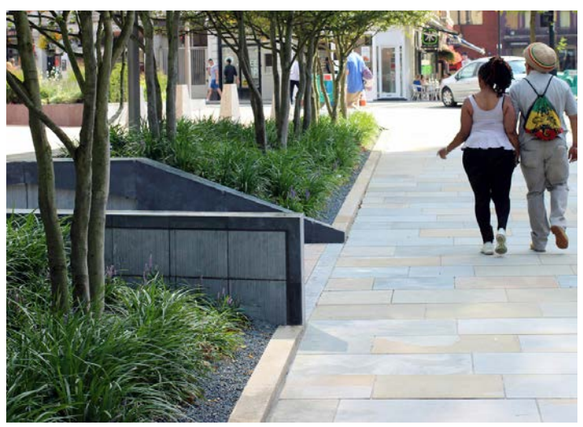


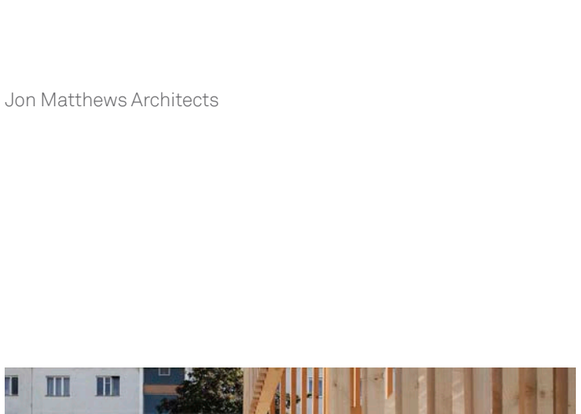
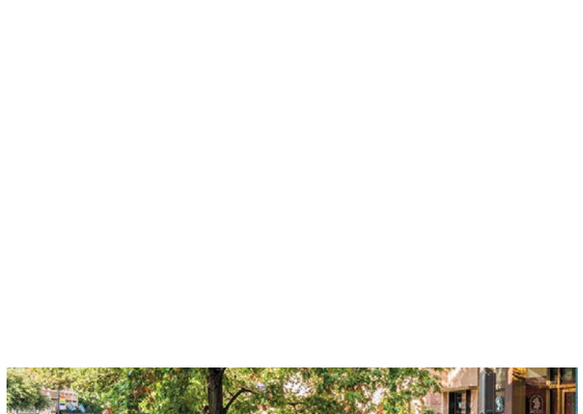
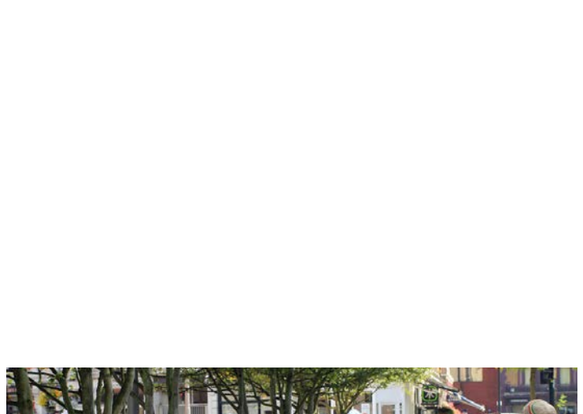
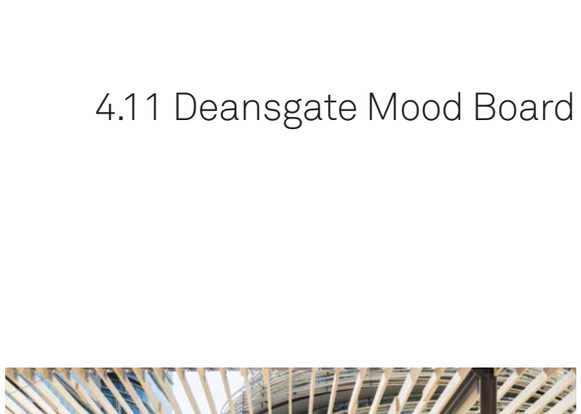
Section B-B'

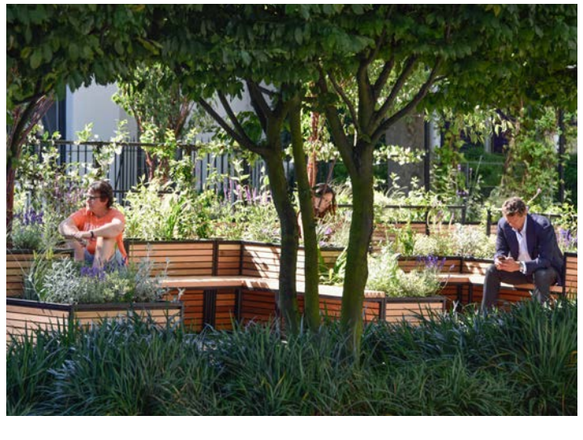
*Note the masterplan shown is an illustrative vision and is subject to ongoing discussions with MCC and other third parties regarding delivery which will form part of a separate future planning application.

4.11 Deansgate Mood Board






4.12 Hotel & Office Arrival/Drop Off

The detailed plan of the Hotel & Office arrival/drop off space describes the rational behind the design.

The form and positioning of the large planters to the arrival space has been influenced by the pedestrian flow identified across the site. This space needs to remain relatively open to maintain existing desire lines, and to provide clear access to the new entrance. These large planters however will provide a focal element to the site that will be visible from East-West and North-South approaches. This space will be usable as a waiting space for the proposed drop off facility, by future office workers and general passers by as a sunny dwell space.

Two way vehicular movement is maintained to Blackfriars Street and existing access to the car park. The existing bus stop is also retained.

A proposed crossing to the Deansgate junction will be signal controlled but allow for multi-directional pedestrian movement.

*Note the masterplan shown is an illustrative vision and is subject to ongoing discussions with MCC and other third parties regarding delivery which will form part of a separate future planning application.

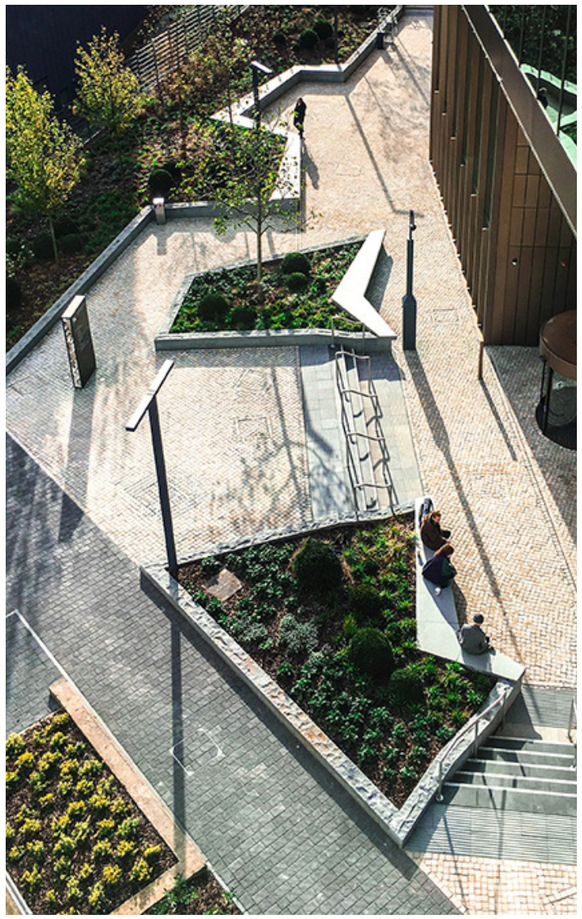


4.13 Hotel & Office Arrival/Drop Off Mood Board



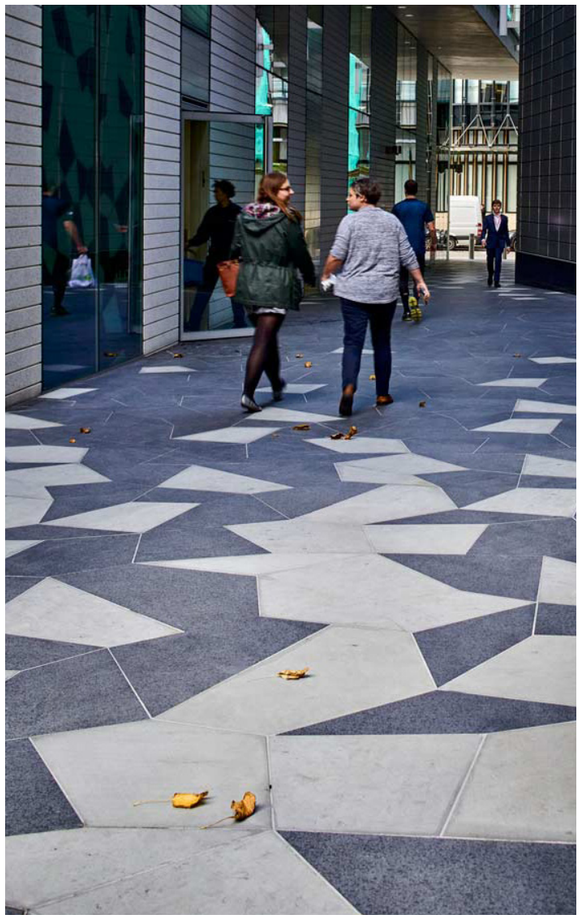




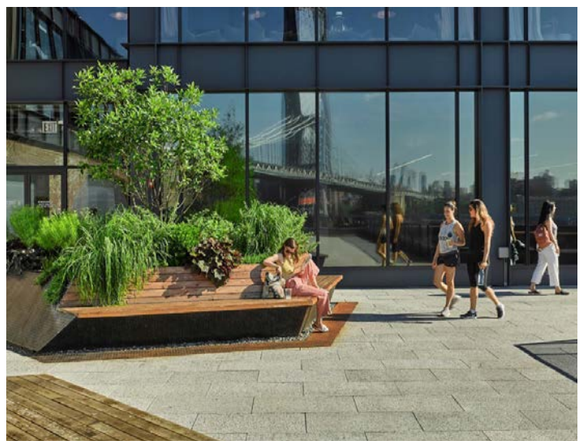












5.0 Premier House Design Development

The Brief

This application is the second of the three major planning applications being brought forward by the JV as part of the overall regeneration of the former Renaissance Hotel and Premier House complex, and pursuant to an illustrative masterplan and the broad development principles in the Ramada Complex SRF. It focuses on the second stage of the holistic masterplan proposals which is the redevelopment of the Premier House building following partial demolition.

The new commercial workspace is also a vital component of the drive to maximise the sustainability of the wider masterplan and for it to play an active role in addressing the climate emergency and actively support Manchester City Council's ambitious target to become a carbon neutral city by 2038. The proposed development will contribute to the reduction of the embodied carbon by partial demolition and retention of the existing structure. The proposed works focus on improving the overall experience of the building and its environmental impact.

To achieve these goals, the redevelopment of the Premier House needs to address key issues that the existing building has failed to resolve:

- The hard and un-approachable brutalist exterior and its poor upkeep.
- The closed off demeanour that is inward looking and is increasingly at odds with the context of Deansgate's active street fronts and engagement of the public realm.
- The poor public perception of the building, which is currently seen as an eyesore rather than an asset to the area.
- The outdated and oversized facilities that have failed to attract occupiers who are increasingly discerning and choose commercial facilities that better engage them.
- Energy inefficiency in use, which compromises its commercial viability.

The intent of the proposal is to modernise and revamp the building internally and externally into a high-quality commercial space. The development aims to change the perception of the building and the surrounding area transforming it into a sought after work and leisure destination.

The scheme involves significant demolition to the north of the site including the removal of the existing ramp and canopy. The Premier House building will be stripped back to core and redeveloped so it is for all intents and purposes a new building. Following partial demolition, the proposal will replace the outdated and unappealing parts of the building and build on the existing structure, building new internal stepped slabs to provide level access on ground floor. The upper floorplates will be extended by circa 3 meters towards Deansgate creating more usable commercial space. The ground floor units will be opened towards and facing onto Deansgate and Blackfriars Street creating active frontages, attracting, and stimulating public interactions.

Key features to the new proposal include:

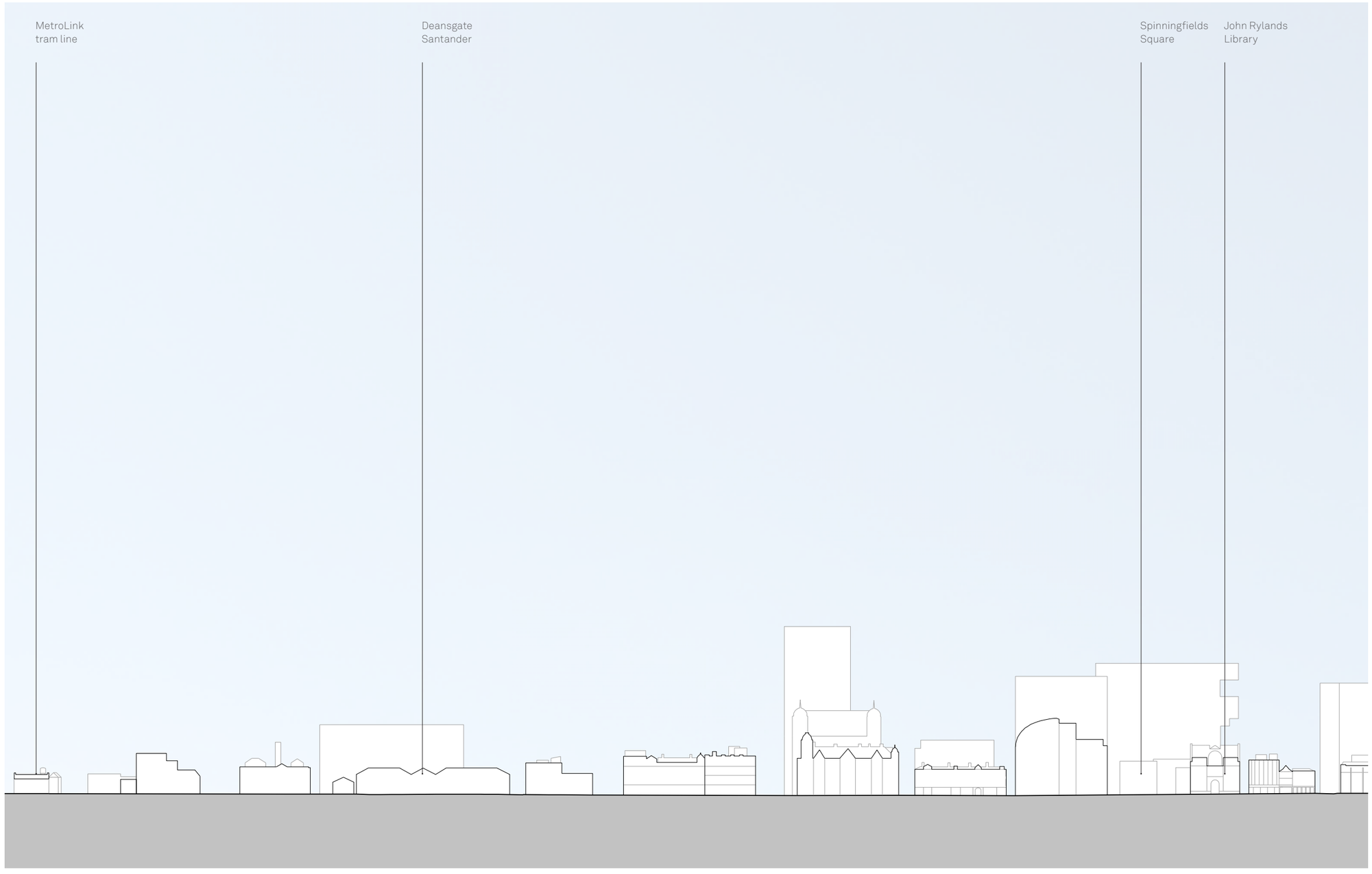
- Creating active frontages onto Blackfriars Street and Deansgate providing retail space.
- Main office entrance from Deansgate.
- Extended office floorplates.
- Cycle and gym/ yoga amenity spaces including shower and changing facilities.
- South facing rooftop terrace.
- Transforming the external appearance of the Premier House building creating a positive presence.



Existing Premier House looking north-west along Deansgate/ Blackfriars Street

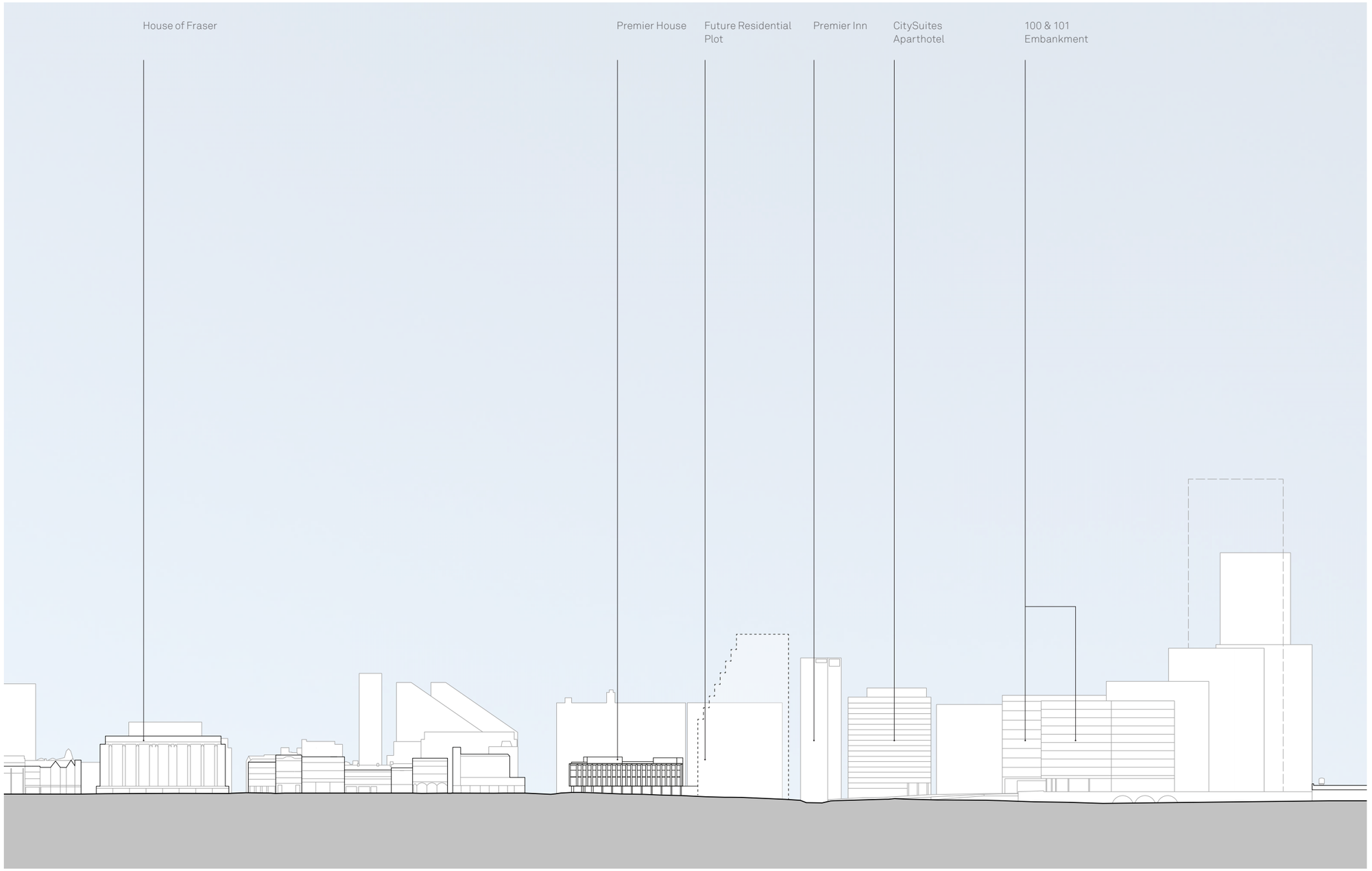
5.2 Contextual Elevation

Deansgate south-east elevation



5.2 Contextual Elevation

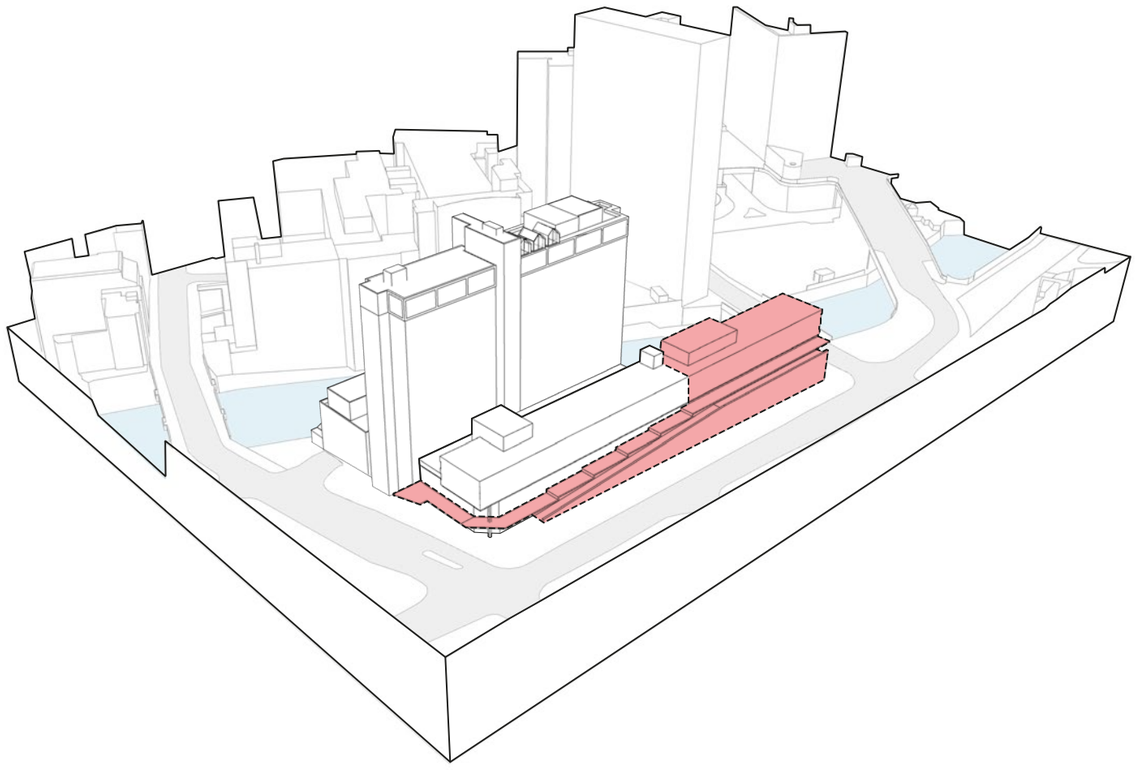
Deansgate north-east elevation



5.3 Key Moves

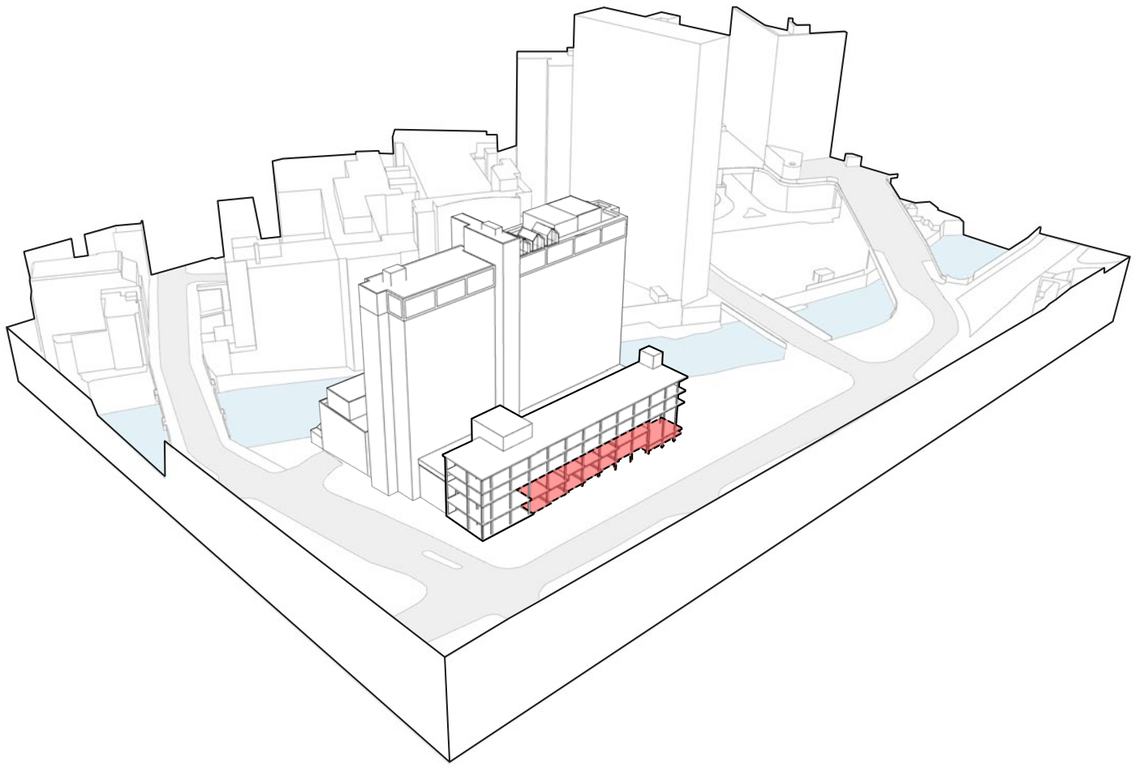
Partial Demolition of Premier House & Hotel

- Partial demolition of Premier House is proposed to create a new development plot to the northern area of the site.
- Demolition includes removal of existing facade, canopy and ramp.
- A separate planning application for the demolition has been submitted prior this application in February 2021



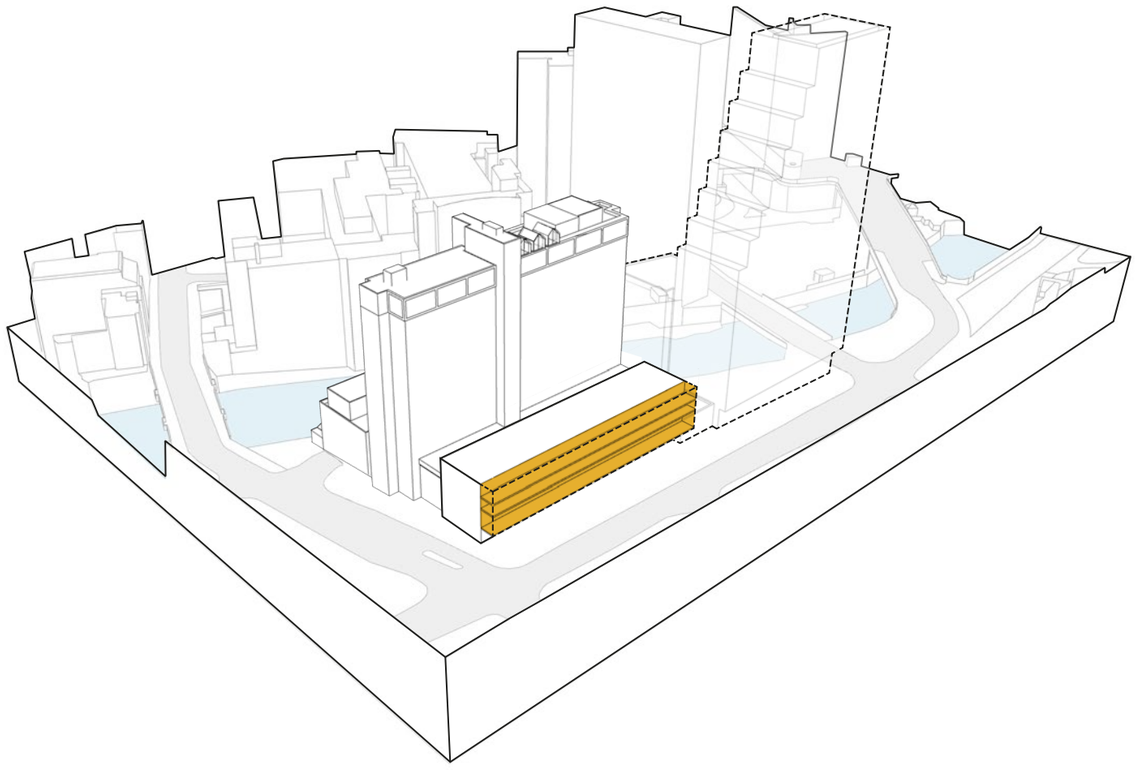
Demolition of Stepped Slabs

- Following the removal of the external facade, further demolition is required to the internal stepped slabs to create a usable commercial floorplate.
- The existing ground floor slabs will be reconfigured to provide level access of Deansgate.



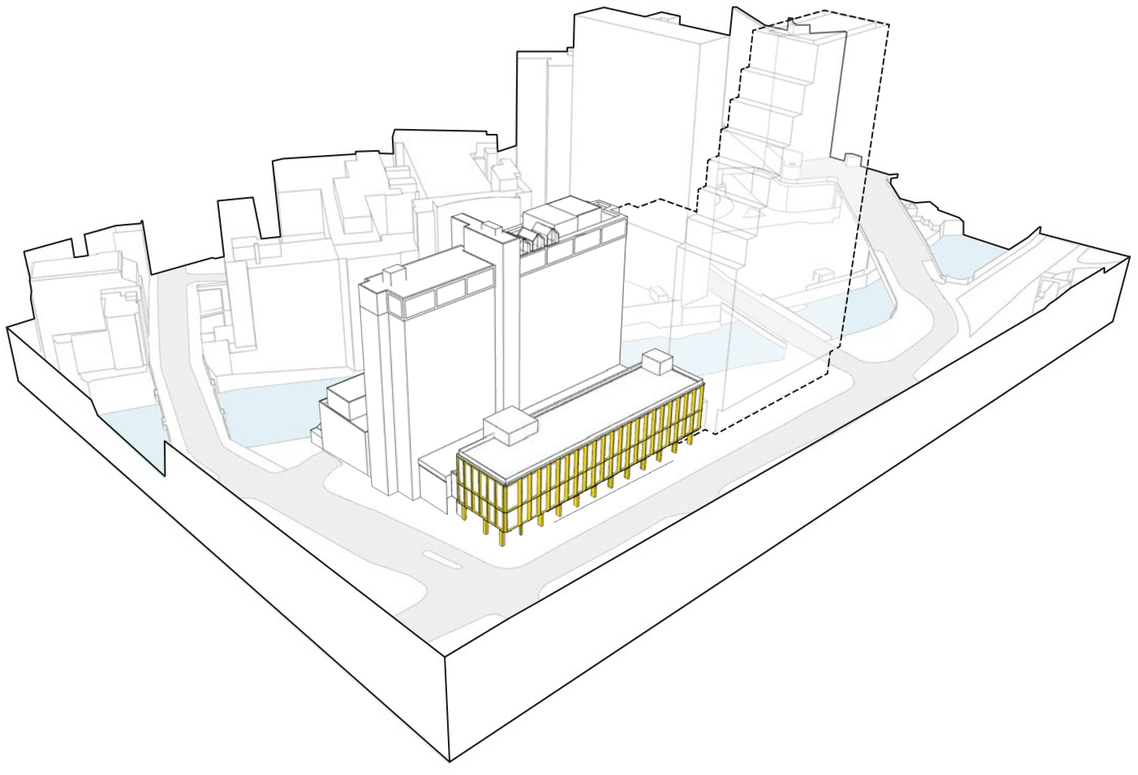
Extend Commercial Floorplate

- The building form will be extended towards Deansgate to provide larger commercial floorplates.



Unified Facade

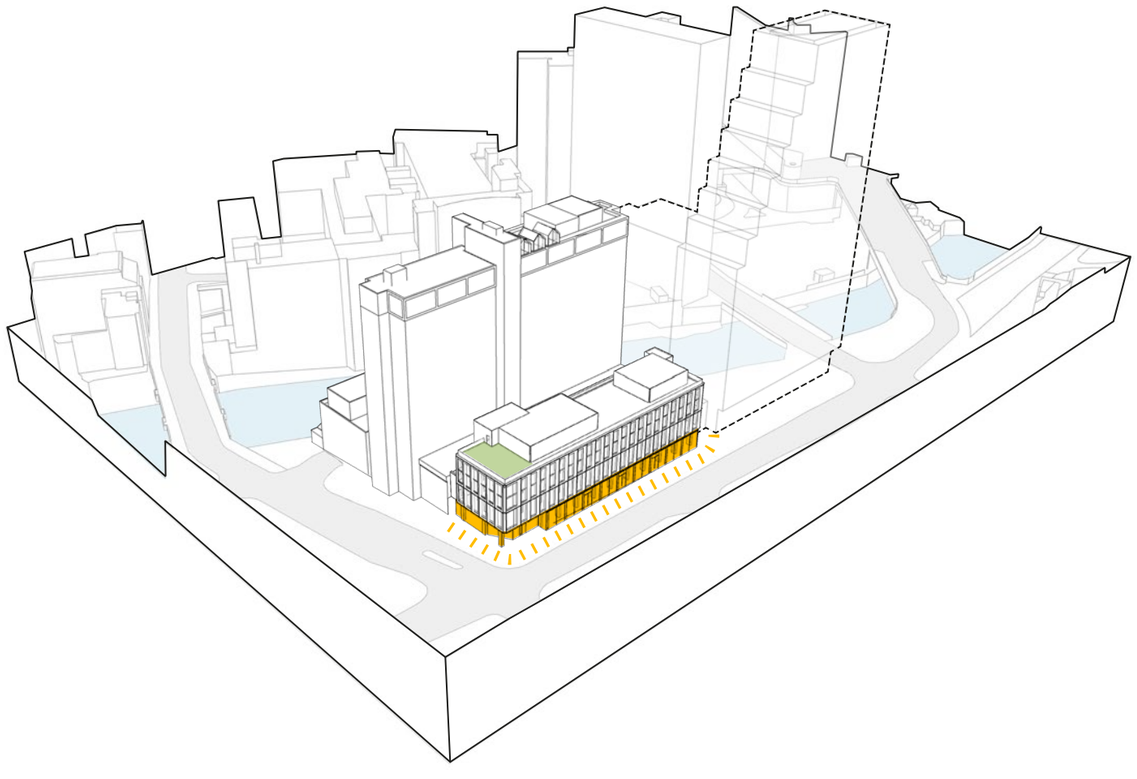
- The existing facade will be replaced with a modern metal & glazed facade. This renewed facade will give a new identity to the building, whilst also bringing the fabric in line with current regulations.



5.3 Key Moves

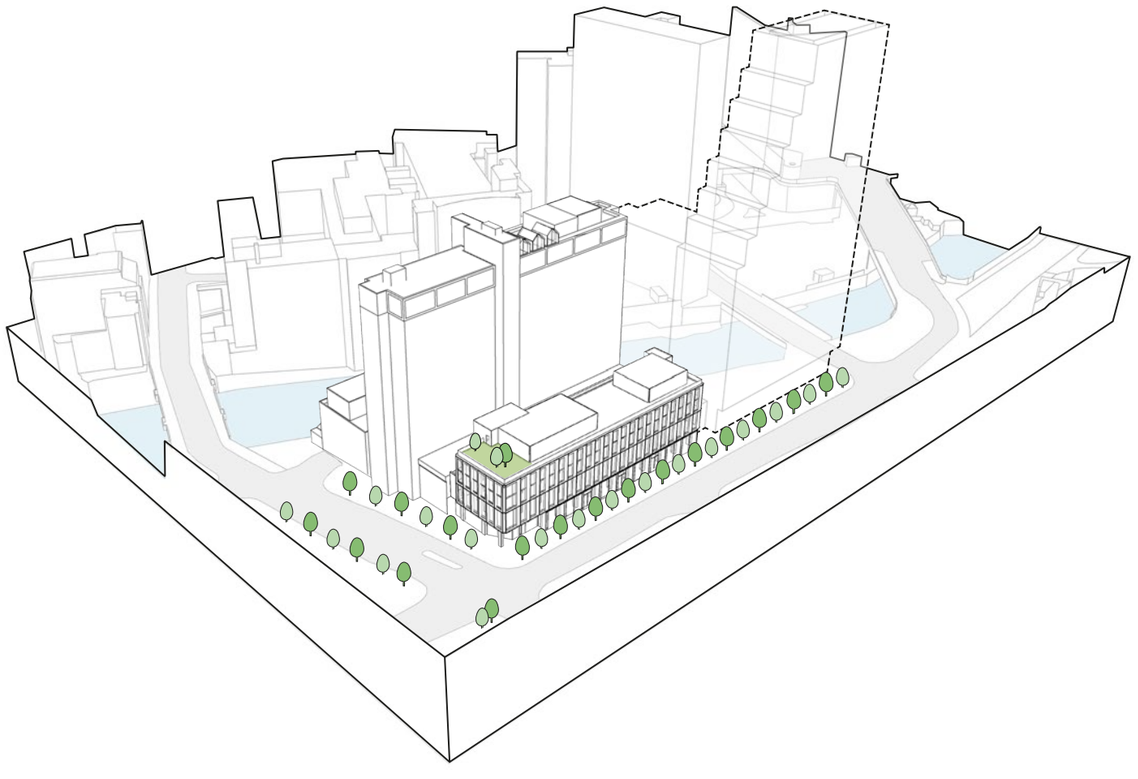
Articulate the facade

- The facade is articulated through a series of tapered profiled panels which provide depth. They are tapered in form to open up views towards the Cathedral from the office floorplate.



Maximise Amenity

- A key feature of the building will be a new roof garden as communal amenity for occupiers.
- The wider vision for the masterplan is to improve the landscaping to Deansgate.



Public Consultation

Pre-application discussions have been held with the LPA on the evolving scheme throughout 2020 and 2021 and, in particular, with regard to the masterplan strategy, the phasing of separate planning applications, and the detailed design of the hotel proposals. The residential and public realm proposals are still being developed by the JV with planning applications for these elements intended for submission during Q2 and Q3 of this year. Accordingly, further to officer feedback regarding the general masterplan vision and delivery strategy, officer feedback related to detailed design matters has been focused on the current submitted hotel redevelopment and the proposals for premier House.

The JV has been proactive in its approach to pre-application consultation to maximise the generation of meaningful feedback from the local community and key stakeholders. The Applicants sought to agree the approach to community consultation with officers at a very early stage. The community consultation exercise provided community members with an opportunity to find out more about the proposed development, to see the emerging plans and to ask questions and engage with the project team should they wish to. As the first stage of a two stage public consultation process, the community engagement undertaken to date has comprised:

- Pre-application engagement with officers including agreement of the consultation strategy/ approach;
- Preparation of a comprehensive consultation brochure outlining the JV's vision for the wider site and the masterplan proposals, albeit with a focus on the hotel redevelopment which is the subject of this planning application;
- Setting up a consultation website outlining the proposals, providing the consultation brochure, and inviting comments using a dedicated consultation feedback form;
- Undertaking a letter drop to the local community (residents and businesses) within a consultation area prior agreed with officers, notifying them on the proposals and directing them to the dedicated consultation website;
- Sending letters to local ward councillors inviting comments;
- Engagement with key stakeholders with the offer of virtual meetings, including Manchester Cathedral, Chethams School of Music, and Historic England. Meetings have taken place with each of the Cathedral and Historic England.

The second stage of public consultation which will be focussed on the next stage of the masterplan vision, the residential building on the northernmost area of the site, is scheduled to take place during the summer of 2021.

Historic England

Historic England consultation took place on the 25th March 2021.

The principle of regenerating the site is not considered to be objectionable, as it is currently a visual eyesore, which impinges on key views into and out of conservation areas. It also forms a negative element of the wider setting of the Cathedral.

The following statement was made in the Pre-application advice from Historic England:

'The proposals are positive in their outlook and attempt to create a site which is more open and integrated with its surroundings. In particular, it is positive to see that they seek to create an active frontage along Deansgate, as the current form of the building creates a harsh and unfriendly atmosphere. This in turn should draw people both visually and physically along Deansgate, thereby improving longer views of the Cathedral, and reinforcing the historic link between the Cathedral and Deansgate. These works are therefore identified to make a minor positive contribution to the way in which this listed building is experienced, as well as improving views looking into, and out of, the three conservation areas.'

Manchester Cathedral

Meetings have been held with Manchester Cathedral on the 20th April 2021 and on the 24th May 2021.

Places Matter

Places Matter consultation took place on the 19th May 2021.

The focus of the Places Matter design review was on the future residential building and the wider landscape aspiration.
The comments received regarding the proposed Premier House scheme were positive, referring to the design as elegant and appreciated the facade form responding to details from Manchester Cathedral.



Proposed view looking north-west along Deansgate/ Blackfriars Street

6.0 Premier House Design Proposal

6.1 Use & Amount

The quantity of the development is detailed in the following schedule.

Full planning permission is sought for the redevelopment of the Premier House following partial demolition. The proposed development comprises of new retail and/or food and beverage units on the ground floor, office space on the upper levels and amenity spaces on the lower ground floor and rooftop.

The quantum can be seen in the schedule to the right.

This application includes for the provision of a new fire escape stair to the car park.

Proposed car park fire escape stair:
GEA = 1,507 ft²
GIA = 1,076 ft²

Premier House

Floor	EXISTING GEA - PRE DEMOLITION		EXISTING GEA - POST DEMOLITION		PROPOSED GEA		EXISTING GIA - PRE DEMOLITION		PROPOSED GIA		EXISTING RETAIL GIA PRE & POST DEMOLITION		PROPOSED RETAIL GIA		PROPOSED RETAIL NIA		EXISTING OFFICE GIA PRE DEMOLITION		EXISTING OFFICE GIA POST DEMOLITION		PROPOSED OFFICE GIA		OFFICE NIA		NIA/GIA Efficiency
	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	
Lower Ground	1,290	13,886	903	9,720	497	5,350	856	9,214	374	4,026	800	8,611													
Ground	1,622	17,459	855	9,203	952	10,247	1,434	15,436	890	9,580	758	8,159	845	9,096	758	8,159					121	1,302			85%
Mezz	837	9,009	837	9,009	1,074	11,561	793	8,536	988	10,635	693	7,459									988	10,635	825	8,880	84%
1st	1,574	16,943	832	8,956	1,038	11,173	1,486	15,995	940	10,118							1,486	15,995	737	7,933	941	10,129	809	8,708	86%
2nd	1,573	16,932	832	8,956	1,038	11,173	1,486	15,995	940	10,118							1,486	15,995	740	7,965	941	10,129	809	8,708	86%
Roof	280	3,014	101	1,087	130	1,399	253	2,723	61	657															
TOTAL	7,176	77,242	4,360	46,931	4,729	50,903	6,308	67,899	4,193	45,133	2,251	24,230	845	9,096	758	8,159	2,972	31,991	1,477	15,898	2,991	32,195	2,443	26,296	58%

6.2 Layouts - Lower Ground Floor

The lower ground floor is occupied by the gym/ yoga amenity space, cycle store, shower and changing facilities along with plant and refuse areas.

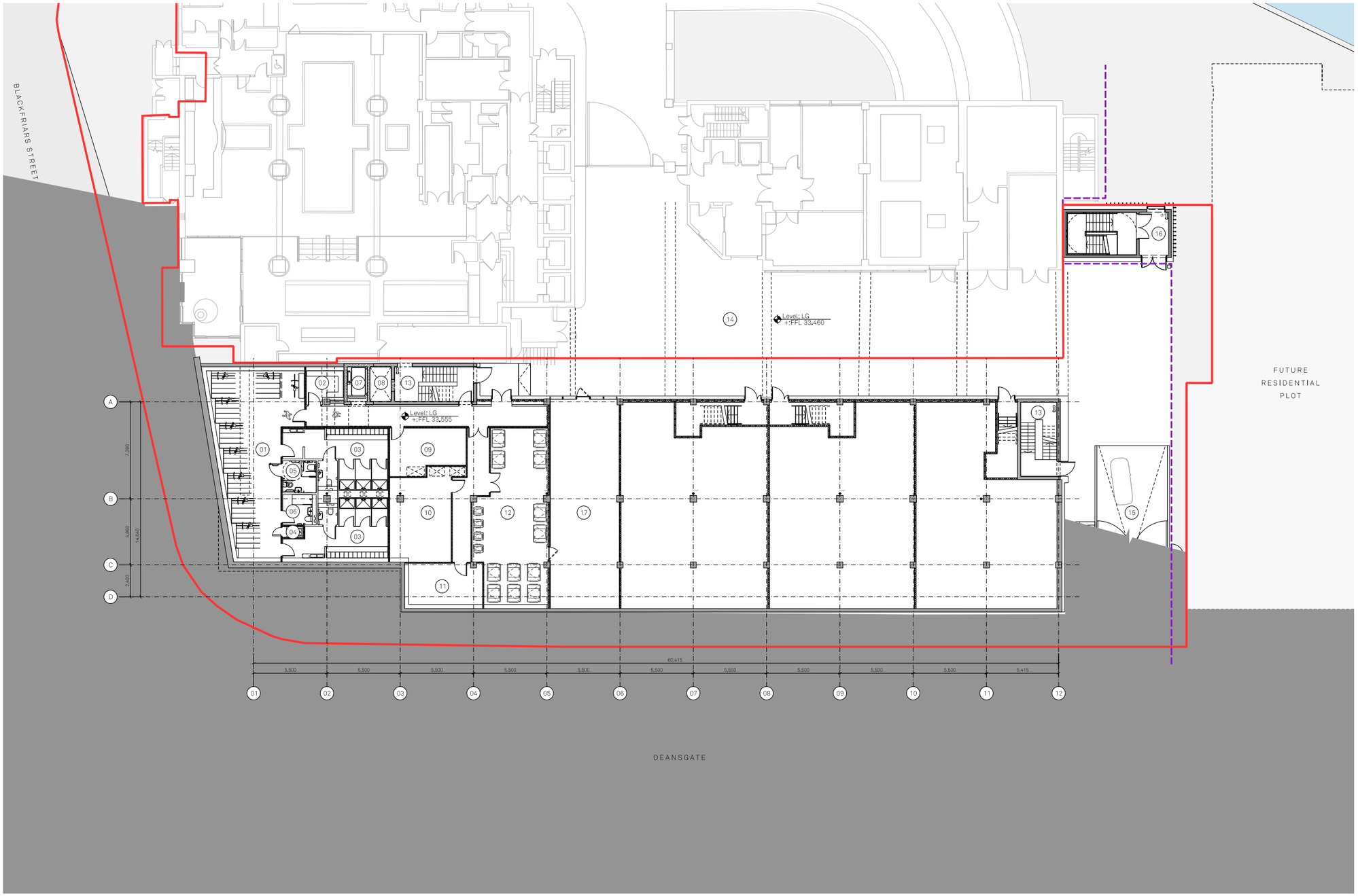
The cycle store is accessed via a relocated entrance to the existing service yard

Secondary means of entrance through the service yard are retained for the access to the amenity spaces and the back of the retail units situated along Deansgate.

A new lift has been introduced to the building and serves all level, as the existing lift terminates at ground floor.

The existing lower ground floor slabs to the retail units will be retained with a new screed provided to enable level access off Deansgate to the ground floor retail units.

The vehicular access via Deansgate to the service yard will be retained but will become a one-way vehicle movement with entry via Deansgate and exit onto Blackfriars Street.



Key

1. Cycle store
2. Drying room
3. Changing & shower facilities
4. Cleaner's cupboard
5. Accessible WC
6. Gender neutral WC
7. Proposed lift
8. Existing lift
9. El. switch room
10. Boiler room
11. Generator room
12. Refuse store
13. Existing staircase
14. Shared service yard
15. Vehicular access of Deansgate
16. Proposed car park escape stair
17. Plant room

Site application boundary

Demolition line

6.2 Layouts - Ground Floor

The footprint on the ground floor will be extended by circa 3 meters towards Deansgate in place of the existing ramp. The existing inactive frontage will be reanimated with the provision of the new retail units. The internal slabs will be modified to provide level access off Deansgate.

New glazed retail frontages are provided to Blackfriars Street and Deansgate, re-engaging the building with the street and encouraging interaction with people.

The plan opposite identifies the demolition line where the existing Premier House and car park are being demolished to create a new residential development plot to the north of the site.

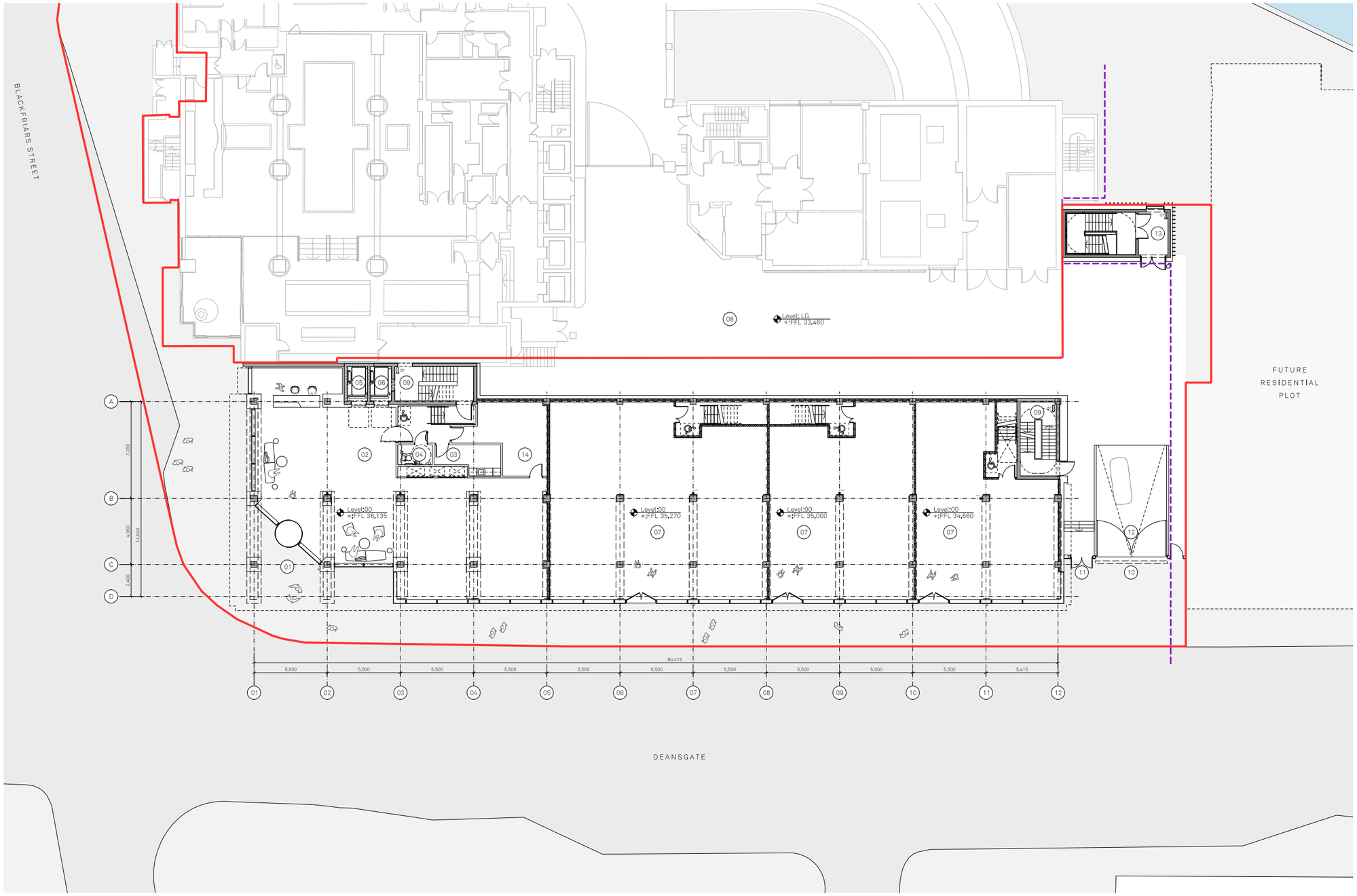
The existing service yard entrance will be relocated along Deansgate, adjacent to the Premier House fire escape stair.

To the north-east a new access gate to the existing service yard will be provided serving as a one-way entrance from Deansgate for service vehicles to access.

The existing lift shaft and escape stairs will be retained as part of the building's sustainable strategy.

To the north-west the proposal includes a new escape staircase retained with an additional lift provided.

The proposals sustainable ethos is to reuse the existing structure as much as possible.



Key

1. Office entrance
2. Office reception/ cafe area
3. Reception office/ store
4. Accessible WC
5. Proposed lift
6. Existing lift
7. Retail unit
8. Shared service yard
9. Existing staircase
10. Relocated service yard entrance
11. Passenger gate
12. Vehicular access off Deansgate
13. Proposed car park escape stair
14. Cafe store/ BoH

Site application boundary

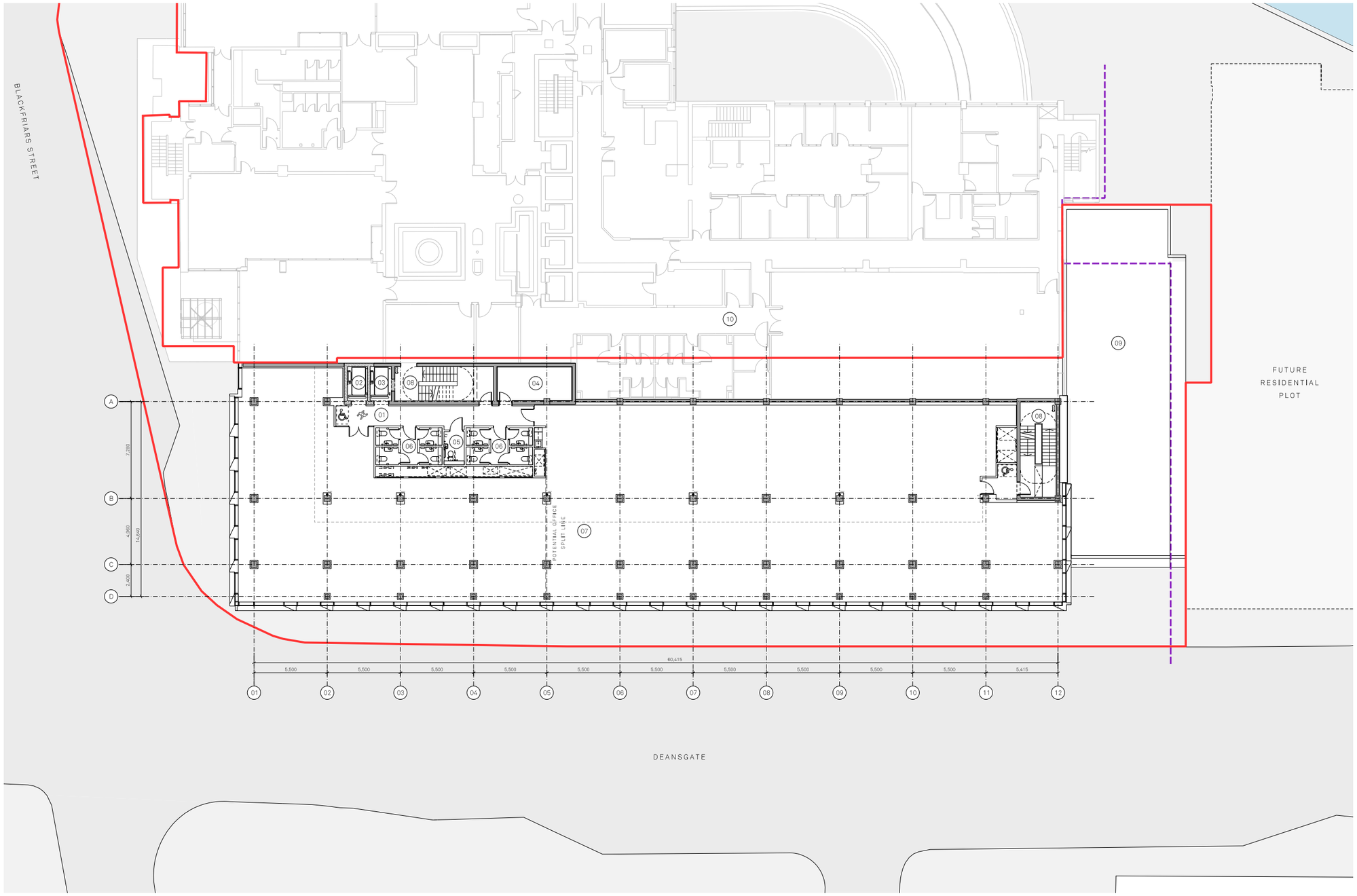
Demolition line

6.2 Layouts - Mezzanine

The existing upper floor plates will be extended towards Deansgate by circa 3 meters creating larger commercial floorplate. The design can also accommodate 2 way split with separate access points from the building core.

The existing lift shaft and fire escape staircase will be retained as part of our ambition to re-use as much of the existing fabric as possible.

The mezzanine level of Premier House shares a party wall with the existing hotel which is part of the overall masterplan scheme of the redevelopment of the Renaissance site.



Key

1. Lift lobby
2. Proposed lift
3. Existing lift
4. Comms room
5. Accessible WC
6. WC
7. Office
8. Existing staircase
9. Proposed roof to service yard
10. Proposed car park escape stair roof
11. Hotel demise

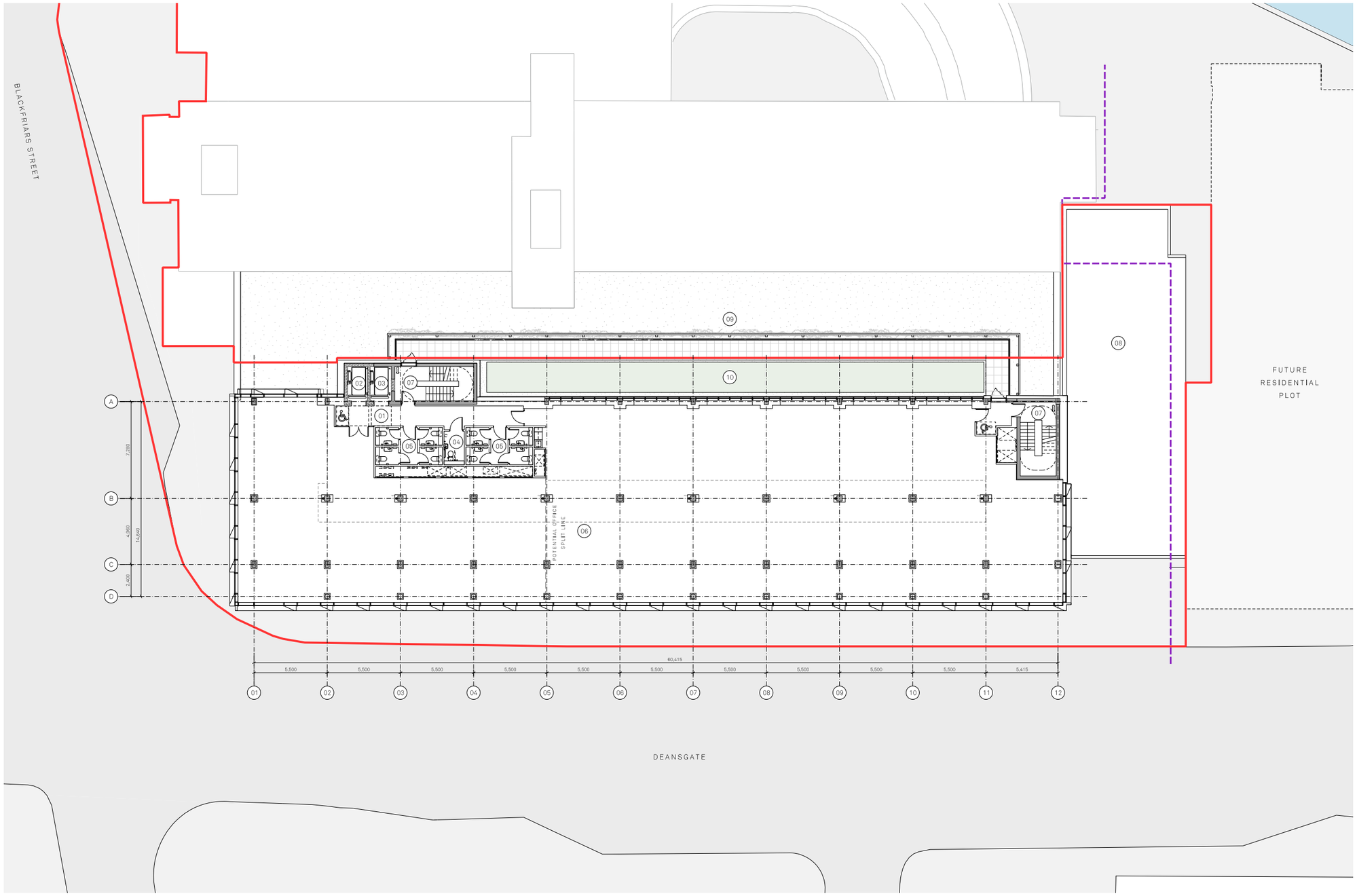
Site application boundary

Demolition line

6.2 Layouts - Typical Floor

An open plan workspace is proposed, accessed off the main core. Dual access from the core is provided to enable tenancy split.

The proposal includes a green roof zone & screen allowing for visual separation between the hotel and the office. A direct access is provided from both stair cores for cleaning and maintenance.



Key

1. Lift lobby
2. Proposed lift
3. Existing lift
4. Accessible WC
5. WC
6. Office
7. Existing staircase
8. Proposed roof to service yard
9. Existing service yard roof
10. Green roof zone & screen to provide visual separation between the hotel and the office

Site application boundary

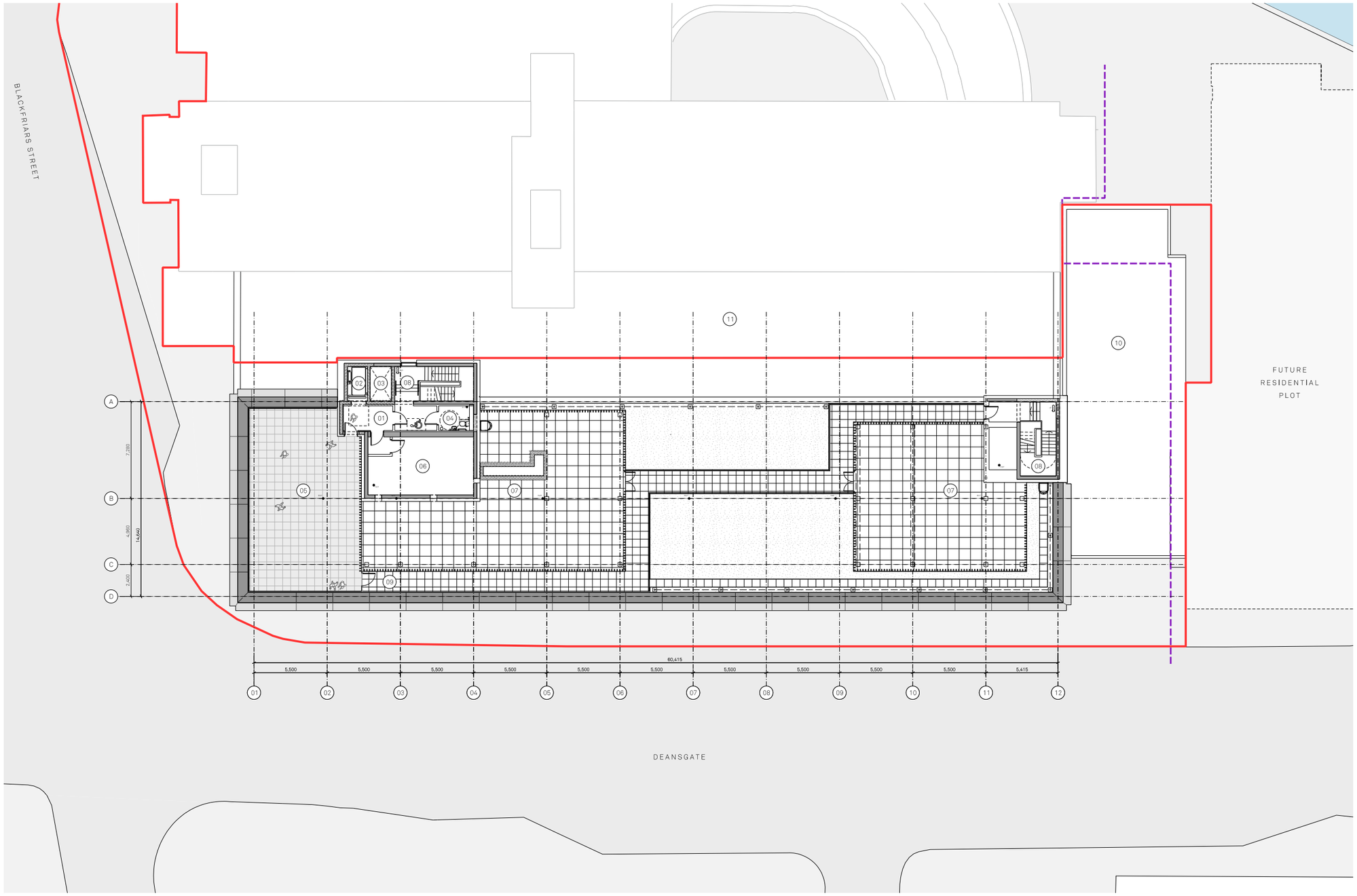
Demolition line

6.2 Layouts - Roof Terrace Plan

A rooftop communal terrace is provided allowing occupiers to benefit from a southerly aspect and 180 view towards Manchester City Centre. A gender neutral accessible WC is provided within the core to support any amenity activities taking place on the roof.

The new lift will serve all levels, as the existing lift terminates at level 2.

The existing concrete enclosure to the roof is retained and reclad. Two new mechanical plant enclosures are included, which sit adjacent to the main core and fire escape stair.



Key

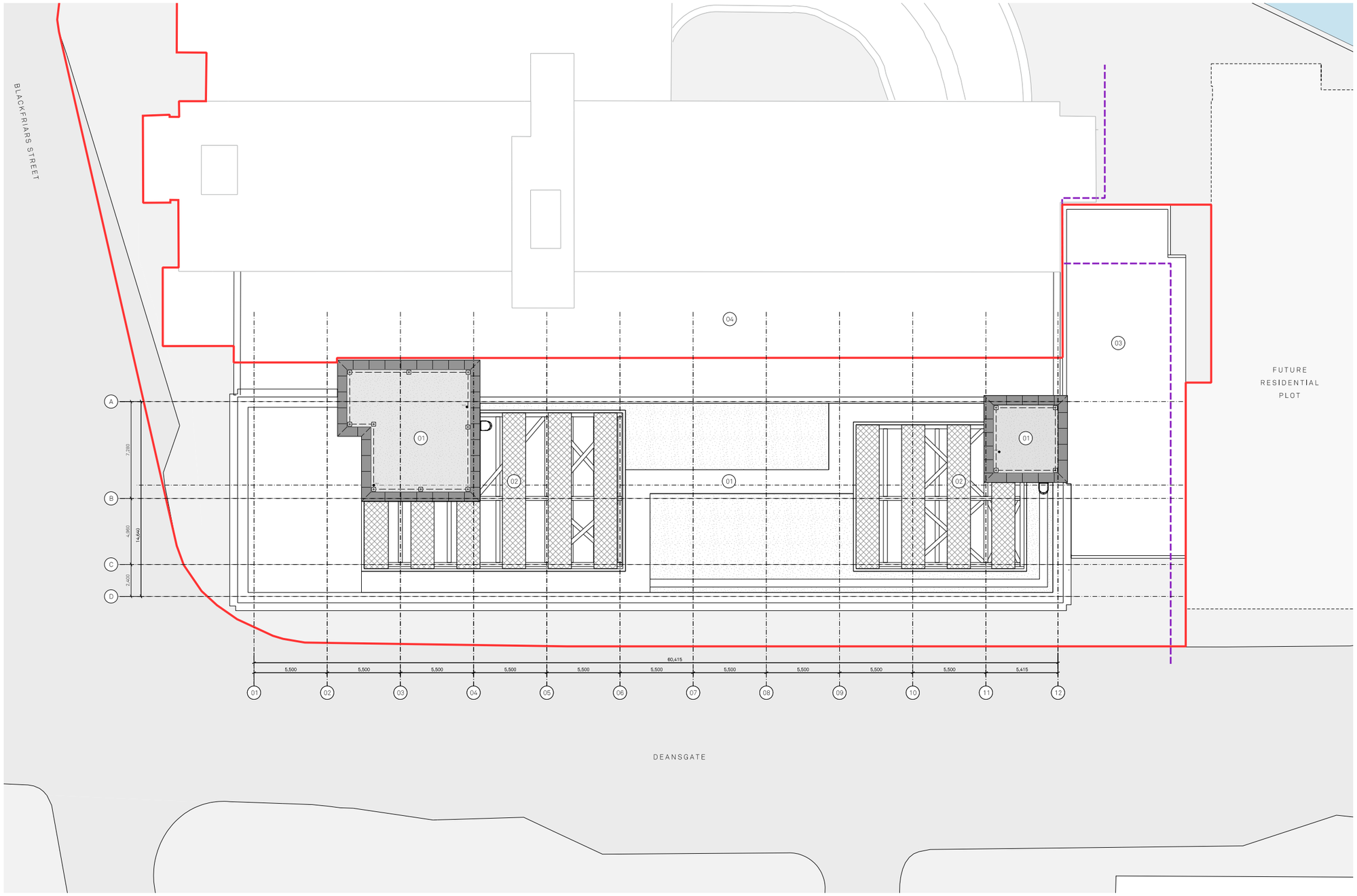
1. Lift lobby
2. Proposed lift
3. Existing lift
4. Accessible WC
5. Roof terrace
6. Existing plant enclosure
7. External plant enclosure area
8. Existing staircase
9. Secondary escape route
10. Proposed roof to service yard
11. Existing service yard roof

Site application boundary

Demolition line

6.2 Layouts - Roof Plan

Due to the tall nature of the surrounding buildings all roof zones will be partially concealed with a light weight roof structure.



Key

1. Roof
2. Metal roof to plant enclosure area
3. Proposed roof to service yard
4. Existing service yard roof

Site application boundary

Demolition line

6.3 Elevations - East Elevation

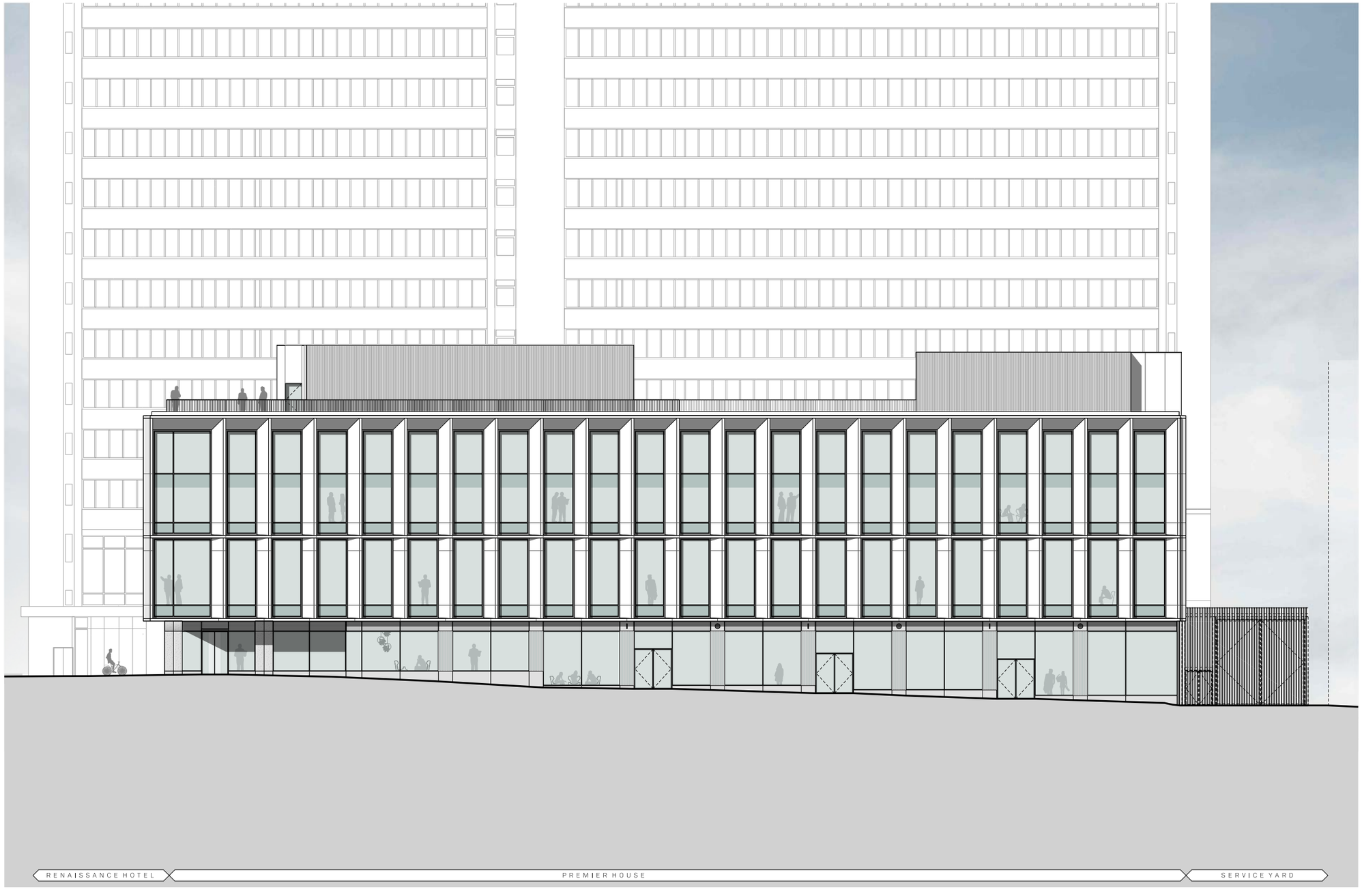
The Deansgate elevation will be completely transformed from the existing inactive brick clad frontage, into a continuous glazed retail frontage, along with the new office entrance.

The facade line to the east/ southern corner of the building is set back to follow the legal demise line and creating an opportunity for a dual aspect and better articulation to the office reception area.

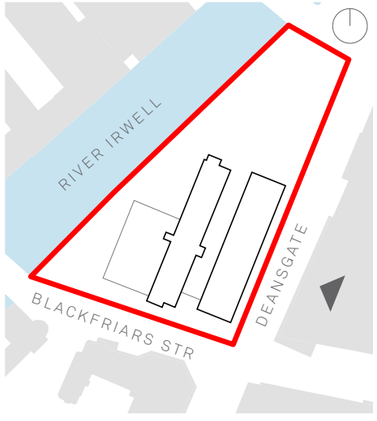
To the north, a new access gate to the existing service yard is provided as part of the proposed scheme.

The upper floor facade composition is made up from full height glazing with tapered profiled metal cladding. The tapered profile is a deliberate move and intended to open up views towards Manchester Cathedral.

The core and rooftop plant equipment will be re-clad in a metal rainscreen/ louvred cladding.



Key



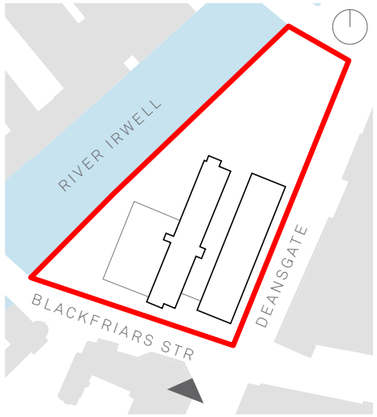
6.3 Elevations - South Elevation

The southern Blackfriars Street elevation continues the language of the previous elevation with the rooftop terrace to the top and entrance to the corner retail unit. The ground floor glazed facade is tapered at the corner allowing for a natural flow towards Deansgate and the entrance to the office.

The building interfaces with the main entrance to the hotel. The hotel proposal formed part of an earlier application submitted in May 2021. Planning Ref: 130446/FO/2021



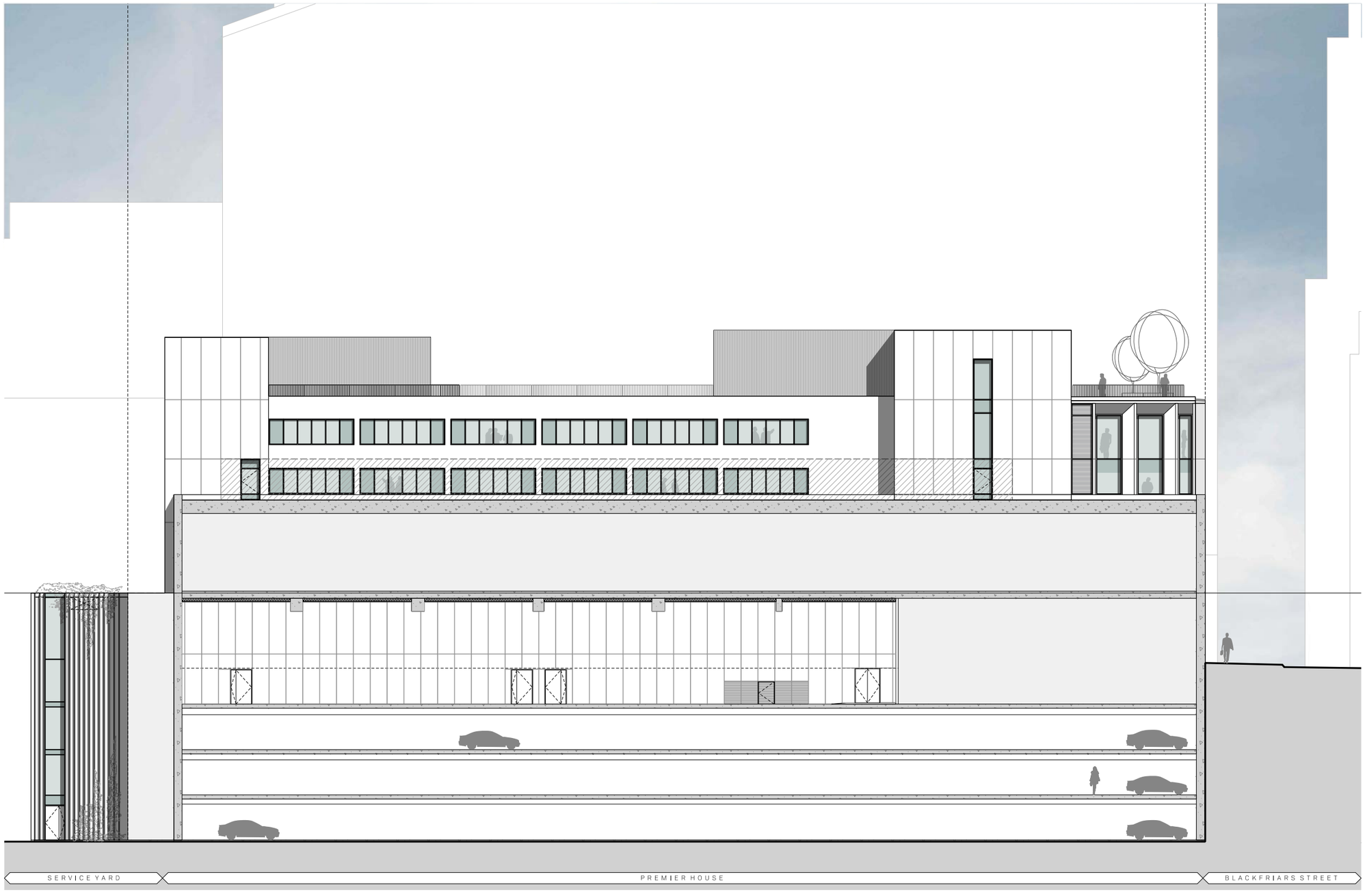
Key



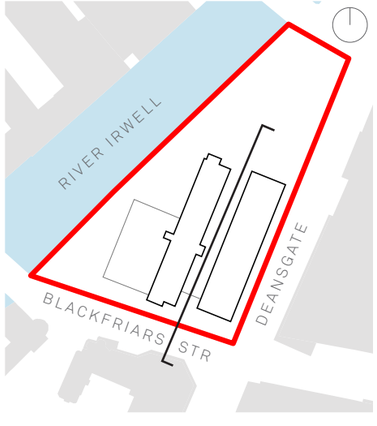
6.3 Elevations - West Elevation

The existing core will be extended to include the new lift. The proposed facade will wrap around the corner where visible from Blackfriars Street.

The existing precast facade will be retained between the main core and the fire escape stair. The facade will be cleaned, with new windows, and thermally lined internally to meet the current building regulations.



Key



6.3 Elevations - North Elevation

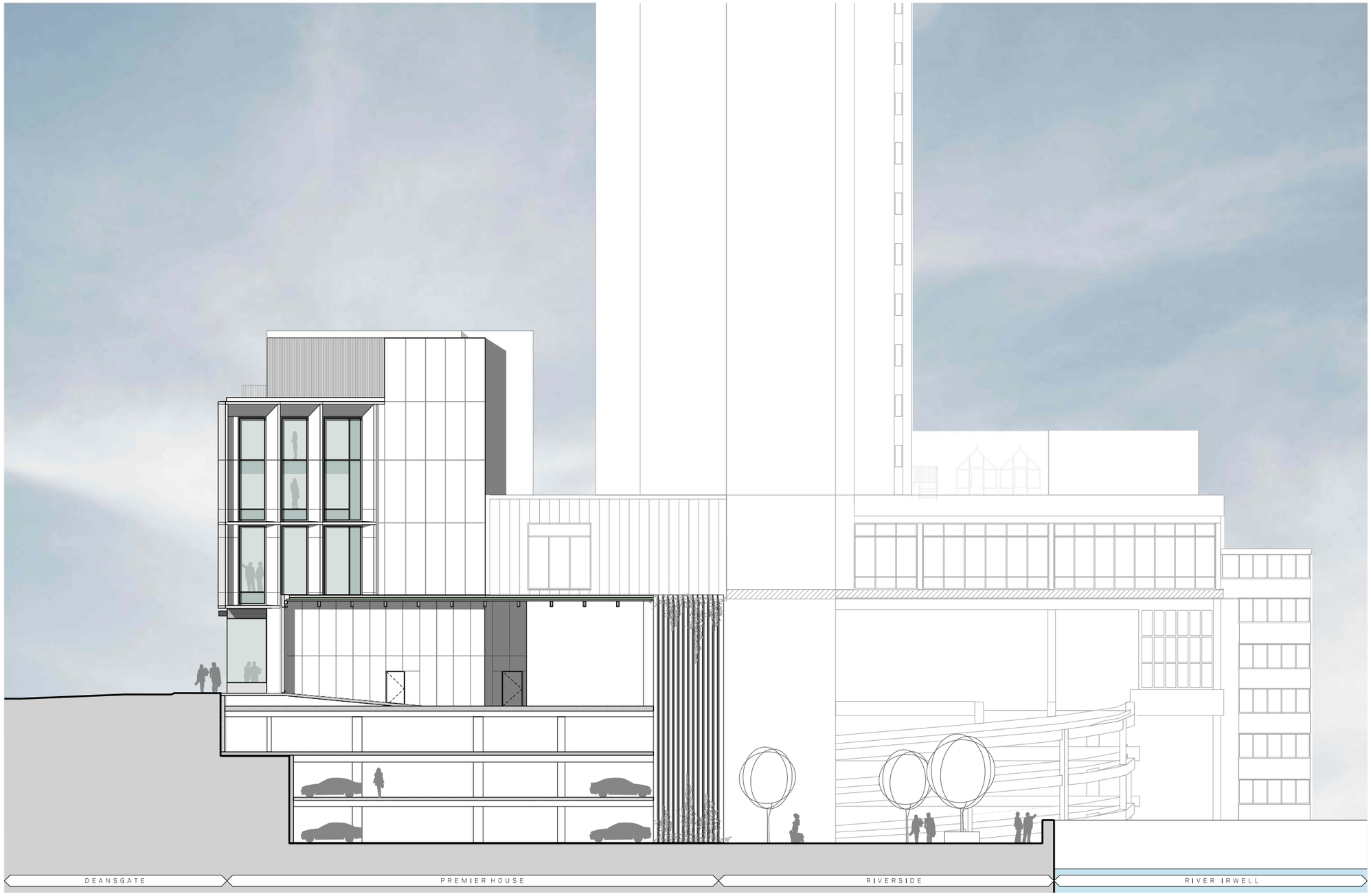
The tapered profile facade will wrap around the north facade.

The existing fire escape stair will be reclad with metal rainscreen cladding.

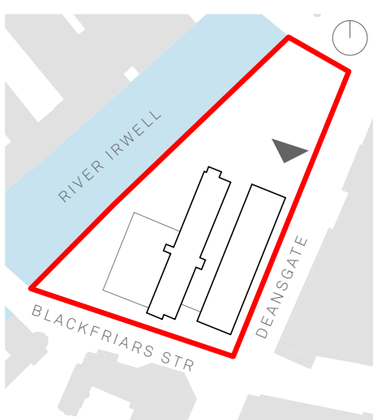
The relocated service yard entrance will have a security gate and roof to enhance it from any overlooking.

The new car park escape stair is visible on this elevation, alongside the river. The stair will serve all 3 levels of car park with egress via the service yard.

The stair will be clad in a vertical metal fin louvre.



Key



6.4 Facade Development

Option 1

A series of facade studies were carried out as part of the design.

- Clearly defined top, middle and bottom
- Thin vertical elements tapering both ways
- Metal louvres and vertical panels



Option 2

- Clearly defined top, middle and bottom
- Thin vertical elements tapering single way and a straight edge the other
- Metal louvres and vertical panels



Option 3

- Clearly defined top, middle and bottom
- Wide vertical elements tapering single way and a straight edge the other
- Metal louvres



6.4 Facade Development

Profiled Window Reveals

Manchester Cathedral

- Profiled window reveals are a prominent feature of the Grade I listed Manchester Cathedral

Premier House

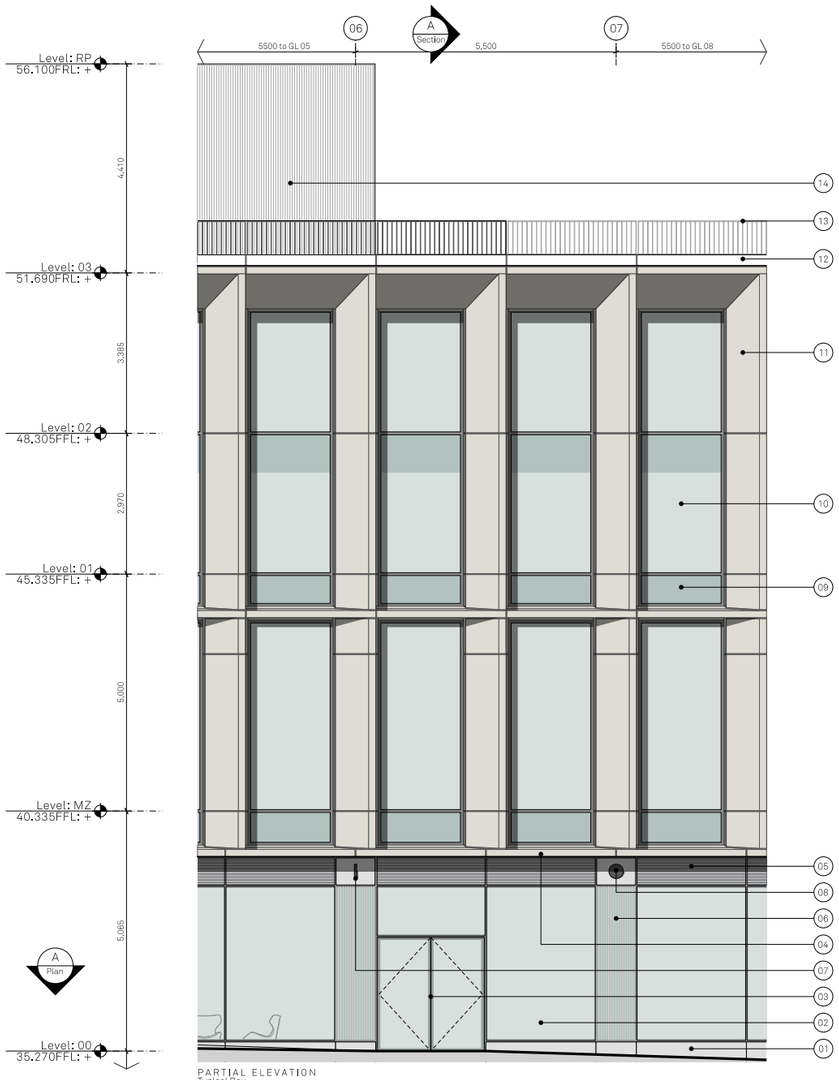
- Inspired by the Manchester Cathedral interpreted profile window reveals form the top of the proposal
- Colour to compliment the adjacent buildings and using metal cladding to give a modern feeling



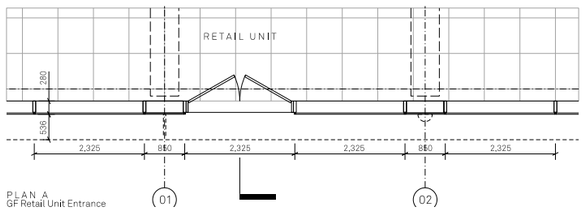


6.5 Bay Study

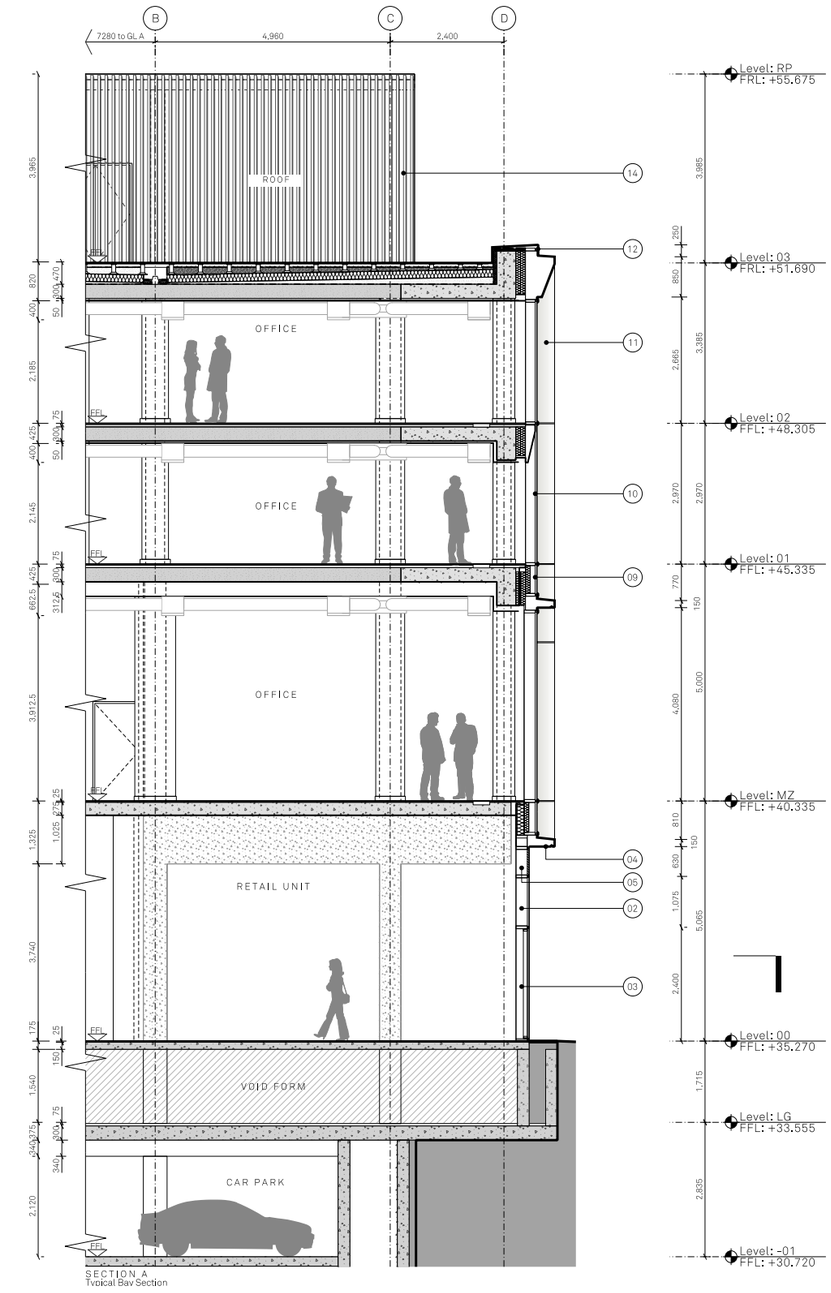
1. Granite finish to SG curtain wall upstand
2. SG curtain wall system
3. Glazed entrance swing door
4. Anodised champagne soffit
5. Anodised silver micro louvers
6. Back painted glazing within SG curtain system
7. Projecting retail totem signage with metallic silver PPC frame/ backing panel & integrated lighting
8. CCTV camera with metallic silver PPC frame/ backing panel
9. Shadow box within metallic silver capped curtain wall system
10. Metallic silver capped curtain wall system
11. Anodised tapered metal rainscreen cladding - champagne colour
12. Metallic silver PPC metal upstand flashing to parapet
13. Metallic silver PPC metal balustrade
14. Metallic silver PPC metal fins to plant enclosure



PARTIAL ELEVATION
Typical Bay

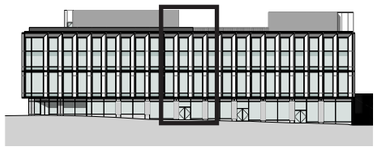


PLAN A
GF Retail Unit Entrance



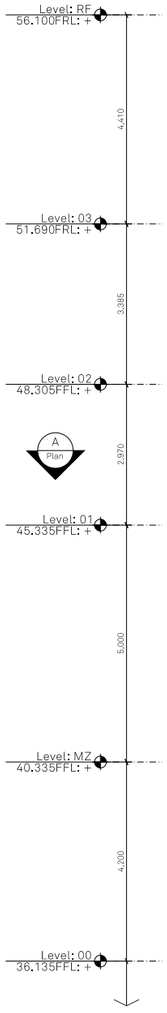
SECTION A
Typical Bay Section

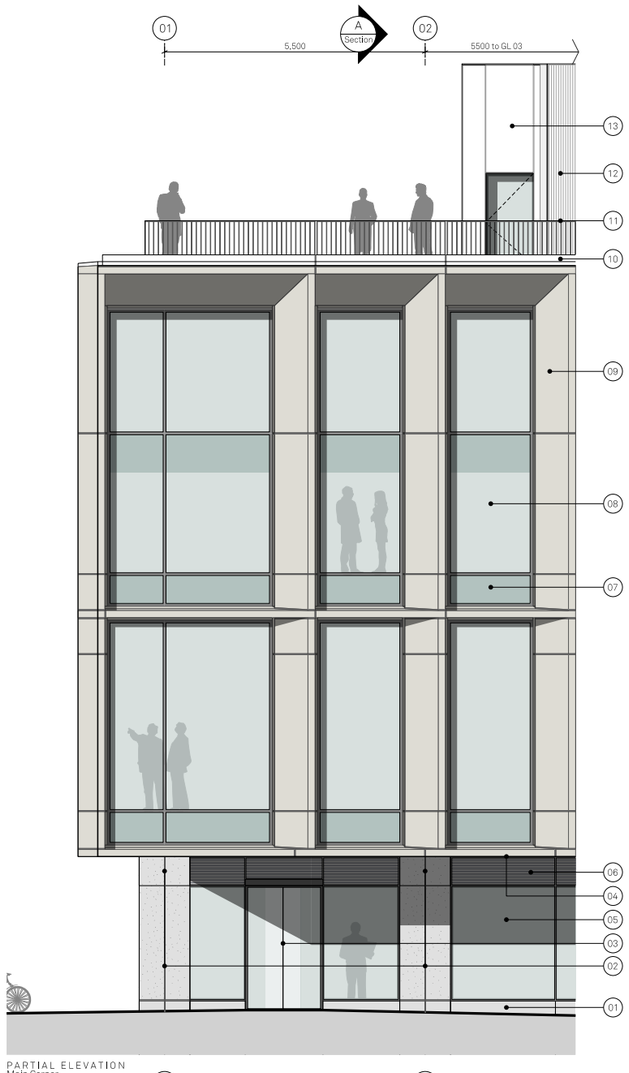
Key



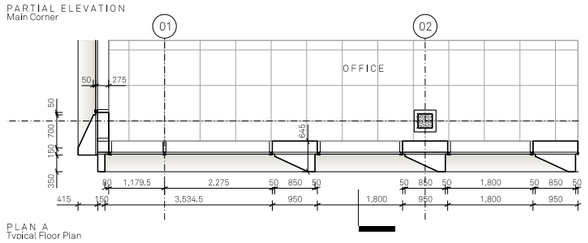
6.5 Bay Study

1. Granite finish to SG curtain wall upstand
2. GRC dark grey beam/ column cladding
3. Circle-slide entrance door
4. Anodised silver external soffit with integrated lights
5. SG curtain wall system
6. Anodised silver micro louvers
7. Shadow box within metallic silver capped curtain walling system
8. Metallic silver capped curtain wall system
9. Anodised tapered metal rainscreen cladding - champagne colour
10. Metallic silver PPC metal upstand flashing
11. Metallic silver PPC Metal Balustrade
12. Metallic silver PPC metal fins to plant enclosure
13. Anodised silver metal rainscreen cladding
14. Projecting retail totem signage with metallic silver PPC frame/ backing panel & integrated lighting

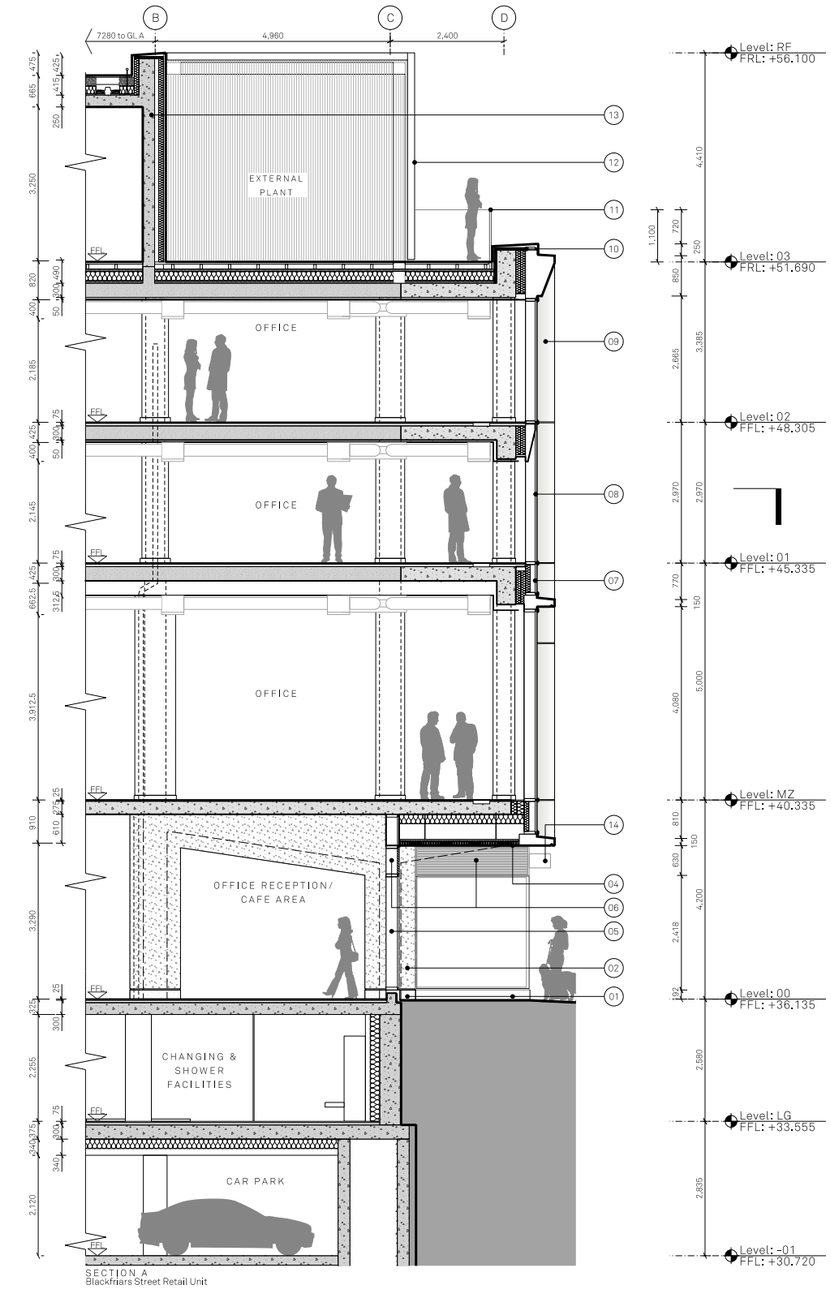




PARTIAL ELEVATION
Main Corner

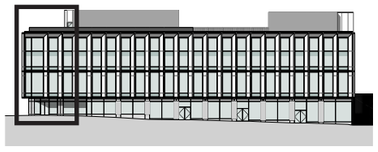


PLAN A
Typical Floor Plan



SECTION A
Blackfriars Street Retail Unit

Key



6.6 Premier House Signage

The proposed signage strategy for the new retail units to Deansgate is for a projecting totem with metallic silver PPC frame/ backing panel & integrated lighting.

Additional signage may be provided internally for potenital retail occupiers' requirements, which would be form part of a future planning application subject to planning approval.







6.7 Ventilation Strategy

The development at Premier House includes 4 no. retail units as shell and core build for future fit out by the retail tenants accordingly. Allowance has been made for these units to be classed as A3 Restaurants and cafés, for the sale of food and drink for consumption on the premises – restaurants, snack bars and cafés.

Provision has been made for future connections in respect of mechanical ventilation plant for dedicated kitchen extract ventilation, along with background ventilation and make-up air to the main floor space. In addition, provision for future connection for toilet extract systems are made, all generally as described below.

System Objectives - provide complete, energy efficient, fully working and balanced ventilation system to the development that can:

- Deliver sufficient outdoor fresh air to occupants
- Deliver good indoor air quality
- Ensure acceptable internal noise levels are not exceeded
- Assist in the removal of heat gains
- Remove odours, contaminants and moisture
- Avoid cold draughts
- Provide an easily controlled and maintainable system
- To prevent cross infection (by full fresh air and negative pressure regime)
- To recover heat from the exhaust air stream for re-use in the fresh air supply.
- Comply with Part F, ErP CIBSE Guides

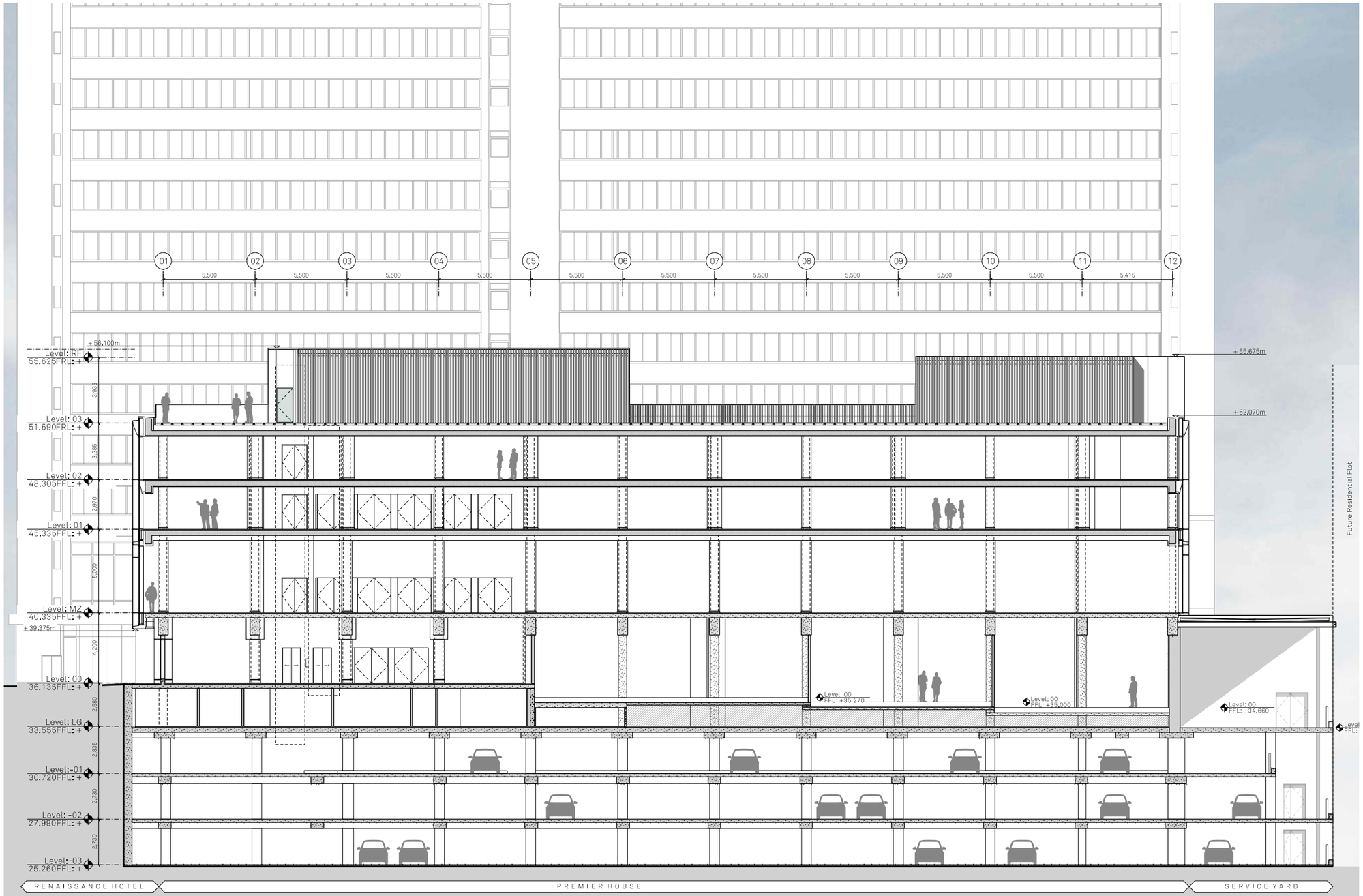
The ventilation strategy, location of plant areas, proximity to external noise sources and selection of internal systems shall all be carefully considered from an acoustic perspective with particular attention to those areas which are very noise sensitive. A mechanical ventilation strategy is proposed, whereby:

1. Kitchen extract systems - the provision of kitchen extract system has been made and layouts produced to identify notional plant requirements.
2. Toilet extract system - shall be provided to serve the main sanitary areas adjacent to each stair. Make up air shall be delivered via the main vent system with commissioned air flows balanced to avoid negatively pressurising the building. Toilet extract from sanitary areas shall be integrated into the central system.
3. General office ventilation system - fresh air shall be delivered to the tenant office areas from the landlord's mechanical air handling systems. Roof mounted plant shall condition the air to be delivered within a controlled temperature range with final conditioning via the internal fan coil units. Future tenants will need to be responsible for the design and installation of ventilation systems which are fully complaint with the Building Regulations, Local Authority Environmental requirements, documents as defined herein, and checked by Kings Associates prior installation.
4. Noise - All fan equipment, ductwork and filter housing shall be so mounted and installed so as not to give rise to a noise nuisance. Any noise levels shall comply with the acoustic report.
5. Odour - The proposed extract discharge positions at roof level should negate any requirement for enhanced filtration devices for odour control. It is expected that the tenants' kitchen fit out grease filtration system shall comply with LPS 1263 – Requirements for the LPCB approval and listing of fire performance of kitchen extract systems. High level fume dispersion shall be at least 1 metre above the ridge height of the building. Installation should include hood mounted grease filters, pre-filter(s) and activated carbon treatment.

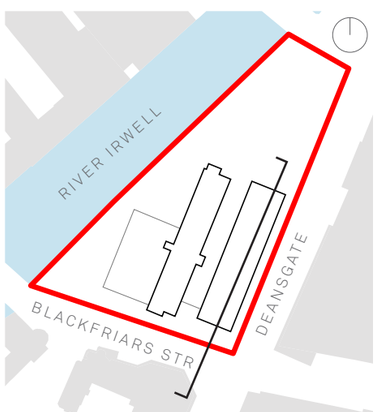
6.8 Sections - AA

The following section demonstrates the retention and the proposed new slab levels for Premier House to provide a level access from Deansgate. To achieve this, void former will be introduced to reduce the demolition of the existing building.

The existing circulation facilities will be retained and a new lift is proposed to serve all levels across Premier House.



Key

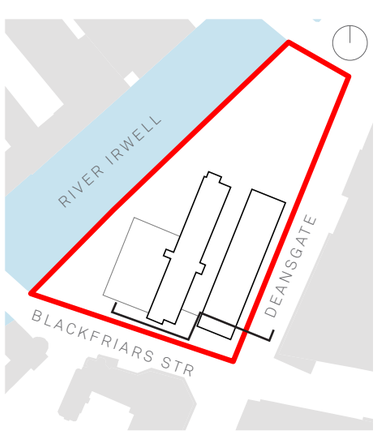


6.8 Sections - BB

The building sits alongside the existing hotel and has 3 levels of car park below ground, accessed from Blackfriars Street. No changes are proposed to the below ground car parking provision as part of this development.

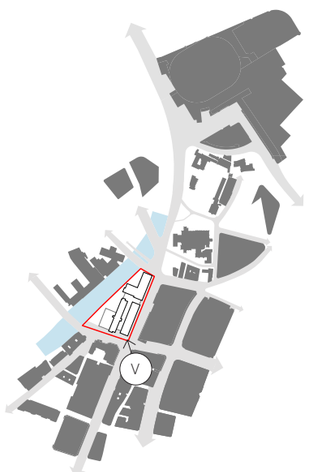


Key



6.9 Visualisation

View from the junction between Deansgate, St Mary's Gate and Blackfriars Street looking north





View from Blackfriars Street looking east





7.0 Sustainability

The site is inherently sustainable with its location within walking distance to major transport interchanges and the city centre. The proposed redevelopment represents Manchester's ambition to provide Walkable Neighbourhoods - mixed use neighbourhoods within close proximity, dwellings that are close to employment and leisure uses.

The existing building is outdated and has reached the end of its lifespan and is in desperate need to be re-developed. There is an extensive and unappealing wall facing onto Deansgate which is one of the most prominent roads in Manchester City Centre.

From project conception, there was a clear priority made by the applicant and project team to deliver a sustainable resource efficient building, and therefore, the decision was made to retain the structure of Premier House as much as possible, and to prioritise refurbishment over demolition. One clear benefit of this was to reduce carbon emissions associated with construction materials.

Following the partial demolition of Premier House, the proposal seeks to build on and re-use the 'bones' of the building bringing it back to life and revitalizing this corner of the city centre.

Key sustainability issues covered by these proposals include;

1. The proposed retention of the existing structure in lieu of demolition and new build.
2. Consideration of the wider environmental impact of demolition to reduce landfill.
3. Replacement of old and inefficient systems with full new MEP proposals to provide greatly improved energy efficiency in use.
4. Reduced waste generation for buildings operational use
5. The extent of glazing is carefully balanced to minimise solar gain and therefore overheating and access to daylight to minimise lighting and promote well being.
6. The proposed new fabric of the building is designed to limit energy loss and reduce energy consumption by good u-values, good air-tightness, and simple and elegant design which promotes modular construction reducing waste and improving construction methods.

These proposals target the key principles of Reduce, Reuse and Recycle.

- Reduce; energy and material in use and in production
- Reuse materials and building structure and fabric where possible
- Recycle obsolete building components where they have passed their useful life. Promote the use of recycled products in the changes where they are proposed.

The partial retention of the existing building also avoids the requirement for large volumes of waste to go to landfill. Whilst concrete frames can be recycled the process to do so is complex due to the requirement to remove reinforcement bar content. The process of crushing and extraction again has a high embodied energy, thus further worsening the CO2 footprint of demolition. Landfill is also seen as an unsustainable solution due to its every growing space requirement and has its own social issues and stigmas.

The proposals deliberately specify sustainably sourced materials and / or materials with a high recycled content. During construction site waste management plans will be implemented to reduce the quantity of waste generated, and to increase re-use and recycling.

The proposals will give rise to the following energy efficiency Improvements:

- Reduced energy in use; the proposals include significant upgrade to both the building services and building fabric.
- Existing thermally inefficient glazing is replaced with new to meet current standards reducing current heat loss.
- Existing HVAC and life expired internal services are all proposed to be stripped and replaced with modern energy efficient units.
- New lighting design will utilise 100% low energy light fittings and an active system of lighting control to reduce use of lighting when not required

Construction industry reviews project that worldwide we are set to triple material extraction in 30 years, and triple waste production by 2100.

In the UK, the construction industry accounts for 60% of all materials used, creates a third of all waste and generates 40% of all CO2 emissions. It is resource hungry and with reuse and re-purposing forming only a small proportion of construction, the problem is perpetuated. According to DEFRA, of the 200 million tonnes of waste generated in Britain annually, 63% is construction debris, with 32% of construction waste being deemed unrecyclable and ending its life in landfill. The UK currently demolishes more than 50k buildings every year.
Demolition and new build development has long been a symbol of urban progress and is often a political vehicle to demonstrate the delivery of change. To help alleviate the climate emergency, we have to stop conceiving building in the same way we have in recent generations. As emissions are a symptom of consumption, without reducing consumption, we will not reduce emissions. This requires a fundamental shift in attitudes to materials and to better promote reuse and re-purposing rather than new build where it is appropriate.

The design team embrace the ethos of the Architects Journal "Retro First" initiative strapline "The greenest building is one that already exists". They are committed to sustainably responsible construction and believe these proposals are fully aligned to Manchester City Councils ambitious targets to become a zero carbon city by 2038 and MCC's UDP Part 1 Policy E1.6 which states "Opportunities for reuse of existing structures should be explored." For a further breakdown on the embodied energy (CO2) benefits of reuse rather than demolition please refer to the separate report by Turley's that accompanies this application.

Embodied energy and CO2 emissions are however just one of many assessment criteria for sustainable development. The problem is complex and is not just about adding solar panels, efficient boilers, and other bolt-on technologies to meet the current green assessment criteria. The developers wish to demonstrate a deeper social responsibility to sustainability and to oppose unnecessary and wasteful demolition of buildings by promoting a low-carbon retrofit alternative.

The proposed scheme is measured against and designed according local and national environmental policies. The development aims to reduce energy consumption and carbon emissions in accordance with the energy hierarchy and anticipated future energy and carbon standards.

The 'fabric first' approach has several distinct benefits including:

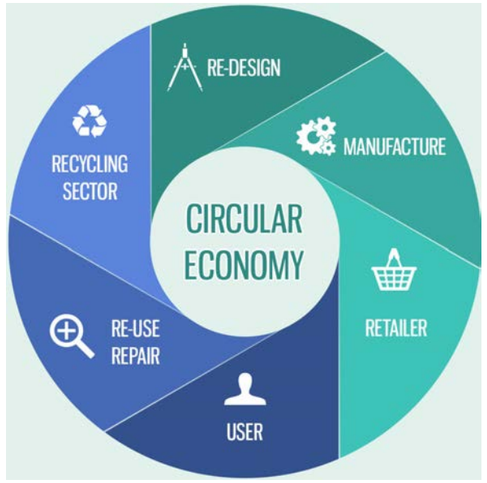
- Carbon savings delivered are 'locked-in' for the lifetime of the building (60 years +) rather than the much shorter lifespan (around 25 years) of a renewable energy technology
- Virtually no maintenance and/or replacement costs to maintain carbon reductions through improved fabric



The following measures have been implemented within the design of the proposed Premier House reduce energy use and carbon emissions:

- A flexible building design which is adaptable to climate change and future occupant needs.
- The structural strategy and adaptable floor plates allow for future flexibility so that walls between units and internal partitions can be moved without significant structural alteration.
- Removing the need for new foundations through innovative engineering, saving approximately 20t CO2 emissions
- An aim to divert 95% of waste from landfill.
- Materials will be specified to be robust and long lasting and based on standard fabric sizes.
- Production of a sustainable procurement plan to specify the use of sustainable, responsibly sourced, low carbon materials.
- A waste generation target of less than 13.3m3 or 11.1 tonnes of waste produced per 100m2 of gross internal area.
- A BREEAM target of 62.12% has been deemed possible for Premier House, which provides an ample contingency over the 55% required for Very Good.
- Specification of thermal insulation and air permeability to exceed the minimum standards contained within Part L.
- Consideration of 'smart controls' on heating systems to reduce usage when occupants not present.
- Use of Building Energy Management System (BEMS) to monitor energy usage and reduce the performance gap through detection of high energy use.

The design of the proposed development will exceed the requirements of the current Building Regulations through a range of enhanced fabric and energy efficiency measures.

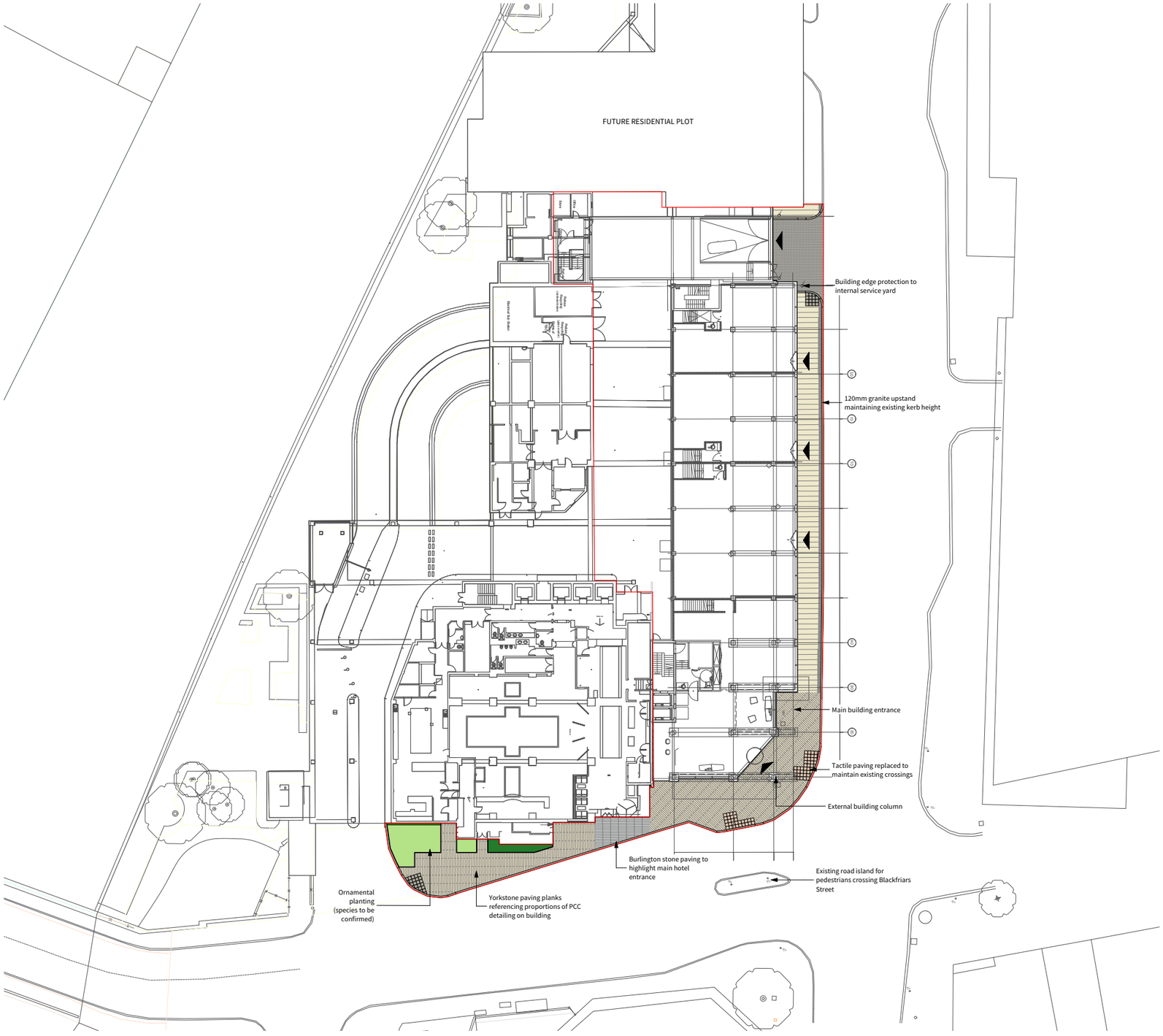


8.0 Landscape Strategy

8.1 Proposed Materials Palette

The public realm proposal included as part of this application relates to the current pavement line and the land within the applicant's ownership, as shown in the adjacent diagram.

This forms the first phase of the wider public realm aspirations for Deansgate and Blackfriars Street. Works affecting the adopted highway will form part of a separate application in due course.



HARDWORKS

P1

NATURAL STONE FLAG PAVING
Material: Scoutmoor Yorkstone. Staggered bond.
Size: W: 400 x L: 400-800mm x D:80mm

P2

NATURAL STONE SETT PAVING
Material: Scoutmoor Yorkstone. Staggered bond.
Size: W: 126 x L: 252mm x D:80mm

P2.1

NATURAL STONE SETT PAVING
Material: Scoutmoor Yorkstone. Stack bond
Size: W: 126 x L: 126mm x D:80mm

P3

NATURAL STONE PLANK PAVING
Material: Scoutmoor Yorkstone with percentage mix of Burlington (Cumbrian) Stone. Staggered bond.
Size: W: 800 x L: 150mm x D:80mm

P4

SLATE PLANK PAVING
Material: Burlington (Cumbrian) Stone. Stack bond.
Size: W: 800 x L: 150mm x D:80mm

P5

NATURAL STONE TACTILE BLISTER PAVING - to controlled crossings
Material: Granite. Stack bond.
Colour: Red
Sizes: W: 400 x L: 400mm (depth TBC by engineer)

P6

NATURAL STONE TACTILE BLISTER PAVING - to uncontrolled crossings
Material: Granite. Stack bond.
Colour: Grey/black
Sizes: W: 400 x L: 400mm (depth TBC by engineer)

8.1 Proposed Materials Palette



P1

NATURAL STONE FLAG PAVING

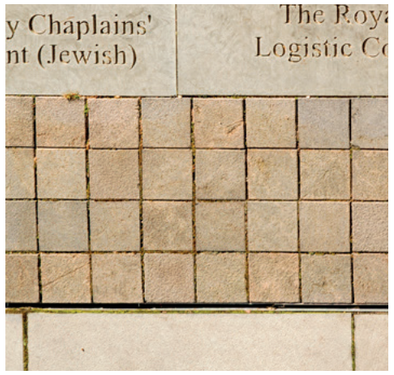
Location: To street pavements outside Premier House	
Product:	Scoutmoor Yorkstone
Size:	400(W) x 400-800(L) x 80mm(D)
Colour:	
Pattern/ Method:	Staggered bond. Rigid laid.
Finish:	50/50 split wire sawn and sandblasted
Supplier:	Hardscape or similar



P2

NATURAL STONE SETT PAVING

Location: Maintenance access	
Product:	Scoutmoor Yorkstone
Size:	126(W) x 252(L) x 80mm(D)
Colour:	
Pattern/ Method:	Staggered bond. Rigid laid.
Finish:	50/50 split wire sawn and sandblasted
Supplier:	Hardscape or similar



P2.1

NATURAL STONE SETT PAVING

Location: Pavement trim	
Product:	Scoutmoor Yorkstone
Size:	126(W) x 126(L) x 80mm(D)
Colour:	
Pattern/ Method:	Stack bond. Rigid laid.
Finish:	50/50 split wire sawn and sandblasted
Supplier:	Hardscape or similar



P3

NATURAL STONE PLANK PAVING

Location: To street pavements outside Premier House	
Product:	Scoutmoor Yorkstone
Size:	800(W) x 150(L) x 80mm(D)
Colour:	
Pattern/ Method:	Staggered bond. Rigid laid.
Finish:	50/50 split wire sawn and sandblasted
Supplier:	Hardscape or similar



P4

SLATE PLANK PAVING

Location: To Premier House entrance	
Product:	Burlington Stone
Size:	800(W) x 150(L) x 80mm(D)
Colour:	
Pattern/ Method:	Stack bond. Rigid laid.
Finish:	Flamed
Supplier:	Hardscape or similar

8.1 Proposed Materials Palette

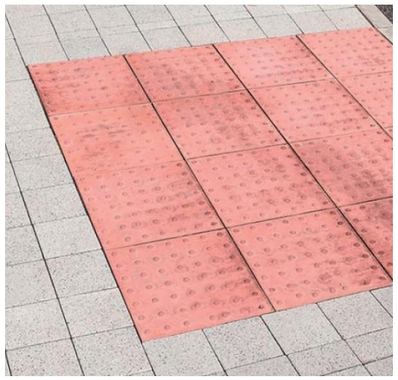


P6

TACTILE BLISTER PAVING

Location: To crossings

Product:	Granite
Size:	400x400 (Depth tbc by engineers)
Colour:	Grey /Black
Pattern/ Method:	Stack bond. Rigid laid.
Finish:	N/A
Supplier:	Hardscape or similar



P5

TACTILE BLISTER PAVING

Location: To controlled crossings

Product:	Granite
Size:	400x400 (Depth tbc by engineers)
Colour:	Red
Pattern/ Method:	Stack bond. Rigid laid.
Finish:	N/A
Supplier:	Hardscape or similar



K2

PIN KERB

Location: Planter edges

Product:	Granite pin kerb
Size:	60mm upstand Pencil edge.
Colour:	Grey
Pattern/ Method:	N/A
Finish:	Bush hammered
Supplier:	Hardscape or similar



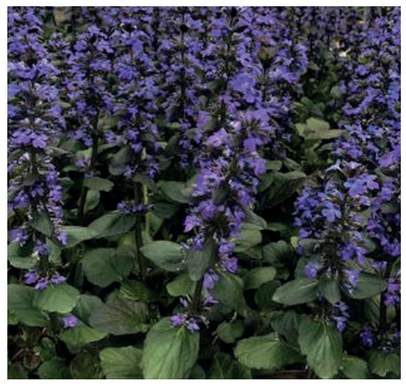
K1

NATURAL STONE UPSTAND ROAD KERB

Location: To Carriageway

Product:	Granite kerb
Size:	205(W) x lengths to be advised by supplier. Bullnose. 120mm upstand with transitions.
Colour:	Grey
Pattern/ Method:	N/A
Finish:	Bush hammered
Supplier:	Hardscape of similar

8.1 Proposed Materials Palette



AJUGA REPTANS 'CAITLIN'S GIANT'



HEUCHERA CYLINDRICA 'GREENFINCH'



LUZULA NIVEA



MATTEUCCIA STRUTHIOPTERIS



HYDRANGEA ARBORESCENS 'ANNABELLE'



ASPLENIUM SCOLOPENDRIUM



EUPHORBIA AMYGDALOIDES VAR. 'ROBBIAE'



HELLEBORUS FOETIDUS



GERANIUM MACRORRHIZUM 'INGWERSEN'S VARIETY'



LIRIOPE MUSCARI 'BIG BLUE'

8.1 Proposed Materials Palette



SARCOCOCCA HOOKERIANA
VAR HUMILIS



HYDRANGEA ARBORESCENS
‘ANNABELLE’



VIBURNUM DAVIDII



CALAMAGROSTIS X ACUTIFLORA
'KARL FOERSTER'

9.0 Access & Maintenance

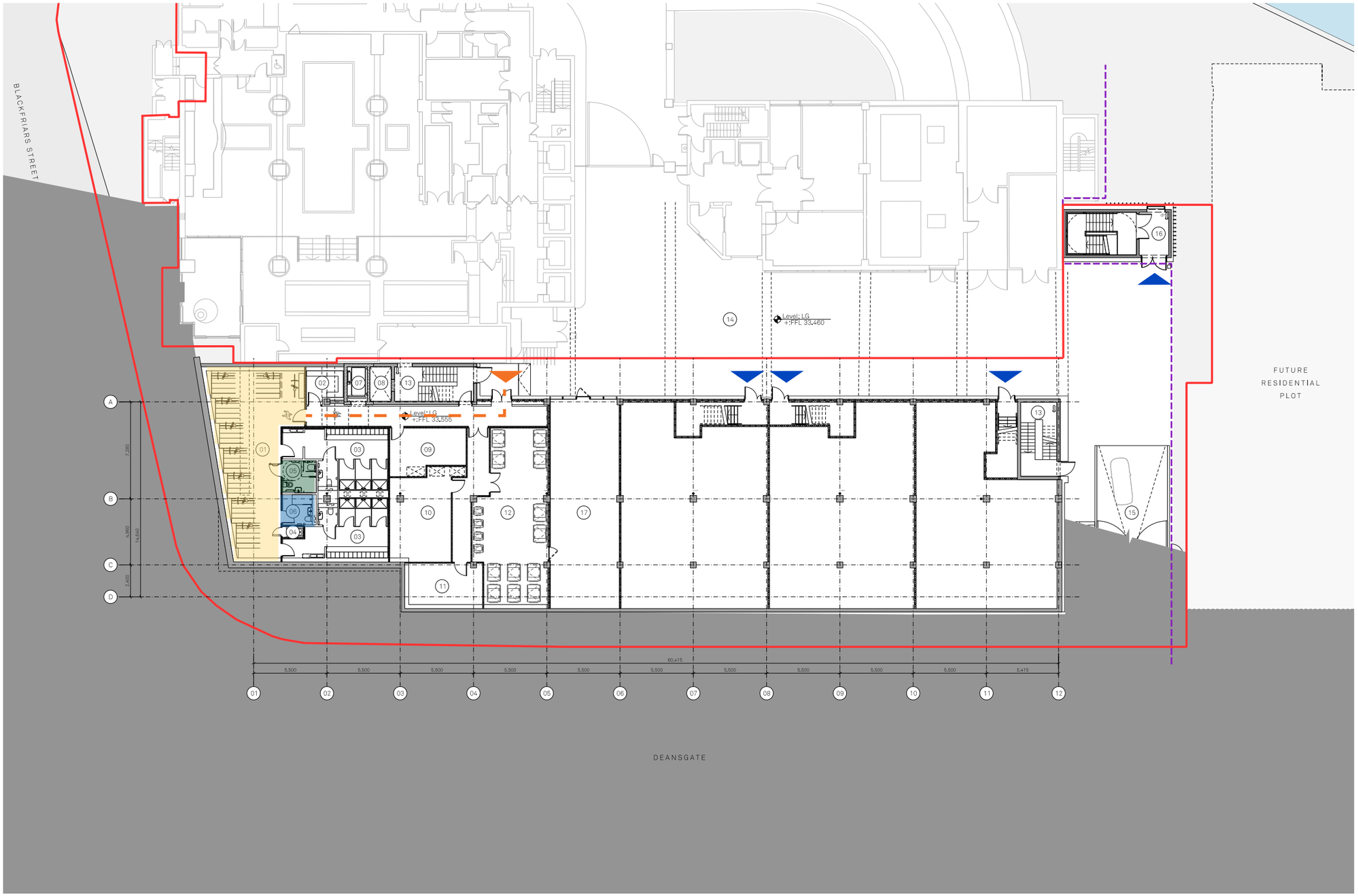
Cycle Store

Building occupiers are encouraged to cycle with a secure store and changing/ shower facilities provided.

The cycle store is located on the lower ground floor and accessed via the service yard. It allows for floor mounted double stacked bike racks accommodating circa 40 bikes.

Parking

The occupiers will be able to use the existing car parking located below the lower ground level. The parking will be accessed off Blakcfriars Street.



Key

- Entrance
- BoH entrance/ fire escape
- Cycle route
- Cycle store
- Accessible facilities
- Gender neutral facilities

9.1 Servicing & Access

The main pedestrian access to the proposed Premier House scheme is directly off Deansgate and Blackfriars Street. The new proposal will provide new fully accessible entrances from street level complete with automated doors.

Internally 2 lifts are provided within the central core with a clear landing directly outside the lifts on each floor level to comply with Approved Document M.

All stairs will be provided with refuge points with communications in line with current regulations.

Signage and navigation proposals will be developed as part of the interiors proposals to be simple and intuitive.

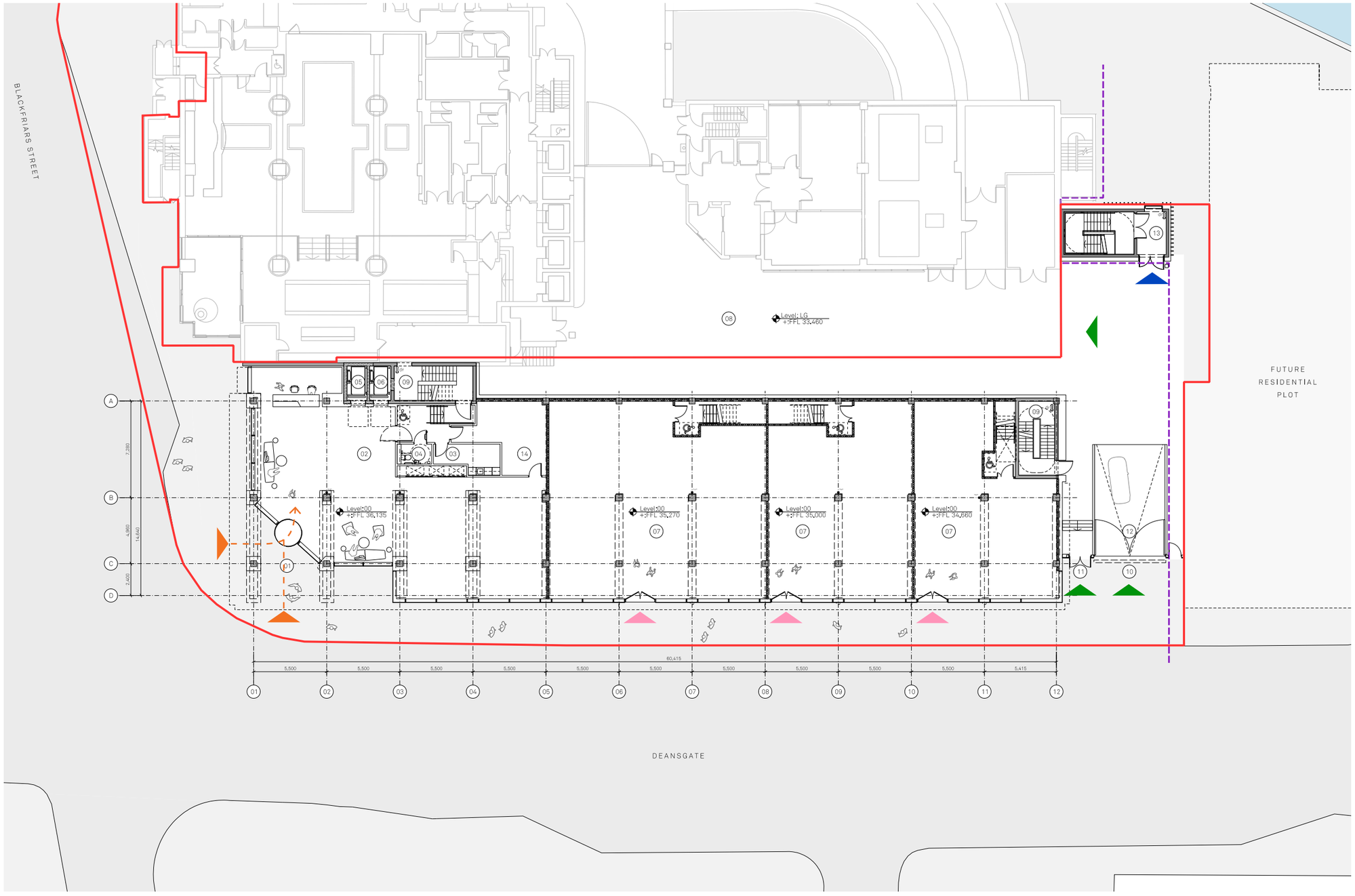
Inclusive design and access

The aim of inclusive access is that the design and layout of the building should enable everybody to be able to enter it, use its facilities and leave safely, independently and with ease.

As per the existing arrangements, vehicle parking is provided within the sub level car parking and a drop off is provided immediately outside the main entrance of the hotel.

Parking

The occupiers will be able to use the existing car parking located below the lower ground level. The parking will be accessed off Blackfriars Street.



Key

Retail units entrance

Office entrance

BoH entrance/ fire escape

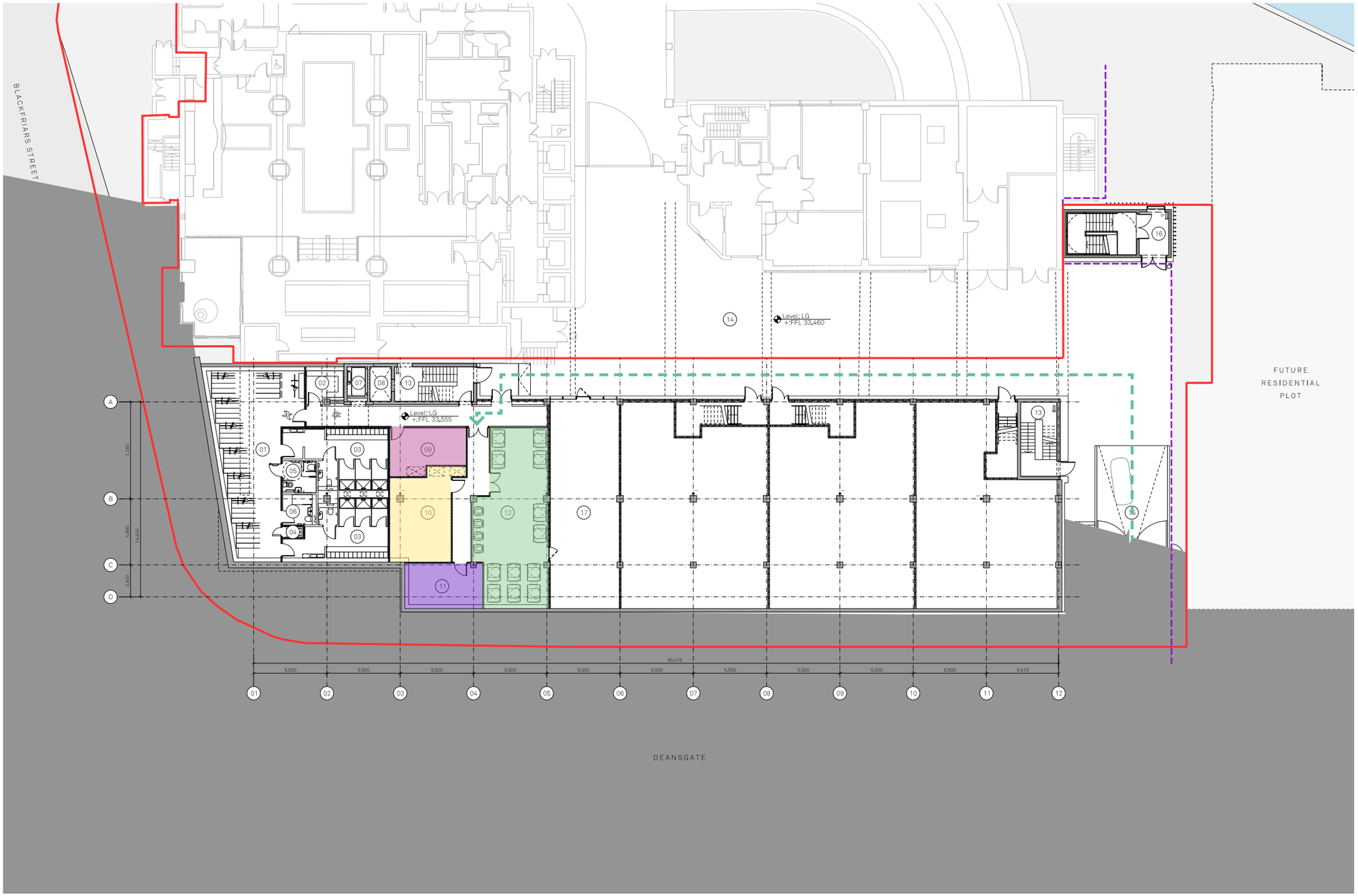
Service yard entrance

Routes to the Lift Lobby

9.1 Servicing & Access

The back-of-house areas on the lower ground floor will be accessed off the main corridor which has direct access off the existing service yard.

The refuse store provides space for 12no. 1100l Eurobins & 4no 240l bins. The provision is based on the MCC GD04 & BS5906:2005 and has been designed to serve the office use only. The retail refuse provision will be dependant on the occupier and will be stored within the service yard area accessed via secure doors north of Deansgate.



Key

- Refuse
- Generator
- El. switch room
- Boiler room
- Service access

9.2 Cleaning & Maintenance

The proposed solutions for cleaning, access and maintenance strategy are deemed safe, simple, most practical & quick with least disruption to the building's occupants and general public.

Reach & Wash

The lower sections of the building along with the external roof terrace will be cleaned, accessed and maintained from ground level, terraces levels, and the roof using generic window cleaning methods. Cleaning will be done with the use of a Water Fed-Pole system, or 'Reach and Wash'.

Typically, this kind of system is comfortable of reaching heights up to 18m. Suitable Water-Fed Pole Systems and providers will be identified at a later stage.

It is likely that pedestrian access routes along Deansgate and Blackfriars Street will need to be temporarily disrupted with bollards used to redirect pedestrians during periods of cleaning and maintenance. This is to ensure that a safe and adequate amount of room is created to handle and manoeuvre the Water-Fed Pole System when cleaning is in operation.

Abseiling (Upper Levels)

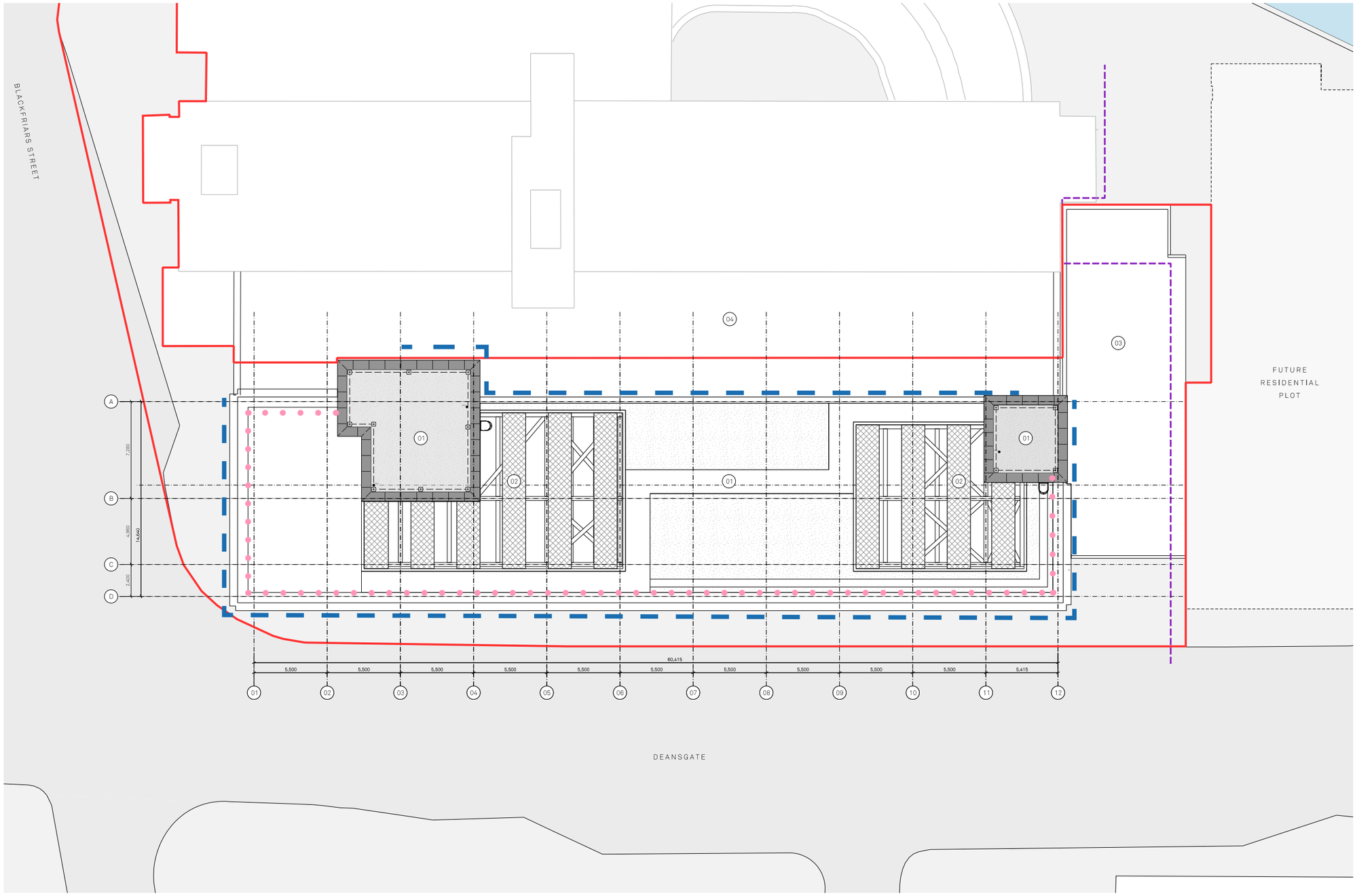
The office building will be cleaned, accessed and maintained through high level access. Abseil anchor points are currently seen as the best option for these areas which will be concealed on the roof terrace.

It is likely that pedestrian and access routes around the building will need to be temporarily disrupted with bollards used to redirect pedestrians away from the building during periods of cleaning and maintenance. This is to ensure that a safe and adequate amount of room is created for abseil landing zones when cleaning is in operation. The hardstanding surrounding the building provides a safe abseil landing zone.

Key

Access at ground level

Possible abseil location



9.3 Greater Manchester Police - Design For Security

The Greater Manchester Police Design for Security were consulted during the design stage.

The Crime Impact Statement makes reference to the main risk factors typical for this type of development in this area:

- Burglary
- Violence towards staff
- Theft of personal belongings at work
- Criminal damage to property and vehicles
- Unauthorised access to buildings/ private space
- Arson
- Cycle theft

Design responses to the above points are summarised as follows:

Lower Ground Floor
External access to the lower ground floor is via the service yard which is accessed through the secured gates to the north from Deansgate. Internally the level can be accessed by both proposed lift and existing staircase which will be secured and controlled to permit access only to approved users.

Cycle parking access
The cycle store entrance off the service yard will be access-controlled so that the area can only be accessed by authorised staff members. To mitigate risk of tailgating and unauthorised access the internal entrances taken off the cycle stores will be security-certified and access controlled. All areas and entrance will be covered by CCTV.

Refuse Collection
The bin store is located at the lower ground floor. Access to them will be controlled so that they are only accessible to authorised staff members. On the day of collection the refuse vehicle will gain access to the service yard area through the secured gates to the north from Deansgate, collect the refuse and then exit from the secured gates to the south onto Blackfriars Street.

Access beyond reception
The access to the office part of the building will be controlled via key fobs located at the lift and staircase entrances and will be monitored by reception staff & CCTVs. Visitors access will be controlled by the building managers.

Subdivision of office floor space
Any subdivision of floor space will result in individual access controls.

Street animation
It is anticipated that the development will increase activity levels and therefore natural surveillance and ownership in the area. The manned receptions will also increase natural surveillance.

Active frontages
Commercial units and office entrance are facing onto Deansgate and Blackfriars Street allowing for passive surveillance and enlivening the street scene in this area.

Primary entrance
The office entrance leads directly to the receptions and ground floor. Lift lobbies will be accessible through access control points in the office. The reception desks will have excellent views of the entrances.

The entrances to the ground floor retail units will be taken from Deansgate where thy will be subject to high levels of natural and passive surveillance. The proposed commercial/ retail units are self-contained with no shared access



9.4 Inclusive Access

Accessibility

The proposed design has been developed from first principles, with an inclusive approach to allow easy, safe and secure access to all areas of the landscape and building.

1. Level access is provided at ground floor level with a pass door suitable for inclusive access
2. All cores include lift access, disabled refuges and accessible WCs at each floor, to meet the requirements of Part M.

As part of this Part M assessment, the proposals are considered to be in line with DfA2:

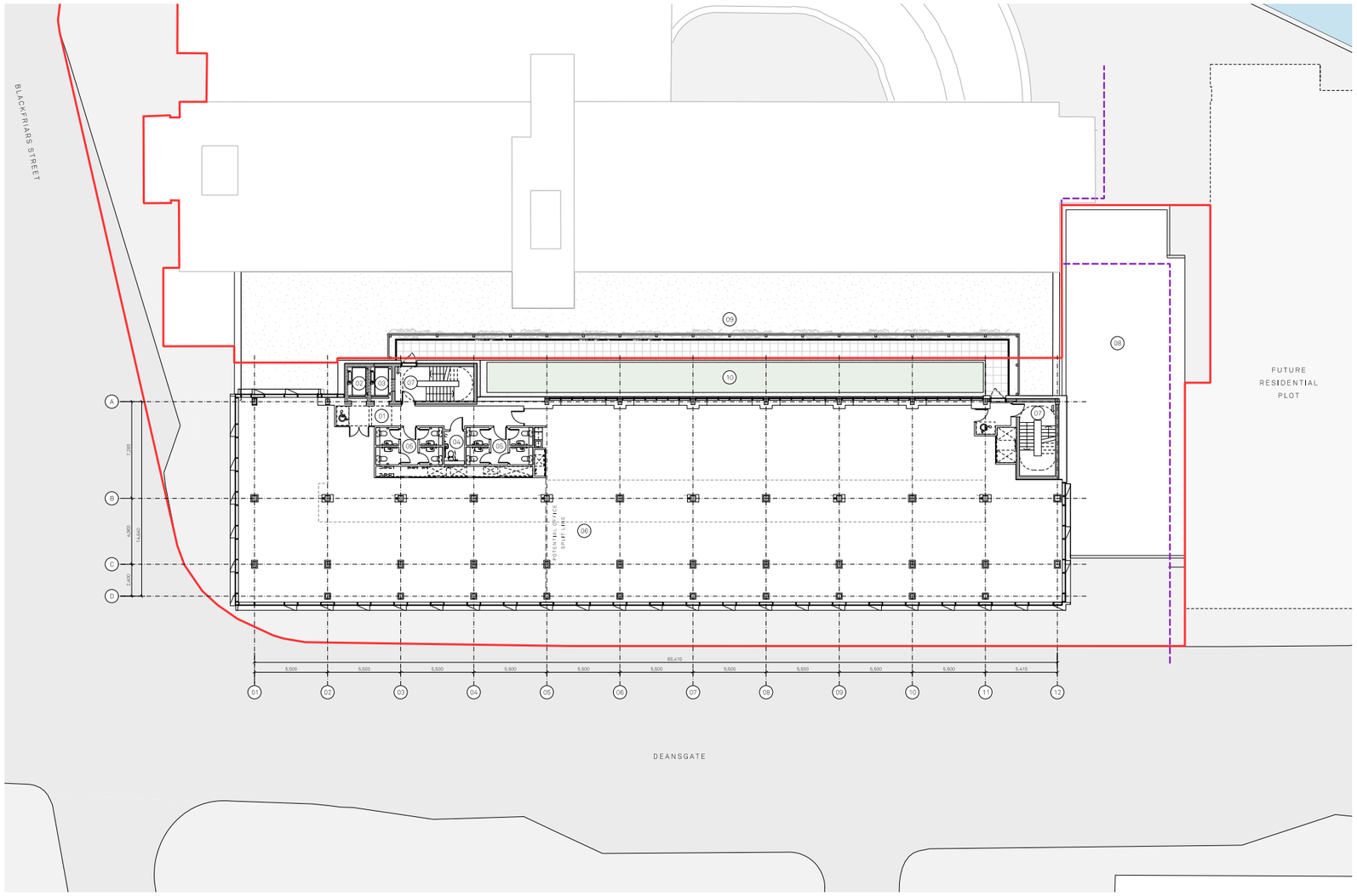
- All main entrances within the development fully comply with DfA2.
- For landscape design please refer to landscape section in this report.
- Fixtures and fittings, including ironmongery and controls are to visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing.
- All passenger lifts are to be specified to meet BS 8300 and BS EN 81-70
- Visually contrasting nosings (the protruding edge of a stair) are to be included on all stepped routes, to meet the recommendations of BS 8300
- Sanitary accommodation within each location will be designed to be inclusive and to the same specification rather than wheelchair user accessible provision being designed to be 'clinical' or institutional.
- Fob accessed positioned alongside the lifts to demarcate the secure line to the office core beyond.
- Access to all common areas has sought to minimise barriers and doors.
- The common corridors are typically 1.5m wide.
- Access to office units will be via lift: one of the two passenger lifts covers the minimum standard set out in the Approved Document M. Lift lobbies incorporate the minimum 1500mm x 1500mm unobstructed clear space in front of the lifts.

Gender Neutral Facilities

As part of the improvement of inclusivity in the work place, 1 gender neutral WCs has been included on every floor which is accessed off of common corridors.

Unisex WCs serve the ground and top floor.

Gender neutral showers and changing are also included in the cycle store.



9.5 Waste Management

The bins provision is based on the MCC GD04 & BS5906:2005.

Office

The office refuse provision is based on 50l per employee per week.
The office occupancy is calculated on 10sqm per person per NIA.

The total weekly volume is divided by percentage into the following waste streams:

- General refuse = 30% = 3,664.5 L
  = 4no. x 1100L Eurobins
- Organic = 5% = 610.75L
  = 3no. x 240L bins
- Paper/ Card = 50% = 6,107.5L
  = 6no. x 1100L Eurobins
- Plastic/ Metal = 13% = 1,578.95L
  = 2no. x 1100L Eurobins
- Glass = 2% =244.3L
  = 1no. x 240L bins

The total amount of bins required for the office is 12no. 1100L Eurobins and 4no. 240L bins to be collected on a weekly basis.

Retail

Recycling percentage and storage requirements vary depending on the future use of the retail units.

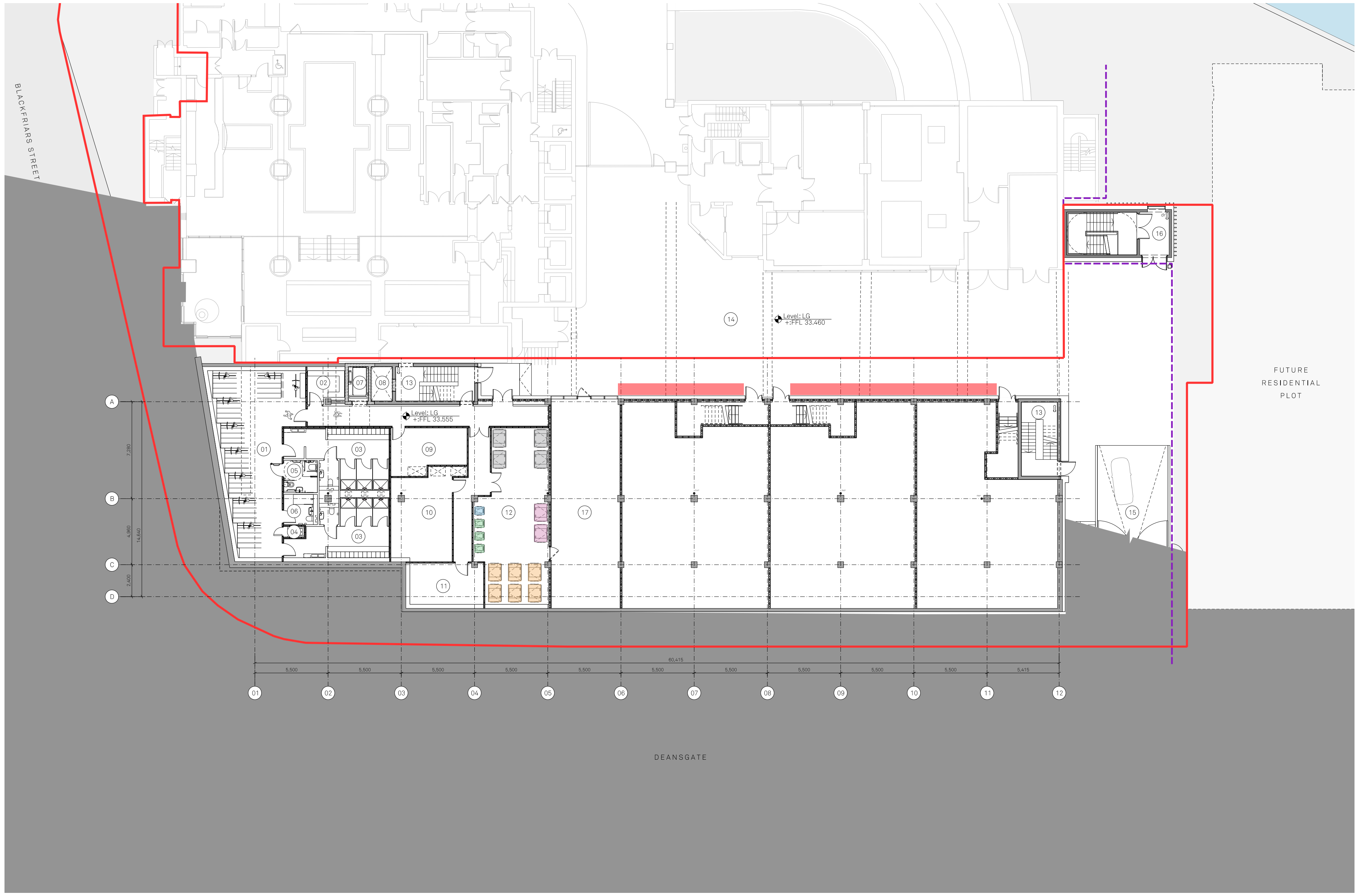
The following calculations for storage requirements are done on the following assumptions:

- The following calculations have been done based on a worst-case scenario – restaurant use.
- 80% of the NIA is dining area and 20% is kitchen area
- Number of covers/ people are based on 1.4sqm per cover
- Based on this assumption, the food and glass waster will be a higher proportion, 25% has been assumed, to be collected in 240L bins.

The total weekly volume = 32,486L is divided by percentage into the following waste streams:

- General refuse = 50% = 16,243L per week
  = 15no. x 1100L Eurobins (per week)
  = 3no. x 1100L Eurobins (per day)
- Recycled = 50% = 16,243L per week
  = 7no. x 1100L Eurobins & 34no. x 240L bins (per week)
  = 2no. x 1100L Eurobins & 7no. x 240L bins (per day)

Based on these calculations daily collection is advisable for the refuse generated by the retail units.



Key

General refuse

Organic

Paper/ Card

Plastic/ Metal

Glass

Potential retail refuse area

10.0 Conclusion

The proposed design for Premier House, following partial demolition of the existing structure, ramp & canopy, is the second of three new schemes brought forward by Joint Venture Partners as part of the wider masterplan for the redevelopment of the Renaissance site.

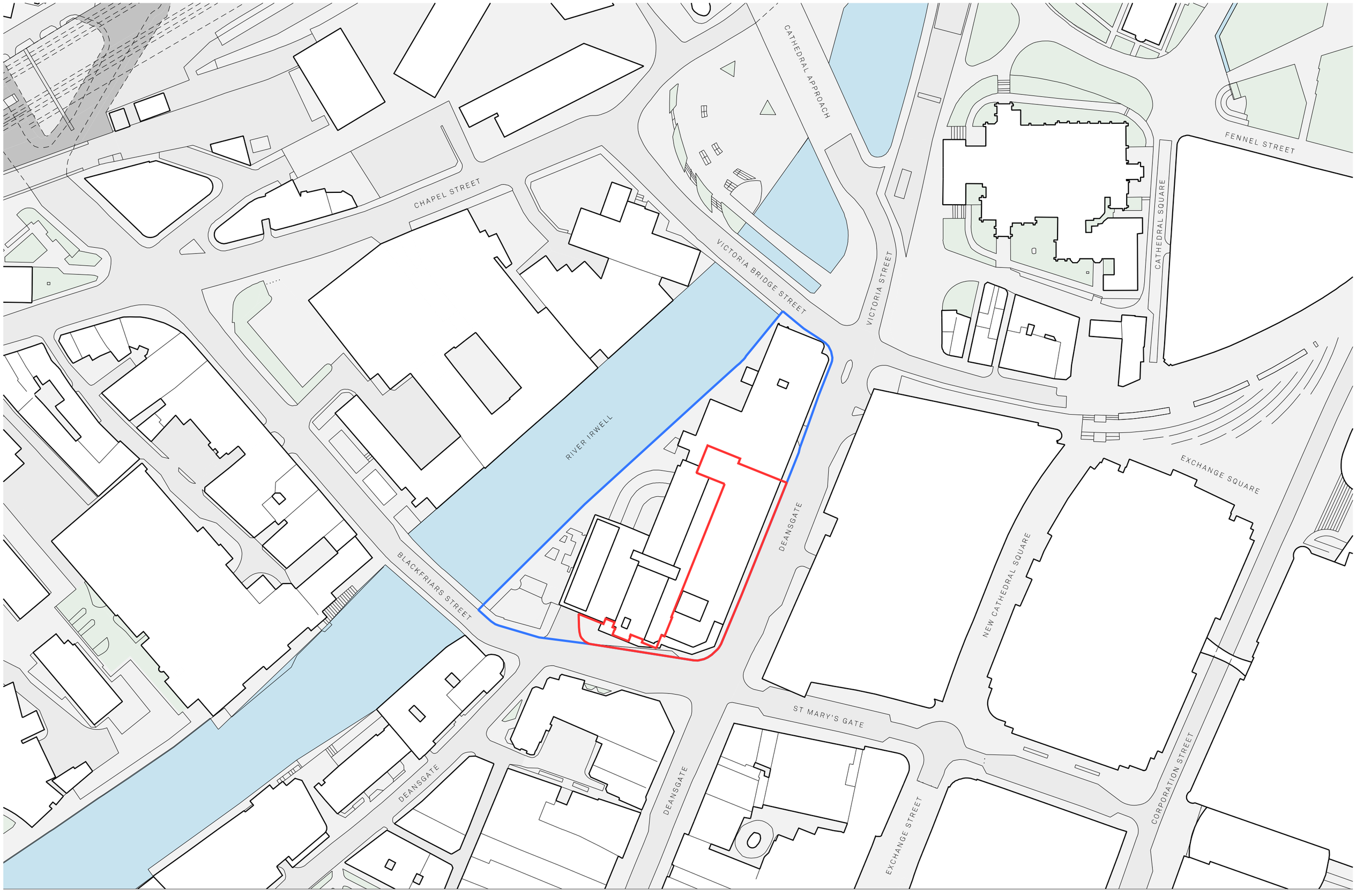
Key features to the new proposal include:

- Transform the external appearance of the Premier House and create a positive presence for this important site
- Create a new high-quality commercial space to revive the currently unoccupied building
- The scheme will create active frontages onto Blackfriars Street and Deansgate providing retail space at ground floor level
- Locate the main office entrance on Deansgate
- Extended office floorplates to create larger commercial floorplates that can accommodate 2 ways split with separate access points from the building core.
- Provide cycle and gym/ yoga amenity spaces including shower and changing facilities for the building occupiers to encourage sustainable modes of transport and provide secure cycle storage
- South facing communal roof terrace for occupiers
- Re-use of the existing structural frame, reducing the developments carbon footprint
- Reduce energy in use by significant upgrade to both the building services and its fabric
- The proposed scheme is designed and measured against local and national environmental policies to reduce energy consumption and carbon emissions and create a flexible building which is adaptable to climate change and future occupants needs.

The site has been earmarked for regeneration since 1999, however, has remained undeveloped for over two decades. The proposal for Premier House is sustainable & most importantly deliverable and will completely transform the outdated and unappealing parts of the existing building, build on the present structure and open the ground floor activities towards Deansgate and Blackfriars Street creating active frontages and stimulating public interactions.



11. Architectural Drawings



Notes:

Site Application Boundary

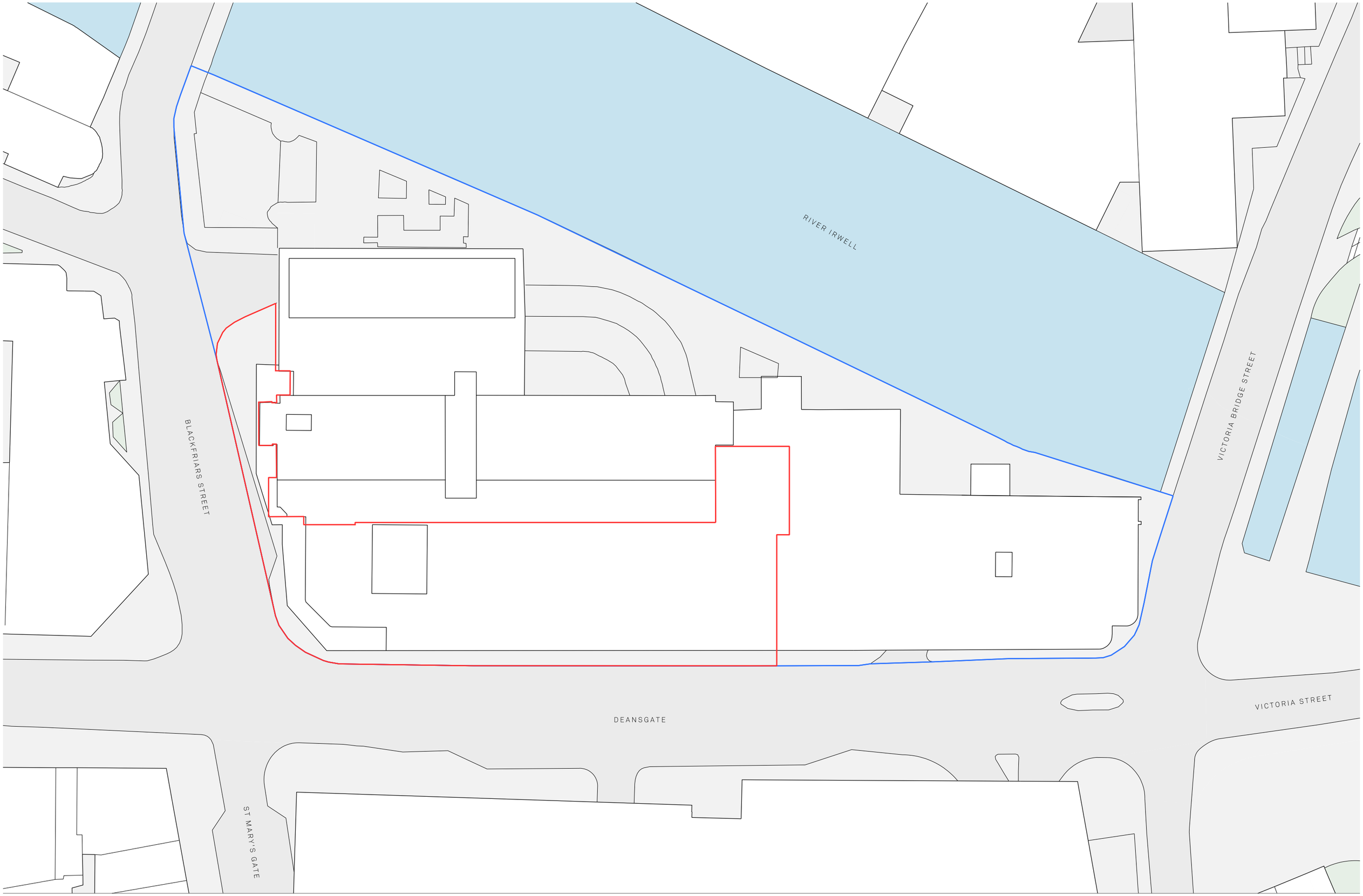
Site Ownership Boundary

Project Name: Renaissance		Title: Premier House Existing Site Location Plan			Scales: 1:1250@ A3	
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_00_1000		Rev: -
Details: -	11/06/21	Issued for Planning				

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Notes:

Site Application Boundary

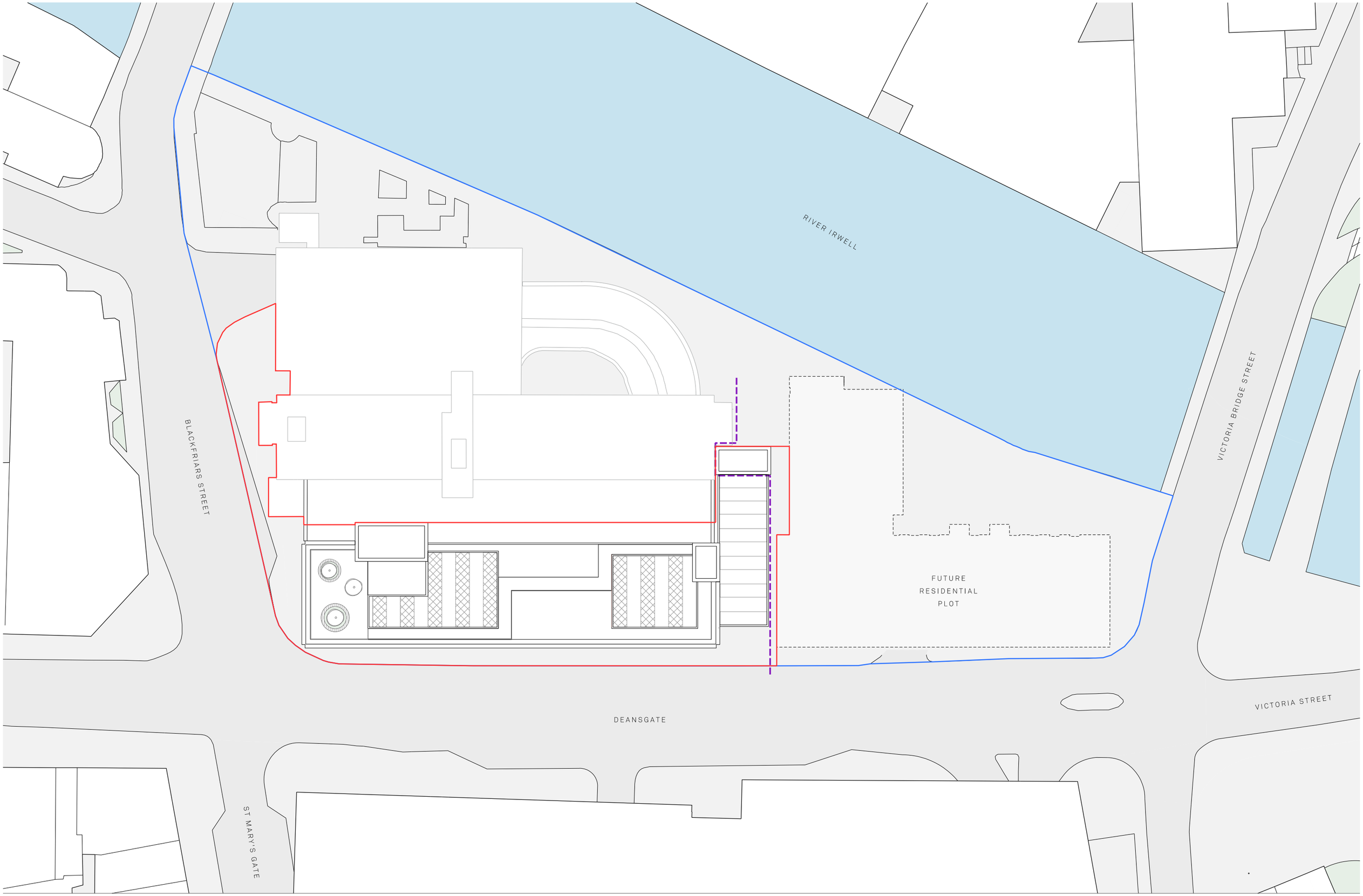
Site Ownership Boundary

Project Name: Renaissance		Title: Premier House Existing Site Plan		Scale: 1:250@ A1		
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_00_1001	Rev: -	
Details: -	04/06/21	Issued for Planning				

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Notes:

Site Application Boundary

Site Ownership Boundary

Demolition line

Project Name: Renaissance		Title: Premier House Proposed Site Plan			Scale: 1:250@ A1	
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_00_1200		Rev: -
Details: -	04/06/21	Issued for Planning				

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Notes:

Application Boundary

Ownership Boundary

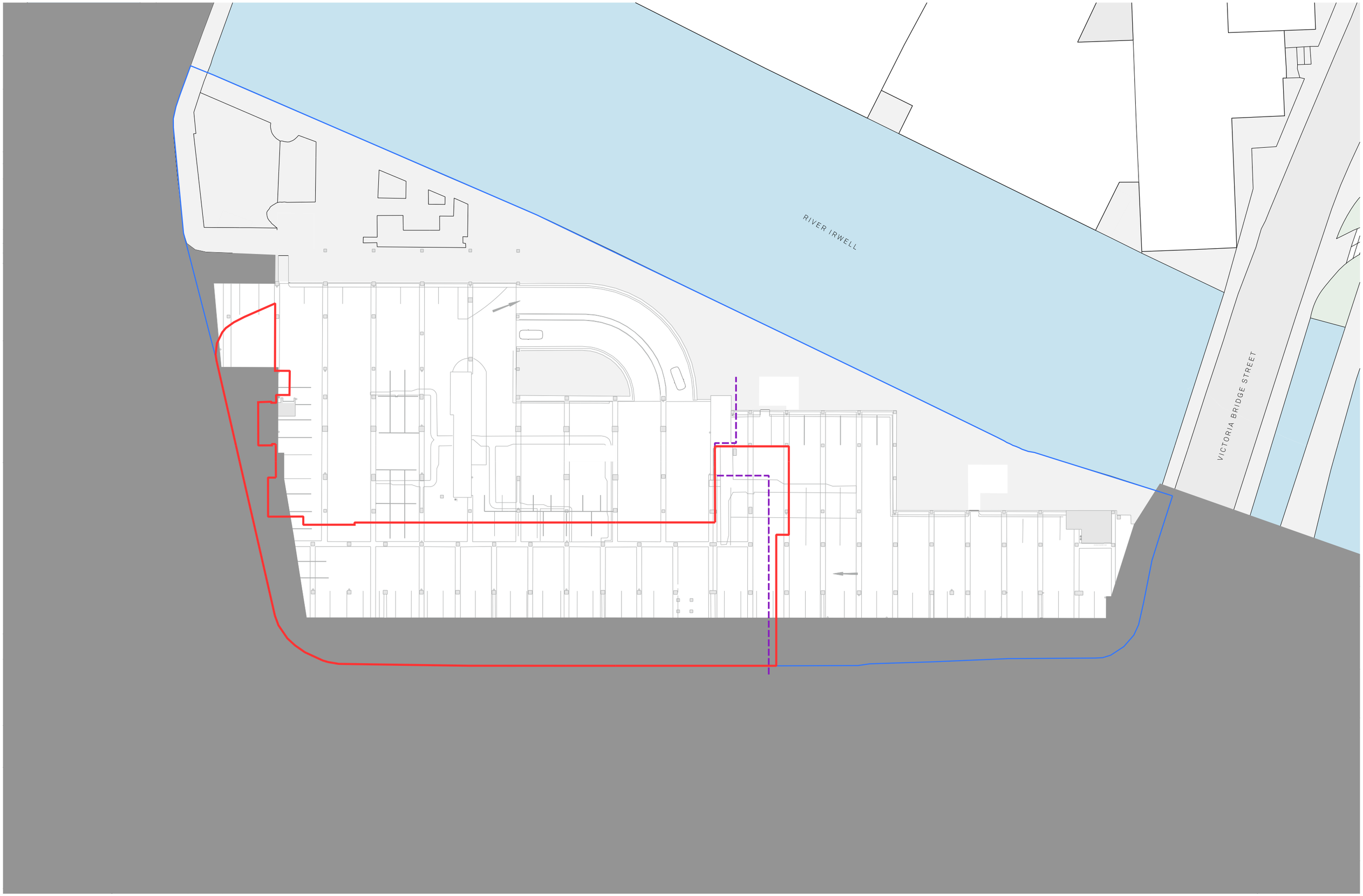
Demolition line

Project Name: Renaissance		Title: Renaissance Site - Existing Car Park Level -03			Scale: 1:250@ A1	
Drawn: FM	Checked: JC	Status: Planning		Project: 150	Drawing No: MP_00_1096	Rev: -
Details: -	04/06/21	Issued for Planning				

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Notes:

Application Boundary

Ownership Boundary

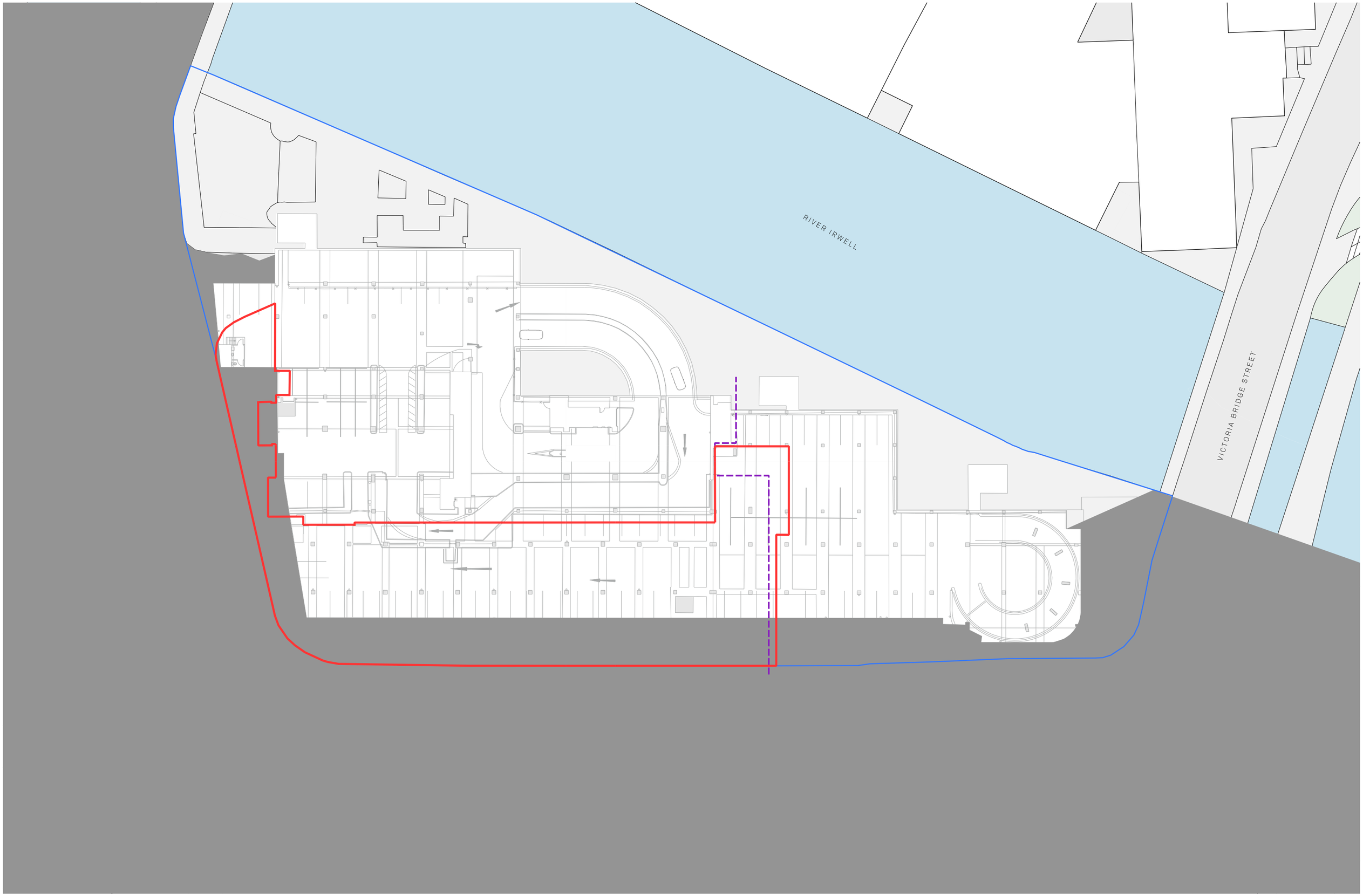
Demolition line

Project Name: Renaissance		Title: Renaissance Site - Existing Car Park Level -02			Scale: 1:250@ A1	
Drawn: FM	Checked: JC	Status: Planning		Project: 150	Drawing No: MP_00_1097	Rev: -
Details: -	04/06/21	Issued for Planning				

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Notes:

Application Boundary

Ownership Boundary

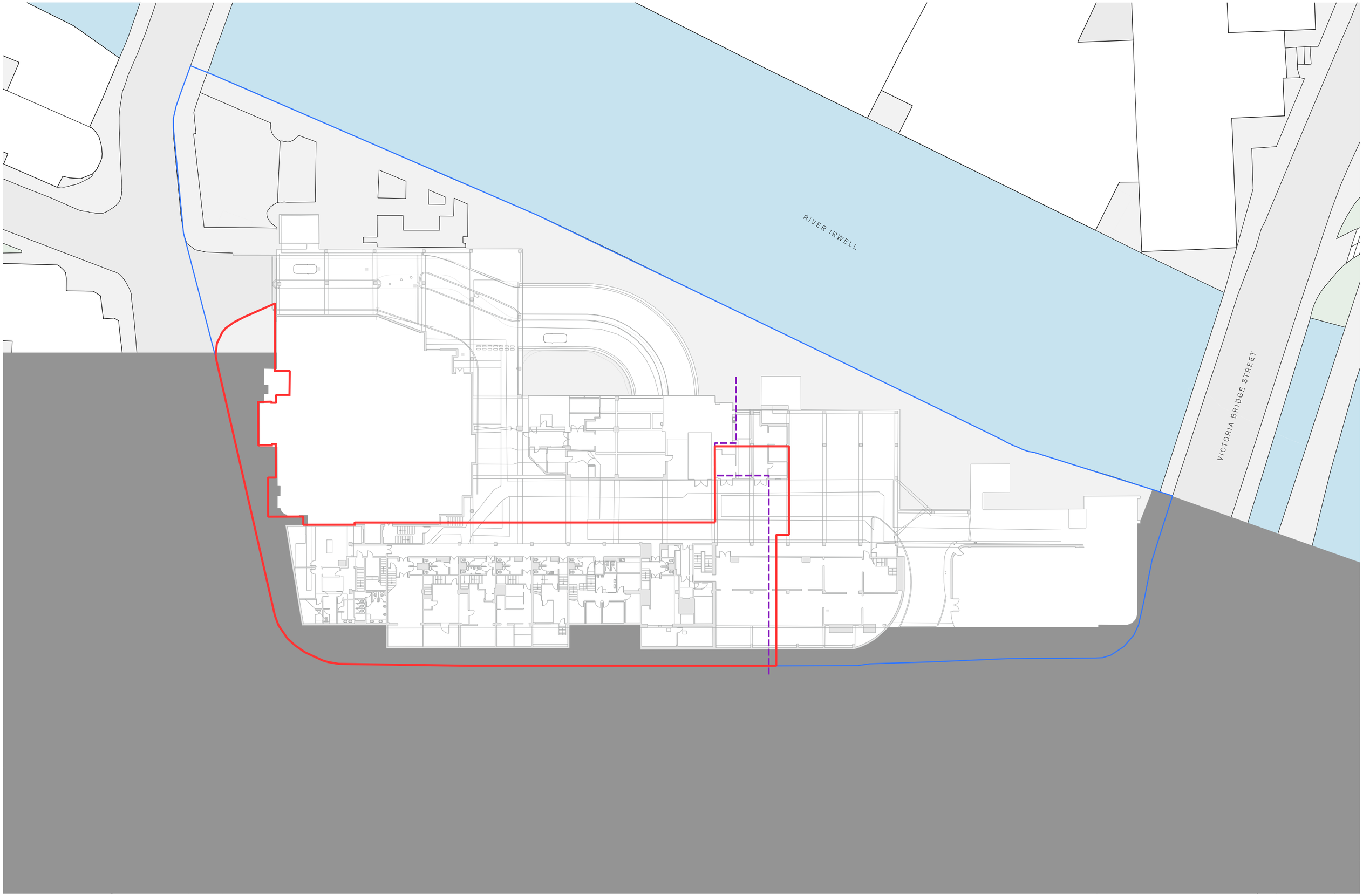
Demolition line

Project Name: Renaissance		Title: Renaissance Site - Existing Car Park Level -01		Scale: 1:250@ A1		
Drawn: FM	Checked: JC	Status: Planning	Project: 150	Drawing No: MP_00_1098	Rev: -	
Details: -	04/06/21	Issued for Planning				

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Notes:

Application Boundary

Ownership Boundary

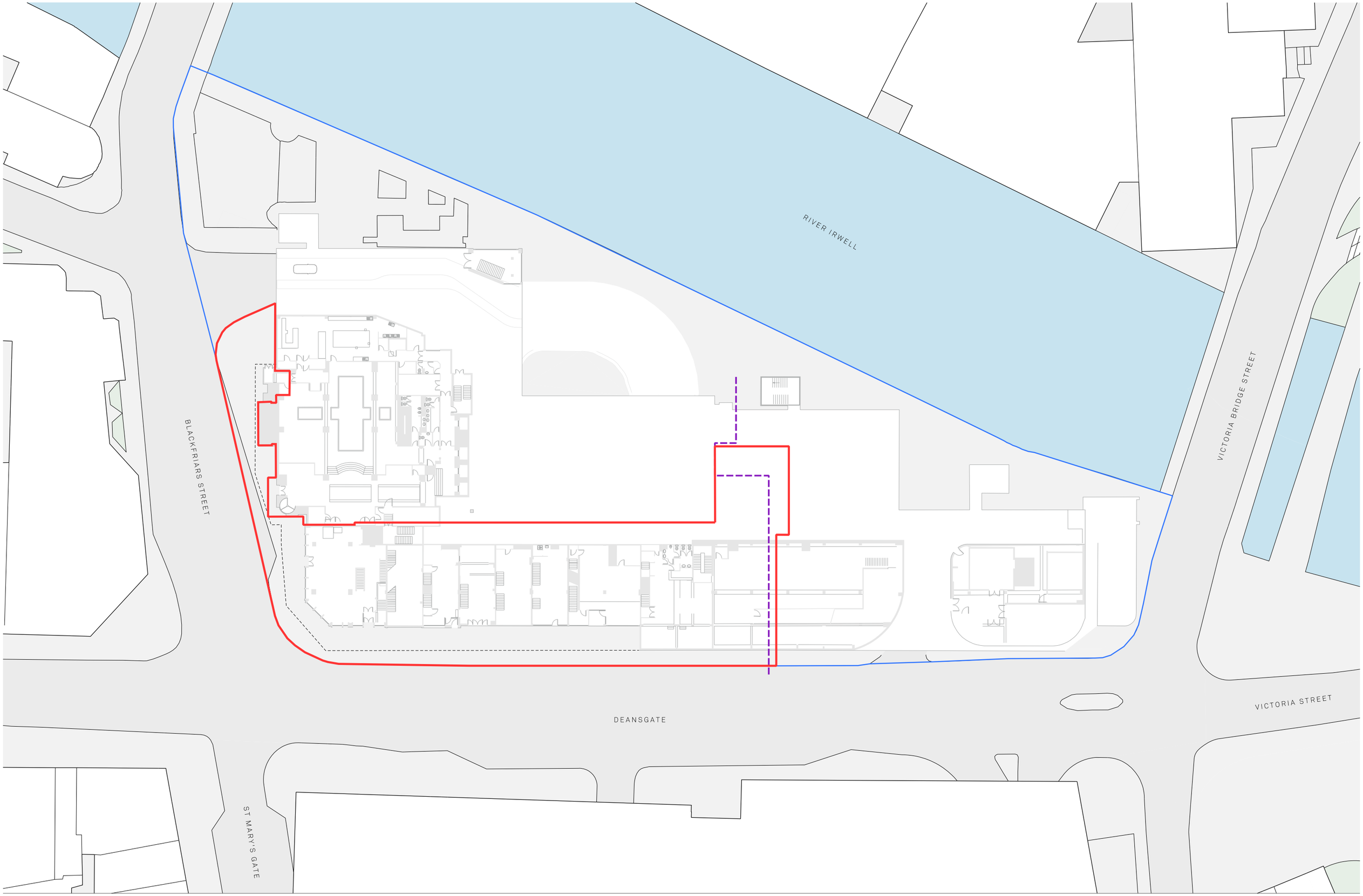
Demolition line

Project Name: Renaissance		Title: Renaissance Site - Existing Lower Ground Floor Plan		Scale: 1:250@ A1		
Drawn: RW	Checked: FM	Status: Planning	Project: 150	Drawing No: MP_02_1099	Rev: -	
Details: -	04/06/21	Issued for Planning				

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Notes:

Application Boundary

Ownership Boundary

Demolition line

Project Name:	Title:	Scale:
Renaissance	Renaissance Site - Existing Ground Floor Plan	1:250@ A1

Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
RW	FM	Planning	150	MP_02_1000	-

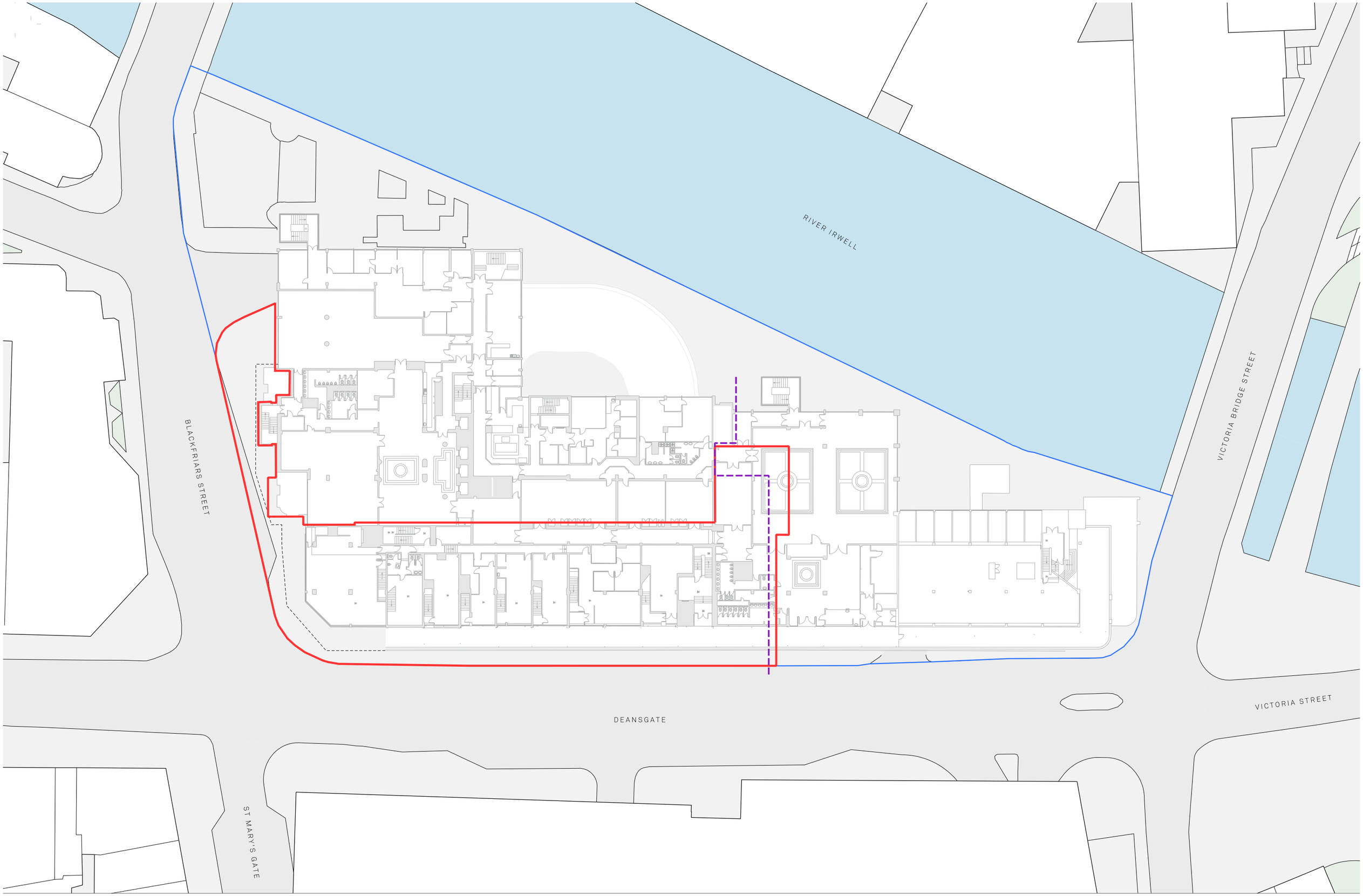
Details:

-	04/06/21	Issued for Planning

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Notes:

Application Boundary

Ownership Boundary

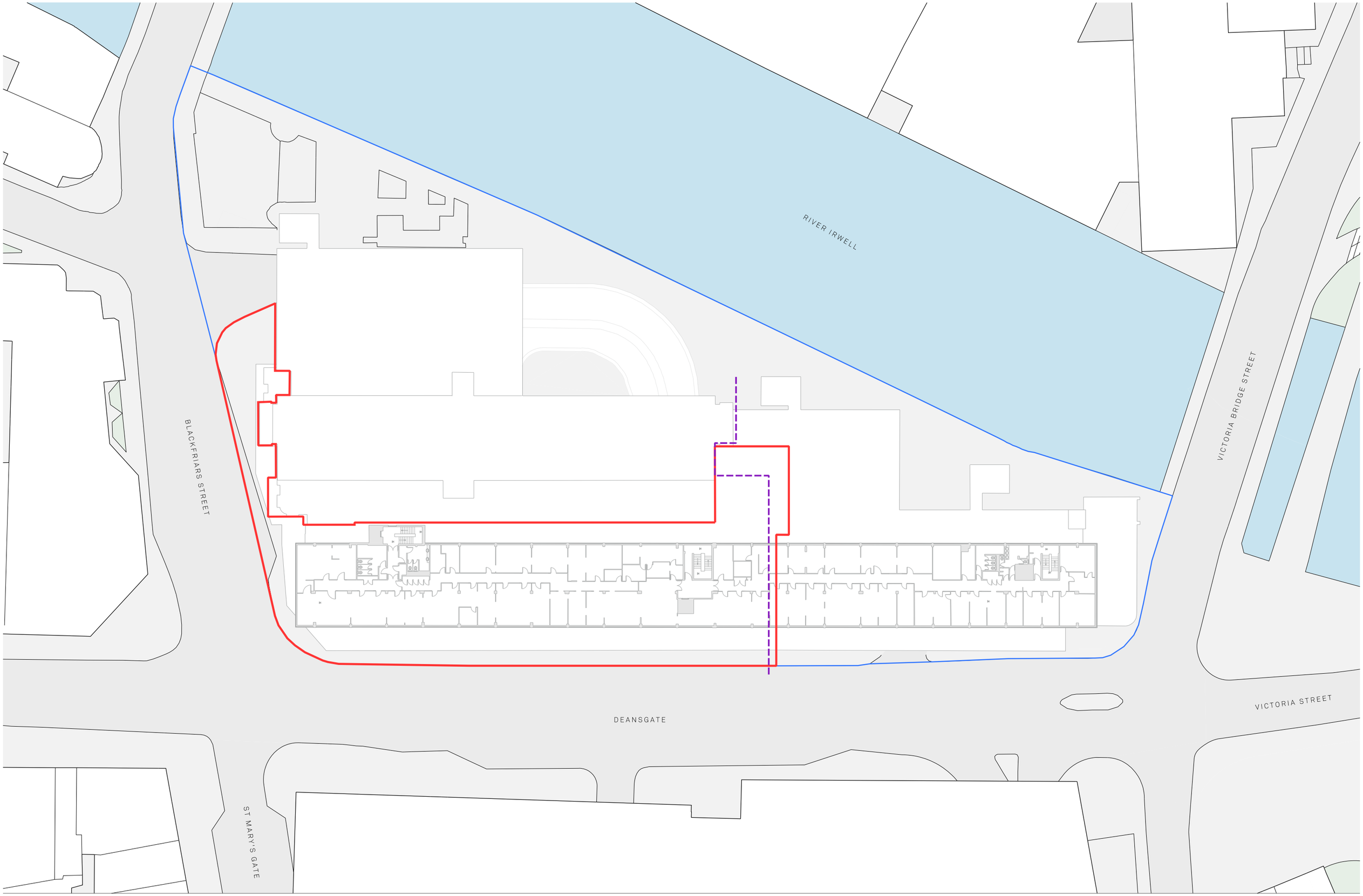
Demolition line

Project Name: Renaissance		Title: Renaissance Site - Existing Mezzanine Level Floor Plan		Scale: 1:250@ A1	
Drawn: RW	Checked: FM	Status: Planning	Project: 150	Drawing No: MP_02_1001	Rev: -
Details: -	04/06/21	Issued for Planning			

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Notes:

Application Boundary

Ownership Boundary

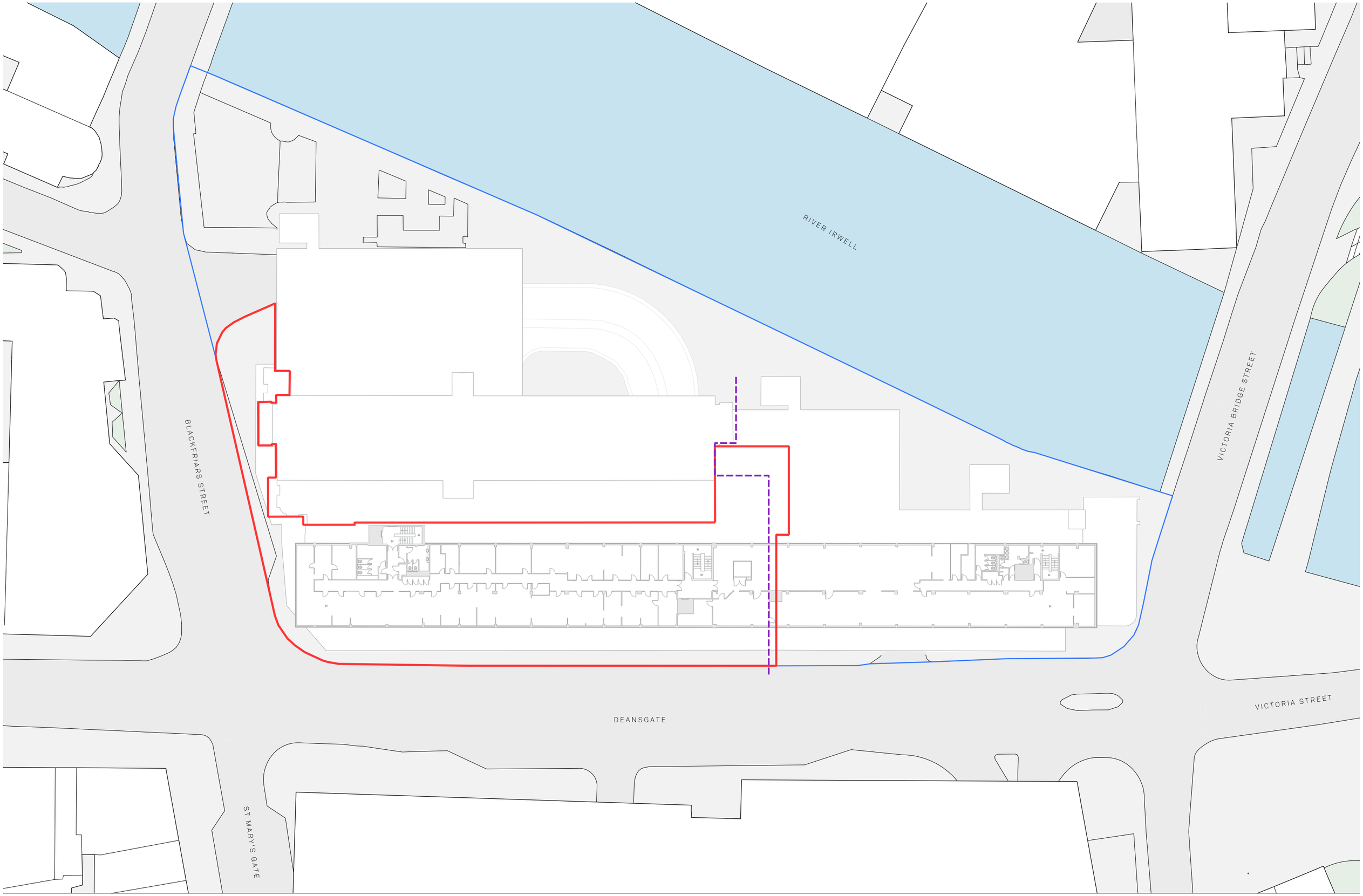
Demolition line

Project Name: Renaissance		Title: Renaissance Site - Existing First Floor Plan			Scale: 1:250@ A1	
Drawn: RW	Checked: FM	Status: Planning		Project: 150	Drawing No: MP_02_1002	Rev: -
Details: -	04/06/21	Issued for Planning				

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Notes:

Application Boundary

Ownership Boundary

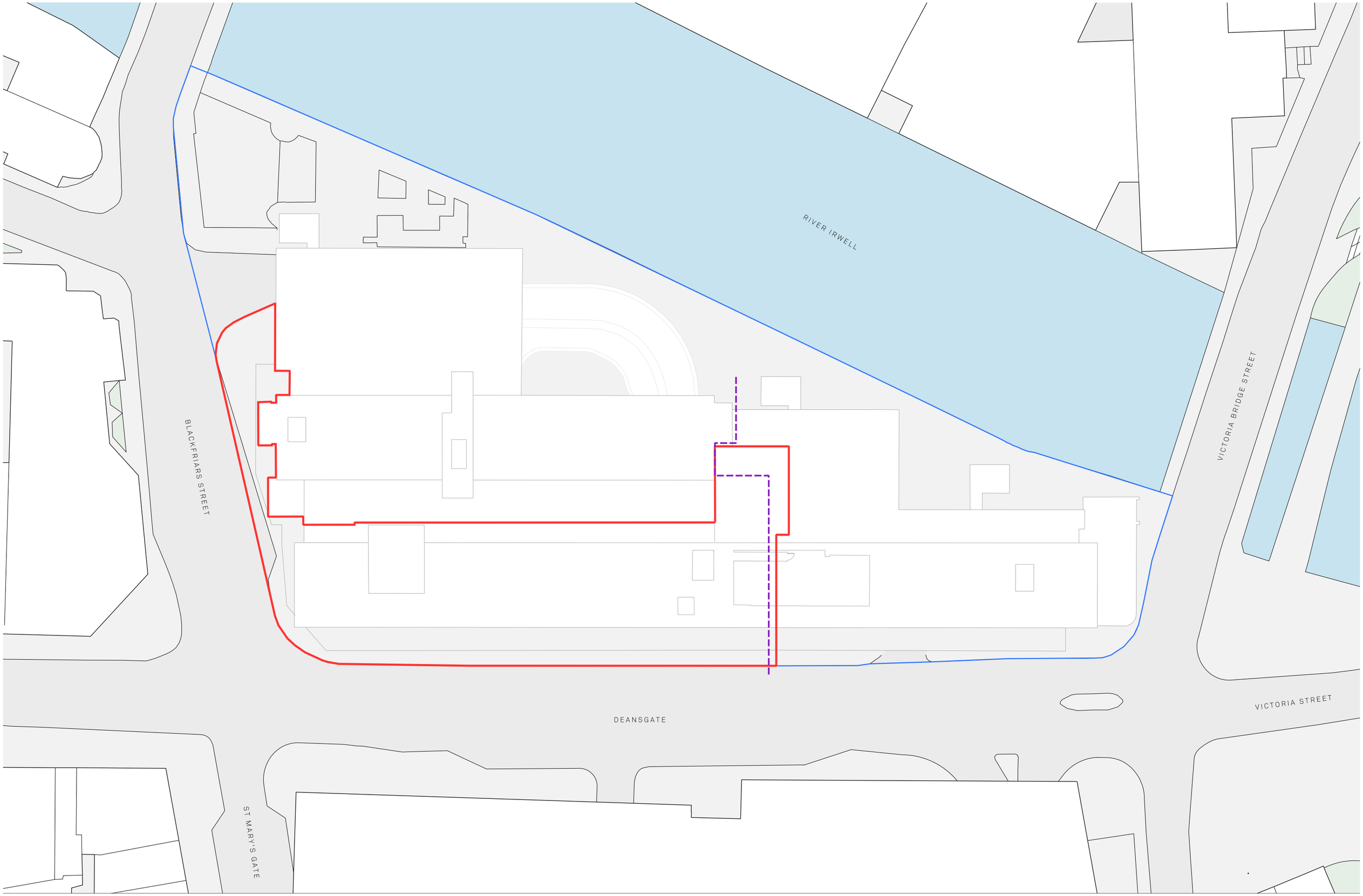
Demolition line

Project Name: Renaissance		Title: Renaissance Site - Existing Second Floor Plan			Scale: 1:250@ A1	
Drawn: RW	Checked: FM	Status: Planning		Project: 150	Drawing No: MP_02_1003	Rev: -
Details: -	04/06/21	Issued for Planning				

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Notes:

Application Boundary

Ownership Boundary

Demolition line

Project Name: Renaissance		Title: Renaissance Site - Existing Roof Plan			Scale: 1:250@ A1	
Drawn: RW	Checked: FM	Status: Planning		Project: 150	Drawing No: MP_02_1004	Rev: -
Details: -	04/06/21	Issued for Planning				

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RIVER IRWELL

VICTORIA BRIDGE STREET

Additional structural support may be required for slab in temporary state

Notes:

- Site Boundary
- Site Ownership Boundary
- Demolition of Facade
- Demolition Area
- Additional Temporary Structural Support
- Relocated Service Yard Entrance
- Facade Retention
- Demolition line

Project Name: Renaissance		Title: Renaissance Site -Demolition Carparl Level -03		Scale: 1:250@ A1	
Drawn: RW	Checked: FM	Status: Stage 3	Project: 150	Drawing No: MP_00_1196	Rev: -
Details: - 18/06/21		Issued for Information			

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RIVER IRWELL

VICTORIA BRIDGE STREET

Additional structural support may be required for slab in temporary state

Notes:

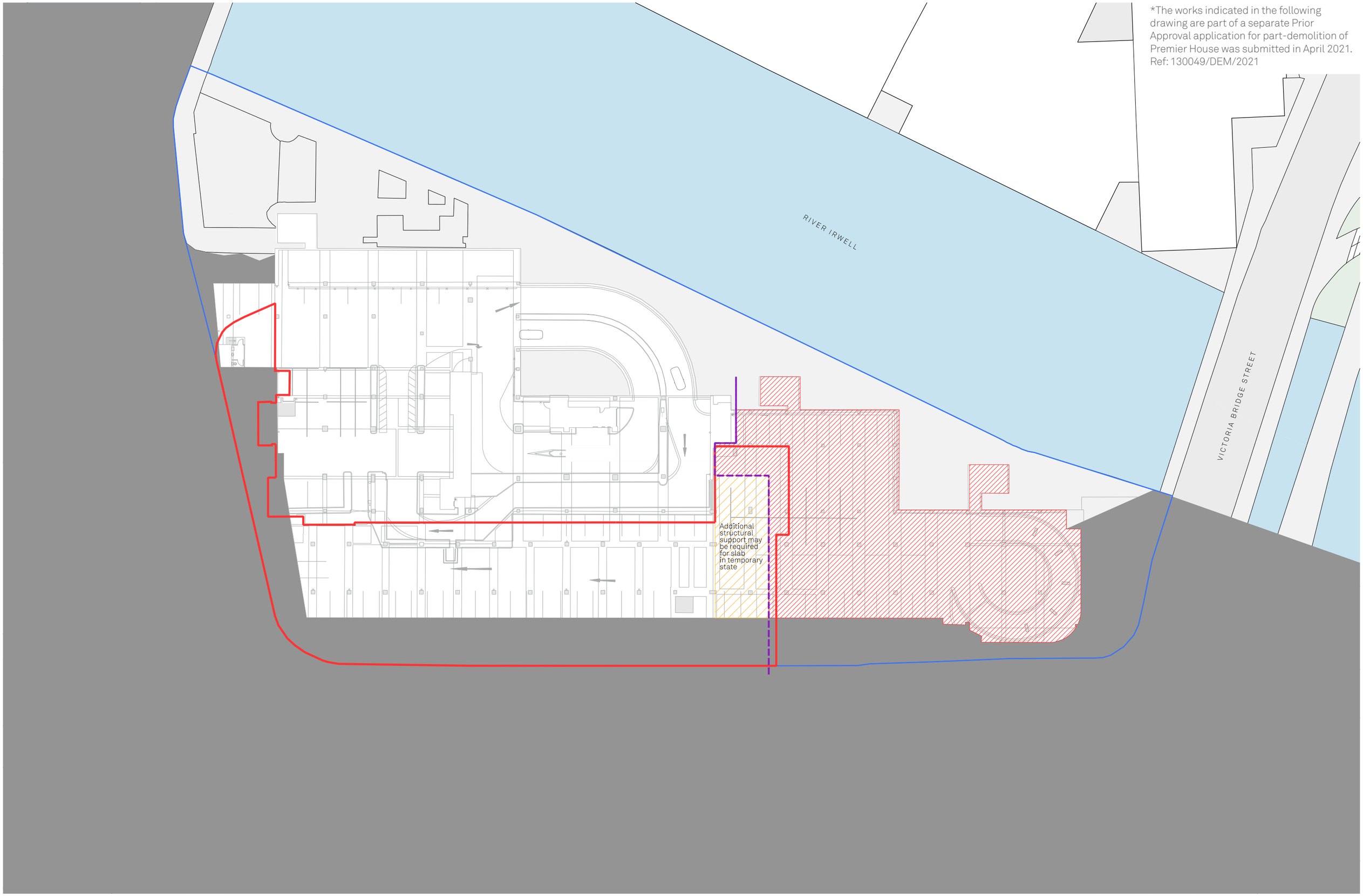
- Site Boundary
- Site Ownership Boundary
- Demolition of Facade
- Demolition Area
- Additional Temporary Structural Support
- Relocated Service Yard Entrance
- Facade Retention
- Demolition line

Project Name: Renaissance		Title: Renaissance Site -Demolition Carpark Level -02			Scale: 1:250@ A1	
Drawn: RW	Checked: FM	Status: Stage 3	Project: 150	Drawing No: MP_00_1197		Rev: -
Details: - 18/06/21		Issued for Information				

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Notes:

- Site Boundary
- Site Ownership Boundary
- Demolition of Facade
- Demolition Area
- Additional Temporary Structural Support
- Relocated Service Yard Entrance
- Facade Retention
- Demolition line

Project Name: Renaissance		Title: Renaissance Site -Demolition Car Park Level -01		Scale: 1:250@ A1	
Drawn: RW	Checked: FM	Status: Stage 3	Project: 150	Drawing No: MP_00_1198	Rev: -
Details: - 18/06/21		Issued for Information			

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RIVER IRWELL

VICTORIA BRIDGE STREET

Relocated service yard entrance supporting structure below slab to be retained

Notes:

- Site Boundary
- Site Ownership Boundary
- Demolition of Facade
- Demolition Area
- Additional Temporary Structural Support
- Relocated Service Yard Entrance
- Facade Retention
- Demolition line

Project Name: Renaissance		Title: Renaissance Site -Demolition Lower Ground Floor Plan		Scale: 1:250@ A1	
Drawn: RW	Checked: FM	Status: Stage 3	Project: 150	Drawing No: MP_02_1199	Rev: -
Details: - 18/06/21		Issued for Information			

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RIVER IRWELL

BLACKFRIARS STREET

VICTORIA BRIDGE STREET

VICTORIA STREET

DEANSGATE

ST MARY'S GATE

Relocated service yard entrance supporting structure below slab to be retained

Notes:

- Site Boundary
- Site Ownership Boundary
- Demolition of Facade
- Demolition Area
- Additional Temporary Structural Support
- Relocated Service Yard Entrance
- Facade Retention
- Demolition line

Project Name: Renaissance		Title: Renaissance Site -Demolition Ground Level Floor Plan		Scale: 1:250@ A1	
Drawn: RW	Checked: FM	Status: Stage 3	Project: 150	Drawing No: MP_02_1100	Rev: -
Details: - 18/06/21		Issued for Information			

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RIVER IRWELL

BLACKFRIARS STREET

VICTORIA BRIDGE STREET

Removal of Ramp

DEANSGATE

VICTORIA STREET

ST MARY'S GATE

Notes:

- Site Boundary
- Site Ownership Boundary
- Demolition of Facade
- Demolition Area
- Additional Temporary Structural Support
- Relocated Service Yard Entrance
- Facade Retention
- Demolition line

Project Name: Renaissance		Title: Renaissance Site -Demolition Mezzanine Level Floor Plan		Scale: 1:250@ A1
Drawn: RW	Checked: FM	Status: Stage 3	Project: 150	Drawing No: MP_02_1101
				Rev: -
Details: - 18/06/21		Issued for Information		

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RIVER IRWELL

BLACKFRIARS STREET

VICTORIA BRIDGE STREET

VICTORIA STREET

DEANSGATE

ST MARY'S GATE

Removal of Canopy

Notes:

- Site Boundary
- Site Ownership Boundary
- Demolition of Facade
- Demolition Area
- Additional Temporary Structural Support
- Relocated Service Yard Entrance
- Facade Retention
- Demolition line

Project Name: Renaissance		Title: Renaissance Site -Demolition First Floor Plan		Scale: 1:250@ A1	
Drawn: RW	Checked: FM	Status: Stage 3	Project: 150	Drawing No: MP_02_1102	Rev: -
Details: - 18/06/21		Issued for Information			

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RIVER IRWELL

BLACKFRIARS STREET

VICTORIA BRIDGE STREET

VICTORIA STREET

DEANSGATE

ST MARY'S GATE

Notes:

- Site Boundary
- Site Ownership Boundary
- Demolition of Facade
- Demolition Area
- Additional Temporary Structural Support
- Relocated Service Yard Entrance
- Facade Retention
- Demolition line

Project Name: Renaissance		Title: Renaissance Site -Demolition Second Floor Plan		Scale: 1:250@ A1	
Drawn: RW	Checked: FM	Status: Stage 3	Project: 150	Drawing No: MP_02_1103	Rev: -
Details: - 18/06/21		Issued for Information			

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RIVER IRWELL

BLACKFRIARS STREET

VICTORIA BRIDGE STREET

DEANSGATE

VICTORIA STREET

ST MARY'S GATE

Notes:

- Site Boundary
- Site Ownership Boundary
- Demolition of Facade
- Demolition Area
- Additional Temporary Structural Support
- Relocated Service Yard Entrance
- Facade Retention
- Demolition line

Project Name: Renaissance

Title: Renaissance Site -Demolition Roof Plan

Scale: 1:250@ A1

Drawn: RW | Checked: FM | Status: Stage 3 | Project: 150 | Drawing No: MP_02_1104 | Rev: -

Details: - 18/06/21 Issued for Information

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BLACKFRIARS STREET

FUTURE
RESIDENTIAL
PLOT

01

Level: -03
+: FFL 25.270

DEANSGATE

Notes:

Site Application Boundary

Demolition Line

PLAN KEY:

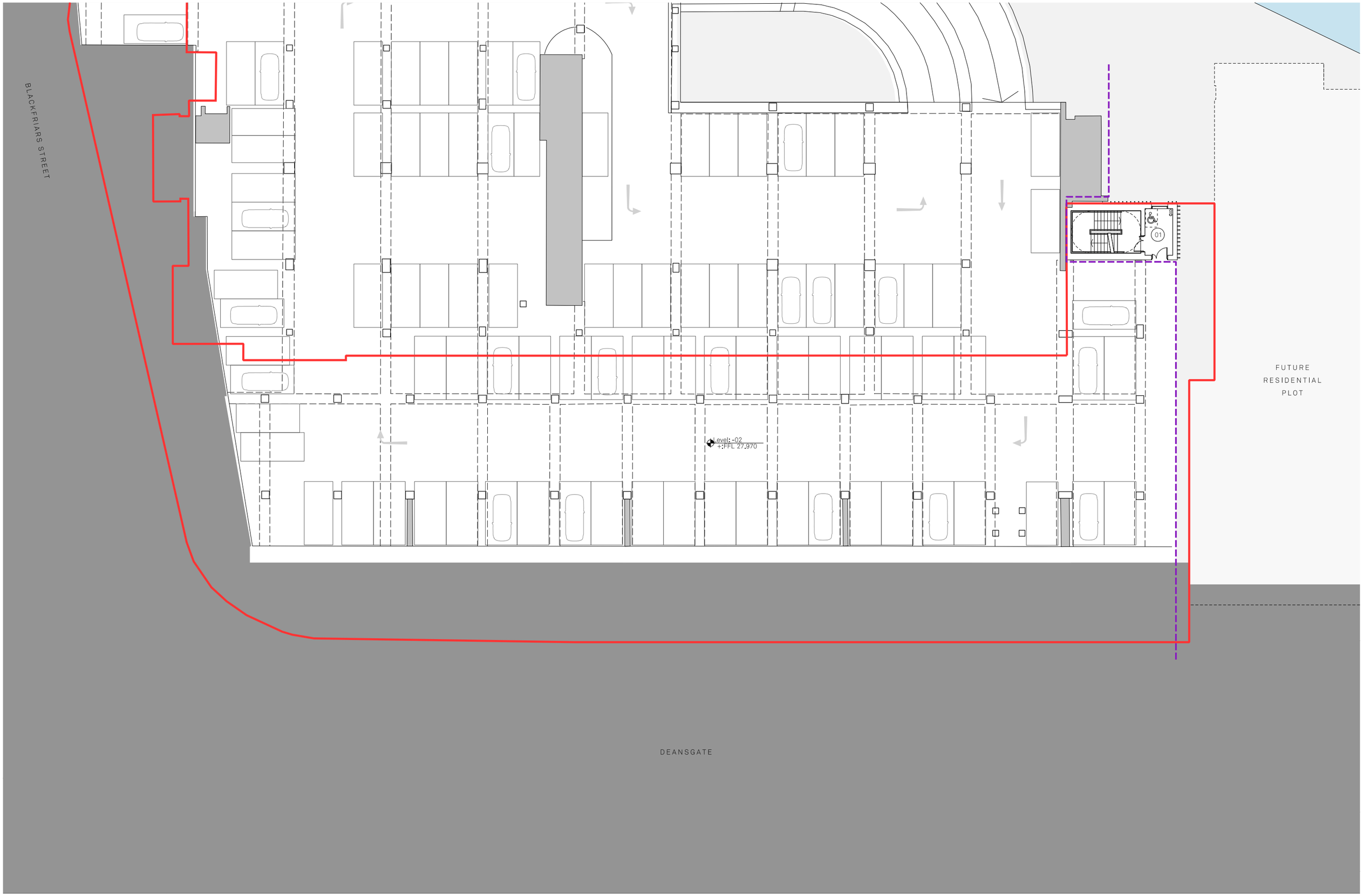
(01) Proposed Car Park Escape Stair

Project Name: Renaissance		Title: Premier House - Block 1 Car Park Level -03 GA Plan			Scale: 1:125@A1	
Drawn: RW	Checked: FM	Status: Planning		Project: 150	Drawing No: B1_02_2196	Rev: -
Details: -	11/06/21	Issued for Planning				

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Notes:

Site Application Boundary

Demolition Line

PLAN KEY:

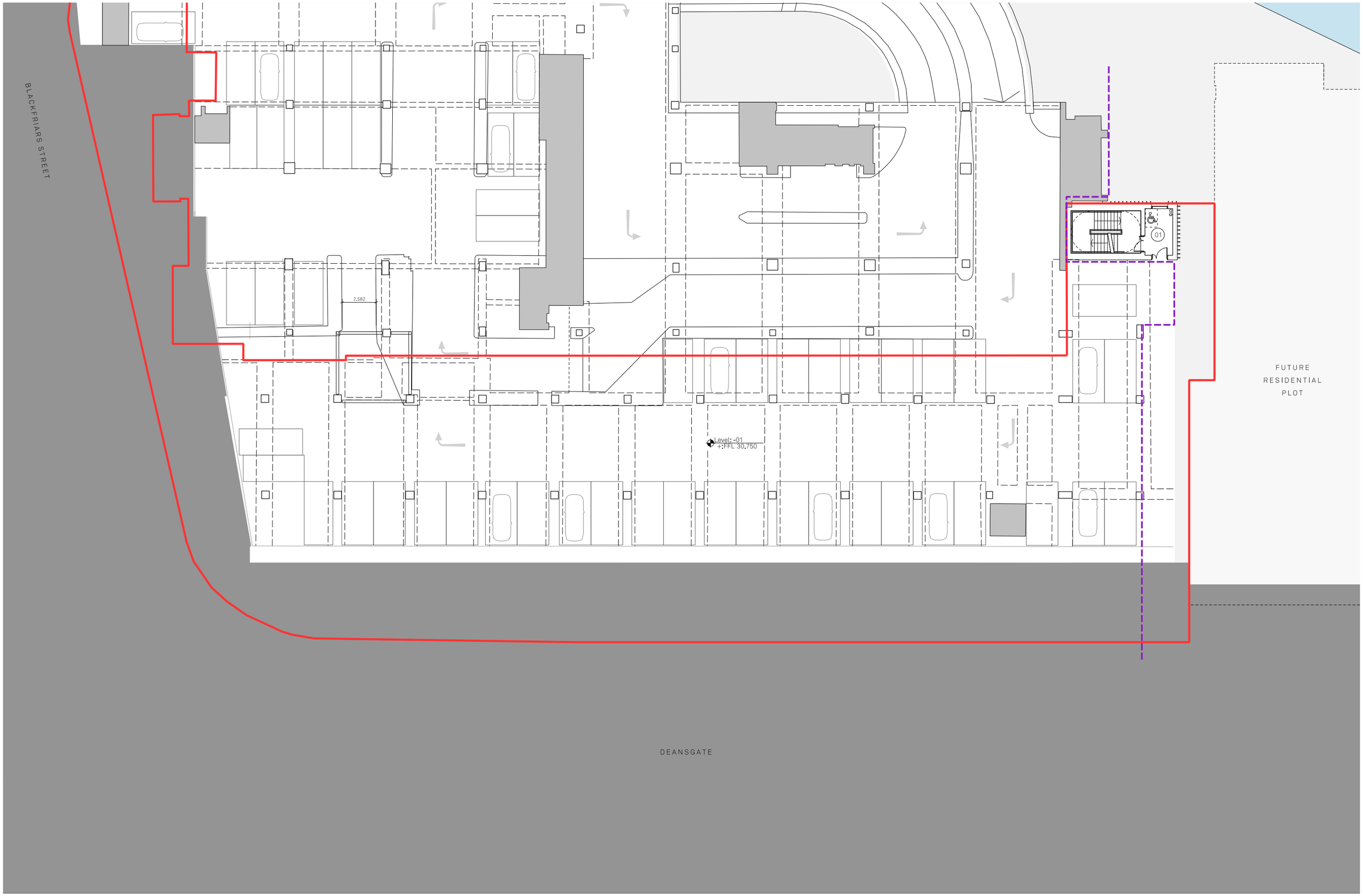
(01) Proposed Car Park Escape Stair

Project Name: Renaissance		Title: Premier House - Block 1 Car Park Level -02 GA Plan			Scale: 1:125@A1	
Drawn: RW	Checked: FM	Status: Planning		Project: 150	Drawing No: B1_02_2197	Rev: -
Details: -	11/06/21	Issued for Planning				

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Notes:

Site Application Boundary

Demolition Line

PLAN KEY:

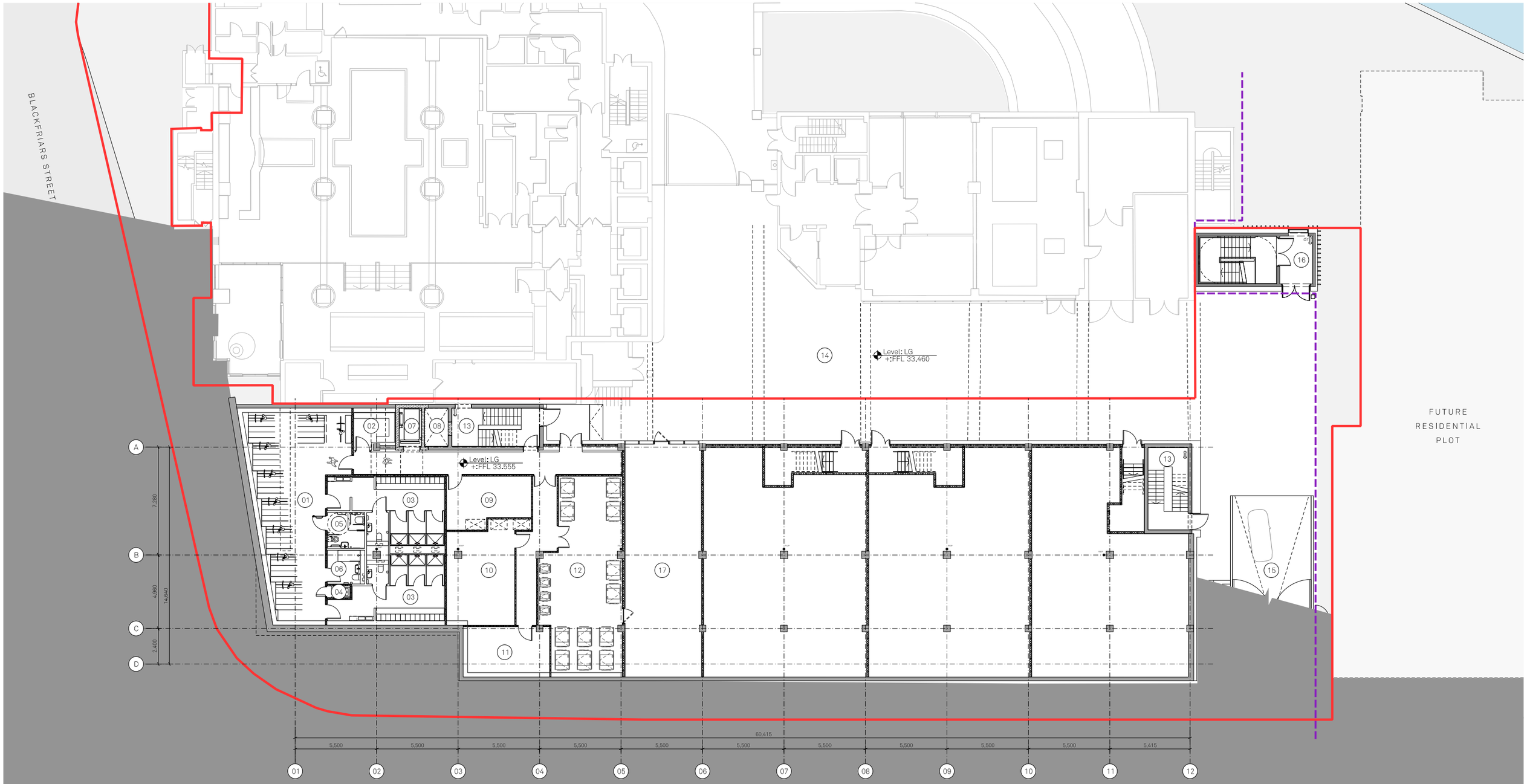
(01) Proposed Car Park Escape Stair

Project Name: Renaissance		Title: Premier House - Block 1 Car Park Level -01 GA Plan			Scale: 1:125@A1	
Drawn: RW	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_02_2198		Rev: -
Details: -	11/06/21	Issued for Planning				

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PLAN KEY:

- Site Application Boundary
- Demolition Line

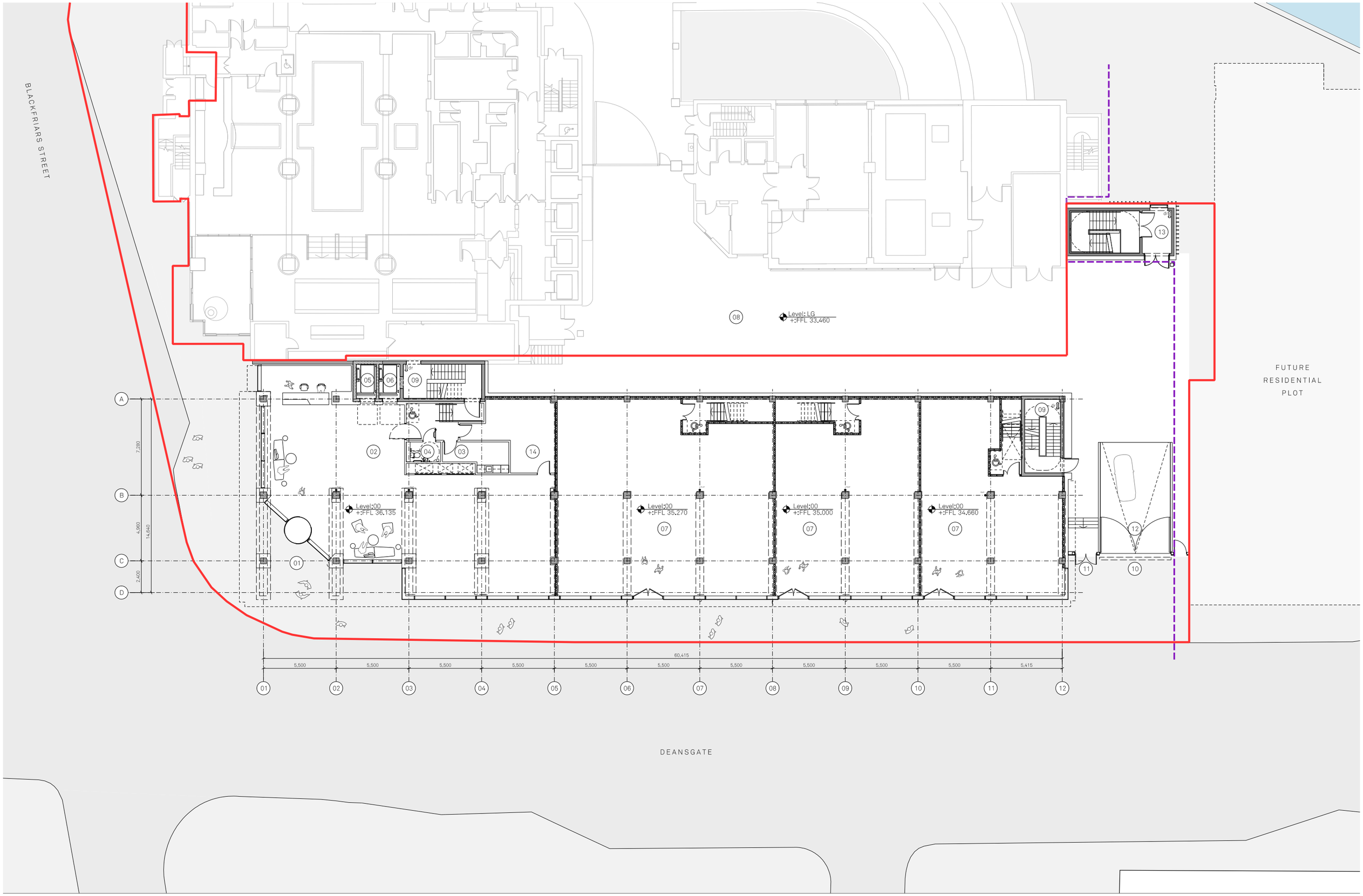
01 Cycle Store
02 Drying Room
03 Changing & Shower Facilities
04 Cleaner's Cupboard
05 Accessible WC
06 Gender Neutral WC
07 Proposed Lift
08 Existing Lift
09 El. Switch Room
10 Boiler Room
11 Generator
12 Refuse Store
13 Existing Staircase
14 Shared Service Yard
15 Vehicular Access off Deansgate
16 Car Park Escape Stair
17 Plant Room

0 5 10 15m

Project Name:	Title:		Scale:	
Renaissance	Premier House - Block 1 Lower Ground Floor GA Plan		1:125@A1	
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_02_2199	Rev: A
Details: -	11/06/21	Issued for Planning			

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PLAN KEY:

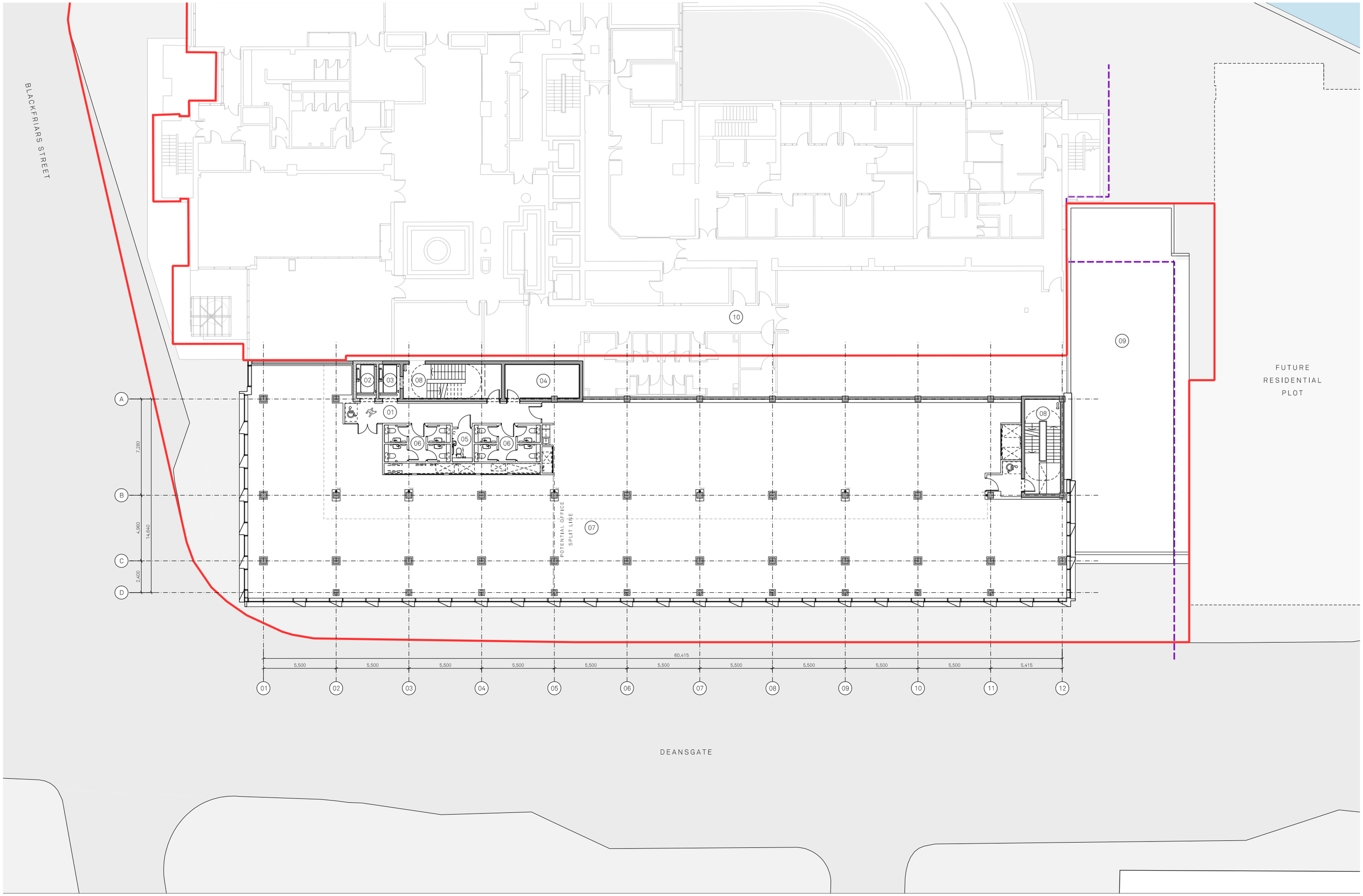
- Site Application Boundary
- Demolition Line
- 01 Office Entrance
- 02 Office Reception/ Cafe Area
- 03 Reception Office/ Store
- 04 Accessible WC
- 05 Proposed Lift
- 06 Existing Lift
- 07 Retail Unit
- 08 Shared Service Yard
- 09 Existing Staircase
- 10 Relocated Service Yard Entrance
- 11 Passenger Gate
- 12 Vehicular Access off Deansgate
- 13 Proposed Car Park Escape Stair
- 14 Cafe Store/ BoH

0 5 15m

Project Name: Renaissance
Title: Premier House - Block 1 Ground Floor GA Plan
Scale: 1:125@A1
Drawn: DK
Checked: FM
Status: Planning
Project: 150
Drawing No: B1_02_2200
Rev: A
Details: - 11/06/21 Issued for Planning

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PLAN KEY:

- Site Application Boundary
- Demolition Line
- (01) Lift Lobby
- (02) Proposed Lift
- (03) Existing Lift
- (04) Comms Room
- (05) Accessible WC
- (06) WC
- (07) Office
- (08) Existing Staircase
- (09) Proposed Roof to Service Yard
- (10) Hotel Demise

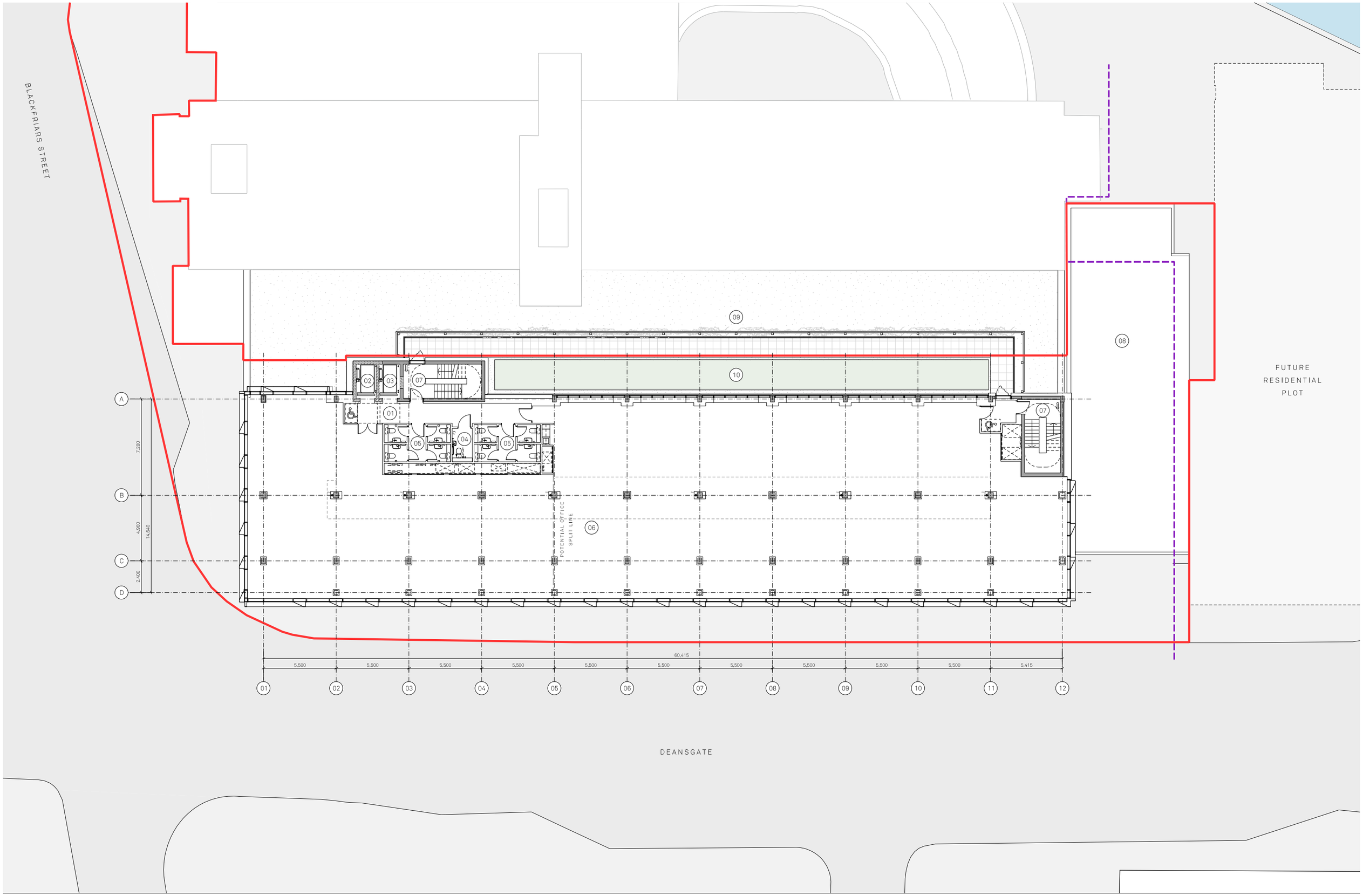
0 5 10 15m

Project Name: Renaissance		Title: Premier House - Block 1 Mezzanine Level GA Plan		Scale: 1:125@A1	
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_02_2201	Rev: A
Details: -	11/06/21	Issued for Planning			

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PLAN KEY:

- Site Application Boundary
- Demolition Line
- (01) Lift Lobby
- (02) Proposed Lift
- (03) Existing Lift
- (04) Accessible WC
- (05) WC
- (06) Office
- (07) Existing Staircase
- (08) Proposed Roof to Service Yard
- (09) Existing Service Yard Roof
- (10) Green roof zone & screen to provide visual separation between the hotel and the office

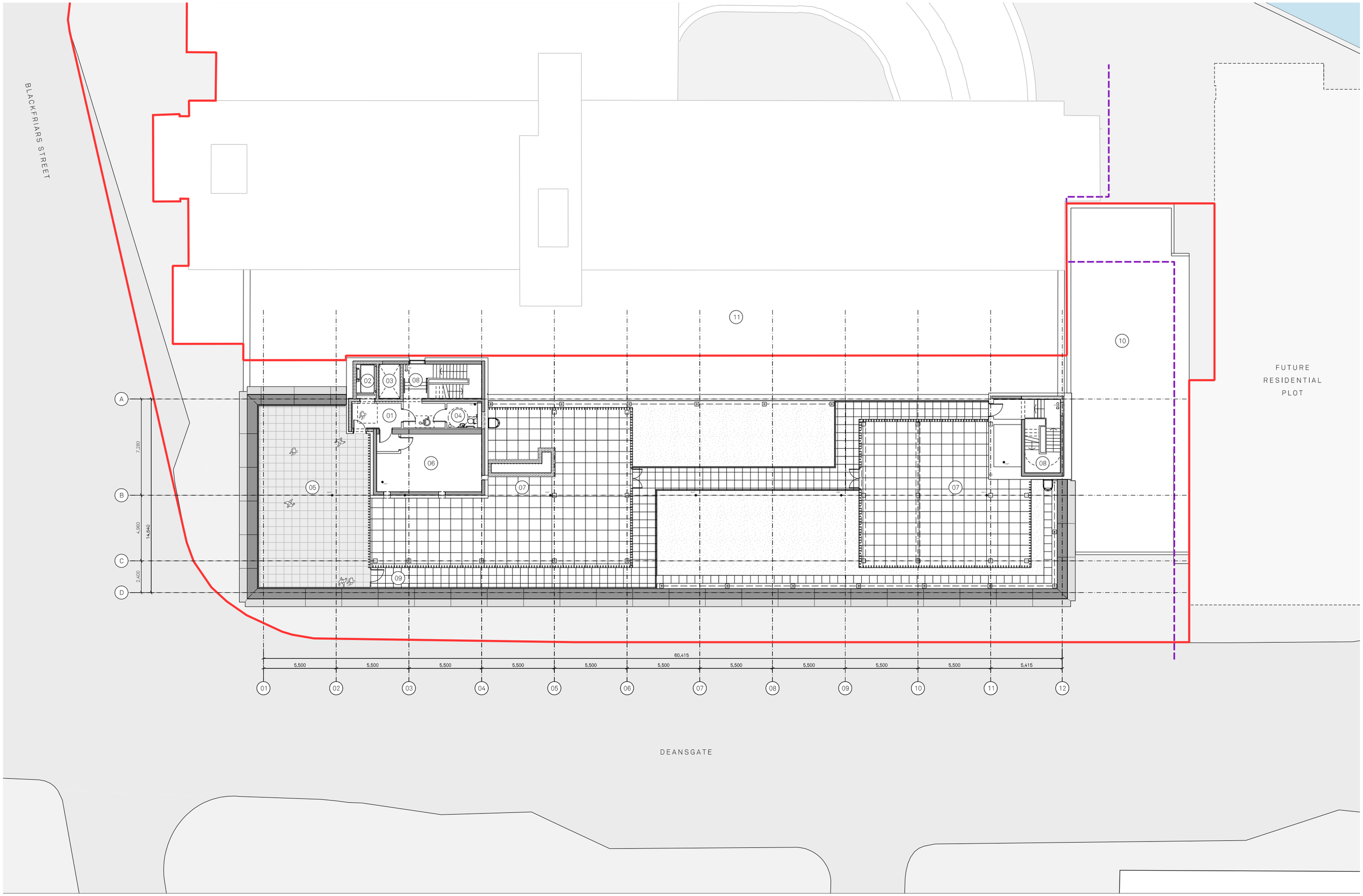
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Project Name: Renaissance		Title: Premier House - Block 1 Typical Floor GA Plan		Scale: 1:125@A1	
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_02_2202	Rev: A
Details: -	11/06/21	Issued for Planning			

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PLAN KEY:

- Site Application Boundary
- Demolition Line
- 01 Lift Lobby
- 02 Proposed Lift
- 03 Existing Lift
- 04 Accessible WC
- 05 Roof Terrace
- 06 Existing Plant Enclosure
- 07 External Plant Enclosure Area
- 08 Existing Staircase
- 09 Secondary Escape Route
- 10 Proposed Roof to Service Yard
- 11 Existing Service Yard Roof

0 5 10 15m

Project Name: Renaissance		Title: Premier House - Block 1 Roof Terrace GA Plan		Scale: 1:125@A1	
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_02_2203	Rev: A
Details: -	11/06/21	Issued for Planning			

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BLACKFRIARS STREET

FUTURE
RESIDENTIAL
PLOT

DEANSGATE

A
B
C
D

7,280
4,980
14,640
2,400

01 02 03 04 05 06 07 08 09 10 11 12

5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,415

60,415

PLAN KEY:

- Site Application Boundary
- Demolition Line

01 Roof
02 Metal Roof to Plant Enclosure Area
03 Proposed Roof to Service Yard
04 Existing Service Yard Roof

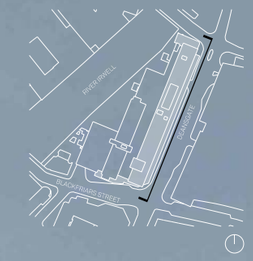
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Project Name: Renaissance		Title: Premier House - Block 1 Roof Plan		Scale: 1:125@A1	
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_02_2204	Rev: A
Details: -	11/06/21	Issued for Planning			

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Notes:

01 Renaissance Hotel

02 Premier House

Project Name:		Title:		Scale:		
Renaissance		Premier House - Block 1		1:250@ A1		
		Existing East Elevation				
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:	
RW	FM	Planning	150	B1_04_1000	-	
Details:						
-	11/06/21	Issued for Planning				

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01

02

03

CATEATON STREET | DEANSGATE | PREMIER HOUSE | RIVER IRWELL | VICTORIA BRIDGE STREET

Notes:

01 Renaissance Hotel

01 Car Park

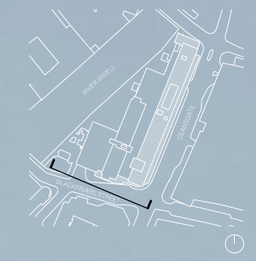
02 Premier House

Project Name: Renaissance		Title: Premier House - Block 1 Existing North Elevation		Scale: 1:100@ A1	
Drawn: RW	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_04_1001	Rev: -
Details: -	11/06/21	Issued for Planning			

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01
02
03
04
05

PREMIER HOUSE

Hotel Demise

Premier House Demise

RIVER IRWELL | RENAISSANCE HOTEL | PREMIER HOUSE | DEANSGATE | No 1. DEANSGATE | ST MARY'S GATE

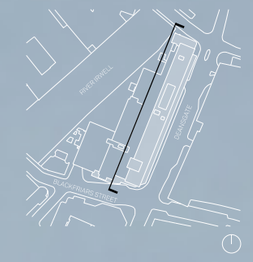
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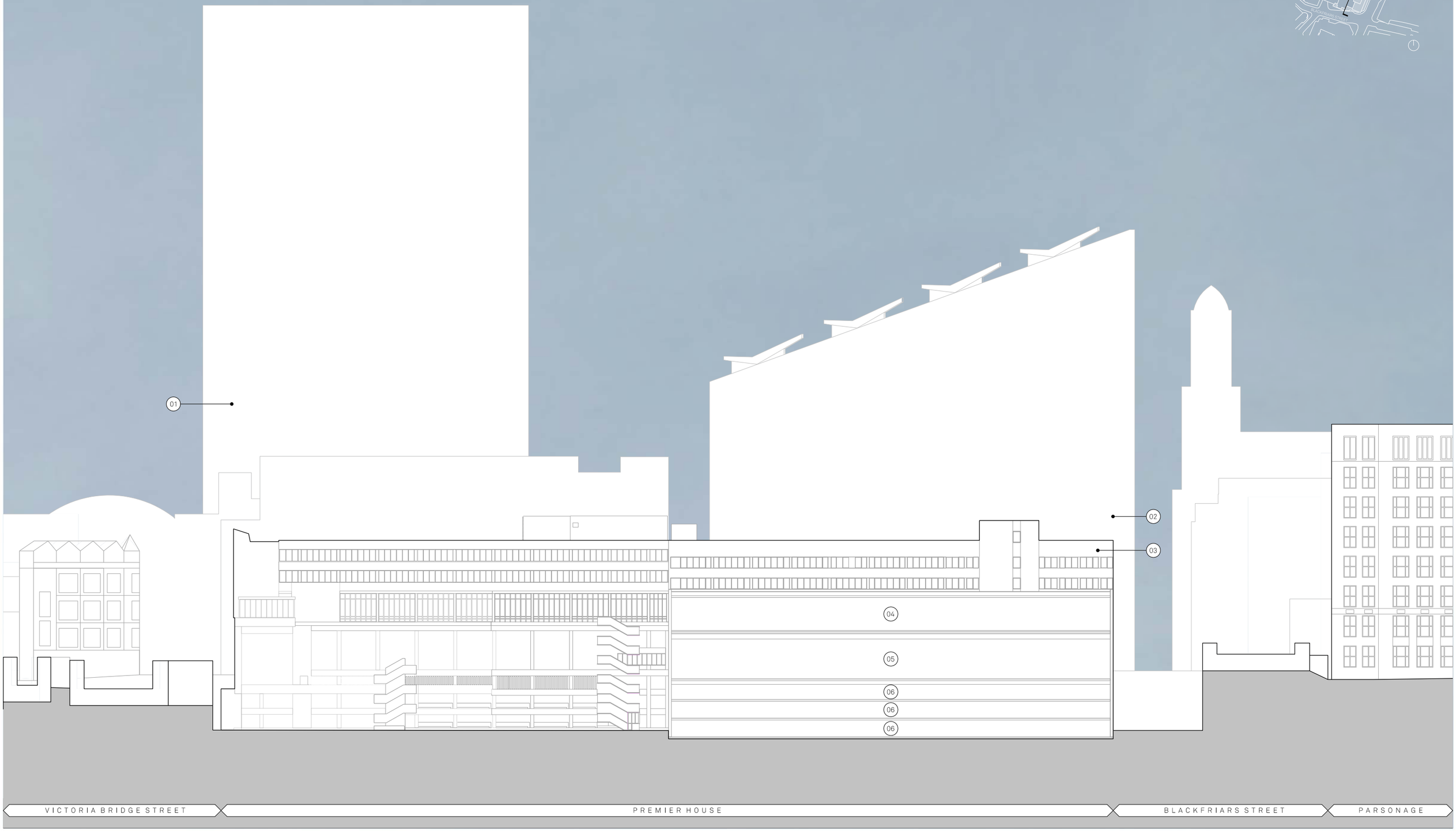
01 Renaissance Hotel
02 No. 1 Deansgate
03 Premier House
04 Car Park
05 Manchester Cathedral

Project Name: Renaissance		Title: Premier House Existing South Elevation			Scale: 1:250@ A1	
Drawn: DK	Checked: FM	Status: Planning		Project: 150	Drawing No: B1_04_1002	Rev: -
Details: -	11/06/21	Issued for Planning				

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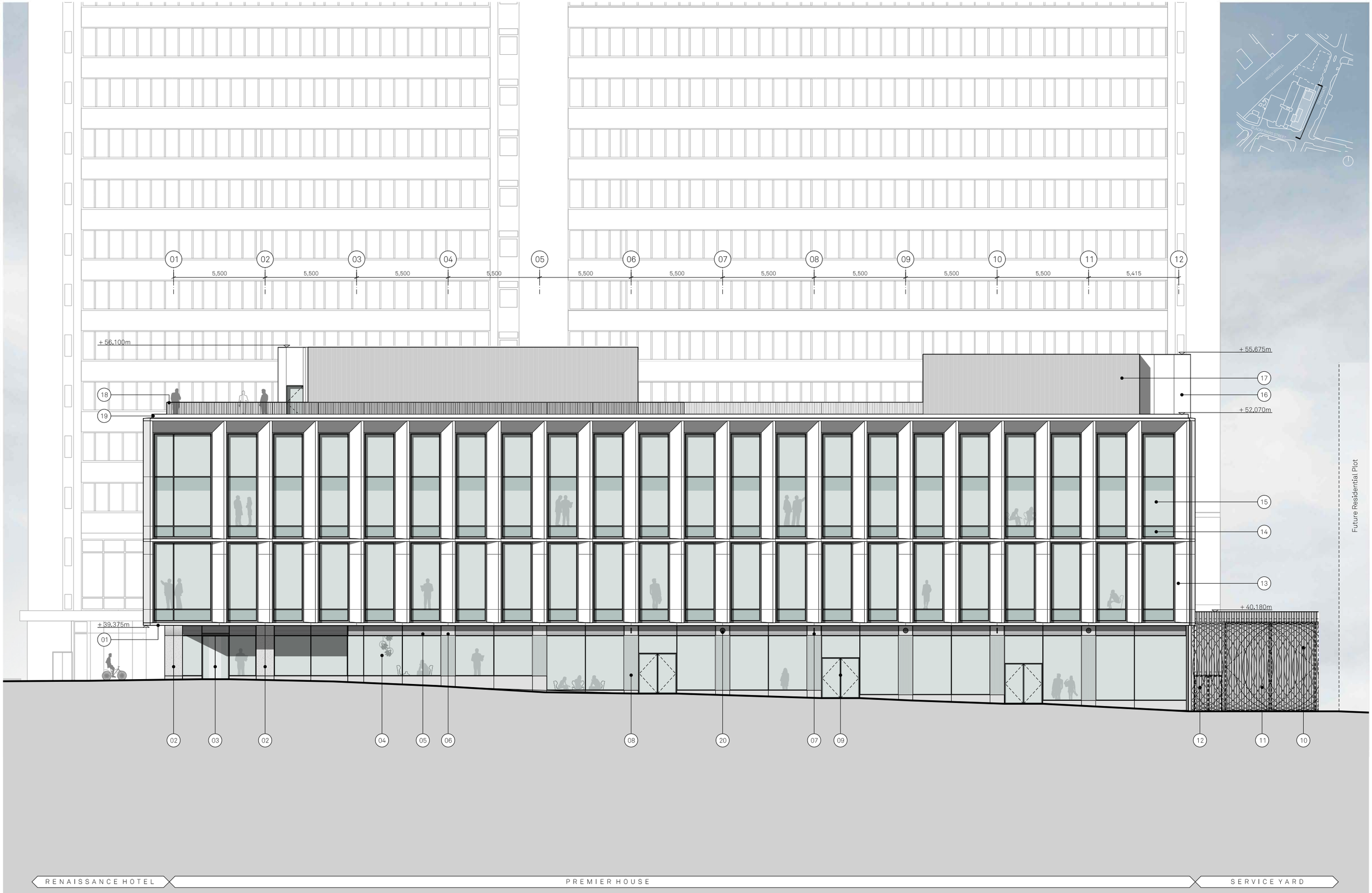
Notes:

01 Arndale
02 No.1 Deansgate
03 Premier House
04 Assumed Renaissance Hotel Corridor Level
05 Service Yard
06 Car Park

Project Name: Renaissance		Title: Premier House - Block 1 Existing West Elevation		Scale: 1:250@ A1	
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_04_1003	Rev: -
Details: -	11/06/21	Issued for Planning			

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MATERIALITY KEY:

01 Anodised silver soffit with integrated lights
02 GRC column cladding - dark grey
03 Circle-slide glazed entrance door
04 SG Curtain wall system
05 Anodised silver micro louvers
06 Metallic silver metal spandrel panel
07 Projecting retail totem signage with metallic silver PPC frame/ backing panel
08 Back painted glazing within SG curtain walling
09 Power operated glazed entrance swing doors
10 Metallic silver PPC metal fins to service yard entrance
11 Service yard vehicle access gate
12 Service yard passenger gate
13 Anodised tapered metal rainscreen cladding - champagne colour
14 Shadow box within the metallic silver capped curtain wall
15 Metalic silver capped curtain wall system
16 Anodised metal rainscreen cladding
17 Metallic silver PPC metal fins to rooftop plant enclosure
18 Metallic light grey PPC metal balustrade
19 Metallic light grey PPC metal upstand flashing to parapet
20 CCTV camera with metallic silver PPC frame/ backing panel

0 5 10 15m

Project Name: Renaissance
Title: Premier House - Block 1
Proposed East Elevation
Scale: 1:100@ A1
Drawn: DK
Checked: FM
Status: Planning
Project: 150
Drawing No: B1_04_2200
Rev: A
Details:
- 11/06/21 Issued for Planning

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MATERIALITY KEY:

01 Glazed corner to SG curtain walling
02 Metallic silver PPC metal fins to service yard entrance
03 SG Curtain wall system
04 Anodised silver micro louvers
05 Projecting retail totem signage with metallic silver PPC frame/ backing panel
06 Back painted glass within the capped curtain walling
07 Shadow box within metallic silver capped curtain wall
08 Metallic silver capped curtain wall system
09 Anodised tapered metal rainscreen cladding - champagne colour
10 Metallic light grey PPC metal upstand flashing to parapet
11 Metallic silver PPC metal fins to rooftop plant enclosure
12 Anodised metal rainscreen cladding
13 Existing Service Yard
14 Existing Car Park
15 Sedum roof to service yard
16 Silver flat finsih PPC metal fins to stair enclosure

0 5 10 15m

Project Name: Renaissance
Title: Premier House - Block 1
Proposed North Elevation
Scale: 1:100@ A1
Drawn: RW
Checked: FM
Status: Planning
Project: 150
Drawing No: B1_04_2201
Rev: A
Details: - 11/06/21 Issued for Planning

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MATERIALITY KEY:

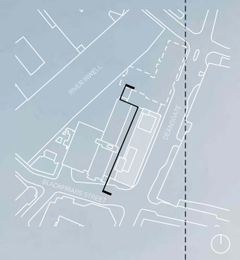
01 Fire-rated curtain wall cystem
02 Back painted glass within metallic curtain walling system
03 Circle-slide glazed entrance door
04 SG Curtain Wall System
05 GRC cladding to beam - Dark grey
06 GRC cladding to column - Dark grey
07 Anodised silver soffit with Integrated lights
08 Anodised silver micro louvers
09 Projecting retail totem signage with metallic silver PPC frame/ backing panel
10 Metalic silver capped curtain wall system
11 Shadow box within metallic silver capped curtain wall
12 Anodised tapered metal rainscreen cladding - champagne colour
13 Metallic light grey PPC metal upstand flashing to parapet
14 Metallic silver PPC metal fins to rooftop plant enclosure
15 Metallic light grey PPC metal balustrade
16 Anodised silver metal rainscreen cladding
17 Metallic PPC micro louvers (Fire Rated)
18 Existing Concrete Parapet

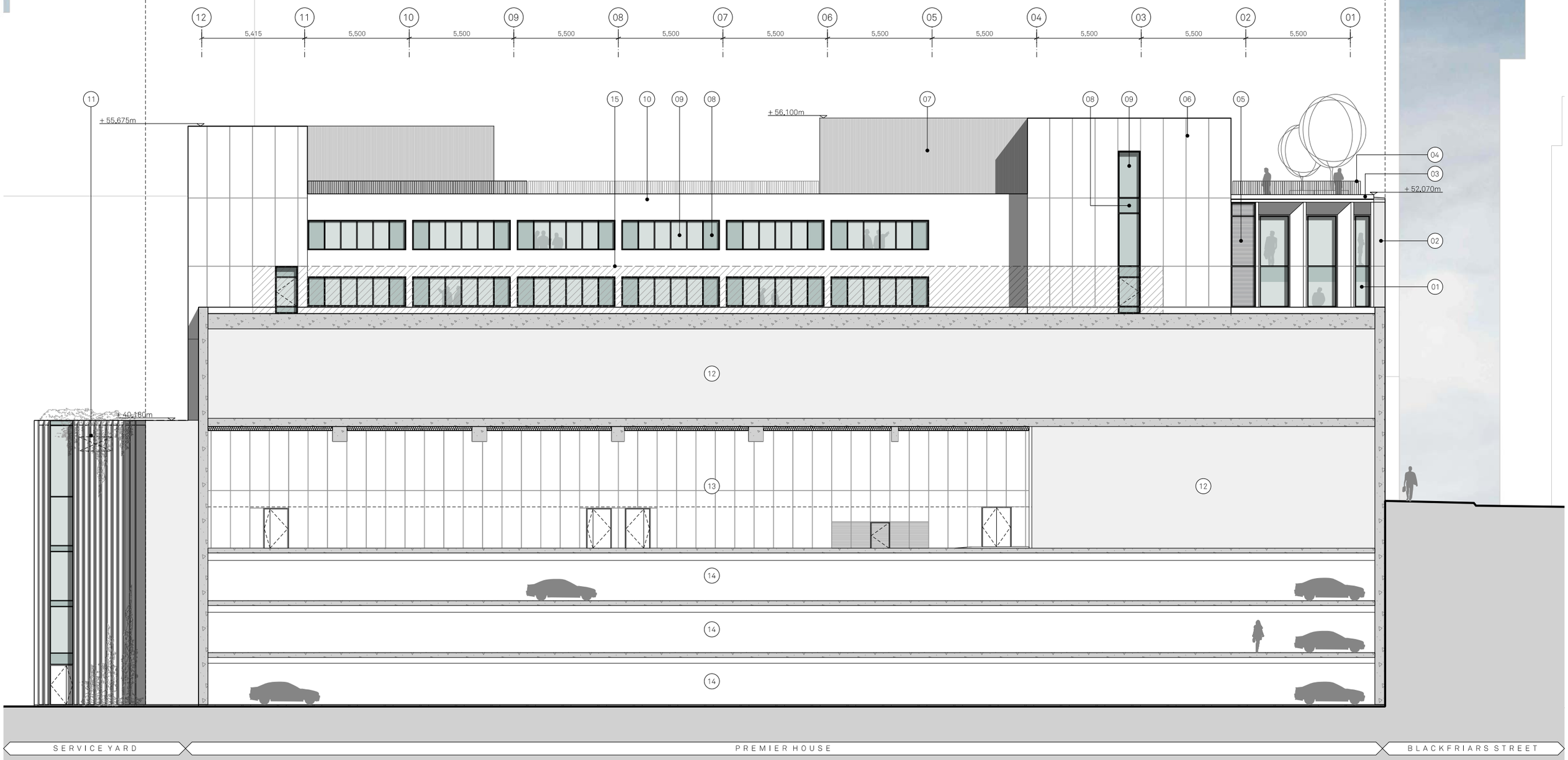
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Project Name: Renaissance
Title: Premier House - Block 1
Proposed South Elevation
Scale: 1:100@ A1
Drawn: DK
Checked: FM
Status: Planning
Project: 150
Drawing No: B1_04_2202
Rev: A
Details: - 11/06/21 Issued for Planning

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MATERIALITY KEY:

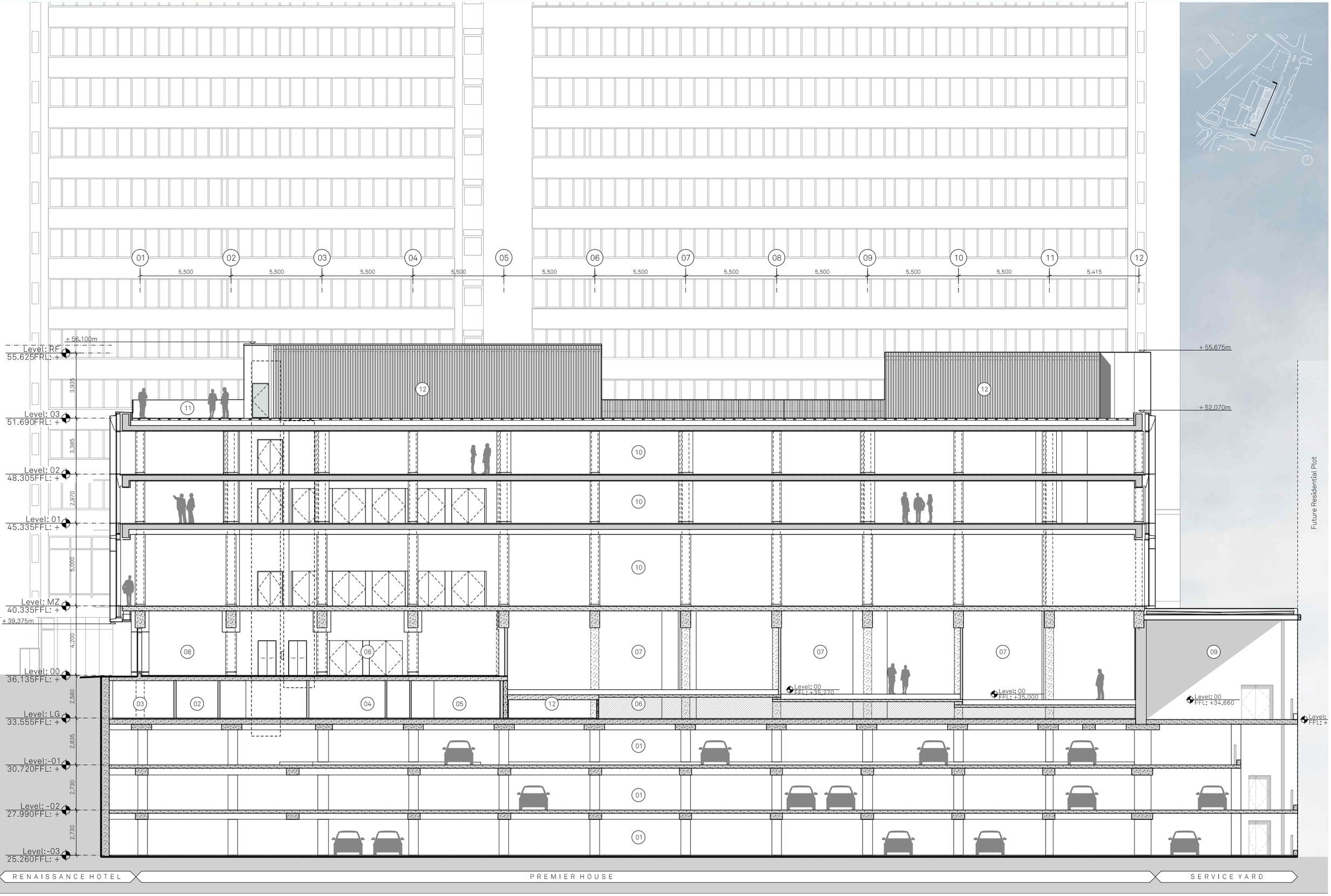
01 Metallic silver capped curtain wall system
02 Anodised tapered metal rainscreen cladding - champagne colour
03 Metallic light grey PPC metal upstand flashing to parapet
04 Metallic light grey PPC metal balustrade
05 Anodised metal rainscreen cladding - champagne colour
06 Anodised silver metal rainscreen cladding to core
07 Metallic silver PPC metal fins to rooftop plant enclosure
08 Back painted silver metallic PPC capped curtain walling
09 Metallic silver capped curtain walling
10 Existing Concrete Facade
11 Metallic silver PPC metal fins to stair enclosure
12 Hotel Demise
13 Existing Service Yard
14 Existing Car Park
15 Green Screen

0 5 15m

Project Name: Renaissance
Title: Premier House - Block 1
Proposed West Elevation
Scale: 1:100@ A1
Drawn: DK
Checked: FM
Status: Planning
Project: 150
Drawing No: B1_04_2203
Rev: A
Details: - 11/06/21 Issued for Planning

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MATERIALITY KEY:

- 01 Car Park
- 02 Changing & Shower Facilities
- 03 Cycle Store
- 04 Boiler Room
- 05 Refuse Store
- 06 Void Former
- 07 Retail Unit
- 08 Office Reception/ Cafe Area
- 09 Service Yard
- 10 Office
- 11 Roof Terrace
- 12 Plant

0 5 10 15m

Project Name: Renaissance		Title: Premier House - Block 1 Proposed Section AA		Scale: 1:100@ A1	
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_05_2200	Rev: A
Details: -	04/06/21	Issued for Planning			

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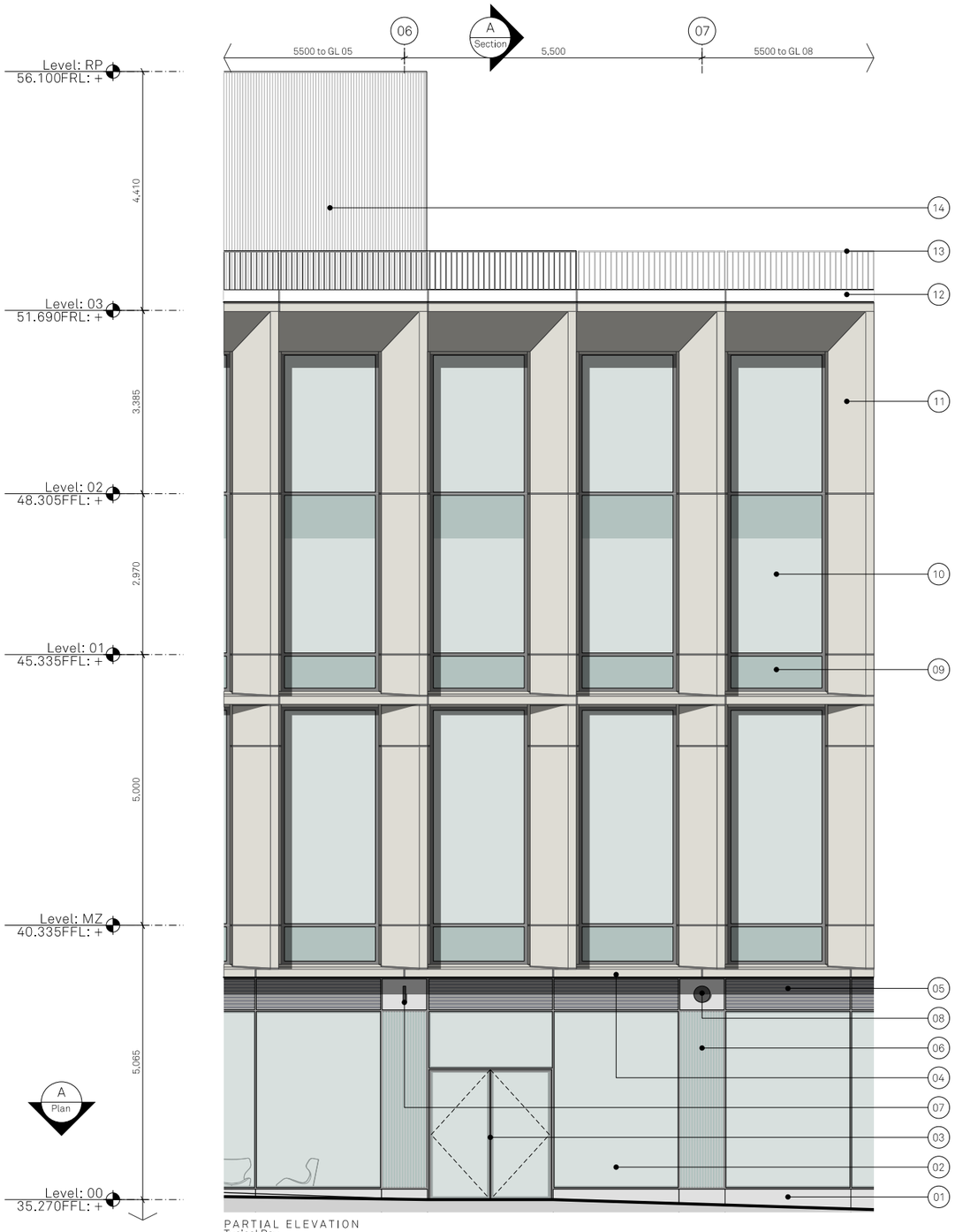
01 Office Reception/ Cafe Area
02 Office
03 Plant Area
04 Drying Room
05 Changing & Shower Facilities
06 Existing Carpark

0 5 15m

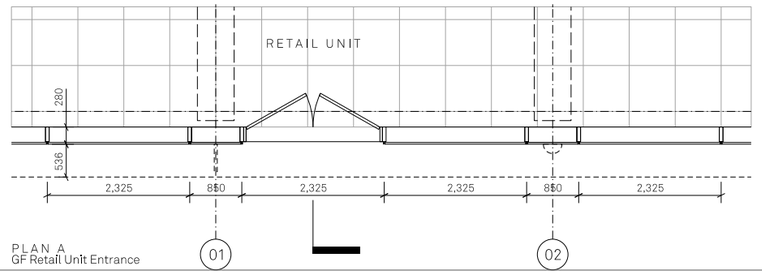
Project Name: Renaissance
Title: Premier House - Block 1
Proposed Section BB
Scale: 1:100@ A1
Drawn: RW
Checked: FM
Status: Planning
Project: 150
Drawing No: B1_05_2201
Rev: A
Details: - 04/06/21 Issued for Planning

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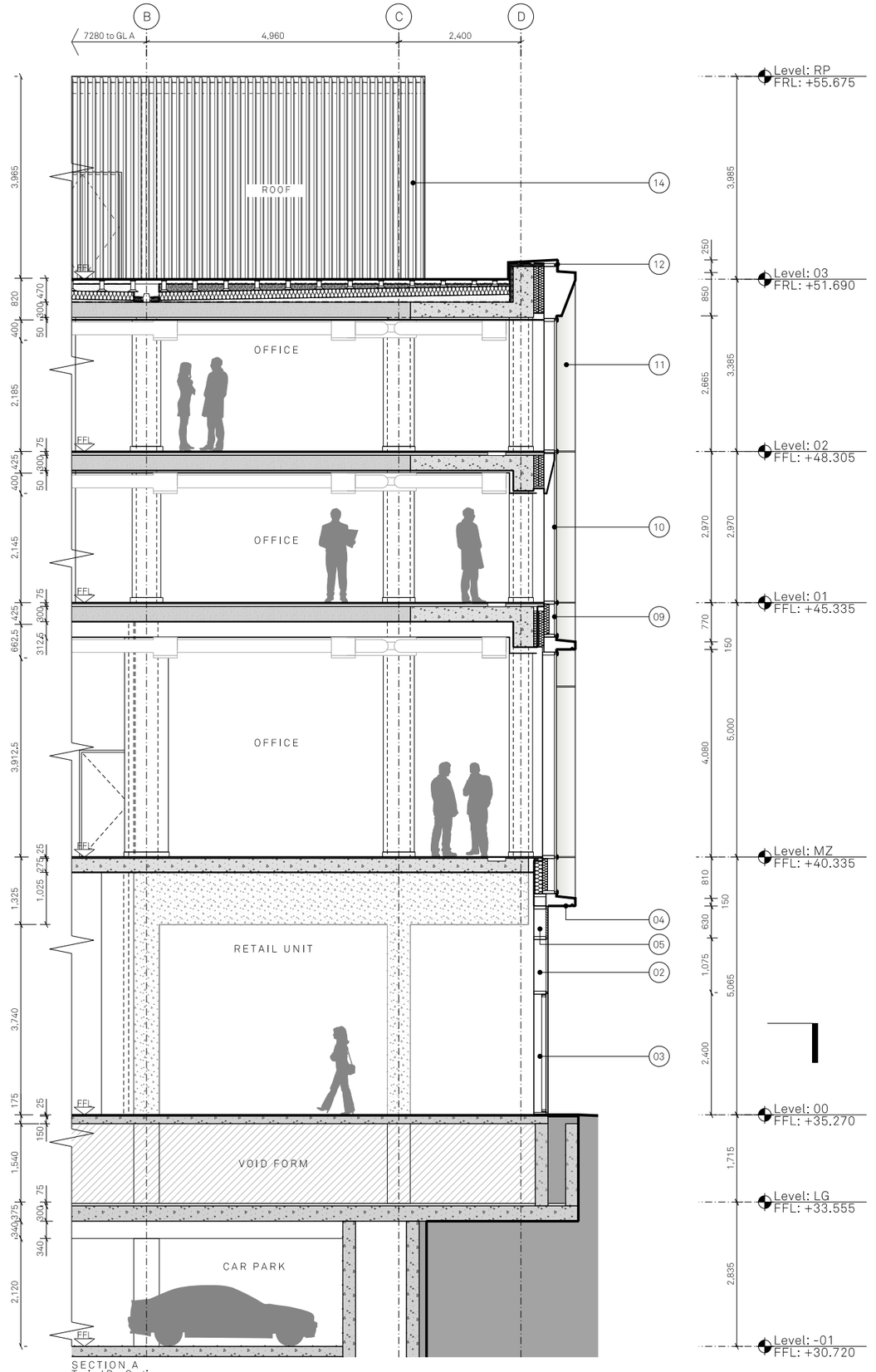
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PARTIAL ELEVATION
Typical Bay



PLAN A
GF Retail Unit Entrance



SECTION A
Typical Bay Section

MATERIALITY KEY:

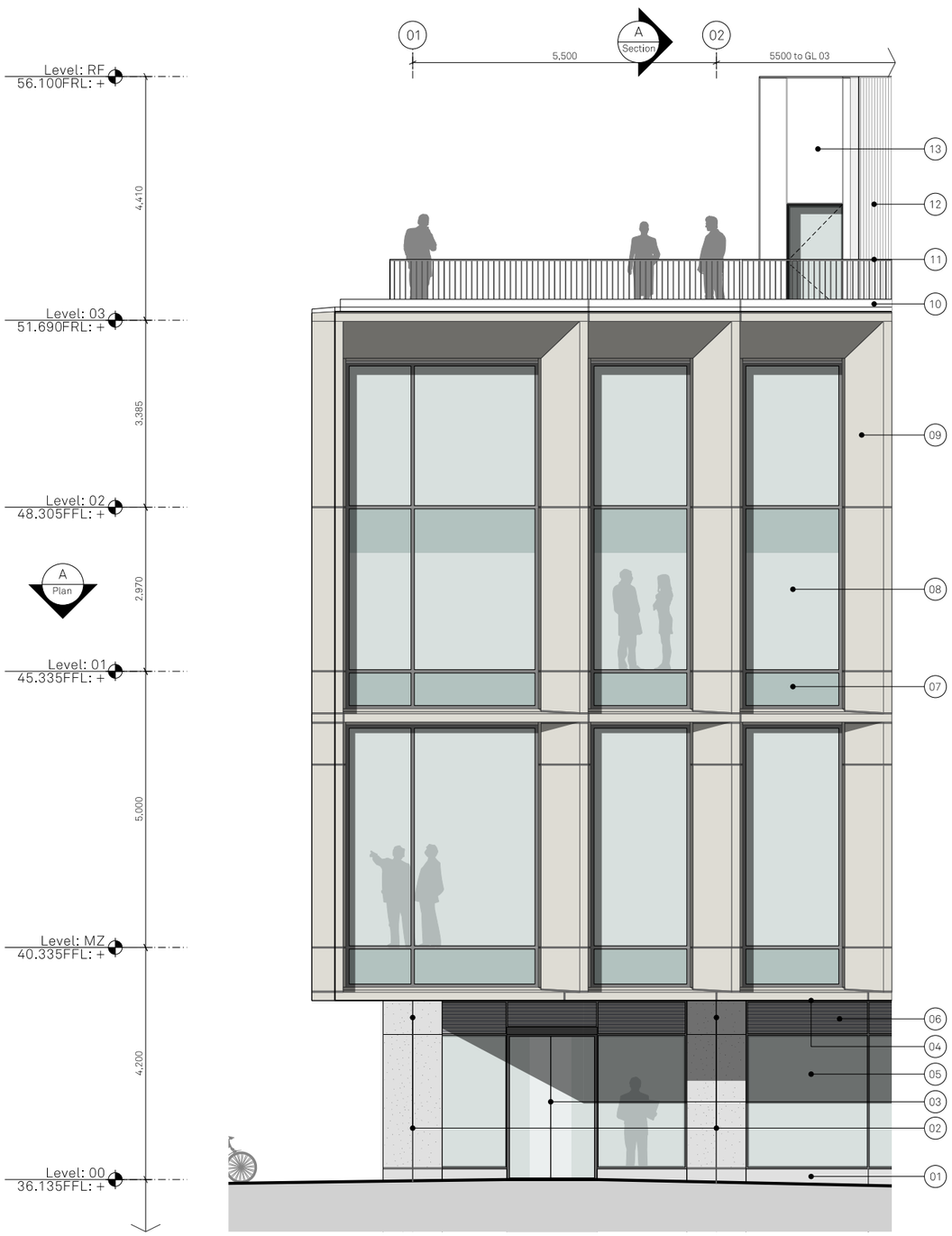
01 Granite finish to SG curtain wall upstand
02 SG curtain wall system
03 Glazed entrance swing door
04 Anodised champagne soffit
05 Anodised silver micro louvers
06 Back painted glazing within sg curtain system
07 Projecting retail totem signage with metallic silver PPC frame/ backing panel & integrated lighting
08 CCTV camera with metallic silver PPC frame/ backing panel
09 Shadow box within metallic silver capped curtain walling system
10 Metallic silver capped curtain wall system
11 Anodised tapered metal rainscreen cladding - champagne colour
12 Metallic silver PPC metal upstand flashing to parapet
13 Metallic silver PPC metal balustrade
14 Metallic silver PPC metal fins to plant enclosure

0 5 10 15m

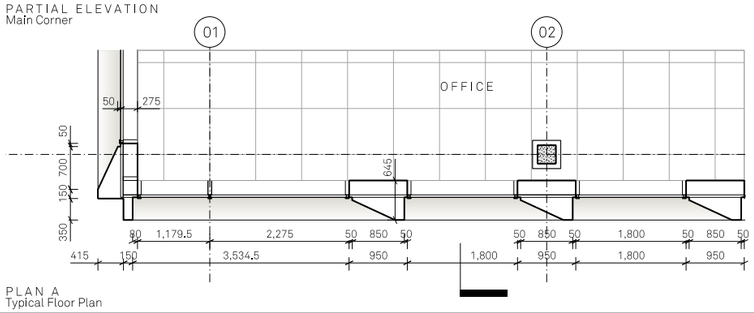
Project Name:	Title:		Scale:
Renaissance	Premier House - Block 1		1:50@ A1
	Bay Study 01		
Drawn: DK	Checked: FM	Status: Planning	Project: 150
Drawing No: B1_10_4200	Revi: A		
Details: -	04/06/21	Issued for Planning	

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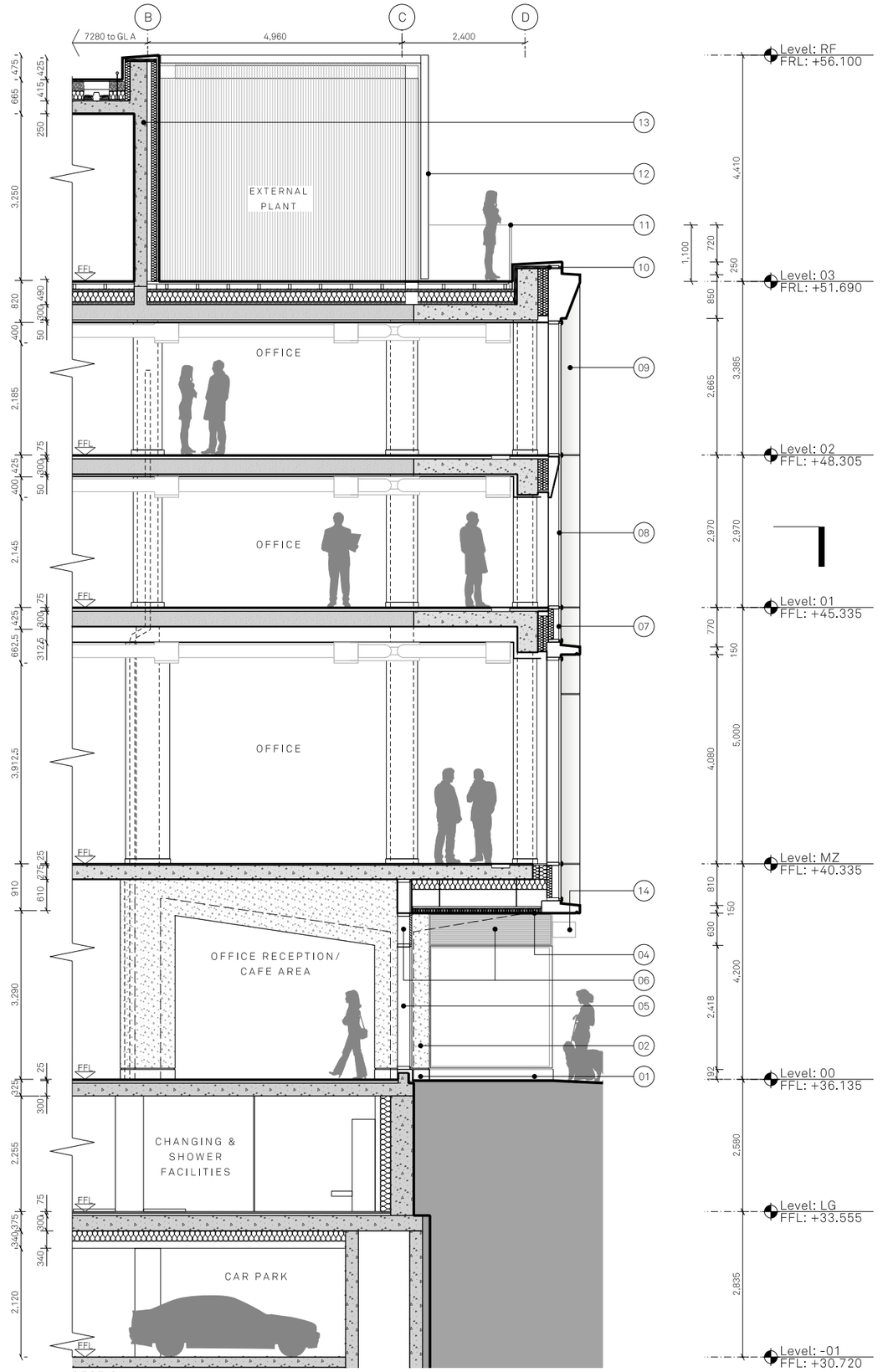
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PARTIAL ELEVATION
Main Corner



PLAN A
Typical Floor Plan



SECTION A
Blackfriars Street Retail Unit

MATERIALITY KEY:

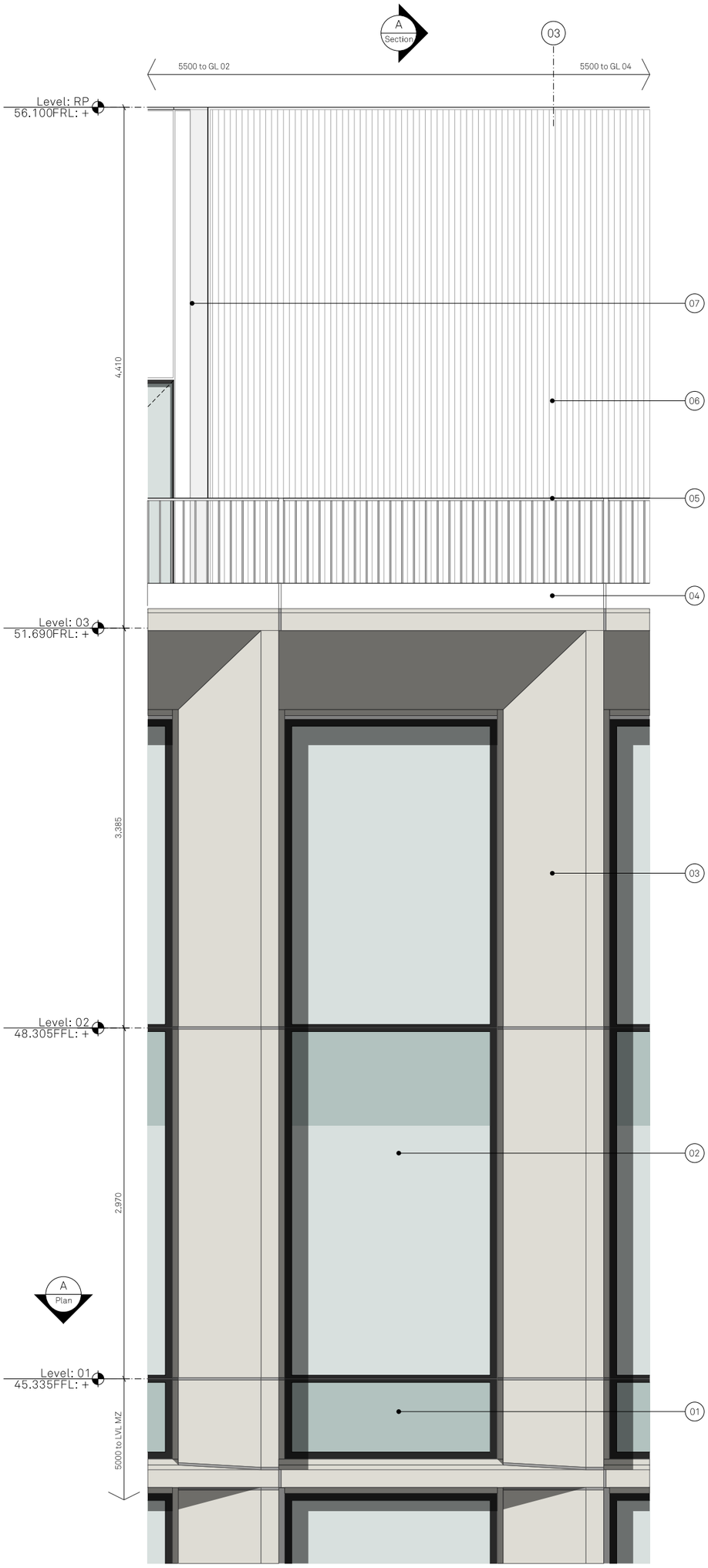
01 Granite finish to SG curtain wall upstand
02 GRC dark grey beam/ column cladding
03 Circle-slide Entrance Door
04 Anodised silver external soffit with integrated lights
05 SG Curtain wall system
06 Anodised silver micro louvers
07 Shadow box within metallic silver capped curtain walling system
08 Metallic silver capped curtain wall system
09 Anodised tapered metal rainscreen cladding - champagne colour
10 Metallic silver PPC metal upstand flashing
11 Metallic silver PPC Metal Balustrade
12 Metallic silver PPC metal fins to plant enclosure
13 Anodised silver metal rainscreen cladding
14 Projecting retail totem signage with metallic silver PPC frame/ backing panel & integrated lighting

0 5 10 15m

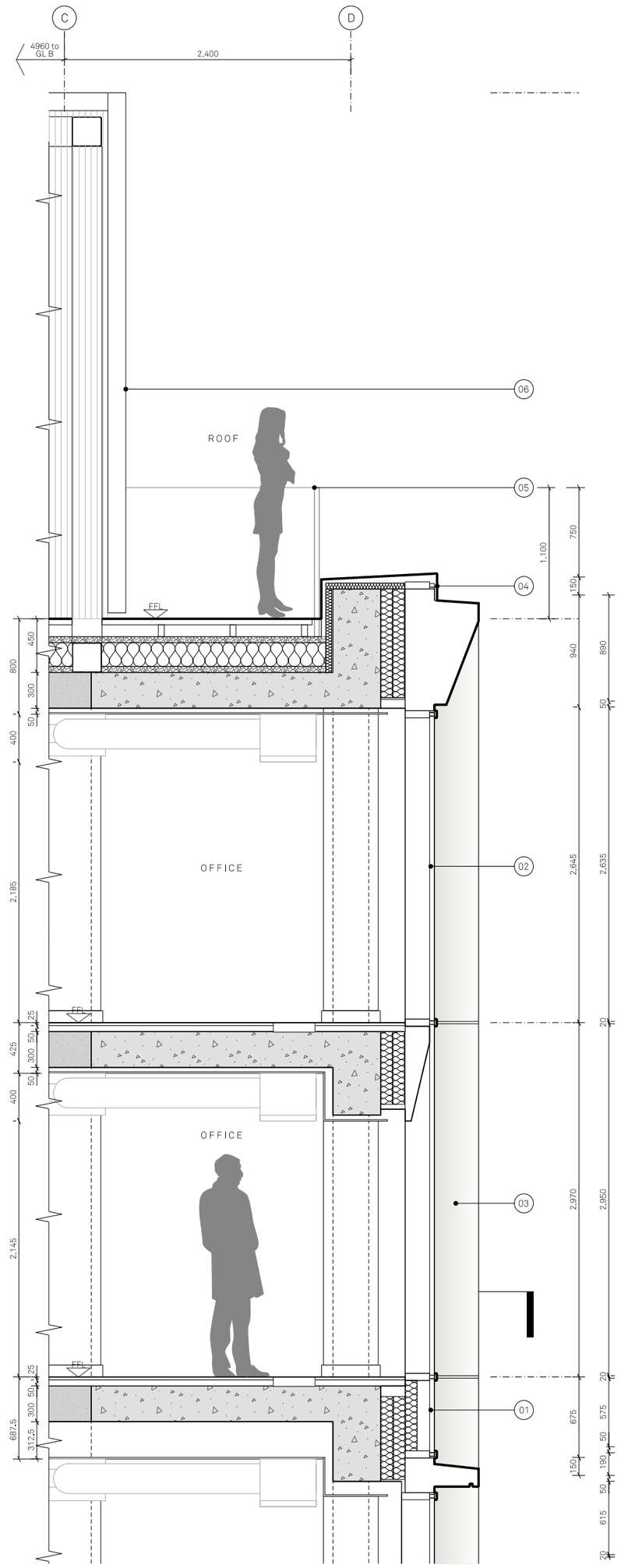
Project Name: Renaissance
Title: Premier House - Block 1
Bay Study 02
Scale: 1:50@ A1
Drawn: RW
Checked: FM
Status: Planning
Project: 150
Drawing No: B1_10_4201
Rev: A
Details:
- 04/06/21 Issued for Planning

Jon Matthews Architects
4th Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR 0161 974 3690

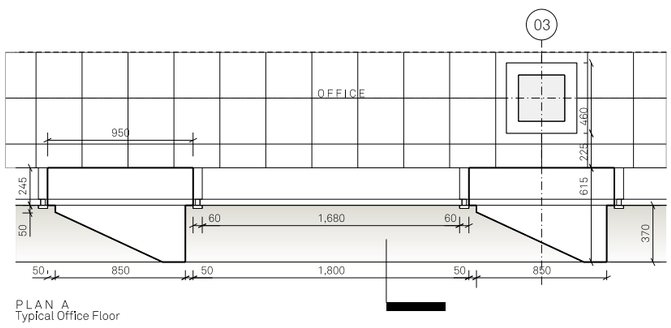
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PARTIAL ELEVATION
Typical Office Bay



SECTION B
Typical Office Bay Section



PLAN A
Typical Office Floor

MATERIALITY KEY:

01 Shadow box within metallic silver capped curtain walling system
02 Metallic silver capped curtain wall system
03 Anodised tapered metal rainscreen cladding - Champagne coloured
04 Metallic silver PPC metal upstand flashing
05 Metallic silver PPC metal balustrade
06 Metallic silver PPC metal fins to plant enclosure
07 Anodised silver metal rainscreen cladding to core

Project Name: Rennaisance		Title: Premier House - Block 1 Bay Study 03		Scale: 1:20 @ A1	
Drawn: DK	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_10_4202	Rev: A
Details: - 11/06/21 Issued for Planning					

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No. 2 Circle Square, 1 Symphony Park, Manchester, M1 7FS 0161 974 3690

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Simple, elegant design.