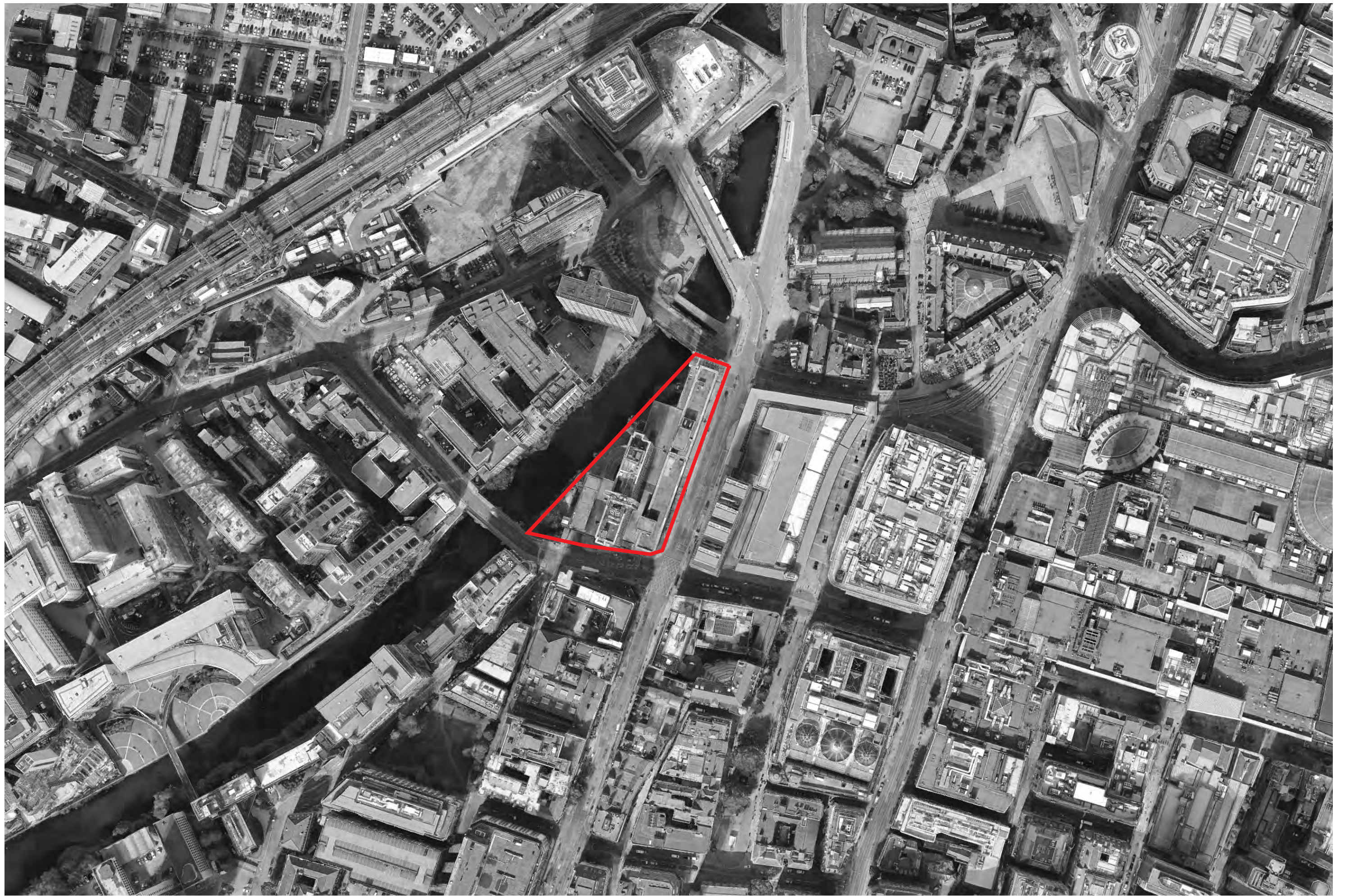


Property Alliance Group /
Starwood Capital Group

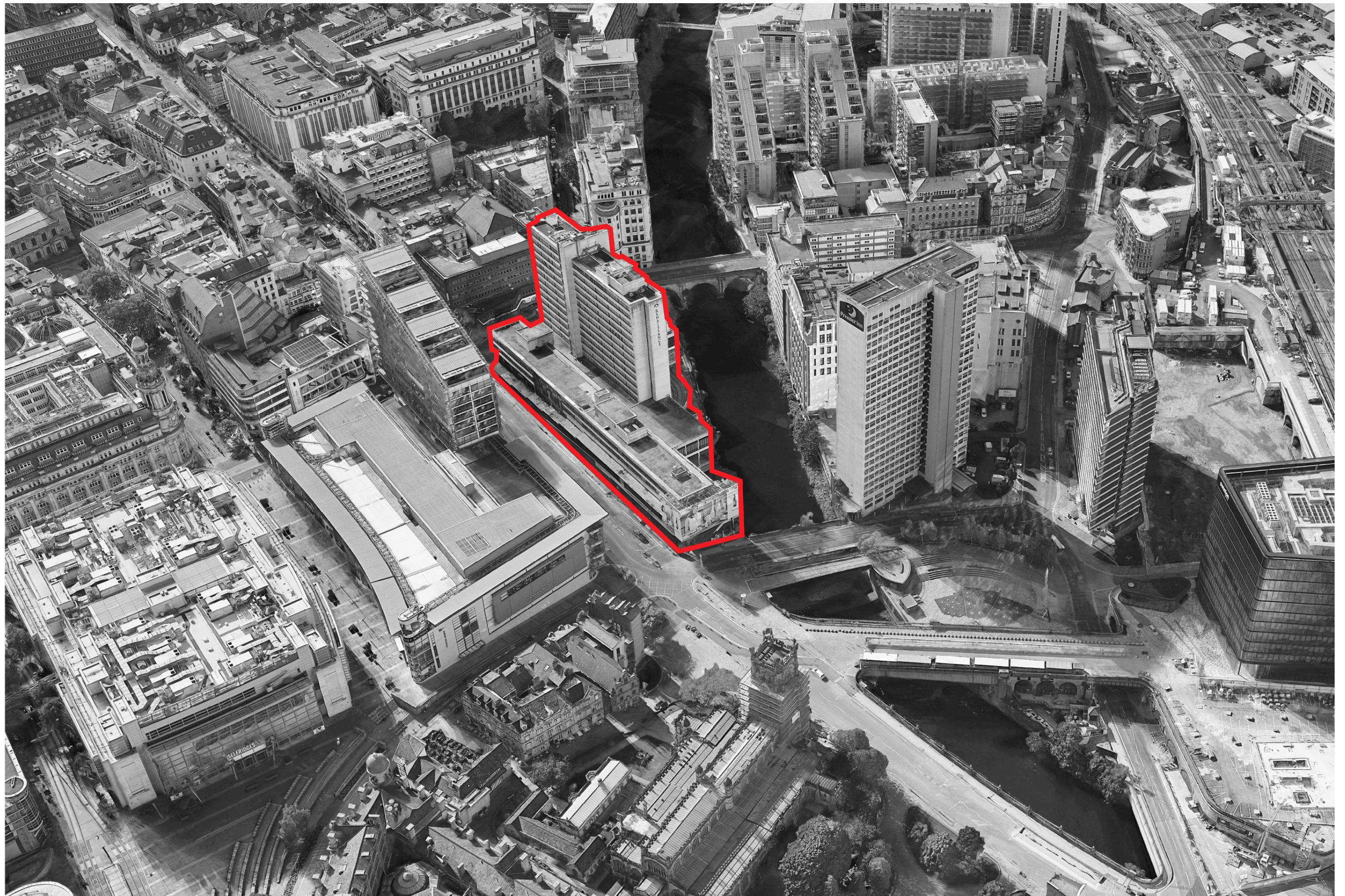
Renaissance Hotel Site
External Alterations to Hotel Building
Design & Access Statement



Site boundary for wider masterplan proposal

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1.0 Introduction



Site boundary for wider masterplan proposal

1.0 Introduction

6

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 external alterations to the existing Renaissance hotel 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 vision and commitment to deliver a stand-out development at the site of the Renaissance hotel.

The Wider Masterplan

This application is the first 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 finalise 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 alterations 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. The works proposed to the interior do not require planning permission.

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 Premier House 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.

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.



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.

SH Hotels & Resorts, an affiliate of Starwood Capital Group, is a hotel brand management company that operates 1 Hotels, Baccarat Hotels, Treehouse Hotels, and SH Collection properties internationally. Leveraging its marketing, design, operational, and technological expertise, SH is the force behind some of the most ground-breaking and dynamic hotel brands in the world.

The hotel proposals for Renaissance have been developed by SCG to trade under its leading Treehouse Hotels brand. Treehouse Hotel Manchester is the second hotel within the Treehouse brand’s expanding portfolio following the opening of Treehouse Hotel London in November 2019.

The brand is fully aligned to the repurposing, reuse, and significant upgrade of the existing hotel building and is in full adherence to its sustainability ideologies.

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

The Renaissance Hotel 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.

It currently comprises 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 for the works associated with the external alterations to the hotel only. The site has been split into separate masterplan phases which will see the wider masterplan proposals for Premier House and the Residential building be developed at a later date.



Hotel & Premier House Aerial Shot



Existing Blackfriars Street Hotel Entrance



Existing view from Deansgate / St Mary's Gate



Existing view from Blackfriars Street Bridge



View from Victoria Bridge Street



View from Deansgate to existing service yard entrance



View of existing inactive frontage along Deansgate



View towards existing Hotel & Premier House entrance



View from Victoria Bridge Street

2.2 Historical Photos

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.

2.2 Historical Photos

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.



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

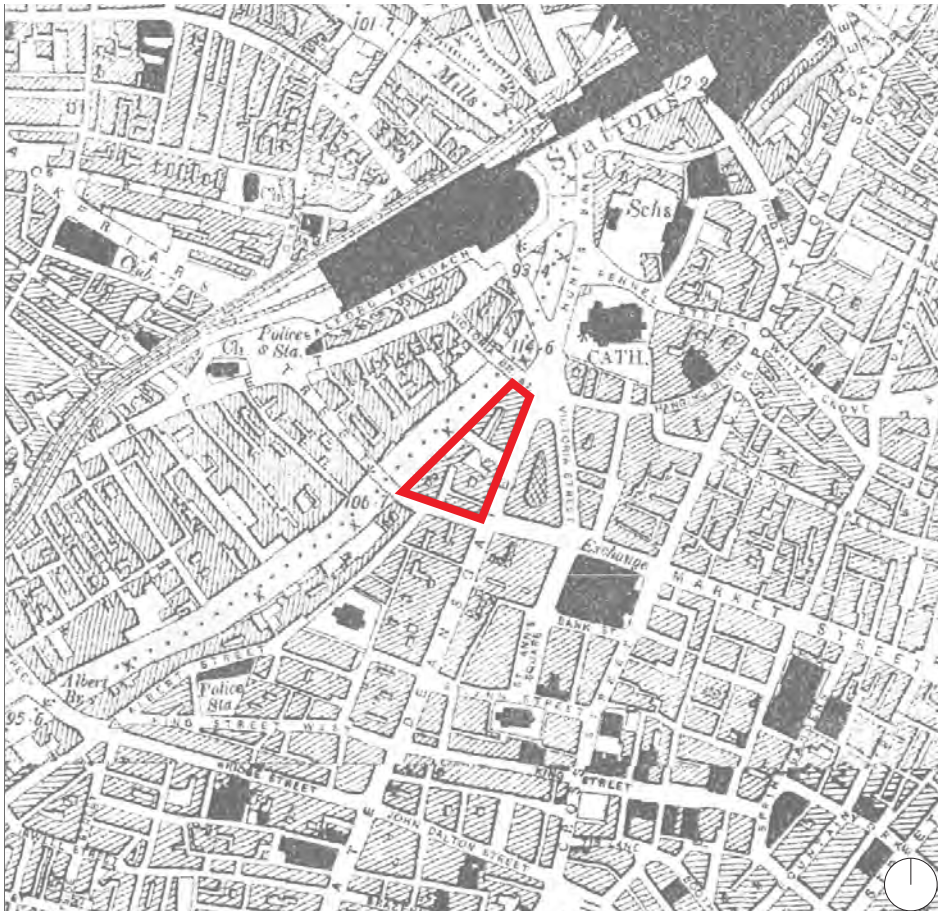
1848

- 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

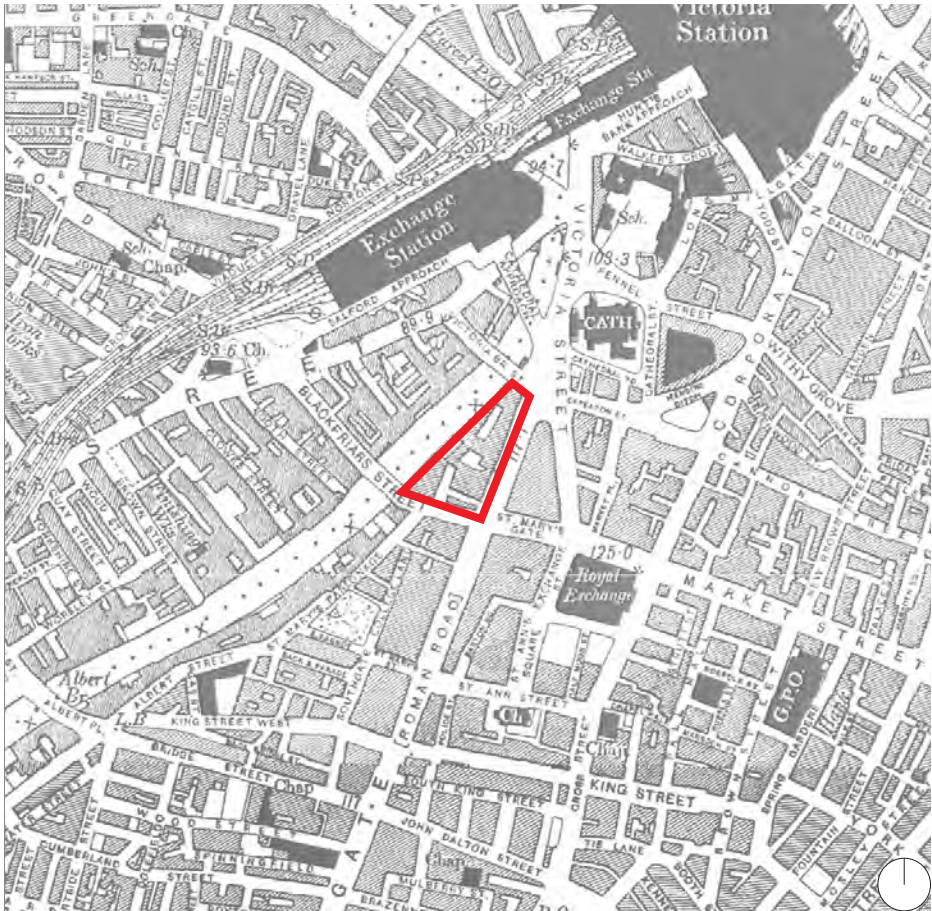
- The site was later developed to include a series of retail and hotel uses, with the prevalence of commercial functions on Deansgate. Uses within the block included the Grosvenor Hotel, the Deansgate Hotel, Shepherds Court which contained a leather warehouse, yarn warehouses, Manchester Carriageworks 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.



2.1 Historic Maps

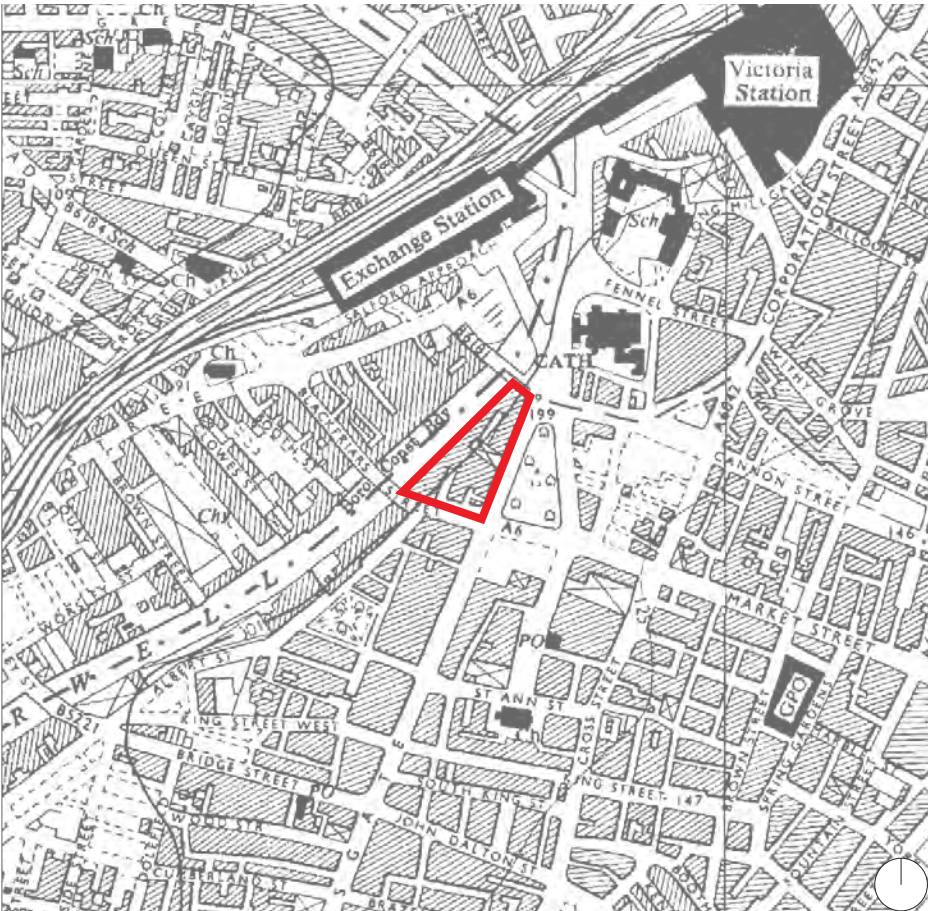
1923

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.



2.3 Site History Since 1996

16

Jon Matthews Architects

The site 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 are 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



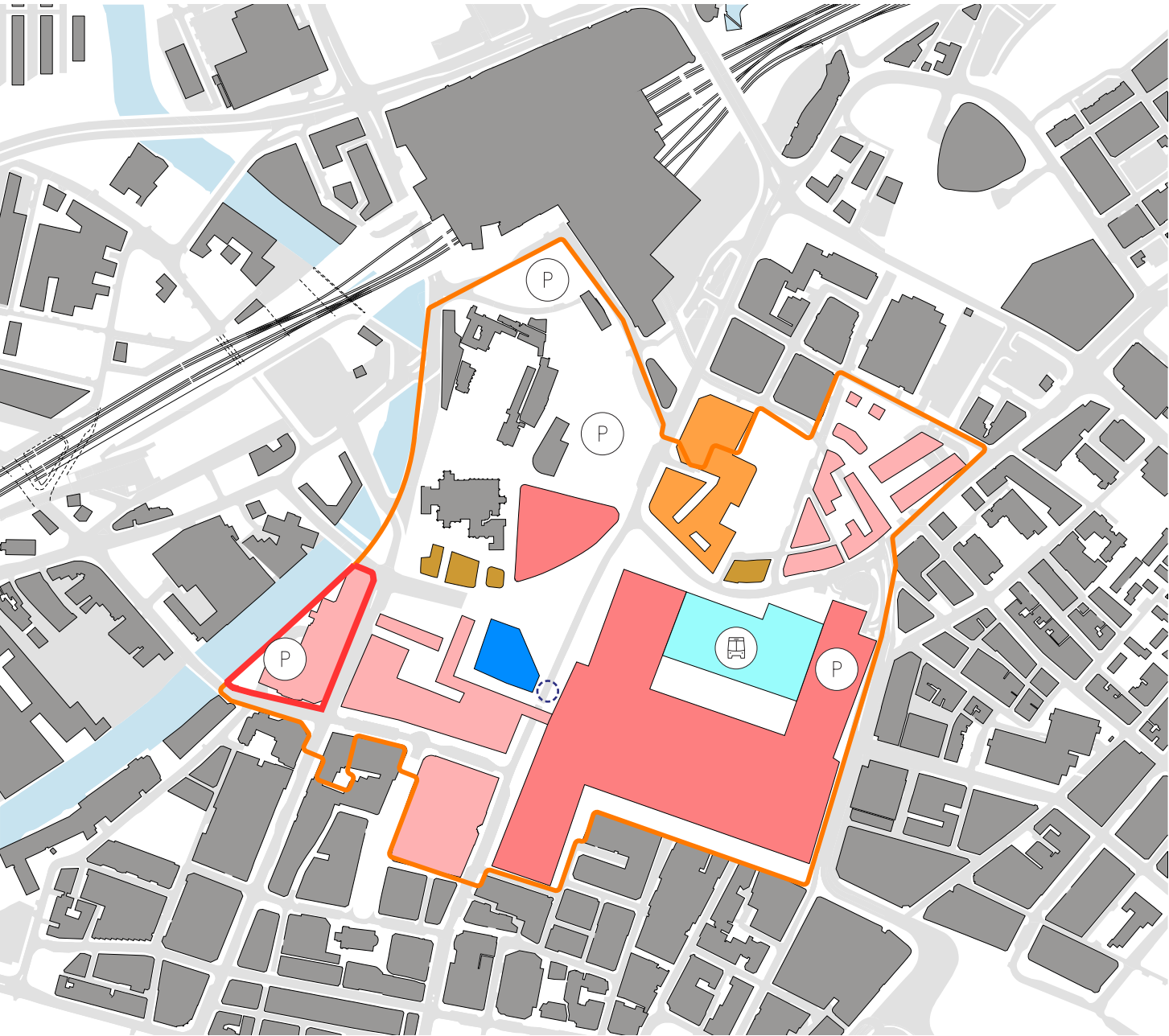
1996 Manchester post bomb



1999 City Centre Renewal Masterplan

Key

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

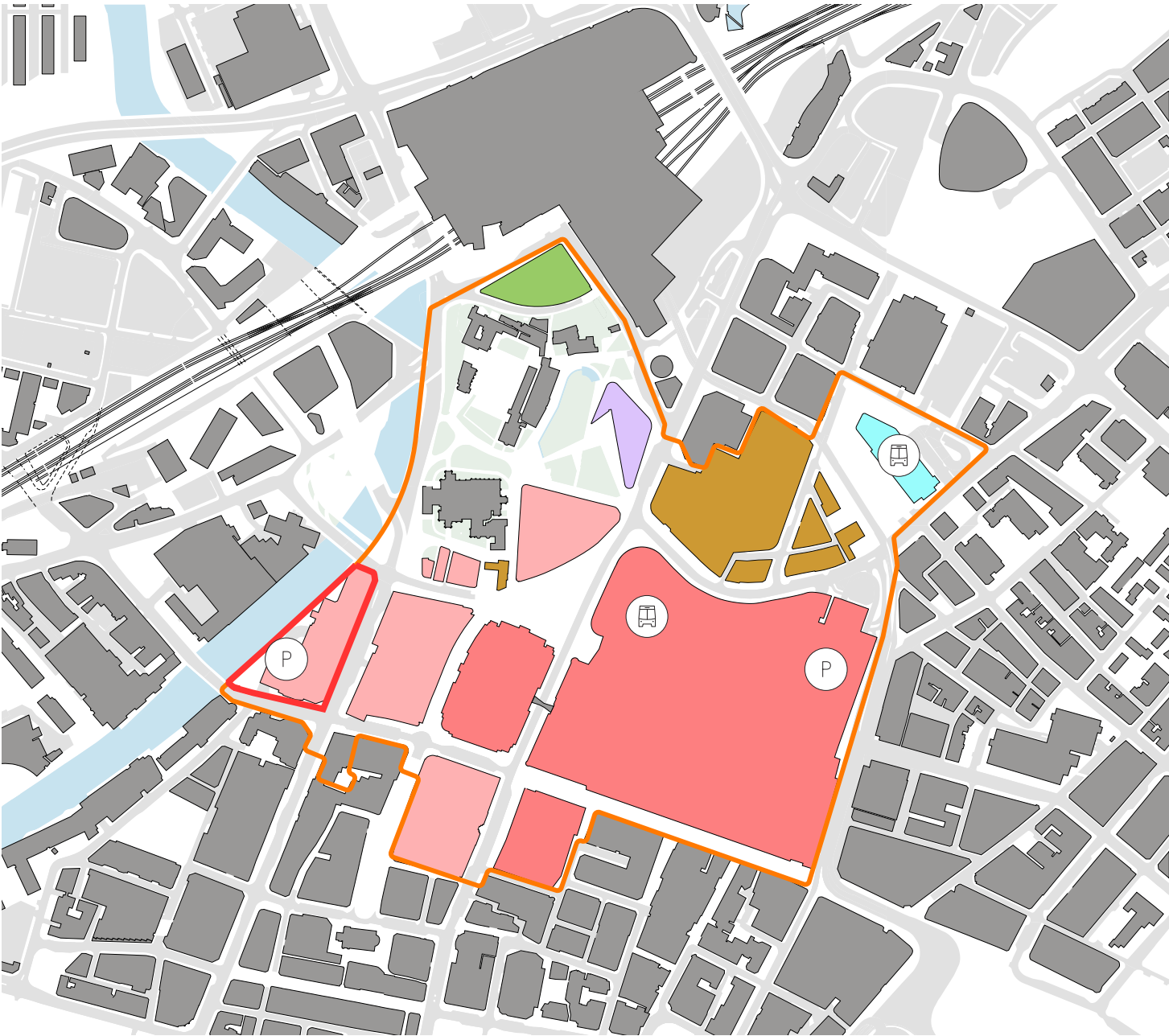


- The 1996 Manchester bombing was an attack carried out by the IRA on Saturday the 15th June 1996.
- The bomb exploded on Corporation Street causing £700 million worth of damage.
- There were no fatalities but over 200 people were injured.

Manchester 2021

Key

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



- 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.

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.

Key

Site Boundary

Conservation Area

Major Road

Tram and Rail

Pedestrian Movement

Frontage

Site Entrance

Views

Noise Source

Rail Noise Source

Prevailing Wind

Sun Path

Grade I Listed Building
Manchester Cathedral

Grade II Listed Building

Flood Zone 1

Flood Zone 2

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

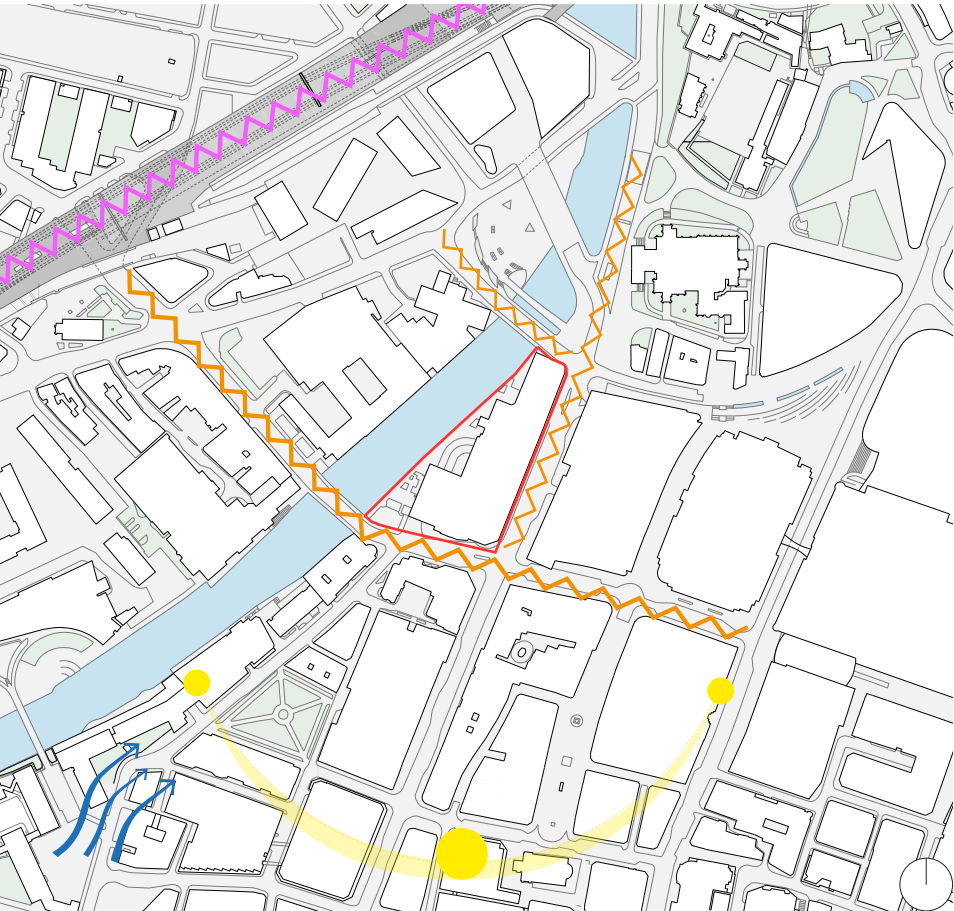
Site Boundary

Prevailing Wind

Sun Path

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.

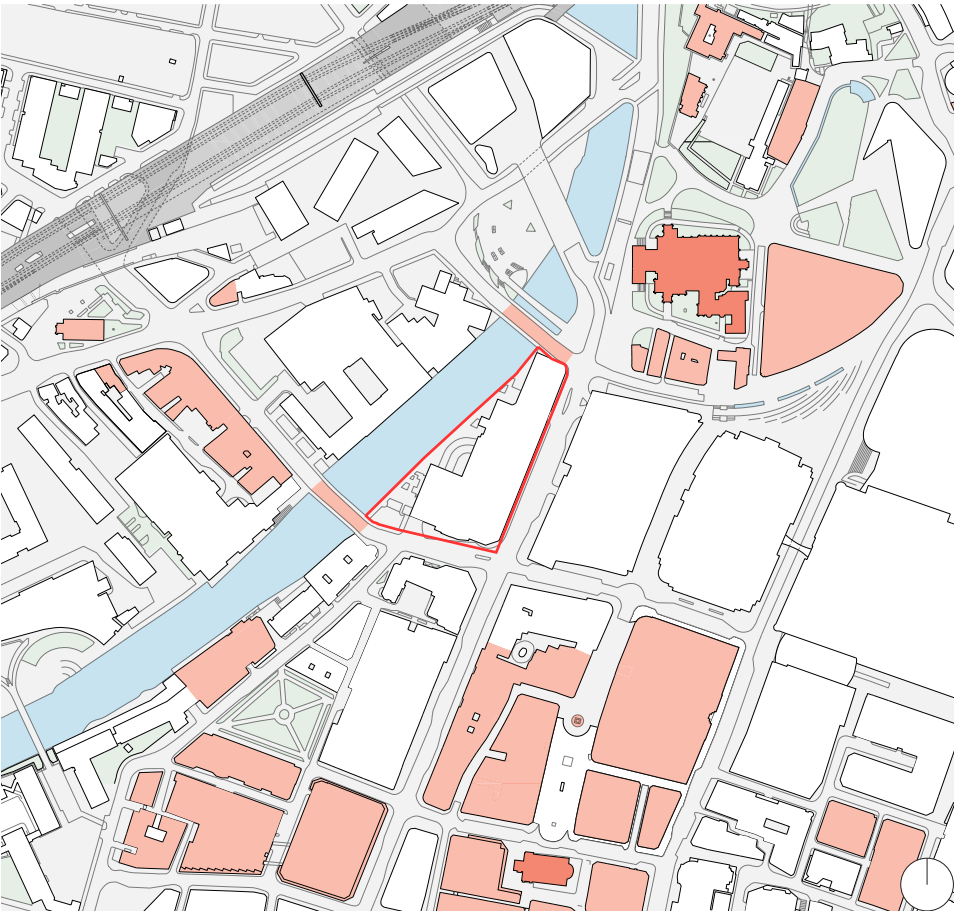
There are numerous Grade II listed buildings in the surrounding area in addition to the Grade I listed Manchester Cathedral.

Key

Site Boundary

Grade I Listed Building

Grade II Listed Building



Active Frontages

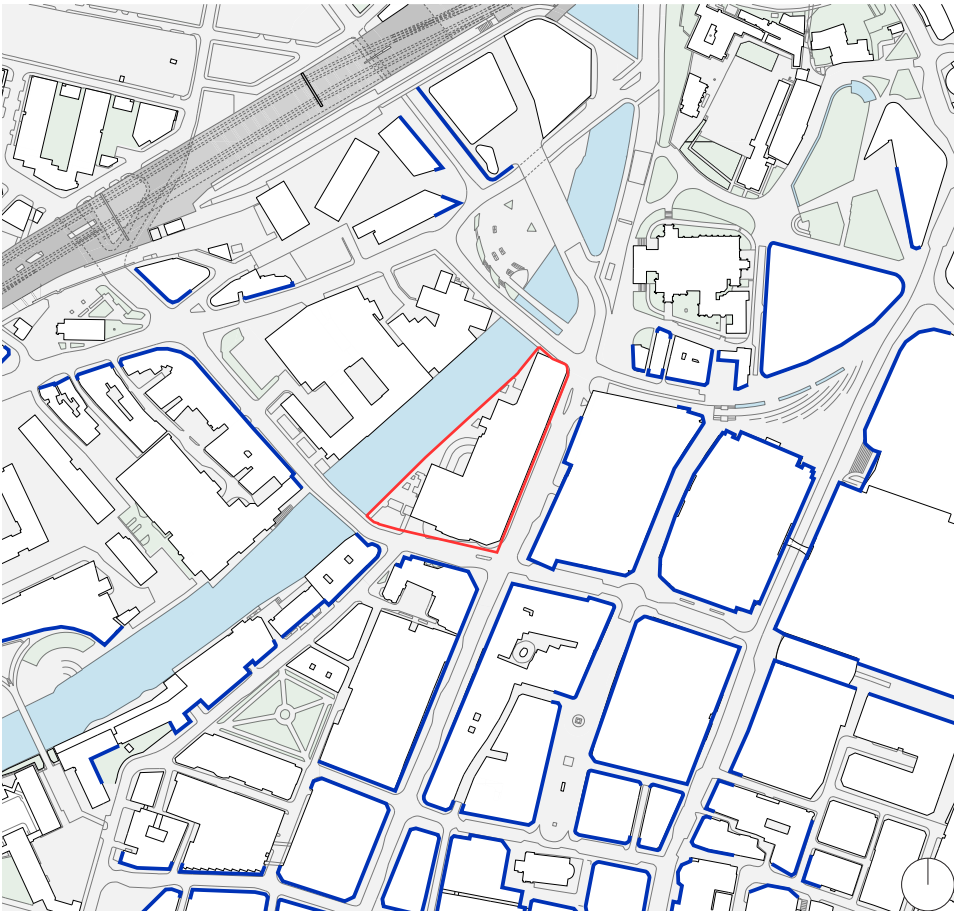
To the East and South of the site, the retail quarter and Deansgate boast very active street frontages.

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 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

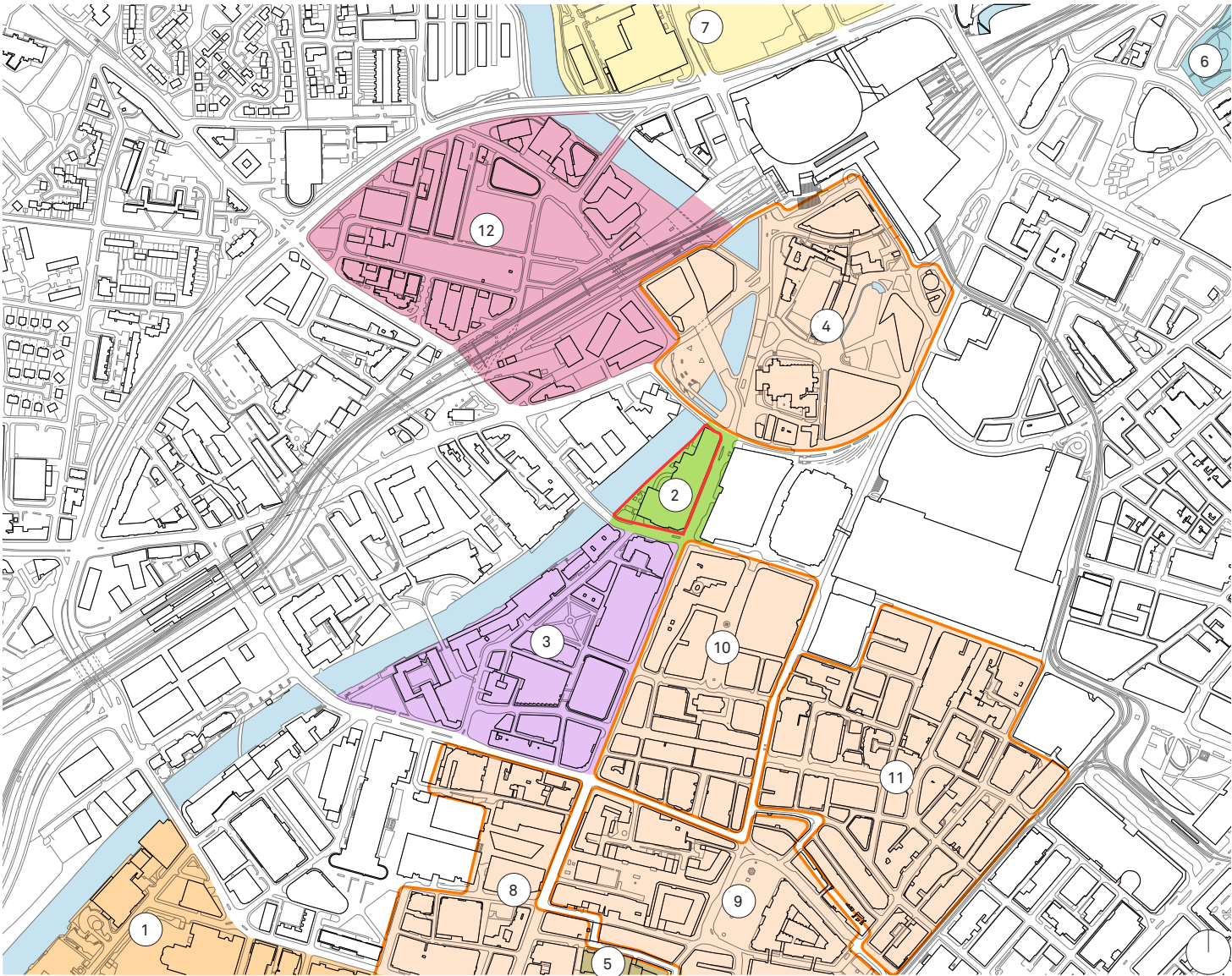
The site is located within the Ramada Complex SRF, which is surrounded by the historic Conservation Area along with a series of city wide SRF.

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/Boottle 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.

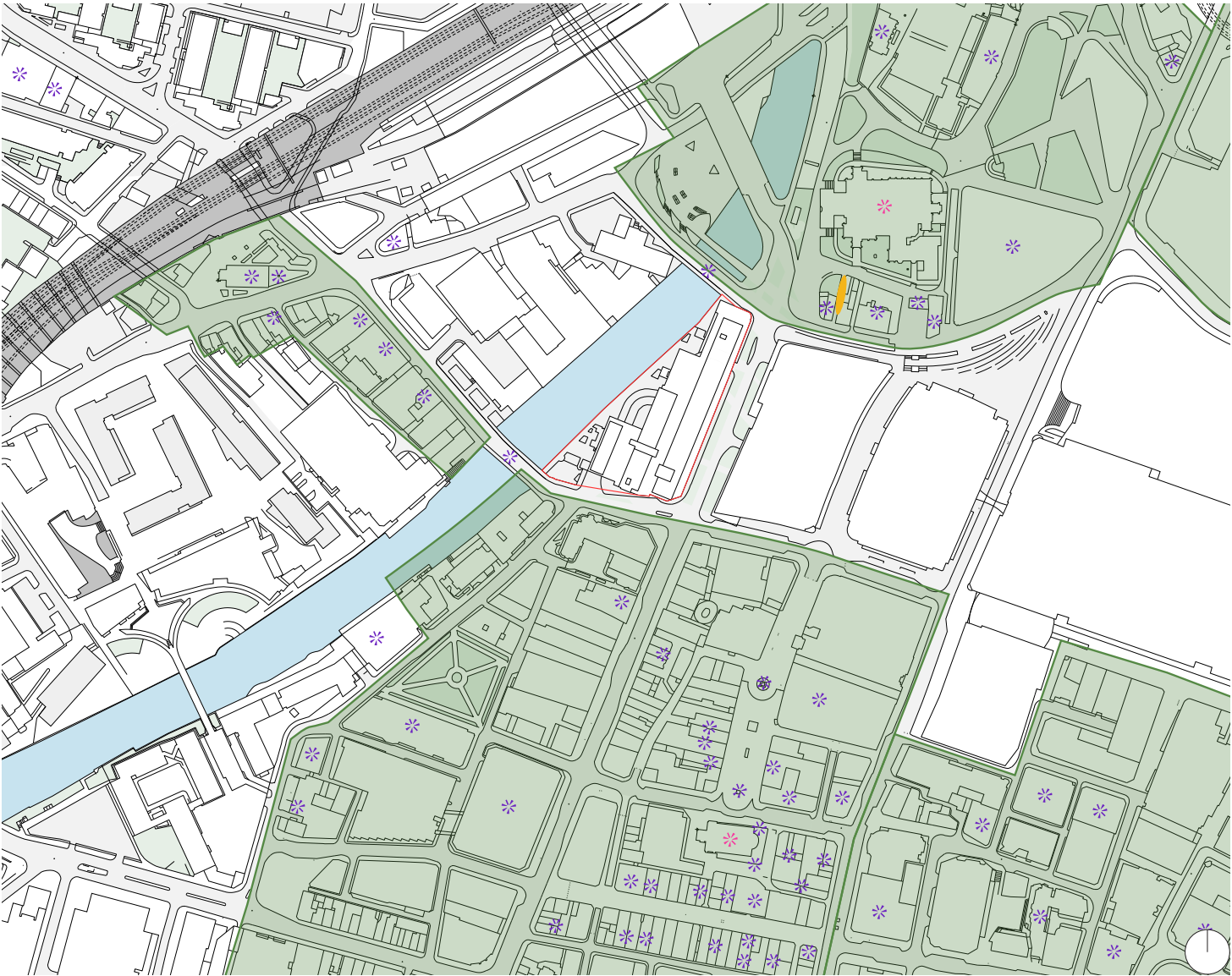
Key:

Conservation Area

Scheduled Monument

Grade I Listed Building

Grade II Listed Building



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.



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.

U&I Ramada SRF
Glen Howells Architects
2018

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

Scheme undeliverable ☒



Scheme undeliverable ☒



4.0 Masterplan Brief/Aspirations

Whilst the purpose of this report is to cover the proposed external alterations to the hotel building to help facilitate the wider significant Investment of £25million and delivery of the Treehouse Manchester Hotel, its contents should be read in the context of the developing masterplan and the overall aspirations for the site.

The new hotel 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 Treehouse Hotel) 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. Further details are contained in the following pages of this report.

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, will make an important contribution to the local economy, creating jobs and bringing new life to the area. This application is targeted for submission in late spring.

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 real 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 regeneration 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.

By re-using and significantly improving the existing hotel building there will be a c. 40% saving in embodied carbon versus a demolition and new build hotel, which is the equivalent of the annual carbon footprint of 462 new family homes.



5.0 Illustrative Site-Wide Masterplan

Existing Deansgate
Aerial View



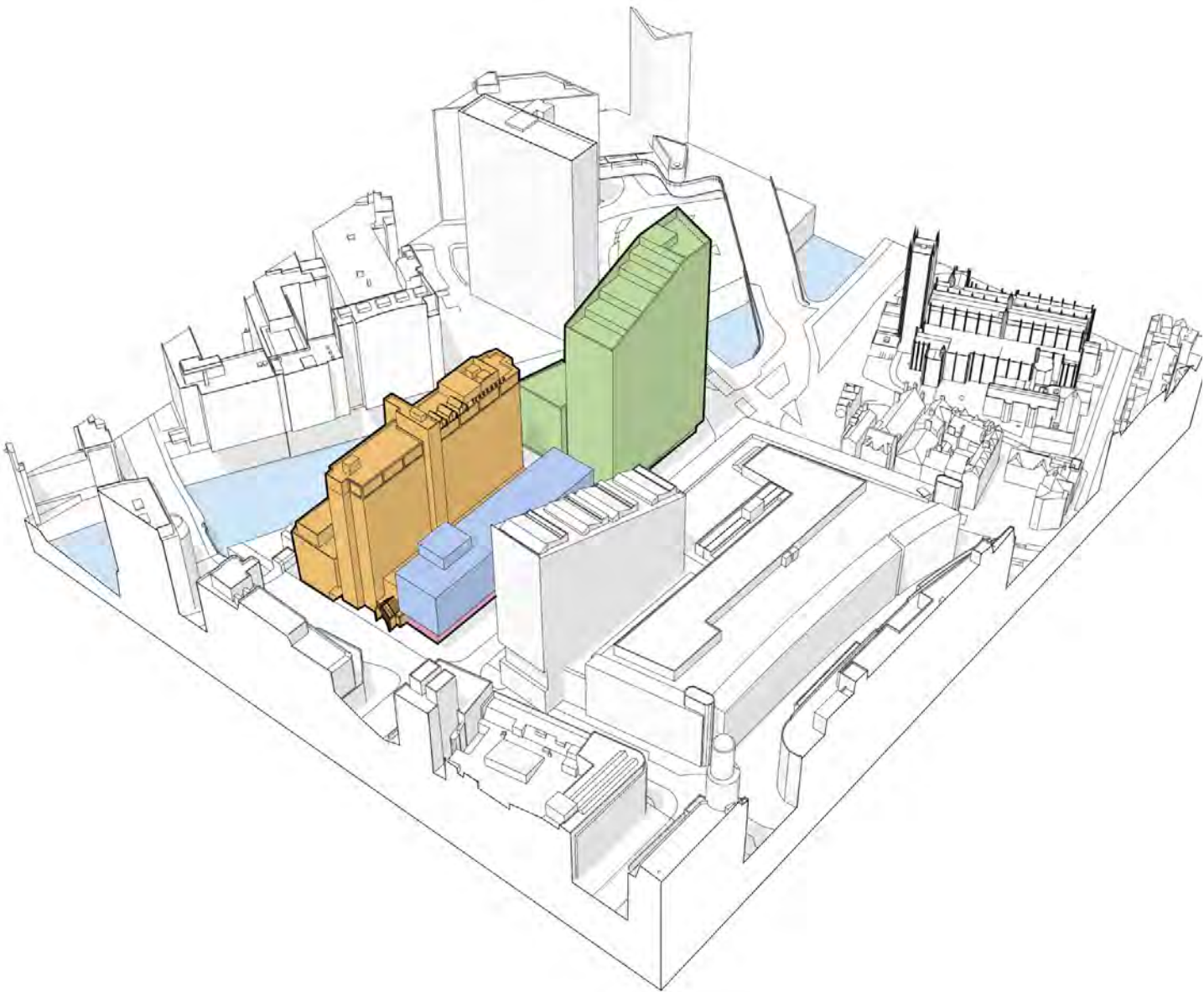
- The existing Deansgate facade is made up from over 100m+ of inactive frontage.
- Wayfinding and sense of arrival is currently challenging.

Proposed Masterplan Use

The hotel proposals are 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.

The Vision

The site forms part of the wider Renaissance Hotel complex that is the last remaining undeveloped site within the 1999 City Centre Masterplan and has long been a strategic regeneration objective of Manchester City Council (MCC). SCG and PAG propose the comprehensive transformation of this wider site into a high-quality mixed use destination, with various planning applications to be submitted to MCC for approval pursuant to an overall illustrative masterplan.

The vision for the transformation of the wider Renaissance complex (including the new Treehouse Hotel) 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. Further details are contained in the following pages of this report.
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, will make an important contribution to the local economy, creating jobs and bringing new life to the area. This application is targeted for submission in late spring.
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 real 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.
4. The JV has ambitious public realm aspirations for the site. One of the key drivers for the masterplan is to completely transform the use of Deansgate from a 100+m dark and inactive frontage to a new pedestrian-focused public realm area with active frontages, spill out space, and generous circulation space and routes to the Cathedral and south down Deansgate.

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 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.



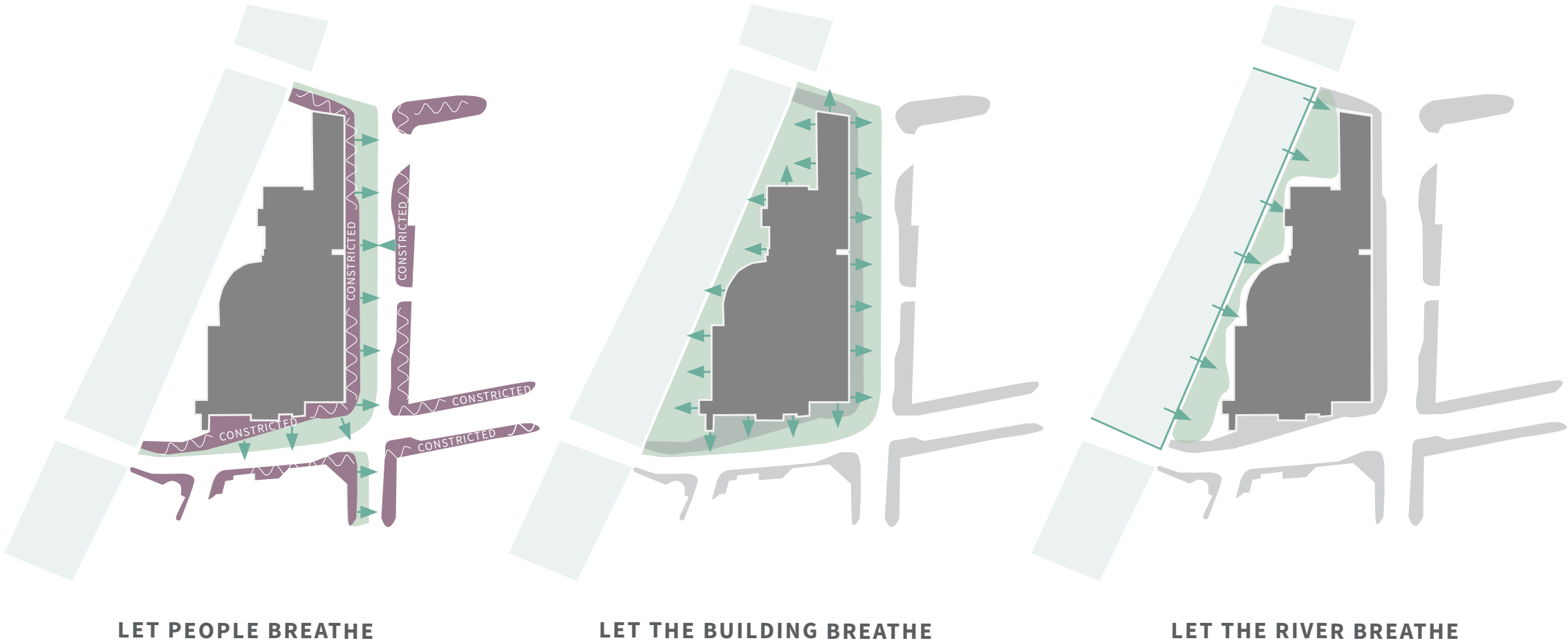
Concept

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 it can use. Provide beautiful arrival spaces and spill out spaces.

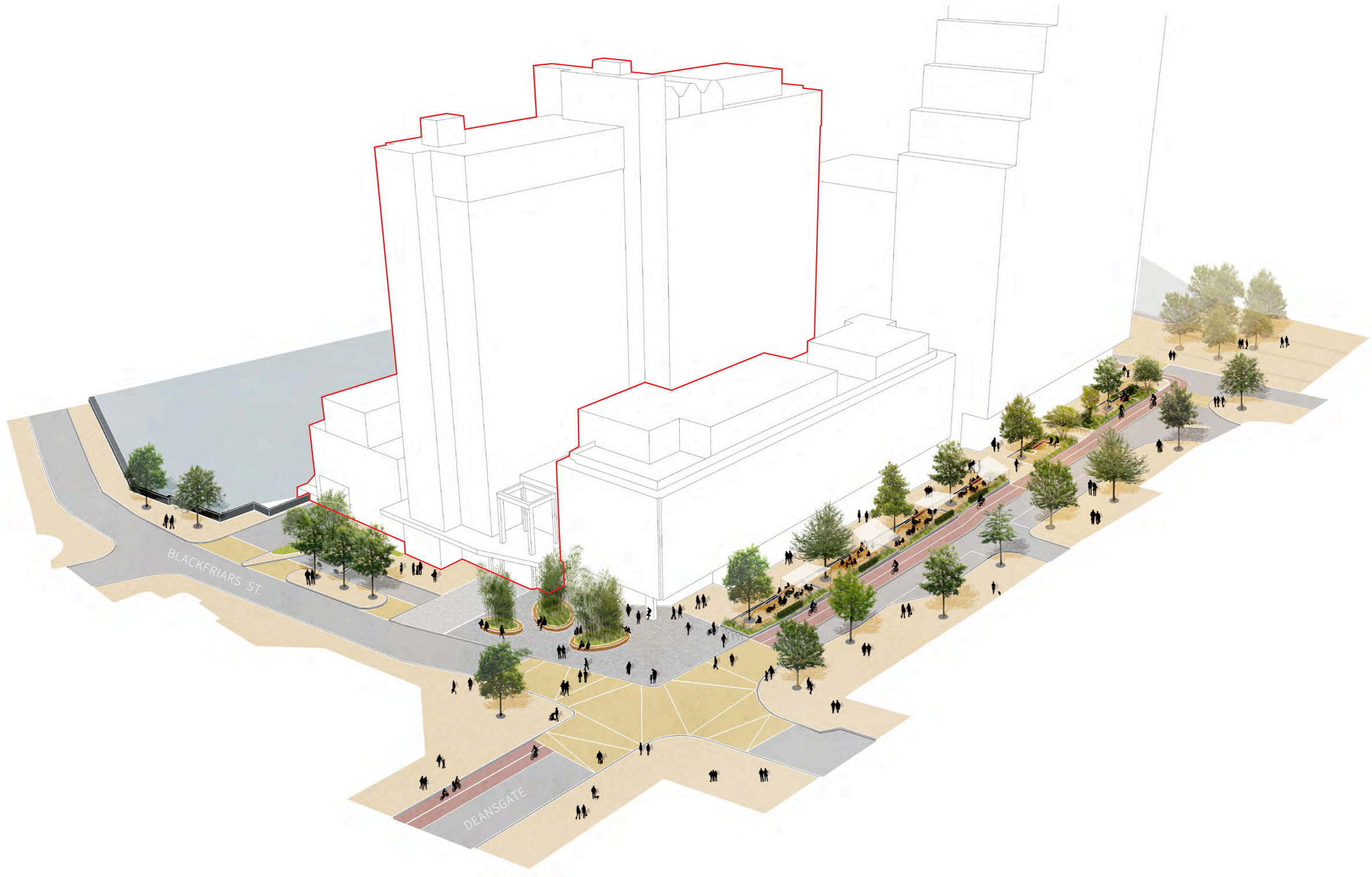
Let the river breathe. Allow it space to be appreciated. Let it contribute to its surroundings, and allow access and space to be near it.

Make it breathtaking.



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.



Existing view looking South along Deansgate



- The existing Premier House Deansgate facade is made up of over 100metres plus of inactive frontage due to the ramp which enables access to the upper ground floor retail units. These units are currently unoccupied with the ramp proposed to be demolished as part of the works to Premier House.
- The existing carriageway is circa 15.5metres wide with narrow pavements either side.

Proposed view looking South along Deansgate



- Premier House upper floors will be extended towards Deansgate, with the building re-clad in a sustainable glulam structure.
- Deansgate will be re-animated with active street frontages.
- Public realm will be reconfigured to create a destination along Deansgate with a focus on greening the space and providing a place for people, rather than vehicles.
- The public realm will become more pedestrian focused, with active frontages, spill out space and generous circulation space to link routes through to the Cathedral & towards the south of Deansgate.

6.0 Detailed Hotel Proposals

The Brief

This application is the first 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 first stage of the holistic masterplan proposals which is the redevelopment of the existing hotel building, which in itself, represents an investment of £25m to bring a leading 4* destination hotel to Manchester and is a fundamental and integral part of the overall masterplan to ensure the holistic and deliverable regeneration of the overall site

The new hotel 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. By avoiding demolition of the hotel building it is possible to save approximately 40% of the emboddied carbon in the building.

To achieve these goals, the redevelopment of the hotel building needs to address key issues that the existing Hotel 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 guests who are increasingly discerning and choose hotels that better engage them.
- Energy inefficiency in use, which compromises its commercial viability.

The intent of the hotel proposals is not to provide a simple fitout to the existing building. It seeks to fully modernise and radically transform the hotel internally and externally into Treehouse Manchester: an international standard destination hotel, completely changing the perception of the building and driving footfall and activity to the site.

The proposals will completely modernise the existing building both internally and externally to bring it up to the relevant standards and, whilst modifications to the internal layouts of the existing hotel building do not require planning consent, these are included in this application illustratively to give an indication of the changes and their quality. This application therefore applies only for external alterations to the hotel building required to facilitate the creation of the Treehouse Hotel.

It is noted that a separate planning submission has been made to fully replace and modernise the glazing throughout the hotel. The advance nature of this application being to ensure that the existing building is safe and to enable an early completion of a watertight façade to facilitate a quicker reopening to bring the unused building back to life.

As an overview, in addition to full interior fitout, the proposals include;

- A transformed external appearance that enlivens the streetscape.
- A new entrance lobby that opens up its bar and dining facilities to become visible from the street.
- A rationalised mezzanine level with modernised and enhanced conference suites, function rooms and fitness suite.
- A new high quality 13th floor bar and fine dining restaurant offering amazing skyline views over Manchester
- A new open air bar and dining terrace at roof level.

All the facilities will be open to the public and hotel guests alike and seek to reenvisage the hard form into a brutalist urban oasis.

Treehouse Hotels

As noted in the planning history section, the site has been earmarked and considered for redevelopment for many years and ultimately these programmes have proven to be undeliverable. The masterplan proposed understands the need to address the negative impact the site has on its surroundings. However, it differs in its approach by looking to re purpose and reuse where possible, whilst still providing the positive and meaningful changes required under the principles of the SRF. The proposed masterplan is therefore both Inherently more sustainable than previous proposals for the site but, crucially, is commercially viable and can be delivered, to revitalise the unused and derelict buildings that are currently a blight to the Deansgate streetscape.

The mindset of repurposing and reuse are fully aligned to the brand identity of Treehouse Hotels and the proposals have been developed in line with their underlying ideologies. To better understand the design narrative it is therefore important to understand the brand and how their values have informed it.

Treehouse Hotels is a 4* brand and opened its first hotel in London in 2019, in acknowledgement of a market demand for hotels that are less corporate in their outlook and seek to preserve and enhance rather than replace. At the heart of Treehouse Hotels is the drive for a more sustainable environment. Underpinned by all the trappings expected of a modern hotel, their design ethos promotes sustainable development and seeks to create playful and stimulating destination hotels.

Following hugely positive feedback, the operator has been actively seeking a second UK destination. The existing Renaissance Hotel has large rooms and detailing that make it very hard to adapt to the prototype Hotel brands and is too large for most boutique hotels operators. The approach of Treehouse Hotels is anything but a formula driven standardised approach, with each hotel being a bespoke offering; designed to respond to the environment in which it sits, preserving and enhancing whilst providing playful yet relatable designs. Strongly believed to be the UK's second city due to the vibrant culture and diverse economy, Manchester and the Renaissance Hotel site are seen as a great fit for the brand.

The Treehouse approach is all about materiality and allows the richness of finishes to be celebrated. It seeks to strip back unnecessary elements and for the building fabric to be on show. This honesty is softened with moments of playfulness with homely details introduced to stimulate a sense of calm. Careful selection of natural materials, biophilia and moments of fun are proposed to create a cosy yet engaging aesthetic to offset the stark brutalist exterior. The vision of the proposed design, in line with the sustainable approach of retaining the existing building fabric, is that of a brutalist urban oasis.

For more information on Treehouse Hotels see <https://www.treehousehotels.com/> & <https://www.treehousehotels.com/about-us/press>



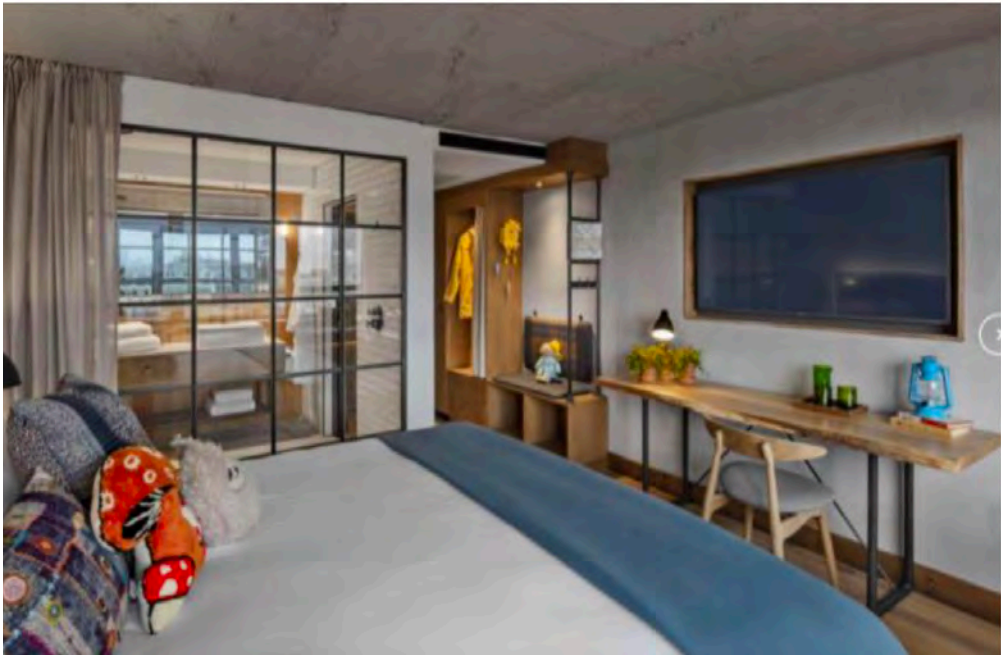


6.3 Examples of Treehouse Hotels

Examples of Treehouse London

Setting the benchmark for the Manchester proposals. Modern yet cosy and playful, with natural materials and planting used at the core of its aesthetic. Simple modern detailing with a stripped back honest approach to materials. High quality design integrates modern facilities to form relaxed and cosy spaces.





6.4 Internal Modifications

For information only

Internal modifications

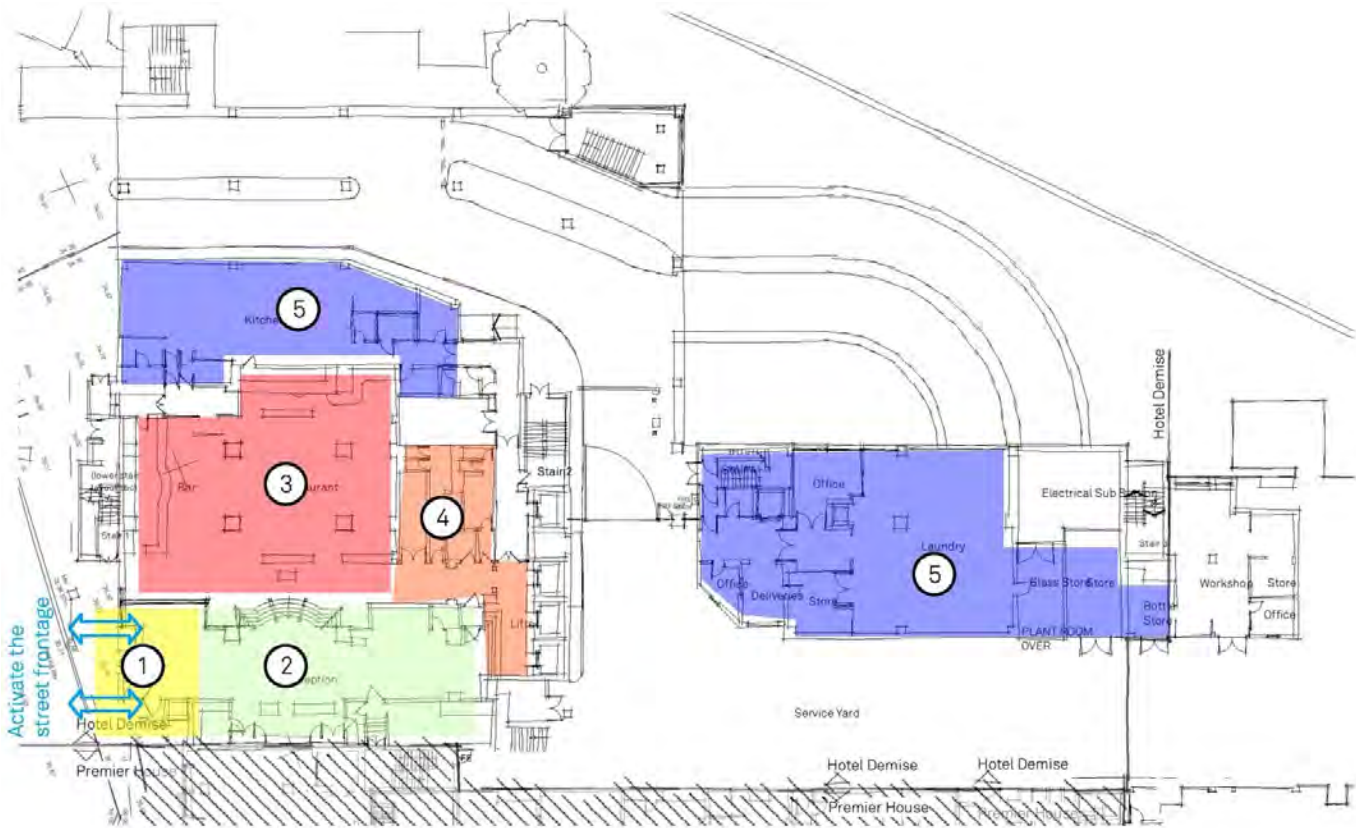
The contents of this DAS primarily cover those elements which require planning consent and relate to the external envelope of the building. Whilst not requiring planning consent, it is also important to understand the extent of the internal improvements and modifications proposed to better visualise the holistic approach of creating a new 4* destination hotel.

In line with the external modifications, the proposals seek to fully re envisage the hotel interiors and provide a high quality modern hotel that champions the use of sustainable building practises , the design ethos of the Treehouse brand and to address the existing hotels missed opportunities and operational failings. In total the proposals are likely to constitute a £25 million capital investment.

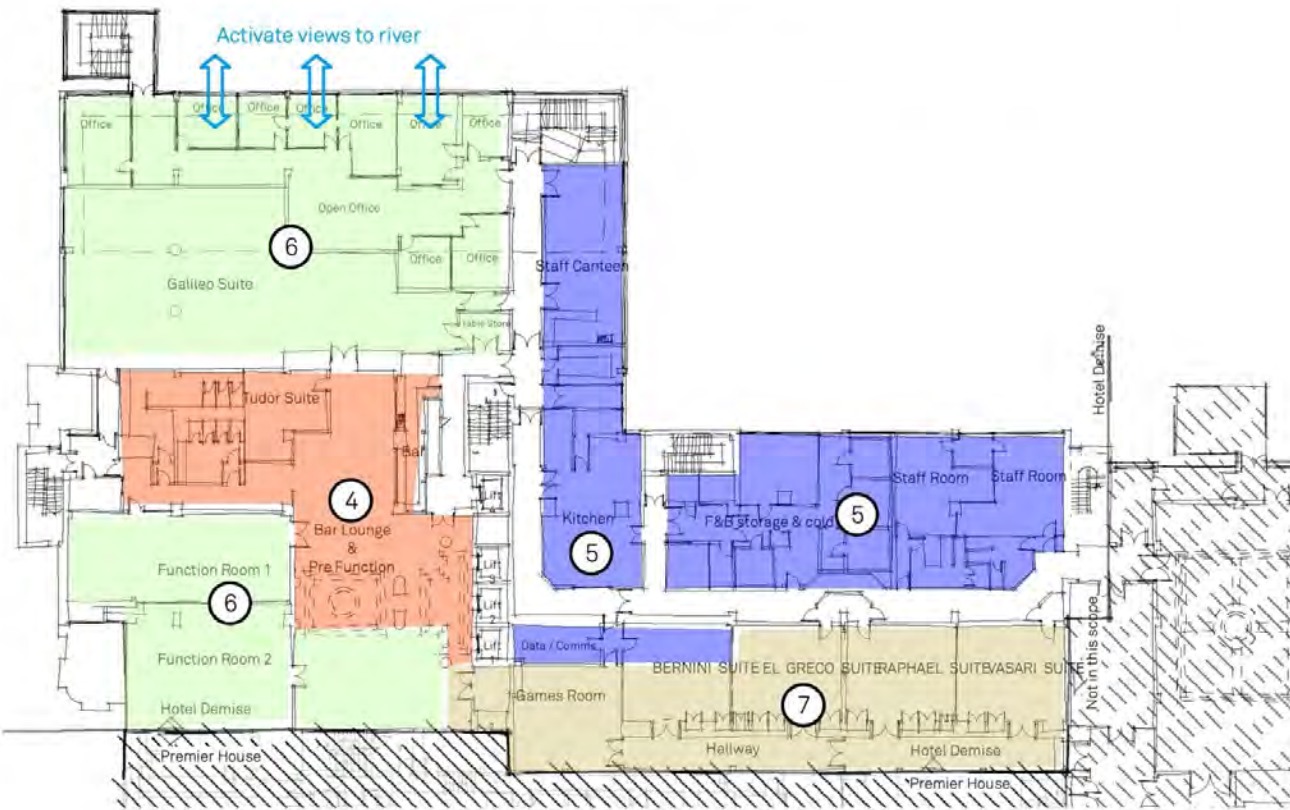
The following 2 pages provide a high level overview of the internal modifications proposed.

Ground & Mezzanine Floor proposals: (see images opposite)

1. To create a more visible and welcoming arrival experience and bring daylight and views into the reception, the existing entrance lobby will be fully replaced with a new glazed draft lobby with accessible automatic doors and enhanced features representative of the brand identity .
2. Full new decor, lighting, counter and furnishings are proposed to fully reenvision the reception and public areas. The partitions between the reception and bar/restaurant are to be removed to provide greater visual permeability and more natural daylighting.
3. The bar and restaurant are to be revitalised to create a hub and draw for visitors and guests. New glazing to Blackfriars allows better connections to the street.
4. Public service areas (toilets, corridors, lifts etc.) will be fully refurbished to refresh and modernise the facilities.
5. Back-of-house staff areas (kitchens, offices, stores, changing, plant) will be rationalised and re-planned to suit the updated functionality, branding and management practices required of a modern hotel.
6. The function rooms are outdated and ill-equipped for ever demanding events, meetings and activities. These will be fully refurbished and modernised, with state of the art lighting, audio/visual systems, finishes and furnishing. Internal reconfiguration of BoH office areas allows the conference suite to be enlarged to seat 400+ guests.
7. An existing zone of under-utilised meeting rooms will be converted to a new fully equipped fitness suite with reception, changing rooms and juice bar, all to be used by hotel guests and open market members.



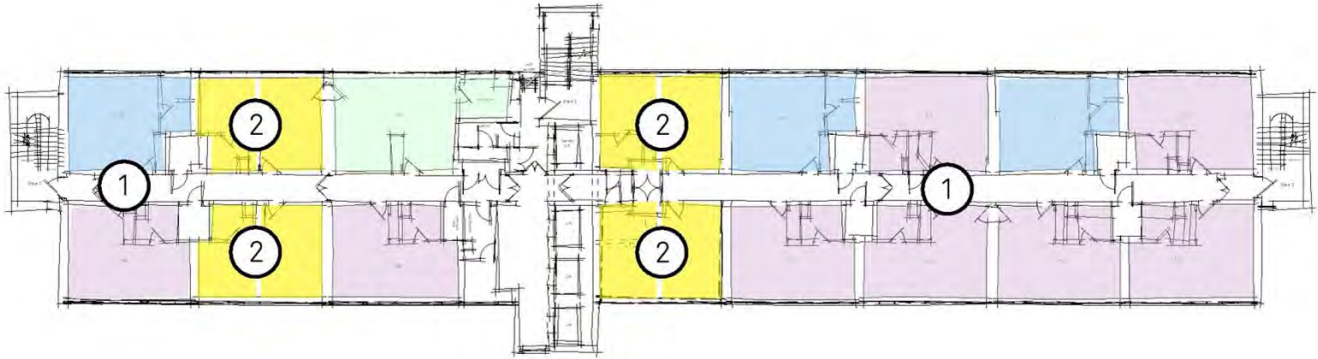
Ground Floor Plan



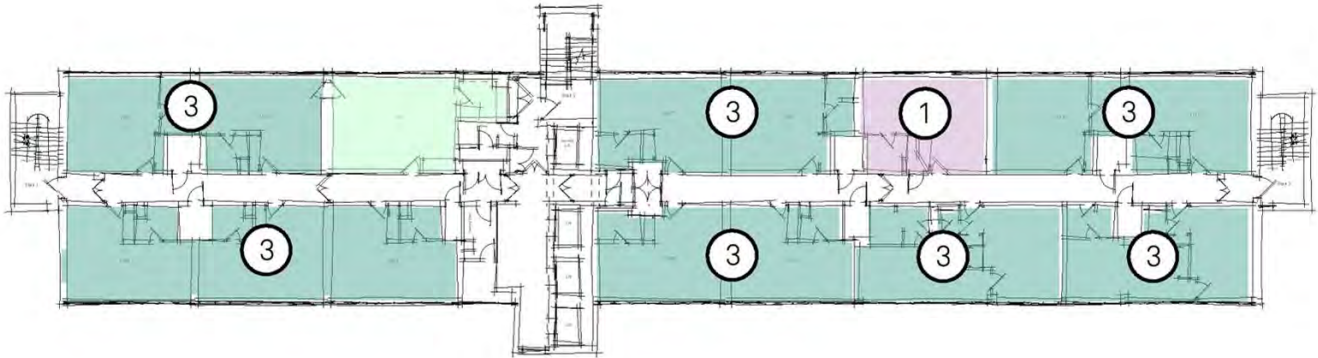
Mezzanine Floor Plan

Bedroom & upper floor level proposals

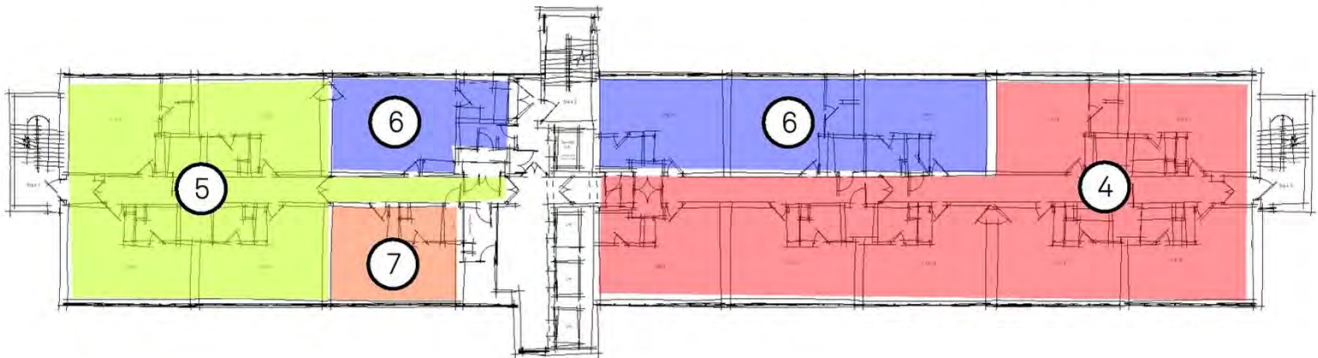
1. There are currently 206 bedrooms (keys) within the hotel. Internal modifications (requiring no planning consent) are proposed to reposition the hotel offering to provide a range of room sizes and types that better cater to a wider market. All rooms will be fully refurbished to meet the new hotel's operators 4* brand standards.
2. 4 number existing rooms on floors one to eight will be split into two rooms creating 4 additional 16sqm rooms to each of these levels (32 total). The 32 additional rooms created will offset the proposed conversion of the 13th floor to a proposed restaurant and bar (the loss of 16 bedrooms) . 6 further rooms are lost by the increased number of suites to be provided on the 11th floor and 3 former bedrooms currently used as a small fitness and staff welfare space will be returned to bedroom use. The overall adjustment to rooms provides 216 keys total.
3. The 11th floor currently has 15 keys, including 2 suites. A number of rooms will be combined to create 5 further suites on this level, with 9 keys overall. These premium rooms fully exploit the views East & West across Manchester and will offer incredible vistas of the city and the best facilities within the hotel.
4. All bedrooms to the 13th (top) floor are removed to provide a new open plan skyline restaurant to the longer north wing. This will provide breakfast, lunch and dinner service to guests and open market clientele . It's aspect towards Deansgate and the city centre will provide a stunning setting and thrilling dining experience for guests and visitors. The hotel's branding will be carried through the decor, ambiance and menu, and will be an over-arching feature of the space.
5. The Southern wing of the 13th floor will be opened up to create 180° views from a new Sky-Bar. This will become a destination venue for the Manchester nightlife as well as hotel guests, where drinks, snacks and company will be enjoyed against the skyline backdrop of the vibrant city.
6. Supporting services, including kitchens, bar cellar & stores, are located close to the lift and stair cores for ease of access and servicing.
7. A central zone of guest facilities, including toilets, cloaks and baby change are located for ease of shared use between the bars and restaurant.
8. The small area of the roof between the lift towers and the existing concrete plant enclosure will be cleared of services to create a new enclosed rooftop bar, with an open terrace to the Eastern aspect overlooking Deansgate. This addition will be the new crown to the hotel and the proposed 'treehouse' structures which will frame the internal and external spaces at this level will offer guests and visitors an exclusive sense of being in the top-most branches to gaze across the Manchester skyline. This Treehouse Bar will epitomise the brand and its visual manifestation will percolate through every level of the hotel.



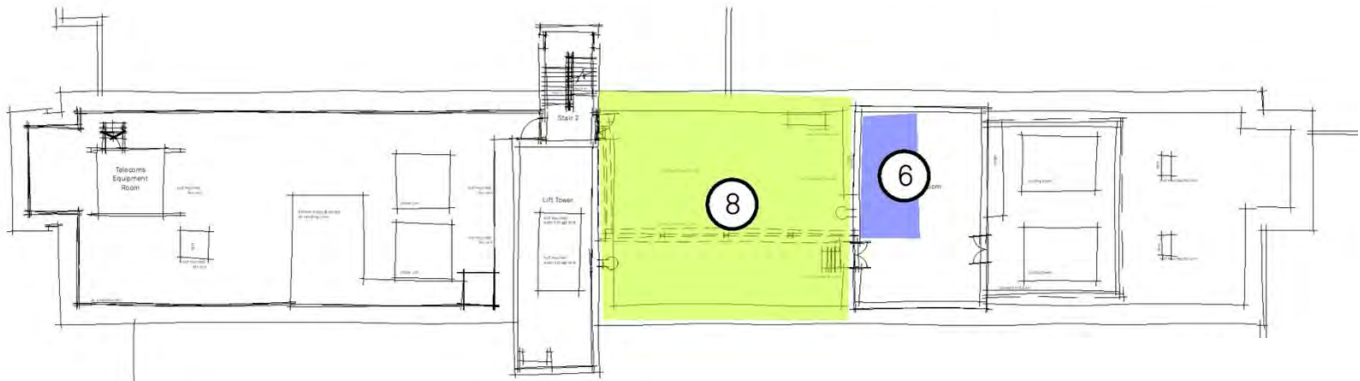
Typical Floor Plan Level 1 to 8



Floor Plan Level 11



Floor Plan Level 13



Floor Plan Level 14

7.0 Building Appearance

The attached images show the existing Deansgate and Blackfriars elevations along with an analysis of some of the issues and missed opportunities that the external redevelopment of the building subject to this planning application seeks to address

Whilst retaining the building fabric is required to ensure the scheme is deliverable, and has significant sustainability and carbon saving benefits, the modifications detailed over the following pages will seek to address the existing issues and to transform the outward appearance and poor public perception of the site.

The brutalist style of architecture is no longer popular and is largely seen as unapproachable and austere. It lacks a richness of material palette, colour and diversity of detail and is utilitarian in its appearance.

To the entrance from Blackfriars Street the building has no glazing and shuts itself off from the streetscape. The inactive nature of the facade is uninviting and does not engage potential visitors.

The height of the building and the amazing views it is afforded from the rooftops are an unused asset that should be explored. The building's most prominent and unappealing feature is possibly it's solid ribbed concrete wall that fronts onto Blackfriars Street. This lacks any features and does not address the street.

Despite the assets of the adjacent River Irwell and the two listed historic bridges adjacent to it, the River Irwell elevation of the building has a utilitarian appearance akin to a service yard or an area not intended to be seen by the public.

The view when approaching from Blackfriars Street is a prominent one that needs to be addressed to engage the building to its surroundings.

The existing mezzanine conference suite with its mirrored glass again closes itself off from the outside world. The monotone finish of the concrete used throughout, needs enriching and softening. The conference use within, is hidden and should be celebrated to create a dialogue between the building and its surroundings.

Rooftops are set at 55m above the street and provide amazing views over Manchester. Currently they are used for rooftop hvac plant only and are a missed opportunity to create something special that appreciates the views.

The existing end elevation is highly visible from Deansgate, Blackfriars and beyond. It is of monolithic concrete construction and turns it back on the surrounding streets. It is devoid of features of interest and is a missed opportunity to give something back to the wider public realm.

Existing glazing is life expired, thermally inefficient and in a poor state of repair leading to safety concerns. It is subdivided at the lines of the structural bays with heavy black aluminium spandrel panels that break up the glazing and add weight to the facade.

The existing entrance is largely not visible from the street. It has no glazing other than doors installed into a deep recess and allows no views or natural light into the facilities beyond.

The elevated conference mezzanine level over the carpark entry ramps is of concrete and mirrored glass construction. It allows no visibility through the the internal features beyond and turns its back on the streetscape.

Premier House is greyed out and is subject to further proposals outside the scope of this application.



Existing glazing is life expired, thermally inefficient and in a poor state of repair leading to safety concerns. It is subdivided at the lines of the structural bays with heavy black aluminium spandrel panels that break up the glazing and add weight to the facade.

Existing concrete rooftop plant rooms to the mezzanine level are imposing, utilitarian and highly visible.

The elevated conference mezzanine level over the carpark entry ramps is of concrete and mirrored glass construction. It allows no visibility through the the internal features beyond and turns its back on the streetscape.

Premier House is greyed out and is subject to further proposals outside the scope of this application.

Open sided concrete ramps and carpark entry routes are unappealing and utilitarian. They make the elevation have the feel of a service yard that is unconsidered and deemed to be unimportant.

The Riverside landscape is largely inaccessible and poorly maintained. Proposals are outside the scope of this application and will be covered as part of the emerging site wide masterplan landscape strategy.



Feature rooftop Treehouse bar and dining terrace added to offer breathtaking views over central Manchester and seeks to animate the roofscape.

Extensive roof edge planting used in numerous locations to soften the facade.

Projecting Treehouse form with new window inset to frame views of the city from the premium bedroom suite within and create relief to the flat building facade.

13th floor skyline restaurant and bar added to create a premium destination food and beverage offering.

Public Art Installations. Building mural and 3 dimensional sculptural forms (birds or similar) to be developed as part of an overall public art vision. Design to be developed to reinforce the Treehouse identity and form a memorable streetscape feature. Image shown is approximately 45x13m in size and indicative only of design intent and is to be developed via commission and issued for MCC approval pursuant to a planning condition. Design to be formulated to capture both the spirit of Manchester and the Treehouse brand.

Glazing to all levels is fully replaced with modern thermally efficient units in line with the latest regulations. Glazed spandrel panels are utilised to provide a consistent glazed appearance to the facade. Larger format glazing is used to the 13th floor restaurant and bar to help define the different use within.

New entrance formed with a treehouse feature over that passes through a glazed rooflight to the entrance lobby. Glazing is added to the facade to open it up to the street. Full new soffits, fascias and wall coverings added in natural materials to form a welcoming entrance experience that is active to the street. A living wall is used at the foot of the stair tower to provide lush backdrop for signage at street level.

Conference mezzanine level over the carpark entry ramps is extensively planted, re-glazed and in part painted to add colour. Kitchen garden formed over. The intent is to define the mezzanine level as a separate form and to remove the utilitarian back of house feel.

Premier House (greyed out) is subject to further proposals outside the scope of this application. Indicative image of the evolving design is shown for reference of scale only with all details tbc.



Public Art Installations. Building mural and 3 dimensional sculptural forms (birds or similar) to be developed as part of an overall public art vision. Final details to be issued to MCC for approval. Design to be developed to reinforce the proposed Treehouse identity and form a memorable streetscape feature.

Feature rooftop Treehouse bar and dining terrace added to exploit the height of the building and the amazing skyline views over central Manchester. Existing rooftop plant overhauled with colour and planting to form part of the Treehouse aesthetic and create an event at the head of the building.

Glazing to all levels is fully replaced with modern thermally efficient units in line with the latest regulations. Glazed spandrel panels are utilised to provide a consistent glazed appearance to the facade.

Roof plant enclosure painted green with Treehouse text inset. Extensive roof edge planting used to soften rooflines and brutalist detailing.

Larger format glazing is used to the mezzanine to help modernise and lighten the feel of the facade. Clear glazing in lieu of mirrored allows views through to facilities beyond and for them to relate to the riverside setting.

Existing profiled concrete wall sections painted grey green to provide contrasting finish to natural concrete structure and bedroom tower to rear. Extensive planting used to soften hard lines of brutalist concrete.

Rear wall under the mezzanine is proposed to be illuminated and finished with an art installation to represent the rings of tree.

Carpark ramps are screened with vertical timber and bands of climbing planting on a mesh inset.

Existing stair from the mezzanine conference and lower carpark levels is re-glazed to match conference suite over and to clean up its neglected appearance. Profiled concrete wall panels painted grey green to match conference suite and to help visually integrate the stair into the mezzanine structure. Central stair core is painted to match the plant enclosures over to further enliven the facade.

The riverside landscape proposals are outside the scope of this application and will be transformed as part of the emerging site wide masterplan & landscape strategy.

Existing NCP paystation enclosures are to be removed to clean up the facade and avoid the existing disjointed and bolt on appearance.



7.3 New Entrance Proposals

The image to the right shows an artist’s impression of the proposed new entrance. From this image a number of the key features of the scheme can be more clearly seen.

The desired intent is to create an elevation that engages with the street and creates a backdrop in contrast to the stark brutalist detailing of the building on which it sits. It is designed to be vibrant, playful and memorable, to help make the building recognisable as a destination hotel and fit in with the Treehouse brand. It also seeks to publicly reinforce the operators’ ideologies and sustainability credentials.

The new entrance lobby proposes substantial amounts of glazing to open up views of the bar and restaurant from the street and to activate the building’s frontage.

Running through from the glazed entrance lobby is a tree trunk structure that passes through a glazed roof light in the canopy over to support a tree house form that is used to reinforce the brand identity and provide a focal point for pedestrians to locate the entrance from a distance.

It purposefully uses natural materials at this lower level to counter the verticality of the bedroom tower and help the building better relate to a more personal and human scale. Assorted finishes of timber plank are proposed to form the new entrance canopy soffits and fascia, with the roof over being extensively planted with species designed to provide greenery all year around. The roof also now provides a feature onto which the function rooms at mezzanine level look.

Overhanging planting softens the hard horizontal lines of the entrance canopy and provides an opportunity to encourage biodiversity in an urban environment. For further details on the benefits of biophilia please see later sections of this report.

To the sides of the entrance real wood timber shingles are proposed to help punctuate the glazing and frame the position of the tree house structure above. A living wall is used at the foot of the stair tower to provide a softened backdrop to the street where the pavement narrows and a contrasting background onto which signage is proposed.

All planting proposals have been discussed with specialist providers and the appointed fire consultant and are permissible with an irrigated maintained system being put in place. Not only does this mitigate the risk of fire but it also ensures that the planting is maintained

Stemming from the planted roof of the entrance area the huge public art proposal is seen running full height of the existing concrete wall. For further details on the use of public art please refer to the later section of this report.

At the 11th floor a feature window is seen to be introduced to the bedroom suite to provide views from this premium room south along Deansgate. On top of the feature window a metal sculptural bird or similar is proposed as part of the public art proposals for further development.



Existing entrance.



Artist's impression viewed from Deansgate.

7.4 New Rooftop Proposals

The images on this page show extracts of the elevations and of the precedents for the new rooftop bar and dining areas.

The existing rooftop is currently used for maintenance access and underutilised hvac plant space. It offers amazing views over central Manchester and currently represents an undeveloped opportunity to both create something really special and help define the hotel as true destination to visit.

Perched 55m above the streets, the rooftop bar and outdoor terrace will be provided with a dedicated accessible lift and staircase from the restaurant floor below. Due to fire egress limitations the bar will maintain an exclusive feel being limited to approximately 60 occupants.

With an enclosed internal element overlooking the river to the west and an open terrace to Deansgate on the east, the space can be used 365 days a year.

Frames using the treehouse form are used to provide articulation from the streetscape below and to help the space feel cosy and in sync with the Treehouse brand. The open treehouse forms are used to generate the rooflines of the enclosed elements and run through to the rear to again present themselves on the Irwell elevation.

The selection of materials and components within the proposals responds to architectural materiality of the Treehouse brand and the enhancements proposed to the rest of the building.

The partial enclosure formed by the adjacent lift tower and plant rooms along with 1.5m high balustrade gives protection from the elements whilst maximising the views.

Expressive rooflines and extensive planting combine with the timber framed structures to provide the feel of a skyline tropical urban Oasis.

Translucency of the balustrades to the terrace with planting outside the line of the glazing will better define the individual Treehouse frames and will help soften the existing buildings aesthetic.

Glazed sections of balustrading are proposed to be hinged units with an inward swing, which combined with restraint eyes will allow regular maintenance of the planting beyond.

To the Irwell elevation, the enclosed elements are punctured with the glazed treehouse forms to frame views to the west. Timber clad wall sections are recessed back from the frames to add relief and better articulate the façade. Below image shows the proposed rooftop terrace plan



Deansgate elevation extract. Not to scale.



Irwell elevation extract. Not to scale.

Precedent Images



Treehouse London

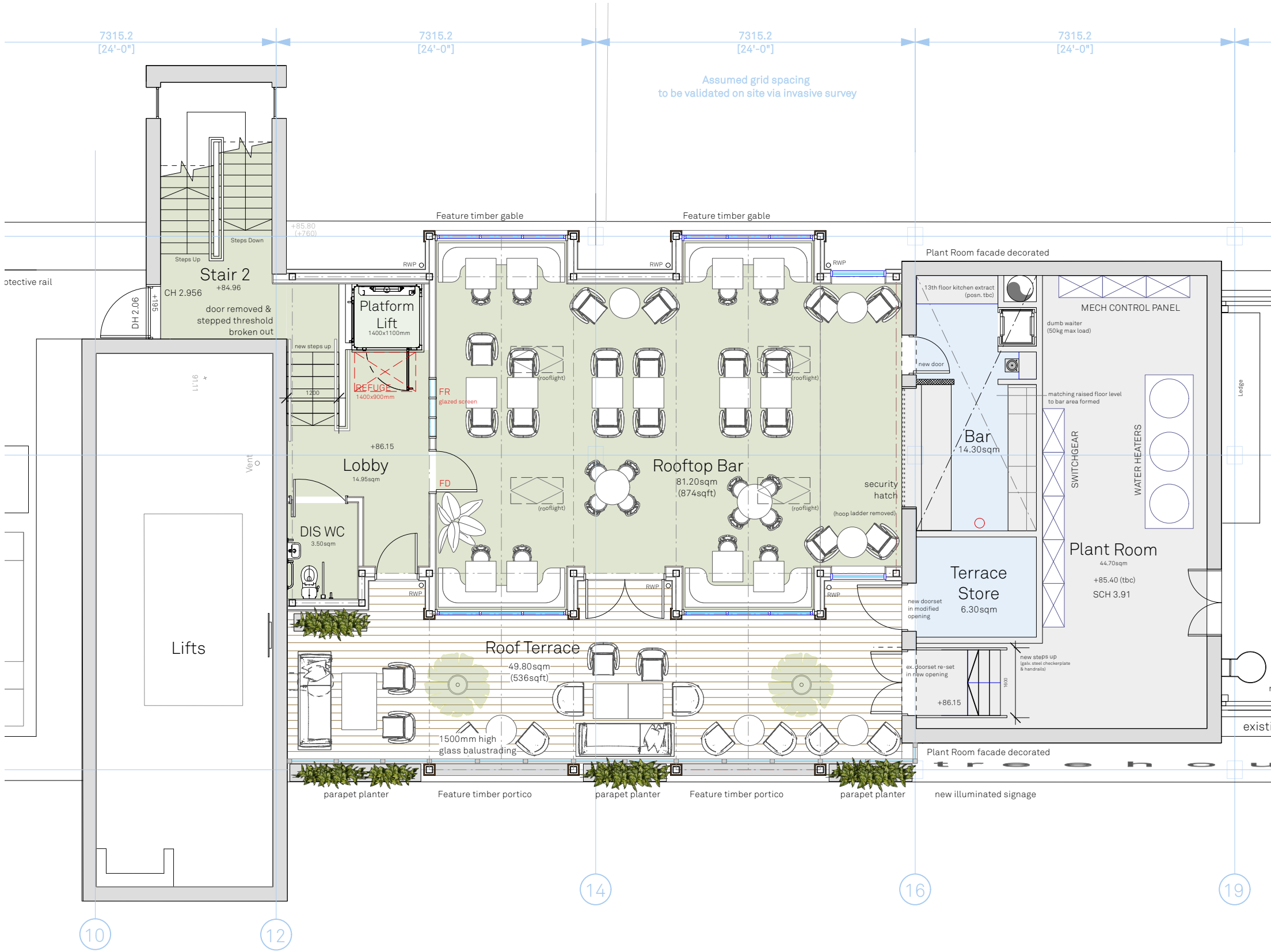


King Street Townhouse Manchester

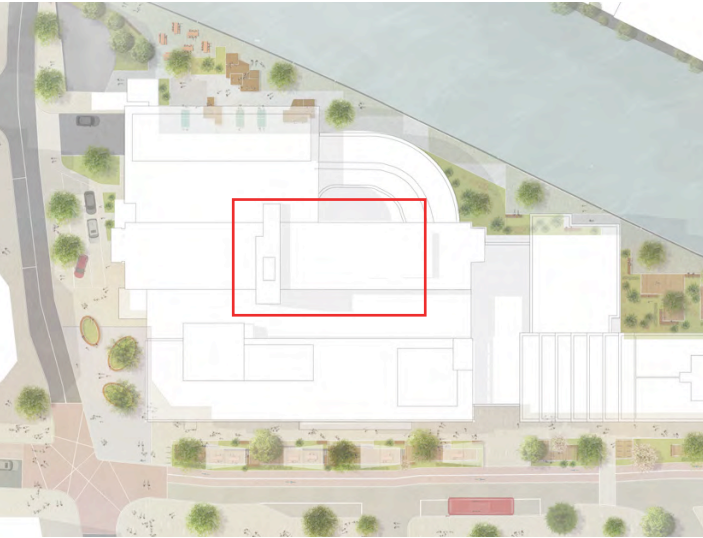


The Ivy Manchester

Rooftop Bar Plan
Not to scale.



Key Plan



The image to the right shows an artist's impression of the River Irwell elevation with the addition of rooftop bar, public art installations and modifications to the conference suite mezzanine block. Whilst not visible from the street, to the rear of the green plant enclosures a new rooftop kitchen garden is also proposed.

The intent of the modifications seeks to re-enliven the Irwell elevation. Currently it is of mass concrete construction, has a utilitarian appearance and turns its back on both the river and Blackfriars Street. Reactivating this facade to present a better aesthetic from the surrounding areas is seen as a key part of scheme. Presenting the mezzanine level conference facilities as a relief to the tower beyond is also critical to the reactivation of this elevation.

To the top of the tower the tree house forms of the rooftop bar are now seen to add a visible relief to the horizontal lines of the existing building and are clearly articulated against the skyline. The introduction of colour and different materials helps to pinpoint its different use and add interest at the head of the building.

The bedroom tower is proposed to be fully re-glazed with spandrel panels in back painted glass to provide a lighter and more modern feel to the façade.

The public art installations are seen to connect the base of the building through to the rooftop and enrich the facade with the addition of colour and further relief of the monotone concrete.

Sculptural metal birds and butterflies are also seen on the Blackfriars tower in relief against the skyline. These installations will form part of the overall public art vision and will be developed in conjunction with the mural concept.

At mezzanine level the existing rooftop plant is transformed into an architectural feature that crowns the block and helps to re-engage the street. The addition of colour, signage and extensive planting to this element and the lower concrete bands, softens the hard utilitarian feel.

Changing the colour of the horizontal concrete bands to the mezzanine and car park fascia seeks to define these functions as independent of the bedroom block beyond. The darker grey colouring is more modern in its detailing and will provide a crisp backdrop onto which the planting is seen. It also contrasts against the slender light concrete columns to add relief and provide the impression of a lighter structure.

Glazing to the mezzanine and staircase will revert to a clear glass type to allow visibility into the building and make it interact with the street. The glazing format has been increased in size to modernise its feel and the central core of the stair will be painted to match the mezzanine roof to better link the ground level through to the mezzanine.

Re-glazing the fire egress staircase adjoining Blackfriars Street links this form back to the mezzanine level.

The existing car park ramps descending to the lower levels are seen to be screened with vertical timber boarding and bands of vertical climbing plants inset. These hide the ugly ramps, and through continuity of planting, help reconnect the block back to the Riverside level.

The night-time view (bottom right) shows the crown of conference suite with its planted form and bold colour highlighted by lighting. Further lighting is also seen over the main entrance feature and to the vertical art installation rising up the Blackfriars tower.



Artist's impression from Blackfriars.
CGIs currently do not show any of the new landscaping proposed along the river and surrounding roads that will form part of later planning applications.



Existing photo from Blackfriars



Artist's impression from Blackfriars

Public Art; Mural and Sculptural forms

Possibly the most prominent feature of the new proposal is the huge mural rising the height of the end wall facing Blackfriars Street.

The Blackfriars elevation is of mass concrete construction and does not address the streetscape. Given its highly visible location these proposals seek to form something that gives it back to the wider community in the form of public art.

Arts and crafts are intrinsic to the Treehouse brand along with their aspirations for sustainability. The existing “blank canvas, affords a great opportunity to create something memorable and an Instagram moment that can help attract visitors and give the building a unique identity.

In line with the Treehouse mindset the mural seeks to be nostalgic, whimsical and fun. The artwork will be complimented by sculptural forms integrated into the image.

Manchester has a rich and diverse portfolio of promoting public art with numerous precedents of wall murals already being used to positive effect. This acceptance of public art being best seen in the Northern Quarter and exemplified by the Cities of Hope installations of 2016 which attracted high quality internationally renowned artists.

Worldwide there are many examples of amazing building murals that have become cultural reference points within the cities they serve.

Growing out of the planted roof of the entrance, the mural has the potential be up to 45m high x 13m wide which on completion could be the largest of its kind in Manchester.

The image shown is indicative only with the proposed artwork and sculptural forms yet to be commissioned. Design proposals will be developed via a bespoke commission pursuant to a planning condition (hopefully to a local artist) and will be submitted for MCC’s approval.

There are a wide range of different styles and typologies of art murals. As the scheme progresses the proposals will be developed capture the spirit of Manchester, the Treehouse brand and their ideology of a more sustainable future.

Birds and butterflies made in three dimensional sculptural forms and supported from the building facade are proposed to be integrated into the final image to provide points of interest and three dimensional relief. Again the images shown to the right are indicative at this stage with the final details of the sculptural forms to be determined and submitted at a later date

In conclusion, the developers believe the fixed public art proposal provides a unique opportunity to enhance the urban environment and to create a new cultural reference point from the currently blank facade.



Illustrative artist’s impression of proposed hotel from Deansgate.



International murals with nature as their inspiration



Local examples of building murals in Manchester

In the format of a living wall, draped planting along rooflines and the creation of a kitchen garden, live planting is proposed to enrich and enliven the existing building.

Not only does its inclusion soften the brutalist appearance in a way that manmade materials cannot, it also relates to the natural affinity that almost all humans have to nature and promotes better health and wellbeing.

Recent increases in urban-living have led to a considerable increase in air pollution and loss of green space. It is strongly believed that bringing nature into our cities is therefore a vital component for a sustainable future where green space is increasingly at a premium.

The use of biophilia reinforces the hotel's identity and with it, its visible commitment to sustainability and to create a positive and stimulating environment.

- Its introduction also actively promotes good health by;
- acting as a natural air filter removing pollutants & CO2,
 - helping to reduce increasing urban temperatures,
 - improving bio-diversity,
 - reducing noise reverberation at street level
 - offering an enhanced sense of wellbeing.

Green infrastructure is therefore targeted to bring plants to where they can add value at a social and community level.

In addition to the architectural statement made, biophilic architecture creates positive and inviting environments.

Working or living in a green environment brings people together. Studies have demonstrated that small scale greenery in particular, has a positive effect on social cohesion in neighbourhoods whilst decreasing aggression and vandalism.

With environmental concerns becoming increasingly prominent in modern society, a living wall and planting is a commitment to sustainability seen by staff, clients and the public alike.

The installations proposed will utilise a fully maintained and irrigated system for two reasons. Firstly it ensures the longevity of the planting to maintain the aesthetic and secondly it meets the mitigation measures required for fire safety in high-rise building.

Specialists will be engaged to provide planting specifications for year round impact and ongoing maintenance.



Artist's impression of the front entrance proposal with a living wall draped planting cascading over the fascia and extensive planting at roof level .



Precedent images of living planting in use.

The current building is of all concrete construction with mismatched poorly maintained glazing systems inset. It offers no relief other than through the ribbed profile of the concrete changing to a horizontal format on the vertical cores. The application of contrasting materiality and an injection of colour are seen as crucial to steps to soften the Brutalist details of the existing façade.

To offset the unapproachable feel of the brutalist design and to meet the operators' requirements for a visibly sustainable form, a pallet of both natural and recycled materials has therefore been selected. Principally, these are living planting, timber and aluminium glazing systems. These materials are further supplemented with artwork in the form of the public art mural and sculptural fauna forms to provide bolder colour and 3 dimensional relief to the flat building facades.

Timber is chosen for its sustainable credentials, its warmth and contrasting qualities to that of the manufactured appearance of concrete. Timber also provides variations in its colour and texture provided to again combat the engineered monotone feel of concrete. Used in varying forms of planks and shingles, the sizes and shapes will vary again in contrast with the uniformity of the concrete. In line with Treehouse ideology the timbers chosen are not intended to be perfect and precise but to have variance and personality.

Existing windows differ around the building and have varying glass finishes and films installed. The glazing systems proposed seek to provide a unifying appearance. By glazing the spandrel panels with back painted glass the appearance will appear more continuous across the facades. Frames are proposed in RAL 7015, a slate grey that will contrast the concrete to give clean modern lines yet still be subservient to the concrete form. The proportions of the glazing are deliberately altered to punctuate different uses within the building. With the mezzanine glazing format increased in size to allow better interaction between it and the outside world, the 13th floor restaurant space utilises double width glazing units relative to the bedroom block below. At the head of the building the rooftop terrace glazing form follows the apex roof shapes and is floor to ceiling height to maximise natural light. A consistent clear glass specification is used to tie all the glazing together and allow greater visibility into the public spaces within.

Living planting is chosen to both compliment the timber and to provide softening to the hard concrete edges and horizontal lines it forms. The contrast of hard manmade and engineered vs soft natural and organic is used to create a play of materials against each other. Planting provides vibrancy and colour in contrast to the grey backdrop in the same manner as timber but also provides movement and change to further enliven the façade.



New rooftop showing concrete against planting, timber feature frames and green painted architecture. Not to scale.



Glazed spandrel details



Planting on a concrete backdrop



Vertical timber similar to carpark ramp proposals



Natural variance in timber finish



Horizontal planting with timber finish



Vertical planting proposed to the carpark ramps

8.0 Sustainability

Sustainability is a major concern to both the Treehouse brand and the developers who share a common vision to champion sustainable construction practices and minimise their environmental impact.

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. Use of reclaimed and recycled products in the proposed construction.
- 4. Replacement of old and inefficient systems with full new MEP proposals to provide greatly improved energy efficiency in use.
- 5. To increase biodiversity and provide greenspace in an urban context.
- 6. Reduced waste generation for buildings operational use

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

- Reduce; energy and material in use and in production
- Reuse materials and building 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.

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 repurposing 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 must 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 repurposing rather than newbuild.

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. The key benefit highlighted in this report shows a 54% saving in embodied carbon versus a demolition and new build which is the equivalent of 600 + new residential homes.

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. With regard to carbon omissions, retrofit makes sense because of the embodied energy savings made in repurposing existing buildings compared with the high embodied energy of demolition and rebuild. The construction industry however remains skewed towards energy-intensive new build. The RICS has reported that, by practical completion stage, 35% of the whole-life carbon of a typical office development will already have been emitted rising to 51% for residential.

Sustainability Headlines

- 1. 39% saving in embodied carbon vs a demolition and new build (the equivalent of 462 new residential homes).
- 2. Building performance upgrades will realise an anticipated 40% reduction of carbon emissions in use.
- 3. 50% less heat loss through glazing.
- 4. 30% reduction in cooling load through replacement glazing.
- 5. More than 40% less energy consumption by lighting.
- 6. EPG Rating changes from an E to a C.
- 7. Replacement heating and cooling equipment provides 30% reduction in energy consumption in use.
- 8. Avoids the environmental impact of landfill associated with demolition.



The 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 internally the fit out will follow the Treehouse guidelines which again give the highest priority to sustainability. The brand aspires to create an eclectic mix of furniture and decor much of which is recycled or repurposed (see images from section 6.2). Timber cladding and aluminium windows along with living planting are the principal materials proposed.

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 by at least 50% . Cooling loads are further reduced by the introduction of solar control glazing.
- 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
- Whilst the existing energy rating of the building is unknown it is believed the improvements will change the current energy performance certificate from an F to a C rating and will provide circa 40% reduced carbon emissions in use.

See McKee associate's energy statement for more details.

Living planting forms an intrinsic part of the proposal. See section 7.4.2 for further details of benefits. In addition to the living planting the proposed kitchen garden (conference wing mezzanine roof) will provide fresh produce such as salads, vegetables and honey which will both absorb CO2 and promote local produce. This living garden will additionally provide an improved look outlook from the West facing bedrooms that currently overlook the flat roof .

Treehouse Hotels design guidelines state “sustainability tops our list of values and non-negotiables” & “that we all have a shared responsibility to respect nature and to have a responsible mindset. From conscious construction of our hotel, recycling and repurposing materials including giving new life to decorative pieces by finding found objects locally, to our ethically sourced supplies, and responsible consumption, we know our choices matter.”

Every guest room is outfitted with sustainability elements: organic sheets, locally sourced products, and avoids consumption of plastics and single-use items. And each property engages resident horticulturalists to give tours of local gardens, farms and trees; the applicant believes learning about the nature around us inspires us to engage in activities that protect it.

In use, aligning Treehouse Hotels with a responsible approach to hotel management and operations, Treehouse Sustainability initiatives include:

- Installing real-time energy monitoring and water management system, that monitors major energy using systems and different space types. The system will roll up into the monitoring platform used by the hotel
- Filtered water filling stations to reduce dependency on single use water bottles.
- Robust recycling and composting infrastructure – with immersive staff training on the brand ideology and waste management protocol's. A dedicated waste handling area is provided for sorting waste streams on site .To further reduce offsite waste an onsite organic digester forms part of the brand requirements and will be located within the service yard.



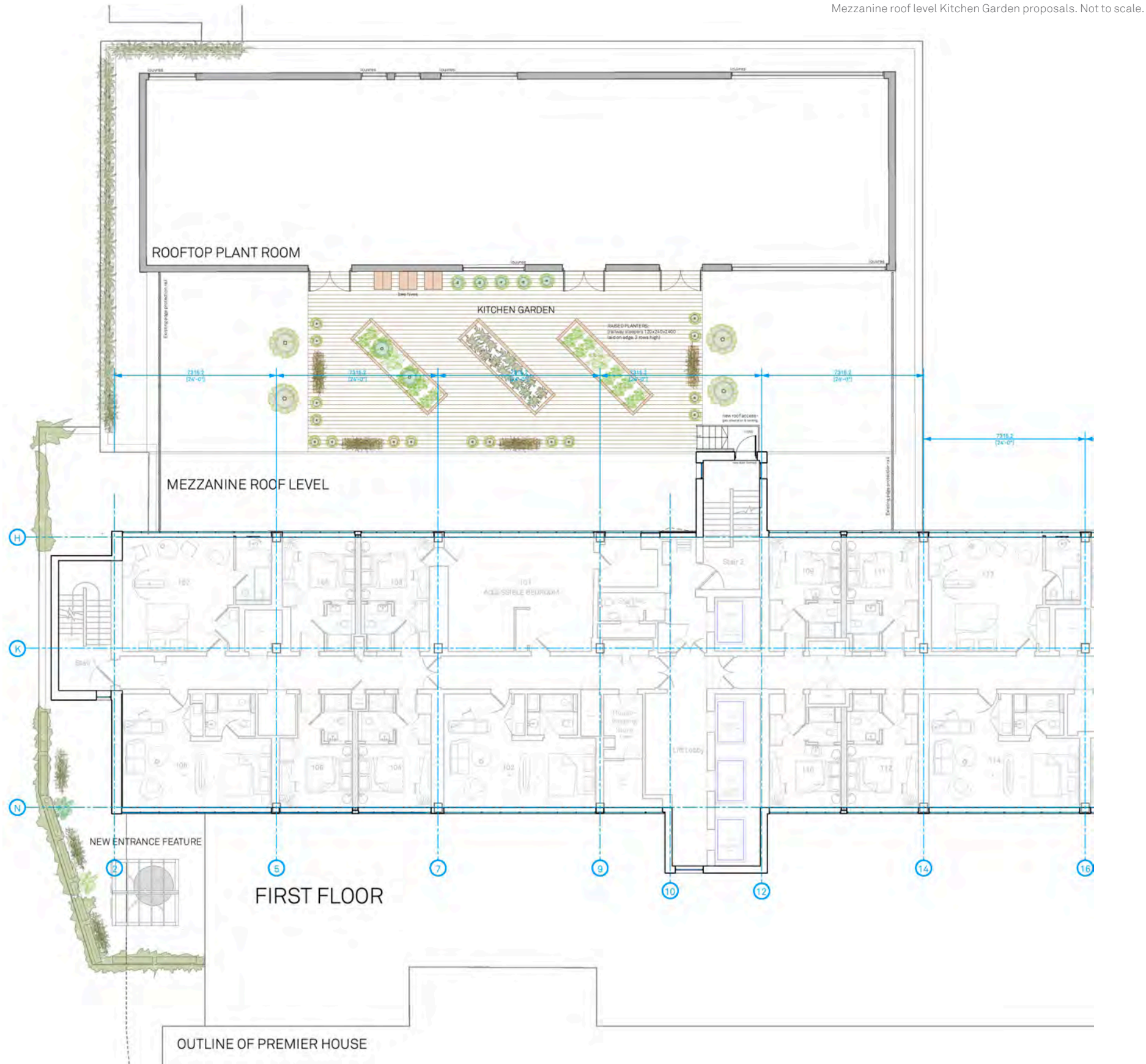
9.0 Landscaping & Highways Strategies

Landscape
Biophilia added to the facade along with the formation of the mezzanine kitchen garden are proposed as part of this application. A sitewide landscape strategy is being developed as part of the wider development incorporating proposals to Deansgate and the Riverside, to provide a unified approach for the completed redevelopment.

In addition to the living planting the proposed kitchen garden (conference wing mezzanine roof) will provide fresh produce such as herbs, salads, vegetables and honey which will both absorb CO2 and promote use of local produce within the hotel kitchens. This living garden will additionally provide an improved look outlook from the West facing bedrooms that currently overlook the flat roof.

Highways
Existing highways arrangements remain unaltered by these proposals with all existing provisions retained. The existing canopy roof to the entrance is used to define the line of the new proposals so as not to encroach on existing airspace requirements for vehicle access & drop off.

A modified service yard entry point from Deansgate is to be incorporated into the later proposals as part of the emerging site wide masterplan and is not covered by this application, with the Treehouse hotel being capable of operating under the current hotel and highway provisions in the interim position. In addition, the wider masterplan proposals are exploring alongside Manchester City Council the potential for the narrowing of part of Deansgate and Blackfriars Street to increase the space given back to the public realm associated with the hotel and the wider masterplan uses.



10.0 Access & Maintenance

The existing hotel and its physical form are pre-existing, however in line with its commitment to access for all, the operator proposes internal modifications to better meet the needs for less able guests.

Whilst these do not form part of this planning application the following illustrative summary of the internal accessibility improvements helps to understand how the commitment to access for all will be delivered alongside the external alterations subject to this application;

- The creation of a new fully accessible entrance lobby from Blackfriars Street complete with automated doors.
- A full refurbishment of the existing accessible bedrooms and the creation of an additional fully accessible guest room.
- Refurbishment of the elevator cars running from ground floor through to 13th floor to provide accessible controls and cars in accordance with approved document M
- Creation of new accessible WCs on the mezzanine, 13th and rooftop levels
- A new lift from the 13th floor bar and dining area through to the rooftop terrace
- Provision of new disabled refuge points at each floor complete with alarm call and intercom systems in line with current regulations

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. Elevator access to the carpark is provided direct to the hotel Ground floor. The new entry proposals position a second automatic accessible door facing towards Deansgate that will ensure level access to the building approach can be achieved.

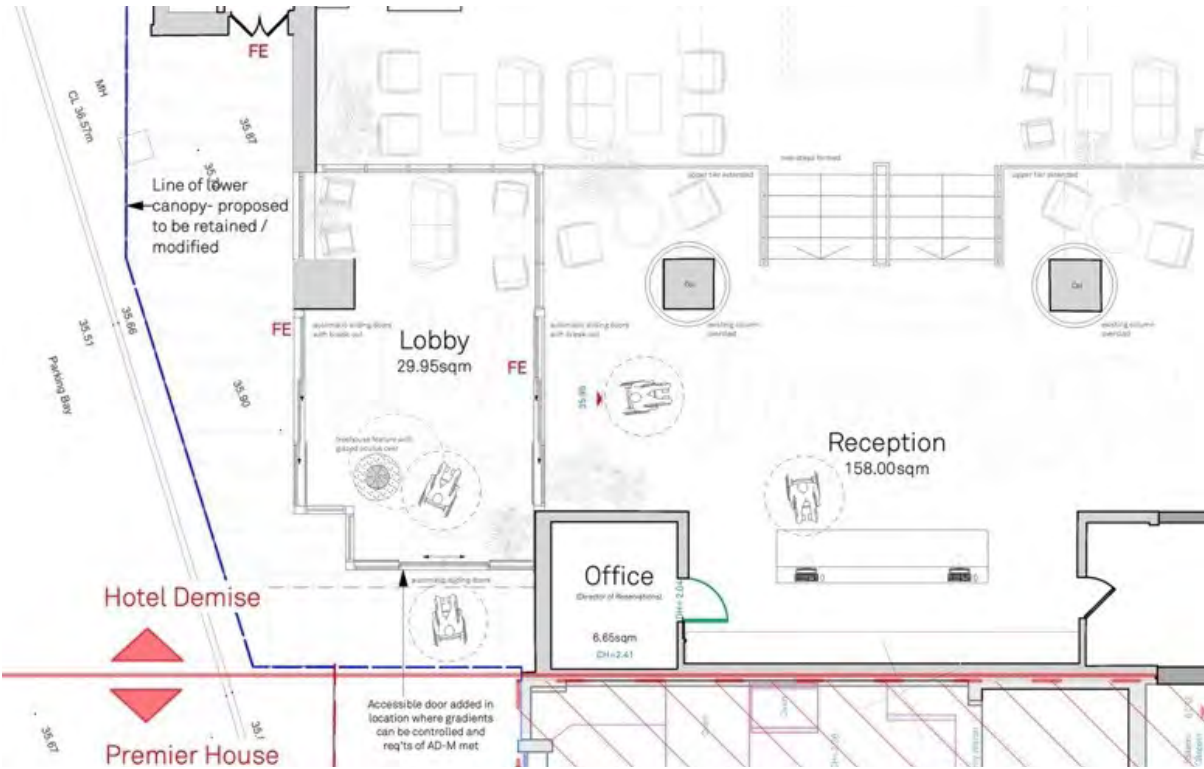
The main entrance into the building is clearly visible from both Blackfriars Street and Deansgate. The massing of the entrance at ground level is defined by the new glazed entrance where the public realm is engaged to create a clear and well-lit route to the entrance.

Barrier matting, flush with the floor surface will be provided to allow smooth transition, whilst reducing risk of slipping and keeping entrances clean. Common parts will meet the requirements buildings in Part M: Volume 2.

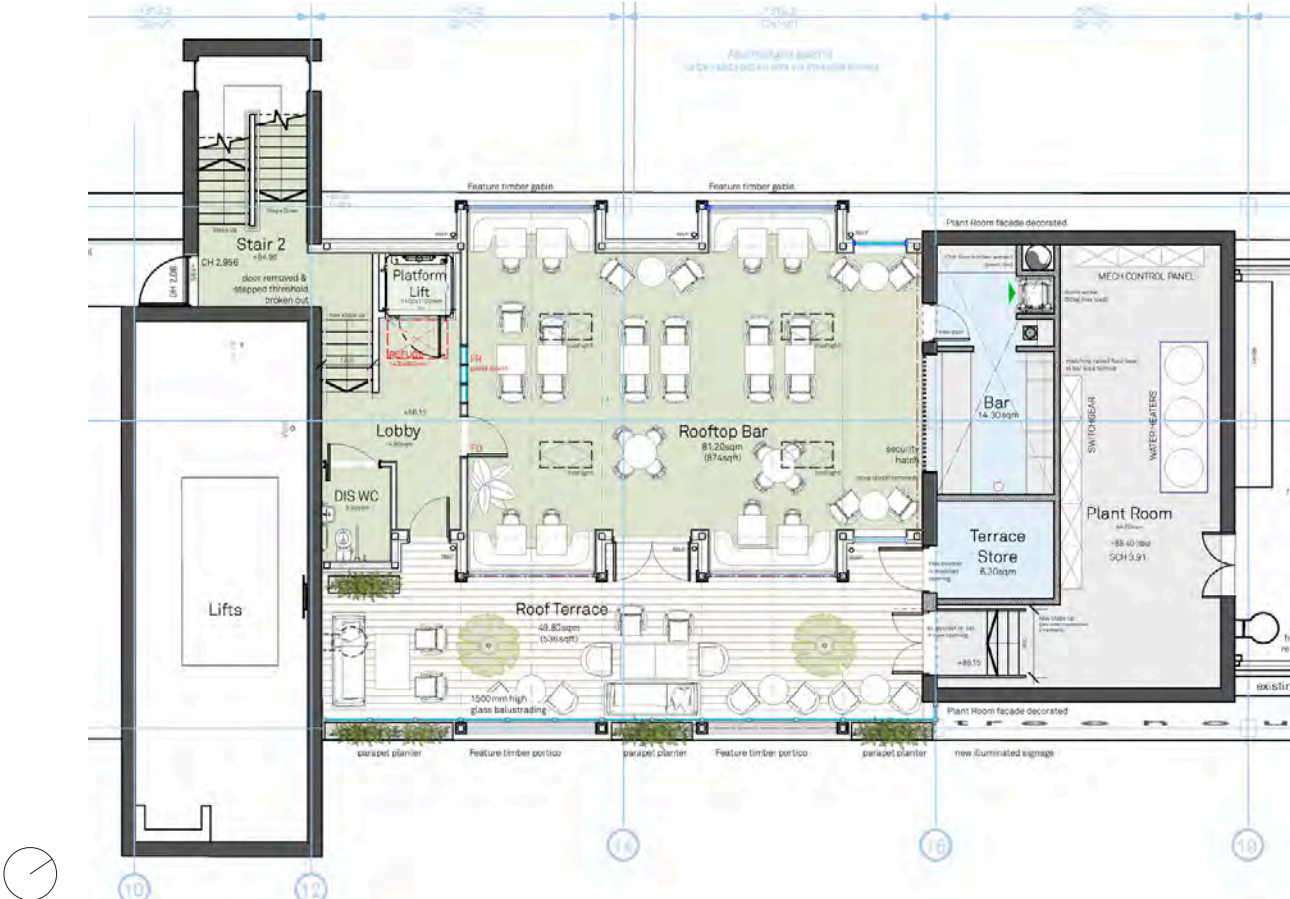
The existing internal corridors are in line with fire escape travel distances and are 1,500mm wide to provide accessibility in line with AD-M. Corridors, walls and bedroom entrances will visually contrast each other, this will not only help to break up the space aesthetically, but also consider the needs of those who are visually impaired.

Vertical circulation

3 lifts are provided within the central core, one of which will serve as a fire fighting lift. There is 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. The communal stair from 13th floor through to the roof terrace will be designed with visually contrasting surfaces and non-slip finishes. A fully accessible passenger lift joining to the new roof terrace is also provided. Signage and navigation proposals will be developed as part of the interiors proposals to be simple and intuitive.



New entrance area extract showing dual automatic entry doors with accessible approach. Not to scale.



New roof bar and terrace with accessible lift and WC provisions. Not to scale.

Access to the site

The application site is in a highly sustainable location within the Deansgate area of the City Centre. It is easily accessible by sustainable transport modes with good access via walking, cycling and public transport. The existing pedestrian and vehicular entry and egress points to the hotel remain unaltered by this application. Modified entrance proposals remain within the footprint of the existing entrance and its associated canopy and do not encroach on the current highways provisions.

Building access

The existing Hotel entrance is located off Blackfriars Street approximately 30mtrs west of the Deansgate junction. The existing pedestrian connections at ground level are provided via a well-lit pavement with accessible crossing point at the Deansgate junction. Car parking is provided by the existing car park located on the below ground levels running down to the Riverside. An access stair from the carpark is provided at the west end of the mezzanine conference suite linking parking facilities back to Blackfriars Street. An existing elevator links the lower level car park directly through to the hotel. To Blackfriars Street immediately outside the hotel entrance the existing roadway provides a drop off point for vehicles. Later planning applications will propose a realignment of the Deansgate access to the service yard entry but the service yard operation itself will remain unaltered (see following page for enlarged plan).

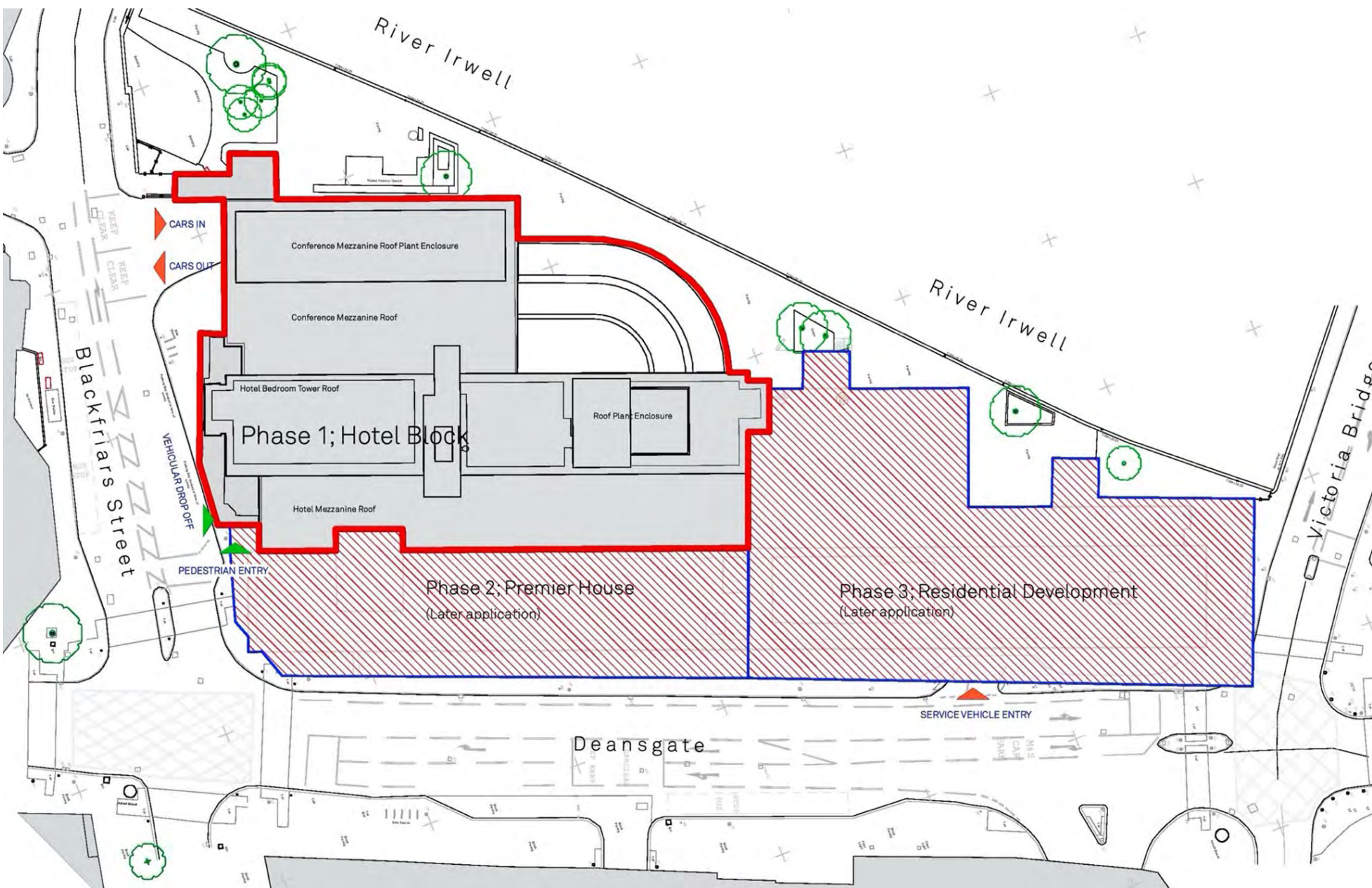
Cycle strategy

6 wall mounted secure cycle storage spaces for staff bikes are provided within the secure area of the service yard and are overlooked by CCTV and the goods in office. Staff showers, changing and lockers are provided at the mezzanine level as part of hotel staff welfare facilities.

Security & Crime prevention

The physical principles of the existing building access and security remain unaltered by these proposals. As part of the refurbishment CCTV and door access controls will be replaced and modernised. Staff and servicing access will continue to be provided via the secure service yard which is provided with barrier access and CCTV coverage. Within the service yard the goods in provides a window onto the yard areas to oversee the back of house entry points to the building. Staff entry points will be provided with new electronic access control. Fire stairs discharging to the street level are egress only and fitted with panic hardware from the internal face only. Whilst full details of the enhanced security provisions are yet to be developed in detail the following key considerations for implementation into the design will include:

- Internal access control via use of a restricted electronic key or fob
- Doors and windows rated PAS 24 2016 where accessible to the public
- Security alarm system is linked to all back of house door entry points.
- CCTV with appropriate lighting at entrance areas and throughout the service yard and carpark entry ramps.
- Secure staff bicycle storage within the service yard footprint



Building Access plan (phase 1 hotel application only) red arrows denote existing vehicular access points green arrows denote pedestrian access. Not to scale.



10.3 Facade Maintenance

The existing building and its retained format largely dictate the maintenance and access strategy.

Currently high level access to the facade for maintenance and cleaning is all achieved via fixing eyes and abseil access. High level roof plant is accessed directly from the adjacent roofs and staircases.

The addition of new planting proposals will require installation of additional man safe lines where roof edge access is proposed for regular maintenance and improvements to the existing abseil strategy are also proposed. Limited MEWP access to reach limited elements of the facade from the Riverside level is also required. MEWPs can be driven down the car park ramps and onto the Riverside level for access.

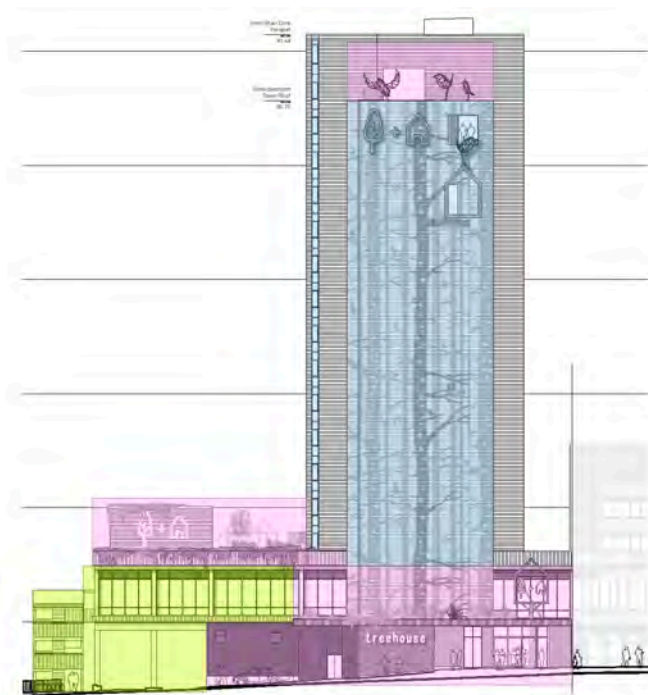
High level Rope and Davit Access

Removable davit systems along with Raptor rails or equivalent supported from the parapet are proposed in addition to the existing abseil eyes. Davit sockets are proposed along the external perimeter and Davits will require storage at roof level for infrequent maintenance access.

Water feeds are proposed to the mezzanine roof levels to allow pole fed window cleaning equipment to be used to minimise abseil requirements and time spent working at height.

Maintenance Access and Cleaning strategy;

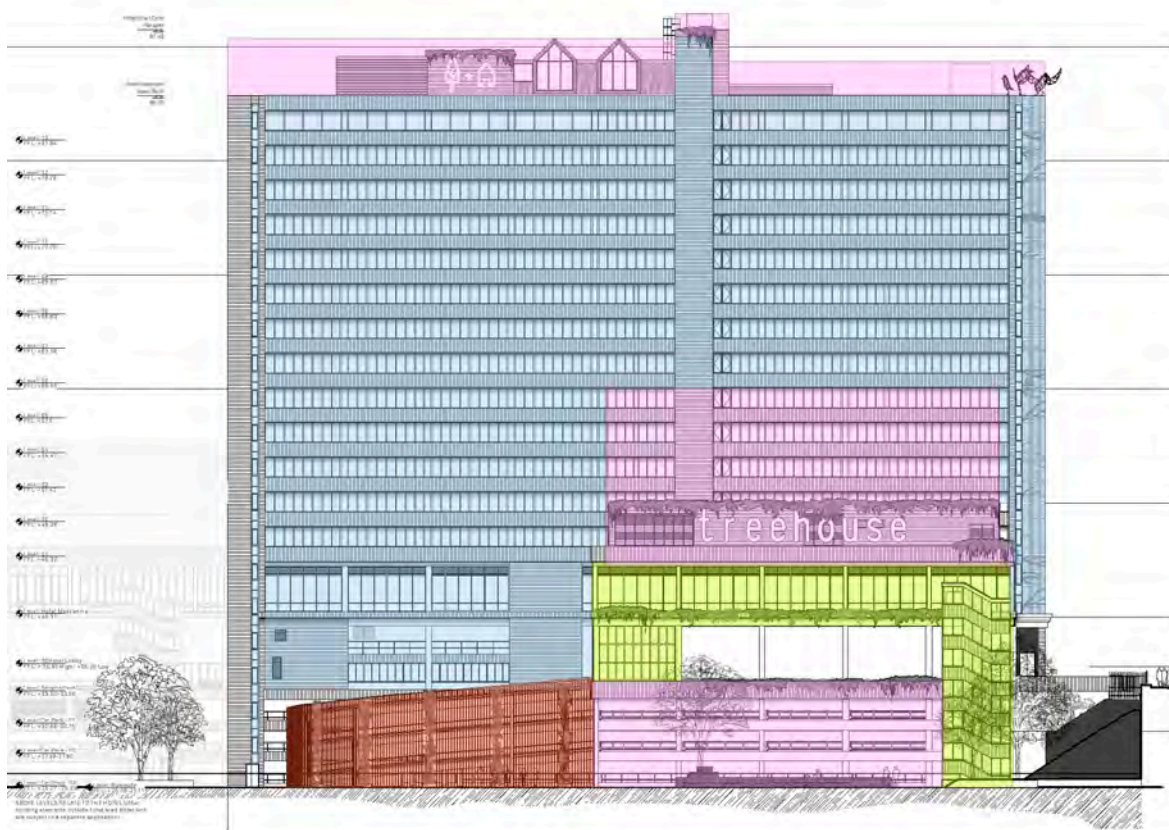
- Abseil with raptor rails supported from eyebolts and removable davits set in parapet sockets
- Direct rooftop or ground level access with fixing eyes and fall arrest system installed as required
- MEWP access. Opening to be formed in the carpark wall to provide riverside access.
- MEWP access from riverside level combined with direct access from carpark ramps.



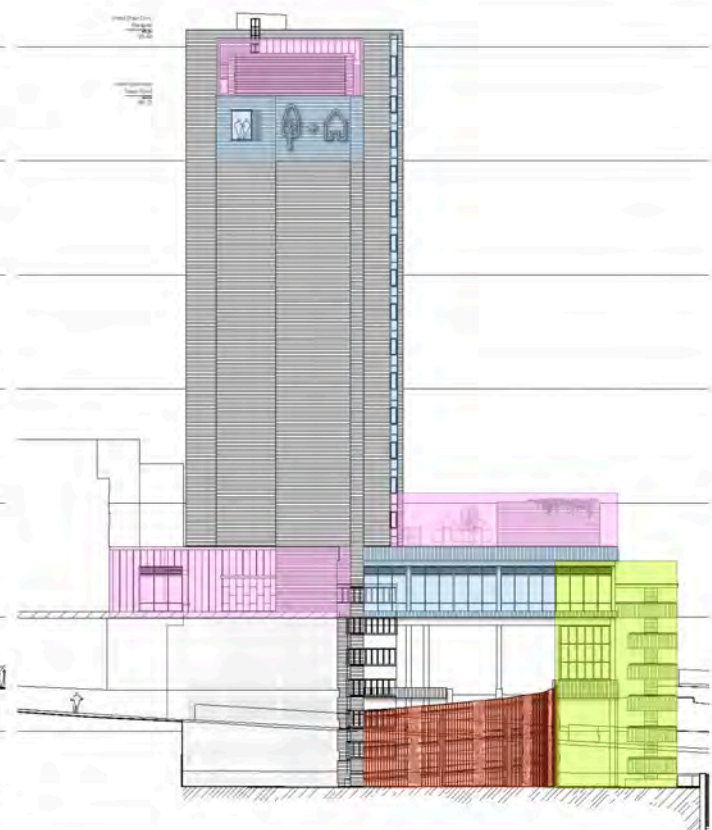
Blackfriars Elevation



Deansgate Elevation with Premier House in the foreground omitted.



Irwell Elevation



Victoria Bridge Elevation

Conclusion

In agreement with MCC the hotel proposal is the first of three new redevelopments being brought forward as part of the wider masterplan for the Renaissance Hotel site.

The retention and transformation of the hotel building is key to ensuring a deliverable scheme for the wider site and building on the objectives in the Ramada Complex SRF.

The proposals will revitalise the building internally and externally to provide a 4* destination hotel which creates a positive statement to the community and brings the building back to life.

Sustainably conscious redevelopment is proposed to champion the need for more a more sustainable future and to meet the operator’s brand and sustainability credentials.

The external treatment is reenvisioned to change the poor public perception of the building. The proposals soften, enliven and add character to the brutalist exterior by the introduction of vibrant public art, urban planting and use of natural materials.

In addition to providing greater transparency to give views into the building and to better engage the public realm, street fronts are activated by adding purposefully playful features designed to be appreciated by all.

Internally, the hotel facilities are fully refurbished and modernised to meet the needs of ever discerning visitors. In addition to a full interior fitout, the proposals include;

- A transformed external appearance that enlivens the streetscape.
- A new entrance lobby that opens up its bar and dining facilities to become visible from the street.
- A rationalised mezzanine level with modernised and enhanced 400+ capacity conference suite, function rooms and open market fitness suite.
- A high quality 13th floor bar and fine dining restaurant offering premium skyline views over Manchester.
- A bespoke open air, destination rooftop bar.
- Energy inefficiency in use is addressed by fully modernised heating, lighting, cooling and glazing systems.
- The provision of urban planning to promote wellbeing and biodiversity in an urban environment.
- The update of accessibility standards to make the building usable by all.

Driven by the underlying wish to demonstrate best practice in sustainable development, this is the first part of the 3 phased redevelopment masterplan. The intent of the hotel is not to provide a simple fitout, but to fully modernise and transform it to provide an asset for Manchester, breathing new life into this part of the City Centre and to help achieve the zero carbon city status by 2038.



Simple, elegant design.