july 2025

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PADEL COURT - VICTORIA EXCHANGE MANCHESTER

design and access statement

zebra

PADEL SOCIAL CLUB



Contents

1.0 Introduction 4
1.1 Scope and content 4
1.2 Professional team 5
2.0 Site 7
2.1 Site Location 7
2.2 Existing Site 8
2.3 Transport + Movement 9
2.4 Site photos and views 10
2.5 Historic Context 11
2.6 Landscape + Public realm 13
2.7 Opportunities & Constraints 15
3.0 Design 17
3.1 Brief 17
3.2 Response to context 17
3.3 Layout + Scale 18
3.4 Appearance 19
3.5 Access 20
3.6 Access 21
3.7 Access 22
3.8 Lighting Strategy 23
3.9 Designing Out Crime 26
3.10 Operation & Waste Management 27
3.11 Sustainability 28
4.0 Visuals 30

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PADEL SOCIAL CLUB

client

LONDONMETRIC PROPERTY PLC

landlord

zebra

architects

savills

planning consultant

1.0 Introduction



1.1 Scope and content

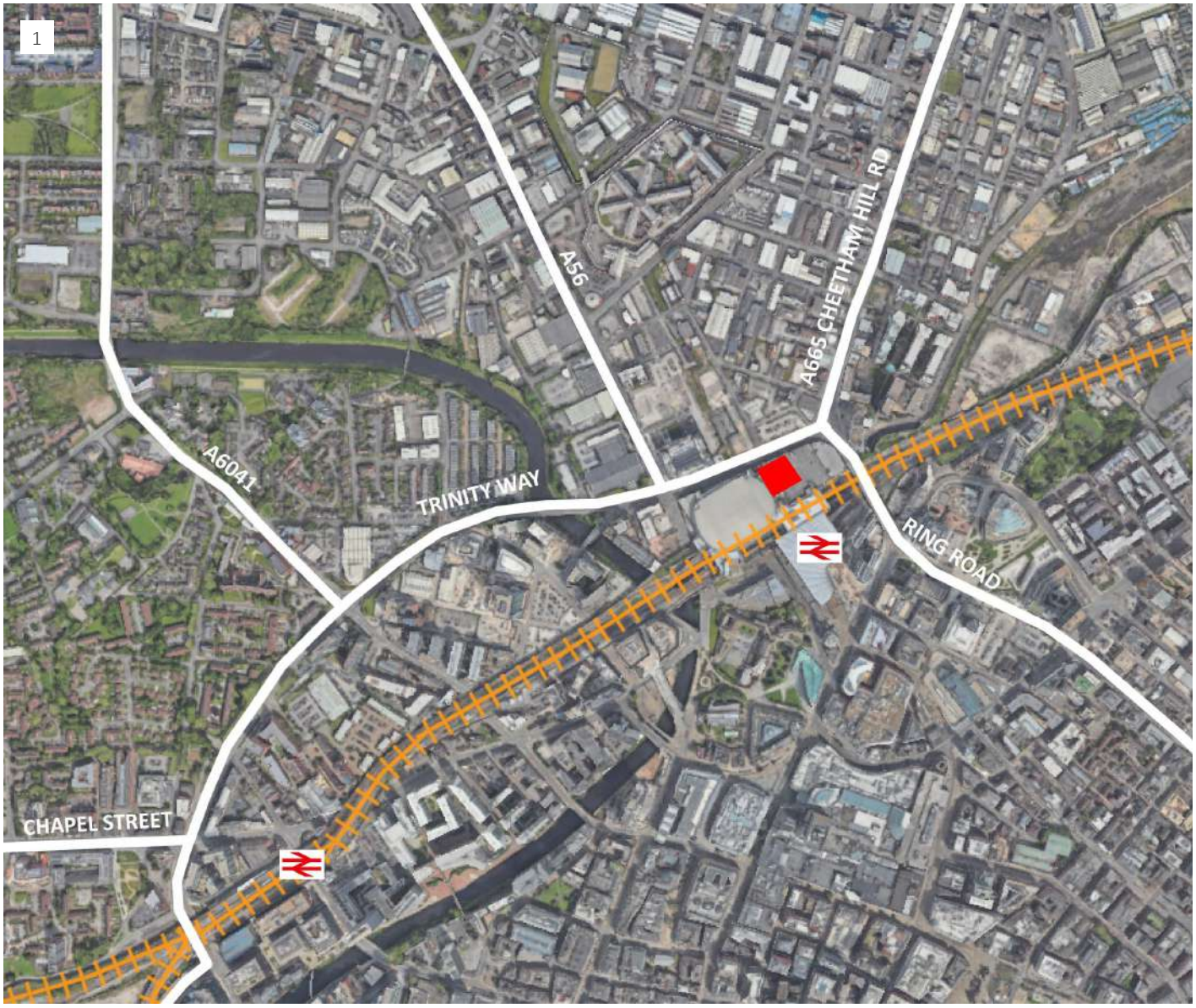
This Design and Access Statement (DAS) has been prepared by Zebra on behalf of Padel Social Club to accompany a planning application for temporary installation of 5 padel courts, with associated enclosures, floodlighting and associated works.

The purpose of this document is to set out how the site can be developed to create a high quality, sustainable leisure sport centre with a focus on padel racket and to identify the factors which have influenced the development strategy for the site. It illustrates how the site analysis, research, survey work and consultations have informed the final proposals.

The site forms part of the wider development of the Victoria Exchange. The development seeks to rejuvenate the vacant floors of the Victoria Exchange and bring them back into commercial use. The proposed padel use will occupy level two, level three: a mezzanine floor and level four: the roof car park. This application includes the full proposals for context of the wider scheme but focuses on the planning permission required for the roof car park. A Certificate of Lawfulness (Ref: 141894/LE/2025) has been obtained for the internal levels and this application seeks for permission to extend the uses below onto the fourth floor/roof.

It should be read in conjunction with the drawings and reports that form the detailed planning application.

1. Site Location



site location

1.2 Professional team

The process of discussion and design development has included input from the following team:

client	Padel Social Club
architects	Zebra Architects
planning consultant	Savills
transport consultant	Astute Transport
acoustic consultant	Hoare Lea

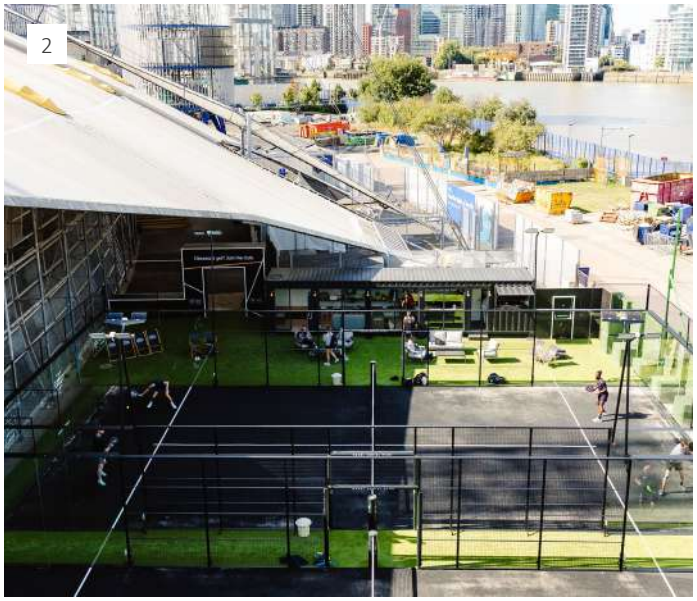
Padel Social Club (PSC)

Padel Social Club (PSC) is the UK's leading padel social fitness and lifestyle brand. PSC facilities are proudly British-built, sustainably designed, and socially inspired, offering vibrant hubs for community interaction and wellness.

With iconic locations across the UK, PSC has established a strong presence in London, including venues at Earls Court, the O2, Wandsworth, and Soho House.

Images showing Existing Padel Social Club projects within London.
1. Padel Social Club- Earls Court
2. Padel Social Club- O2
3. Padel Social Club- Earls Court
4. Padel Social Club- O2









2.0 site

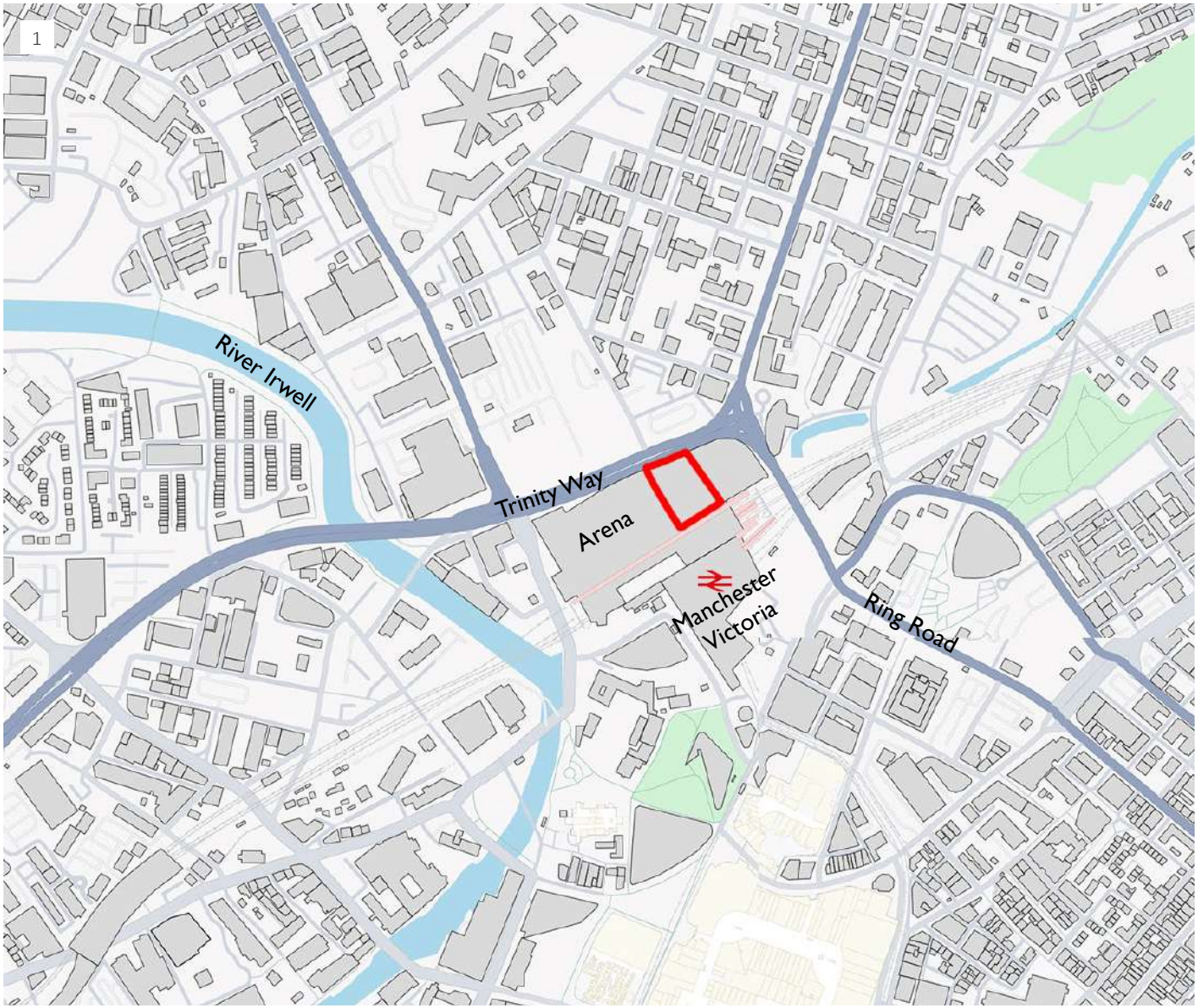


2.1 Site Location

The proposed development site is centrally located within the heart of Manchester, offering a strategic and highly accessible urban position. It is linked to Manchester Victoria train station and is accessed internally through the Manchester Arena via a central staircore and lift.

The site is defined and bordered by several key city landmarks and infrastructure routes. To the north lies Trinity Way, a major route that facilitates vehicular movement around the northern edge of the city centre. The western boundary is framed by the Manchester Arena, a prominent entertainment venue. The eastern edge is formed by the Manchester Inner Ring Road providing further links around the city. To the South East of the site is Manchester Victoria train station, further enhancing its accessibility.

1. Site Context Plan



2.2 Existing Site

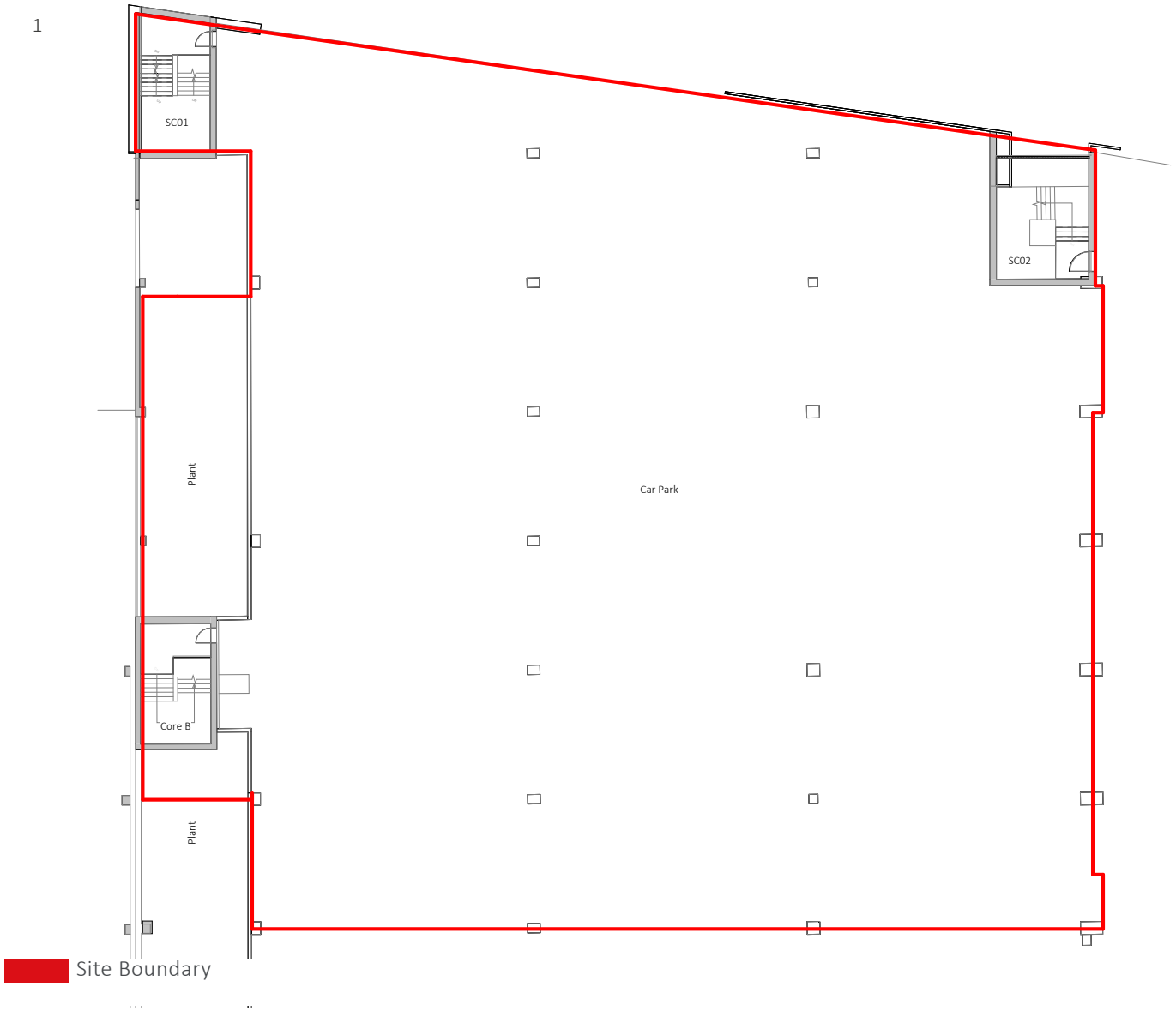
The site forms part of the wider development of the Victoria Exchange. The proposed padel use will occupy level two, level three: a mezzanine floor and level four: the roof car park.

The proposed planning site is situated on the fourth floor of the mixed-use building, which incorporates a combination of open-plan commercial spaces and a multi-storey car park. This vacant level forms part of the parking provision originally constructed to serve the Manchester Arena and associated developments.

The proposed area of works currently comprises an open-air tarmac car park, featuring three stair cores along with associated structural elements and plant installations. The layout is predominantly open, with vehicle circulation routes, marked bays, and passive ventilation through the open sides. The presence of stair and service cores ensures good vertical connectivity and offers potential for integration with the proposed design.

Constructed in 1995, the existing structure was purpose-built to provide car parking for the Arena. It is formed of reinforced concrete columns and slab construction, specifically designed to accommodate future vertical and horizontal development. This foresight in the original structural design enables the proposed works to be delivered with minimal structural intervention, maintaining the integrity of the existing building while allowing for transformation of the space.

1. Existing Site Plan



1. Transport Site Plan

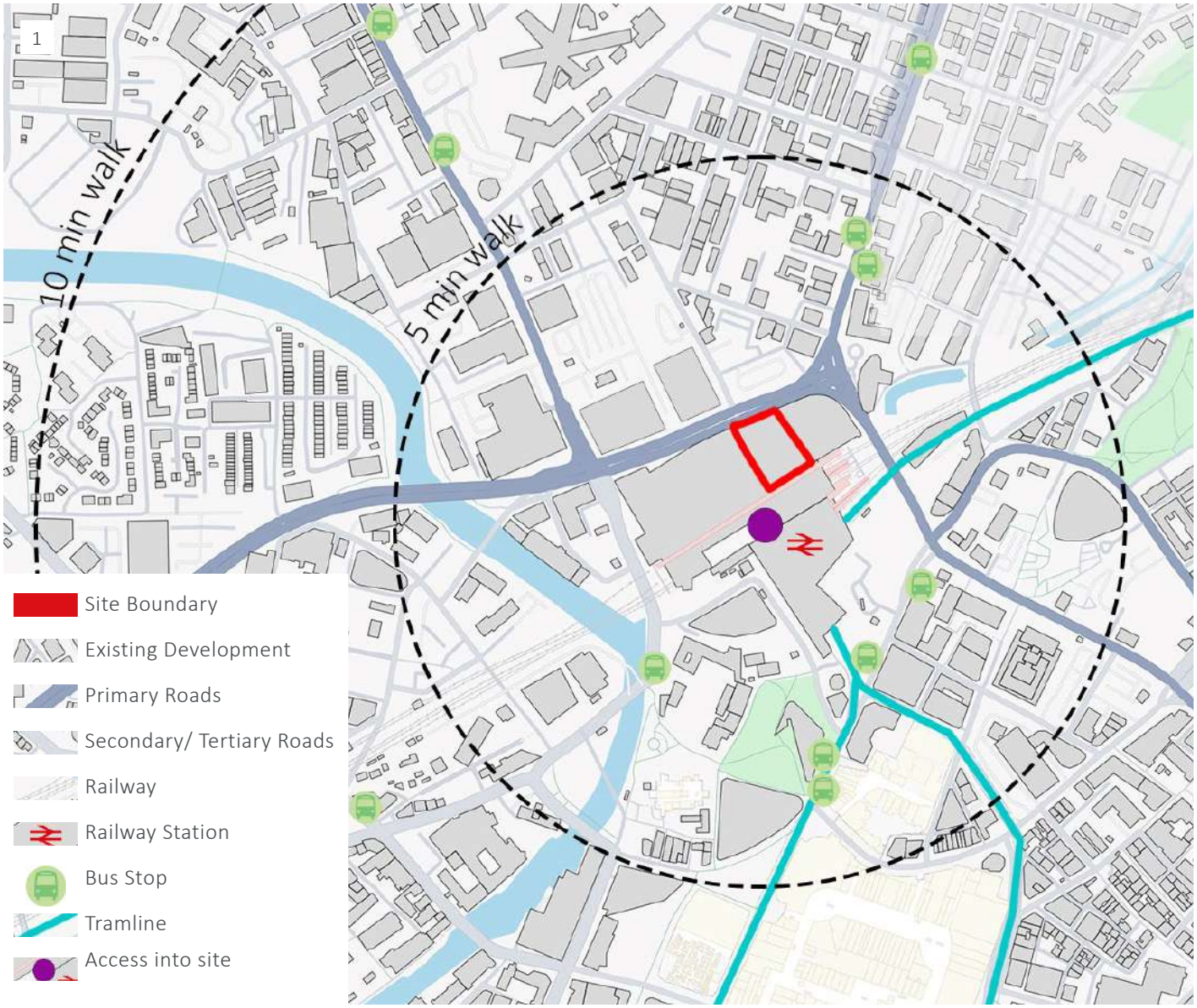
2.3 Transport + Movement

Public Transport
The site is adjacent to Manchester Victoria Station, which provides access to National Rail services as well as the Metrolink tram network. These offer frequent services to key destinations across Greater Manchester and beyond, including connections to Manchester Piccadilly, Salford, and Manchester Airport. Numerous bus routes also operate in close proximity to the site as noted on the site plan.

Pedestrian and Cycle Links
The adjacent diagram illustrates that the site is in a sustainable location with access to amenities and residential areas. There is well defined routes to the site and string links to nearby attractions, retail and hospitality.

There are designated cycle routes and secure cycle parking options located near the site within the existing car park.

Road Network
The proposed development site is located at the intersection of two main roads: Trinity Way and the Inner Ring Road. The site has direct vehicle access via the existing multi storey car park with clear circulation routes and designated parking bays.

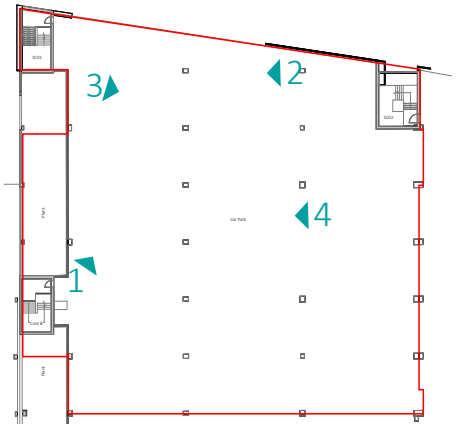


2.4 Site photos and views

The site is an open-air car park surrounded by residential development, the Manchester Arena, Victoria Station and office complexes.

The site consists of approx. 102 car parking spaces, three staircores, associated plant and structure.

The views shown in the images show different areas of the car park roof and the surrounding hi-rise buildings.



1. View of existing site looking North East
2. View of existing site towards staircore SC01
3. View of existing site from in front of SC01
4. View of existing site looking towards Manchester Arena









1. OS Map Published 1848 (NLS, 2025)
2. OS Map Published 1921 (NLS, 2025)
3. OS Map Published 1933 (NLS, 2025)

2.5 Historic Context

1845-1848

Historic maps from the mid 1800s depict the site as comprising of a workhouse which opened in 1793. The site is shown below as bordered by Bridge Street, Ducie Street and Victoria Station. Victoria Station opened in 1844 as part of the Manchester Leeds Railway founded in 1836.

1915-1921

The expansion of Victoria Station began in 1865 with the addition of four bay platforms and the two decades later another bay and five platforms were built, demolishing some of the workhouse. Victoria further expanded in 1904 reaching a capacity of 17 platforms. The progression is illustrated on the map below showing the maximum extent of Victoria Station.

1931-1933

In the late 1930s, maps show that the site remained largely unchanged. The majority of site consists of Victoria Station with some remnants of the workhouse remaining. Surrounding the site appears to be a majority of residential dwellings.







1. OS Map Published 1956 (NLS, 2025)
2. OS Map Published 1972 (NLS, 2025)
3. Goggle Map (Google, 2025)

1949-1956

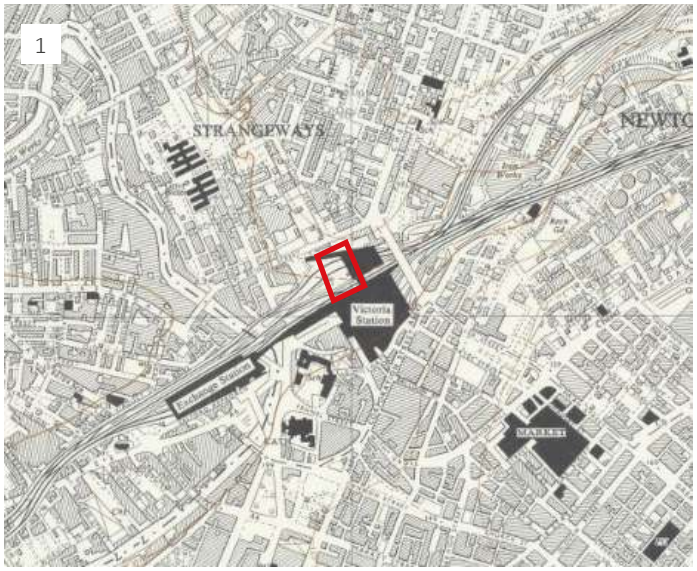
The 1949-56 map shows the site to be largely similar to its state in the 1930s, however there is a reduction in platforms due to World War II bombings. The tramlines are no longer in use and further areas of the 1793 workhouse appear to have been demolished. The surrounding area is no longer depicted as small residential properties but further expansion into industrial.

1949-1972

Following a similar pattern to the previous maps Victoria Station and the area covering the site remains unchanged.

Present Day

In the 80s and 90s most Manchester train services were diverted to Manchester Piccadilly and the station was reduced to six platforms and parts sold for development. The site changed dramatically with the erection of the Manchester Arena and associated car park between 1992-1994 over the remaining platforms. The arena can be accessed via Trinity Tunnel and from the station concourse. The site is located on the top floor of the arena car park.





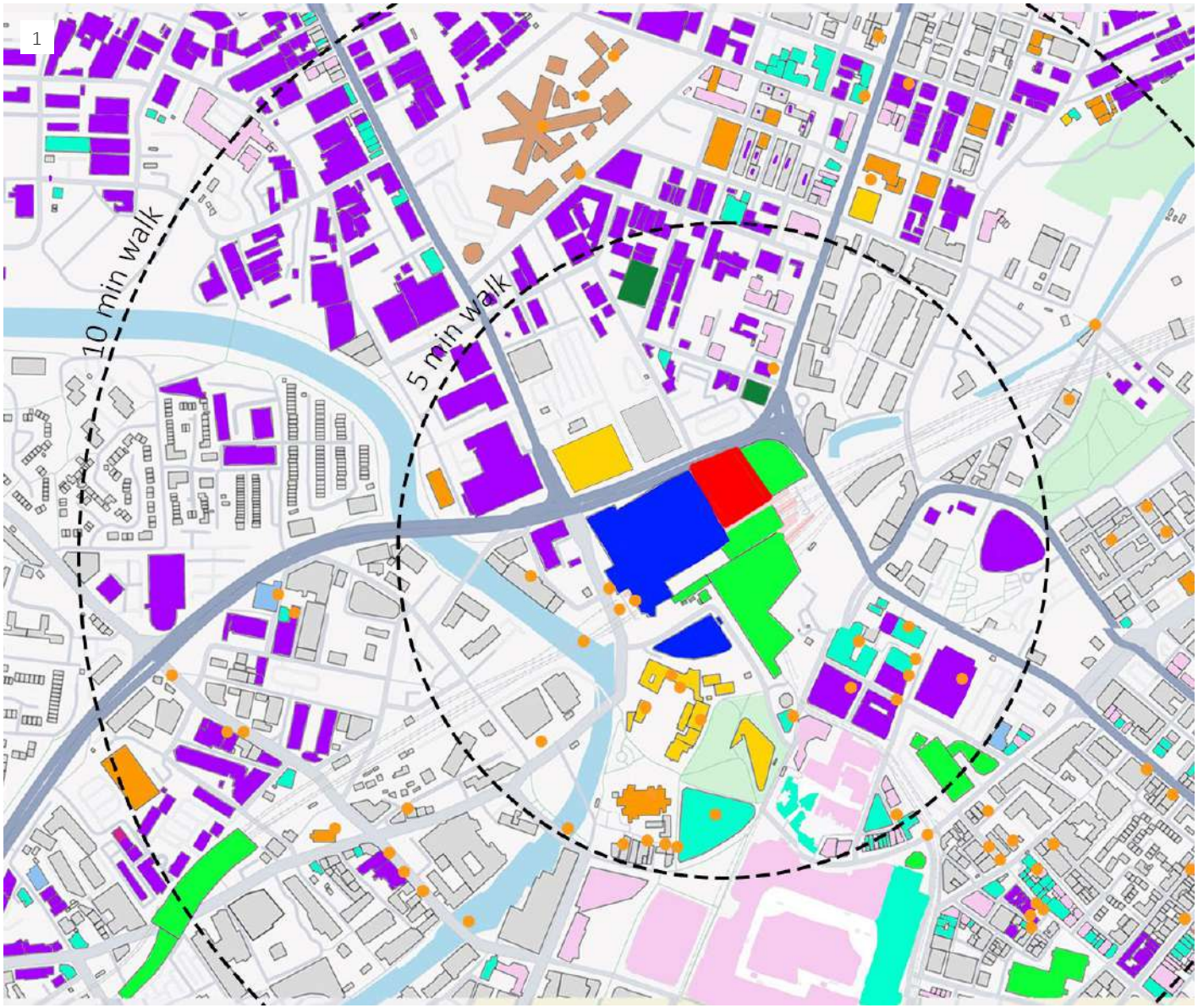


1. Context Map

2.6 Landscape + Public realm

The adjacent diagram illustrates some of the key local amenities available near the site. The diagram shows how the site is well positioned to benefit from a wide range of existing services and amenities within distances that make them readily accessible to future users.

- Site Boundary
- Primary Roads
- Secondary/ Tertiary Roads
- Railway
- Railway/Underground Station
- Residential
- Retail
- Industrial/ Office
- Education
- Park/Playing Fields
- Sport Centre/ Gym
- Place of Worship
- Medical / Health
- Transport
- Entertainment
- Food & Drink
- Community
- Other
- Listed Building



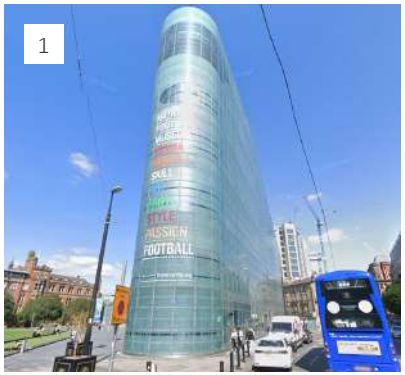
Retail/Employment
Local retail amenities can be found in the Manchester Arndale Shopping Centre (5min walk from the site) and along Market Street (10min walk from the site) providing a range of shops and services for local residents. Larger retail and business parks can be found further North of the site. Many of these retail and employment areas near the site can be reached on foot or by public transport within 10 minutes.

Offices
The area surrounding the site is a dynamic hub for office space and employment, offering a blend of modern commercial developments and creative industries.

Education
Manchester has wide range of education facilities such as universities and schools. Chetham's School of Music and Manchester College is located close to the site.

Leisure and Parks
A wide selection of leisure and recreational facilities are available local to the site. A range of recreational activities can be found such as museums, cinemas and theatres along with local shops and restaurants. The site also links to the Manchester Arena currently sponsored by AO which houses a variety of performances and event throughout the year.

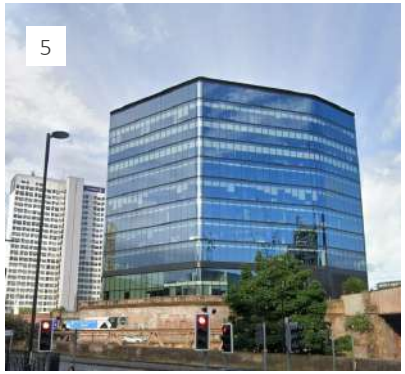
1. English Football Hall of Fame (Google, 2025)
2. Victoria Station (Google, 2025)
3. Exchange Square (Google, 2025)
4. Manchester Cathedral (Google, 2025)
5. Office Block (Google, 2025)
6. Manchester Arena (Google, 2025)
7. Arndale Shopping Centre (Google, 2025)
8. Chetham's School of Music (Google, 2025)
9. Apartment complexes (Google, 2025)



















1. Site analysis Plan
2. Flood map (GOV.uk)

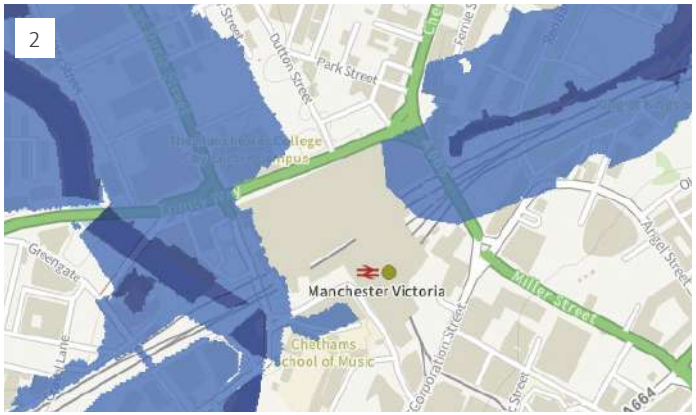
2.7 Opportunities & Constraints

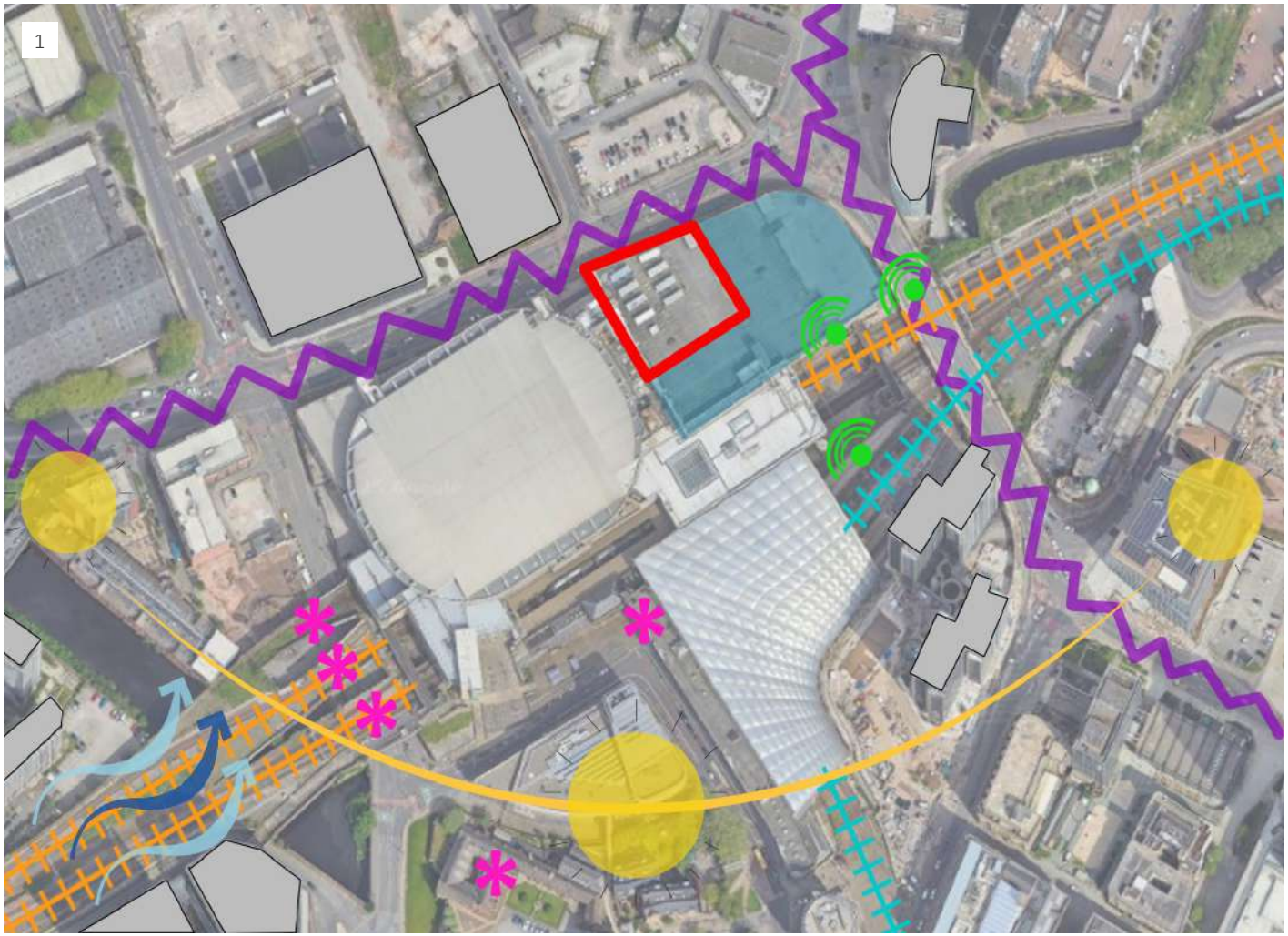
The diagram opposite summarises the site's key constraints and opportunities.

The existing site is part of the arena car park. The site boundary currently encompasses Manchester arena to the South-West, Victoria Station to the South and Trinity Way to the North. Near the train station and along Trinity way there are several residential apartment complexes which will be considered within the proposals.

Below the arena and to the South of the site is the railway line and platforms of Victoria train station.

The site is also located near several water courses but as illustrated in the map below is not impacted by flood zones.





flood zone 2

flood zone 3

site boundary

existing car park

noise

railway

residential building

primary roads

listed building/bridge

tramline

3.0 Design



1. Proposed Site Plan

3.1 Brief

Padel Social Club aims to create a new padel centre in Manchester. The planning proposal includes two covered courts, two open-air courts and an exhibition court for spectators to watch players. Additionally the proposal includes a social zone, which comprise of converted shipping containers (see drawings), covered and outdoor seating spaces.

The development brief:

- Five courts total with two partially covered courts including an outside exhibition court for spectator viewing.
- Converted shipping containers with bar, food and beverage and sanitary facilities.
- Pergola covered social area.

The planning proposal forms part of the wider regeneration and comprehensive strategy for the reuse of the existing building (Certificate of Lawfulness App Ref: 141894/LE/2025). The second floor level and third floor mezzanine floor will also form part of the wider padel scheme with an additional four padel courts, changing facilities and social area. This will form the main route to access the planning application.

3.2 Response to context

From identifying primary site constraints, the following elements will form a design strategy:

- Ensure the design proposal responds to the siting of surrounding development.
- Provide adequate public and private amenity space for new users.
- Ensure the development is policy compliant.

1



3.3 Layout + Scale

This proposal has been carefully developed in response to the surrounding context, aiming to deliver a thoughtful and effective design solution. The plan features five courts arranged in a clean grid layout on the rooftop of the multi-storey car park, with a stand out exhibition court placed off-grid. This strategic positioning creates a visual statement and a central focal point, complemented by a surrounding covered social zone offering food and beverage amenities.

To mitigate light spill for the nearby residential area along Trinity Way, the courts located closest to this edge will be sheltered beneath a barrel-vaulted tensile material canopy. The canopy is also intented to aid in the operation of the courts to control the balls and contain them to the roof space.

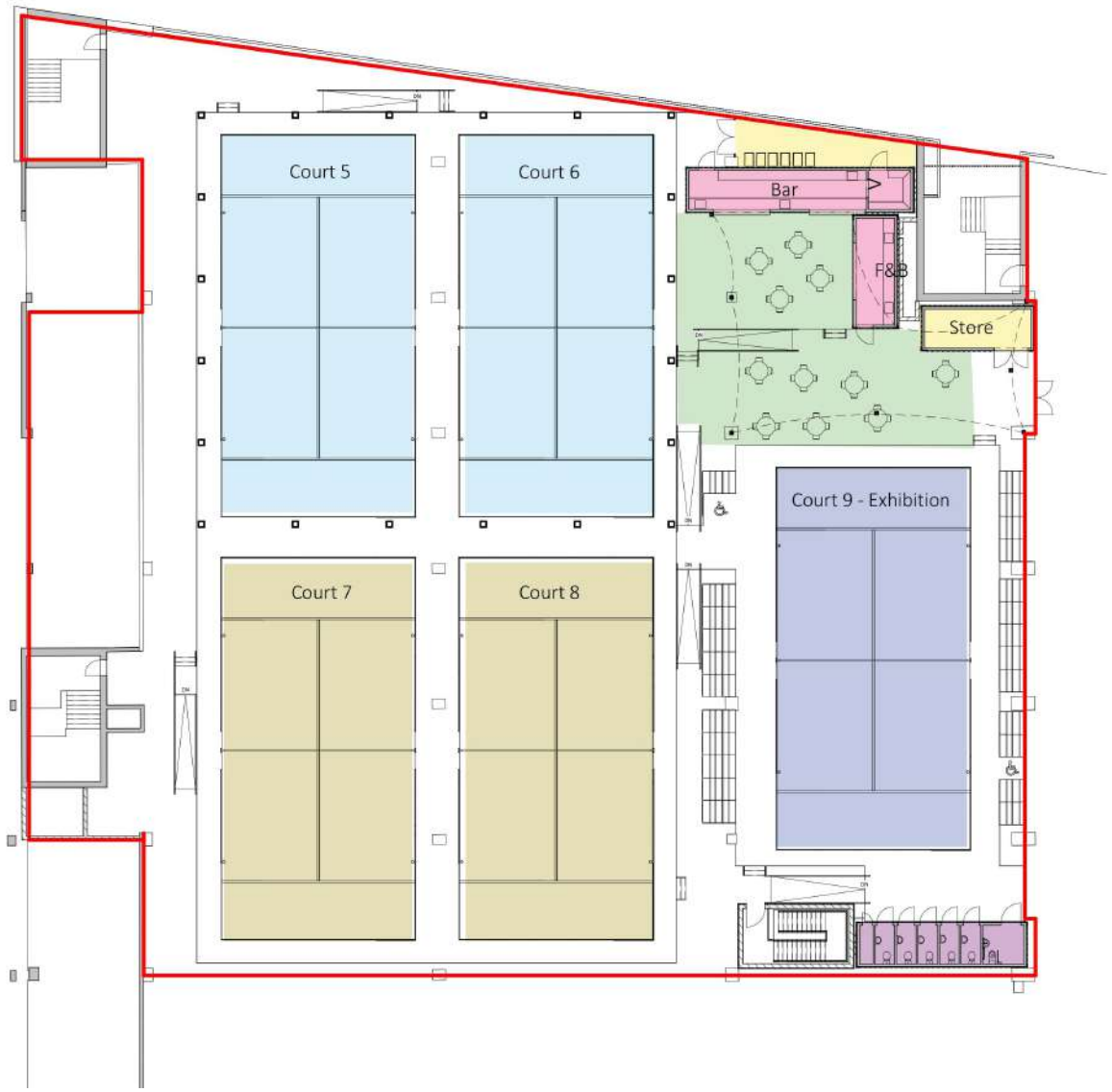
All courts and social areas will be elevated, enabling the continued use of the existing surface water drainage gullies and ensuring accessible circulation throughout the site.

Food, bar, and sanitary facilities will be housed within re-purposed shipping containers, offering a practical, modular, and visually distinct solution.

Colour	Name
	2x Covered Padel Courts
	2x Open Aired Padel Courts
	1x Exhibition Padel Court
	Covered Pergola Social Zone
	Sanitary Facilities
	Stores
	Food and Beverage Containers

1. Proposed Plan

1



3.4 Appearance

Padel Social Club brings valuable experience to this venture. PSC successfully operates an outdoor social club at Empress Space at their site in Earl's Court, London. The design of the Manchester layout draws inspiration from this existing space, using it as a precedent.

The design incorporates industrial materials, such as converted shipping containers, with plywood and timber used to line the spaces for a warm and functional aesthetic. The design and materials complement PSC's branding as well as taking cues from the surrounding context such as the existing car park and railway.

Containers are a sustainable and practical option for the structures because they can be quickly assembled and taken down. Moreover, their setup eliminates the need for extra on-site construction work.

The canopy will feature an off-white tensile fabric roof complemented by black tensile fabric side panels extending over the upper half of the structure. These colours are consistent with PSC's branding and identity. The selected materials offer a lightweight yet durable solution, providing effective weather protection while maintaining a clean and contemporary aesthetic.

1. Proposed Visual (Zebra Architects, 2025)
2. Precedent image: Freight Island Manchester (Freight Island, 2025)
3. Precedent image: Hatch Manchester (Retail Gazette, 2019)
4. Series of Images from Earl's Court London (Padel Social Club)











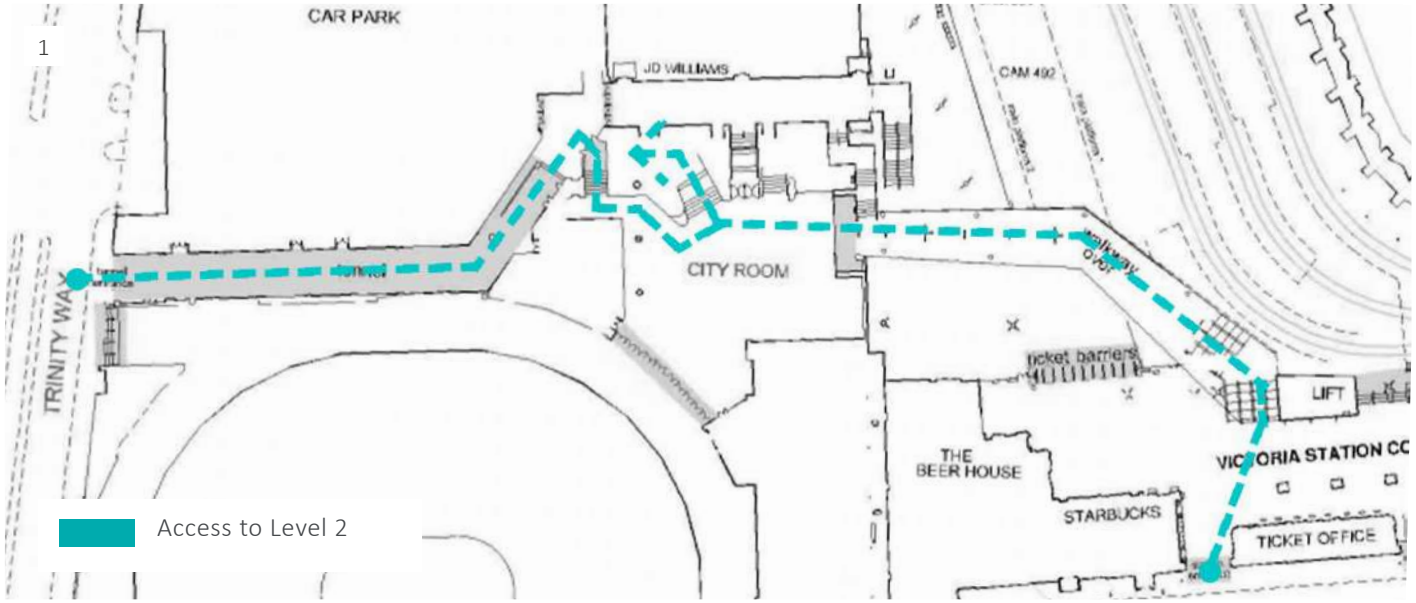


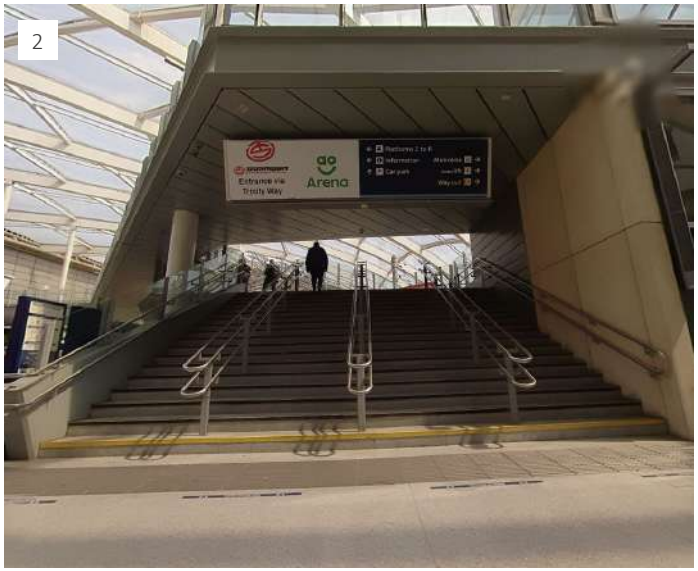


1. Access Plan- From Street
2. Victoria Station Access to Bridge
3. Manchester Arena City Room Entrance

3.5 Access

The proposed site will be accessed from the lower levels and the wider scheme. Access to level two from street level can be achieved via a pedestrian bridge through Manchester Victoria Station or from Trinity Way through Trinity Tunnel. There is accessible access via lifts to the entrance.





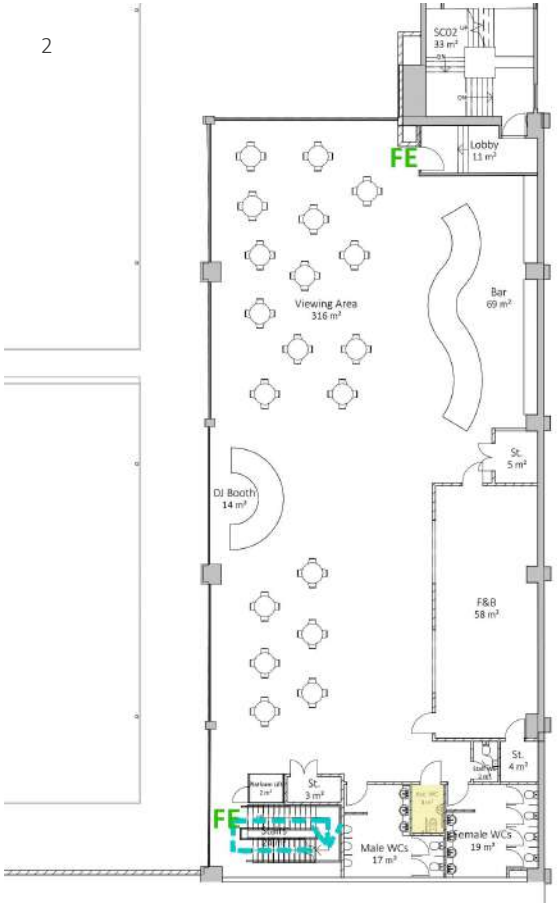


1. Access Plan- Level 2
2. Access Plan- Mezzanine

3.6 Access

The proposed secondary access stair will link the proposals to the mezzanine floor and padel courts below, linking the proposal to the wider scheme, facilities and building entrance.

2



Site Boundary

Primary Access

Secondary Access

FE Escape Exit

Accessible WC

Access to Level 4

1



3.7 Access

Access to the site is achieved vertically via a main stair core, one new staircore linking the mezzanine floor below and two other cores for escape purposes.

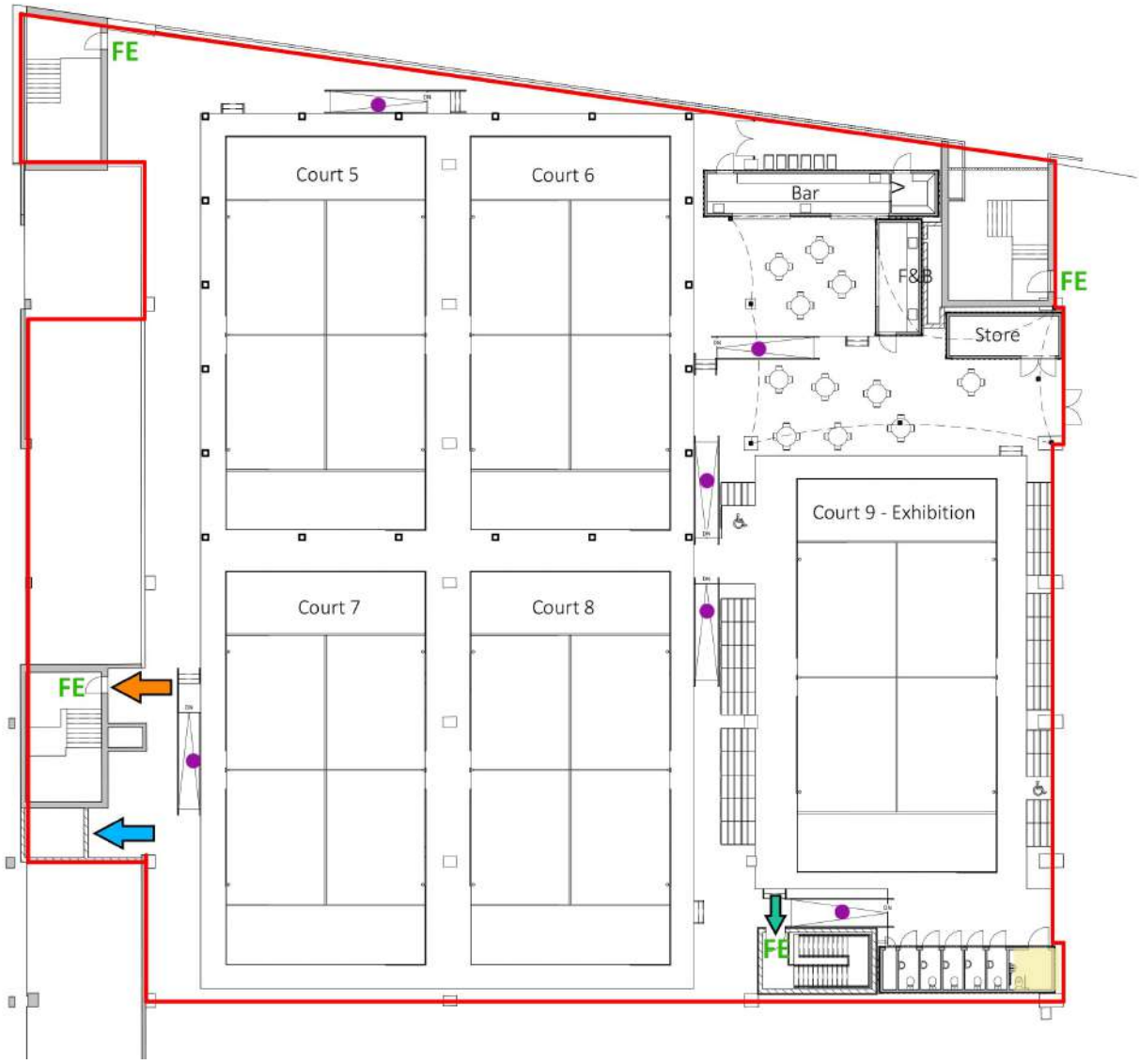
The primary access will be through Core B which encompasses stepped access and a lift for goods, passengers and fire fighting. This will be extended from the floor below.

Across the site will be fully wheelchair accessible with ramped access and accessible WC and changing facilities.

Access and the context of the wider scheme can be found in the following diagrams.

1. Access Plan- Roof Level

1



Site Boundary

Primary Access

Primary Accessible Access

Secondary Access

FE Escape Exit

Ramped Access

Accessible WC

3.8 Lighting Strategy

The lighting design for the space has been carefully developed to provide an immersive experience that balances ambiance with minimal impact on the surrounding context.

Every lighting element has been thoughtfully selected to enhance the site's functionality while promoting a sense of calm. In the evenings, the containers are illuminated with specialised lighting features that serve two purposes: guiding visitors effortlessly across the site and creating a visually striking yet harmonious environment. Lighting will be designed to be directed downwards to avoid light spill and create a minimal effect on the neighbouring residential developments.

This approach seamlessly merges practical needs with aesthetic, delivering a cohesive sensory experience that infuses the Padel Social Club with warmth, elegance, and a welcoming ethos.

The brightest source of light on-site comes from the floodlights the Padel Courts. All court floodlight will be directed onto the court playing area to minimise spillage. Details about these floodlights are provided in the following pages. Courts 5 & 6's floodlights will be housed under a block colour tensile roof. This will significantly reducing light pollution and minimise any impact on the surrounding neighbourhood.

In the social area, where guests gather around seating and tables, soft festoon lighting is elegantly strung between the pergolas and containers. This ensure a gentle glow, creating a relaxing ambiance.

Lighting will only be present during operating hours.

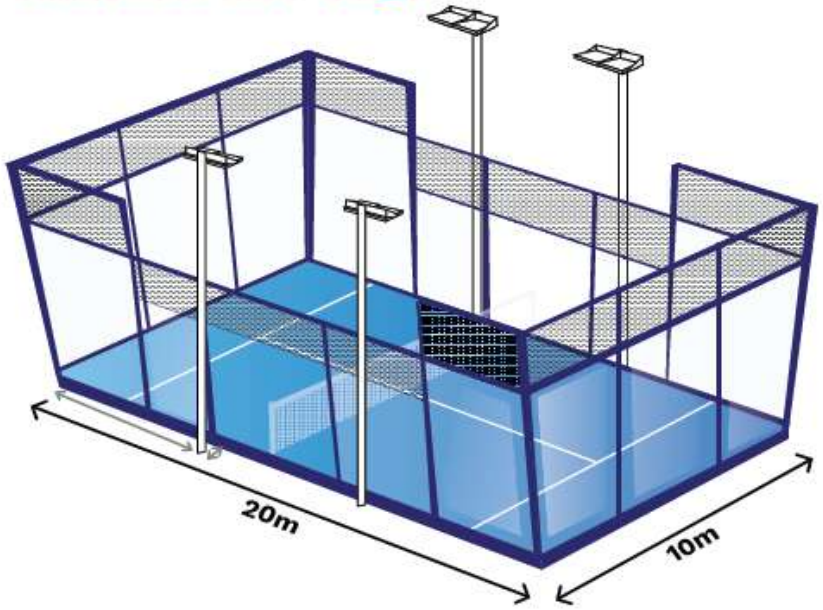
1. Lighting Site Plan

1



Padel lighting solutions

Masts on / outside the cage



Principal area:
20x10m

Grid points:
13x7 = 91pt

Number of masts:
4

Masts location:
x: 4m / y: 0m

Maintenance factor:
0.9

Indoor	EN12193 Class I	EN12193 Class II	EN12193 Class III
ILLUMINANCE	750lx	500lx	300lx
UNIFORMITY	0.7	0.7	0.5
GLARE	35	40	40
CRI	80	60	60

Outdoor	EN12193 Class I	EN12193 Class II	EN12193 Class III
ILLUMINANCE	500lx	300lx	200lx
UNIFORMITY	0.7	0.7	0.6
GLARE	50	50	55
CRI	70	60	60

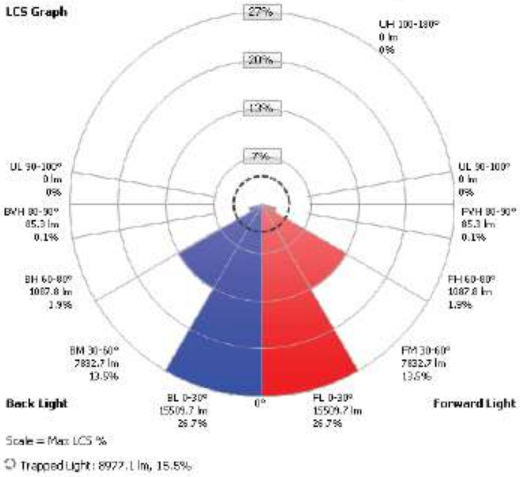
Pro & semi-pro
500lux – 300lux – 200lux

Mast height: 6m

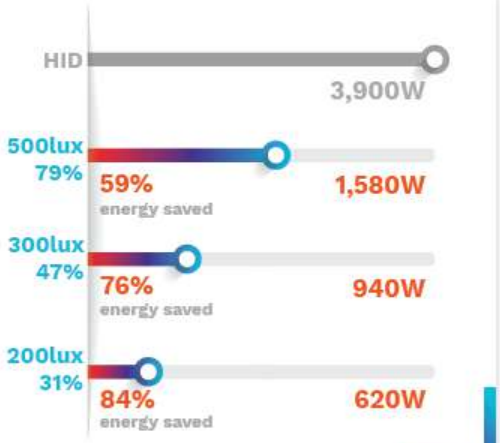
INDU FLOOD GEN2 3

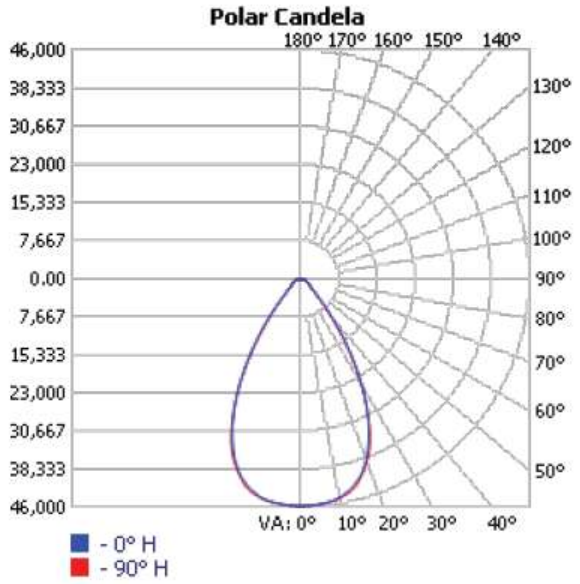


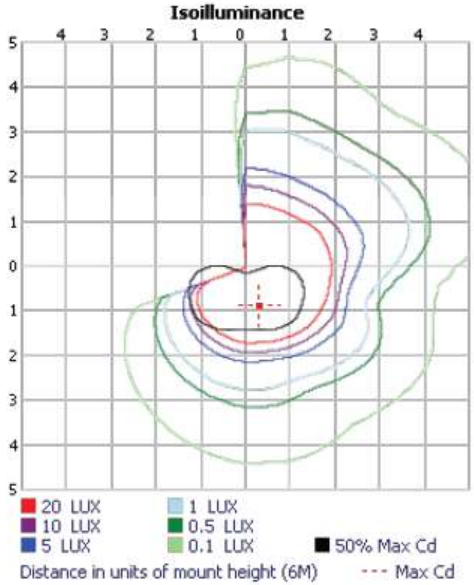
Initial flux	46,400lm
Colour temperature	4000K
Power	250W



	Nominal values
Illuminance	635lx
Uniformity	0.78
GR	<40
CRI	70
Total power	2,000W
Total number of floodlights	8
Floodlights per pole	2







SOLUTION 1
CLASS I (INDOOR)

Professional
750lux – 500lux – 300lux
Mast height: 6m

INDU FLOOD GEN2 3



Initial flux	54,400lm
Colour temperature	4000K
Power	320W

	Nominal values
Illuminance	797lx
Uniformity	0.76
GR	<35
CRI	80
Total power	2,560W
Total number of floodlights	8
Floodlights per pole	2



Other configurations

OMNIFLOOD
- technical versatility

OMNISTAR
- specific mountings
- remote driver

SOLUTION 2
CLASS II (INDOOR)
CLASS I (OUTDOOR)

Pro & semi-pro
500lux – 300lux – 200lux
Mast height: 6m

INDU FLOOD GEN2 3



Initial flux	46,400lm
Colour temperature	4000K
Power	250W

	Nominal values
Illuminance	635lx
Uniformity	0.78
GR	<40
CRI	70
Total power	2,000W
Total number of floodlights	8
Floodlights per pole	2



Other configurations

OMNIFLOOD
- technical versatility

OMNISTAR
- specific mountings
- remote driver

3.9 Designing Out Crime

Careful consideration has been given to designing out crime throughout the development of this proposal. This approach aims to ensure the safety and security of users, staff, and visitors to the Padel Social Club in Manchester. The design strategy integrates guidance from the Designers' Guide to Designing Out Crime, incorporating principles that deter criminal activity while maintaining a welcoming and accessible environment. Key measures include:

- Enclosed Site with Restricted Access:
  The proposed padel courts will be located within a secure, enclosed site. Access to the premises will be controlled and limited to authorised personnel and users, thereby reducing opportunities for unauthorised entry.

- Windows and Doors:
  All doors and windows will conform to the security standards outlined in the British Standards publication PAS 24:2012, providing robust resistance to unauthorised access.

- Natural Surveillance:
  The layout of the site has been designed to maximise visibility. Key areas, including entrances and social zones, are positioned to benefit from natural surveillance, discouraging potential offenders and fostering a sense of safety for users.

- CCTV Coverage:
  A comprehensive 24 hour CCTV system will be installed across the site, focusing on access points, parking areas, and high-traffic zones. This will act as both a deterrent to crime and an effective tool for post-incident investigation.

- Lighting Strategy:
  Adequate lighting will be installed across the site to eliminate dark areas, particularly around entrances, pathways, and parking spaces. This will help to deter opportunistic crimes during evening hours.

- Material Selection:
  Key elements of the development will utilise durable, graffiti-resistant materials to minimise the risk of vandalism and ensure the site retains a clean and welcoming appearance.

By embedding these crime prevention measures into the design from the outset, the proposal addresses both user safety and site security, while aligning with best practices for designing out crime.

3.10 Operation & Waste Management

3.10.1 Deliveries

Food, drink, and merchandise deliveries will be consolidated into bulk orders on a weekly or fortnightly basis to minimise delivery frequency. The site will typically receive 2–3 deliveries per week, resulting in a low number of servicing vehicle trips. This limited frequency is expected to have minimal impact on local traffic and congestion. Deliveries will be scheduled outside of peak hours to further reduce any potential disruption.

3.10.2 Waste Storage and Collection

Waste Storage

A rooftop bin store, located behind the bar container, will house the following:

- General Waste: 2 x 180L bins
- Mixed Recycling: 2 x 180L bins
- Glass Recycling: 2 x 120L bins

Additional secured waste storage areas will be provided on the lower court level. All storage areas will be kept clean and secure to prevent odours and deter pests.

Collection Schedule

Waste will be transferred weekly by PSC staff using the goods lift to an existing shared collection point with 2no. 1100L bins located in the ground-level car park. Collection will be arranged by the Landlord on a weekly basis.

Waste Separation

All waste generated onsite will be sorted into the following categories:

- General Waste: Non-recyclable materials (e.g., food-contaminated packaging, certain plastics)
- Mixed Recycling: Paper, cardboard, clean plastic bottles, cans
- Glass Recycling: Glass bottles and jars

Clear signage will be placed on all bins to encourage proper disposal. Staff will be trained in waste segregation and will routinely monitor bin contents to prevent contamination of recycling streams.

Hazardous and Bulk Waste

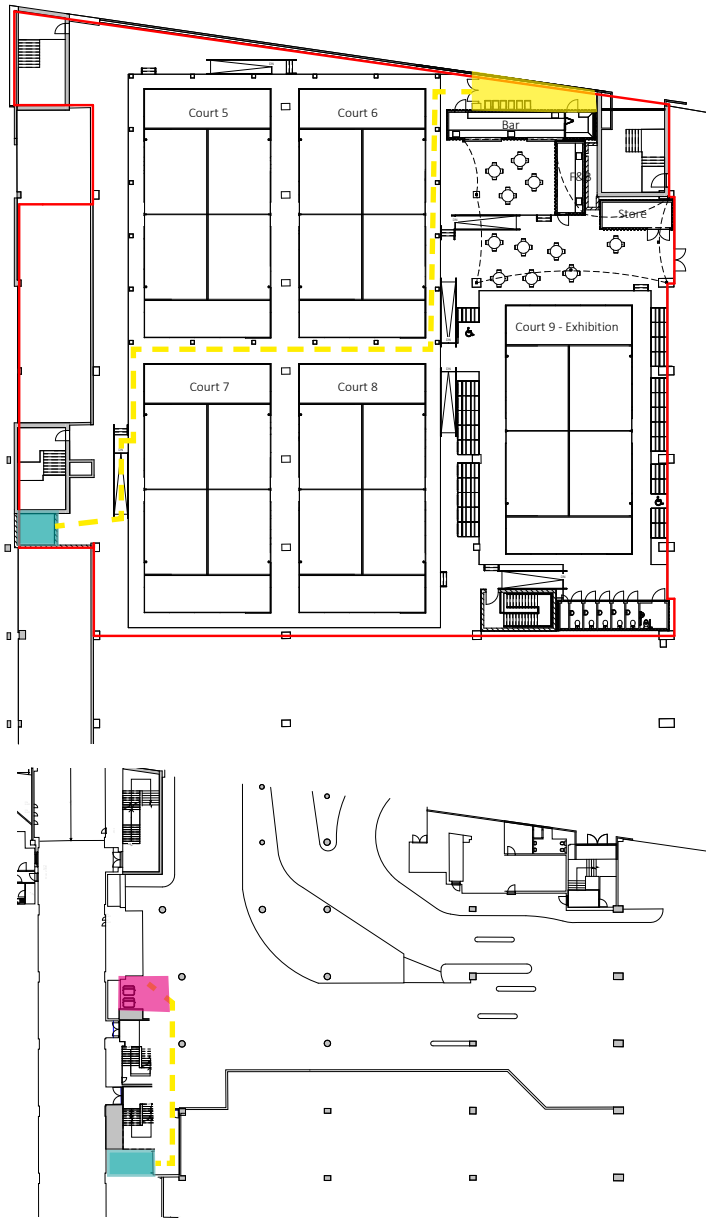
Hazardous materials (e.g., cleaning agents) and bulky items (e.g., damaged furniture) will be stored separately and collected by licensed contractors in accordance with safety regulations.

3.10.3 Sustainability Initiatives

The club will promote waste reduction through:

- Water refill stations to reduce single-use plastic
- Reusable cups and plates in the café and bar areas
- Clearly labelled recycling stations in common areas

These efforts aim to encourage environmentally responsible behaviour among members, visitors, and staff.



3.11 Sustainability

This Sustainability Statement outlines the sustainability strategy for the proposed Padel Social Club development.

The proposal involves the construction of a large, unheated canopy structure accommodating two padel courts, with a further three courts located outdoors. Ancillary facilities, such as food and beverage units, will be housed within re-purposed shipping containers arranged around the site.

Manchester City Council promotes high-quality, energy-efficient, and sustainable development, applying its policies flexibly to reflect the unique nature of each scheme. This proposal embraces that approach by delivering a development that meets both national and local policy objectives while providing clear economic, social, and environmental benefits for the local community and beyond.

The key sustainability benefits of the scheme are considered under the following categories:

3.11.1 Sustainable Construction

The development adopts a range of sustainable construction practices, including:

- Prioritising the use of sustainable, responsibly sourced materials
- Minimising construction waste and maximising on-site recycling
- Reusing structures to reduce the environmental impact of new materials

Significantly, the scheme is located on the roof of an existing car park, making productive use of an underutilised urban space and avoiding the need for new land take or demolition. The use of re-purposed shipping containers offers a flexible and low-impact solution for ancillary areas, reinforcing circular economy principles.

All elements of the development, the canopy, padel courts, and containers are designed to be temporary and demountable. This allows them to be reused in future projects, further reducing the development's long-term environmental footprint.

3.11.2 Water and Energy Efficiency

The development aims to reduce both water and energy consumption throughout construction and occupation. Key measures include:

- Monitoring and managing water use during construction with appropriate efficiency measures in place
- Designing water strategies tailored to the specific operational needs of the site to reduce consumption during use
- Installing energy-efficient lighting throughout, including LED and low-energy fixtures

In terms of regulatory compliance, the development has been assessed under Approved Document L (Volume 2), 2021 of the Building Regulations. This document allows for certain exemptions relating to energy performance:

Section 0.11(d) exempts "new and existing stand-alone buildings with a total useful floor area of less than 50m².” Each proposed shipping container falls within this threshold, and is therefore exempt from energy efficiency requirements.

As a result, while the wider development remains subject to Building Regulations, there is no requirement for BRUKL calculations or the inclusion of renewable technologies.

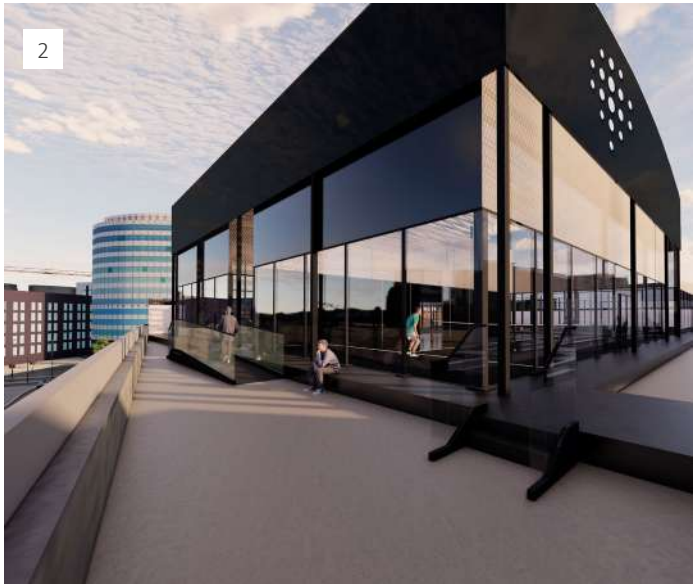
4.0 Visuals



4.0 Visuals

1. Proposed Visual (Zebra Architects, 2025)
2. Proposed Visual (Zebra Architects, 2025)
3. Proposed Visual (Zebra Architects, 2025)

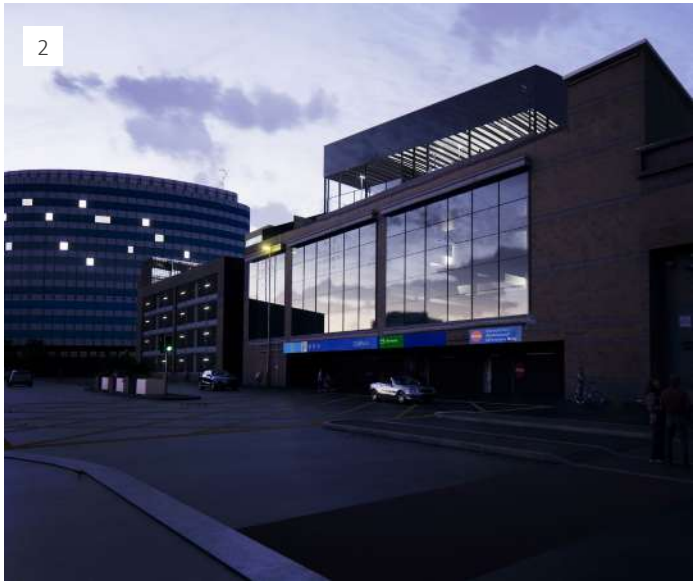






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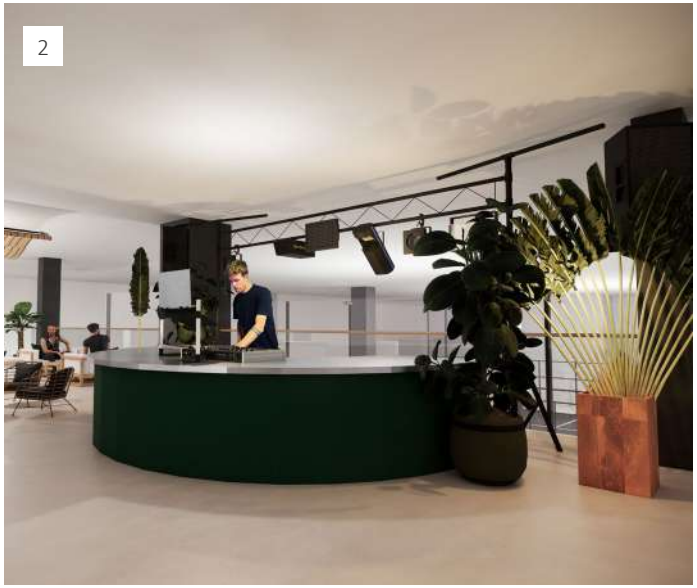


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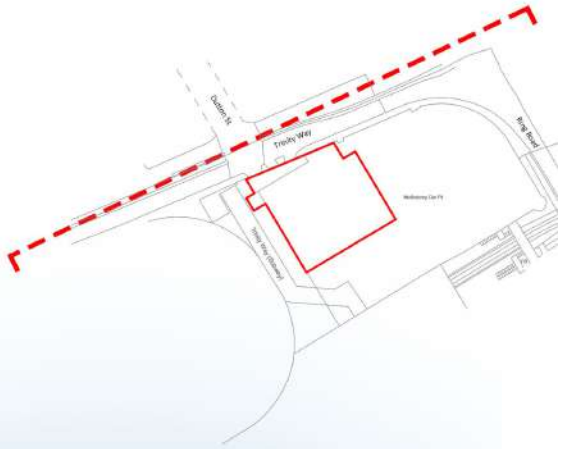
1. Proposed Visual (Zebra Architects, 2025)



1. Proposed street scene visual demonstrating height comparison (Zebra Architects, 2025)

1





Key Plan

zebra

PADEL
SOCIAL
CLUB



30 st georges square
worcester
WR1 1HX