



Design and Access Plan

The Curling Club at New Jackson, Winter 2025

Introduction

This Design and Access Statement accompanies an application for temporary planning permission for the erection of a marquee structure in Manchester City Centre for a period of 3.5 months over the 2025 winter season. The plan is submitted to provide additional context on the installation in the New Jackson neighbourhood, Deansgate Square,, which features eight synthetic curling lanes, a bar area, internal seating, and associated production design and decorative elements inspired by alpine après-ski environments.

The proposal seeks to activate a prominent city centre location with a high-quality, temporary leisure installation that contributes to the local economy and public enjoyment during the winter period. The structure will be designed to be visually engaging, weather-resistant, and easily demountable, ensuring that the site can be fully restored upon the conclusion of the temporary use.

Internally, the space will be fitted out to include curling lanes arranged in a safe and accessible layout, a bar area, informal seating, and interior dressing. The après-ski theme is intended to create a festive and immersive atmosphere for visitors, enhancing the offer of seasonal attractions within the city centre.

The applicant has successfully delivered and operated similar curling marquees at London's Southbank and London Bridge over the past two winter seasons. These events have proven highly popular with the public and have demonstrated the viability, quality and operational soundness of this type of temporary installation in prominent urban locations.

The development will be operated on a commercial basis, with a focus on delivering a unique winter experience accessible to the general public. Accessibility and inclusivity are fundamental to the design, with level access, suitable circulation space, and ground-level facilities to ensure the venue can be enjoyed by all users.

This statement should be read in conjunction with the submitted plans and supporting documentation, which provide further detail on the design, operation, and site context of the proposal.

Dates of Installation	14th - 23rd November 2025
Dates of Live Operation	24th November 2025 - 28th February 2026
Hours of Live Operation	1000 to 2300
Dates of Break-Down	1st March 2026 - 7th March 2026

The Curling Club Ltd

Company number: 14071422

Company Address: The Curling Club Ltd, CBS, Unit 17, Orbital 25 Business Park, Dwight Road, Watford WD18 9DA



Design Proposal

The application proposal is for the erection of the following temporary structure:

- 1no. Clearspan Marquee, 15m x 25m in size, located on the hardstanding courtyard space at the base of the Deansgate Square towers.
- Internal fit-out to accommodate 8no. curling lanes, a refreshment service area and general seating.
- Temporary flooring, lighting and climate control suitable for indoor sport use over the winter period.
- Ancillary toilet area to accommodate 5no. standard toilet cubicle and 1no. disabled toilet cubicle.

The marquee will be of modular construction using a combination of aluminium / timber clad framing and tensioned PVC roofing and wall panels, designed to provide a visually attractive yet fully temporary structure suitable for winter operation. The interior fit-out will include themed dressing, lighting, and furnishings to evoke the atmosphere of a traditional alpine lodge. All components have been selected for their durability, ease of installation, and reversibility.

All elements of the proposal are temporary and demountable but will present a high-quality, semi-permanent appearance during the operational period. The structure is the minimum size necessary to accommodate safe play across all eight curling lanes, along with supporting space for bar service and seated spectators.

Access Statement

The design of the temporary marquee ensures safe, inclusive, and convenient access for all users. Accessibility is a core consideration of the proposal, and all reasonable measures have been taken to comply with the principles of inclusive design.

Pedestrian Access:

Pedestrian access to the venue will be provided directly from public access Deansgate Square, via level or gently ramped routes. The primary entrance will be clearly identifiable, well-lit, and accessible, with no steps or barriers to entry. Wayfinding signage will be provided to assist visitors, including those with visual or cognitive impairments.

Internal Circulation:

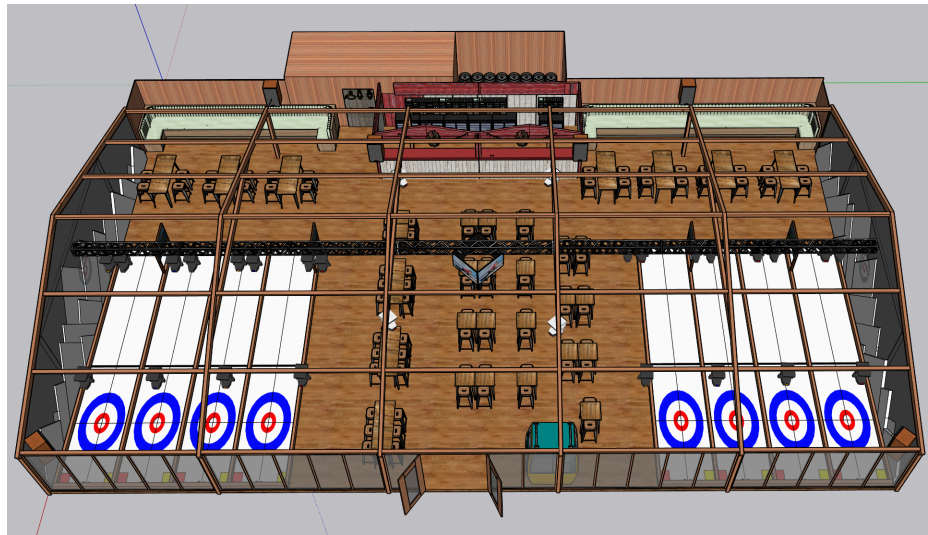
The internal layout of the marquee will be designed to facilitate clear and unobstructed movement throughout the space. Circulation routes between curling lanes, seating areas, and the bar will meet recommended minimum widths to ensure access for wheelchair users and people with limited mobility. Internal flooring will be level, firm, and slip-resistant.

Accessible Facilities:

The venue will include access to appropriate welfare facilities, including at least one wheelchair-accessible toilet compliant with relevant standards. These facilities will be clearly signposted and easily reached from all areas of the marquee.



Visuals of Proposed Installation



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Visuals from Past Installations at South Bank and London Bridge (2023 and 2024)



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Justification for Temporary Development

The temporary curling structure is modest in scale, lightweight in construction, and designed to be visually and physically unobtrusive within its City Centre setting. Materials have been chosen for their aesthetic qualities (timber and clearview panels), and to minimise massing and visual intrusion. The structure's scale is appropriate to its recreational function and it sits comfortably within the immediate context of the Deansgate Square towers without disrupting key sightlines, movement corridors, or surrounding architectural character.

Sited within the Great Jackson Street Development Framework area, the structure will contribute positively to the vibrancy of the area, and to the activation of the public realm during this transitional period. Given the wider area's evolving urban form, marked by large-scale developments, the temporary and reversible nature of the marquee ensures it neither prejudices future permanent development nor conflicts with the city's long-term spatial aspirations. The use is consistent with both the Framework and the Council's objectives of encouraging meanwhile uses and temporary activation of space, and represents a proportionate, well-considered intervention that supports inclusive recreation and public engagement.

Construction Management

The installation and removal of the temporary marquee (by Showbase) will be managed to minimise disruption to the surrounding area - with particular attention to the residents of the Deansgate Square towers. The structure will be modular in construction and erected over a short period, anticipated to be no longer than 3 days, using standard marquee construction methods that do not require groundworks or heavy machinery. The internal fitout will take a further 4 days. During this period, works will be limited to standard daytime hours and will comply with Manchester City Council's guidance on noise and site safety.

Showbase will manage access, deliveries, and site security, with all vehicle movements carefully coordinated to avoid peak traffic times. Temporary fencing and clear signage will be used to maintain public safety throughout the brief installation and decommissioning phases. All works will be fully reversible, and the site will be restored to its original condition upon removal of the marquee at the end of the 3.5-month period.

Conclusion

The proposed temporary curling marquee delivers clear design and access benefits by introducing an inclusive, low-impact recreational facility that activates a site adjacent to a construction zone in a controlled and reversible manner. The structure has been carefully designed to be modest in scale, accessible to all users, and visually appropriate within the context of the evolving city centre environment.

The development supports active travel and public transport connectivity, incorporates step-free access, and ensures safe, managed entry points for all visitors. As a temporary intervention, it complements the wider regeneration objectives of the Great Jackson Street Development Framework by contributing to place activation and community engagement.

The proposal aligns with Manchester Core Strategy Policies **and** reflects best practice in temporary urban design and meanwhile use, representing a responsible and beneficial short-term use of land within the city centre.

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