



Social Sports Society

Peary Street

Hollaway is an award winning architecture and interiors practice that places people and feeling at the core of its philosophy of architecture. With offices in Kent and London and a strong reputation for design, the practice is working in a wide range of sectors including retail, mixed & commercial developments. Over recent years we have accumulated significant success in delivering hospitality, sports and wellness facilities around London and the South East of England.

Recent projects of note include F51 in Folkestone, the world's first multi-storey skatepark, which also incorporated a Cafe, boxing club and climbing wall. The Three Hills sports centre in Folkestone. Elwick Place leisure complex in Ashford and Dreamland Amusement Park in Margate, all of which have successfully negotiated planning permissions on sites which combined complex briefs, existing buildings and high specifications with imaginative design solutions.

We are committed to delivering high quality projects that present innovative design solutions and excellent value through careful control of cost and programme that ensure client satisfaction.

For all projects undertaken, regardless of scale or budget, we strive to gain a clear understanding of our client's brief to define clear objectives and requirements. We spend time working with our clients and specialist consultants to identify opportunities, allowing us to investigate design options to produce an optimum proposal.



F51 SkatePark



F51 SkatePark



F51 SkatePark



Elwick Place



Dreamland





The Social Sports Society’s working ethos is: “transforming urban spaces with proven sport and leisure concepts. gathering people from diverse backgrounds and ages under the same roof”

The aim of the venue is to create a welcoming and inclusive space which encourages all ages and families to come and enjoy being active in a sociable environment.

Padel tennis will be the main sport that Social Sports Society will offer at the Peary

Street site. Padel tennis is a game which is a mixture of tennis and squash, played on an enclosed court which is slightly smaller than the traditional tennis court.

Padel is a great sport for players of all ages and abilities, as it is both quick and easy to pick up. Most players get the basics within the first half hour of playing, this means that they can enjoy the game from the very beginning.

In addition to Padel tennis, the temporary proposals for Peary Street include two multi-sport courts which can accommodate several different sports, including youth technical football training sessions, volleyball, badminton, walking football and walking hockey. The proposals also include boule/pétanque courts and social breakout zones.

- BOULDERING
- PADEL
- STREET HOCKEY
- FOOTBALL



Site Analysis



- SITE BOUNDARY (PEARY STREET)
- SUN PATH DIAGRAM
- ... LOCAL ACCESS ROADS
- ... RAIL ROUTES



Wider Context

Within the wider context of the site there are a host of sporting facilities that offer precedent for the proposed scheme as well as various community facilities that may take advantage of this scheme.



○ SITE BOUNDARY (PEARY STREET)





○ SITE BOUNDARY (PEARY STREET)

Victoria North

The site forms part of the Victoria North (formerly known as the ‘Northern Gateway’) regeneration scheme; one of the largest regeneration projects in the United Kingdom (“UK”), covering approximately 155ha of land to the north of Manchester City Centre between Victoria Station, NOMA and the Northern Quarter in the south-west, and Queens Park and the intermediate ring road (Queens Road) to the north-east. The regeneration of Victoria North provides an opportunity to deliver approximately 15,000 new homes and social and physical infrastructure, which will support long-term growth and promote economic, social and cultural uses to support the creation of high performing and sustainable new communities.

Seven neighbourhoods are proposed as part of the SRF, each with their own individual character, comprising: Collyhurst; New Cross; New Town; Red Bank; South Collyhurst; Vauxhall Gardens; and, Eggington Street and Smedley Dip. These neighbourhoods and surrounding areas will be interconnected through the delivery of walking, cycling and public transport improvements.

The site is located within the New Town neighbourhood of the SRF, which is identified for residential-led development and is intended to form a key gateway to North Manchester.



PREVIOUS USE (2009 LATEST KNOWN)
- LIGHT INDUSTRIAL -



○ SITE BOUNDARY



CURRENT USE
- SURFACE PARKING -



Proposal

Proposed Site Plan

The site looks to sit on a currently unoccupied brownfield site, with the view to provide a space for sport and recreation activities for the greater community.





○ SITE BOUNDARY (PEARY STREET)

N
NOT TO SCALE

Activity Zones

The site looks to facilitate a variety of activities through court provision. Across the site 9 padel courts are being provided, 2 petanque terraces, 2 multisport courts.



PADEL COURTS



PETANQUE TERRACE



MULTI-SPORT COURT

- SITE BOUNDARY (PEARY STREET)
- PADEL COURTS
- MULTI-SPORT COURTS
- PETANQUE TERRACES

N ⊖
NOT TO SCALE

No permanent landscaping is proposed as part of this planning application. However, moveable planters will be positioned within the site to create an attractive outdoor environment. The outdoor furniture within the urban garden will be durable and weather-resistant. However, it will also be moveable so that it can be stored inside, if required



CONTAINER RECEPTION



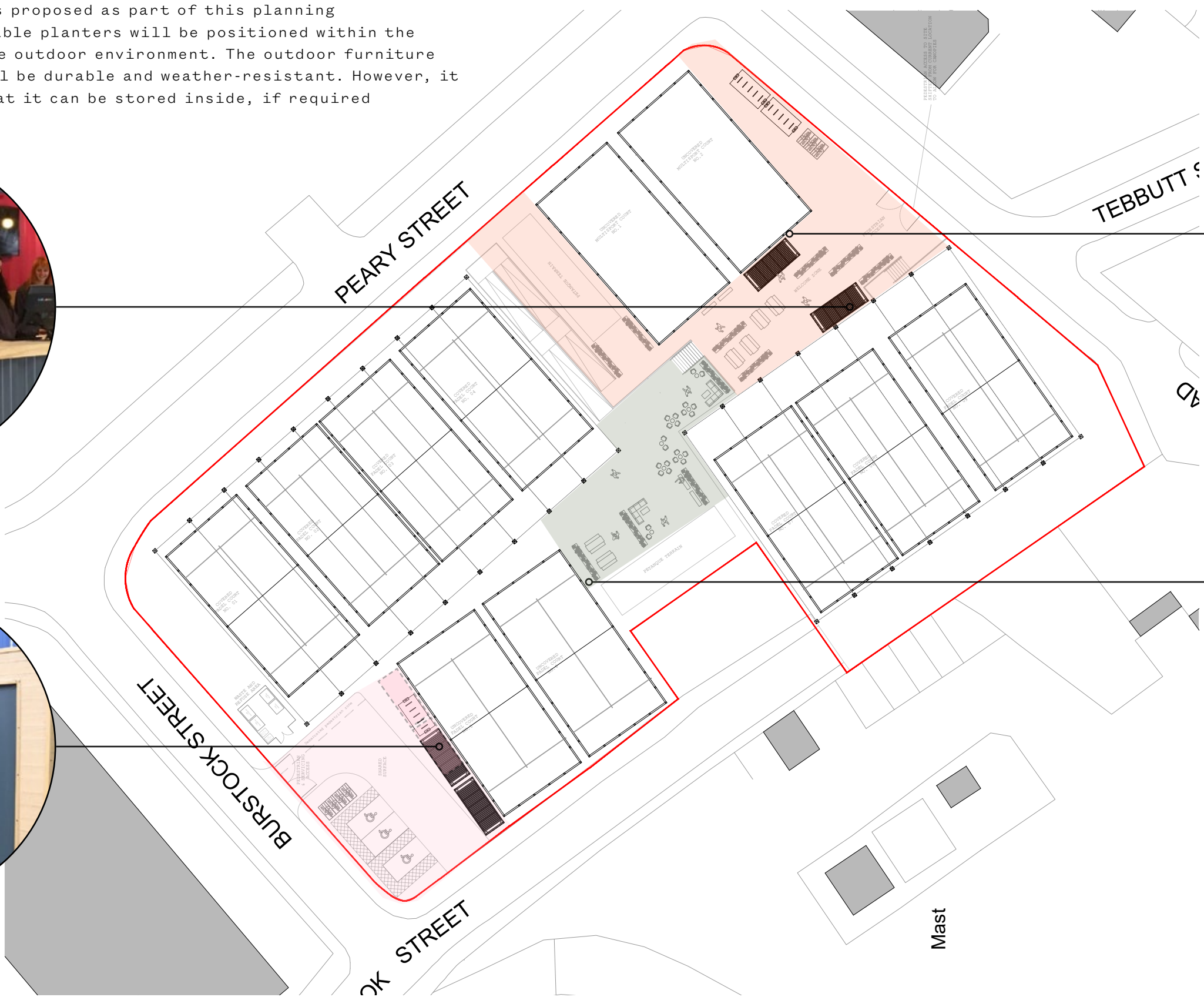
CONTAINER UNIT



WELFARE UNITS
(SHOWERS/TOILETS)



OUTDOOR SEATING



- SITE BOUNDARY (PEARY STREET)
- UPPER TERRACE (WELCOME ZONE, RECEPTION, CONTAINER UNIT)
- MID TERRACE (OUTDOOR SEATING)
- LOWER TERRACE (WELFARE UNITS, PARKING)

N ⊕
NOT TO SCALE

Temporary Structures

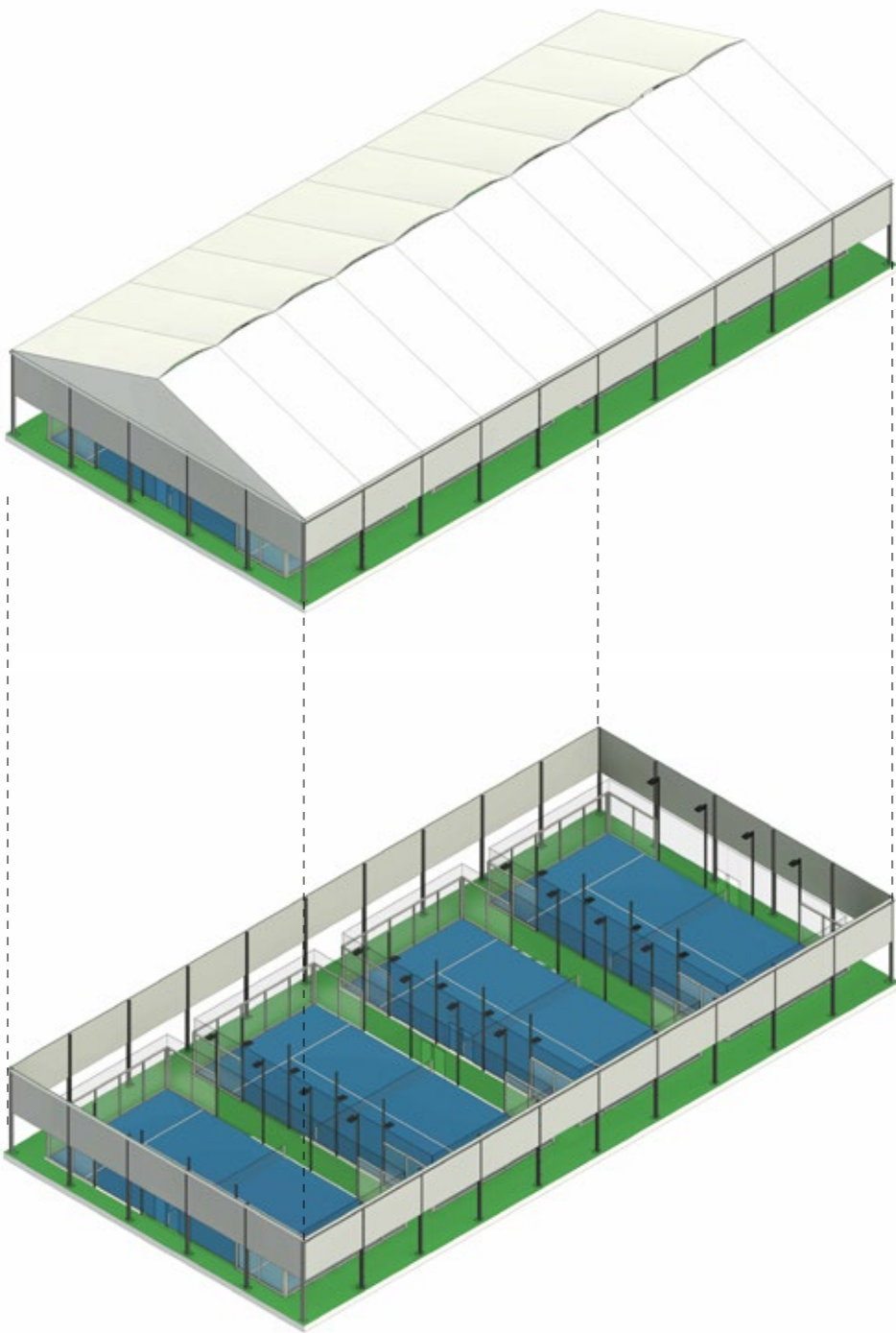
The covered parts of the site will be provided by demountable PVC fabric canopies, which are modular and reusable on other sites after the temporary permission for this site lapses. These temporary structures have the following advantages:

- No footings or foundations required
- Can be secured to most ground surfaces (using bolts or spikes)
- No ground preparation needed ahead of installation
- Can be extended or reduced in size, quickly and easily if your needs change

Please refer to typical canopy layout drawing for details on the canopy sizes and retractable / removable wall coverings

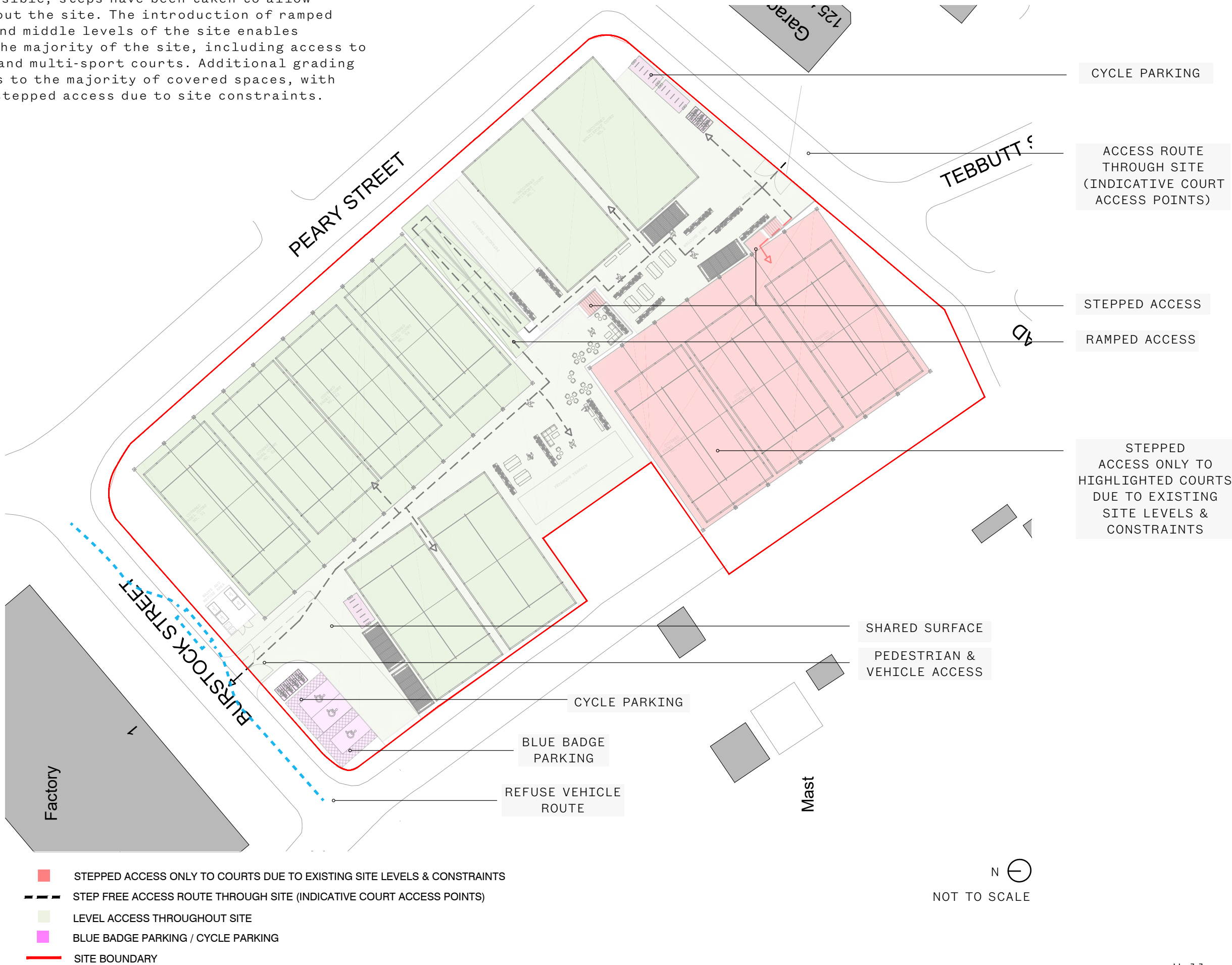


SIMILAR CASE STUDY EXAMPLE (THE HERON PADEL CLUB)



ILLUSTRATIVE AXONOMETRIC VIEW OF TEMPORARY
STRUCTURE COVERING PADEL COURTS

Due to the uneven topography of the site and the requirement to avoid breaking ground wherever possible, steps have been taken to allow accessible movement throughout the site. The introduction of ramped sections between the upper and middle levels of the site enables accessible movement across the majority of the site, including access to covered and uncovered padel and multi-sport courts. Additional grading of levels allows level access to the majority of covered spaces, with only a few courts requiring stepped access due to site constraints.



The proposed temporary use for the site as an activity centre will not require heating or cooling, as such canopies will remain unheated and will be naturally ventilated. The canopies will have openable sides which can be rolled up in dry weather to allow for additional natural ventilation and lighting.

Lighting energy use is expected to be minimal through the use of efficient led luminaries.

Water usage is expected to be minimal, low flow showers and faucets will be used and water will be heated on demand at the point of use with electric heating elements.

There is no proposed use of gas on the site.

The canopies used on site are modular and demountable and will be removed for reuse on another site at the end of the temporary permission period.

Sustainable transport will be encouraged where possible through the provision of cycle parking and through the site's proximity to the Rochdale Road bus routes.

2023 RIBA South East Award Winner (F51)
2023 RIBA South East Award Winner (Upper Maxted)
2023 RIBA South East Award Winner (Vicarage Farm)
2022 AJ Architectural Awards - Leisure Category (F51)
2022 Dezeen Public Vote - Civic & Cultural Interior of the year (F51)
2022 WAF - Completed Buildings: Sport (F51)
2020 Hackney Design Awards - People’s Choice Award Winner (The Fisheries)
2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 FX Awards (Curious Brewery) Shortlisted
2019 Blueprint (Process Gallery) Shortlisted
2019 AJ Architectural Award (Process Gallery) Shortlisted
2019 AJ Architectural Award (Curious Brewery) Shortlisted
2019 Dezeen Award (Process Gallery) Longlisted
2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted
2019 RIBA South-East Regional Award (Process Gallery)
2019 BD Awards shortlisted for Small Project of the Year Category
2019 BD Awards shortlisted for Retail & Leisure Architect of the Year
2018 George Clarke Medal Winner (The Cottage)
2018 Property Week Student Accommodation Awards Highly Commended (Palamon Court)
2018 What Awards ‘Best Luxury House’ Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2018 AJ Retrofit Awards Finalist (The Cottage)
2018 BD Architect of the Year Award shortlisted for Individual House
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
2012 RIBA Downland Award (Rocksalt Restaurant)
2012 RIBA Downland Award (The Marquis)
2012 Restaurant & Bar Design Award Shortlisted
2011 FX International Interior Design Shortlisted
2011 WAN Commercial Shortlisted
2011 RIBA Downland Prize (Commended)
2010 RIBA National Award Shortlisted
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2009 Evening Standard New Homes Award Shortlisted
2008 RIBA Downland Prize (Residential Leisure)
2008 ‘Britain’s Best Home’ (Final Six)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
2007 Kent Design Award (Education Shortlisted)
2006 ‘What House’ Award (Best House)
2005 RIBA National Award
2004 Kent Design Award (Overall Winner)
2004 Kent Design Award (Education Category)
2000 National Built In Quality Award

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