

Property Alliance Group /  
Starwood Capital Group  
Renaissance Site  
Padel Courts  
Design & Access Statement

Issue No 2

28/06/24





Site boundary for wider masterplan proposal

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#### Purpose of the document

This document has been prepared on behalf of Property Alliance Group in support of a Temporary Planning Application for the construction of two Padel Courts on the site of the proposed Premier House office development. The Temporary Works to the Padel Courts is to be determined in conjunction with the full application of Premier House (134640/FO/2022).

Property Alliance Group (PAG) and Starwood Capital (SCG) are like-minded partners that share a vision and commitment to deliver a stand-out development at the site of the Renaissance hotel. The complementary skill sets and combined real estate experience, including Starwood Capital's unique hospitality track record and Property Alliance Group's City Centre development pedigree, means the team is very well positioned to deliver a landmark scheme that will regenerate this key site in Manchester. The joint venture (JV) is proposing a transformational, high-quality and deliverable scheme that will finally realise the potential of the wider Renaissance 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 including new retail units, engagement with the river, and new public realm.

#### The Wider Masterplan

The site forms part of the wider Renaissance Hotel complex which has long been a long-standing strategic regeneration priority for Manchester City Council (MCC) and is the last remaining undeveloped site within the 1999 City Centre Masterplan.

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 and a 2018 Strategic Regeneration Framework by MCC and Urban & Civic. Despite the efforts of well-respected developers, MCC officers, and Sir Howard Bernstein, 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 masterplan proposals have taken a different approach to those that have failed in the past focusing on the part-retention and part-redevelopment of the wider site - one that the Applicants believe is the only way that this site can be realistically brought forward - and ultimately represents a deliverable scheme. Various planning applications are being submitted to MCC for approval pursuant to the overall illustrative masterplan, and the high quality residential development subject to this particular application is a crucial and fundamental part of ensuring the delivery of this strategically important site.

forward under separate planning applications. This particular application relates only to the proposed office element of the masterplan.

The following previous planning applications have been submitted by the Applicants as part of the wider masterplan:

- Partial demolition of Premier House and enabling works. (Planning Approved)
- Redevelopment of the Hotel into a luxury 4\* plus destination. (Planning Ref: 130446/FO/2021)
- Redevelopment of existing Premier House into a modern commercial building. (Planning Ref: 130935/FO/2021)
- Full demolition of existing Premier House and rebuilt into a newbuild modern commercial building. (Planning Ref: 134640/ FO/2022)

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.

Whilst the purpose of this report is to cover the Temporary Works to the Padel Courts, its contents should be read in the context of the developing masterplan and the overall aspirations for the site.

The final phase of the scheme 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 can be summarised as follows and it has been agreed that each component of the masterplan will be submitted as separate planning applications but under the umbrella of the wider illustrative vision:

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

2- Redevelopment of Premier House (following part demolition) into a revitalised high quality commercial workspace. Planning Application was approved in October 2021. Ref: 130935/FO/2021

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

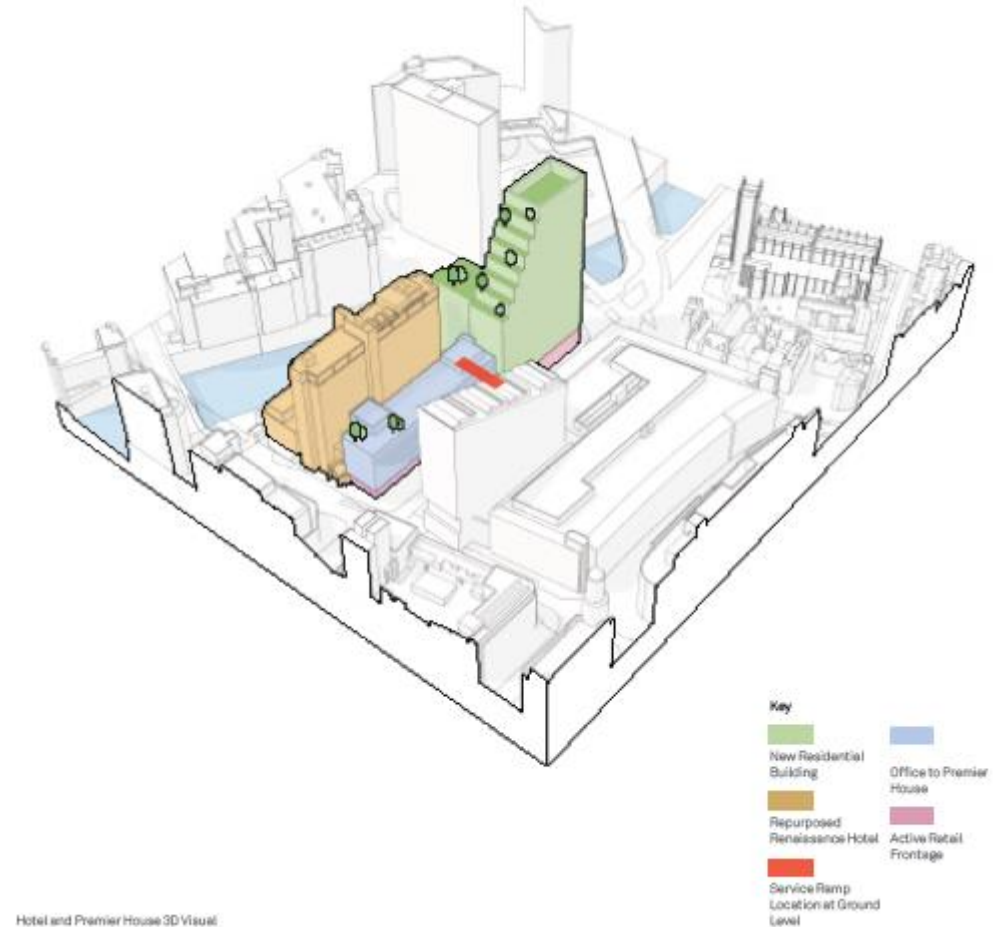
3- The northern area of Premier House and the existing below ground car park will be demolished to create a plot for a new landmark residential building. The building seeks to transform this area with an exemplar scheme which reanimates Deansgate with active frontages and riverside amenity space for residents of the development. Another component of this phase is to create a new leisure destination alongside the River Irwell, including a new food and beverage (F+B) space.

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

As with previous failed attempts to regenerate this important site, demolition and new build development has long been a symbol of urban progress and is often a political vehicle to demonstrate the delivery of change.

To help alleviate the climate emergency, it is widely regarded as being important that buildings and development are now conceived in a very different way. As emissions are a symptom of consumption, without reducing consumption, we will not reduce emissions. This requires a fundamental shift in attitudes to materials and consideration of the re-use of buildings and to better promote reuse and re-purposing rather than newbuild.

This approach has been applied to the overall masterplan proposals through the reuse and redevelopment of the existing hotel building and Premier House.



Hotel and Premier House 3D Visual

## 2.2 Existing Site – Pre Demolition

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

The masterplan site has a mix of building typologies including - a vacant 13 storey, 203 bedroom hotel building, a multi-storey car park, a restaurant and a dilapidated former office building (Premier House) which has been vacant for many years. To the west of the site is the River Irwell along with the administrative boundary with Salford. To the north of the site the area is known as the Medieval Quarter which includes the historic Grade I listed Manchester Cathedral.

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

Victoria railway station is in close proximity to the site. The existing building on the site was constructed during the late 1960s as an office building known as 'Fairbairn House'. Construction was completed in 1972.

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

There is a 3 storey car park located below street level, adjacent to the river. This car park is still in use and operated by NCP. The ramp along Deansgate previously provided access to a series of shop units within Premier House and linked through to a footbridge which spanned across Deansgate and connected the Market Place buildings and the Arndale beyond. The footbridge has since been demolished.

The site has been split into separate masterplan phases which will see the wider masterplan proposals for the Renaissance Hotel and the Residential building. The focus of this design & access statement is for a new landmark residential building, amenity space and public realm including a riverside leisure destination, this is the final component in the masterplan.



Hotel & Premier House Aerial Shot



1. View of existing inactive frontage along Deansgate



2. Existing view from Medieval Quarter down Deansgate



3. View From Victoria Bridge



4. View from Deane Gate to existing service yard entrance



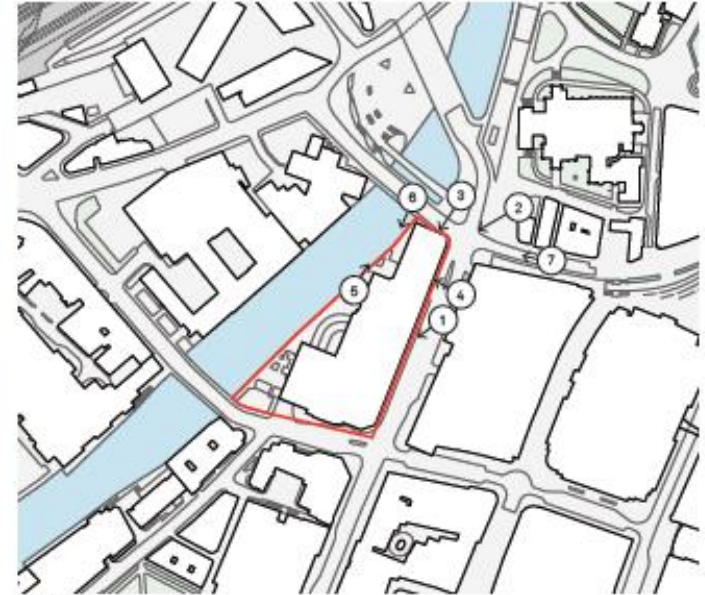
5. Riverside View towards Victoria Bridge



6. View of riverside



7. View from Shambles



Key Plan

## 2.2 Existing Site – Pre Demolition



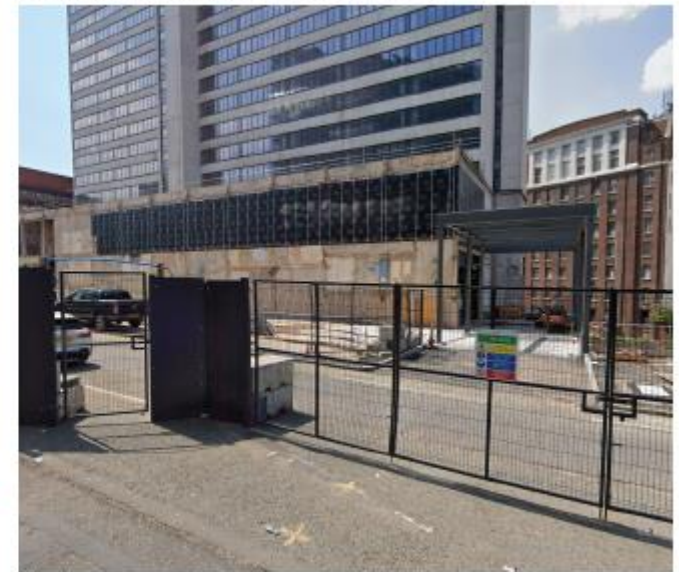
Hotel & Premier House/Residential Site Aerial Shot



1. View of the site from the junction of Deansgate and Blackfriars street.



2. Existing view along Deansgate on Eastern boundary of the site.



3. View from Deansgate to existing service yard entrance

## 2.2 Existing Site – Pre Demolition



4. View from North-East of site looking towards Deansgate.



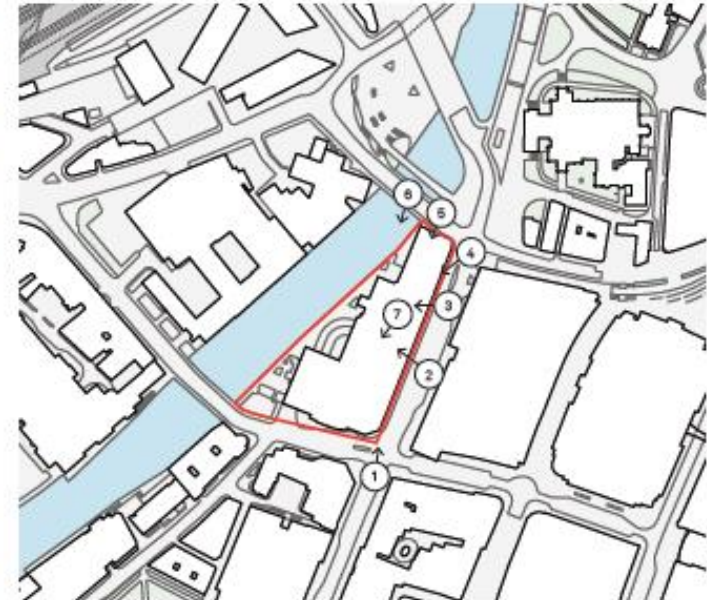
5. North view of site from Victoria Bridge Street.



6. View of site from Victoria Bridge



7. View from the service ramp within the site looking towards East Elevation along Deansgate.

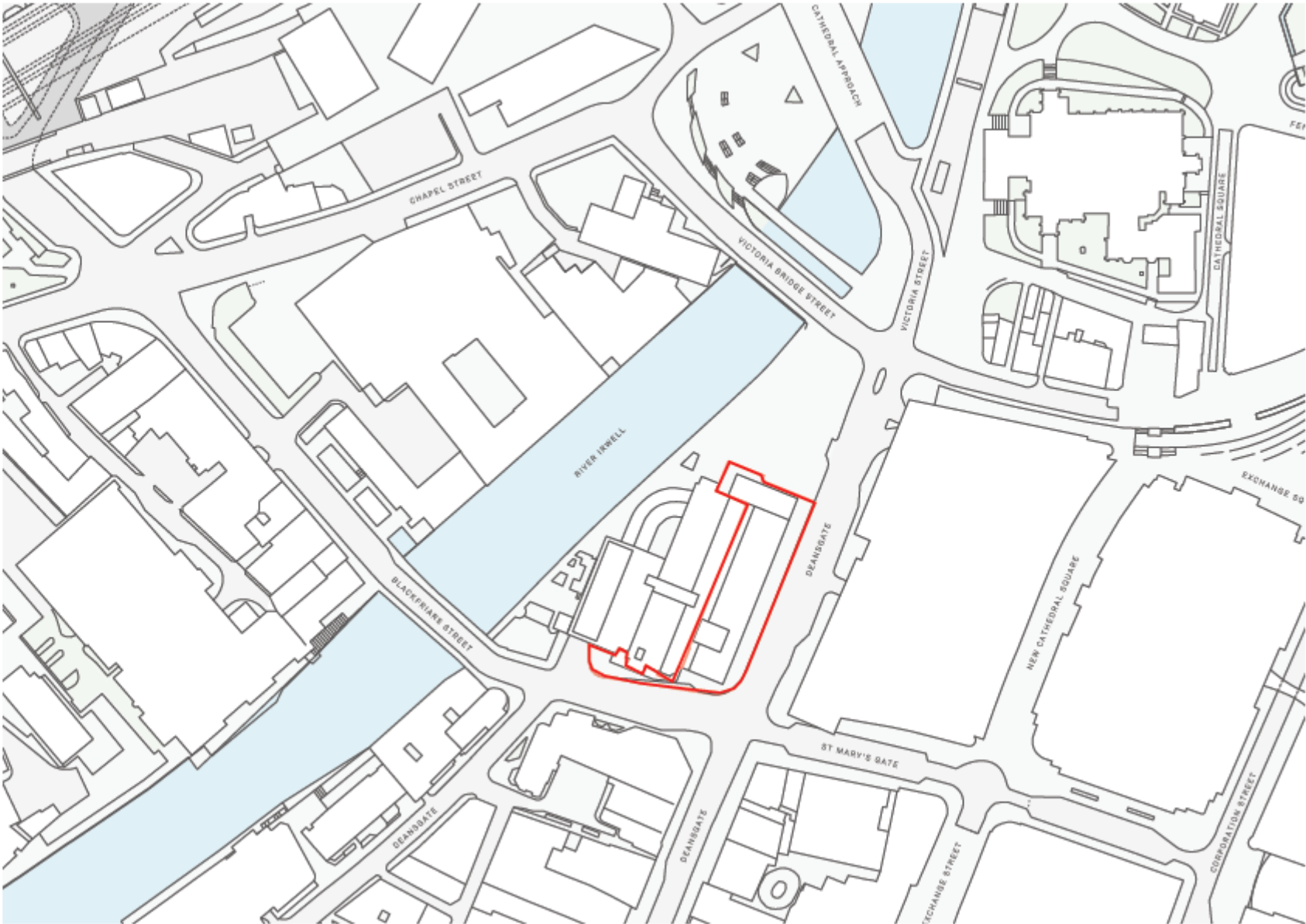


Key Plan

Site Location Plan

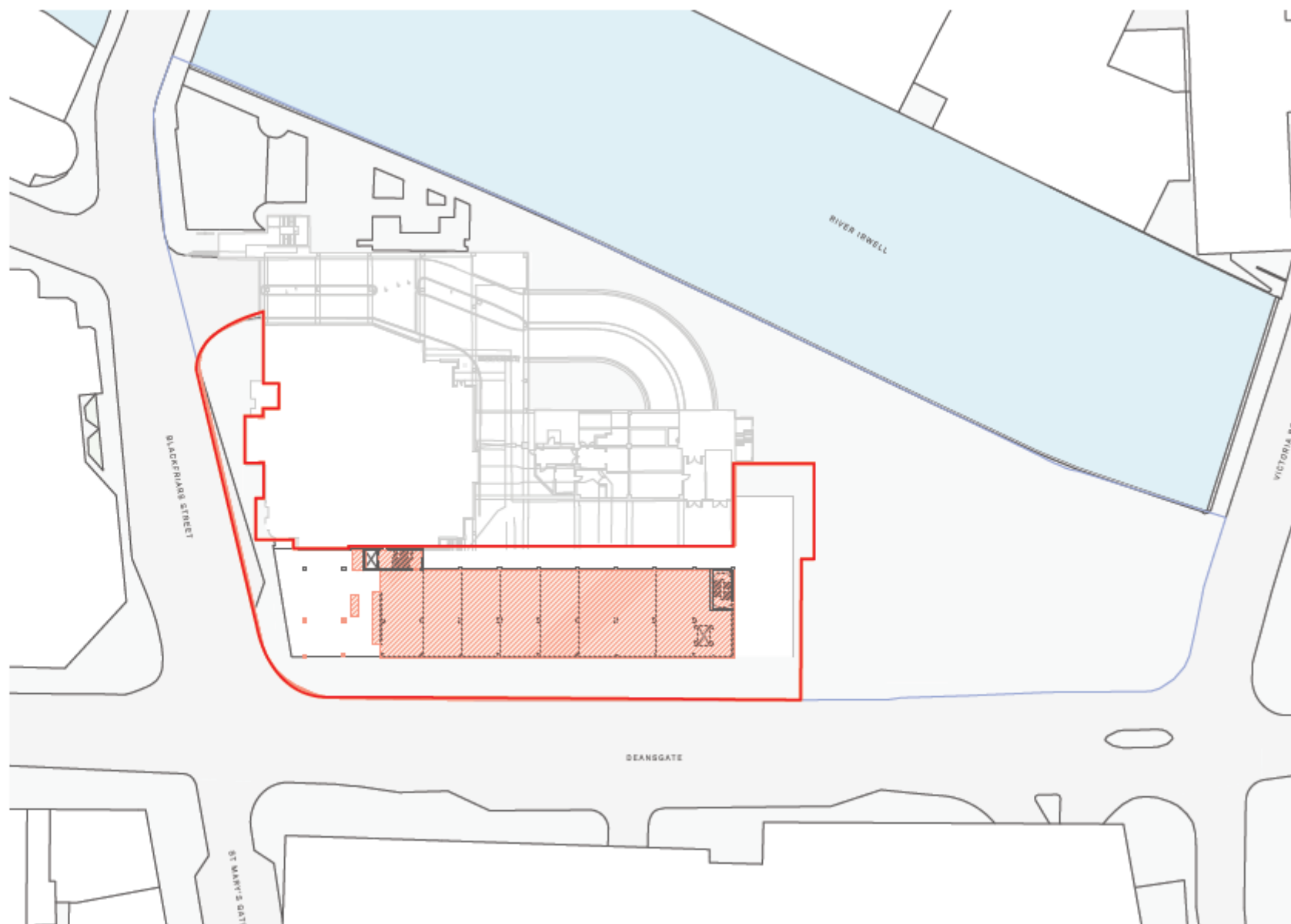
Key

Site Application Boundary



## 2.2 Existing Site – Pre Demolition

Demolition - Ground Floor Plan



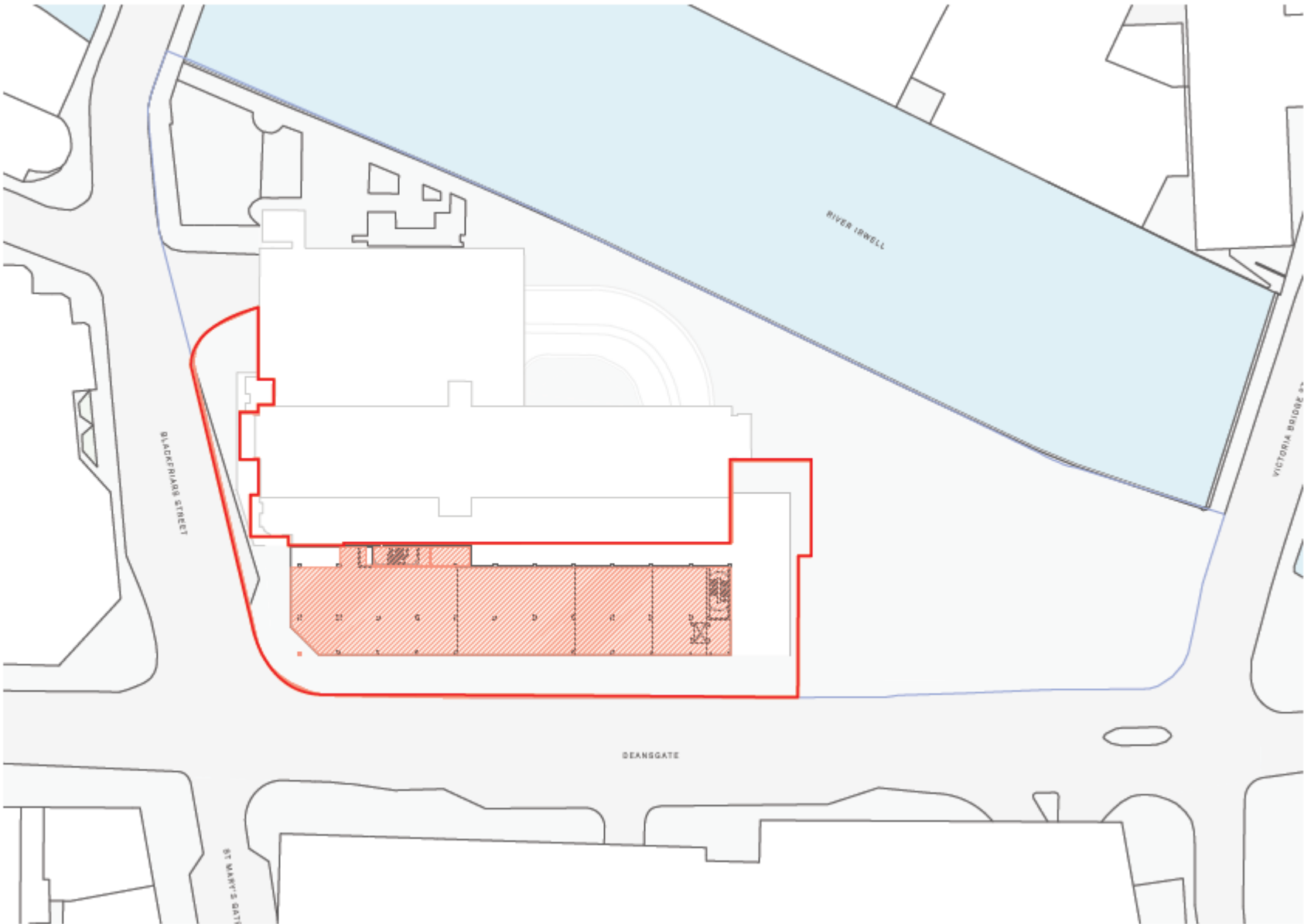
Demolition - Level 01 Floor Plan

Key

New Residential Building

Site Application Boundary

Demolition area



### Demolition - Level 02 - 03 Floor Plan

#### Key



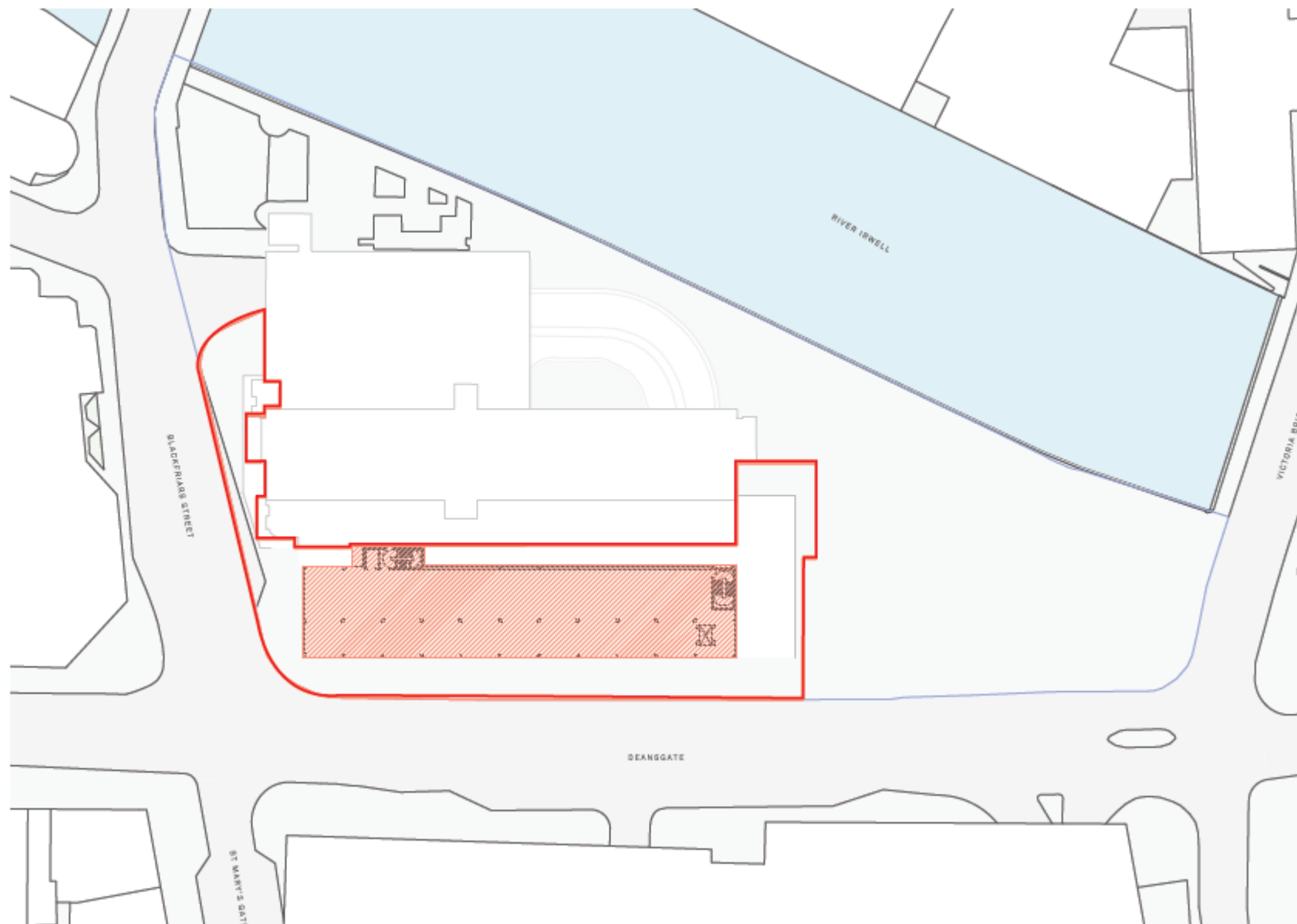
New Residential Building



Demolition area



Site Application Boundary



Demolition - Level 04 Floor Plan

**Key**



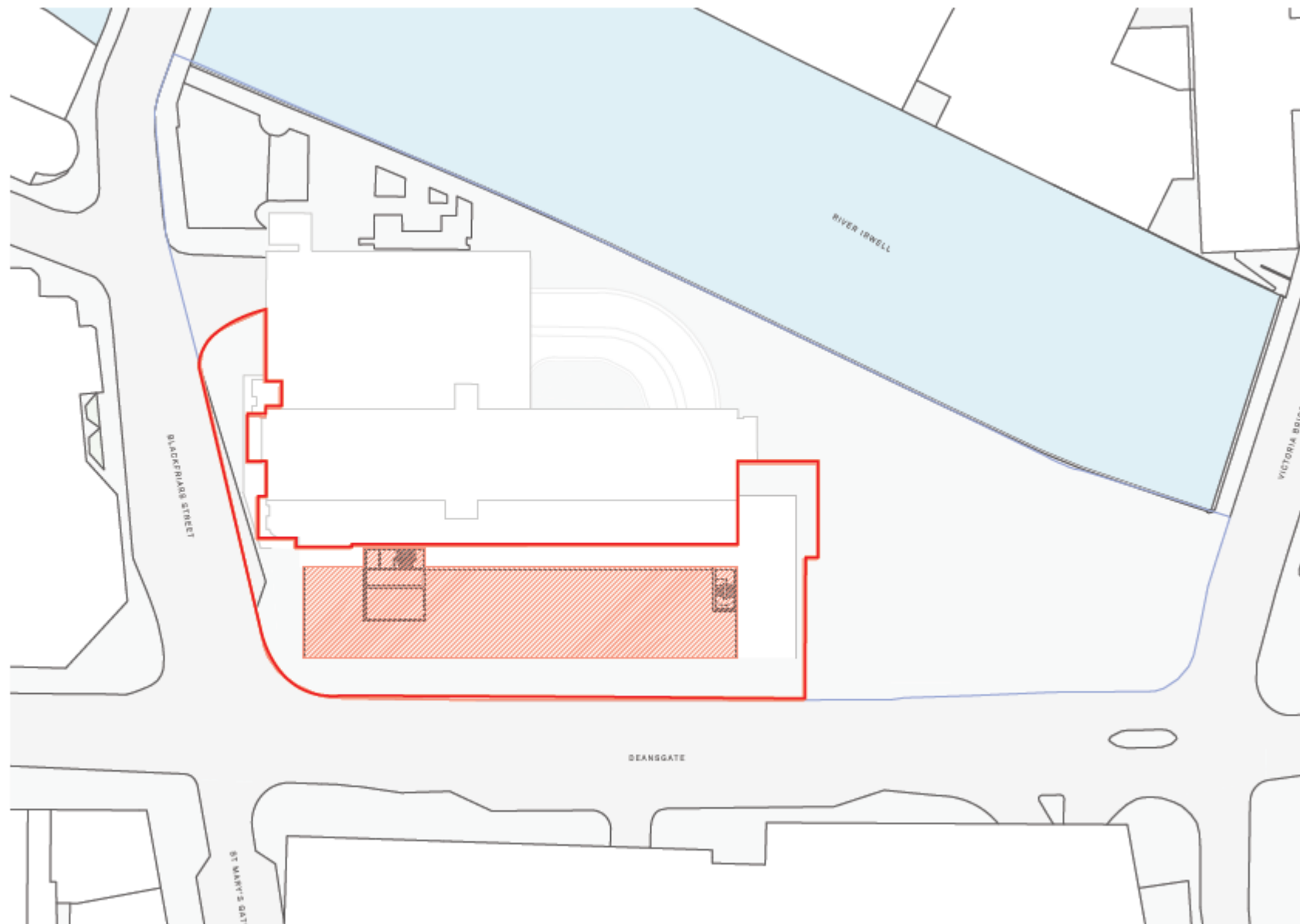
New Residential Building



Demolition area

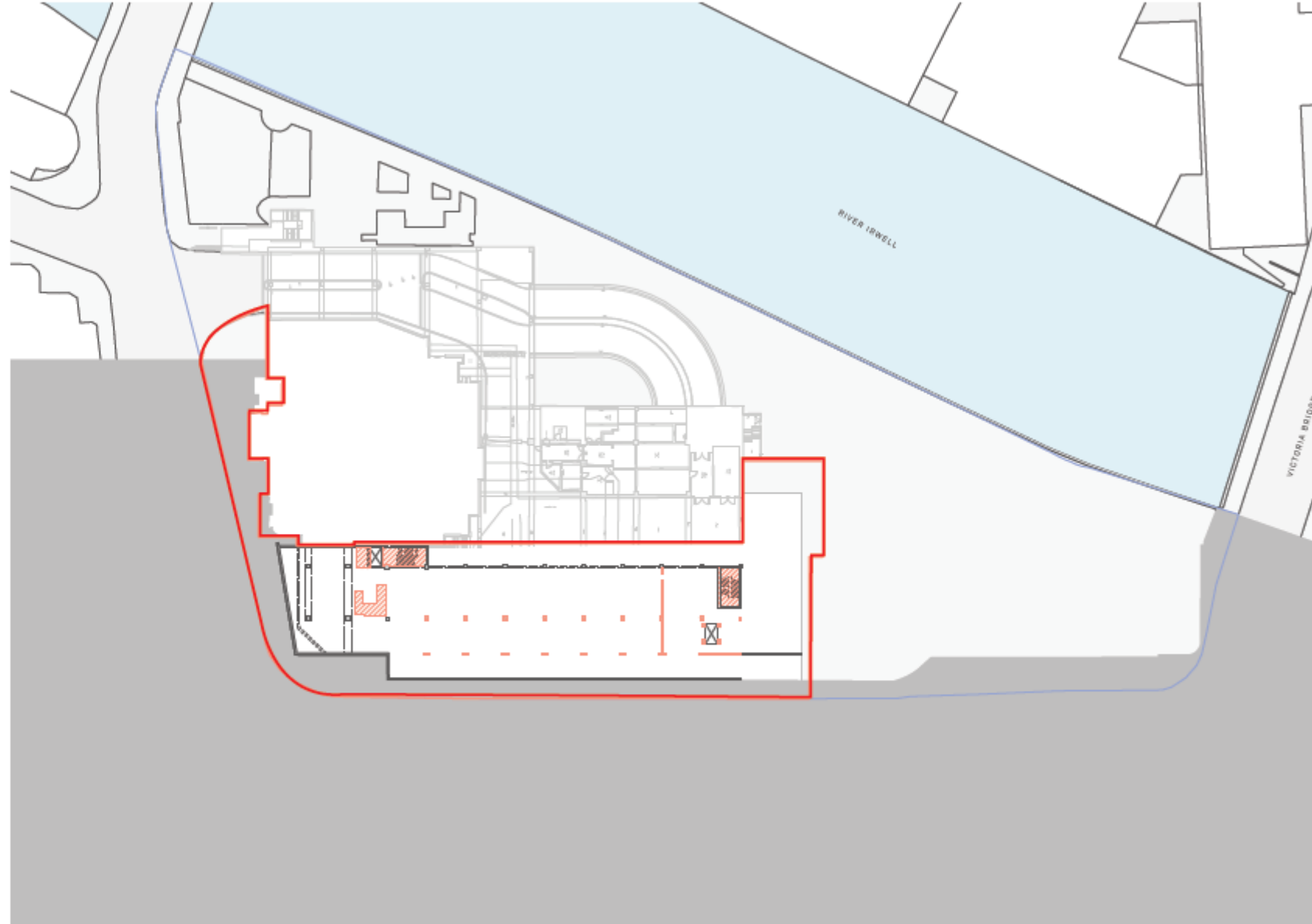


Site Application Boundary



## 2.2 Existing Site – Pre Demolition

### Demolition - Lower Ground Floor Plan



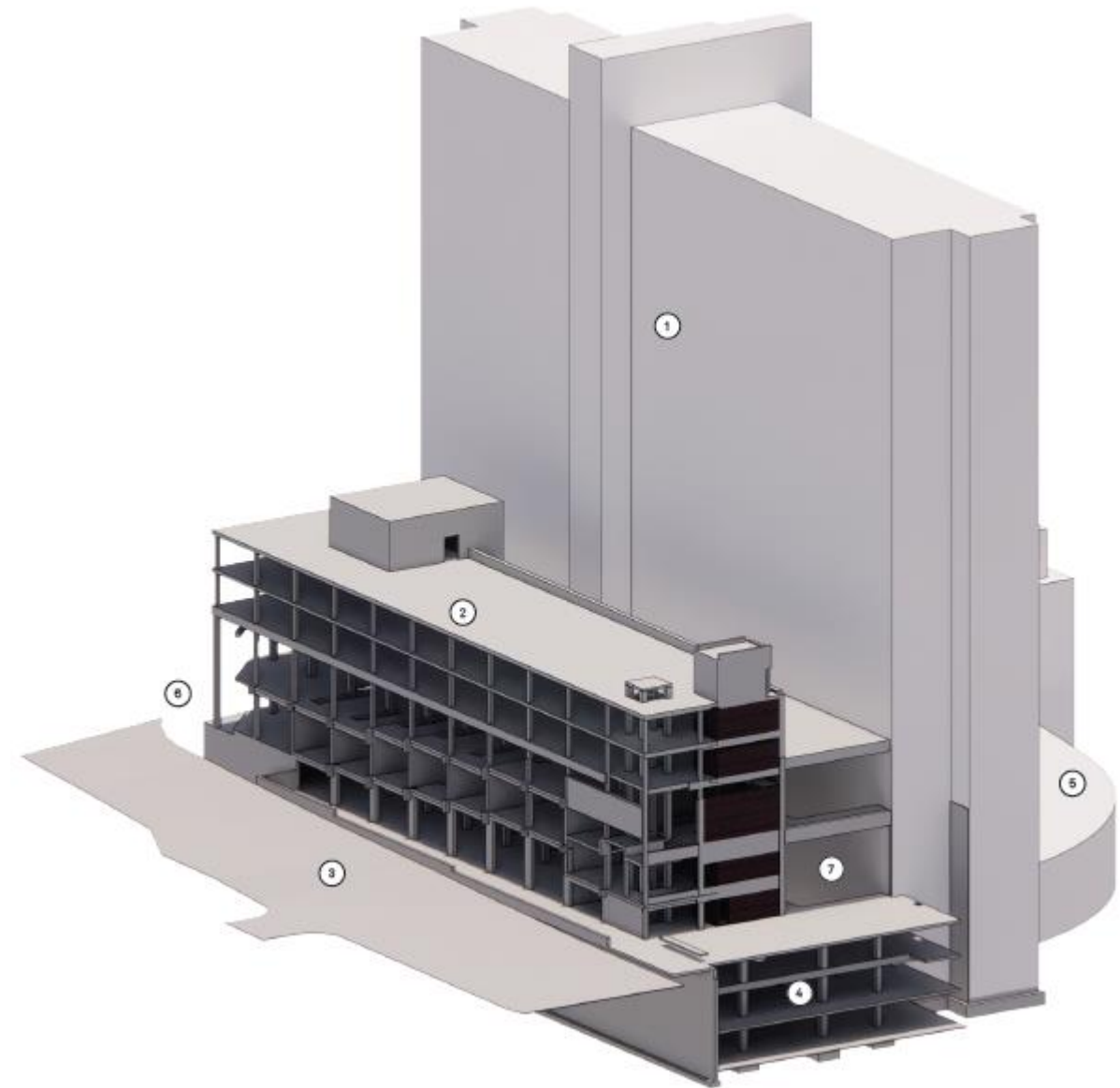
#### Previous Site - Pre-demolition works

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.

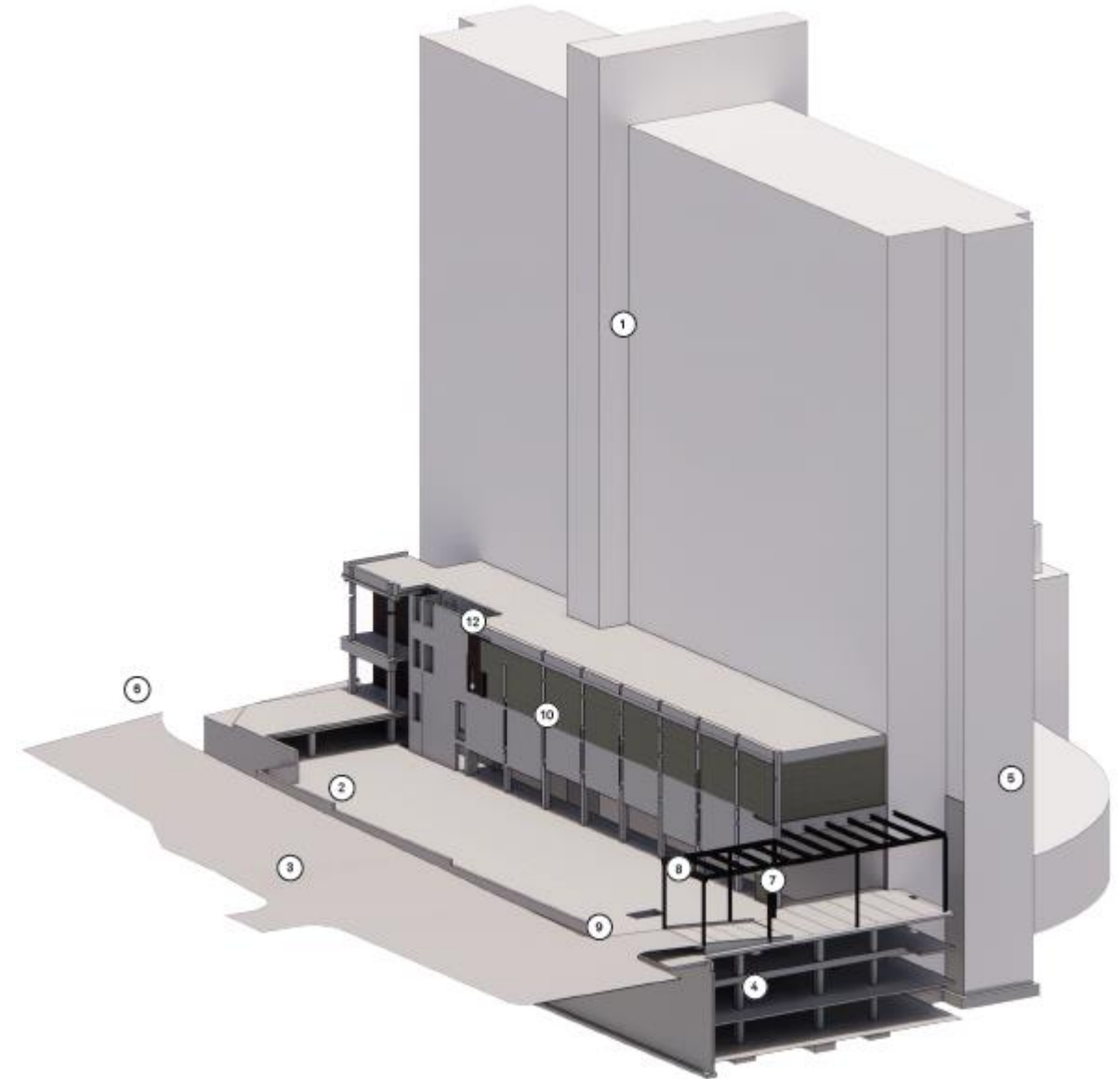
The ramp along Deansgate previously provided access to a series of shop units within Premier House and linked through to a footbridge which spanned across Deansgate and connected the Market Place buildings and the Arndale beyond. The footbridge has since been demolished..



- ① Existing Renaissance Hotel under redevelopment
- ② Former Premier House concrete frame
- ③ Deansgate Road
- ④ Existing Hotel underground car park
- ⑤ Car park access ramp
- ⑥ Blackfriars Street
- ⑦ Existing service yard entrance

## Existing Site – Post demolition works

The demolition of Premier House has enabled the vacant space as shown in call-out 2 for the temporary construction of two Padel Courts and associated canopy structure.

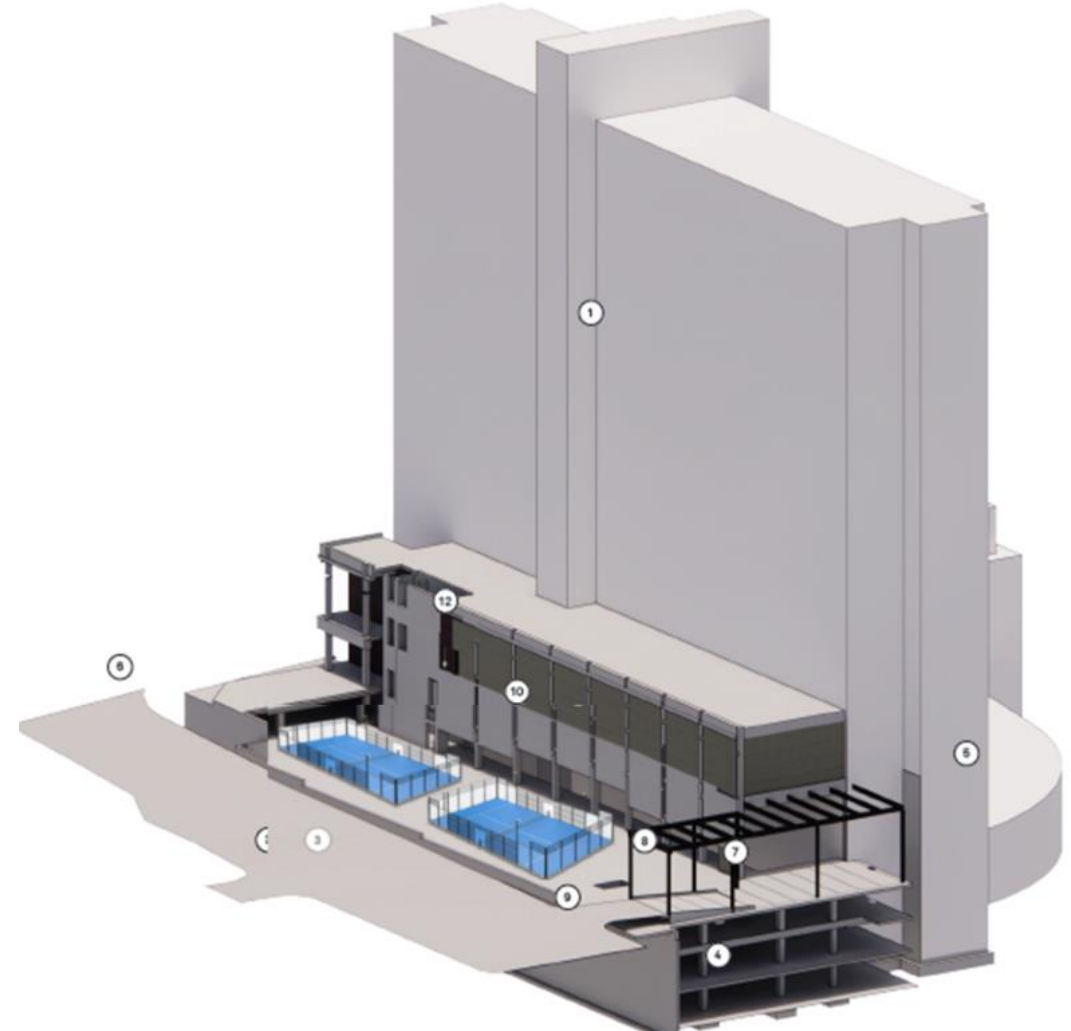


- |                                                  |                                                            |
|--------------------------------------------------|------------------------------------------------------------|
| 1 Existing Renaissance Hotel under redevelopment | 8 Service ramp structural frame                            |
| 2 Former Premier House location                  | 9 Service ramp access from Deansgate                       |
| 3 Deansgate Road                                 | 10 Temporary Glasroc Lining over Existing Masonry Wall     |
| 4 Existing Hotel underground car park            | 11 Remaining concrete shell as part of hotel redevelopment |
| 5 Car park access ramp                           |                                                            |
| 6 Blackfriars Street                             |                                                            |
| 7 Existing service yard entrance                 |                                                            |

## Proposed Site – Padel Courts

The demolition of Premier House has enabled the vacant space as shown in call-out 2 for the temporary construction of two Padel Courts and associated canopy structure.

- |                                                  |                                                           |
|--------------------------------------------------|-----------------------------------------------------------|
| ① Existing Renaissance Hotel under redevelopment | ⑥ Proposed service ramp roof                              |
| ② Former Premier House location                  | ⑦ Service ramp access from Deansgate                      |
| ③ Deansgate Road                                 | ⑧ Deansgate Road                                          |
| ④ Existing Hotel underground car park            | ⑨ Temporary Glasroc Lining over Existing Masonry Wall     |
| ⑤ Car park access ramp                           | ⑩ Remaining concrete shell as part of hotel redevelopment |
| ⑥ Blackfriars Street                             | ⑪ Proposed full width roller shutter for access           |
| ⑦ Proposed service ramp cladding                 |                                                           |



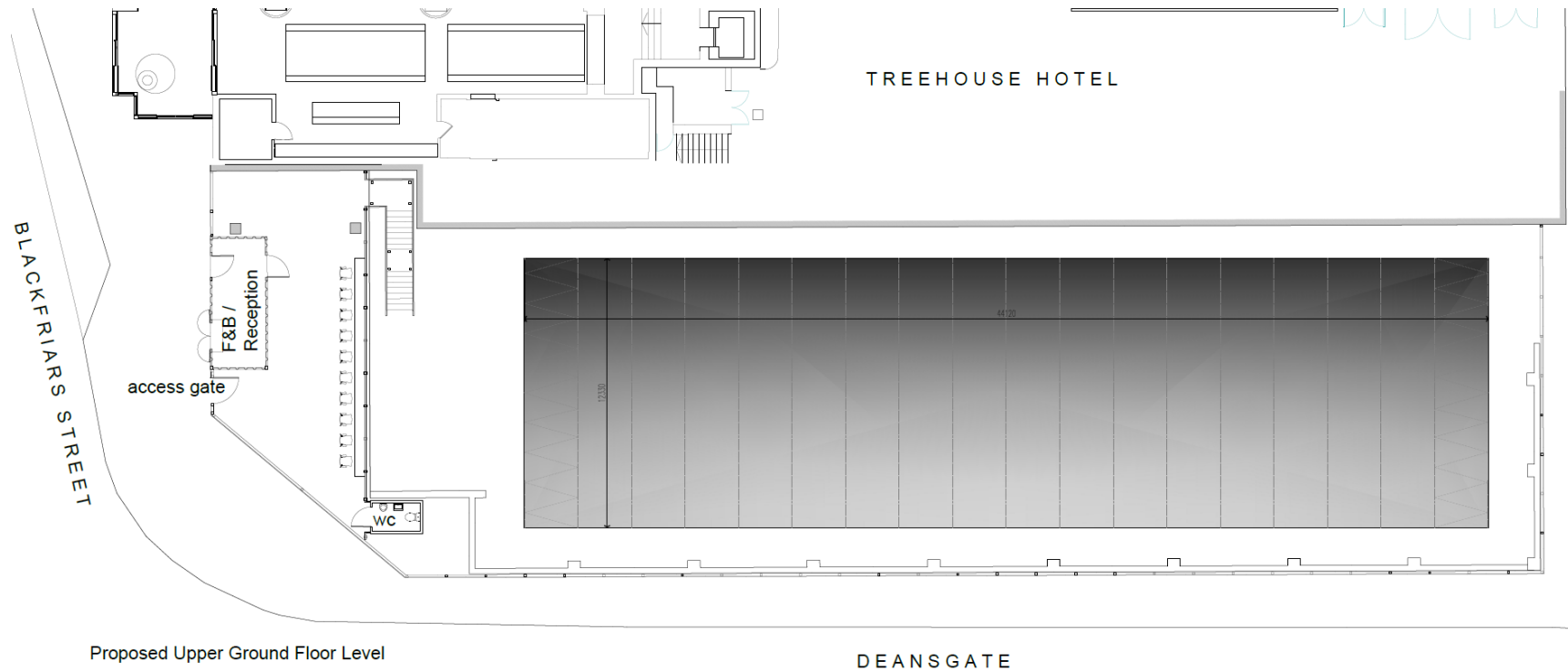
## 4.0 Padel Proposal

The application proposal will provide the following semi-permanent structures:

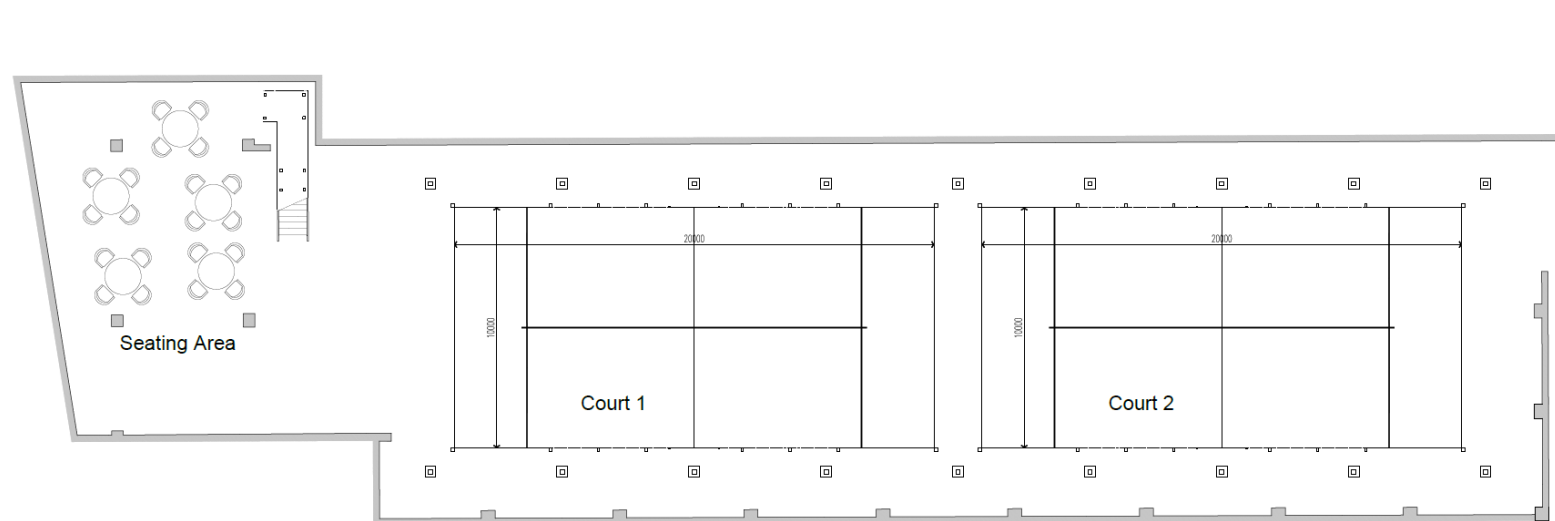
- Two temporary padel court structures (10m x 20m each)
- Temporary building (standard catering container) for sale for food and beverages
- Temporary accessible facility (2.3m x 3.2m)

All buildings / structures are of standard design and are of the minimum size necessary to meet the sites operational requirements. All will be entirely temporary but semi-permanent in appearance. Based on operational experience there is no requirement to provide changing facilities as players typically arrive in their kit and do not change or shower on site.

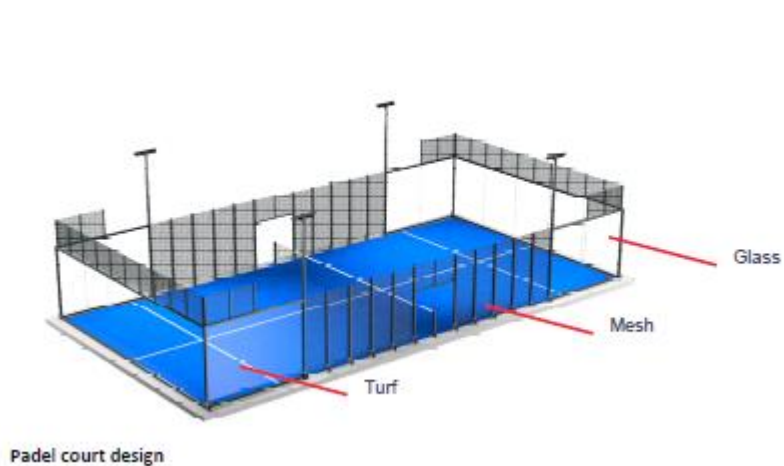
Due to the uneven topography present on the existing site, concrete levelling works are proposed to level the site. Following these works there will still be no DDA access to the courts from the entrance and however access can be provided via the hotel. In order to develop a high quality facility each court will be laid on a laser-levelled concrete base, rendering the surface completely flat and suitable for the proposed sporting use.



Proposed Upper Ground Floor Level



Proposed Lower Ground Floor Level



Padel court design



Padel court dimensions



Padel court external materials: Steel frames, tempered glass and monofilament turf

## 5.0 Brief

The development is designed to allow Deansgate NewCo Limited to operate a high quality temporary two-court padel club on the cleared and former Premier House site, helping to meet the demand for padel in Manchester City Centre which is not currently being met as well as activating a currently unused and undeveloped prominent site.

## 6.0 Design and External Matters

Each padel court is rectangular, measuring 10 metres in width by 20 metres in length. Entrances are located at each side of the court, measuring 2 metres in width by 2 metres in length. Sporting standards require that the net be 10 metres in length and 0.88 metres in height at the centre, rising to 0.92 metres at the court edges.

Each court is constructed of a zinc-coated, galvanised and reinforced steel frame (grade S235JR), electro welded infill mesh and tempered glass panels, with a thickness of 12mm.

The foundation of each court will consist of a concrete slab. Each court will be fixed to the ground using stainless steel bolts and nuts.

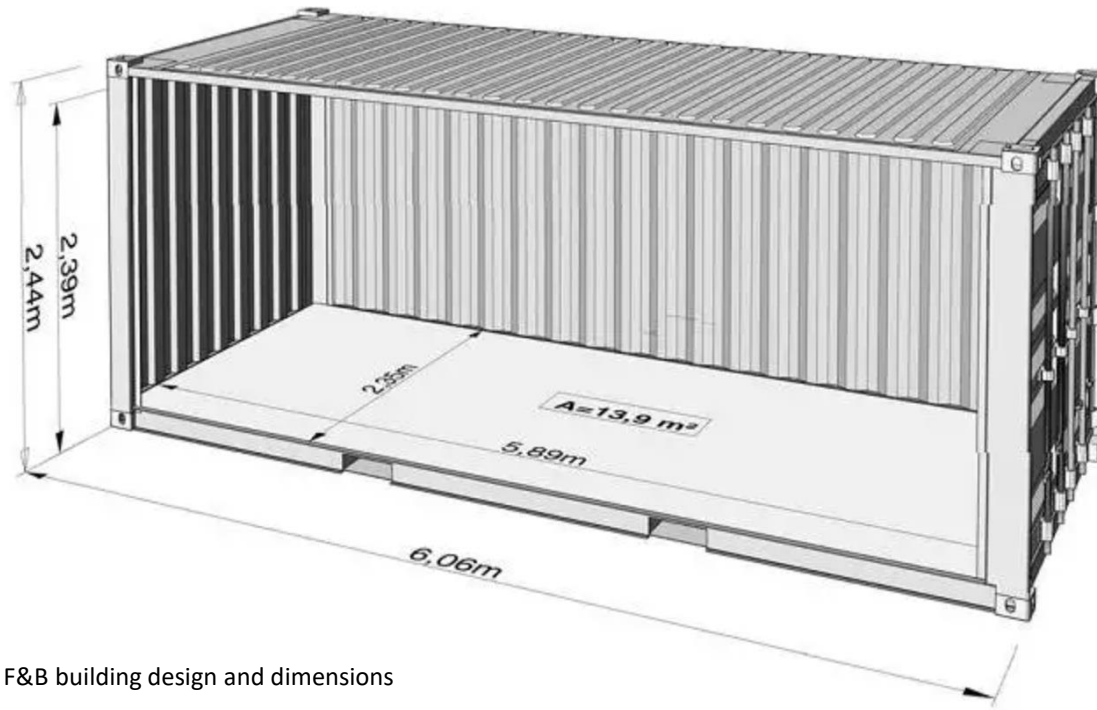
The standard playing surface will be a green or blue texturised monofilament synthetic turf, with white lines to mark out the playing area.

Each court will have four LED lights in total (150W each), located at the end of each service line at a height of 6 metres (located outside the court and bolted to the ground).

All these specifications comply with the standards established in the Regulations of the PadelGame revised by the International PadelFederation (IPF) on 28 May 2021.

### Padelcourts - Proposed external materials

Steel frames (dark grey)  
Tempered glass  
Monofilament turf (green)



Administration/ F&B building design and dimensions



Indicative colour RAL 9010



Indicative image, with serving hatch operated via gas struts

## 6.0 Design and External Matters

### Storage / administration building - Design

Due to the temporary nature of the scheme the Administrative / F&B building will be a standard shipping container (6.1 metres x 2.4 metres). In this regard, the proposed temporary building does not require any foundation works and will be single storey, providing essential functions associated with running the site, but retaining maximum flexibility in the layout and use of the space. The nature of the building means it can be easily moved and used again on another site.

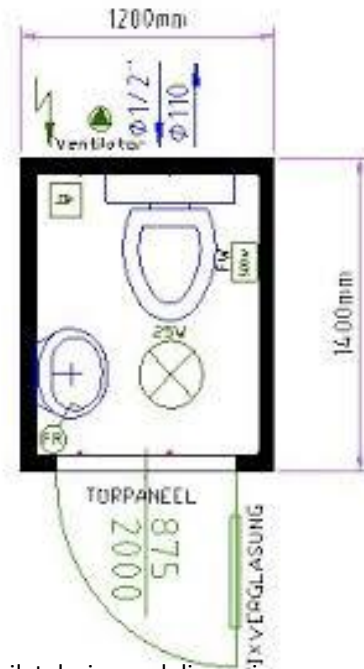
### Storage / administration building –Proposed external materials

Corrugated corten steel

Serving hatch operated by gas struts  
It is proposed that the structure will be branded to soften its appearance and ensure it is in keeping with the rest of the development



Toilet facility external look



Toilet design and dimensions

## 6.0 Design and External Matters

### Accessible toilet facility -Design

A single accessible prefab toilet block with fully integrated removable ramp will be incorporated into the site, with a full flushing ceramic toilet and ceramic washbasin with chrome taps. Illustrative images presented opposite of similar facilities made of a resistant copolymer body and including full ventilation. Dimensions are 2.3 metres x 3.2 metres.

### Accessible toilet facility –Proposed external materials

White copolymer body  
Full flushing ceramic toilet  
Ceramic wash basin with chrome tap

### Boundary treatments – Design

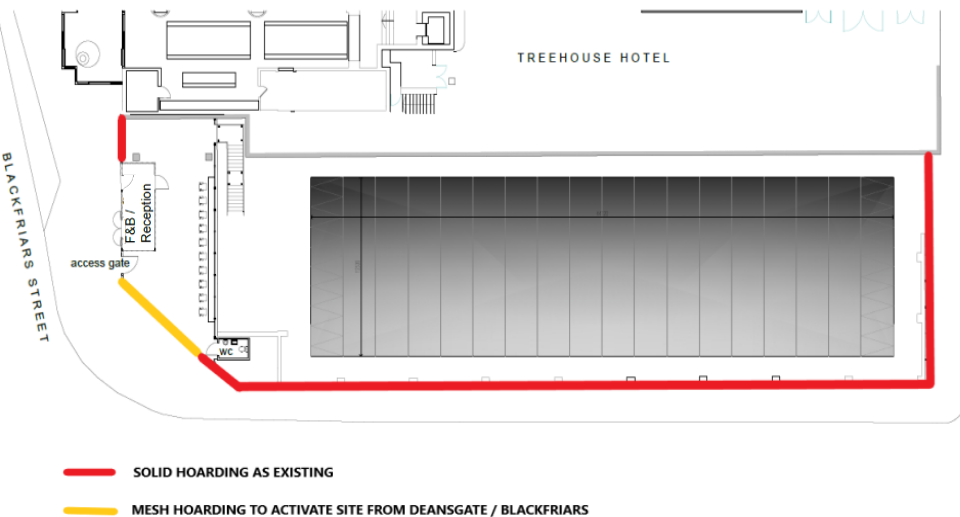
The site will be enclosed by hoardings along the boundaries, in line with the existing infrastructure currently in place.

These will be secure, wooden hoardings (2.4m high) and will be erected along the site perimeter for security and to identify site boundaries. An indicative location plan and precedent image of these panels are shown opposite.

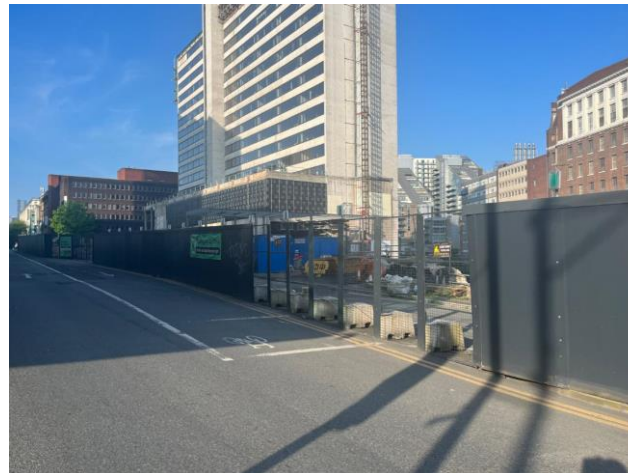
These boundaries are proposed to provide security for the site and its users, as well as avoiding potential hazards associated with permeable or mesh fencing which could encourage pedestrians to congregate outside of the site in an area of high traffic.

### Boundary treatments–Proposed external materials

Secure, wooden hoardings akin to what is currently insitu across the rest of the development



Indicative site layout and boundary treatment



Indicative mixture of boundary treatment



Site layout: Courts situated side by side to maximise use of space and ensure efficient operations



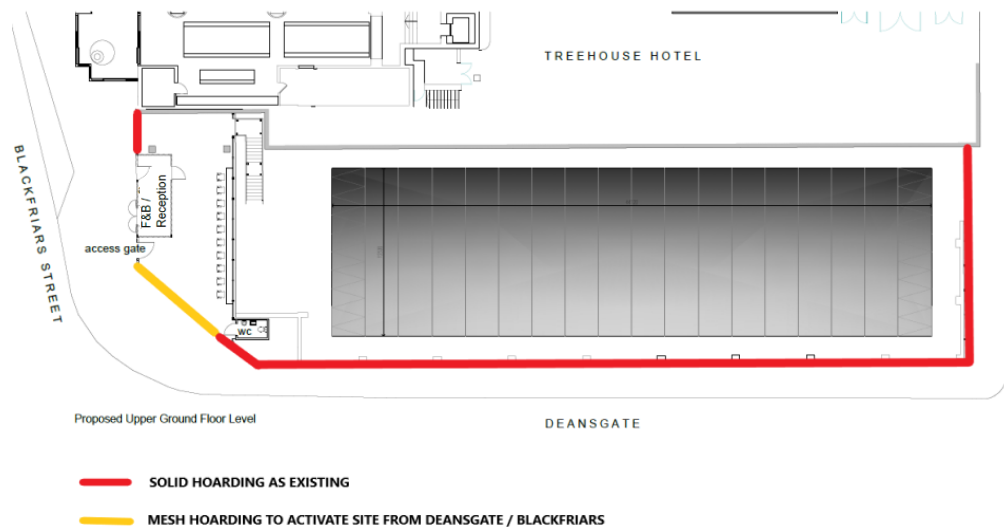
## 7.0 Site Layout

See site plan on page 10 for reference. Images opposite are illustrative and demonstrate the setup and look of similar schemes.

The two courts will be situated adjacent to one another. The entrance will be located in the Southern corner of the site along with the toilet facility, the storage / administrative / F&B buildings will be located between the courts. There will be a distance of 1.5 metres between each court and a distance of 0.5 metres between the courts and the Northern boundary of the site.

The entrance will comprise of both a reception container which will be open during operational hours of 7am to 6pm and a pedestrian gate which will be open after 6pm until 10pm, allowing access to a communal area (with picnic benches) and ensuring good visibility from Blackfriars Street. This will encourage interest and intrigue from passers by and there will be plenty of room for the general public to dwell and engage, positively contributing to the wider Renaissance development.





Indicative pedestrian entrance / exit gate

## 8.0 Post Occupation

Following the cessation of the temporary planning permission, the courts and temporary buildings will be uninstalled and removed, leaving the site in the same state as its current condition to allow the development of BREEAM Outstanding office development in line with the existing Premier House planning application.

## 9.0 Access

Pedestrian access is proposed via an admin temporary container and single pedestrian gate located at the Southern end of the site on Blackfriars Street.

The pedestrian gate will be (1.0m wide x 2.4m high) shown below is fabricated out of a box section together with a wire mesh infill and a galvanised finish to provide visual permeability through the site. Public vehicle access will not be required to the site and waste contractors will be able to access the site to conduct waste removal, via the hotel service yard entrance off Deansgate.

The pedestrian access gate will be open during the operational hours of the site (7am–10pm) and then closed when the site is not operational. The gated entrance will allow easy access to a communal area (with picnic benches).

It will be in the same design narrative as the wider Renaissance hoarding. Cycle parking will be provided onsite.

## 10.0 Waste

It is not envisaged that the site would have more than 6 people present at any one time, and therefore it is anticipated that minimal waste will be produced. 10x100 litre bins will be located across the site, with separate vessels for general waste and recyclable waste.

A private contractor will be appointed via the hotel to collect waste at regular intervals to ensure waste does not build up on site and is disposed of appropriately. Shared access to the hotel service yard will be provided.

## 11.0 Ventilation

This facility will be an outdoor sporting facility only. Ventilation within the converted shipping container will be provided by the main container doors and an open serving hatch operated via gas struts. The temporary toilet will feature ventilation ducts and is designed for semi-permanent use.

## 12.0 Consultation

The project team has engaged with the Local Planning Authority (LPA) during the preparation of the application.

The project team have provided an overview of the detailed design of the padel courts, including the rationale behind introducing padel tennis into the Renaissance site and Manchester City Centre. The LPA recognise the Applicants commitment to deliver a leisure and recreation facility within the prominent Renaissance development. It is noted the introduction of padel courts as a meanwhile use before construction of the proposed Premier House development (planning reference ) commences is more beneficial than leaving the site vacant.

This level of consultation is considered proportionate to the scale, temporary nature of the application and overall benefits to the public of the proposed development. Following the submission of this application, the Applicant and the agent will continue to proactively resolve any comments made during the statutory determination period and prior to a decision being made.

## 13.0 Conclusion

This temporary building is carefully designed to sit comfortably within the context of the site. It will improve the appearance of the site and the immediate surroundings which currently consists of contractors compound area.