RENAKER

club de padel

Club de Padel Limited

DESIGN & ACCESS STATEMENT

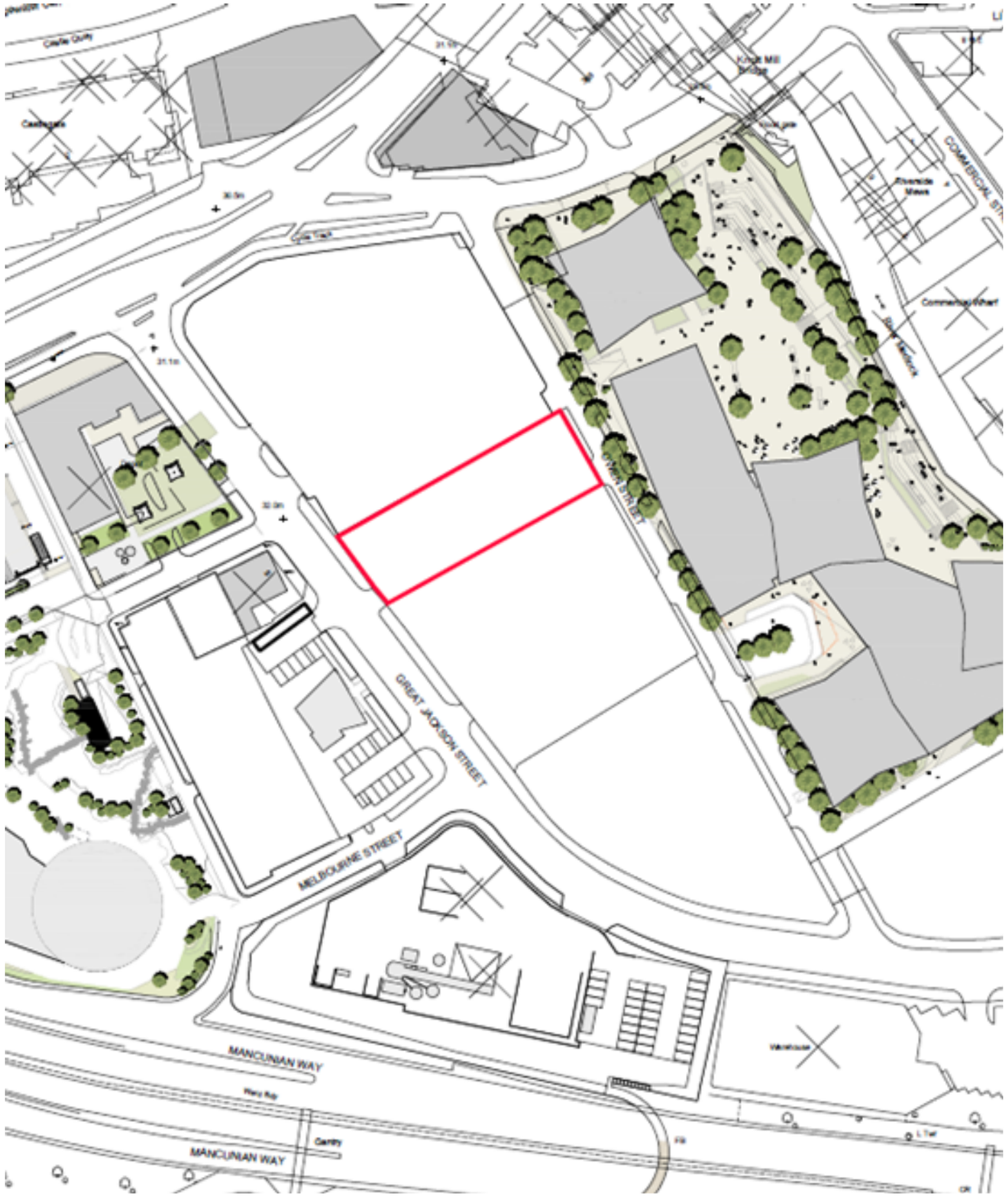
RENAKER BUILD LTD

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Site Location Plan





1.0 INTRODUCTION

This Design and Access Statement accompanies an application for temporary planning permission, submitted by Renaker Build Ltd, for erection of four temporary 6-metre-high structures for use as padel tennis courts, a temporary one-storey structure for storage and administration, and a temporary accessible toilet, with associated lighting, landscaping and infrastructure. This statement should be read in conjunction with the relevant architectural drawings and other documents submitted as part of the application.

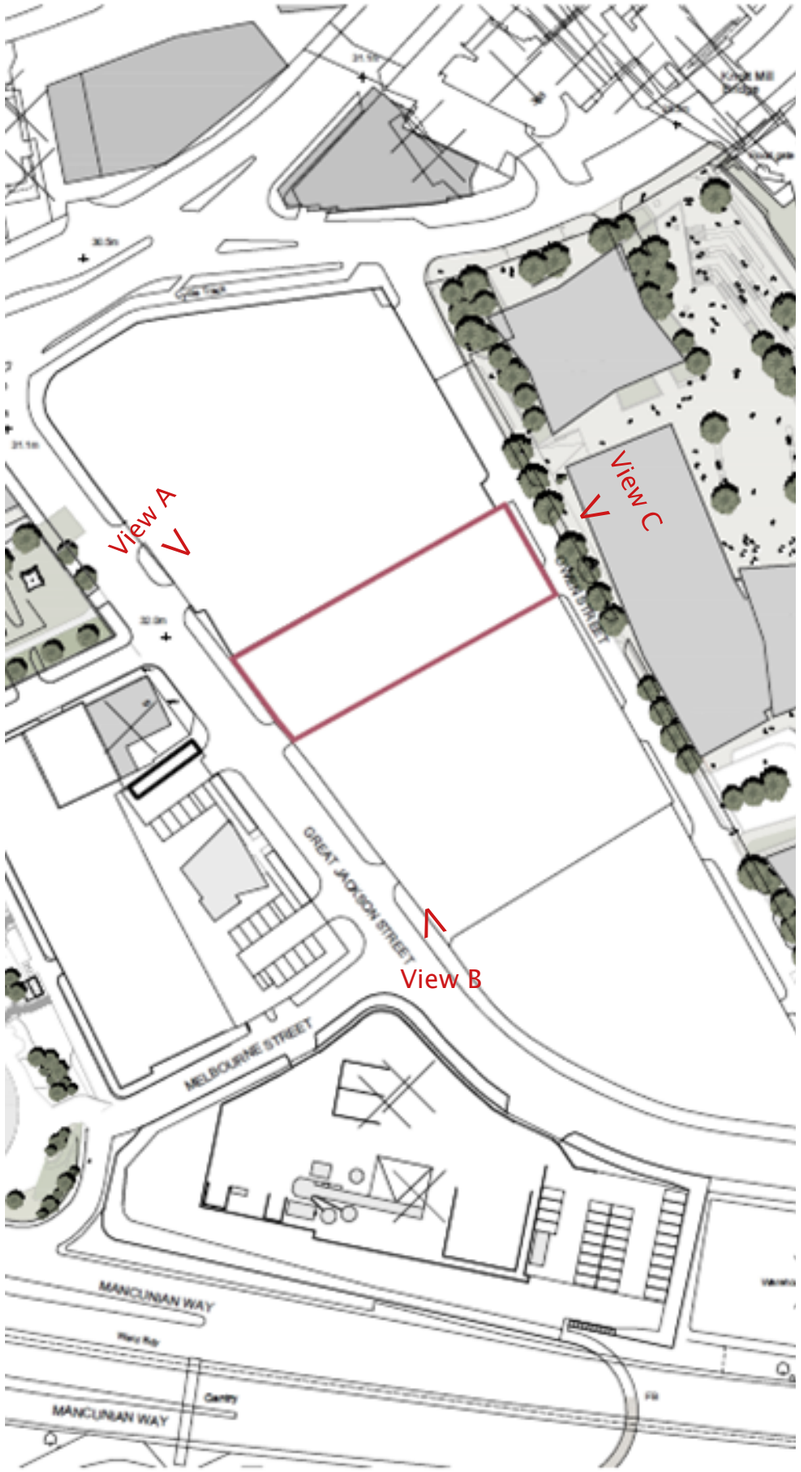
The development is designed to expand and improve the sports facilities available in Manchester City Centre and to allow Club de Padel Limited to commercially operate, meeting a demand for padel tennis courts which is not currently being met.

Padel tennis is supported by the Lawn Tennis Association, with a stated goal of making tennis more accessible, removing barriers to entry and growing the games of tennis and padel to provide social, health and wellness benefits across the UK.

Padel is a form of tennis that is easy to play, fun and extremely sociable. It is played mainly in a doubles format and can be played in groups of mixed ages and abilities.

The sport has gained increasing popularity in recent years and the proposal follows growth in the sport across continental Europe and the opening of several successful padel club ventures throughout the rest of the UK. Although the sport is growing, the development will be the only pay as you play, dedicated padel tennis club in Central Manchester.

It is intended that the application site can become the home of padel tennis in Central Manchester, providing the opportunity to showcase and advance a rapidly growing sport. Club de Padel Limited are committed to providing significant community access to the site and helping to deliver the Government's and Sport England's ambitions for increased participation in sport and expansion of sporting facilities, particularly in the city centre where there is currently limited provision.



Application Site Plan



View A



View B



View C

2.0 SITE & CONTEXT

Located within the Great Jackson Street Masterplan, the 1,550 sqm site is bounded by Owen Street to the east, Great Jackson Street to the west, Plot B development site to the north and Plot F development site to the south.

The Site sits between the established residential neighbourhoods including Castlefield and City Road East and key Strategic Development Zones of First Street and The Corridor.

The streets surrounding the Site have been previously characterised by a poor pedestrian environment, dead frontages and unwelcoming spaces. The environment currently acts as significant physical and psychological barrier to movement around this part of the city.

The environment is however rapidly improving through the recent completion of a number of projects including; Deansgate Square, Castle Wharf and Crown Street Phase 1.

There are no listed buildings or structures within the Site. The Grade II listed Former Bridgewater Canal Company Offices are located to the north of the Site.
Middle Warehouse, also Grade II listed, is located on the opposite side of Chester Road. The Grade II* listed Church of St George is positioned to the southwest of the Site on the other side of Deansgate Interchange Roundabout.

The site is not in a Conservation Area.

3.0 CURRENT USE

The subject red-line site is cleared, however, previous to this, its established use was low rise industrial units.



Aerial View of Great Jackson Street



Deansgate Square



Crown Street Phase 1 & 2



Plot F, Great Jackson Street



Castle Wharf

4.0 MASTERPLAN CONTEXT

The Site is well placed strategically - located within the Great Jackson Street Framework study area.

The immediate area surrounding the Site has a number of schemes consented and under construction including, but not limited to the following:

- Deansgate Square (residential)
- Crown Street Phase 2 incl school (residential & school)
- Viadux (mixed use)
- Plot 9 First Street (office)
- 10-12 Whitworth Street(residential)
- Trinity Islands (residential)
- Arundel street (residential)
- Plot H, Great Jackson Street (student residential)
- 1 Alpha Place (apart hotel)
- 325 Deansgate (apart hotel)
- Hotspur Press (residential)
- Plot 11 First Street (co-living)
- One City Road (office)
- Plot G, 34 Great Jackson Street (residential)
- 2-4 Whitworth Street (hotel)
- Plot F Great Jackson Street (residential)
- One Medlock Street (office and student residential)
- Plot 10 First Street (commercial and student residential)

The dynamic nature of development within this area will change the immediate context and scale of the area. The area has recently and will continue to be transformed from a series of vacant surface car parks to clusters of mid / high rise buildings to the south of the city centre.

Deansgate Square, now completed, is the tallest building in Manchester with a cluster of residential towers from 38 – 65 storeys. Deansgate Square, along with Crown Street phases 1 and 2 and Castle Wharf, have set a new benchmark in terms of quality and a new precedent in building tall within the city and serves as a catalyst for the development of the wider Great Jackson Street area.

The temporary planning application will add activation to the masterplan, offering residents a new and exciting sports facility and community asset on previously unused land whilst further mid / high rise buildings are developed around it.


Salvis


General Store


Kitten


Atomeca


Crown Street Phase 2 park and school


Deansgate Square - Public Realm


Deansgate Square - Public Realm

5.0 NEIGHBOURHOOD CONTEXT

The Great Jackson Street Framework includes the principles for delivering the social infrastructure necessary to support the new and existing residents. This includes both community and commercial provision strategically located within a number of sites.

COMMUNITY PROVISION

The Crown Street development phases already include provision for a medical centre, a primary school and a day care nursery. The erection of four padel courts will further enhance the amenities available to an ever-increasing population of residents, as well as encouraging non-residents from the wider community.

COMMERCIAL PROVISION

Opportunities for retail are identified across several of the Great Jackson Street framework plots. A significant number of these have been delivered as part of the Deansgate Square development. These include a new grocery store, bakeries, cafés, bars, restaurants, florists and beauty retail. Elsewhere within the framework zone, 2no units are to be delivered within the Crown Street phase 2 development, and a single unit within Plot G / Park Place.

DEANSGATE SQUARE PRECEDENT

The neighbouring development of Deansgate Square has already provided significant improvements to the area. Some of these include, but are not limited to:

- High quality public realm along the River Medlock, providing a new pedestrian connection with First Street
- Growing number of families living in Deansgate Square, with 60 children resident currently
- 70 different nationalities into the area, creating a cosmopolitan community.

All of which sets a positive place for Phase 3 to be positioned within.

DEVELOPING NEIGHBOURHOOD

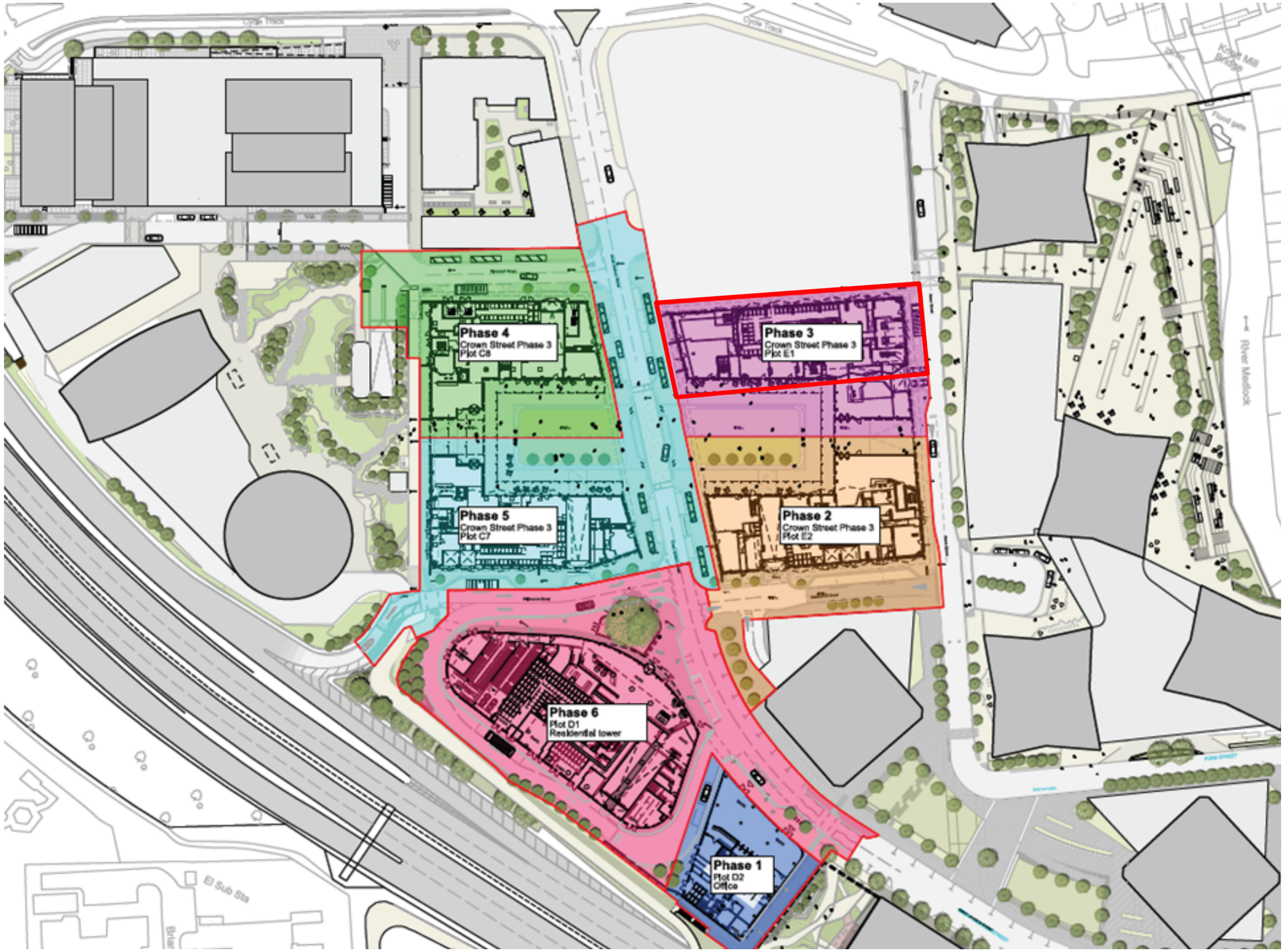
The immediate area surrounding the Site has a number of schemes consented and under construction including, but not limited to the following:

<u>New homes delivered</u>	
Deansgate Sq	2,172
Crown St Ph1	1,508
	664
<u>Under Construction</u>	
Crown St Ph2	857
<u>Public realm</u>	
Deansgate Square	4,200m2 (approx. delivered)
Crown Street Park	4,200m2 (approx. consented)
Plot F	2,100m2 (approx. consented)

PLACEMAKING

The scheme includes creation of new retail and leisure destination with curation of high quality independent retailers.

Footfall to these retail and leisure destinations will be enhanced by the erection of four padel courts, improving the existing neighbourhood by providing a community asset which makes a positive contribution to the wellbeing of the population and increases inclusion by being fully accessible.



Crown Street Phase 3 and Plot D Phasing Plan

6.0 PHASING

The site for this temporary planning permission falls within the larger site boundary for the recently submitted permanent planning permission for Phase 3, Great Jackson Street (planning reference 137226/FO/2023).

Given the scale and phased nature of the Phase 3 development, it is considered a temporary use/activation can be accommodated.

The construction phasing programme for Phase 3, Great Jackson Street, is outlined here. This has been extracted from the Construction Methodology chapter within the Environmental Impact, Volume 1 of the Phase 3, Great Jackson Street application (planning reference 137226/FO/2023). It is also illustrated on the plan adjacent.

- **Phase 1** – Office– construction estimated to take one year; commencing in July 2023 and completing in July 2024
- **Phase 2** – Tower E2 with residents' car park and Public Realm - construction estimated to take 3 ¼ years; commencing in July 2024 and completing in September 2027
- **Phase 3** – Tower E1 with residents' car park and Public Realm - construction estimated to take 3 ¼ years; commencing in January 2026 and completing in March 2029
- **Phase 4** – Tower C7 with residents' car park and Public Realm - construction estimated to take 3 ¼ years; commencing in July 2027 and completing in September 2030
- **Phase 5** – Tower C8 with residents' car park, highway works and Public Realm - construction estimated to take 3 ¼ years; commencing in January 2029 and completing in March 2032
- **Phase 6** – Tower D with residents' car park, highway works and Public Realm - construction estimated to take 4 ¼ years; commencing in July 2030 and completing in September 2034

The subject site falls in part within the boundary of phase 3 of the above construction programme and thus it is considered that phases 1, 2 and part phase 3 of the construction programme can commence whist this temporary use is still operational. Once phase 3 of the construction programme has commenced in full, the subject site will form part of the Phase 3 development thus the temporary use/activation will cease.

Note, as per the Construction Methodology chapter of the Phase 3, Great Jackson Street application, the above is an indicative construction programme and the Applicant highlights that there are multiple risks involved in the development process. The Applicant notes that this programme may ultimately be extended in the event delays caused by sustained periods of poor weather, unexpected ground conditions or other abnormals, volatility in economic and housing markets, political uncertainty, and the availability of funding.



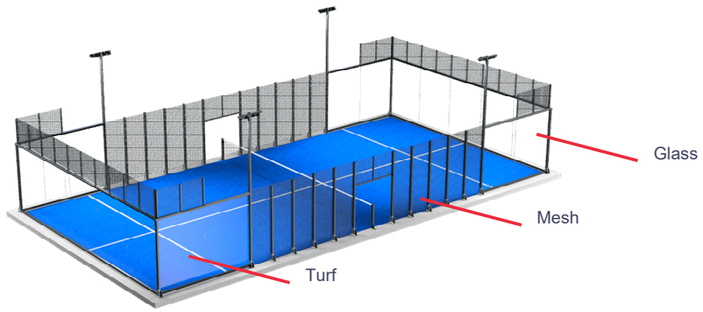
7.0 CLUB DE PADEL PROPOSALS

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

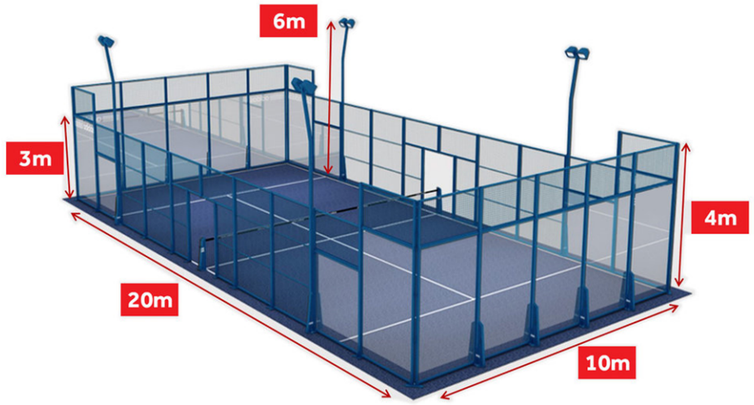
- Four temporary padel court structures (10m x 20m each)
- Temporary building (standard shipping container) for storage and administration (6.1m x 2.4m)
- Temporary accessible toilet facility (2.3m x 3.2m)

All buildings / structures are of standard design and are of the minimum size necessary to meet the site's 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 site, concrete levelling works are proposed to level the site and provide level, accessible entry via Owen Street. 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.



Padel court design



Padel court dimensions









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

8.0 BRIEF

The development is designed to allow Club de Padel Limited to operate a high-quality temporary four-court Padel club on the cleared Great Jackson Street site, meeting growing demand for padel in Manchester City Centre which is not currently being met.

In addition, the development will provide a valuable community asset and support the wider placemaking and development goals of the Great Jackson Street Framework.

9.0 DESIGN AND EXTERNAL MATERIALS

Padel courts - Design

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).

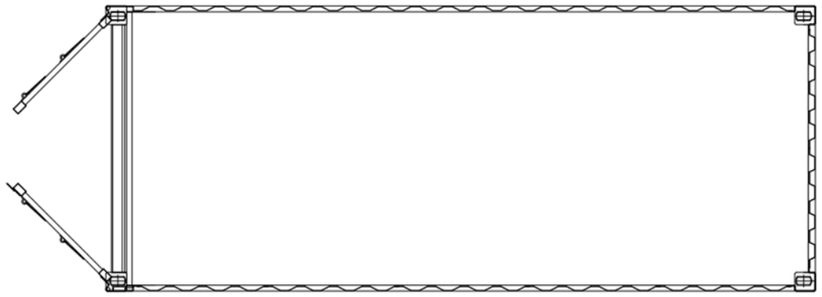
All these specifications comply with the standards established in the Regulations of the Padel Game revised by the International Padel Federation (IPF) on 28 May 2021.

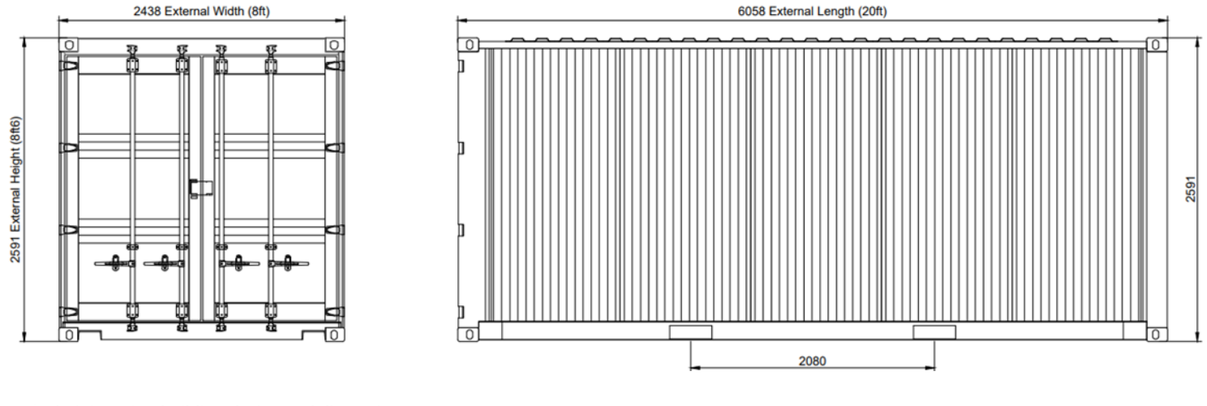
Padel courts - Proposed external materials

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

Dimensions / Weights	
Internal Length	5898mm
Internal Width	2352mm
Internal Height	2391mm
Door Opening Height	2280mm
Door Opening Width	2340mm
Floor Area	13.9M2
Max Gross Weight	30,480KG
Tare Weight	2,150KG

Note size and weight can vary dependant on manufacturer





Storage / administration building design and dimensions



Storage / administration building: Dark blue (RAL 5013) corten steel



Indicative customisation, with serving hatch operated via gas struts

9.0 DESIGN AND EXTERNAL MATERIALS

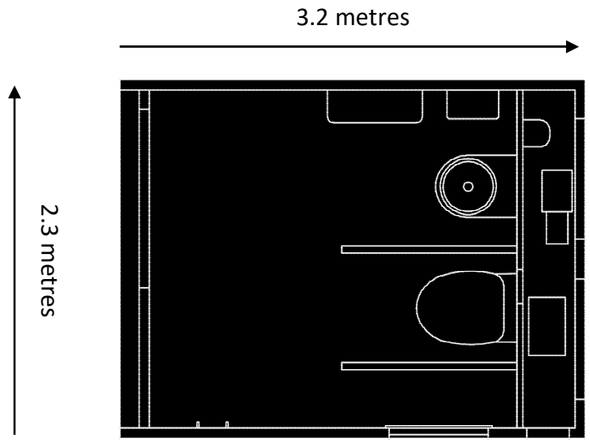
Storage / administration building - Design

Due to the temporary nature of the scheme the storage / administrative 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 (Dark blue base with customised finish)
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



Accessible toilet facility design and dimensions

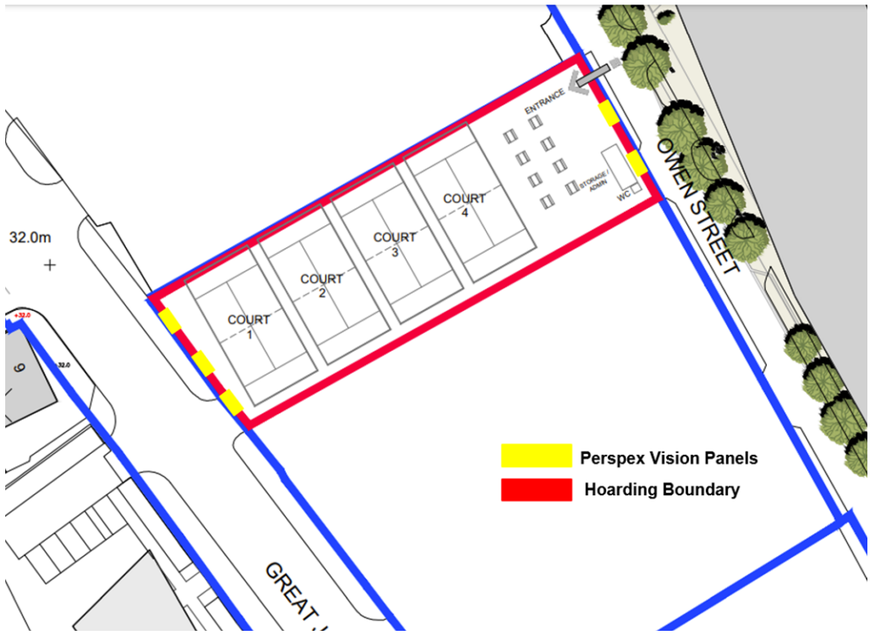


Accessible toilet facility external look





Boundary treatment currently in place on existing development



Indicative location plan of 5 x Perspex Vision Panels



Precedent image of a Perspex panel within hoarding

9.0 DESIGN AND EXTERNAL MATERIALS

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 washbasin with chrome tap

Boundary treatments - Design

The site will be enclosed by hoardings along the four 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. Perspex viewing panels (1m x 0.5m) will also be installed within the hoarding along the Owen Street and Great Jackson Street elevation to achieve visual permeability through the site. 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 in situ across the rest of the development





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













Communal space for general public to enjoy

10.0 SITE LAYOUT

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

The four courts will be situated parallel to one another from the South-West of the site. The entrance will be located in the Northern corner of the site, with the storage / administrative buildings and toilet facility located to the Western corner to facilitate efficient operation of the site.

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 a roller gate which will be open during operational hours, allowing access to a communal area (with picnic benches) and ensuring good visibility from Owen 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 with the development, positively contributing to the wider Great Jackson Street Framework.

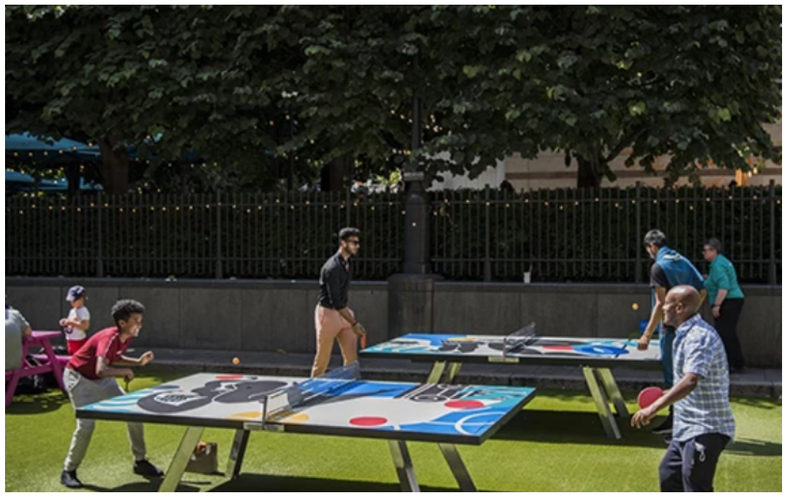
Images below are illustrative and demonstrate the setup and look of similar schemes.



High specification panoramic courts to be installed



Potential for concession stands to sell equipment and other merchandise

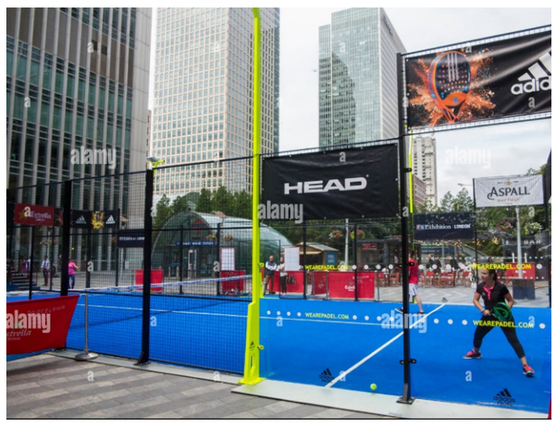


Potential to provide other social leisure activities to drive maximum community engagement













Urban backdrop, incorporating a top-class leisure facility into the Great Jackson Street Framework



Astro turf landscaping between courts to soften appearance

11.0 LANDSCAPE

Landscape Design

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

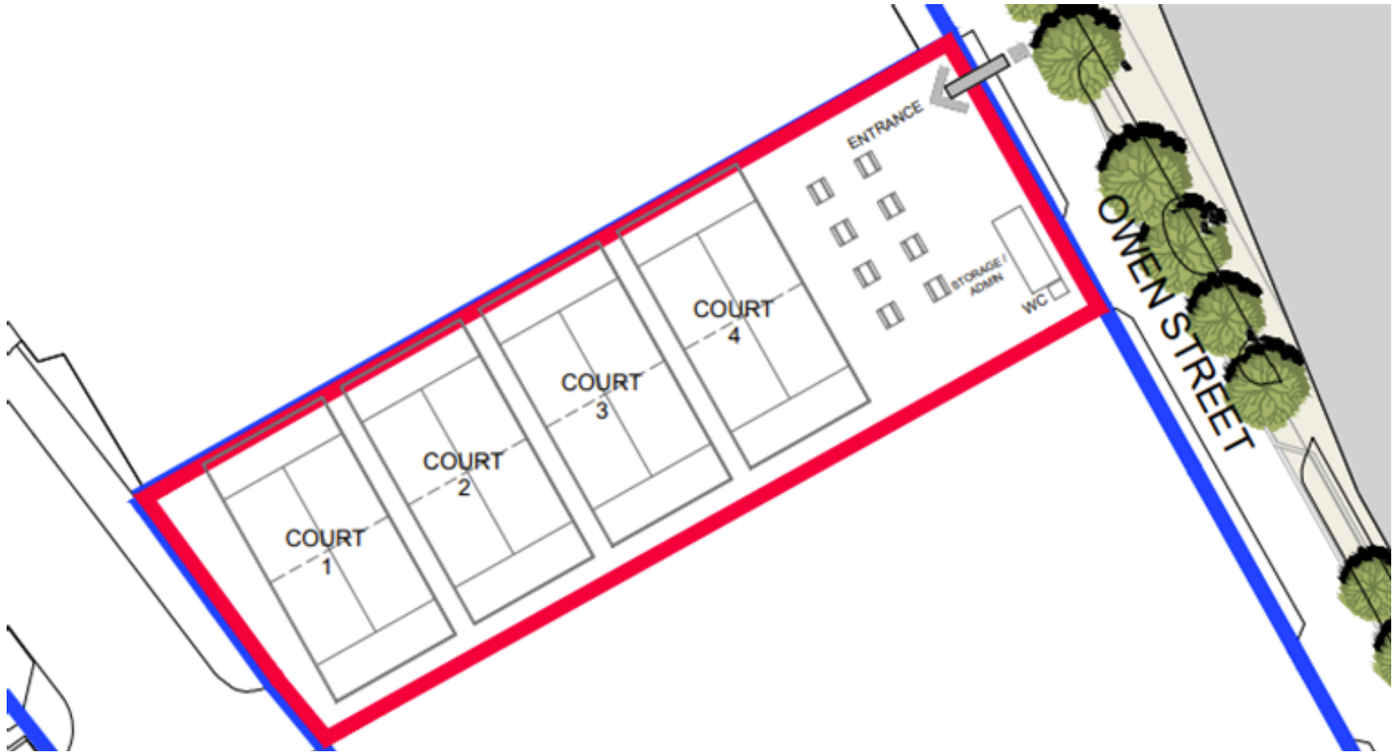
Hard landscaping is required to ensure the surface is level and allow for a high-quality playing experience. Levelling works will be undertaken to ensure the site is level and flush with the access point from Owen Street.

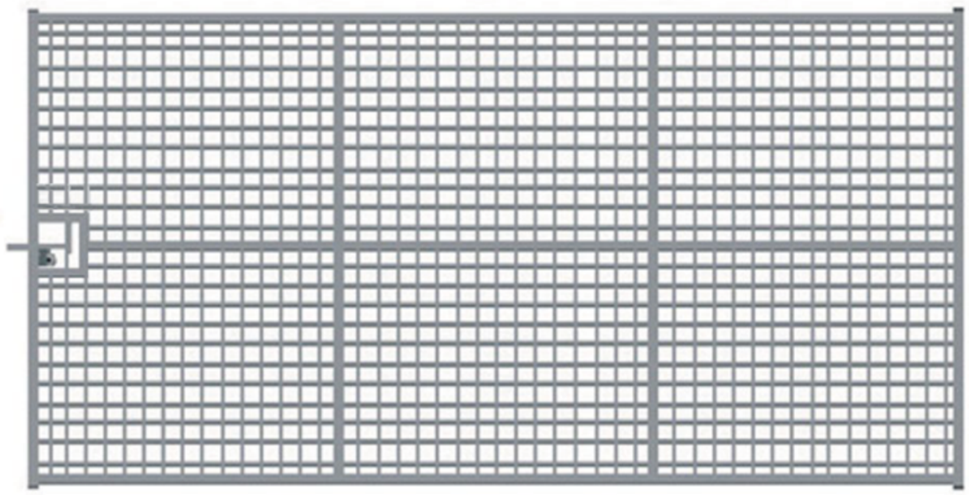
There are no existing trees or shrubbery on the site or around its boundaries. Artificial green grass will be laid between courts and around the courts area to soften the impact of the concrete levelling works and to provide a pleasing, safe and easily maintainable surface.

Internal to the site ornamental planting is proposed, consisting of planter boxes and pots to provide a year-round visual interest and add character to the landscape.



Inclusion of planters and other greenery to soften appearance and contribute to aesthetics of the development





Indicative Roller Gate

12.0 POST OCCUPATION

Following the cessation of the temporary planning permission, Club de Padel will uninstall and remove the court structures and temporary buildings, leaving the site in the same state as its current condition to allow Renaker to develop the land in line with the longer-term Great Jackson Street Framework.

13.0 ACCESS

Pedestrian access is proposed via a rolling gate at the Northern corner of the site on Owen Street.
The roller gate (2.5m wide x 1.5m 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. A sliding system means the roller gate will slide back rather than opening outwards or inwards.

Public vehicle access will not be required to the site however waste contractors will be able to access the site to conduct waste removal, being able to park outside the entrance on Owen Street in the available bays.

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) and ensure good visibility from Owen Street. It will be in the same design narrative as the wider perimeter railings and the overall site will be fully accessible, with flush level access to the site entrance and DDA compliant gradients tying existing and prosed levels together. Cycle parking will be provided on site.

The site is designed to be fully accessible, with the scheme opening up new sporting facilities in Central Manchester and having strong connections to/from local transport nodes. There is level access from the street and an accessible WC will be located within the site.

Club de Padel positively encourages participation in sport by disabled people and has sought to design the scheme to facilitate this, providing inclusive access across the site.

14.0 WASTE

It is not envisaged that the site would have more than 30 people present at any one time, and therefore it is anticipated that minimal waste will be produced. 10 x 100 litre bins will be located across the site, with separate vessels for general waste and recyclable waste.

A private contractor will be appointed to collect waste at regular intervals to ensure waste does not build up on site and is disposed of appropriately. Access will be provided via the entrance from Owen Street, where the waste collection contractor can safely park up and carry out their required duties

15.0 VENTILATION

Club de Padel is primarily an outdoor sporting facility. 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.

16.0 CONSULTATION

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

On 13 June 2023 a virtual meeting took place with Lucy Harrison, Manchester City Council Planning Officer. The project team provided an overview of the detailed design of the padel courts, including the rationale behind introducing padel tennis into Manchester City Centre. The Planning Officer recognised the Applicant's commitment to deliver a leisure and recreation facility within the prominent Great Jackson Street SRF area. It was noted the introduction of padel courts as a meanwhile use before construction of the proposed development for that plot of Crown Street Phase 3 (planning reference 137226/FO/2023) commences is substantively more beneficial than keeping it as surface level car park.

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

The overall feedback from the pre-application discussion has been positive and supportive of the details in relation to the proposed padel courts development.

17.0 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 primarily of low-grade temporary car-parking.

It will serve to present the vision and quality of the development work being carried out by Renaker throughout the Greengate masterplan and ensure that the residential units and the exciting new neighbourhood being created is clearly and visibly accessible to all, particularly to the local domestic market.

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