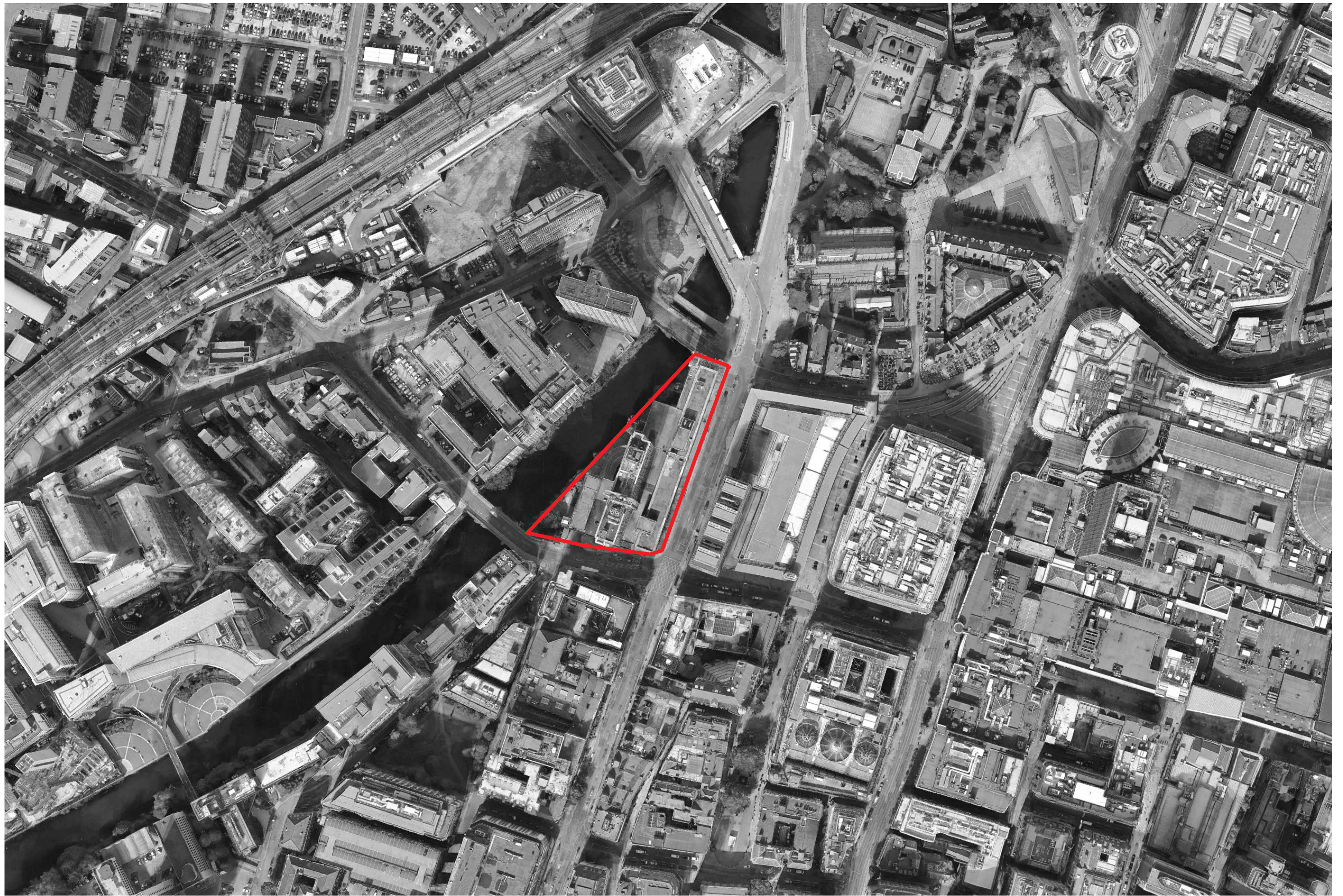


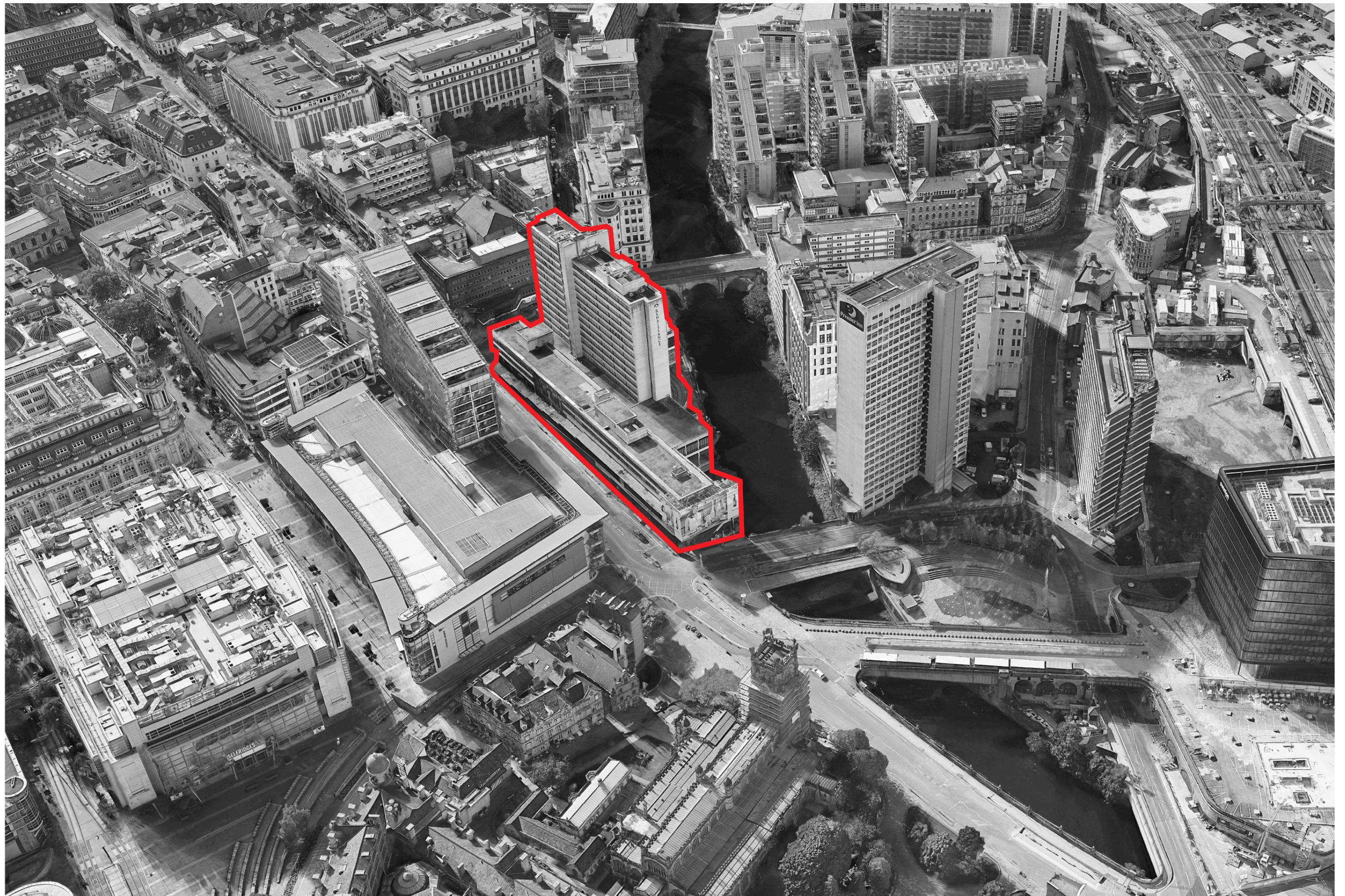
Property Alliance Group /
Starwood Capital Group
Renaissance Site
Premier House
Design & Access Statement



Site boundary for wider masterplan proposal

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1.0 Introduction



Site boundary for wider masterplan proposal

1.0 Introduction

6

Purpose of the document

This document has been prepared on behalf of Deansgate SOF Alliance LeaseCo Limited in support of a full planning application which is a resubmission of a previously approved application (Ref:130446/FO/2021) for the redevelopment of the Premier House building, along with providing an introduction to the overall Masterplan vision for the wider site.

Property Alliance Group (PAG) and Starwood Capital (SCG) have collaborated as Joint Venture Partners who share a like-minded vision and commitment to deliver a stand-out development at the site of the Renaissance hotel.

The Wider Masterplan

This application is the second phase of works which form part of a wider Masterplan for the site. The redevelopment of this site has been a key strategic regeneration objective for Manchester City Council for over 25 years and despite many previous proposals and regeneration frameworks all have failed and it still lies empty and is a significant plot on the city centre landscape. PAG and SCG have taken a new approach to ensure a deliverable and highly sustainable Masterplan solution to finally realise the potential of this important site. The site has been split into three separate development plots which have been subject to three separate planning applications, submitted in line with a development programme as agreed with Manchester City Council.

1. Phase 1 includes the external alterations to the existing hotel building, as part of significant interior works carried out to the building to create an exemplar luxury destination hotel offering, operated by the Treehouse brand.

This Planning Application was submitted in May 2021. Ref:130446/FO/2021 and planning permission was granted in August 2021

Note, prior to this phase, a Planning Application was submitted in February 2021 for the replacement of the hotel windows as part of early enabling works. A further application for the demolition of Premier House to the north of the site intended to clear this plot to make way for the future residential proposals, has also been submitted to make way for the future residential proposals, was also submitted and subsequently approved.

2. Phase 2 of the Masterplan will see the full demolition of the Premier House building and re purposed to create a new modern commercial workplace with retail and leisure uses at ground floor level addressing Deansgate. The structural slabs of the adjoining Hotel at L00 and below will be retained to allow for a 5 storey new-build steel frame structure above. This planning application forms phase 2 of the development programme. It should be noted that this plot already benefits from planning permission (Ref: 130935/FO/2021) granted in October 2021 for the part retention (structural frame), redevelopment and extension of the former Premier House building to deliver a redeveloped 4 storey office-led development.

3. Phase 3 involves the creation of a new landmark residential building to the north of the site, acting as a gateway arrival point to Deansgate.

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.



Proposed view looking north-west along Deansgate/ Blackfriars Street

The Client Team

The Joint Venture between PAG and SCG will bring together their complementary skill sets and combined real estate experience, including SCG’s unique hospitality track record and PAG’s enviable City Centre development pedigree, means the team is very well positioned to deliver a landmark scheme that will regenerate this key site in Manchester.

PAG and SCG are proposing a deliverable scheme that will realise the potential of this 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, engagement with the river, and new public realm.

PAG has an enviable track record of delivering difficult City Centre sites to create high quality landmark developments. Starwood is renowned for delivering market-leading luxury hotel developments across the world.

Some examples of the JV’s track record in Manchester are shown to the right of the page.

Ongoing Consultation

As part of the wider Masterplan phases, there is continuous ongoing consultation with MCC as part of the planning pre-application programme as part of the planning process.



1



3



2



4

Images

- 1. Oxygen, Manchester - PAG
- 2. Principal Hotel, Manchester - SCG
- 3. Axis, Manchester - PAG
- 4. Principal Hotel, London - SCG

2.0 Masterplan Site

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.

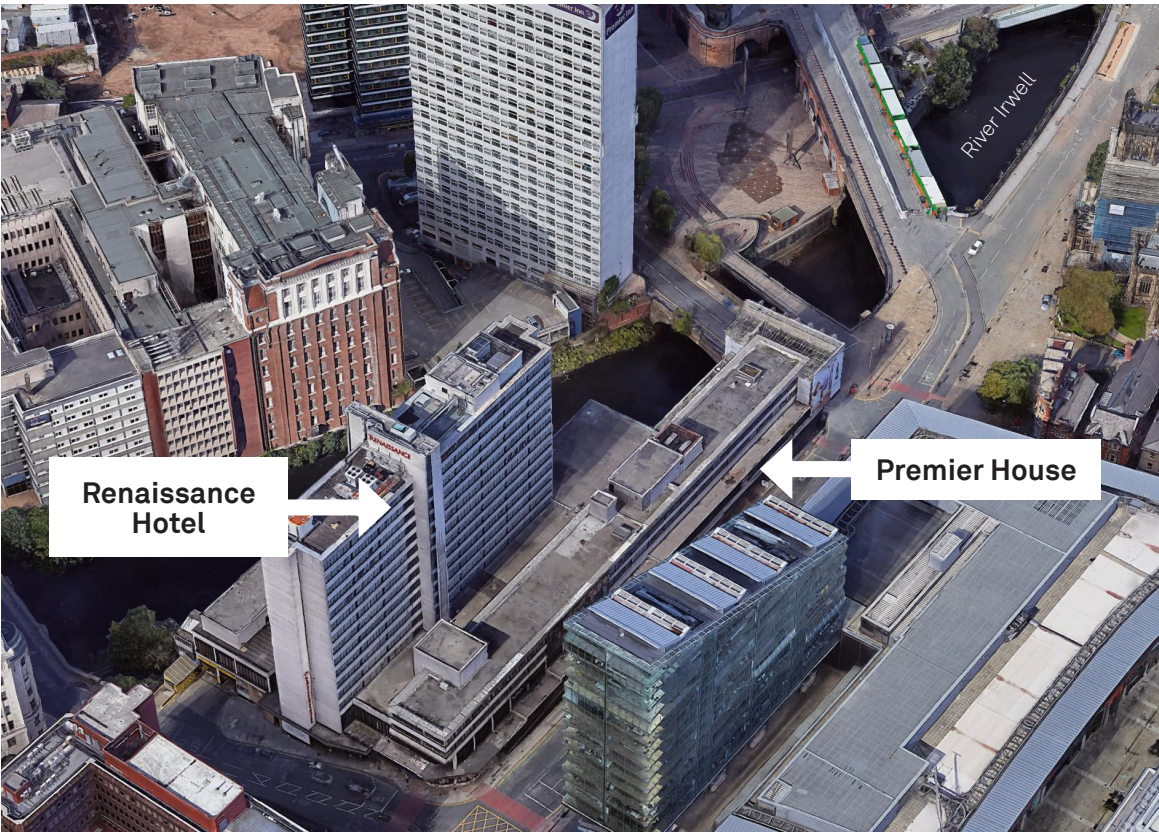
The existing building on the site was constructed during the late 1960s as an office building known as 'Fairbairn House'. Construction was completed in 1972.

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 focus of this Design & Access Statement is only for the works associated with the redevelopment of the Premier House following the demolition of the existing building. The site has been split into separate Masterplan phases which will see the wider Masterplan proposals for the Renaissance Hotel and the Residential building developed at a later date.



Hotel & Premier House Aerial Shot, pre demolition works



View of existing inactive frontage along Deansgate



Existing view from Deansgate / St Mary's Gate



View towards existing Hotel & Premier House entrance



View from Deansgate



View from Deansgate to future service yard entrance



Internal view of Service Yard



Existing structural frame



Existing roof and circulation shafts

2.2 Historical Photos

Victoria Bridge
Circa 1860

View looking north along the River Irwell shows Victoria Bridge with mills along the river banks. The Cathedral can be seen in the distance with scaffolding around it. This picture dates to circa 1860 when the tower, in a dangerous condition, was demolished and reconstructed.



The Grosvenor Hotel
Circa 1960

This image is taken from the corner of Market Street and Deansgate shows the The Grosvenor Hotel. The hotel occupied the corner of Deansgate and Victoria Bridge Street close to the Cathedral and Exchange Station. The building was demolished in 1971.



Corn Exchange
Circa 1952



A view from the corner of Deansgate and Victoria Bridge Street looking towards the Corn Exchange and The Shambles. The garden to the right is where Harvey Nichols sits today.

Victoria & Blackfriars Bridge
Circa 1903



Victoria Bridge and Blackfriars Bridge are both over 80 years old and are Grade II Listed. This image shows the River Irwell lined with warehouses.

2.2 Historical Photos

Fairbairn House (Renaissance Hotel)
Circa 1972

During the late 1960s the site was redeveloped with a 13 storey office building named '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. Originally a footbridge across Deansgate connected the building to the Market Place and the Arndale beyond. The building was designed with significant parking provision for employees at the rear adjacent to the river, and to the frontage a ramp and raised walkway with shops above the street level. The image below is a painting by Peter Sainsbury; the raised footbridge over Deansgate is visible.



Blackfriars Street / Deansgate
Circa 1956

The image below is a view towards the Art Deco style Woodhouse and Sons building in 1945 which was located on the corner of Blackfriars Street and Deansgate.



2.3 Historic Maps

Historic maps of the site provide an insight into the development within the area over the last 200 Years.

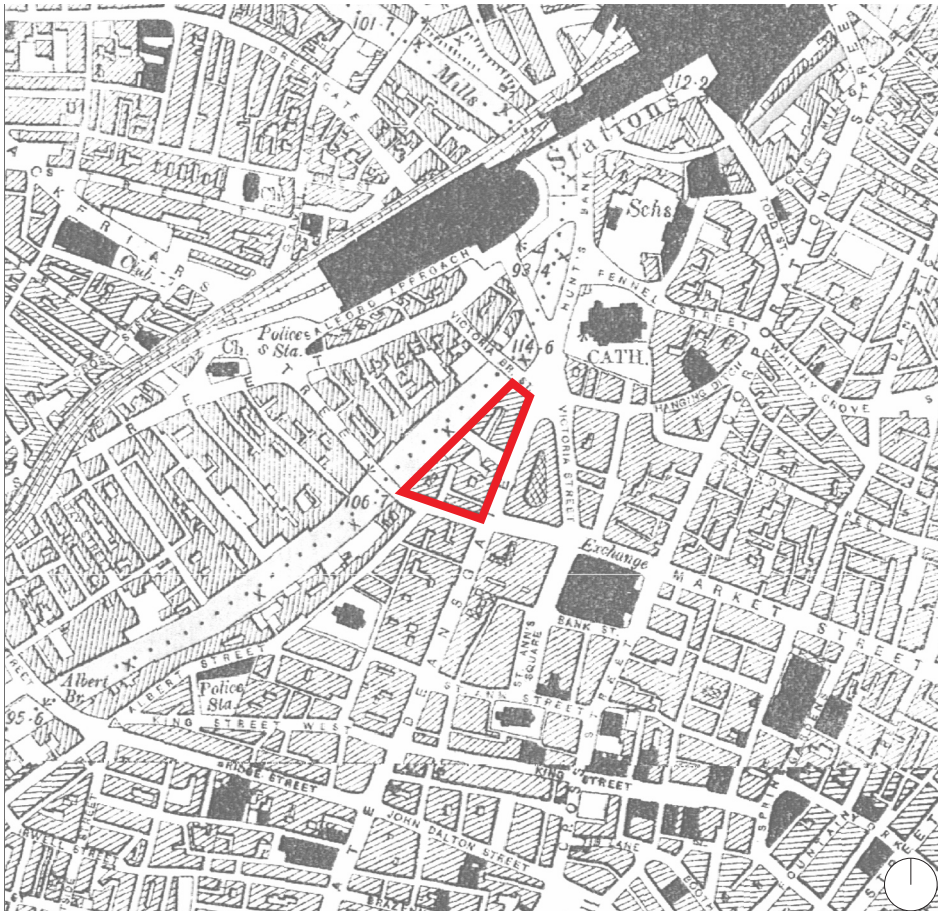
1848

- The early 19th century saw the real birth of the industrial revolution in Manchester with Pevsner stating that Manchester and Lancashire became the 'first industrial society and economy in the world'.
- In 1837 Victoria Bridge replaced the previous bridge adjacent to the Cathedral. By 1848 the townscape had begun to change with the principal road network recognisable today beginning to be laid out. Blackfriars Street had been defined by this time, defining the southern end of the site and resulting in the redevelopment of buildings within it.



1894

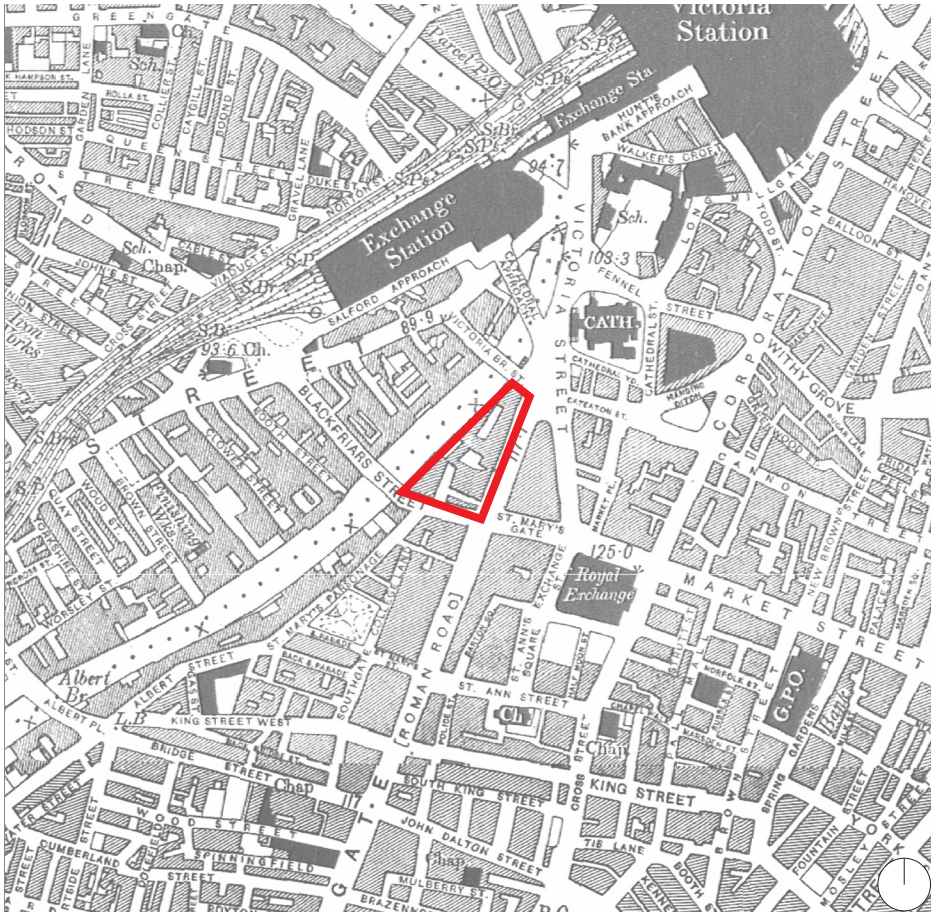
- The site was later developed to include a series of retail and hotel uses, with the prevalence of commercial functions on Deansgate. Uses within the block included the Grosvenor Hotel, the Deansgate Hotel, Shepherds Court which contained a leather warehouse, yarn warehouses, Manchester Carriageworks and offices. To the southern end of the site there was a tube factory, saw mill, billiard table factory, offices, and WH Smith and Son Stationers.



2.3 Historic Maps

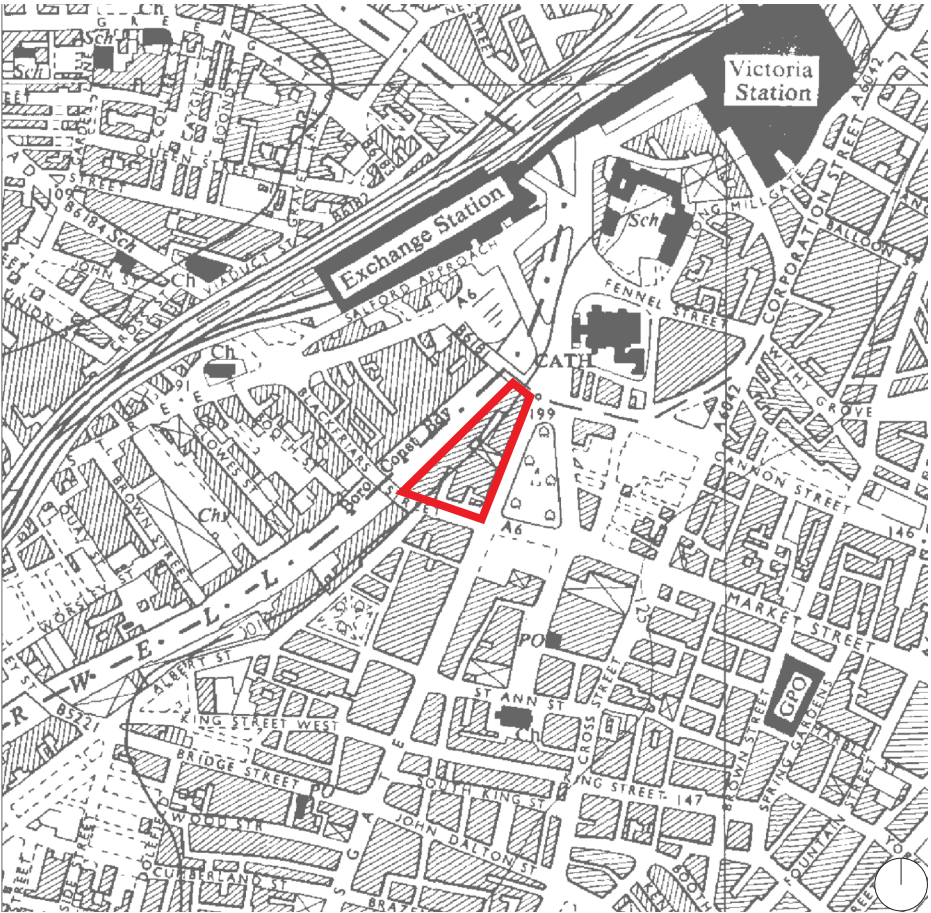
1923

During the 1930s the north side of Blackfriars Street was redeveloped with a modernist building (Woodhouse and Sons) with a distinctive curved frontage.



1956

World War Two bombing in December 1940 resulted in significant damage in the city centre to the east of the site with the Victoria buildings and others around Market Place destroyed. The Cathedral was also damaged. There is no obvious damage to buildings within the Site.



1989

During the late 1960s the site was cleared and redeveloped with a large footprint 13 storey office building named '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. Originally a footbridge across Deansgate connected the building to the Market Place and the Arndale beyond.



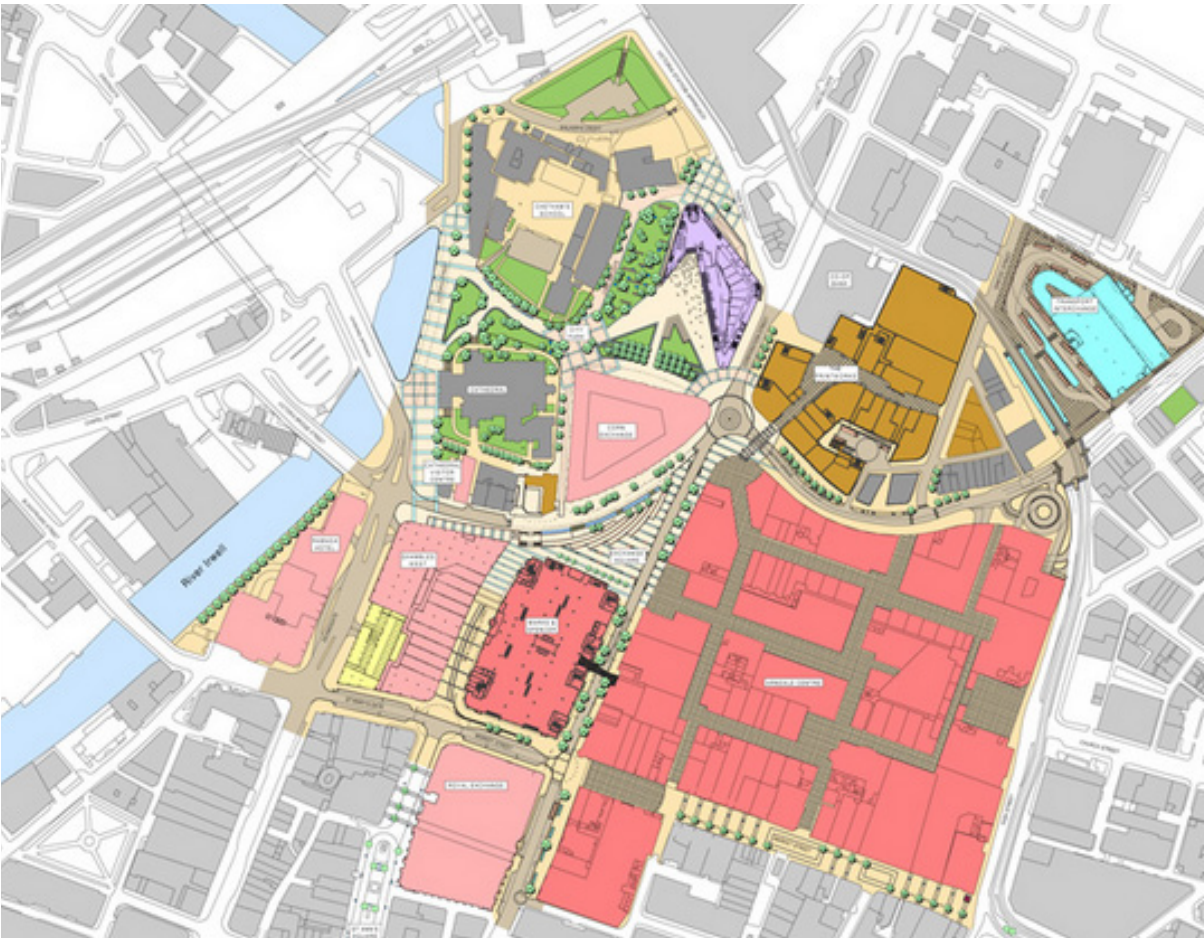
2.4 Site History Since 1996

The site in its current form is an eyesore and detracts from this area of the City Centre. It is the last undeveloped site within the 1999 City Centre Renewal Masterplan, which was prepared following the 1996 bombing, and a long-standing strategic regeneration priority for the City Council. It is located on a key gateway site at the northern end of Deansgate, in close proximity to the Cathedral, Chethams, Greengate, the Medieval Quarter and Victoria Station, but currently makes no positive contribution to the visual appearance or vitality of the area.

The Applicant is committed to helping make Manchester a zero-carbon city by 2038 and that goal has driven our plans for the site. The Applicant is developing a sustainable design with the majority of the existing foundations being re-used or re-purposed, 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 to this part of the City Centre.

The site has been earmarked for a major comprehensive regeneration scheme since 1999 with a previous planning application first approved in 2008 (now lapsed) and a Strategic Regeneration Framework (SRF) subsequently prepared for the site in 2018. However, despite two decades of substantial investment in the surrounding area through the public and private sectors, the site remains undeveloped. The City Council acknowledges within the SRF that the site 'visually and physically represents a significant blight on this part of the City Centre and has the potential to be a landmark development with best-in-class hotel, office and residential uses, buildings of scale, and facilitate the rebalancing of Deansgate.'

The site forms the start of one of the City's busiest retail thoroughfares. 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. 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 proposals represent a deliverable scheme that will regenerate this key site and deliver on the broad principles of the SRF, which recognises that the impact of its regeneration would be genuinely transformational.



1999 EDAW Masterplan



1996 Manchester post bomb



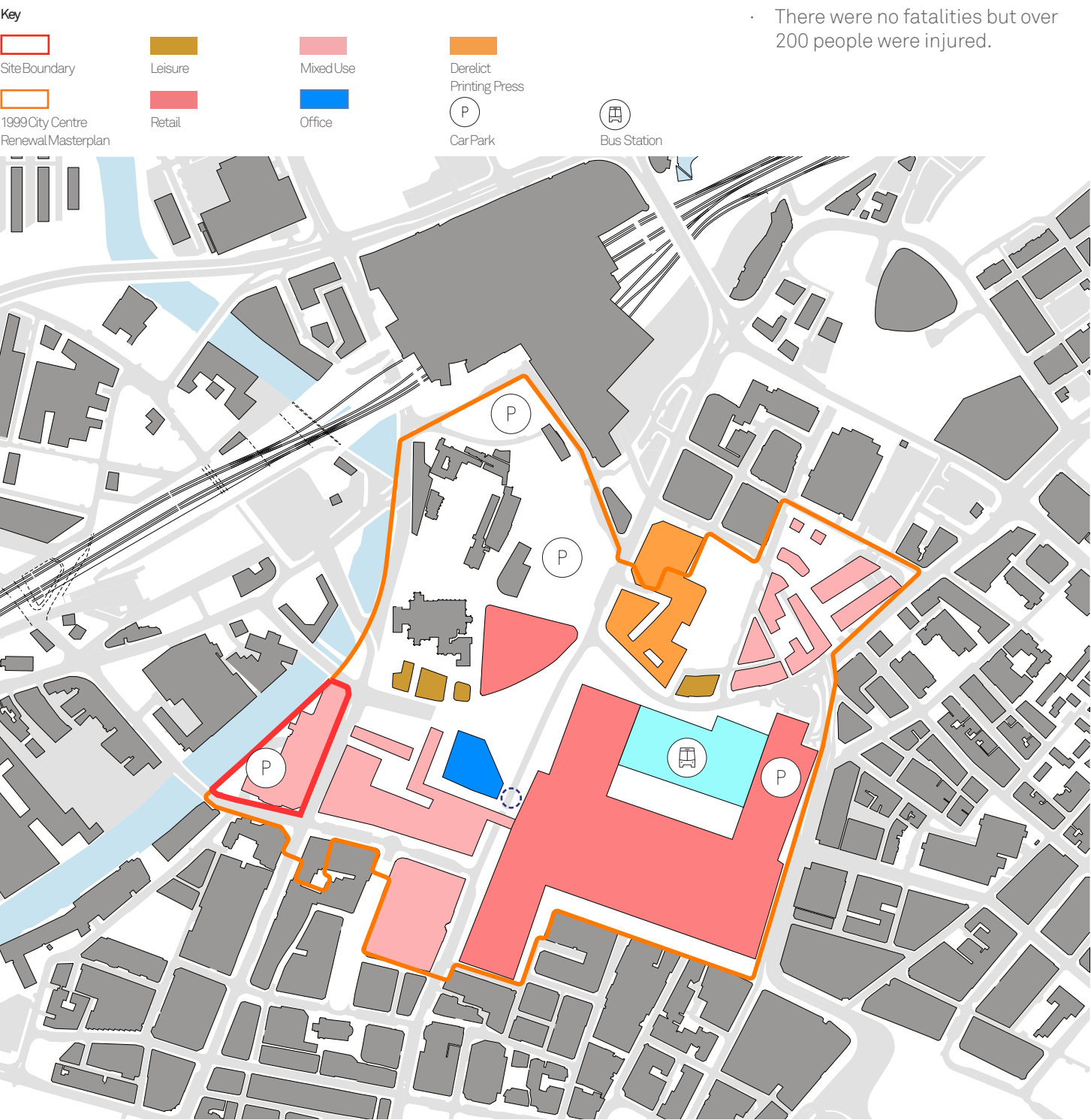
1996 Manchester post bomb



1996 Manchester post bomb

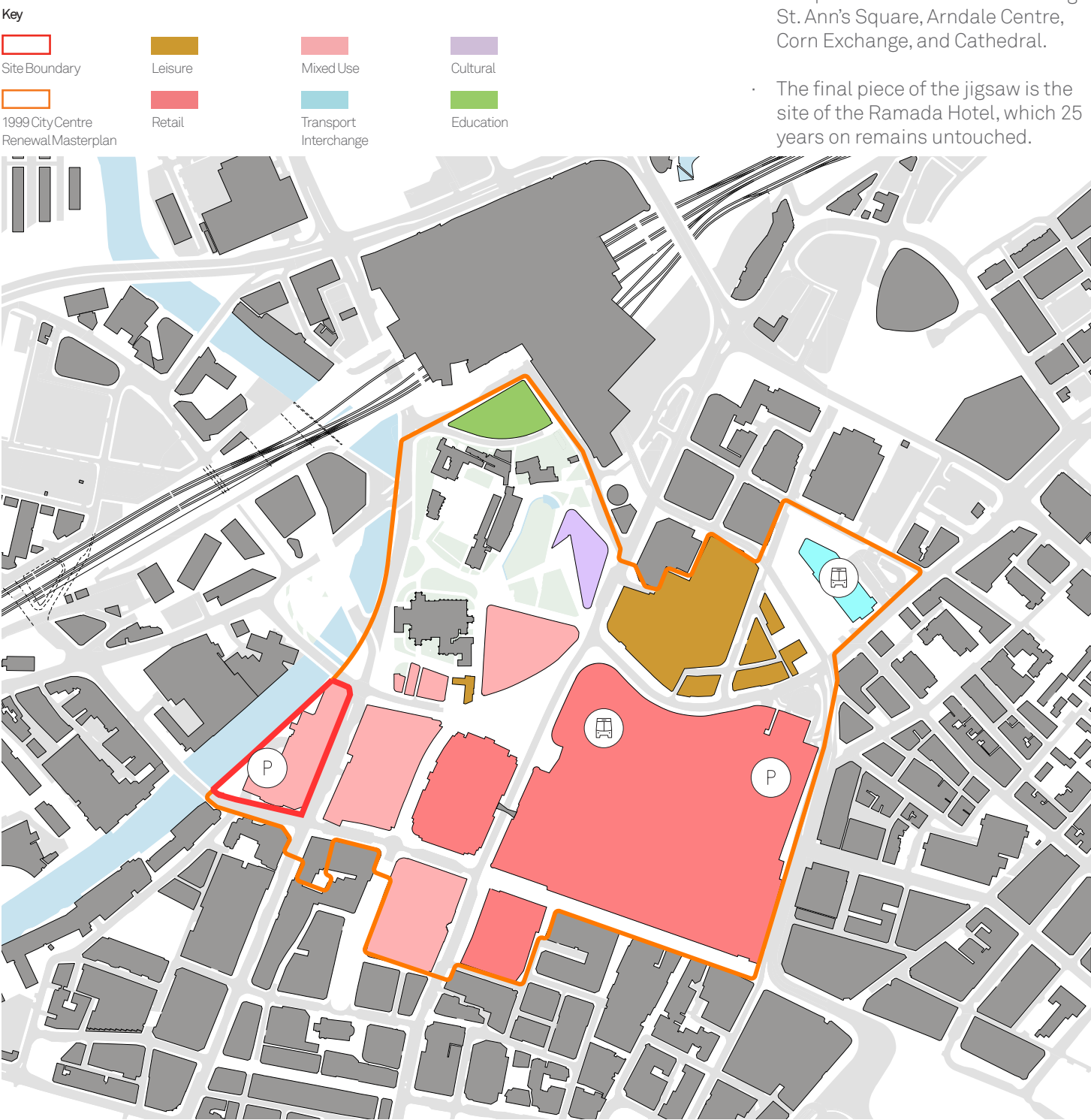


1999 City Centre Renewal Masterplan



- The 1996 Manchester bombing was an attack carried out by the IRA on Saturday the 15th June 1996.
- The bomb exploded on Corporation Street causing £700 million worth of damage.
- There were no fatalities but over 200 people were injured.

Manchester 2021



- The city's response to the bomb was to implement a Masterplan to regenerate the city centre
- The scheme included a new major public space (Exchange Square), remodel of the Arndale, new retail and pedestrianised access linking St. Ann's Square, Arndale Centre, Corn Exchange, and Cathedral.
- The final piece of the jigsaw is the site of the Ramada Hotel, which 25 years on remains untouched.

The key constraints unique to the site are summarised as follows:

- Noise emitted and air quality from Blackfriars Street and Deansgate and the rail transport infrastructure.
- Potential floodrisk from the River Irwell.
- Existing sloping terrain.
- Poor public realm quality and car dominated environment,
- Poor permeability across Deansgate.

A series of opportunities unique to the site must also be considered. Key opportunities can be summarised as follows:

- The site has excellent linkages and connectivity.
- The site is served by excellent transport connections, within close proximity to Victoria Station.
- The site is located within close proximity to Cathedral Gardens which is one of the most significant public spaces within the city.
- The site is ideally located in terms of its proximity to wider employment areas of Manchester City Centre.
- Opportunity reanimate the street by providing active frontages at ground level, reinforces street edges and improving the street environment.
- Opportunity to create an active neighbourhood with a mixture of building uses.
- Opportunity to design an active area, promoting a walkable city by connecting public realm spaces.

Key

Site Boundary

Conservation Area

Major Road

Tram and Rail

Pedestrian Movement

Frontage

Site Entrance

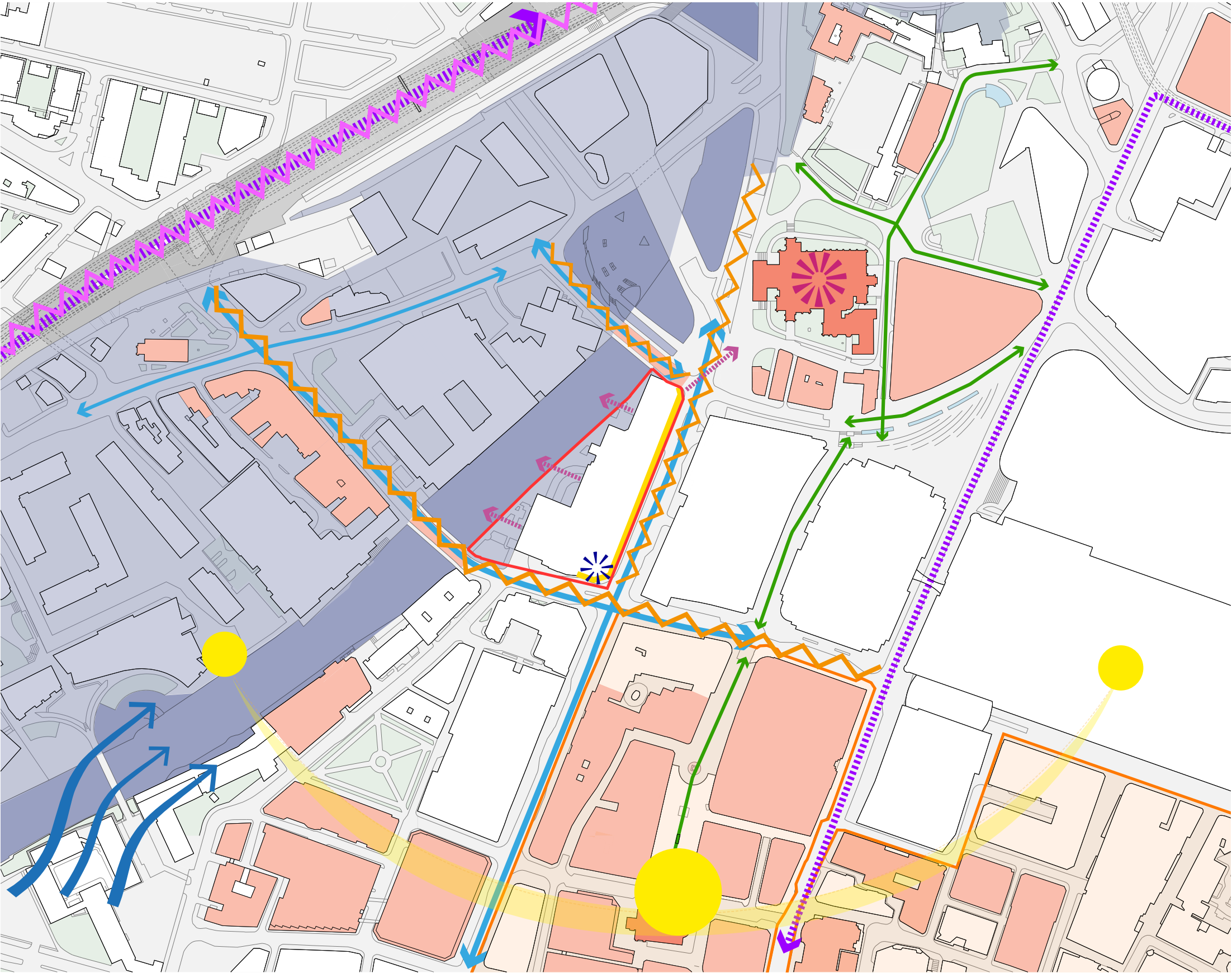
Views

Noise Source

Rail Noise Source

Prevailing Wind

Sun Path

Grade I Listed Building
Manchester CathedralGrade II Listed Building/
BridgeFlood Zone 1Flood Zone 2

Environmental

The site's main source of noise comes from the traffic on Blackfriars Street and Deansgate, and the close proximity to the rail transport infrastructure.

Prevailing wind is from the south-west. The River Irwell sits to the west of the site exposing the area to high probability of flooding.

The site benefits from having a clear southern exposure with no high buildings obstructing the sunlight allowing for better natural light.

Key

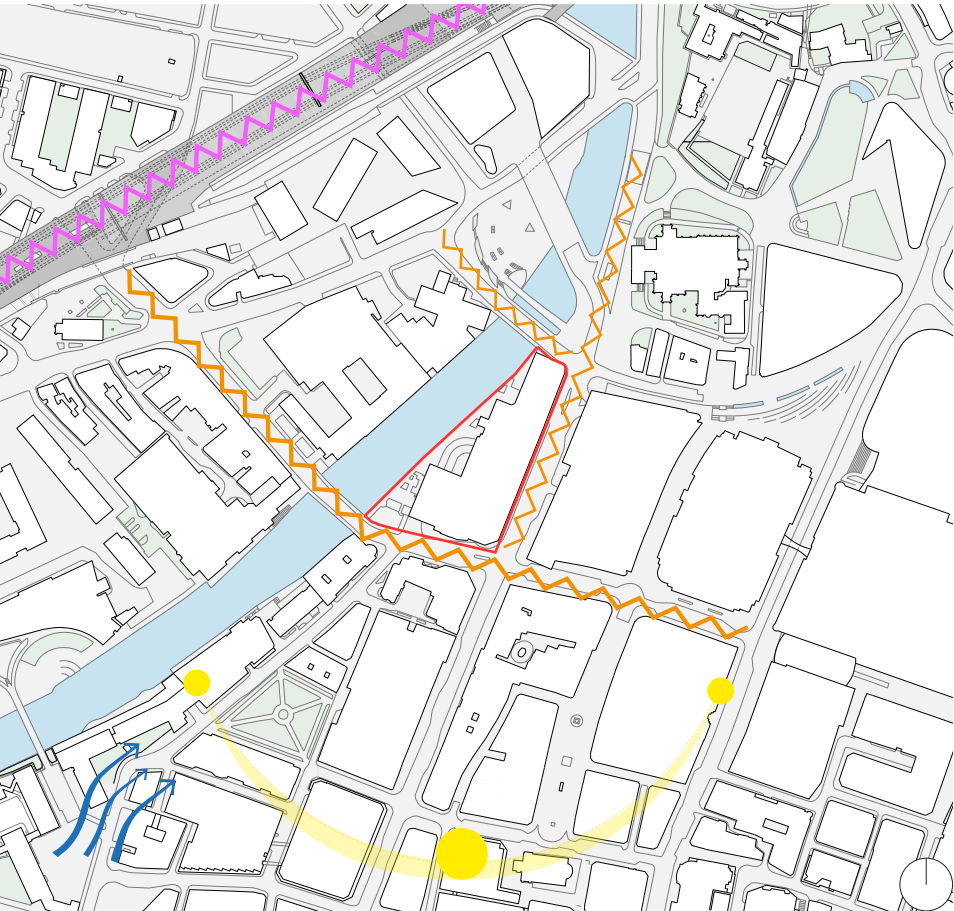
Site Boundary

Prevailing Wind

Sun Path

Noise Source

Railway Noise Source



Heritage

The site is not within a conservation area but is in close proximity to the Medieval and St Anne's Conservation Areas.

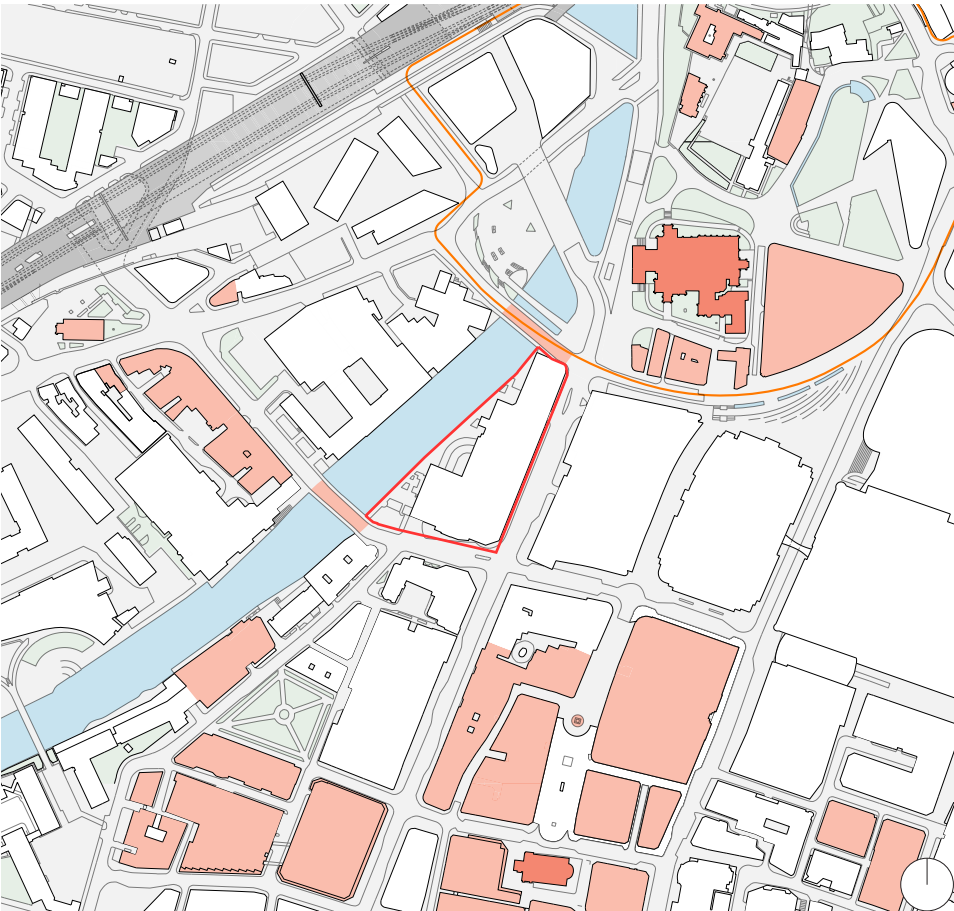
There are numerous Grade II listed buildings in the surrounding area in addition to the Grade I listed Manchester Cathedral.

Key

Site Boundary

Grade I Listed Building

Grade II Listed Building/ Bridge



Active Frontages

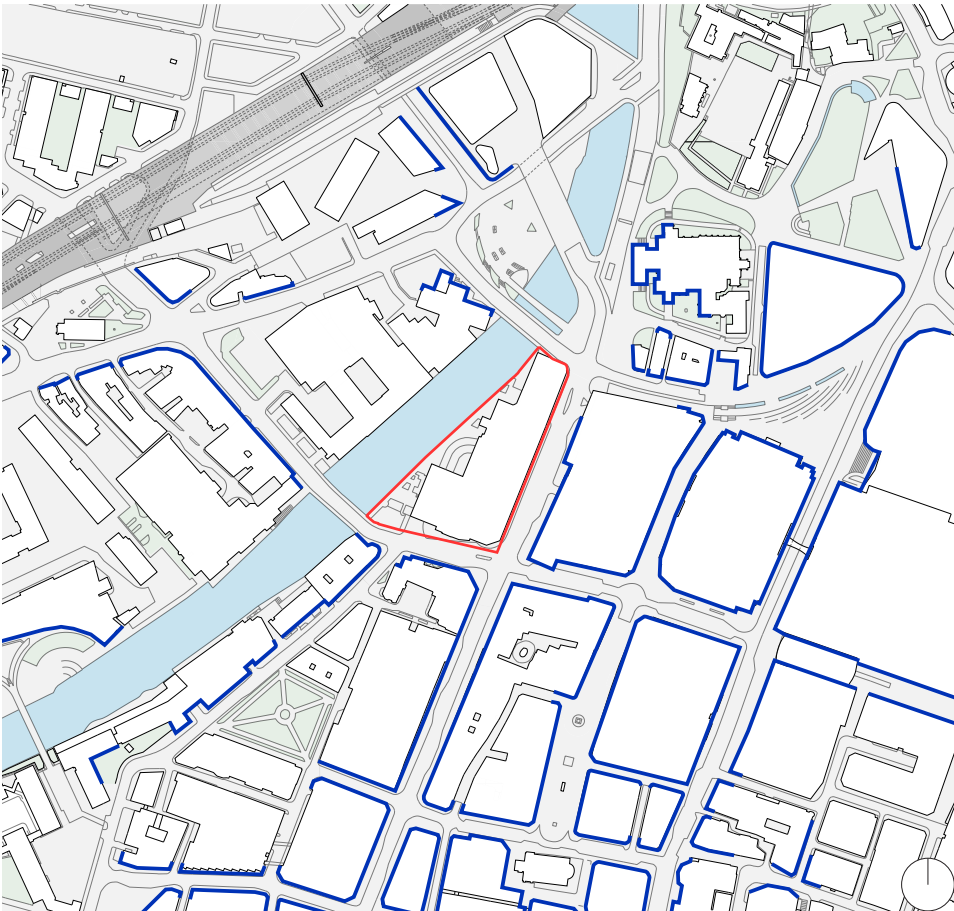
To the East and South of the site, the retail quarter and Deansgate boast very active street frontages.

In comparison, there is very little activity of the existing buildings across the river to the West of the site.

Key

Site Boundary

Building Frontages



Movement

The sites primary frontage is to Deansgate & Blackfriars Street which currently has two-way traffic movements and a number of access points to the existing service yard and car parks.

The railway line which connects through to Victoria Station is situated west of the west of the site.

Key

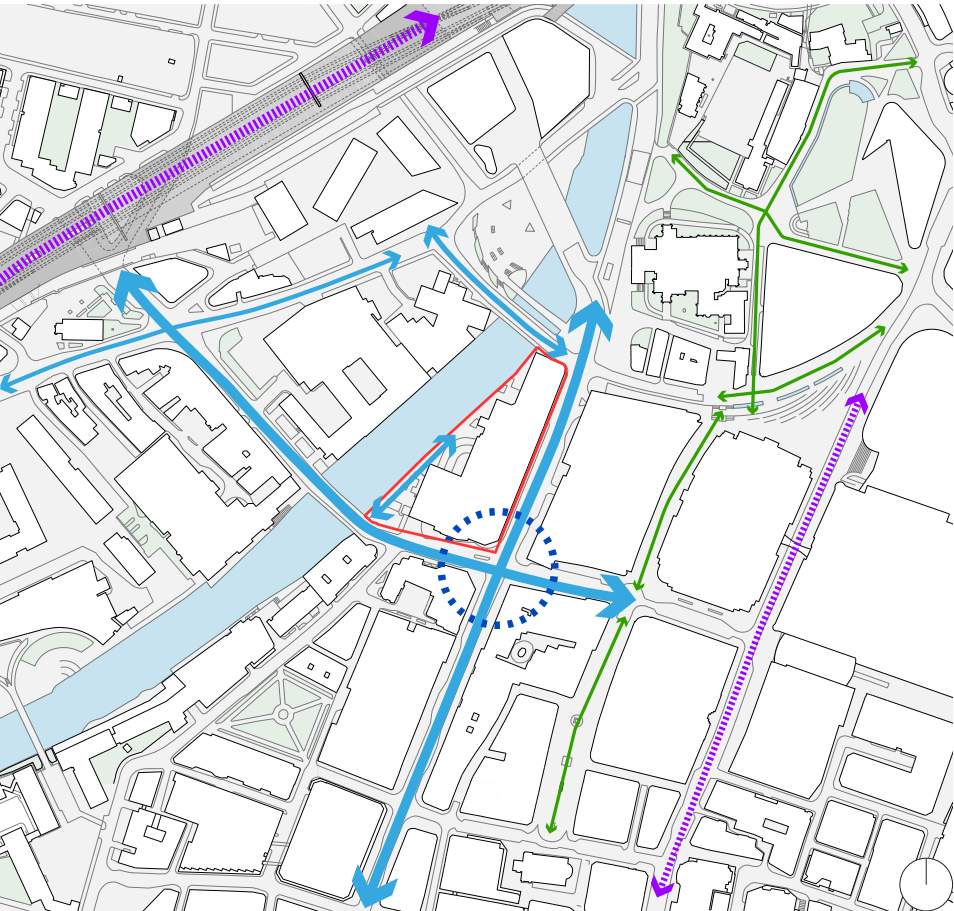
Site Boundary

Vehicular Movement

Rail Movement

Pedestrian Movement

Junction



Building Heights

There are a mix of building heights within and surrounding the site area.

The existing Premier House stands at ground +3, with the Renaissance Hotel reaching 13 storeys.

Key

Site Boundary

1-4 Storeys

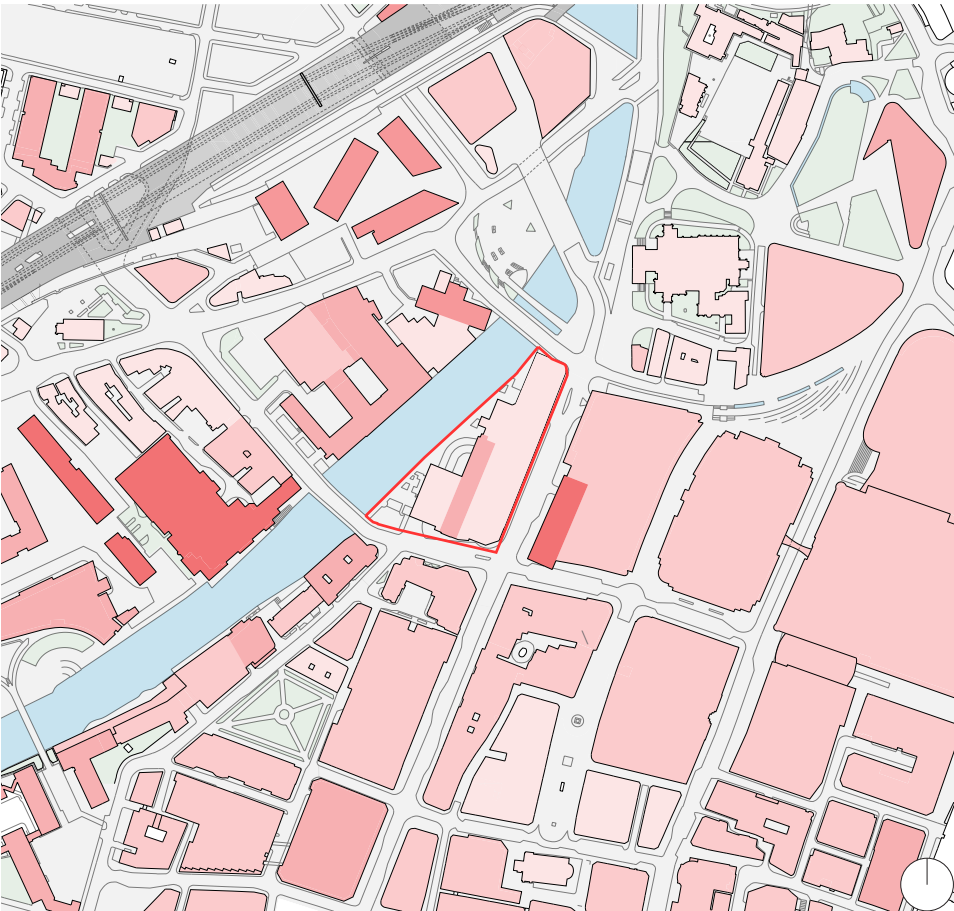
5-10 Storeys

11-15 Storeys

16-20 Storeys

21-25 Storeys

26+ Storeys



Building Uses

The surrounding context consists of predominantly retail buildings with a mix of leisure, hotel, residential and office.

Key

Site Boundary

Retail

Leisure

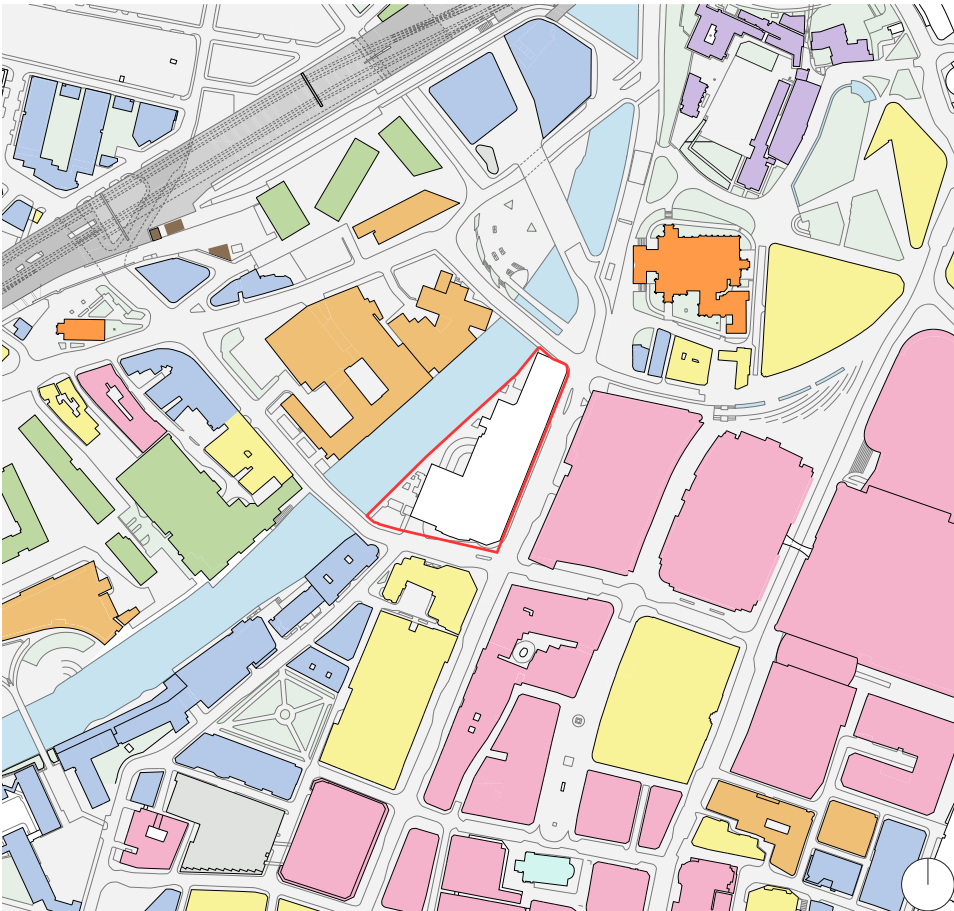
Hotel

Residential

Office

Religious

Transport



3.0 Strategic Planning Context

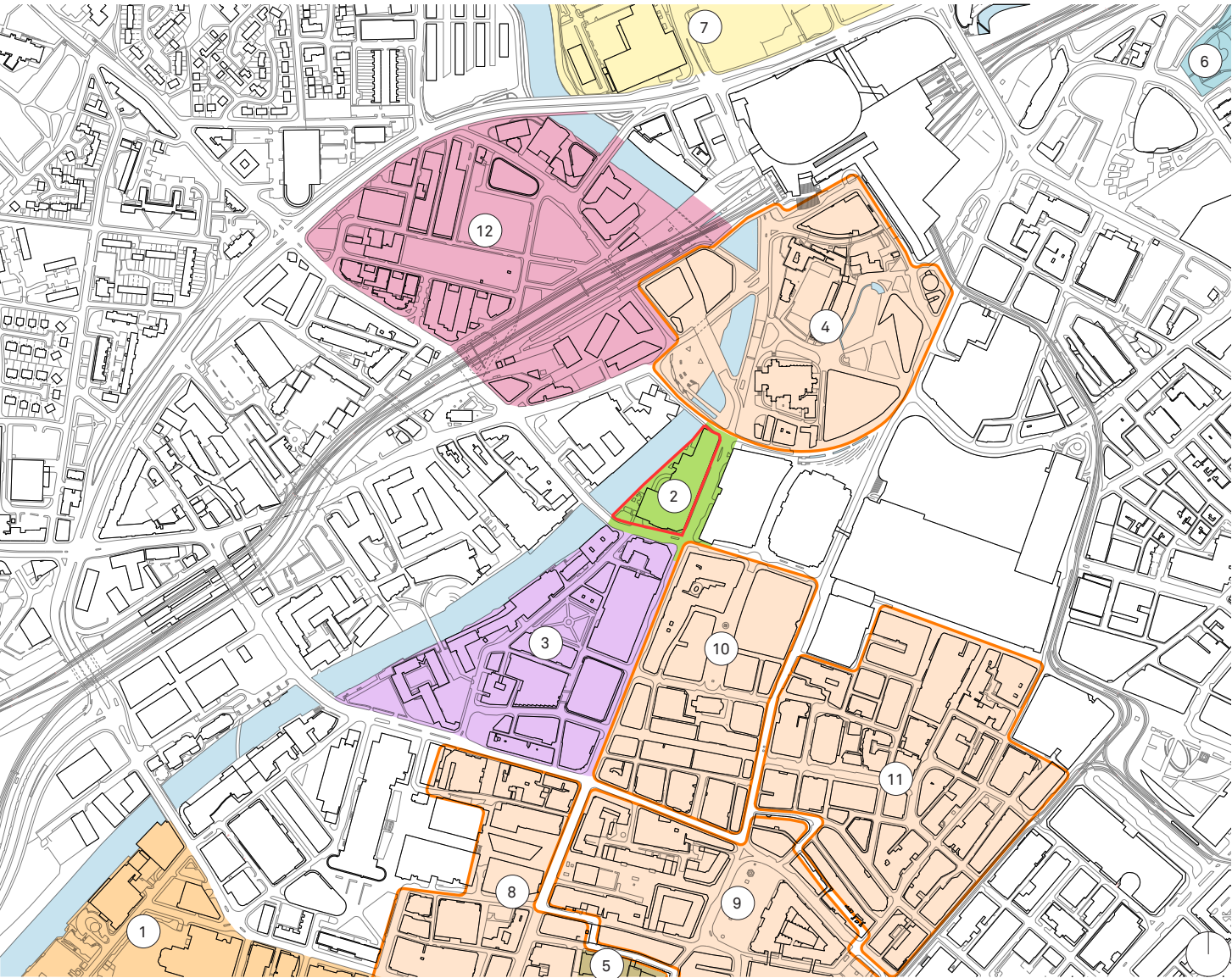
The site is located within the Ramada Complex SRF, which is surrounded by the historic areas Conservation Area along with a series of city wide SRF.

Key

- 1. St John's Street SRF
- 2. Ramada Complex SRF
- 3. St Mary's Parsonage SRF
- 4. Medieval Quarter SRF
- 5. Jackson's Row/Boottle Street SRF
- 6. Northern Gateway SRF
- 7. Great Ducie Street SRF
- 8. Deansgate Conservation Area
- 9. Albert Square Conservation Area
- 10. St. Anne's Conservation Area
- 11. Upper King Street Conservation Area
- 12. Greengate SRF

Site Boundary

Conservation Areas



The site is surrounded by some of the cities most significant Conservation Areas.

The Grade I listed Manchester Cathedral is located directly north of the site.

The wider context contains many Grade II listed buildings and structures, including the Blackfriars bridge and Victoria Bridge Street bridge.

Key:

Conservation Area

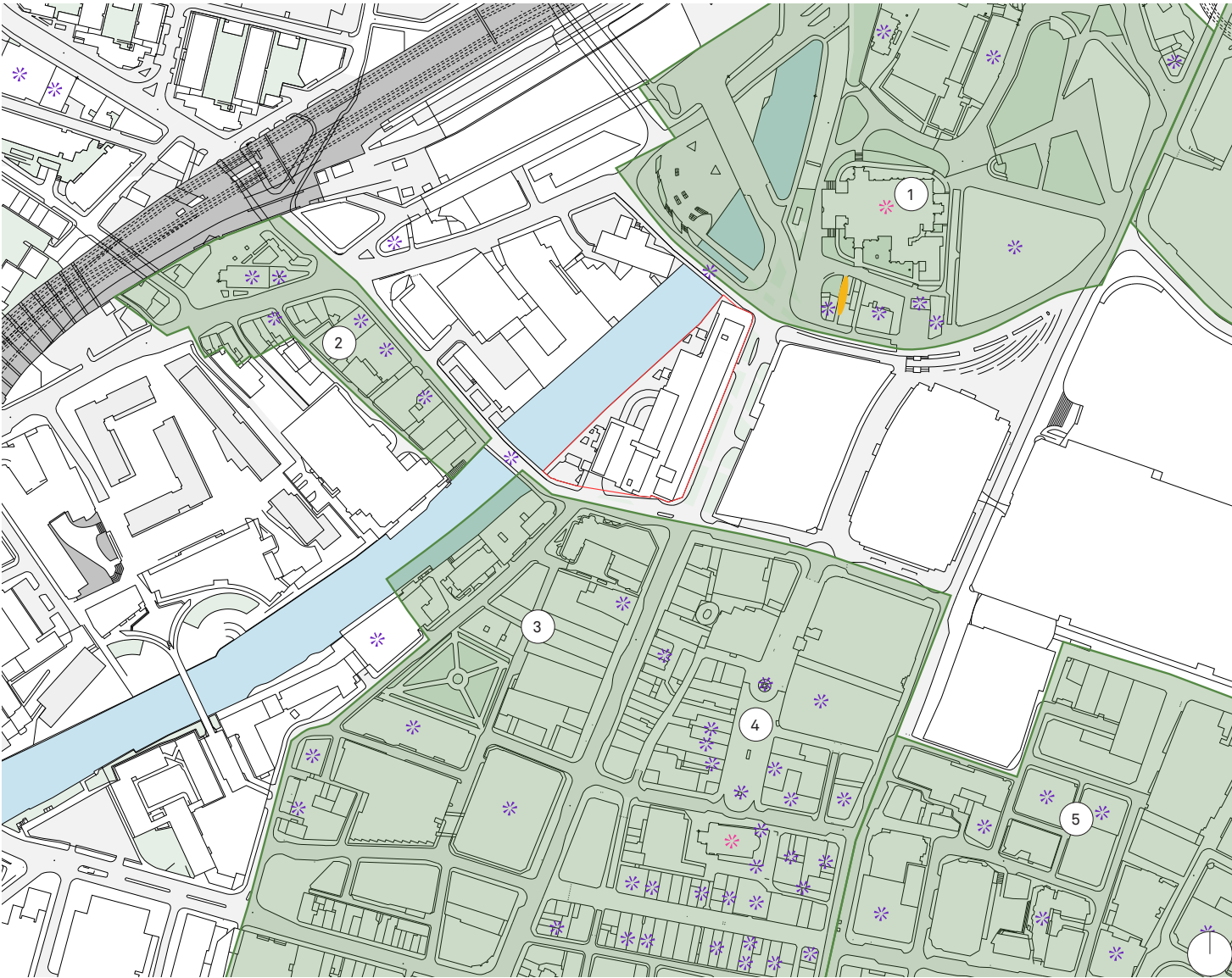
Grade I Listed Building

Scheduled Monument

Grade II Listed Building/ Bridge

Key

- 1. Cathedral Conservation Area
- 2. Flat Iron Conservation Area
- 3. Parsonage Road Conservation Area
- 4. St. Anne's Conservation Area
- 5. Upper King Street Conservation Area



3.2 Ramada Complex SRF

The site has had a number of previous design options prepared as part of the wider Ramada site SRF and as a standalone development plot.

The SRF was prepared by Glen Howell Architects in May 2018.

The scheme proposed to demolish the existing buildings on the site and create a new mixed use Masterplan. The vision for the Ramada Complex SRF area is:

“A distinctive new City Centre destination focused around a best in class landscaped public square, which positively interfaces with Deansgate and the River Irwell, connecting the site into the surrounding City Centre context, alongside high quality buildings to accommodate high-value residential units, a full service internationally branded hotel offer and complementary ground floor uses, to create a sense of place”.

The SRF states that the site in its current form ‘visually and physically represents a significant blight on this part of the City Centre’ and the scale of problem is emphasised by the significant length of the site frontage onto Deansgate which measures 123 metres. It is recognised that there has been significant investment in the surrounding area including Greengate and around Victoria station. As such the site represents ‘a missing piece of the regeneration jigsaw’ and ‘its regeneration would be genuinely transformational’.

The SRF sets a number of development principles for the site, intended to act as planning guidance in the determination of future planning applications, alongside an illustrative scheme suggested by a previous landowner that was not realised. The key overarching themes include:

- New Landmark Destination – the SRF area will deliver a series of significant regeneration benefits, which in turn will help drive wider economic growth objectives.
- Leading Hotel Offering – the site should accommodate a new business and lifestyle hotel brand from one of the world’s leading hotel operators.
- Best in Class Uses – development is required to be high quality, distinctive and add value to the City Centre’s current offer, including delivering a premium residential product.
- Scale and Density – high density development is needed, commensurate with other recent regeneration initiatives such as Spinningfields.
- Place Making – public realm treatments should be of the highest quality and the spaces will provide the setting for a mix of high quality City Centre uses
- Heritage – development should complement the setting of nearby listed buildings and structures.
- Rebalancing Deansgate – the SRF promotes improvement of the pedestrian environment to ‘encourage footfall along this neglected part of Deansgate towards Victoria Station.

Property Alliance Group and Starwood are very aware of the site’s history, the strategic regeneration context and of its strategic importance to the regeneration of this area of the City Centre. Accordingly, the project team is currently working hard to prepare a holistic and deliverable Masterplan, which is being developed alongside key stakeholders to build on the key design principles established in the SRF.



Ramada SRF Site Plan



Ramada SRF riverside



Ramada SRF public space

3.3 Previous Site Development Proposals

The site has had a number of previous design options prepared over the years, which failed to be delivered despite significant support from the City Council, Sir Howard Bernstein, and key stakeholders, demonstrating the complexities and costs associated with the complete demolition and redevelopment of the site.

This included a 2008 mixed use scheme by Ian Simpson for Burdett Properties, which received planning permission in 2008.

Another scheme was developed by U&I as part of the Ramada SRF for a residential led development.

Burdett Properties Proposal
Ian Simpson Architects
2008

- Mixed use scheme, hotel, offices, retail, car park.
- 248 Residential units
- Planning permission approved in 2008.

U&I Ramada SRF
Glen Howells Architects
2018

- 250 Bed Hotel
- 600 Residential units
- Retail / F&B

Scheme undeliverable ☒



Scheme undeliverable ☒



4.0 The Masterplan

Whilst the purpose of this report is to cover the proposed redevelopment of the Premier House building, its contents should be read in the context of the developing Masterplan and the overall aspirations for the site.

The new office 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 (Including the new Premier House) 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 submitted in May 2021. Ref:130446/FO/2021 and has now been approved.

2- Redevelopment of Premier House (following demolition from L00 upwards) into a revitalised high quality commercial workspace.

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 the site will be cleared (through demolition of Premier House from L00 upwards) to make way for an exciting and high quality residential development appropriate to its location. The joint venture is proposing a residential building of exceptional quality, with the introduction of active ground floor uses and potential for improvements to the public realm. This will form the third part of the application in summer 2021. A planning application has been submitted for this phase and is yet to be approved.

The joint venture is committed to helping make Manchester a 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 repurposing rather than newbuild.

The Applicants have embraced the ethos of the Architects Journal "Retro First" initiative strapline "The greenest building is one that already exists" in considering the approach to a sustainable and deliverable Masterplan for the site. They are committed to sustainably responsible construction and believe these proposals are fully aligned to Manchester City Councils ambitious targets to become a zero carbon city by 2038.

Proposed Masterplan Uses

The office proposal is part of a wider strategic Masterplan to transform the site to provide a holistic, comprehensive development for this important scheme.

Key

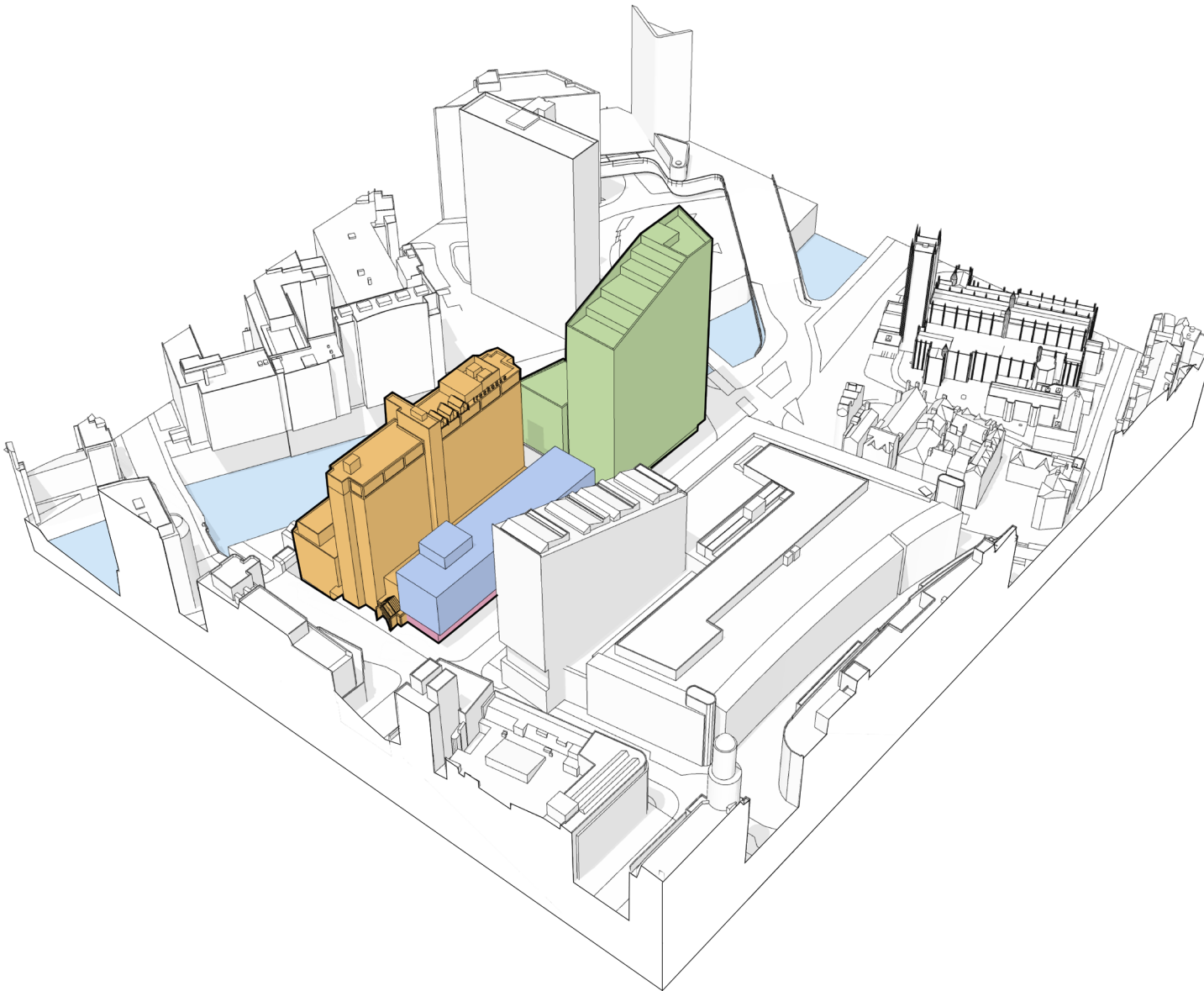
New Residential Building

Office to Premier House

Repurposed Renaissance Hotel

Active Retail Frontage

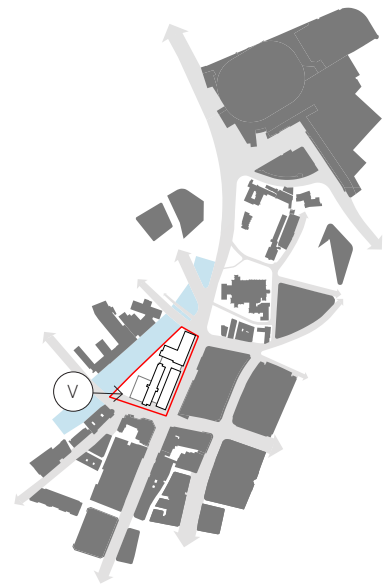
- Renaissance hotel will be transformed into a unique 4*+ destination with rooftop dining experience.
- Premier House will be transformed into a new commercial address on Deansgate through extensive reuse of the existing building.
- Deansgate will be re-animated with active street frontages.
- A new landmark Residential Building is proposed for the north of the site.



As part of the overall Masterplan scheme, the table to the right shows the up-to-date planning applications submitted by Joint Venture Partners associated with the redevelopment of the Renaissance site.

Renaissance Site		
LPA Ref	DESCRIPTION	DECISION
130446/FO/2021	Full application submitted May 2021 for: “Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works.”	Approved 26/08/21
130049/DEM/2021	Prior approval application submitting in April 2021 for: “Prior Notification for part-demolition of Premier House (which forms part of the Renaissance hotel complex).”	Approved 08/07/21
129468/FO/2021	Full application submitted February 2021 for: ‘Replacement windows to existing hotel building.’	Approved 22/04/2021
132088/FO/2021	Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments	Submitted 08/11/21
130935/FO/2021	Full demolition application submitted June 2022 for: ‘Prior Notification for demolition of remaining structure of Premier House.’	Target Determination 01/08/22

Hotel Application CGI
Planning application ref:130446/FO/2021



The Vision

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, commercial and retail units, and improved pedestrians & cycling connectivity.

The Masterplan aims to create a breathing space for people, expanding the constricted footpaths and reducing the vehicular carriageway where possible, and creating generous external spaces that are bustling with activity.

The Deansgate elevation will be activated by a series of 'garden rooms' - level terraces which will provide pocket seating spaces & commercial spill out spaces. The Masterplan includes a new drop off facility for the proposed hotel, adjacent to a generous arrival space outside the future office development. The proposed Irwell Terraces create a series of spaces along the River Irwell frontage - a unique asset to the site.



*Note the Masterplan shown is an illustrative vision and is subject to ongoing discussions with MCC and other third parties regarding delivery which will form part of a separate future planning application.



The Renaissance site is an important connecting piece in the wider vision for the city's public realm.

The redevelopment of this site will improve pedestrian & cycling connectivity throughout the city. It is one of the remaining 'jigsaw pieces' required to link together the City's existing public spaces, to create a network of well-designed, high quality public realm.



Views & Visual Connectivity

There are a series of existing vistas that are unique and significant to the Renaissance Site, and have influenced the overall Masterplan.

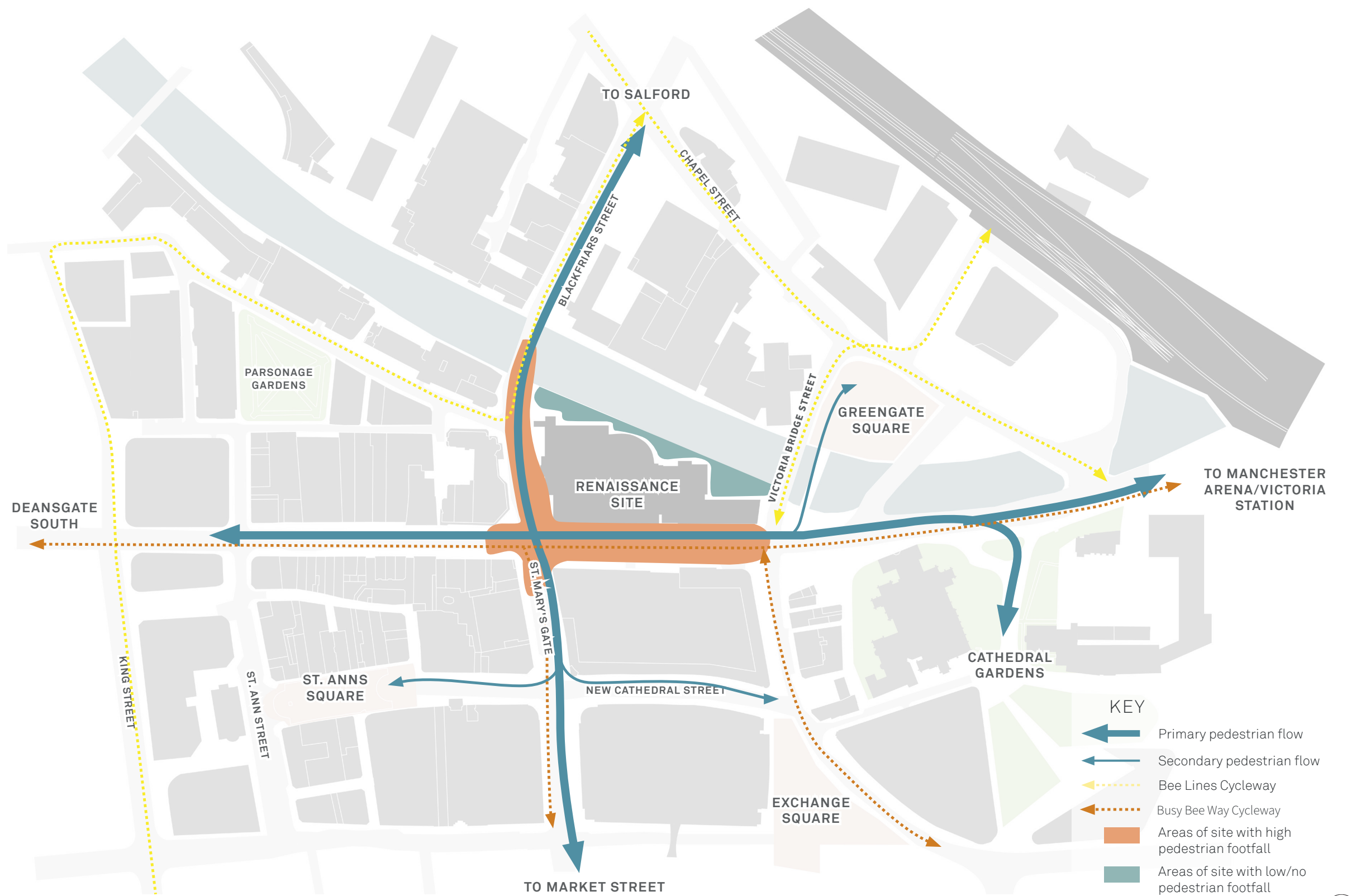


Flow of Pedestrians & Cyclists

The site is situated at a key junction of high pedestrian footfall. The proposed Masterplan acknowledges these existing patterns and desire lines, and aims to improve these pedestrian movements.

There is a strong directional flow of movement East to West from St. Mary's Gate to Blackfriars Street (and vice-versa), in addition to the linear movement North-South along Deansgate. The Renaissance Site can utilise this high pedestrian footfall to its advantage through the creation of active frontages and streetscapes that encouraging dwell.

A number of routes of the Bee Network intersect and surround the Renaissance Site. The Masterplan proposes to create dedicated facilities for cyclists along Deansgate, as highlighted as a 'Busy Bee' route.

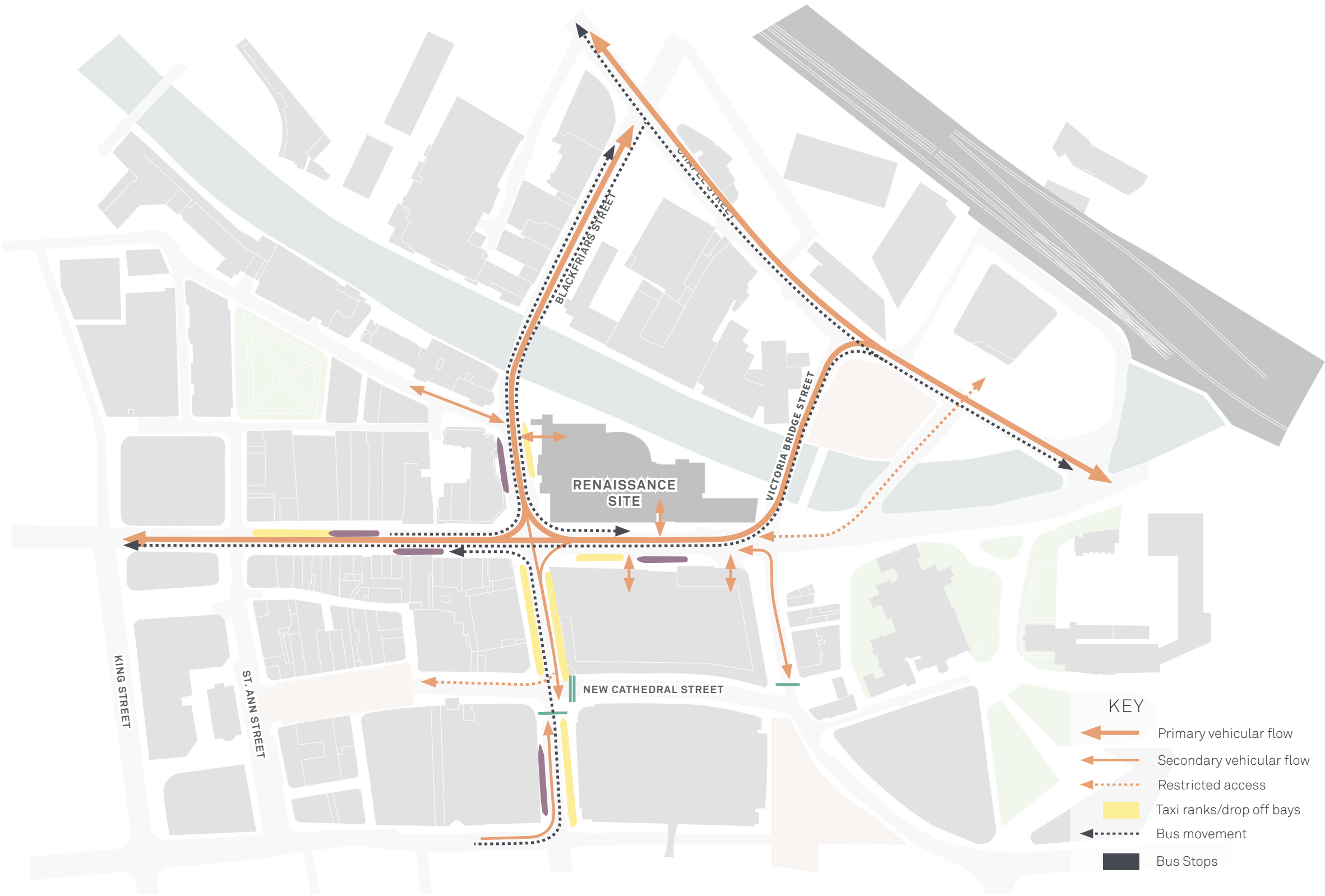


Vehicular Flow

The vision for the Renaissance Site looks to rationalise vehicular movement where possible, as this currently dominates the existing site and its surroundings.

Currently, all surrounding streets have two way vehicular movement, however St. Mary's Gate has lower vehicular flows as this is access to a drop off area. Bus movement is also frequent, with two way movement along all streets except for St. Mary's Gate.

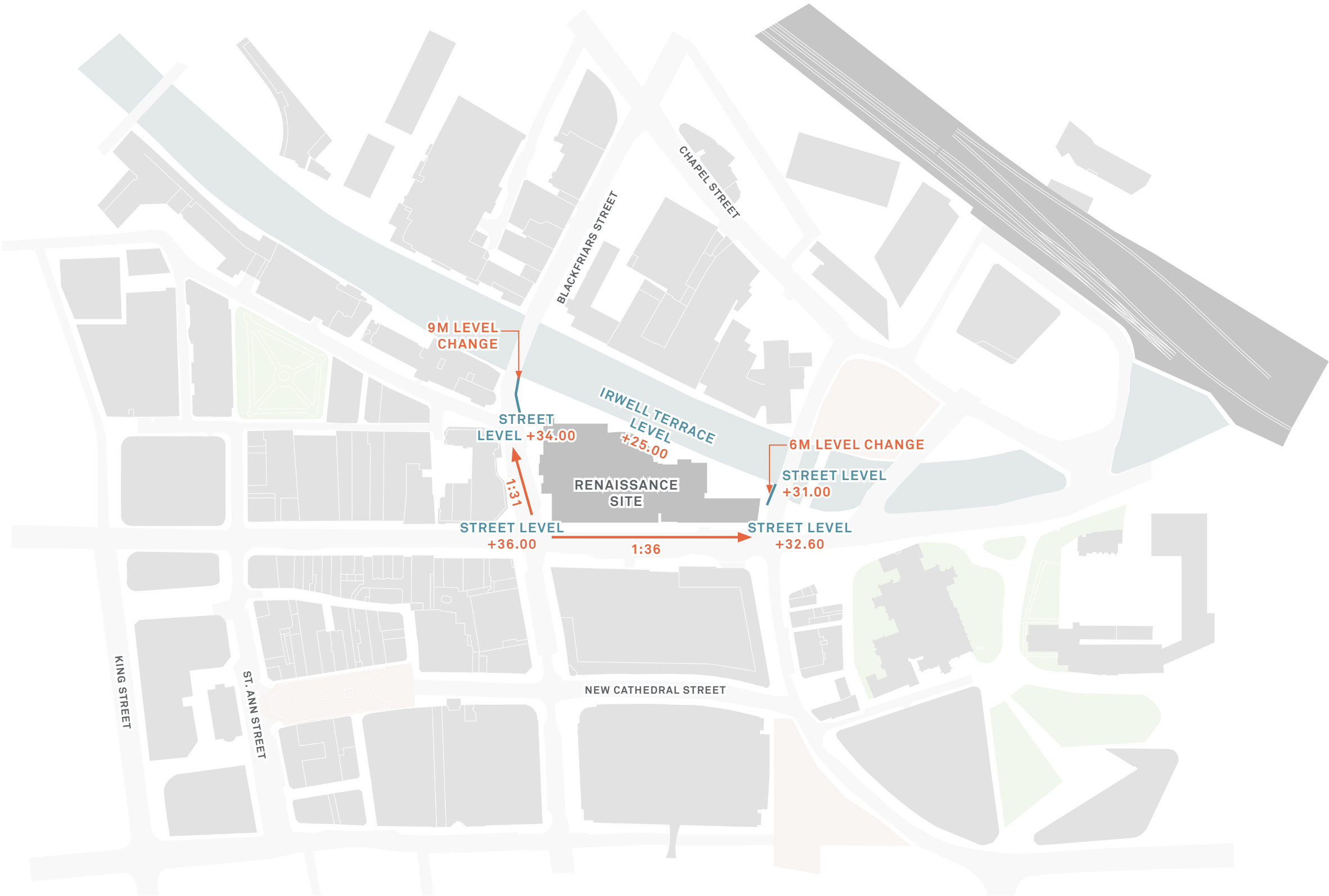
The Masterplan looks to rationalise vehicular movement to allow for one way movement South along Deansgate, allowing the carriageway to be reduced to create a more generous streetscape for people and cyclists. All existing bus stops & taxi ranks/drop off bays will be retained as part of the Masterplan.



Levels & Topography

The topographical interest of the site is an asset that has been integrated into the Masterplan to create unique spaces.

Along the Deansgate elevation, there is a near 4m level change across 120m. This level change has been used in the Masterplan to create a series of level terraces, picking up on the views provided towards Manchester Cathedral. The corner of the site that address the junction of Deansgate, Blackfriars Street and St. Mary's Gate is relatively flat at around +36.00m and is well suited for the creation of an arrival space.



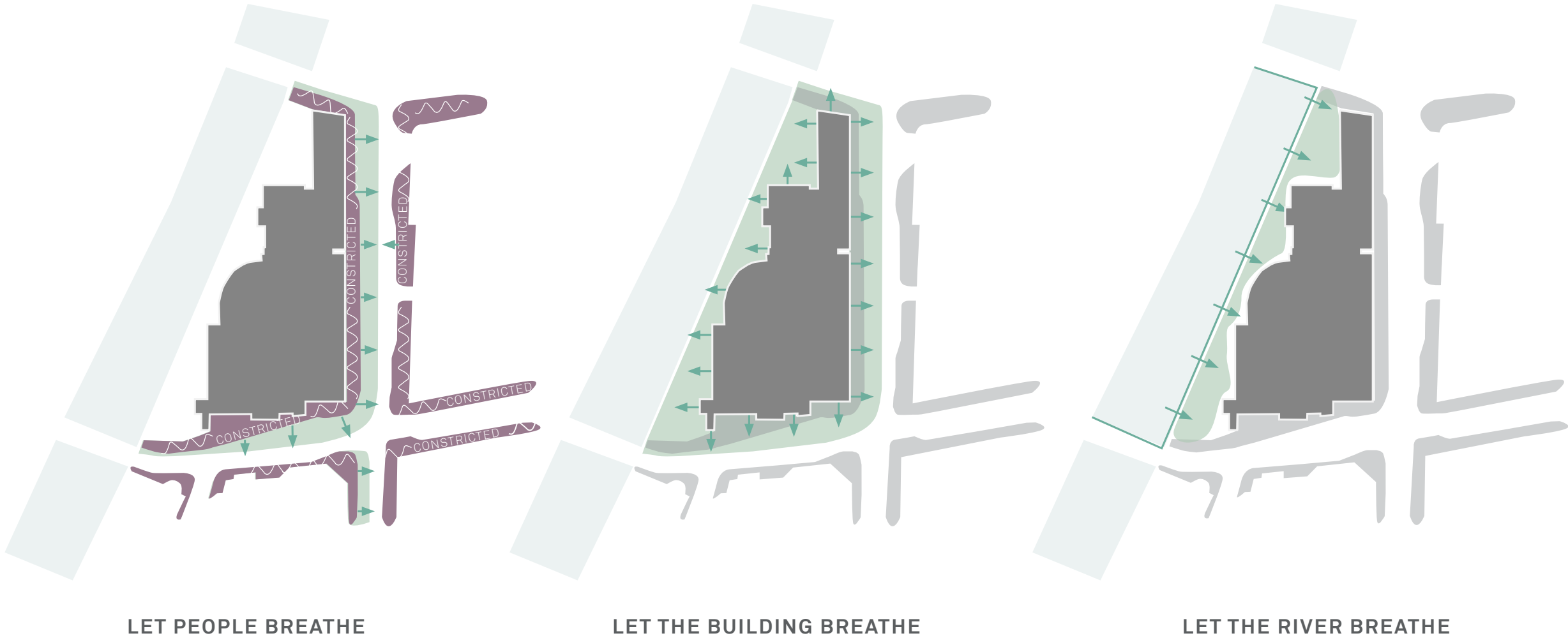
Concept

The concept of 'Breathe' for the Renaissance site encapsulates the essence of what the Masterplan aims to achieve. The design aims to give all aspects of the Renaissance Site more space to breathe.

Let people breathe. Widen the foot ways and restrict vehicle movement. Provide places to stop and rest, and take a breath. Slow down the pace of movement and encourage dwell. Plant trees and areas of planting and allow people to breathe in clean air. Let the building breathe. Allow it to interact with its surroundings. Create generous spaces along its façades that it can use. Provide beautiful arrival spaces and spill out spaces.

Let the river breathe. Allow it space to be appreciated. Let it contribute to its surroundings, and allow access and space to be near it.

Make it breathtaking.



The Masterplan can be divided into 5 key spaces, each of which has a unique character, however all of which are unified through high quality design and materiality.

The Deansgate character area includes a generous pedestrian route with a series of active level terraces (outdoor rooms). The design includes a narrowed vehicular carriageway and a two way dedicated cycle way.

The hotel/office arrival space is a space on the key junction of the site, providing a flexible arrival point for the hotel/office development.

A drop off zone has been created in front of the hotel with circular turning head and waiting bay.

The Irwell Terrace includes a private residential garden area towards Victoria Bridge, and a public area with seating terraces & potential commercial use towards Blackfriars Bridge.

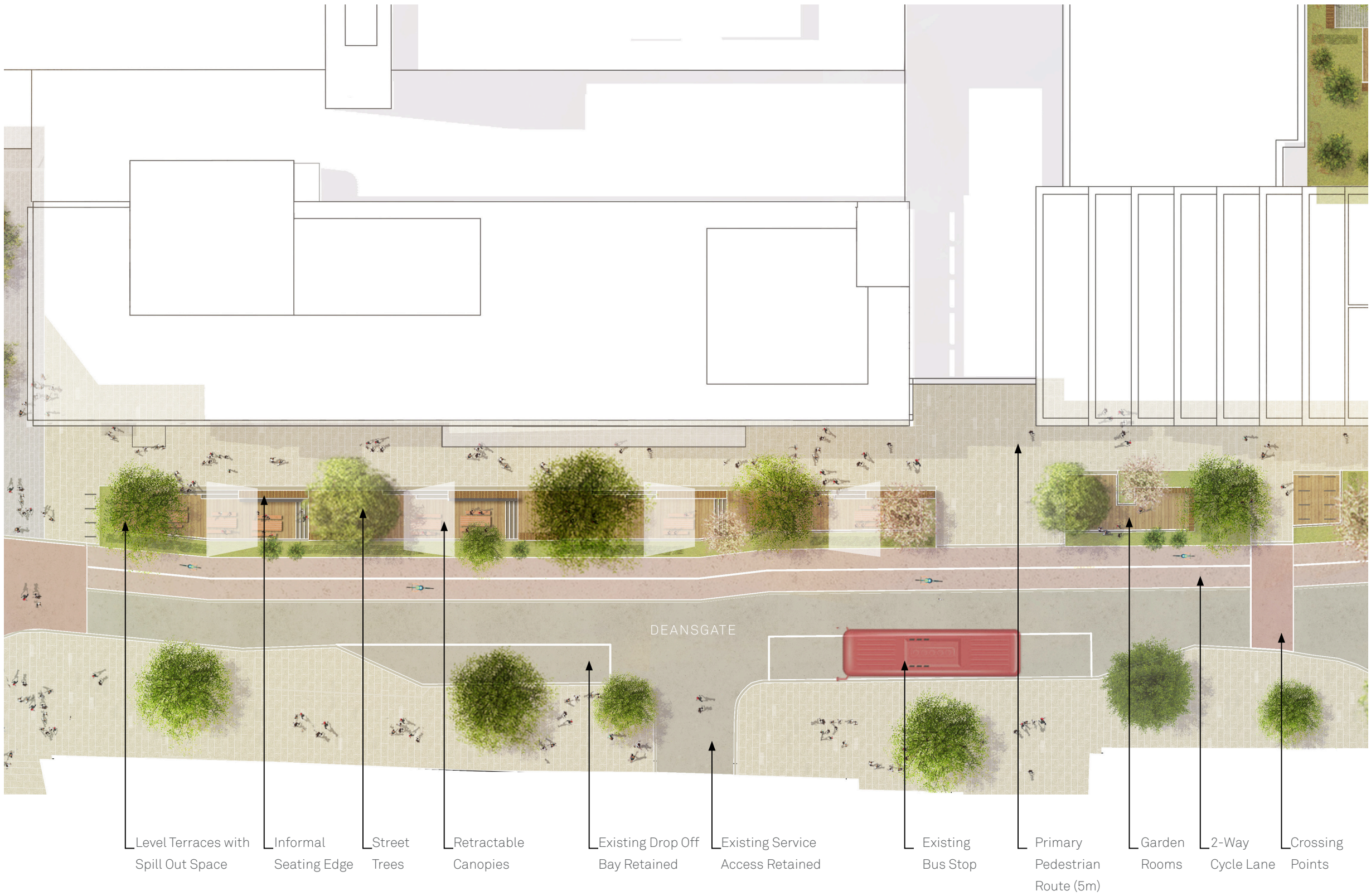


The detailed plan of a section of Deansgate illustrates the wider intention for the street.

Along the building facade is a generous 5m clear pedestrian route. The design utilises the existing topography to create a series of level terraces, with level thresholds tying into the building entrances.

Occupiers of adjacent commercial units can take ownership of these terraces for spill out purposes, however the terraces will have permanent seating elements, and will also be for use by the general public. The terraces will have a planted boundary to create a sense of enclosure, and will in some places have external canopies with integrated lighting. The terraces adjacent to the future residential plot become 'garden rooms', as public seating areas enclosed in rich planting.

The carriageway has been narrowed to 3m to provide one way southbound movement for buses, taxis and service vehicles. A two-way cycle lane has been positioned on the western side of the street to provide additional space between the carriageway and the seating terraces.

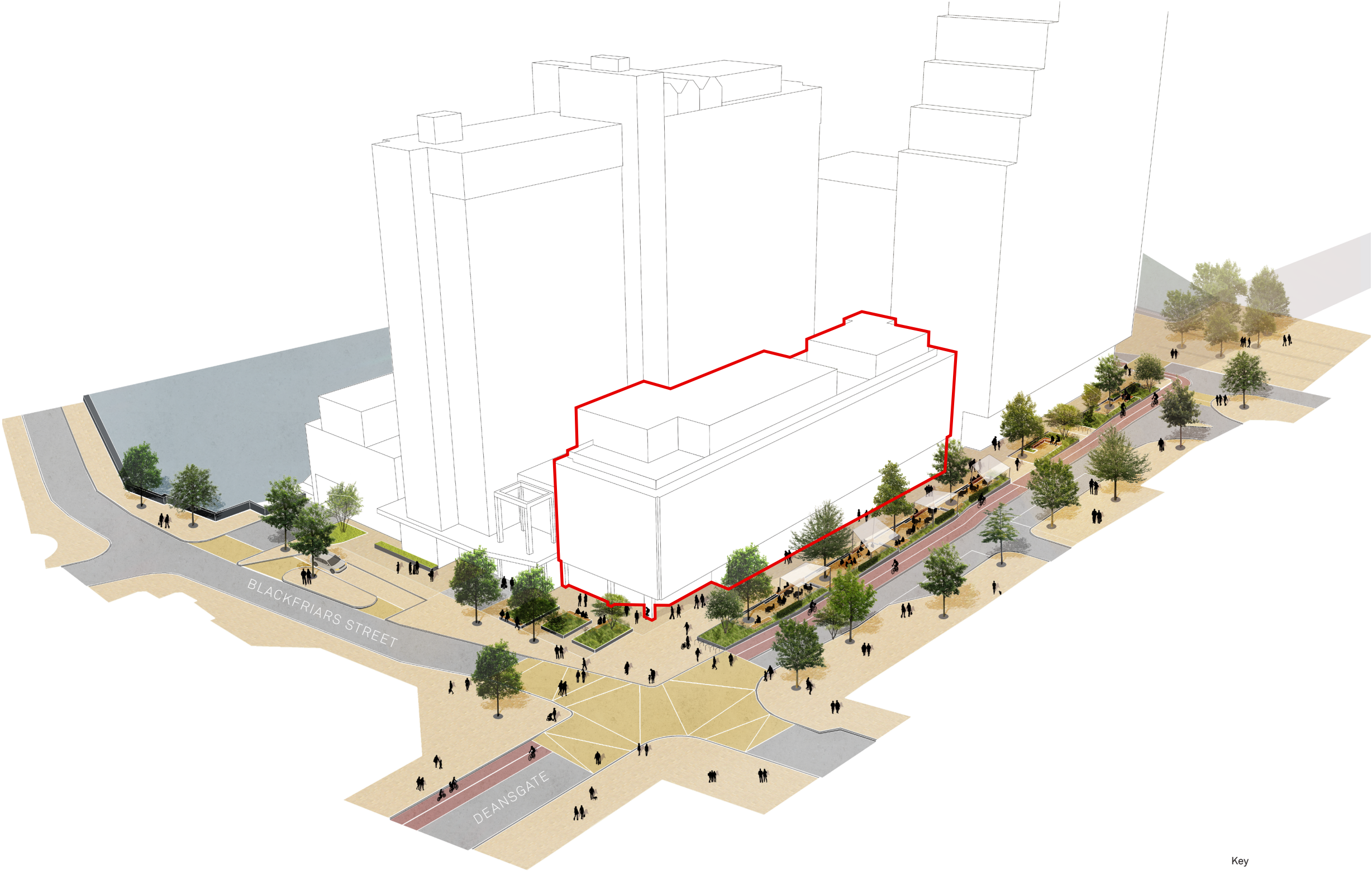


*Note the Masterplan shown is an illustrative vision and is subject to ongoing discussions with MCC and other third parties regarding delivery which will form part of a separate future planning application.



This axonometric visual helps illustrate the vision for the Renaissance Site, in creating an active, pedestrian & cyclist focused environment.

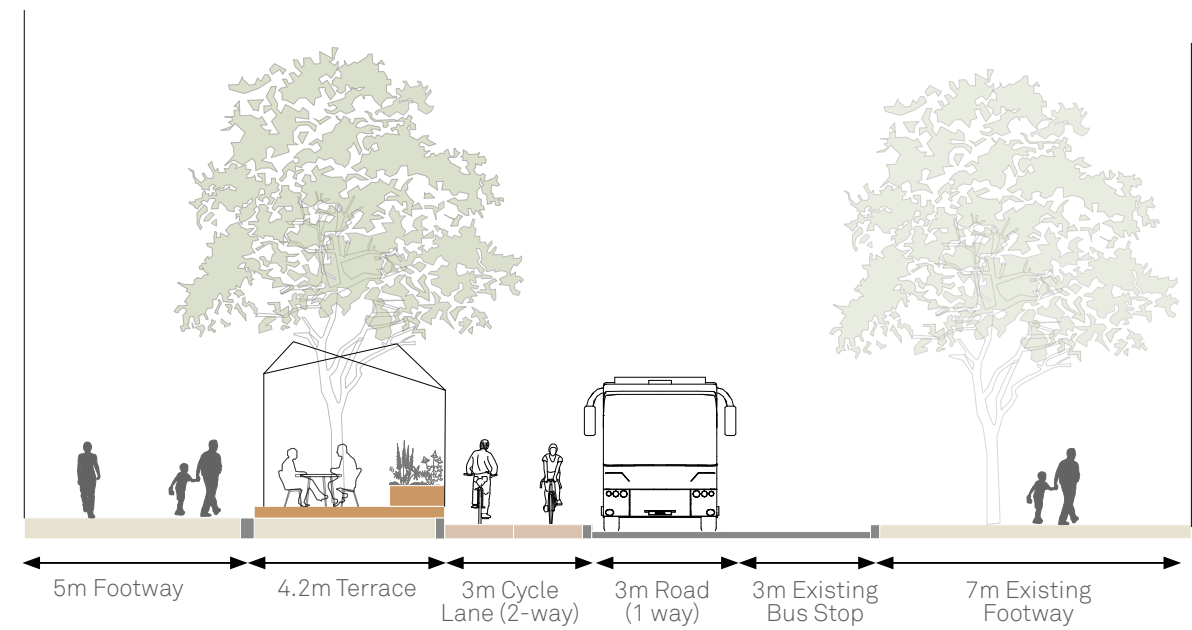
The wider connections of the public realm are illustrated here, through to the Medieval Quarter Development at the termination point of Deansgate.



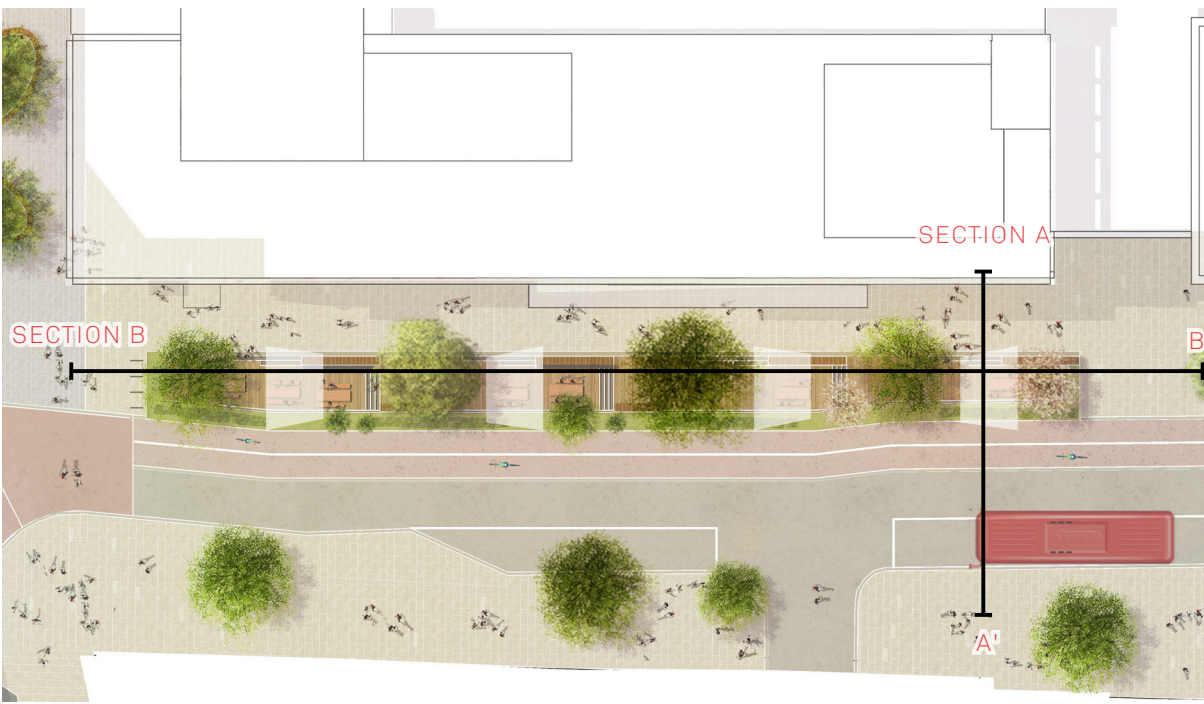
*Note the Masterplan shown is an illustrative vision and is subject to ongoing discussions with MCC and other third parties regarding delivery which will form part of a separate future planning application.

Key
Premier House

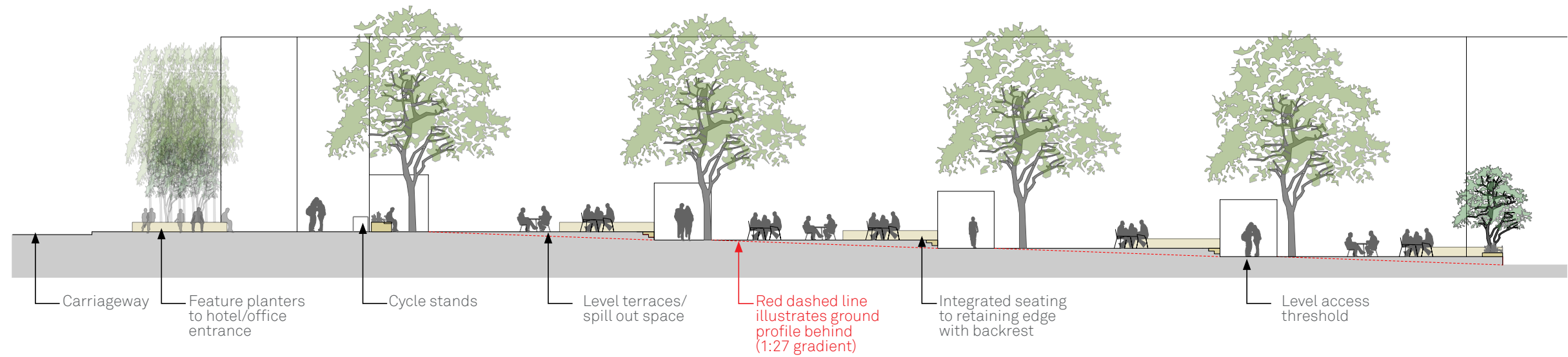
These sections of Deansgate illustrate the spatial arrangement of the proposed design.



Section A-A'



Section Location Plan



Section B-B'

*Note the Masterplan shown is an illustrative vision and is subject to ongoing discussions with MCC and other third parties regarding delivery which will form part of a separate future planning application.

4.11 Deansgate Mood Board



The detailed plan of the Hotel & Office arrival/drop off space describes the rational behind the design.

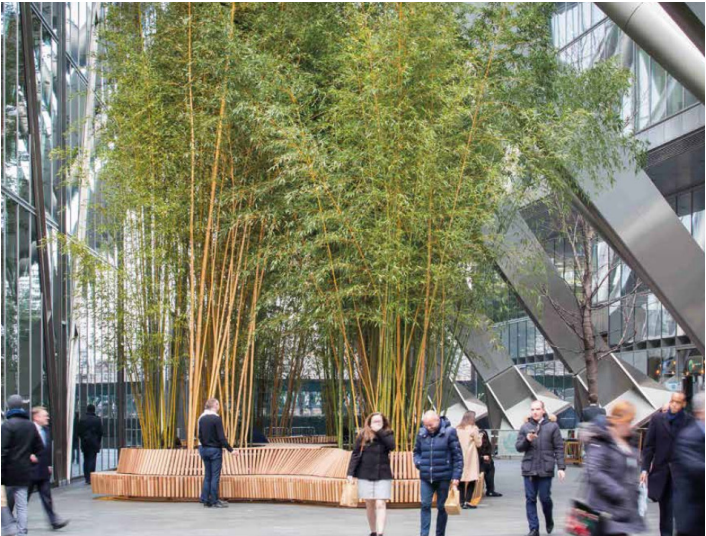
The form and positioning of the large planters to the arrival space has been influenced by the pedestrian flow identified across the site. This space needs to remain relatively open to maintain existing desire lines, and to provide clear access to the new entrance. These large planters however will provide a focal element to the site that will be visible from East-West and North-South approaches. This space will be usable as a waiting space for the proposed drop off facility, by future office workers and general passers by as a sunny dwell space.

Two way vehicular movement is maintained to Blackfriars Street and existing access to the car park. The existing bus stop is also retained.

A proposed crossing to the Deansgate junction will be signal controlled but allow for multi-directional pedestrian movement.



*Note the Masterplan shown is an illustrative vision and is subject to ongoing discussions with MCC and other third parties regarding delivery which will form part of a separate future planning application.



5.0 Premier House Design Development

The Brief

The redevelopment of Premier House represents the second phase of development being brought forward by the JV as part of the overall regeneration of the former Renaissance Hotel and Premier House complex, and pursuant to an illustrative Masterplan and the broad development principles in the Ramada Complex SRF. It focuses on the second stage of the holistic Masterplan proposals which is the redevelopment of the Premier House site to create a new 5 storey office-led development following the demolition of the existing structure.

The new commercial workspace is also a vital component of the drive to maximise the sustainability of the wider Masterplan and for it to play an active role in addressing the climate emergency and actively support Manchester City Council's ambitious target to become a carbon neutral city by 2038. The proposed development will contribute to the reduction of the embodied carbon by demolition and retention of the existing foundations. The proposed works focus on improving the overall experience of the building and its environmental impact.

To achieve these goals, the redevelopment of the Premier House needs to address key issues that the existing building has failed to resolve:

- The hard and un-approachable brutalist exterior and its poor upkeep.
- The closed off demeanour that is inward looking and is increasingly at odds with the context of Deansgate's active street fronts and engagement of the public realm.
- The poor public perception of the building, which is currently seen as an eyesore rather than an asset to the area.
- The outdated and oversized facilities that have failed to attract occupiers who are increasingly discerning and choose commercial facilities that better engage them.
- Energy inefficiency in use, which compromises its commercial viability.

The intent of the proposal is to rebuild Premier House into a high-quality commercial space. The development aims to change the perception of the building and the surrounding area transforming it into a sought after work and leisure destination.

The scheme involves significant demolition to the north of the site including the removal of the existing ramp and canopy. The Premier House building will be demolished down to the Hotel Car Park levels below Level 00 rebuilt into a new 5 storey BREEAM 'Very Good' steel frame structure. Following demolition, the proposal will replace the outdated and unappealing parts of the building and build on the existing Ground Level slab, building new internal stepped slabs to provide level access on ground floor. The new upper floorplates will be extended by circa 3 meters towards Deansgate creating more usable commercial space. The ground floor units will be opened towards and facing onto Deansgate and Blackfriars Street creating active frontages, attracting, and stimulating public interactions.

Key features to the new proposal include:

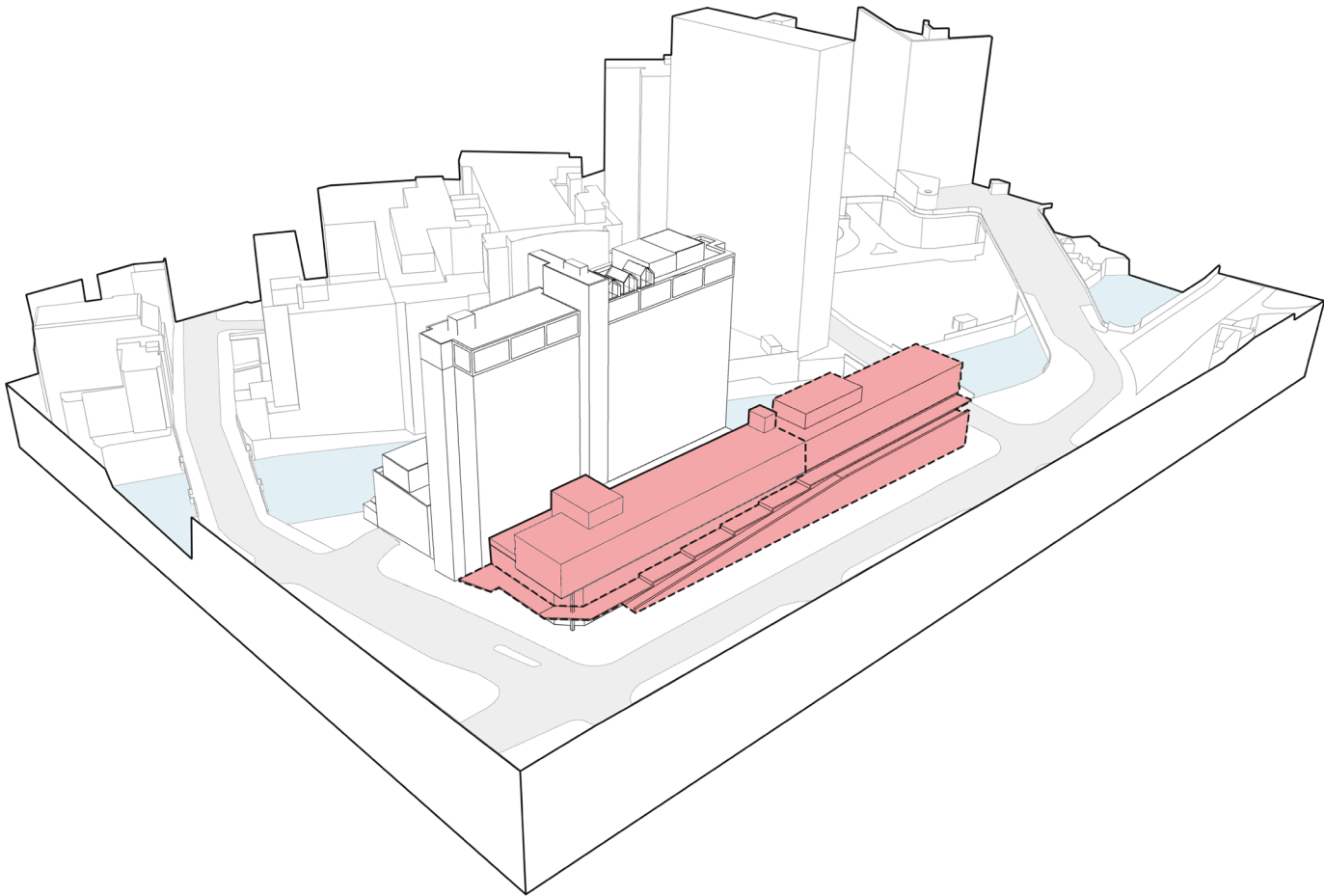
- Creating active frontages onto Blackfriars Street and Deansgate providing retail space.
- Main office entrance from Deansgate.
- Extended office floorplates with an additional storey
- Cycle and gym/ yoga amenity spaces including shower and changing facilities.
- South facing rooftop terrace.
- Transforming the external appearance of the Premier House building creating a positive presence.



Existing Premier House looking north-west along Deansgate/ Blackfriars Street

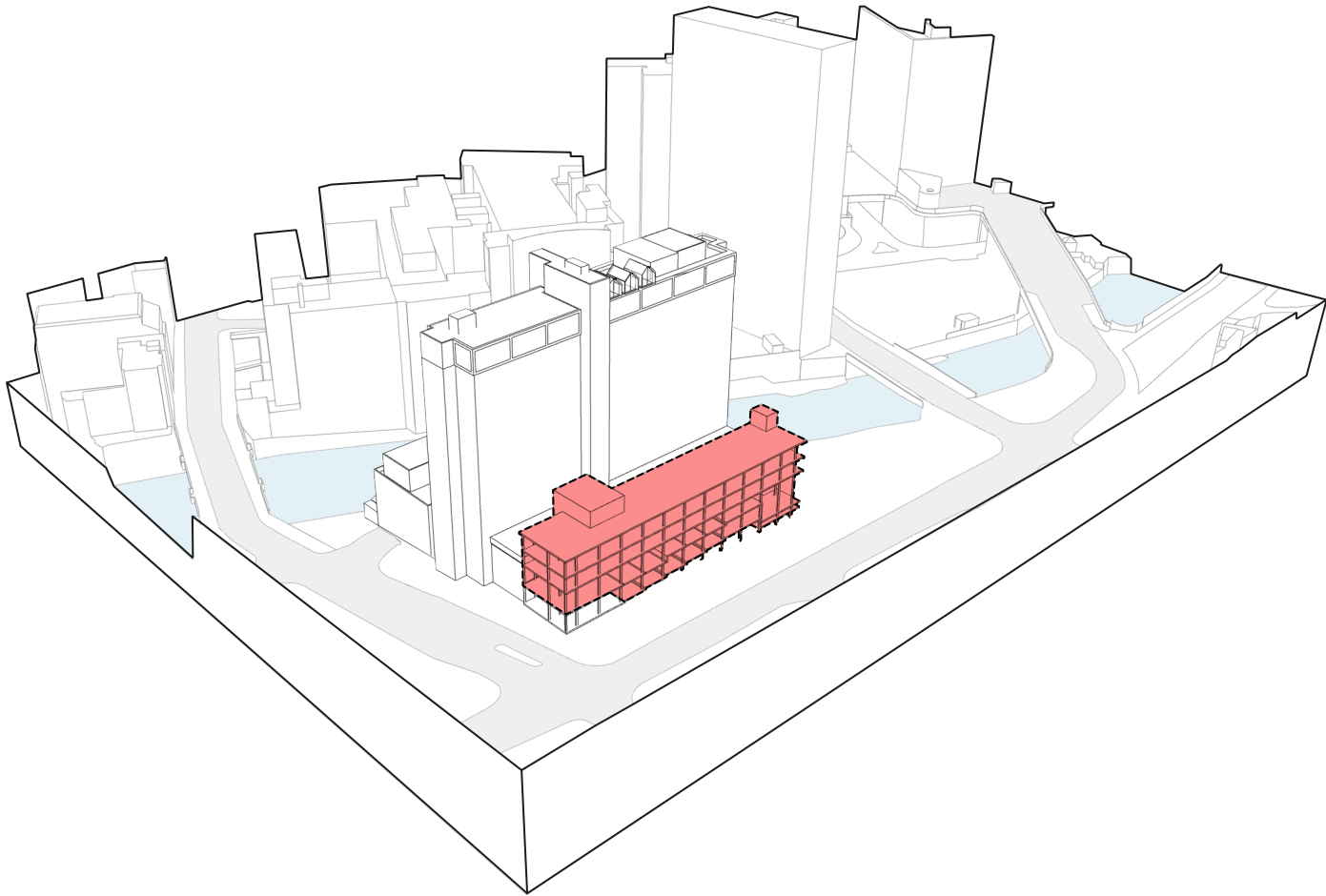
Demolition of
Premier House & Hotel

- Demolition of Premier House is proposed to create a new development plot to the northern area of the site.
- Demolition includes removal of existing facade, canopy and ramp. Retention of car park levels below L00.
- A separate planning application for the demolition has been submitted prior this application in February 2021



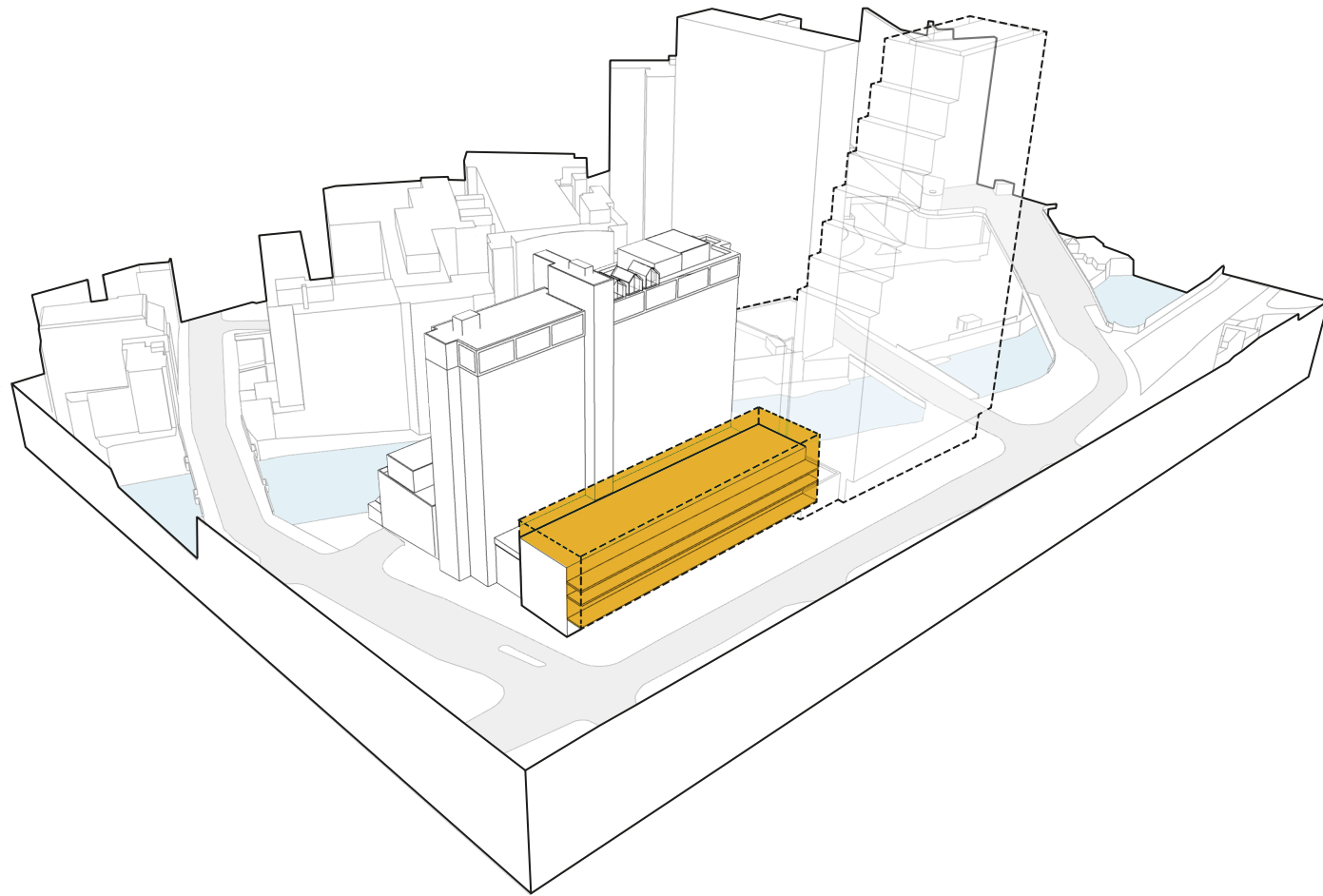
Demolition of Stepped Slabs

- Following the removal of the external facade, further demolition is required to the internal stepped slabs to create a usable commercial floorplate.
- The existing ground floor slabs will be reconfigured to provide level access of Deansgate.



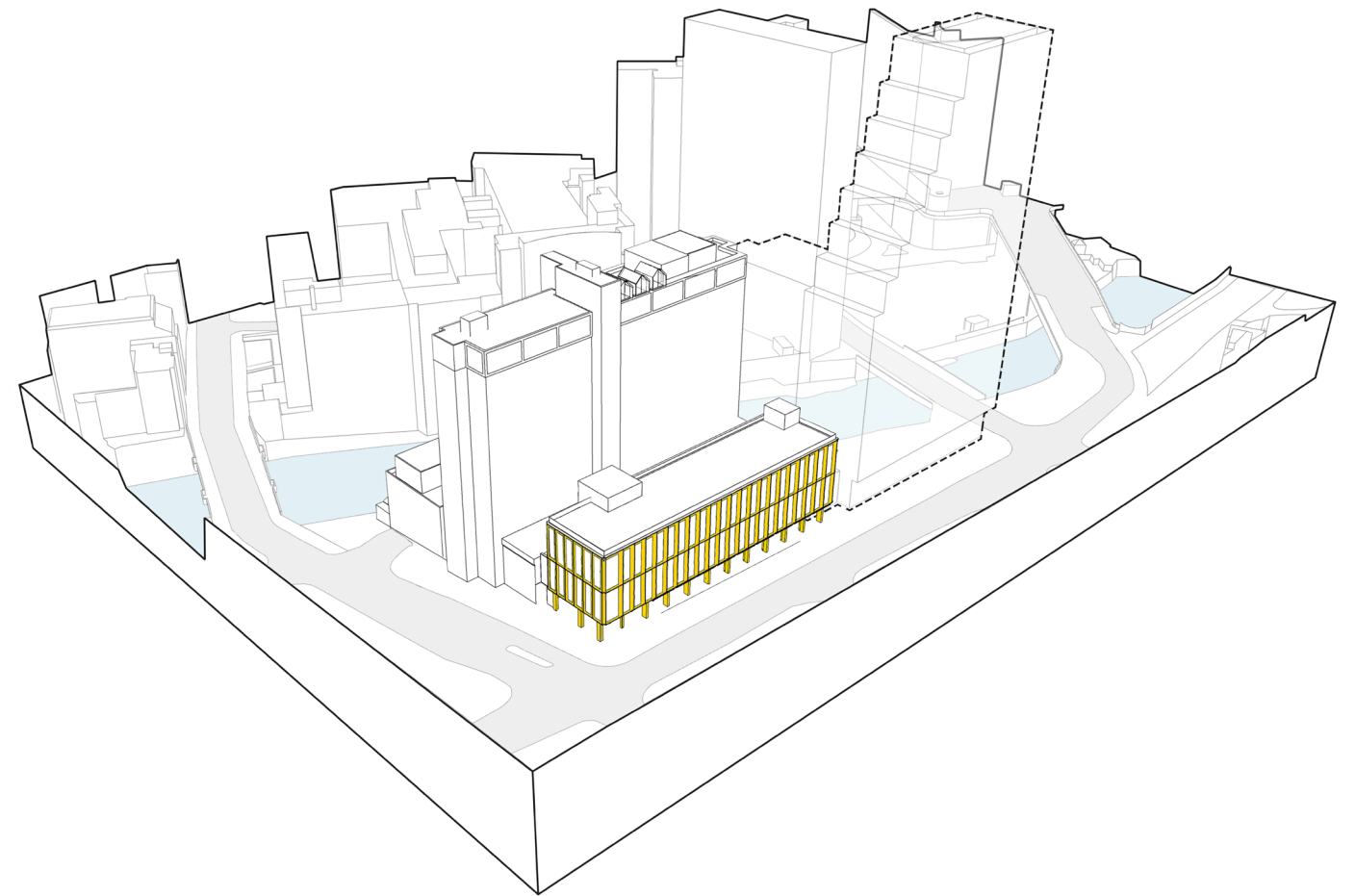
Extend Commercial Floorplate

- The building form will be extended towards Deansgate to provide larger commercial floorplates.



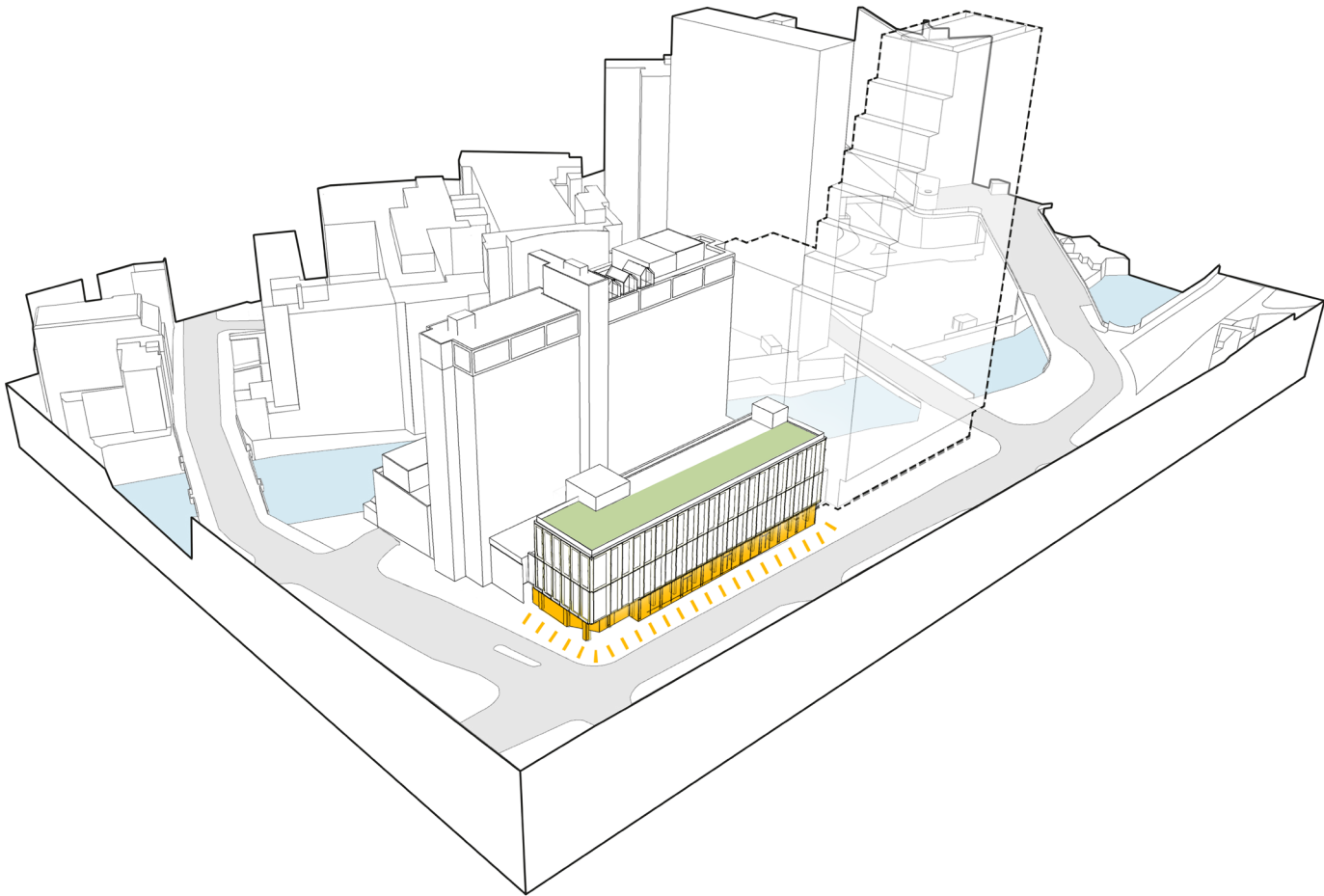
Unified Facade

- The existing facade will be replaced with a modern metal & glazed facade. This renewed facade will give a new identity to the building, whilst also bringing the fabric in line with current regulations.
- The facade is articulated through a series of tapered profiled panels which provide depth. They are tapered in form to open up views towards the Cathedral from the office floorplate.



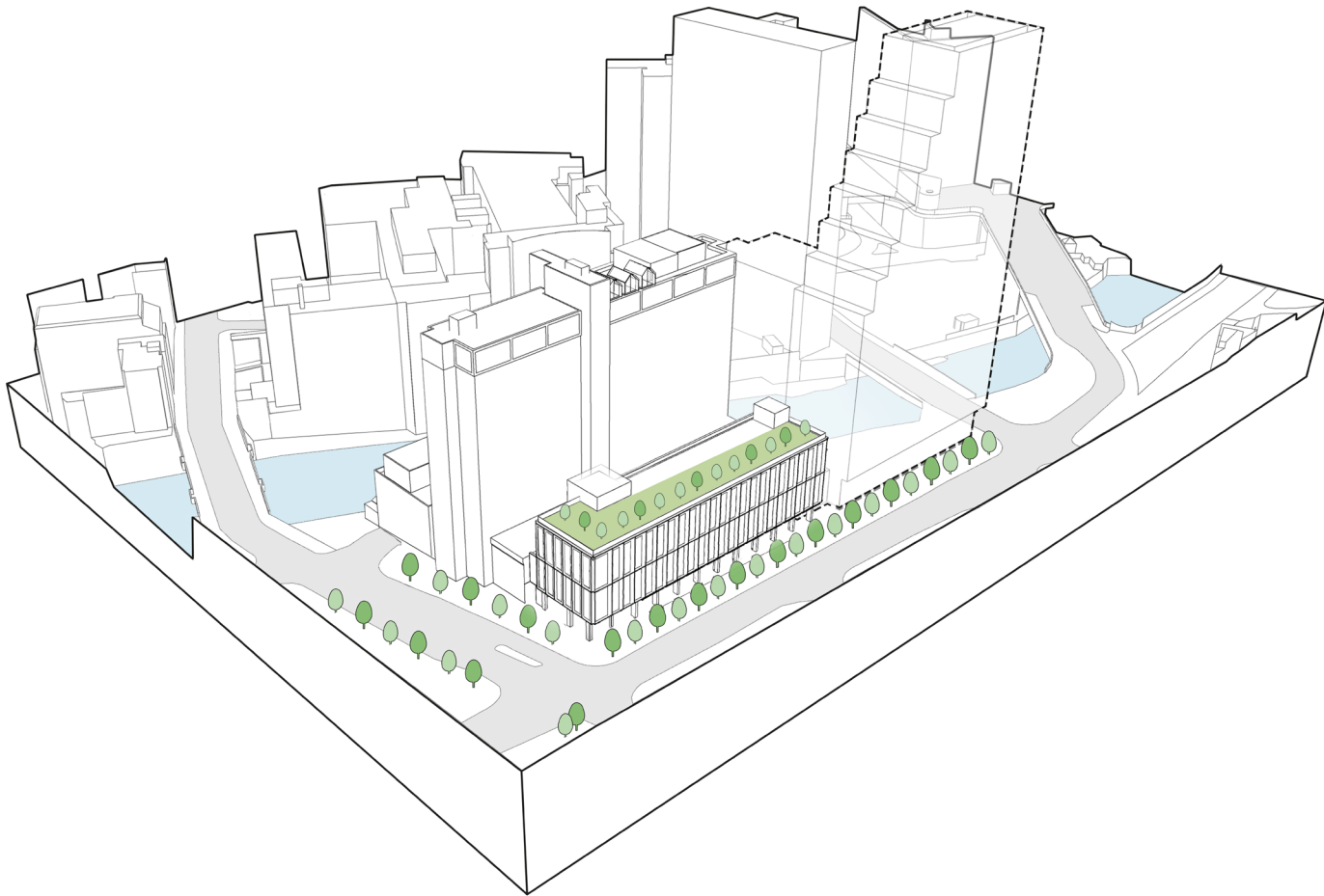
Articulate the facade

- The facade is articulated through a series of tapered profiled panels which provide depth. They are tapered in form to open up views towards the Cathedral from the office floorplate.



Maximise Amenity

- A key feature of the building will be a new roof garden as communal amenity for occupiers.
- The wider vision for the Masterplan is to improve the landscaping to Deansgate.



Public Consultation

Pre-application discussions have been held with the LPA regarding the Renaissance site since 2020. A two phased public consultation process was held on the Masterplan proposals during 2021, which included consultation based on the initial Premier House Planning Application (submitted October 2021) which was subject to 'demolition' rather than full demolition.

The JV has been proactive in its approach to pre-application consultation to maximise the generation of meaningful feedback from the local community and key stakeholders. The Applicants sought to agree the approach to community consultation with officers at a very early stage. The community consultation exercise provided community members with an opportunity to find out more about the proposed development, to see the emerging plans and to ask questions and engage with the project team should they wish to. The community engagement process comprised:

- Pre-application engagement with officers including agreement of the consultation strategy/ approach;
- Preparation of a comprehensive consultation brochure outlining the JV's vision for the wider site and the Masterplan proposals, albeit with a focus on the hotel redevelopment which is the subject of this planning application;
- Setting up a consultation website outlining the proposals, providing the consultation brochure, and inviting comments using a dedicated consultation feedback form;
- Undertaking a letter drop to the local community (residents and businesses) within a consultation area prior agreed with officers, notifying them on the proposals and directing them to the dedicated consultation website;
- Sending letters to local ward councillors inviting comments;
- Engagement with key stakeholders with the offer of virtual meetings, including Manchester Cathedral, Chethams School of Music, and Historic England. Meetings have taken place with each of the Cathedral and Historic England.

A second stage of public consultation focused on the residential building on the northernmost area of the site took place during the summer of 2021.

Historic England

Historic England consultation took place on the 25th March 2021. The consultation was based on the initial Premier House Planning Application (submitted October 2021) which was subject to 'demolition' rather than full demolition. However, the statement from Historic England as below is still applicable.

The principle of regenerating the site is not considered to be objectionable, as it is currently a visual eyesore, which impinges on key views into and out of conservation areas. It also forms a negative element of the wider setting of the Cathedral.

The following statement was made in the Pre-application advice from Historic England:

'The proposals are positive in their outlook and attempt to create a site which is more open and integrated with its surroundings. In particular, it is positive to see that they seek to create an active frontage along Deansgate, as the current form of the building creates a harsh and unfriendly atmosphere. This in turn should draw people both visually and physically along Deansgate, thereby improving longer views of the Cathedral, and reinforcing the historic link between the Cathedral and Deansgate. These works are therefore identified to make a minor positive contribution to the way in which this listed building is experienced, as well as improving views looking into, and out of, the three conservation areas.'

Manchester Cathedral

Meetings have been held with Manchester Cathedral on the 20th April 2021 and on the 24th May 2021.

Places Matter

Places Matter consultation took place on the 19th May 2021.

The focus of the Places Matter design review was on the future residential building and the wider landscape aspiration. The comments received regarding the proposed Premier House scheme were positive, referring to the design as elegant and appreciated the facade form responding to details from Manchester Cathedral.



Proposed view looking south-west along Deansgate/ Blackfriars Street

6.0 Premier House Design Proposal

The quantity of the development is detailed in the following schedule.

Full planning permission is sought for the redevelopment of the Premier House site following demolition of the existing building including structural frame. The proposed development comprises of a 5 storey building with new retail and/ or food and beverage units on the ground floor, office space on the upper levels and amenity spaces on the lower ground floor and rooftop.

The quantum can be seen in the schedule to the right.

This application includes for the provision of a new fire escape stair to the car park.

Proposed car park fire escape stair:
GEA = 1,507 ft²
GIA = 1,076 ft²

Premier House																					
Floor	EXISTING GEA - PRE DEMOLITION		PROPOSED GEA		EXISTING GIA - PRE DEMOLITION		PROPOSED GIA		EXISTING RETAIL GIA PRE DEMOLITION		PROPOSED RETAIL GIA		PROPOSED RETAIL NIA		EXISTING OFFICE GIA PRE DEMOLITION		PROPOSED OFFICE GIA		OFFICE NIA		NIA/GIA Efficiency
	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	
Lower Ground	1,290	13,886	1,063	11,442	856	9,214	532	5,726	800	8,611											
Ground	1,622	17,459	994	10,699	1,434	15,436	914	9,838	758	8,159	729	7,847	683	7,352			109	1,173			75%
1st	837	9,009	1,076	11,582	793	8,536	996	10,721	693	7,459							996	10,721	819	8,816	82%
2nd	1,574	16,943	1,057	11,378	1,486	15,995	944	10,161							1,486	15,995	944	10,161	802	8,633	85%
3rd	1,573	16,932	1,057	11,378	1,486	15,995	973	10,473							1,486	15,995	973	10,473	818	8,805	84%
4th	1,573	16,932	1,057	11,378	1,486	15,995	973	10,473							1,486	15,995	973	10,473	818	8,805	84%
Roof	280	3,014	99	1,066	253	2,723	72	775													
TOTAL	8,749	94,174	6,403	68,922	7,794	83,895	5,404	58,169	2,251	24,230	729	7,847	683	7,352	4,458	47,986	3,995	43,002	3,257	35,058	60%

The lower ground floor is occupied by the cycle store, shower and changing facilities along with plant and refuse areas.

The cycle store is accessed via a relocated entrance to the existing service yard

Secondary means of entrance through the service yard are retained for the access to the amenity spaces and the back of the retail units situated along Deansgate.

A new lift has been introduced to the building and serves all level, as the existing lift terminates at ground floor.

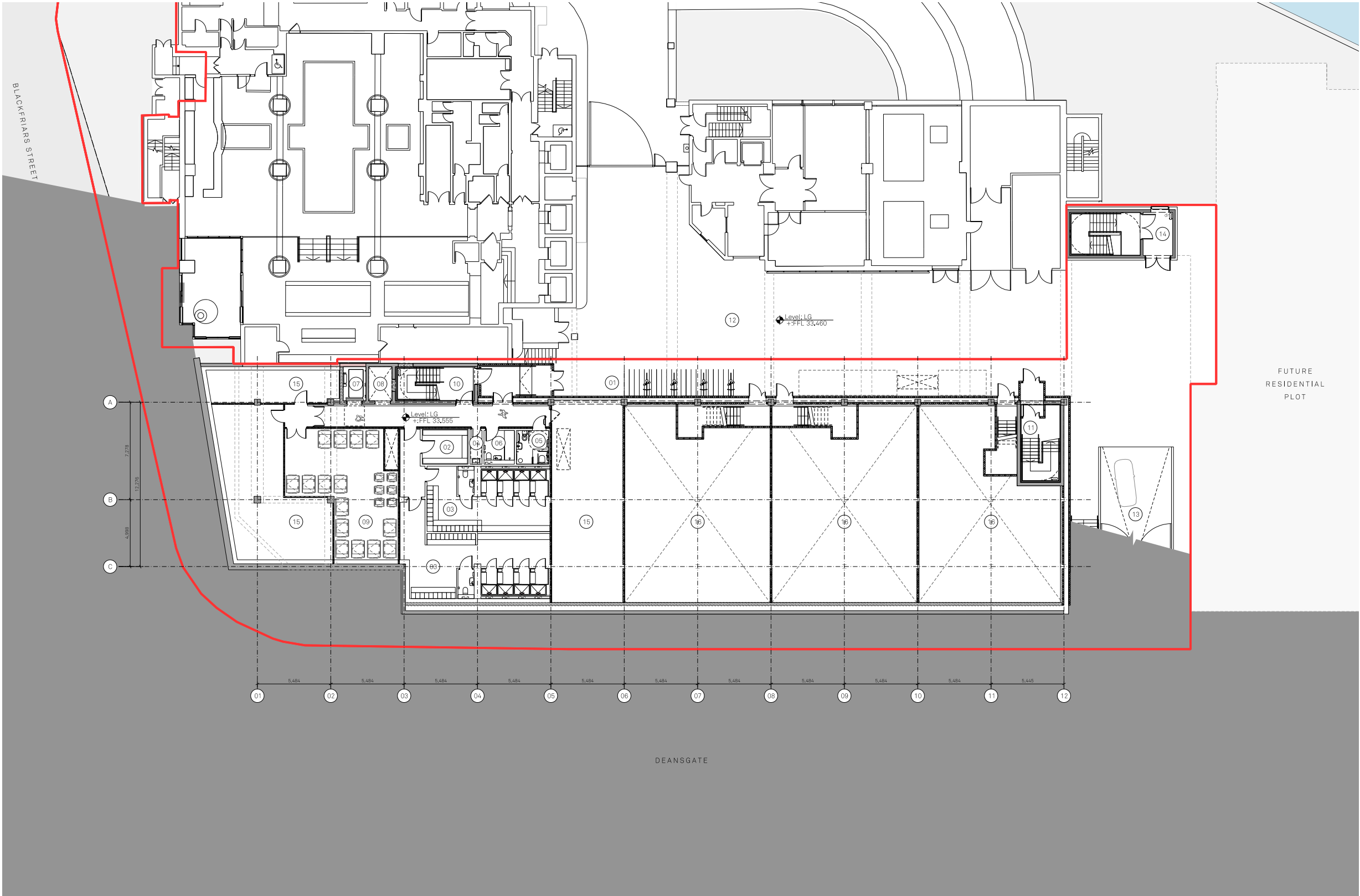
The existing lower ground floor slabs to the retail units will be retained with a new screed provided to enable level access off Deansgate to the ground floor retail units.

The vehicular access via Deansgate to the service yard will be retained but will become a one-way vehicle movement with entry via Deansgate and exit onto Blackfriars Street.

Key

- 1. Cycle storage
- 2. Drying room
- 3. Changing & shower facilities
- 4. Cleaner's cupboard
- 5. Accessible WC
- 6. Gender neutral WC
- 7. Proposed lift Shaft
- 8. Existing lift Shaft
- 9. Generator room
- 10. Refuse store
- 11. Existing staircase
- 12. Shared service yard
- 13. Vehicular access of Deansgate
- 14. Proposed car park escape stair
- 15. Plant room
- 16. Underside of Retail slab

Site application boundary



The footprint on the ground floor will be extended by circa 3 meters towards Deansgate in place of the existing ramp. The existing inactive frontage will be reanimated with the provision of the new retail units. The internal slabs will be modified to provide level access off Deansgate.

New glazed retail frontages are provided to Blackfriars Street and Deansgate, re-engaging the building with the street and encouraging interaction with people.

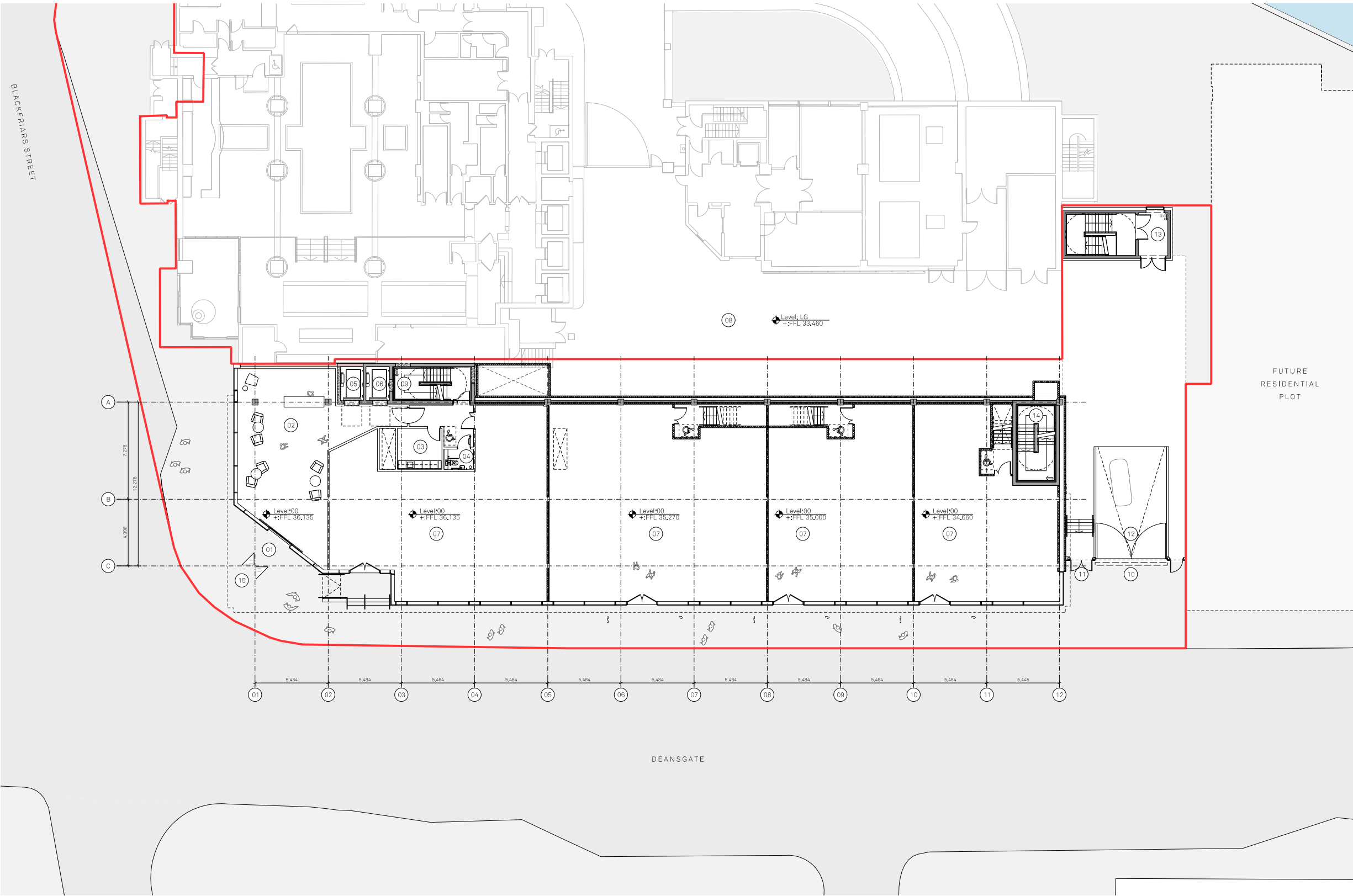
The plan opposite identifies the demolition line where the existing Premier House and car park are being demolished to create a new residential development plot to the north of the site.

The existing service yard entrance will be relocated along Deansgate, adjacent to the Premier House fire escape stair.

To the north-east a new access gate to the existing service yard will be provided serving as a one-way entrance from Deansgate for service vehicles to access.

The existing lift shaft and escape stairs will be retained as part of the building's sustainable strategy.

To the north-west the proposal includes a new escape staircase retained with an additional lift provided.

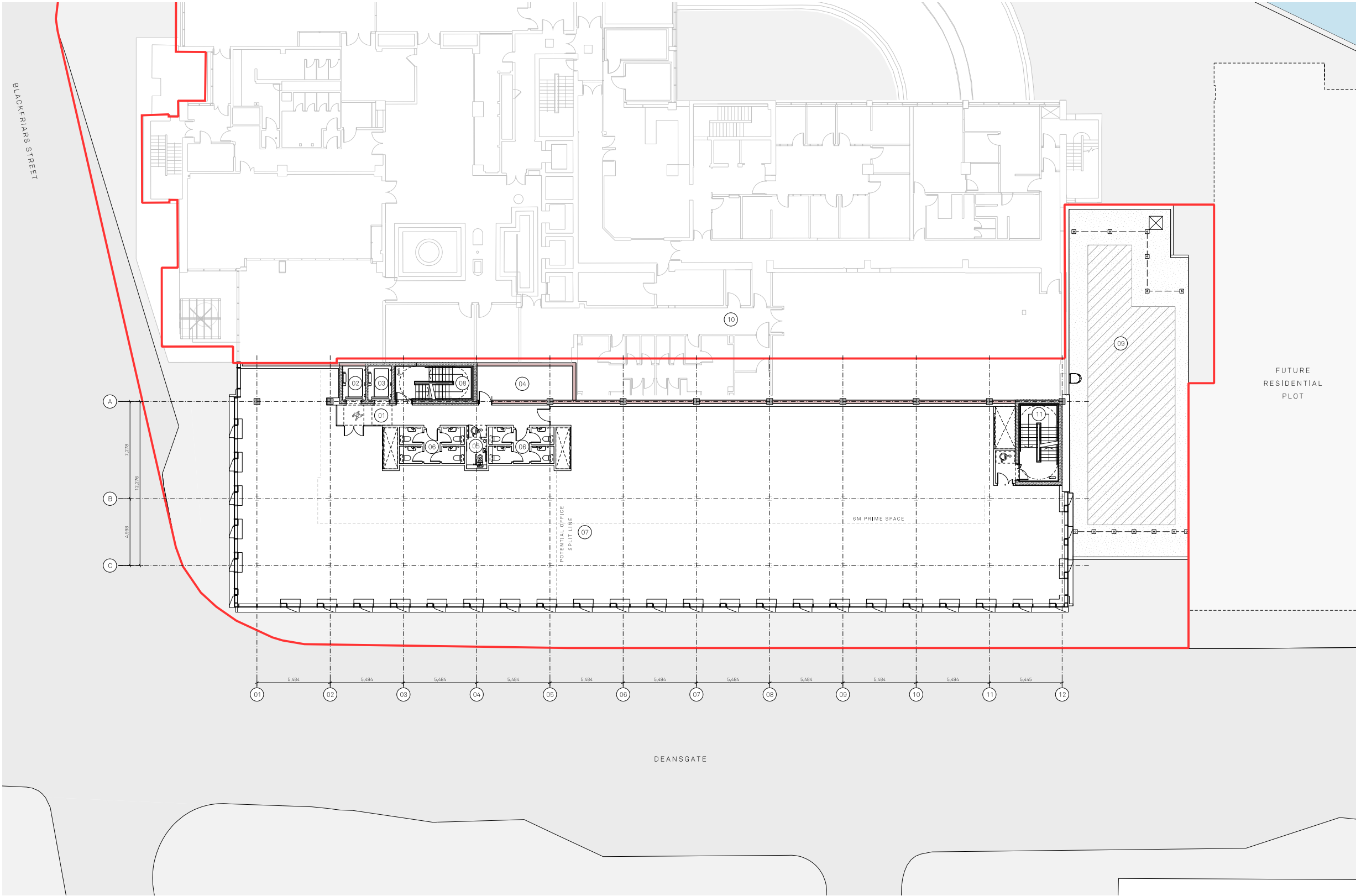


- Key**
- | | |
|-------------------------------------|------------------------------------|
| 1. Office entrance | 12. Vehicular access off Deansgate |
| 2. Office reception/ cafe area | 13. Proposed car park escape stair |
| 3. Reception office/ store | 14. Proposed staircase |
| 4. Accessible WC | 15. Feature column |
| 5. Proposed lift shaft | |
| 6. Existing lift shaft | |
| 7. Retail unit | |
| 8. Shared service yard | |
| 9. Existing staircase | |
| 10. Relocated service yard entrance | |
| 11. Passenger gate | |
- Site application boundary

The existing upper floor plates will be extended towards Deansgate by circa 3 meters creating larger commercial floorplate. The design can also accommodate 2 way split with separate access points from the building core.

The existing lift shaft and fire escape staircase will be retained as part of our ambition to re-use as much of the existing fabric as possible.

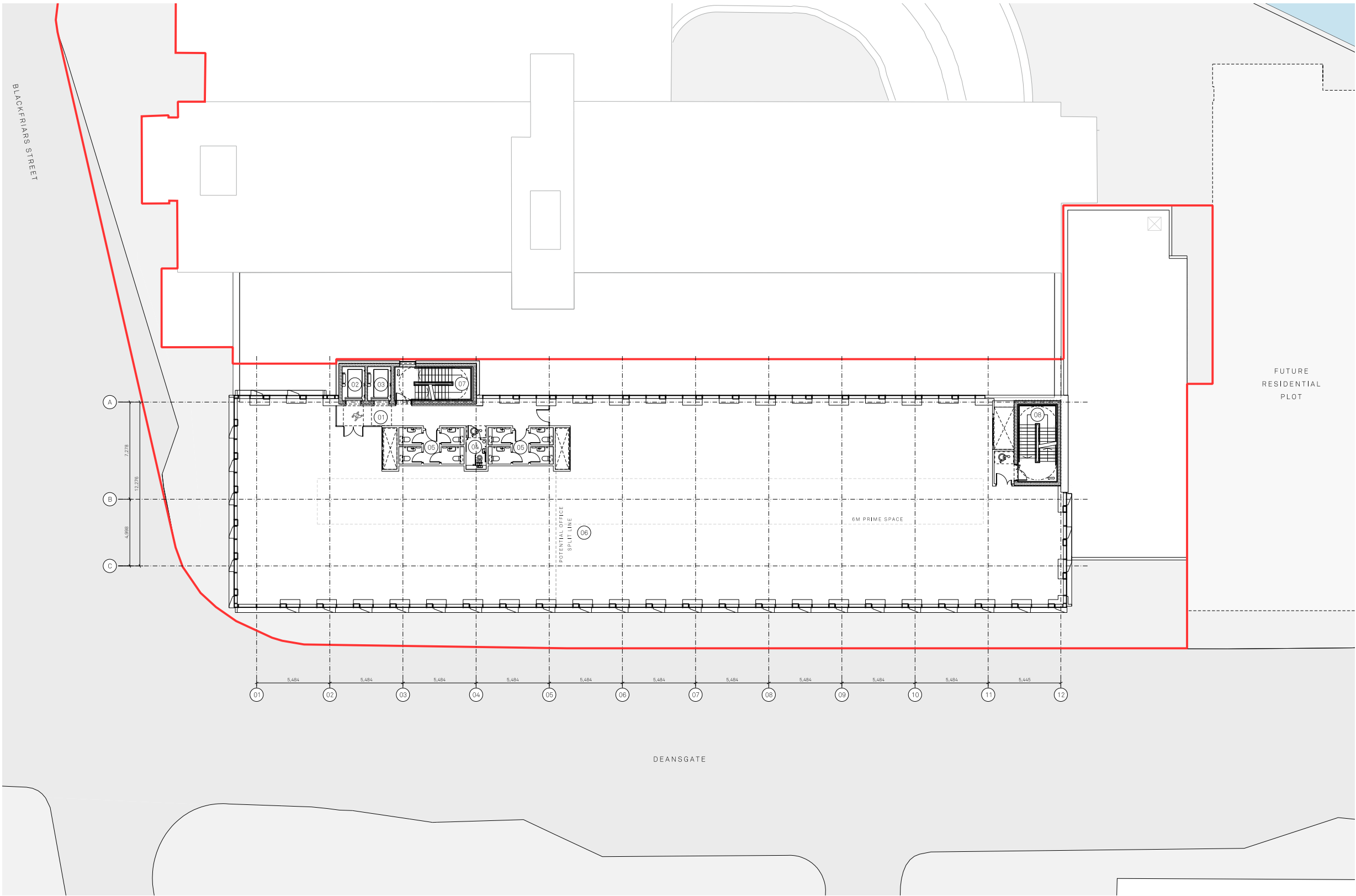
The mezzanine level of Premier House shares a party wall with the existing hotel which is part of the overall Masterplan scheme of the redevelopment of the Renaissance site.



- Key
- 1. Lift lobby
 - 2. Proposed lift shaft
 - 3. Existing lift shaft
 - 4. Comms room
 - 5. Accessible WC
 - 6. WC
 - 7. Office
 - 8. Existing staircase
 - 9. Proposed roof to service yard
 - 10. Hotel demise
 - 11. Proposed staircase
- Site application boundary

An open plan workspace is proposed, accessed off the main core. Dual access from the core is provided to enable tenancy split.

The proposal includes a green roof zone & screen allowing for visual separation between the hotel and the office. A direct access is provided from both stair cores for cleaning and maintenance.



Key

- 1. Lift lobby
- 2. Proposed lift
- 3. Existing lift
- 4. Accessible WC
- 5. WC
- 6. Office
- 7. Existing staircase
- 8. Proposed roof to service yard and plant zone

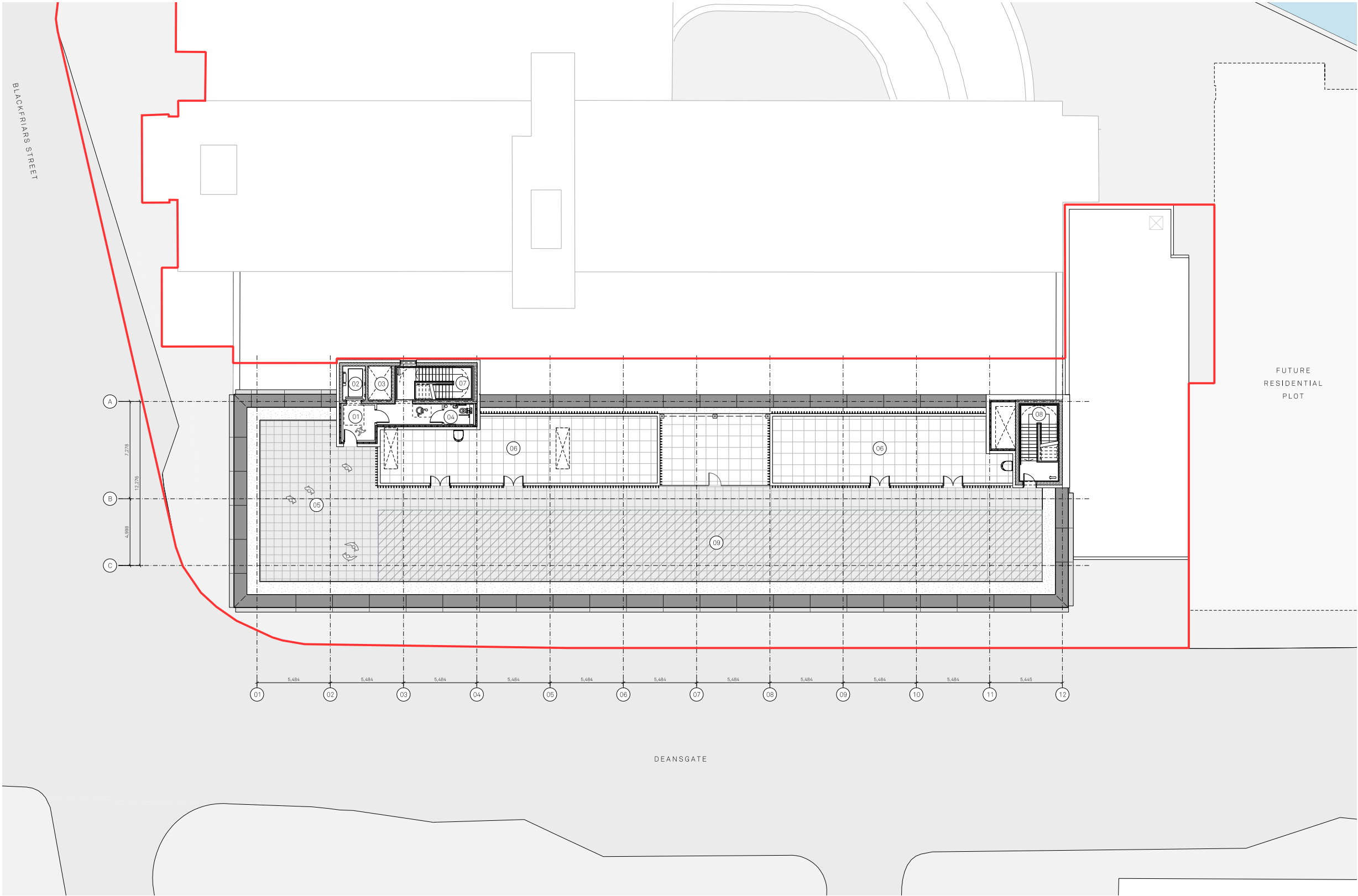
Site application boundary



A rooftop communal terrace is provided allowing occupiers to benefit from a southerly aspect and 180 view towards Manchester City Centre. A gender neutral accessible WC is provided within the core to support any amenity activities taking place on the roof.

The new lift will serve all levels, as the existing lift terminates at level 2.

The existing concrete enclosure to the roof is retained and reclad. Two new mechanical plant enclosures are included, which sit adjacent to the main core and fire escape stair.



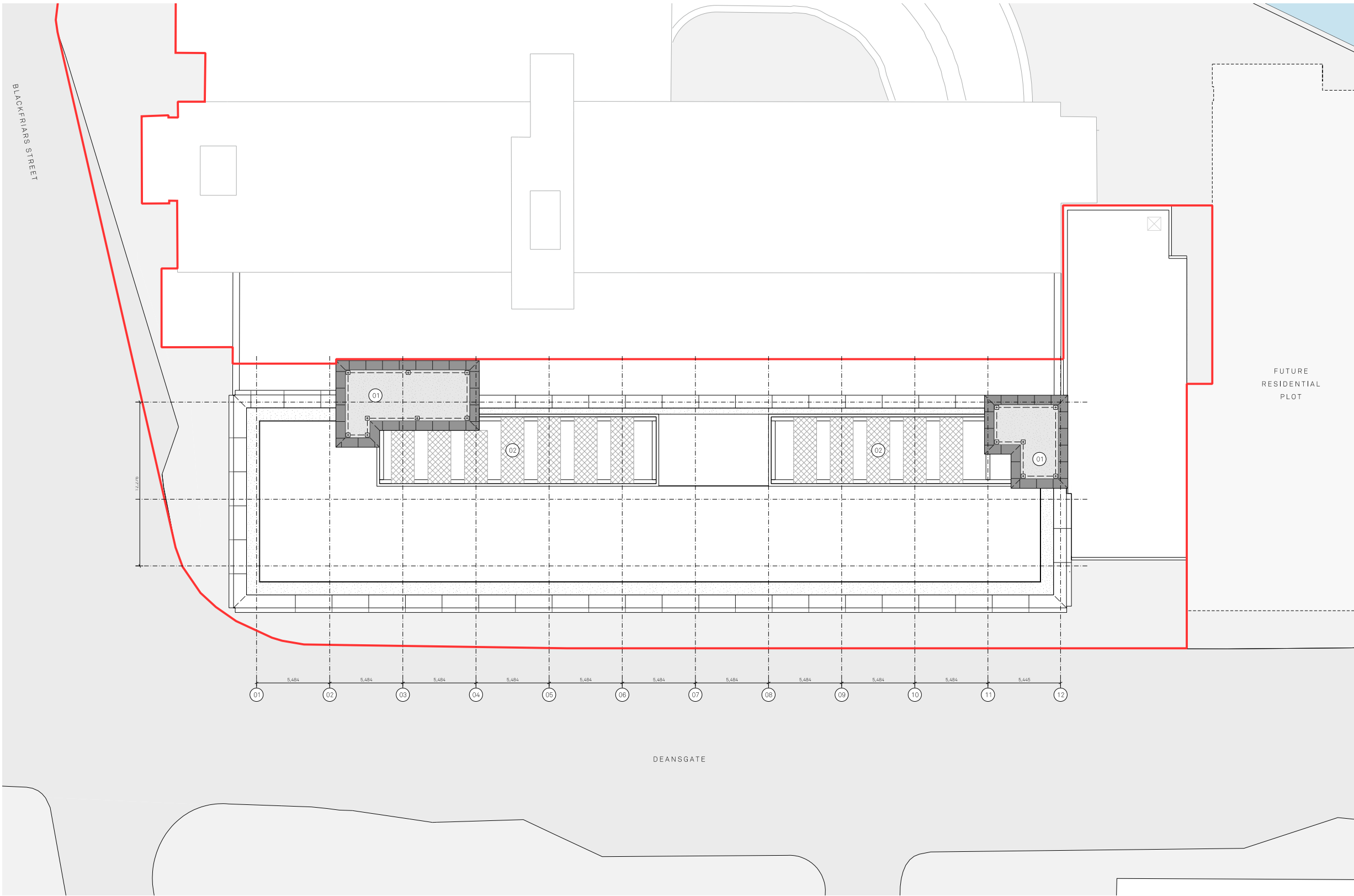
Key

- 1. Lift lobby
- 2. Proposed lift
- 3. Existing lift
- 4. Accessible WC
- 5. Roof Terrace
- 6. External plant enclosure
- 7. Proposed roof to service yard
- 8. Existing service yard roof
- 9. Future provisions for PV zone

Site application boundary



Due to the tall nature of the surrounding buildings all roof zones will be partially concealed with a light weight roof structure.



Key

- 1. Roof to core
- 2. Indicative PV panel zone

Site application boundary



6.3 Elevations - East Elevation

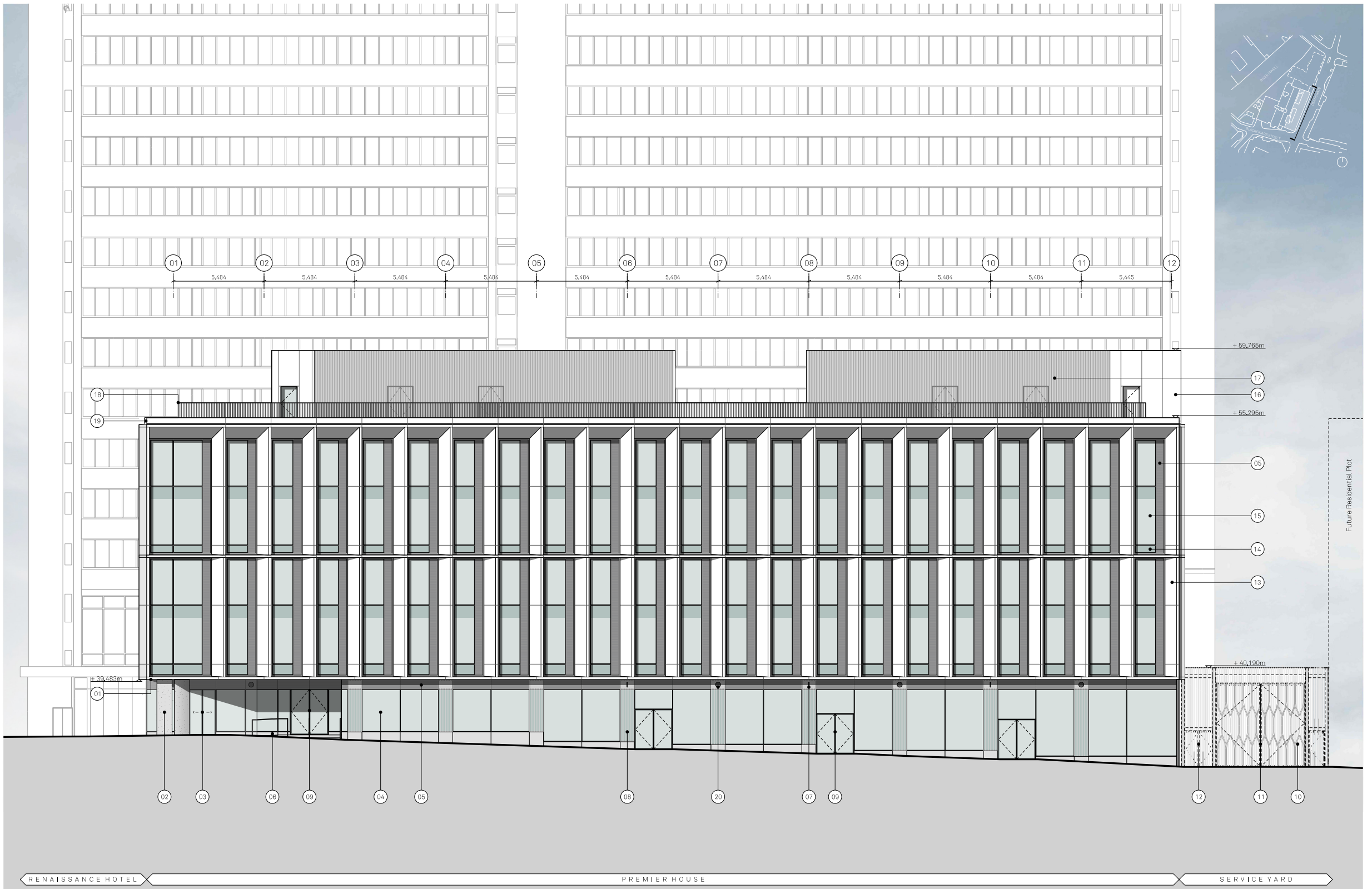
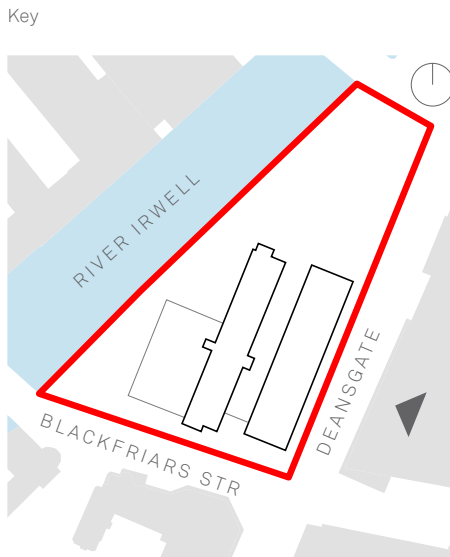
The Deansgate elevation will be completely transformed from the existing inactive brick clad frontage, into a continuous glazed retail frontage, along with the new office entrance.

The facade line to the east/ southern corner of the building is set back to follow the legal demise line and creating an opportunity for a dual aspect and better articulation to the office reception area.

To the north, a new access gate to the existing service yard is provided as part of the proposed scheme.

The upper floor facade composition is made up from full height glazing with tapered profiled metal cladding. The tapered profile is a deliberate move and intended to open up views towards Manchester Cathedral.

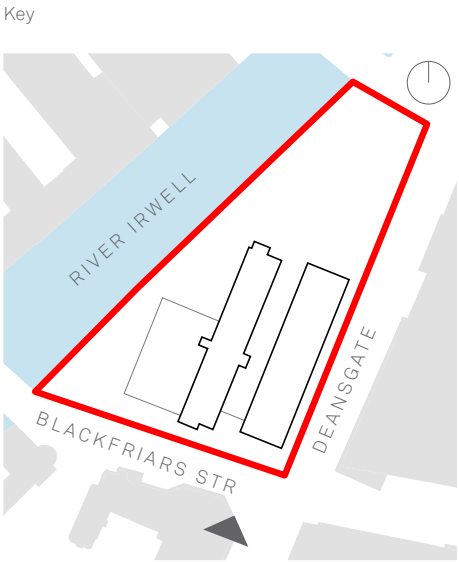
The core and rooftop plant equipment will be re-clad in a metal rainscreen/ louvered cladding.



- | | | | | |
|--|---|---|---|--|
| 1. Anodised champagne colour soffit with integrated lights GRC column cladding | 5. Anodised silver micro louvers | 9. Power operated glazed entrance swign doors. | 14. shadow box within the metallic silver capped curtain wall | 19. Metallic light grey PPC metal upstand flashing to parapet - champagne colour |
| 2. Granite finish to SG curtain wall upstand- dark grey | 6. Ramp/stairs to retail | 10. Metallic silver PPC metal fins to service yard entrance | 15. Metallic silver capped curtain wall system | 20. CCTV camera with metallic silver PPC frame/ backing panel |
| 3. Glazed entrance swing door | 7. Projecting retail toilet signage with metallic silver PPC frame/ backing panel | 11. Service yard vehicle access gate | 16. Anodised silver metallic rainscreen cladding | |
| 4. SG curtain wall system | 8. Back painted fritted glazing within SG curtain walling | 12. Service yard passenger gate | 17. Metallic silver PPC metal fins to rooftop plant enclosure | |
| | | 13. Anodised tapered metal rainscreen cladding - champagne colour | 18. Metallic light grey PPC metal balustrade | |

The southern Blackfriars Street elevation continues the language of the previous elevation with the rooftop terrace to the top and entrance to the corner retail unit. The ground floor glazed facade is tapered at the corner allowing for a natural flow towards Deansgate and the entrance to the office.

The building interfaces with the main entrance to the hotel. The hotel proposal formed part of an earlier application submitted in May 2021 and subsequently approved by MCC. Planning Ref: 130446/FO/2021

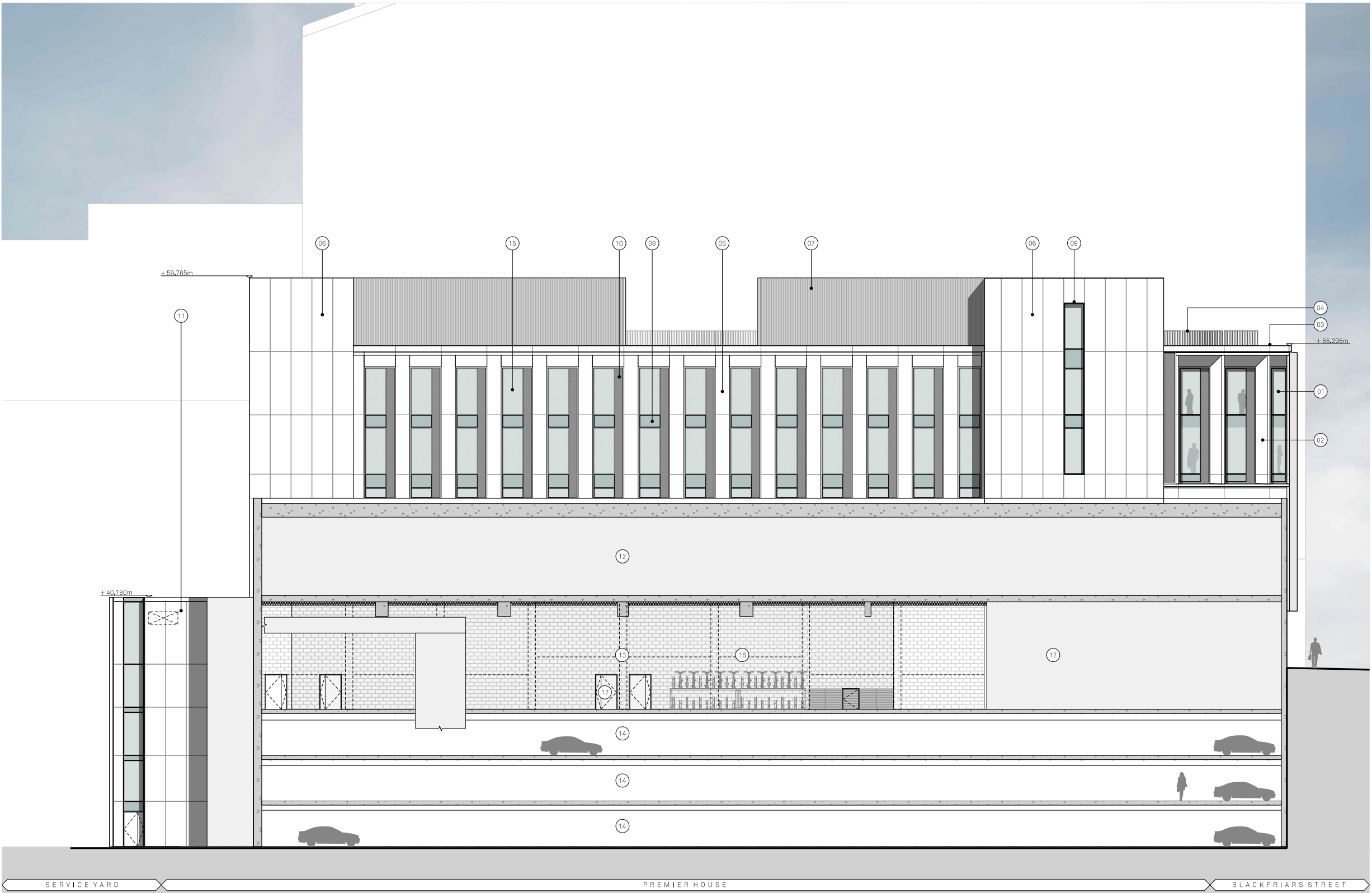
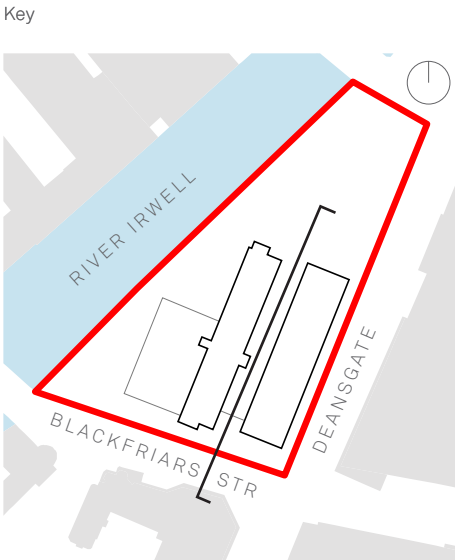


- | | | | |
|--|--|--|---|
| 1. Fire-rated curtain wall system | 6. GRC cladding to column - Dark grey | 10. Metallic silver capped curtain wall system | 14. Metallic silver PPC metal fins to rooftop plant enclosure |
| 2. Fritted back painted glass within metallic curtain walling system | 7. Anodised champagne colour soffit with integrated lights | 11. Shadow box within metallic silver capped curtain wall | 15. Metallic light grey PPC metal balustrade |
| 3. Double-slide glazed entrance door | 8. Anodised silver metal rainscreen cladding | 12. Anodised tapered metal rainscreen cladding - champagne colour | 16. Metallic PPC micro louvers (Fire Rated) |
| 4. SG Curtain Wall System | 9. Projecting retail totem signage with metallic silver PPC frame/ backing panel | 13. Metallic light grey PPC metal upstand flashing to parapet - champagne colour | 17. Existing Concrete Parapet |
| 5. Anodised silver micro louvers | | | |

6.3 Elevations - West Elevation

Following demolition, elements of the south core would be retained and extended to include a new lift. The proposed facade will wrap around the corner where visible from Blackfriars Street.

The building interfaces with the main entrance to the hotel. The hotel proposal formed part of an earlier application submitted in May 2021 and subsequently approved by MCC. Planning Ref: 130446/FO/2021



- | | | | |
|--|--|---|---|
| 1. Metallic silver capped curtain wall system | 4. Metallic light grey PPC metal balustrade | 8. Back painted silver metallic PPC capped curtain walling | 12. Hotel demise |
| 2. Anodised tapered metal rainscreen cladding - champagne colour | 5. Anodised metal rainscreen cladding - champagne colour | 9. Metallic silver capped curtain walling | 13. Existing Service Yard - new blockwork |
| 3. Metallic PPC metal upstand flashing to parapet - champagne colour | 6. Anodised silver metal rainscreen cladding to core | 10. Anodised silver micro louvers | 14. Existing car park |
| | 7. Metallic silver PPC metal fins to rooftop plant enclosure | 11. Anodised silver metal rainscreen cladding to stair core enclosure | 15. Privacy manifestation to glazing |
| | | | 16. Cycle storage |
| | | | 17. Metal PPC door |

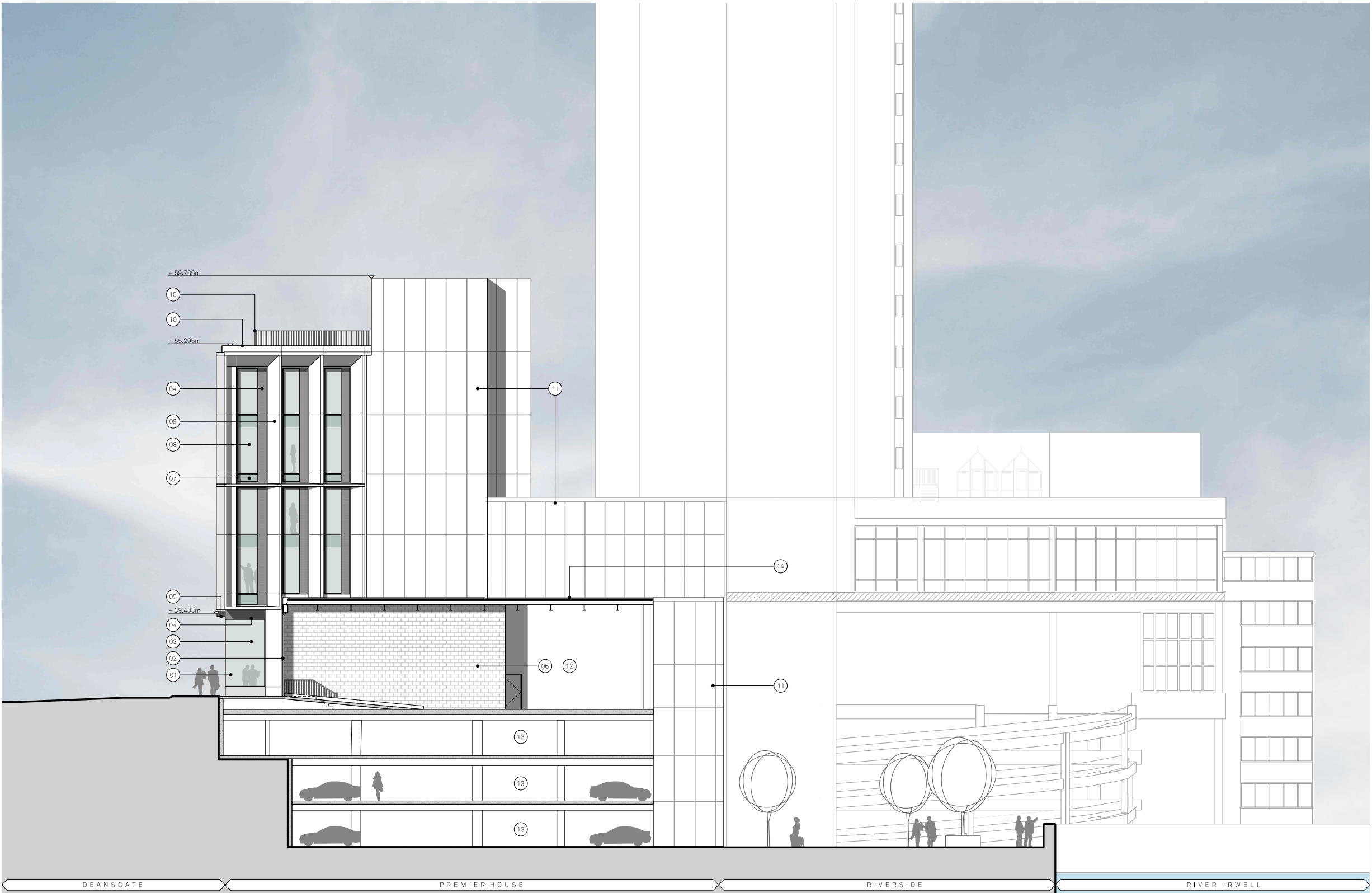
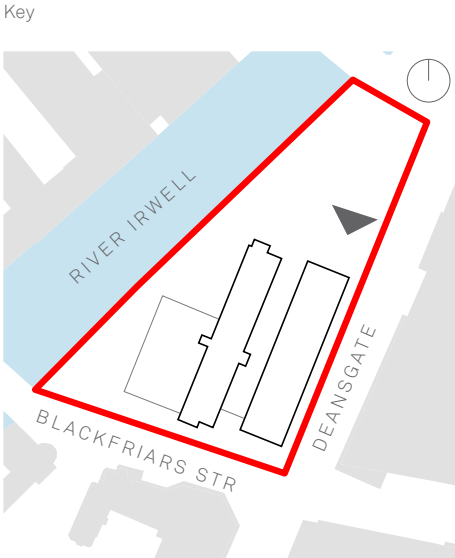
The tapered profile facade will wrap around the north facade.

The existing fire escape stair will be re-clad with metal rainscreen cladding.

The relocated service yard entrance will have a security gate and roof to enhance it from any overlooking.

The new car park escape stair is visible on this elevation, alongside the river. The stair will serve all 3 levels of car park with egress via the service yard.

The new Service Yard stair will be clad with metal rainscreen panels.



- | | | | |
|--|--|---|---|
| 1. Glazed corner to SG curtain walling | 5. Projecting retail totem signage with metallic silver PPC frame/ backing panel | 8. Metallic silver capped curtain wall system | 11. Anodised silver metal rainscreen cladding |
| 2. Metallic silver PPC metal fins to service yard entrance | 6. Proposed blockwork to the service yard | 9. Anodised tapered metal rainscreen cladding - champagne colour | 12. Existing Service Yard |
| 3. SG Curtain wall system | 7. Shadow box within metallic silver capped curtain wall | 10. Metallic PPC metal upstand flashing to parapet - champagne colour | 13. Existing Car Park |
| 4. Anodised silver micro louvers | | | 14. Sedum roof to service yard |
| | | | 15. Metallic light grey PPC metal balustrade |

Profiled Window Reveals

Manchester Cathedral

- Profiled window reveals are a prominent feature of the Grade I listed Manchester Cathedral



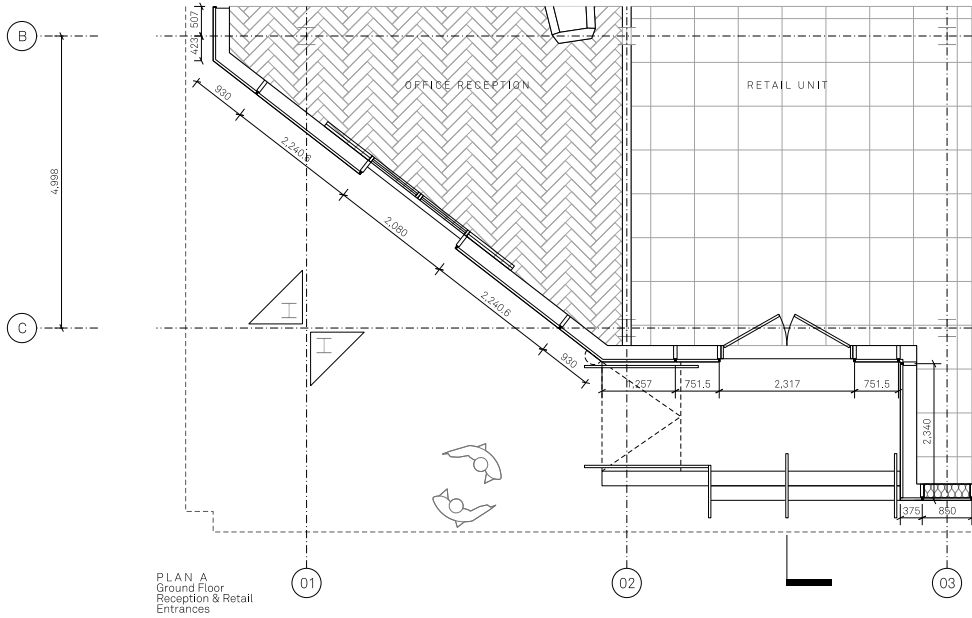
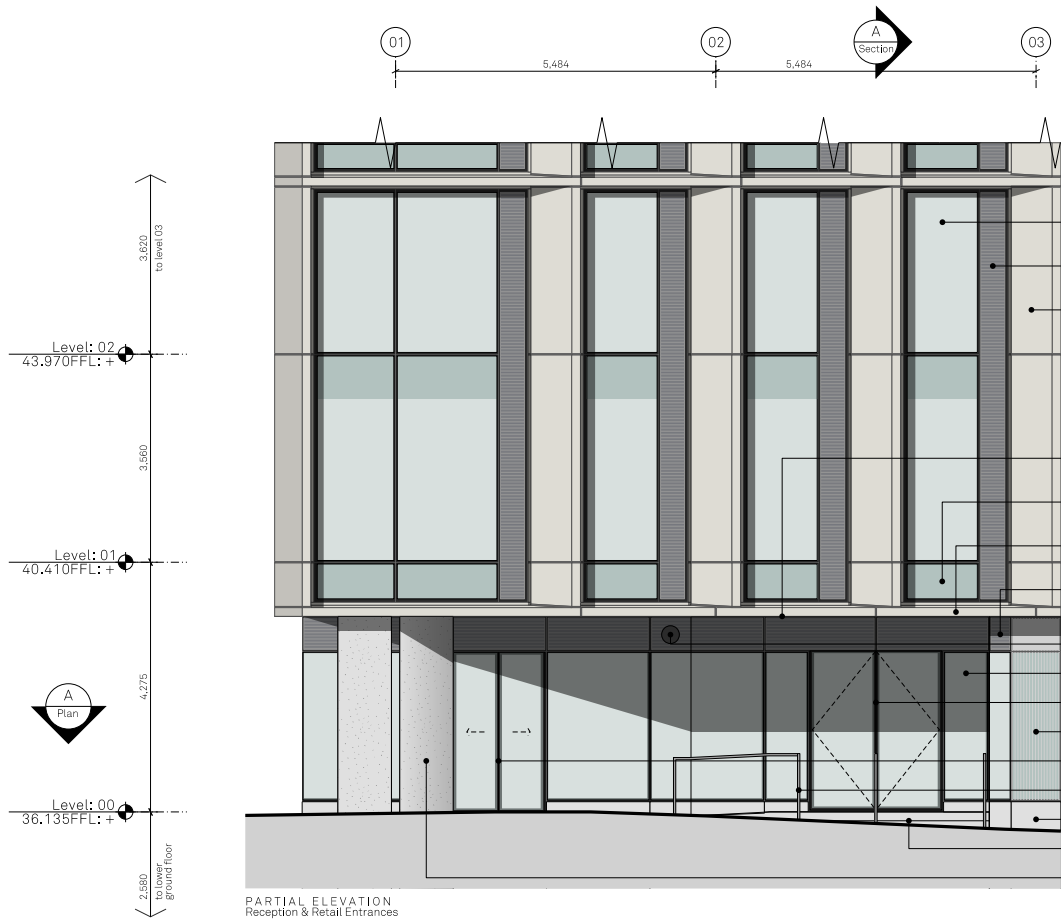
Premier House

- Inspired by the Manchester Cathedral interpreted profile window reveals form the top of the proposal
- Colour to compliment the adjacent buildings and using metal cladding to give a modern feeling

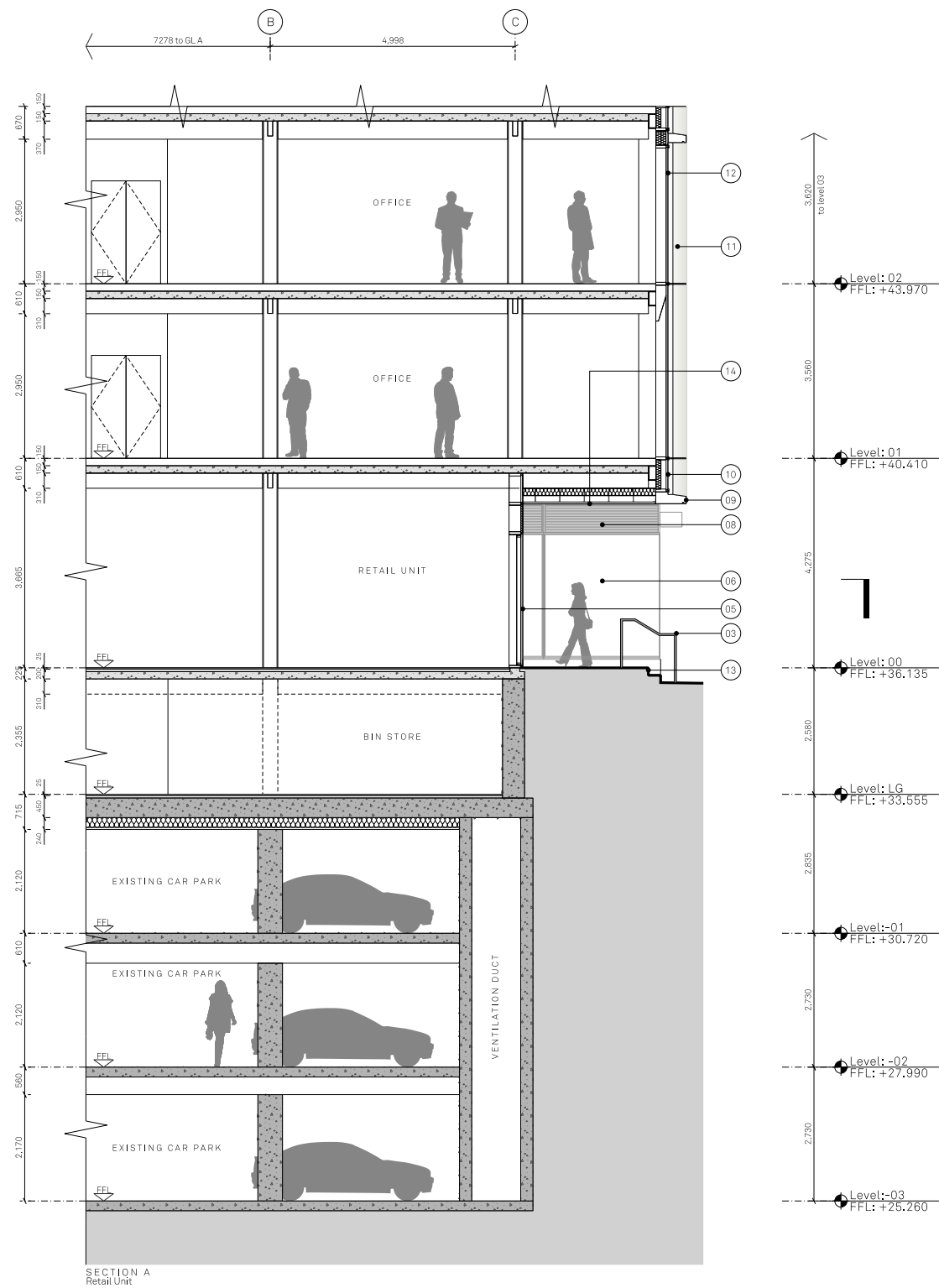


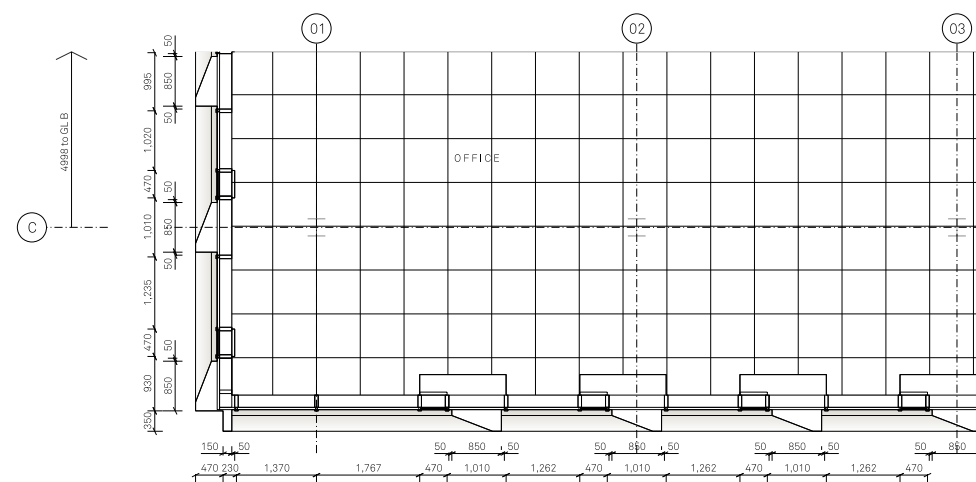
6.5 Bay Study

- 1. GRC column cladding - dark grey
- 2. Granite finish to SG curtain wall upstand
- 3. Metallic silver PPC metal balustrade
- 4. Fritted back painted glazing within SG curtain wall system
- 5. Glazed entrance swing door
- 6. SG curtain wall system
- 7. CCTV camera with metallic silver PPC frame/ backing panel
- 8. Anodised silver micro louvers
- 9. Anodised rainscreen soffit - champagne coloured
- 10.Shadow box within metallic silver capped curtain wall system
- 11.Anodised tapered metal rainscreen cladding - champagne colour
- 12.Metallic silver capped curtain wall system
- 13.Ramp/stairs to retail
- 14.Anodised champagne colour soffit with integrated lights

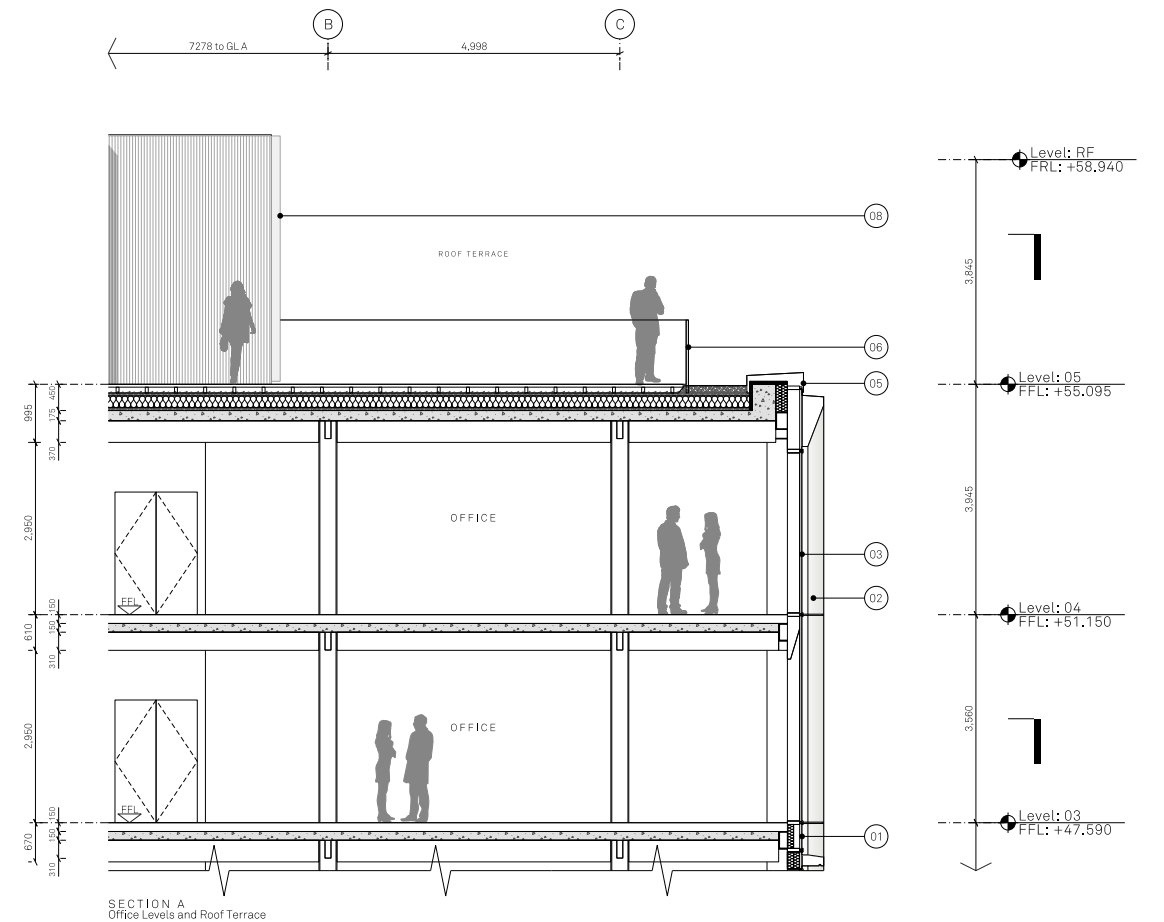


Key

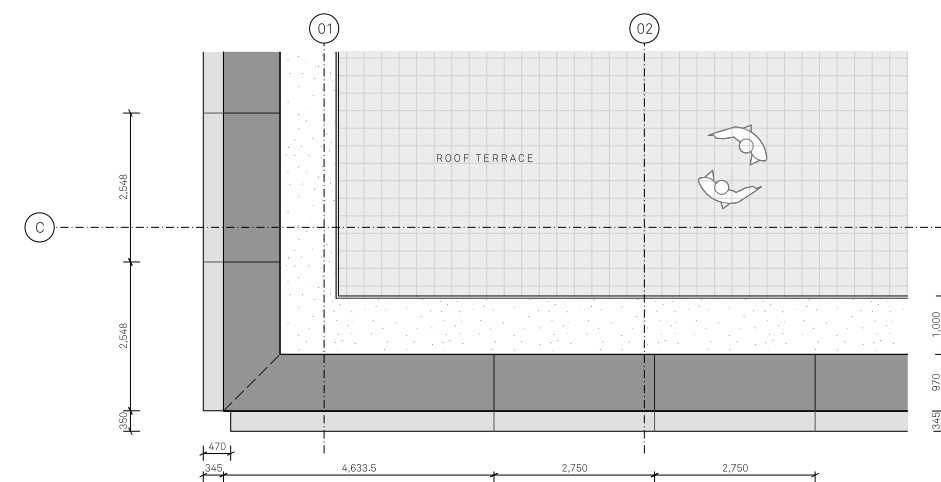




PLAN A
Typical Office Level



SECTION A
Office Levels and Roof Terrace



PLAN B
Roof Level



6.6 Premier House Signage

The proposed signage strategy for the new retail units to Deansgate is for a projecting totem with metallic silver PPC frame/ backing panel & integrated lighting.

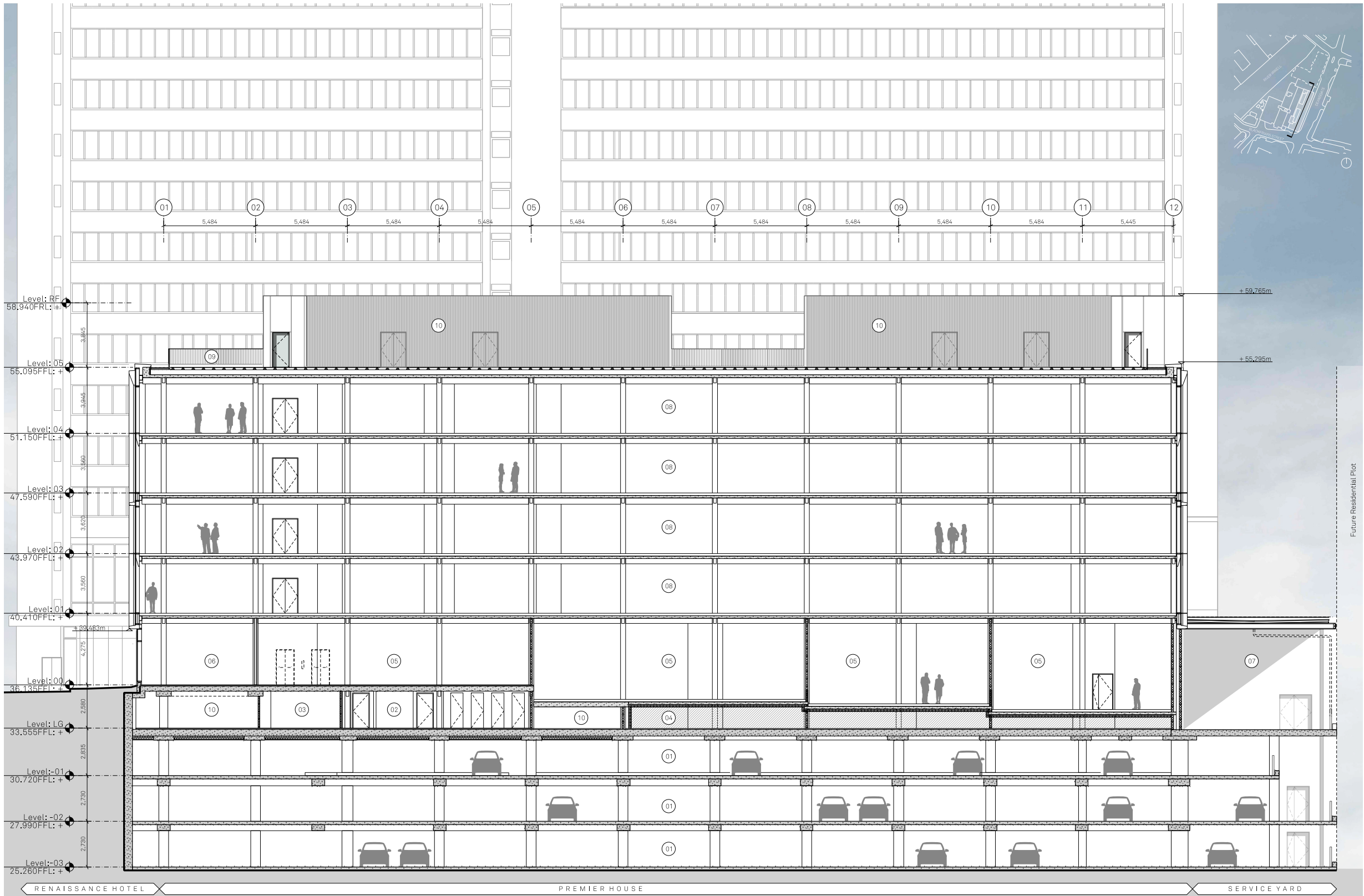
Additional signage may be provided internally for potenital retail occupiers' requirements, which would be form part of a future planning application subject to planning approval.



6.8 Sections - AA

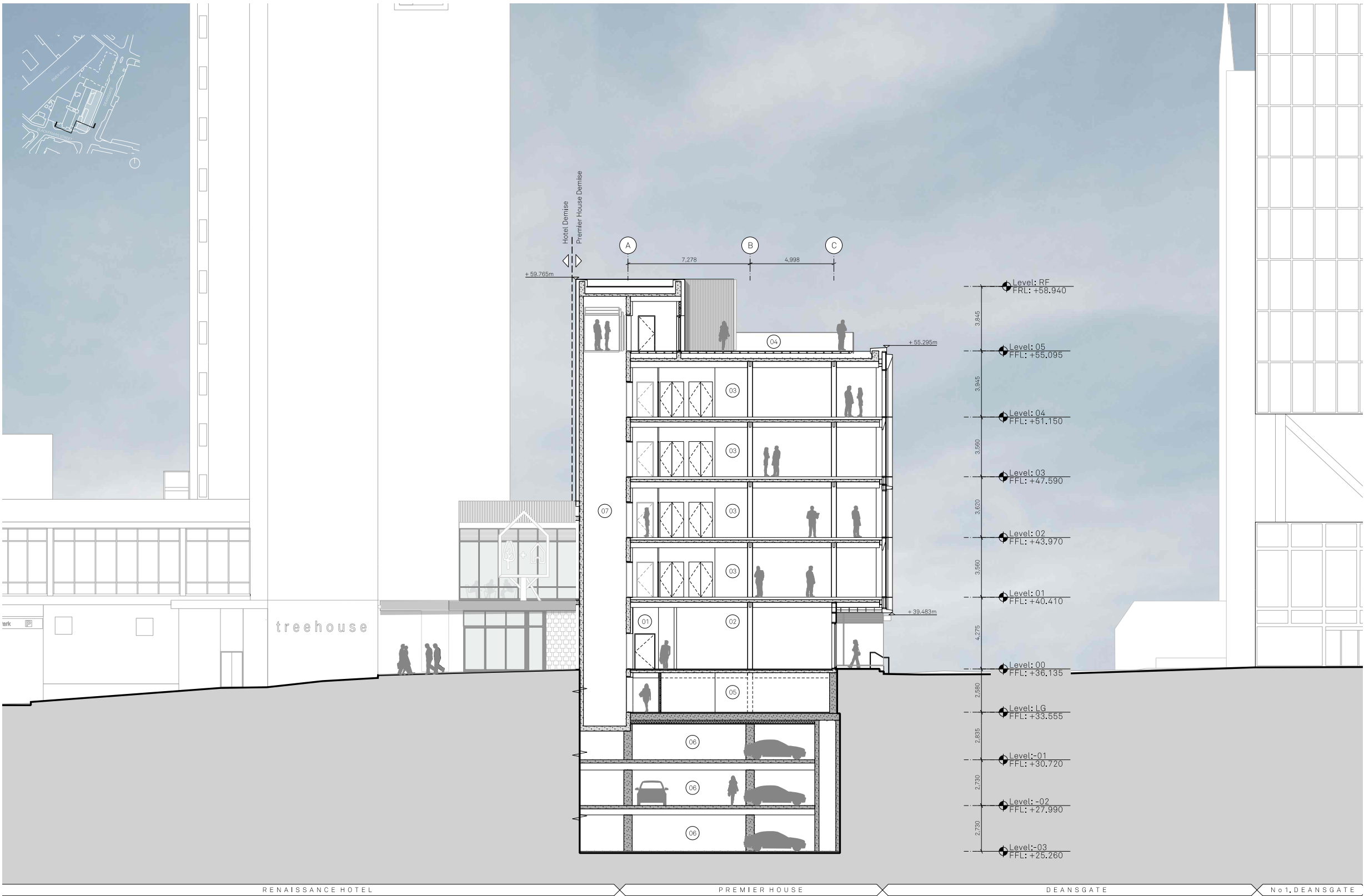
The following section demonstrates the retention of slabs below L00 and proposed slabs above L00 and the proposed new slab levels for Premier House to provide a level access from Deansgate. To achieve this, void former will be introduced to retain finished floor levels to interface with the sloping nature of Deansgate toward the Cathedral.

1. Car park
2. Changing & Shower facilities
3. Refuse Store
4. Void former to Retail
5. Retail Unit
6. Office Reception
7. Service Yard
8. Office
9. Roof Terrace
10. Plant enclosure

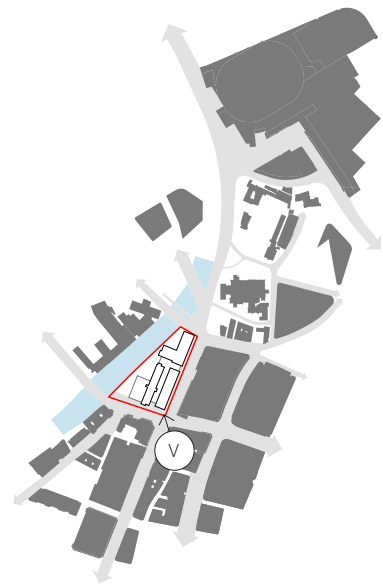


The building sits alongside the existing hotel and has 3 levels of car park below ground, accessed from Blackfriars Street. No changes are proposed to the below ground car parking provision as part of this development.

- 1. Office Reception
- 2. Retail
- 3. Office
- 4. Roof Terrace
- 5. Refuse Store
- 6. Existing car park
- 7. Proposed lift shaft

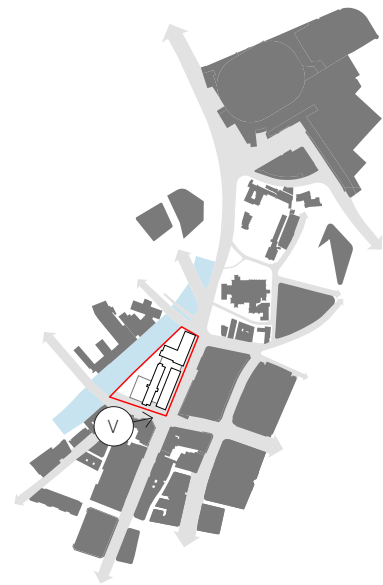


View from the junction between
Deansgate, St Mary's Gate and Blackfriars
Street looking north



Proposed view looking north-west along Deansgate/ Blackfriars Street

View from Blackfriars Street looking east



Proposed view looking South East along Blackfriars Street

7.0 Sustainability

The site is inherently sustainable with its location within walking distance to major transport interchanges and the city centre. The proposed redevelopment represents Manchester’s ambition to provide Walkable Neighbourhoods - mixed use neighbourhoods within close proximity, dwellings that are close to employment and leisure uses.

The existing building is outdated and has reached the end of its lifespan and is in desperate need to be re-developed. There is an extensive and unappealing wall facing onto Deansgate which is one of the most prominent roads in Manchester City Centre.

From project conception, there was a clear priority made by the applicant and project team to deliver a sustainable resource efficient building, and therefore, the decision was made to demolish the structure of Premier House from L00 upwards to provide efficient floorplates with mixed mode ventilation.

Following the demolition of Premier House, the proposal seeks to bring a prominent building on Deansgate back to life and revitalizing this corner of the city centre.

Key sustainability issues covered by these proposals include;

1. The proposed demolition of Premier House to allow for energy efficient floorplates which were otherwise restricted by the existing foundations’s constraints.
2. Consideration of a reduction of CO2 emissions during the use of a much more efficient building.
3. Replacement of old and inefficient systems with full new MEP proposals to provide greatly improved energy efficiency in use.
4. Reduced waste generation for buildings operational use
5. The extent of glazing is carefully balanced to minimise solar gain and therefore overheating and access to daylight to minimise lighting and promote well being.
6. The proposed new fabric of the building is designed to limit energy loss and reduce energy consumption by good u-values, good air-tightness, and simple and elegant design which promotes modular construction reducing waste and improving construction methods.

These proposals target the key principles of Reduce, Reuse and Recycle.

- Reduce; energy and material in use and in production
- Reuse materials and building structure and fabric where possible
- Recycle obsolete building components where they have passed their useful life. Promote the use of recycled products in the changes where they are proposed.

The partial retention of the existing building from L00 downwards

also avoids the requirement for large volumes of waste to go to landfill. Whilst concrete frames can be recycled the process to do so is complex due to the requirement to remove reinforcement bar content. The process of crushing and extraction again has a high embodied energy, thus further worsening the CO2 footprint of demolition.

Landfill is also seen as an unsustainable solution due to its every growing space requirement and has its own social issues and stigmas.

The proposals deliberately specify sustainably sourced materials and / or materials with a high recycled content. During construction site waste management plans will be implemented to reduce the quantity of waste generated, and to increase re-use and recycling.

The proposals will give rise to the following energy efficiency Improvements:

- Reduced energy in use; the proposals include significant upgrade to both the building services and building fabric.
- Existing thermally inefficient glazing is replaced with new to meet current standards reducing current heat loss.
- Existing HVAC and life expired internal services are all proposed to be stripped and replaced with modern energy efficient units.
- New lighting design will utilise 100% low energy light fittings and an active system of lighting control to reduce use of lighting when not required

Construction industry reviews project that worldwide we are set to triple material extraction in 30 years, and triple waste production by 2100.

In the UK, the construction industry accounts for 60% of all materials used, creates a third of all waste and generates 40% of all CO2 emissions. It is resource hungry and with reuse and re-purposing forming only a small proportion of construction, the problem is perpetuated. According to DEFRA, of the 200 million tonnes of waste generated in Britain annually, 63% is construction debris, with 32% of construction waste being deemed unrecyclable and ending its life in landfill. The UK currently demolishes more than 50k buildings every year. 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, we have to stop conceiving building in the same way we have in recent generations. 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 to better promote reuse and re-purposing rather than new build where it is appropriate.

The design team embrace the ethos of the Architects Journal “Retro First” initiative strapline “The greenest building is one that already exists”. They are committed to sustainably responsible construction and believe these proposals are fully aligned to Manchester City Councils ambitious targets to become a zero carbon city by 2038 and MCC’s UDP Part 1 Policy E1.6 which states “Opportunities for reuse of existing foundations should be explored.”

For a further breakdown on the embodied energy (CO2) benefits of reuse rather than demolition please refer to the separate report by Turley’s that accompanies this application.

Embodied energy and CO2 emissions are however just one of many assessment criteria for sustainable development. The problem is complex and is not just about adding solar panels, efficient boilers, and other bolt-on technologies to meet the current green assessment criteria. The developers wish to demonstrate a deeper social responsibility to sustainability and to oppose unnecessary and wasteful demolition of buildings by promoting a low-carbon retrofit alternative.

The proposed scheme is measured against and designed according local and national environmental policies. The development aims to reduce energy consumption and carbon emissions in accordance with the energy hierarchy and anticipated future energy and carbon standards.

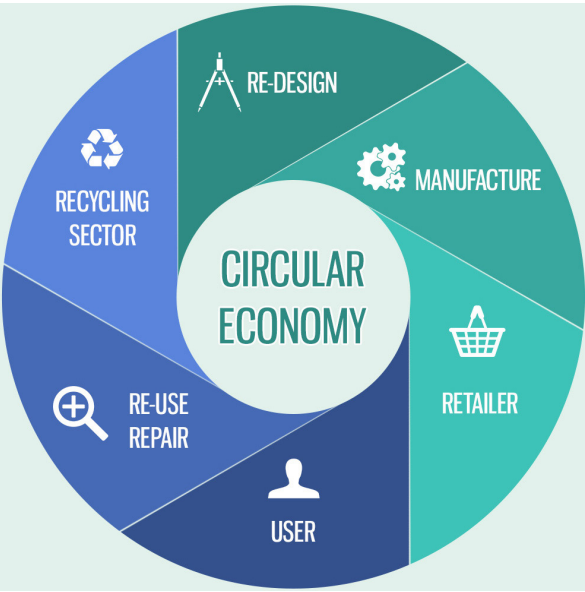
The ‘fabric first’ approach has several distinct benefits including:

- Carbon savings delivered are ‘locked-in’ for the lifetime of the building (60 years +) rather than the much shorter lifespan (around 25 years) of a renewable energy technology
- Virtually no maintenance and/or replacement costs to maintain carbon reductions through improved fabric

The following measures have been implemented within the design of the proposed Premier House reduce energy use and carbon emissions:

- A flexible building design which is adaptable to climate change and future occupant needs.
- The structural strategy and adaptable floor plates allow for future flexibility so that walls between units and internal partitions can be moved without significant structural alteration.
- Removing the need for new foundations through innovative engineering, saving approximately 20t CO2 emissions
- An aim to divert 95% of waste from landfill.
- Materials will be specified to be robust and long lasting and based on standard fabric sizes.
- Production of a sustainable procurement plan to specify the use of sustainable, responsibly sourced, low carbon materials.
- A waste generation target of less than 13.3m3 or 11.1 tonnes of waste produced per 100m2 of gross internal area.
- A BREEAM target of 62.12% has been deemed possible for Premier House, which provides an ample contingency over the 55% required for Very Good.
- Specification of thermal insulation and air permeability to exceed the minimum standards contained within Part L.
- Consideration of ‘smart controls’ on heating systems to reduce usage when occupants not present.
- Use of Building Energy Management System (BEMS) to monitor energy usage and reduce the performance gap through detection of high energy use.

The design of the proposed development will exceed the requirements of the current Building Regulations through a range of enhanced fabric and energy efficiency measures.



8.0 Landscape Strategy

The public realm proposal included as part of this application relates to the current pavement line and the land within the applicant’s ownership, as shown in the adjacent diagram.

This forms the first phase of the wider public realm aspirations for Deansgate and Blackfriars Street. Works affecting the adopted highway will form part of a separate application in due course.

- P1



NATURAL STONE FLAG PAVING
Material: Scoutmoor Yorkstone. Staggered bond.
Size: W: 400 x L: 400-800mm x D:80mm
- P2



NATURAL STONE SETT PAVING
Material: Scoutmoor Yorkstone. Staggered bond.
Size: W: 126 x L: 252mm x D:80mm
- P2.1



NATURAL STONE SETT PAVING
Material: Scoutmoor Yorkstone. Stack bond
Size: W: 126 x L: 126mm x D:80mm
- P3



NATURAL STONE PLANK PAVING
Material: Scoutmoor Yorkstone with percentage mix of Burlington (Cumbrian) Stone. Staggered bond.
Size: W: 800 x L: 150mm x D:80mm
- P4



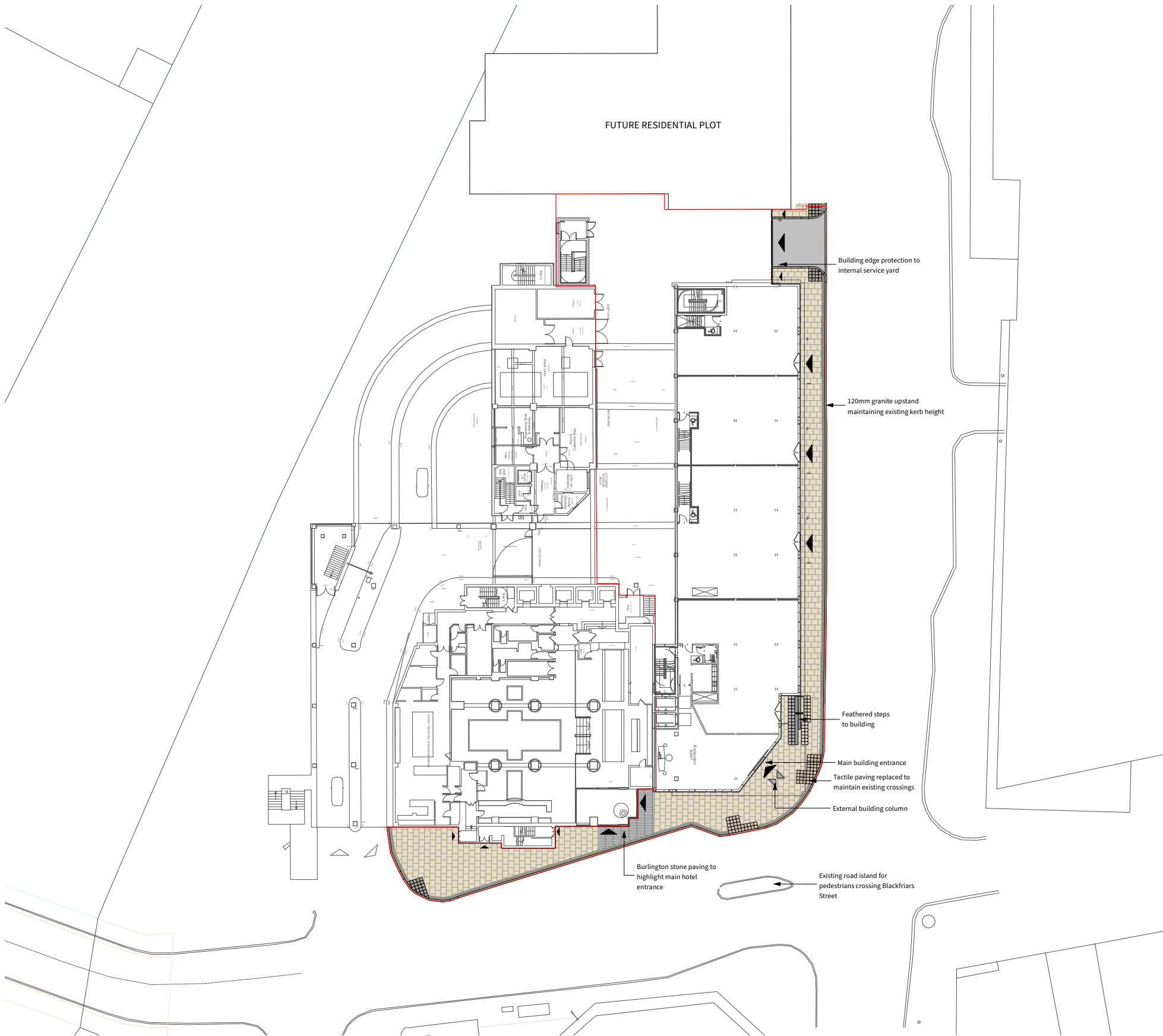
SLATE PLANK PAVING
Material: Burlington (Cumbrian) Stone. Stack bond.
Size: W: 800 x L: 150mm x D:80mm
- P5



NATURAL STONE TACTILE BLISTER PAVING - to controlled crossings
Material: Granite. Stack bond.
Colour: Red
Sizes: W: 400 x L: 400mm (depth TBC by engineer)
- P6



NATURAL STONE TACTILE BLISTER PAVING - to uncontrolled crossings
Material: Granite. Stack bond.
Colour: Grey/black
Sizes: W: 400 x L: 400mm (depth TBC by engineer)





P1

NATURAL STONE FLAG
PAVING

Location: To street pavements outside Premier House	
Product:	Scoutmoor Yorkstone
Size:	400(W) x 400-800(L) x 80mm(D)
Colour:	
Pattern/Method:	Staggered bond. Rigid laid.
Finish:	50/50 split wire sawn and sandblasted
Supplier:	Hardscape or similar



P2

NATURAL STONE SETT
PAVING

Location: Maintenance access	
Product:	Scoutmoor Yorkstone
Size:	126(W) x 252(L) x 80mm(D)
Colour:	
Pattern/Method:	Staggered bond. Rigid laid.
Finish:	50/50 split wire sawn and sandblasted
Supplier:	Hardscape or similar



P2.1

NATURAL STONE SETT
PAVING

Location: Pavement trim	
Product:	Scoutmoor Yorkstone
Size:	126(W) x 126(L) x 80mm(D)
Colour:	
Pattern/Method:	Stack bond. Rigid laid.
Finish:	50/50 split wire sawn and sandblasted
Supplier:	Hardscape or similar



P3

NATURAL STONE PLANK
PAVING

Location: To street pavements outside Premier House	
Product:	Scoutmoor Yorkstone
Size:	800(W) x 150(L) x 80mm(D)
Colour:	
Pattern/Method:	Staggered bond. Rigid laid.
Finish:	50/50 split wire sawn and sandblasted
Supplier:	Hardscape or similar



P4

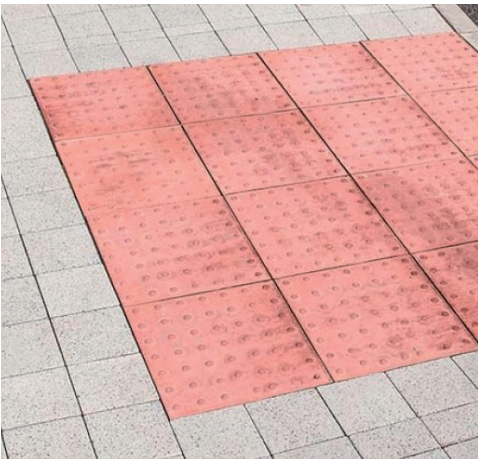
SLATE PLANK PAVING

Location: To Premier House entrance	
Product:	Burlington Stone
Size:	800(W) x 150(L) x 80mm(D)
Colour:	
Pattern/Method:	Stack bond. Rigid laid.
Finish:	Flamed
Supplier:	Hardscape or similar



P6

TACTILE BLISTER PAVING	
Location: To crossings	
Product:	Granite
Size:	400x400 (Depth tbc by engineers)
Colour:	Grey /Black
Pattern/	Stack bond.
Method:	Rigid laid.
Finish:	N/A
Supplier:	Hardscape or similar



P5

TACTILE BLISTER PAVING	
Location: To controlled crossings	
Product:	Granite
Size:	400x400 (Depth tbc by engineers)
Colour:	Red
Pattern/	Stack bond.
Method:	Rigid laid.
Finish:	N/A
Supplier:	Hardscape or similar



K1

NATURAL STONE UPSTAND ROAD KERB	
Location: To Carriageway	
Product:	Granite kerb
Size:	205(W) x lengths to be advised by supplier. Bullnose. 120mm upstand with transitions.
Colour:	Grey
Pattern/	N/A
Method:	
Finish:	Bush hammered
Supplier: Hardscape of similar	

9.0 Access & Maintenance

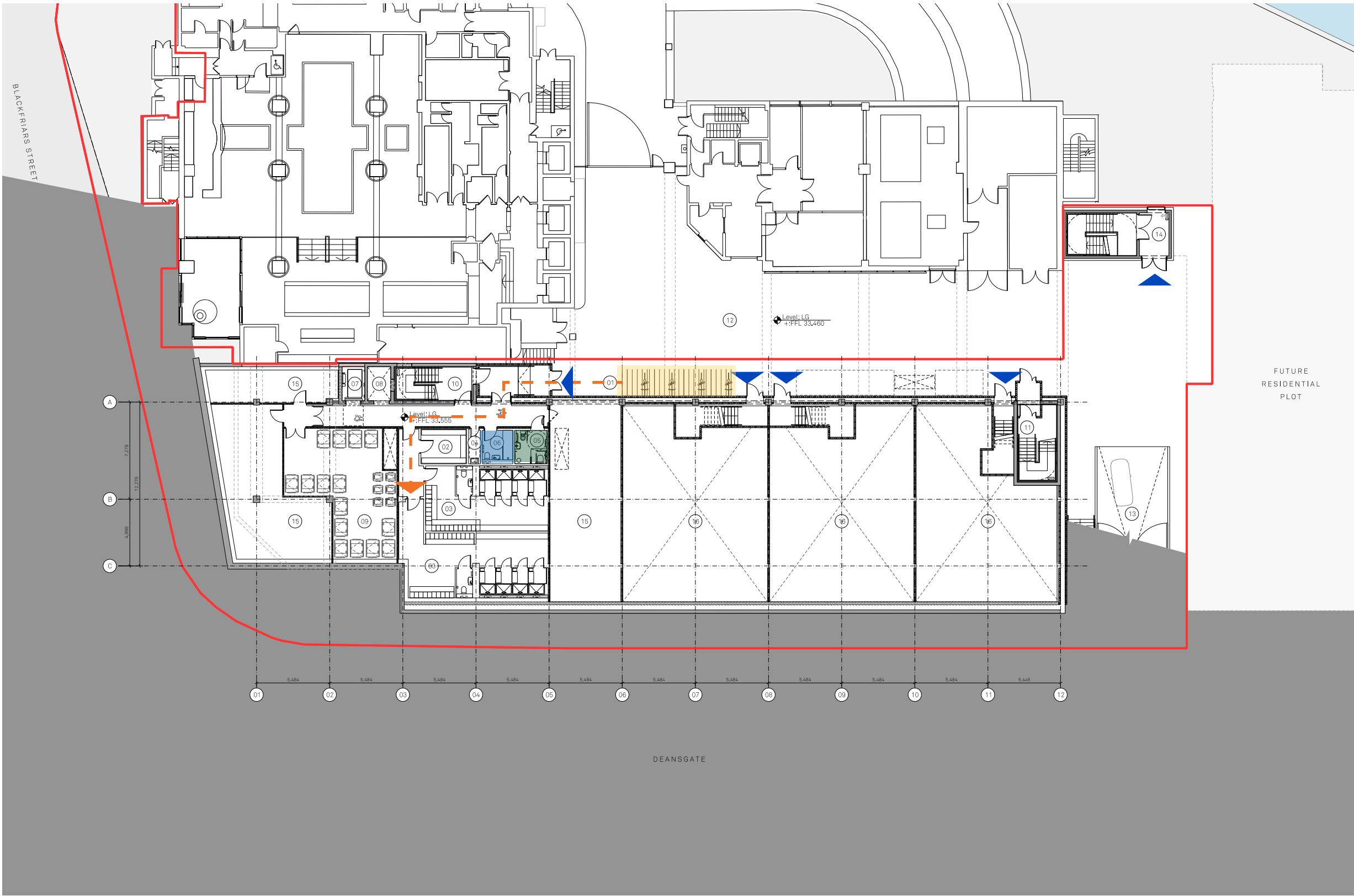
Cycle Store

Building occupants are encouraged to cycle with a secure store and changing/ shower facilities provided.

The cycle store is located on the lower ground floor and accessed via the service yard. It allows for floor mounted double stacked bike racks accommodating circa 40 bikes.

Parking

The occupants will be able to use the existing car parking located below the lower ground level. The parking will be accessed off Blackfriars Street.



Key

- Entrance
- BoH entrance/ fire escape
- Cycle route
- Cycle store
- Accessible facilities
- Gender neutral facilities

The main pedestrian access to the proposed Premier House scheme is directly off Deansgate and Blackfriars Street. The new proposal will provide new fully accessible entrances from street level complete with automated doors.

Internally 2 lifts are provided within the central core with a clear landing directly outside the lifts on each floor level to comply with Approved Document M.

All stairs will be provided with refuge points with communications in line with current regulations.

Signage and navigation proposals will be developed as part of the interiors proposals to be simple and intuitive.

Inclusive design and access

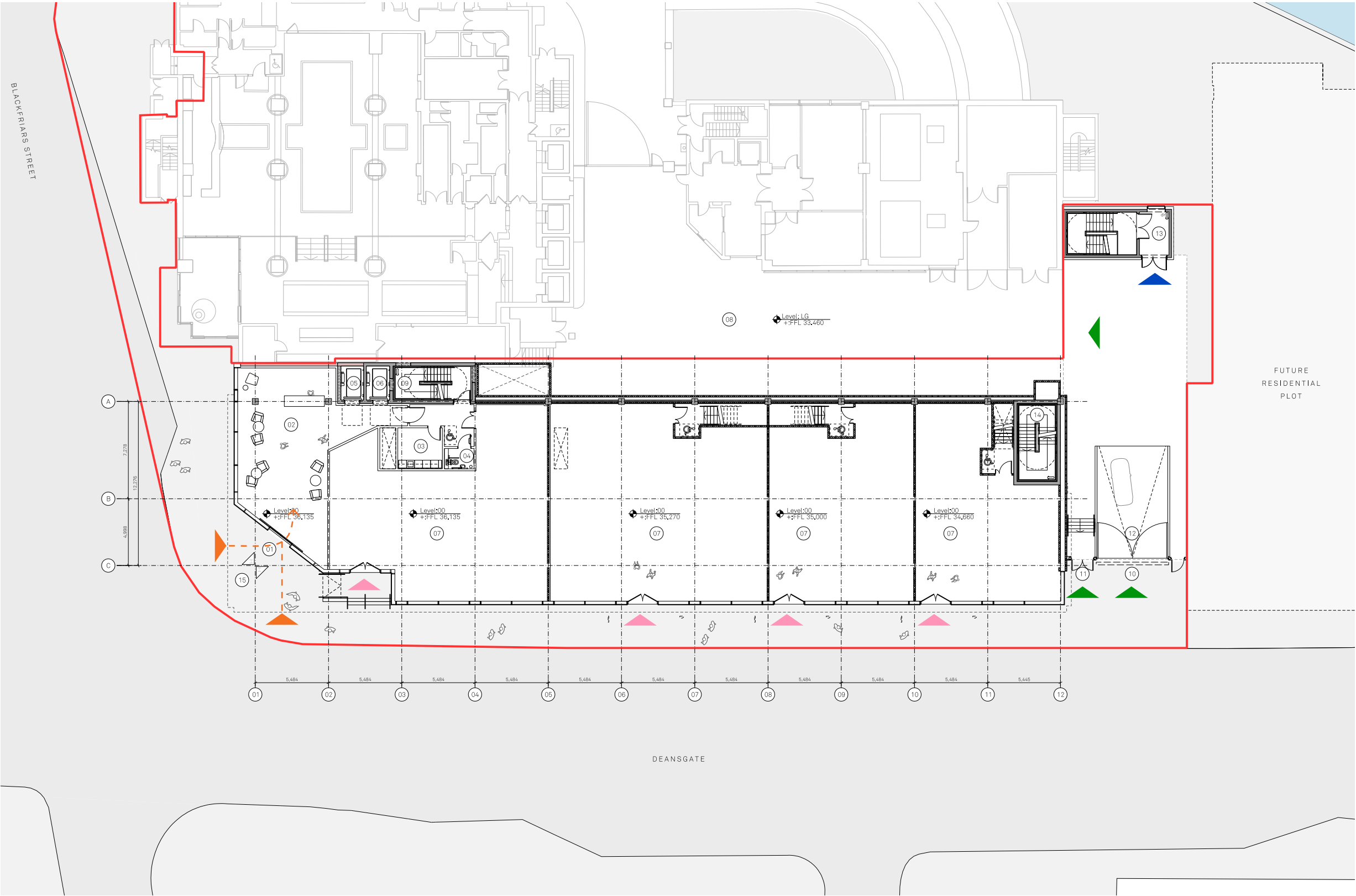
The aim of inclusive access is that the design and layout of the building should enable everybody to be able to enter it, use its facilities and leave safely, independently and with ease.

As per the existing arrangements, vehicle parking is provided within the sub level car parking and a drop off is provided immediately outside the main entrance of the hotel.

Parking

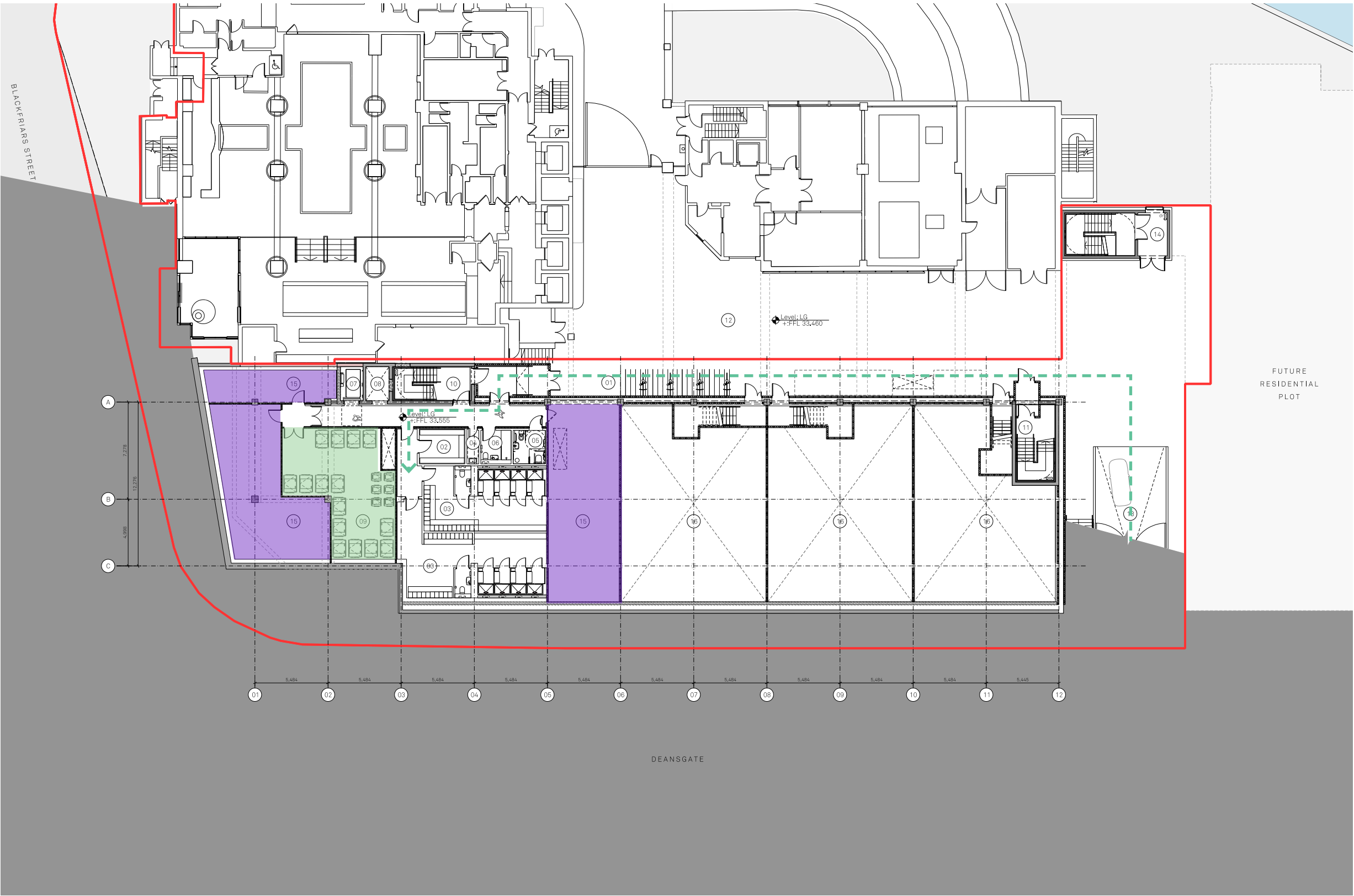
The occupiers will be able to use the existing car parking located below the lower ground level. The parking will be accessed off Blackfriars Street.

- Key
- Retail units entrance
 - Office entrance
 - BoH entrance/ fire escape
 - Service yard entrance
 - Routes to the Lift Lobby



The back-of-house areas on the lower ground floor will be accessed off the main corridor which has direct access off the existing service yard.

The refuse store provides space for 12no. 1100l Eurobins & 4no 240l bins. The provision is based on the MCC GD04 & BS5906:2005 and has been designed to serve the office use only. The retail refuse provision will be dependant on the occupier and will be stored within the service yard area accessed via secure doors north of Deansgate.



Key

- Refuse
- Plant Room



Service access

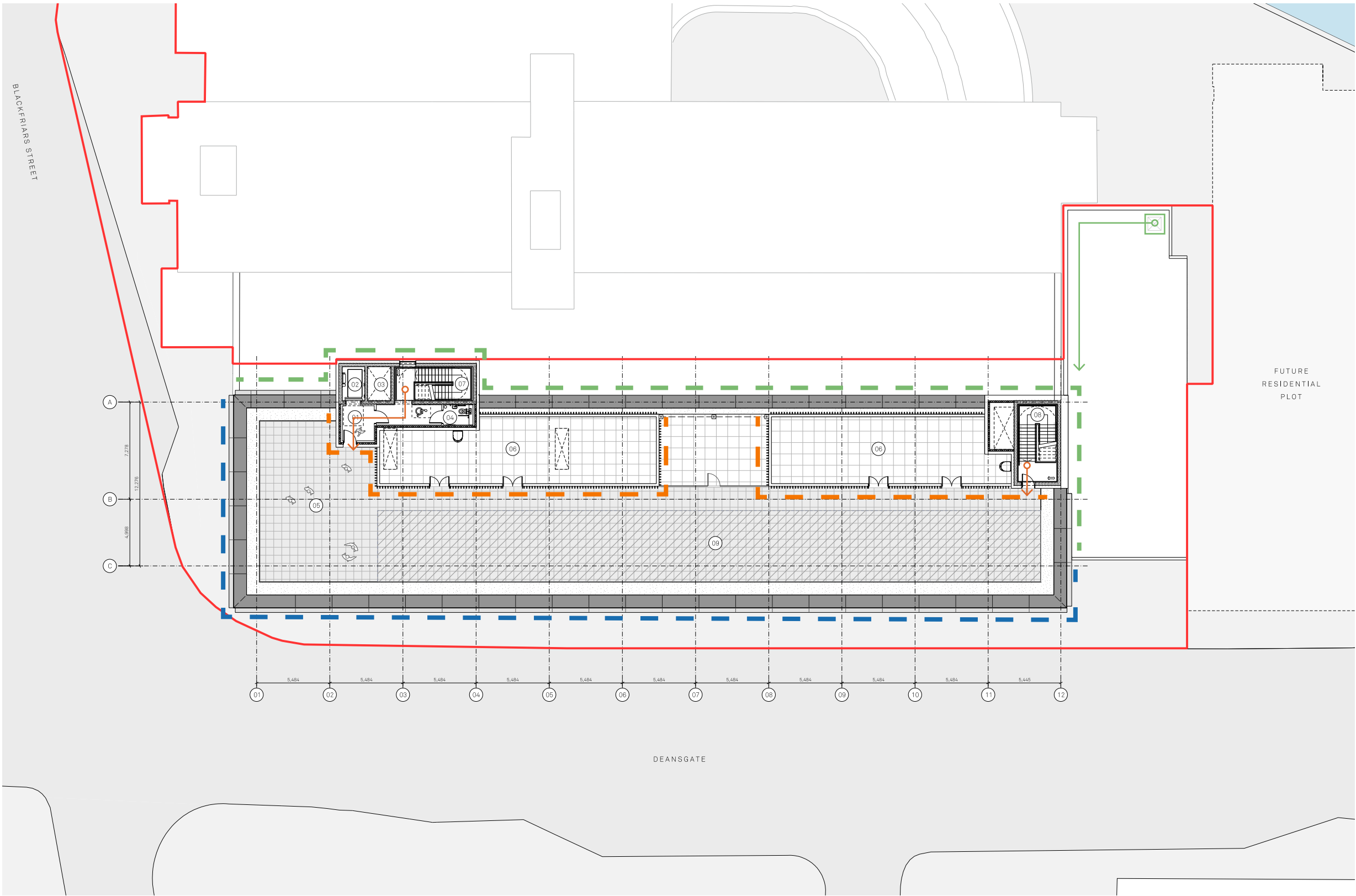


The proposed solutions for cleaning, access and maintenance strategy are deemed safe, simple, most practical & quick with least disruption to the building's occupants and general public.

Reach & Wash
The building cleaning will be done with the use of a Water Fed-Pole system, or 'Reach and Wash'.

The Deansgate and Blackfriars Bridge elevations will be accessed from Ground. North and West Elevation would be accessed from the Service Yard Roof hatch and the roof level plant facades will be accessed via internal cores. Mansafes would be provided for rooftop cleaning.

It is likely that pedestrian access routes along Deansgate and Blackfriars Street will need to be temporarily disrupted with bollards used to redirect pedestrians during periods of cleaning and maintenance. This is to ensure that a safe and adequate amount of room is created to handle and manoeuvre the Water-Fed Pole System when cleaning is in operation.



Key

- Access at ground level
- Access from Service Yard Roof Hatch
- Internal Access

The Greater Manchester Police Design for Security were consulted during the design stage.

The Crime Impact Statement makes reference to the main risk factors typical for this type of development in this area:

- Burglary
- Violence towards staff
- Theft of personal belongings at work
- Criminal damage to property and vehicles
- Unauthorised access to buildings/ private space
- Arson
- Cycle theft

Design responses to the above points are summarised as follows:

Lower Ground Floor

External access to the lower ground floor is via the service yard which is accessed through the secured gates to the north from Deansgate. Internally the level can be accessed by both proposed lift and existing staircase which will be secured and controlled to permit access only to approved users.

Cycle parking access

The cycle store entrance off the service yard will be access-controlled so that the area can only be accessed by authorised staff members. To mitigate risk of tailgating and unauthorised access the internal entrances taken off the cycle stores will be security-certified and access controlled. All areas and entrance will be covered by CCTV.

Refuse Collection

The bin store is located at the lower ground floor. Access to them will be controlled so that they are only accessible to authorised staff members. On the day of collection the refuse vehicle will gain access to the service yard area through the secured gates to the north from Deansgate, collect the refuse and then exit from the secured gates to the south onto Blackfriars Street.

Access beyond reception

The access to the office part of the building will be controlled via key fobs located at the lift and staircase entrances and will be monitored by reception staff & CCTVs. Visitors access will be controlled by the building managers.

Subdivision of office floor space

Any subdivision of floor space will result in individual access controls.

Street animation

It is anticipated that the development will increase activity levels and therefore natural surveillance and ownership in the area. The manned receptions will also increase natural surveillance.

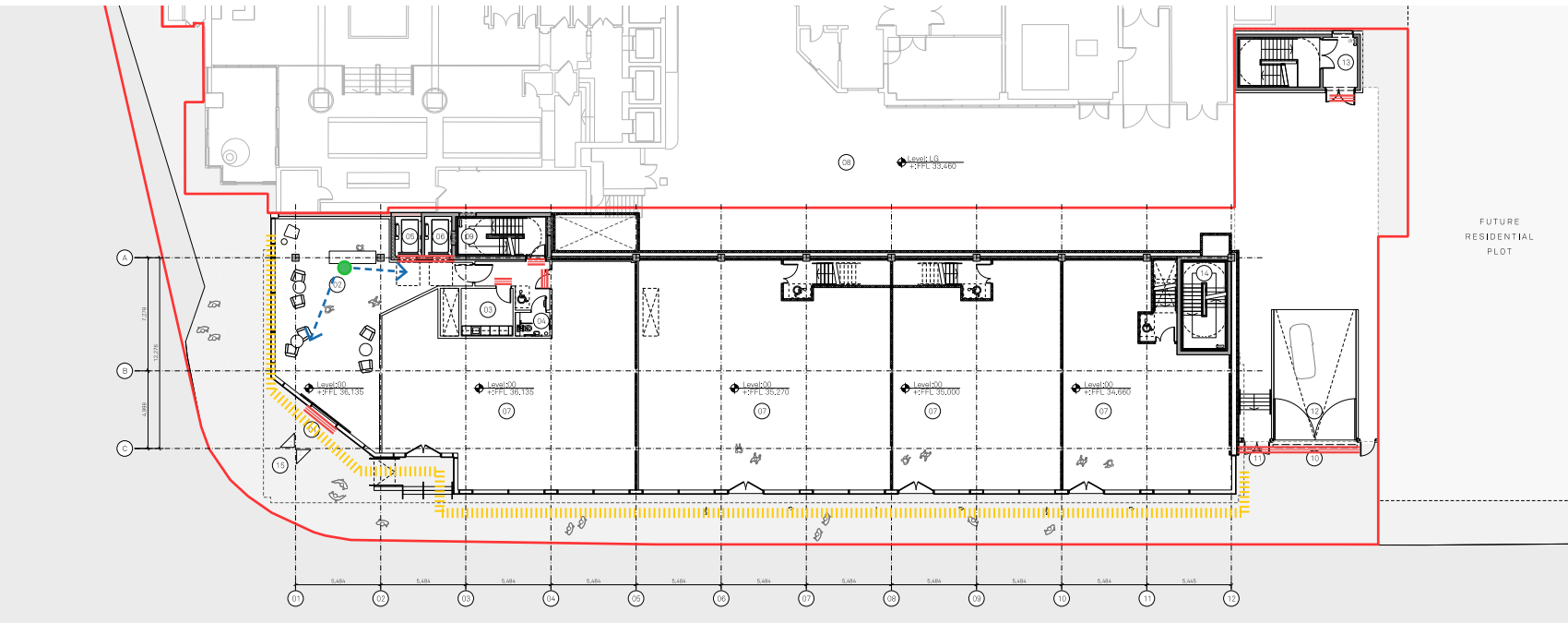
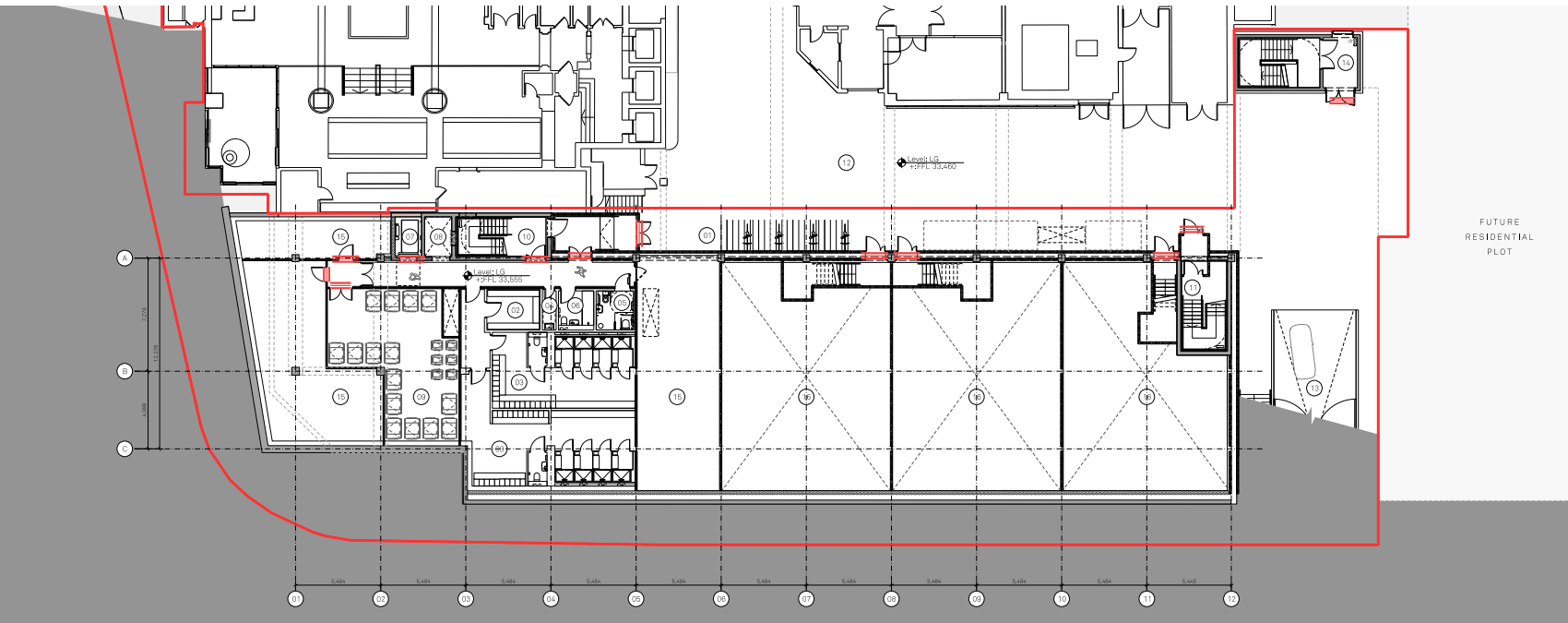
Active frontages

Commercial units and office entrance are facing onto Deansgate and Blackfriars Street allowing for passive surveillance and enlivening the street scene in this area.

Primary entrance

The office entrance leads directly to the receptions and ground floor. Lift lobbies will be accessible through access control points in the office. The reception desks will have excellent views of the entrances.

The entrances to the ground floor retail units will be taken from Deansgate where they will be subject to high levels of natural and passive surveillance. The proposed commercial/ retail units are self-contained with no shared access



Key

Active frontage

Security / access control

Reception

Line of sight



Accessibility

The proposed design has been developed from first principles, with an inclusive approach to allow easy, safe and secure access to all areas of the landscape and building.

1. Level access is provided at ground floor level with a pass door suitable for inclusive access
2. All cores include lift access, disabled refuges and accessible WCs at each floor, to meet the requirements of Part M.

As part of this Part M assessment, the proposals are considered to be in line with DfA2:

- All main entrances within the development fully comply with DfA2.
- For landscape design please refer to landscape section in this report.
- Fixtures and fittings, including ironmongery and controls are to visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing.
- All passenger lifts are to be specified to meet BS 8300 and BS EN 81-70
- Visually contrasting nosings (the protruding edge of a stair) are to be included on all stepped routes, to meet the recommendations of BS 8300
- Sanitary accommodation within each location will be designed to be inclusive and to the same specification rather than wheelchair user accessible provision being designed to be 'clinical' or institutional.
- Fob accessed positioned alongside the lifts to demarcate the secure line to the office core beyond.
- Access to all common areas has sought to minimise barriers and doors.
- The common corridors are typically 1.5m wide.

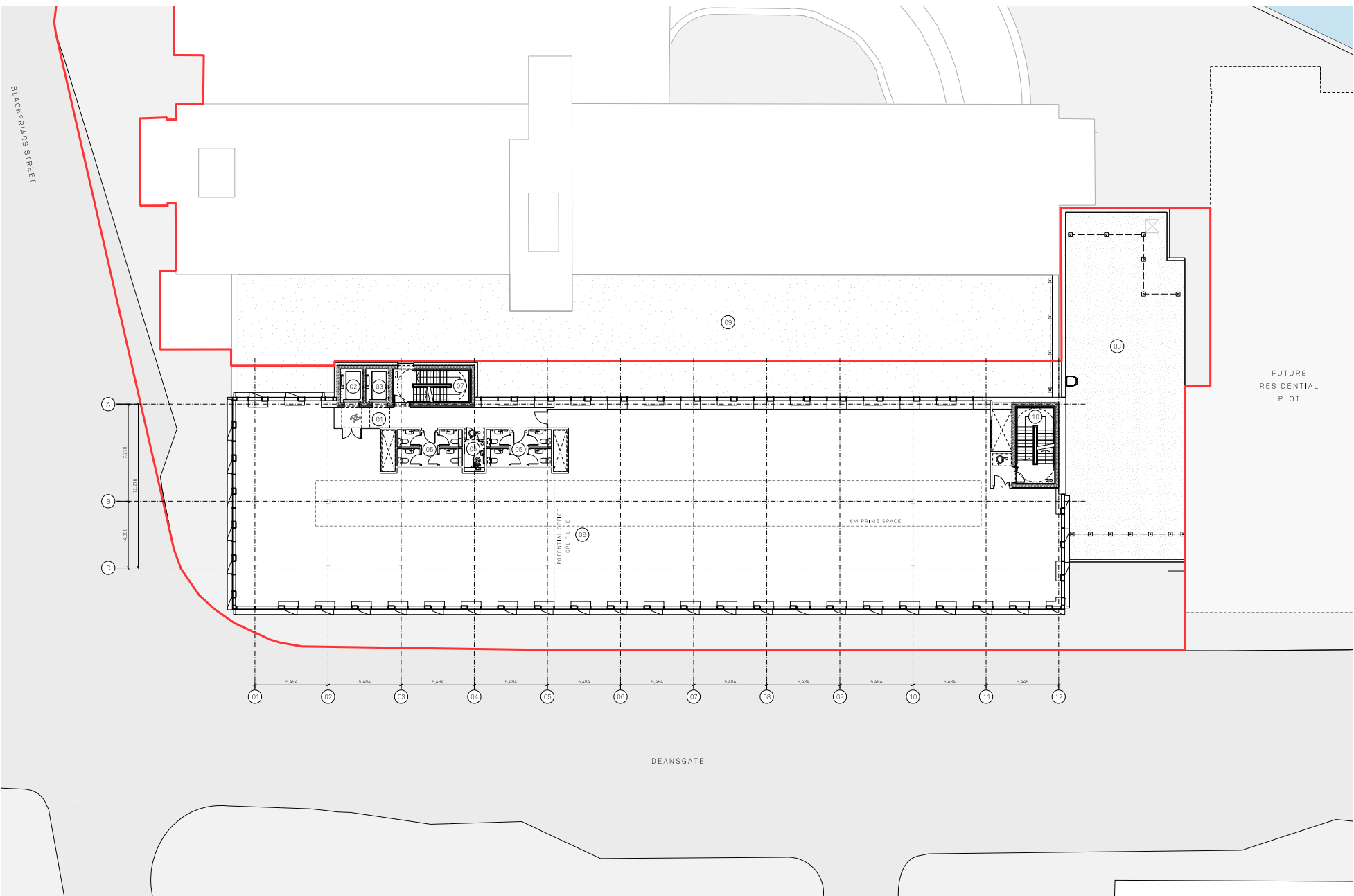
- Access to office units will be via lift: one of the two passenger lifts covers the minimum standard set out in the Approved Document M. Lift lobbies incorporate the minimum 1500mm x 1500mm unobstructed clear space in front of the lifts.

Gender Neutral Facilities

As part of the improvement of inclusivity in the work place, 1 gender neutral WCs has been included on every floor which is accessed off of common corridors.

Unisex WCs serve the ground and top floor.

Gender neutral showers and changing are also included in the cycle store.



The bins provision is based on the MCC GD04 & BS5906:2005.

Office
The office refuse provision is based on 50l per employee per week.
The office occupancy is calculated on 10sqm per person per NIA.

The total weekly volume is divided by percentage into the following waste streams:

- General refuse = 30% = 4870.5 L
= 4no. x 1100L Eurobins
- Organic = 5% = 811.75
= 3no. x 240L bins
- Paper/ Card = 50% = 8117.5L
= 7no. x 1100L Eurobins
- Plastic/ Metal = 13% = 2110.55L
= 2no. x 1100L Eurobins
- Glass = 2% = 324.7L
= 1no. x 240L bins

The total amount of bins required for the office is 12no. 1100L Eurobins and 4no. 240L bins to be collected on a weekly basis.

Retail
Recycling percentage and storage requirements vary depending on the future use of the retail units.

The following calculations for storage requirements are done on the following assumptions:

- The following calculations have been done based on a worst-case scenario – restaurant use.
- 80% of the NIA is dining area and 20% is kitchen area
- Number of covers/ people are based on 1.4sqm per cover
- Based on this assumption, the food and glass waster will be a higher proportion, 25% has been assumed, to be collected in 240L bins.

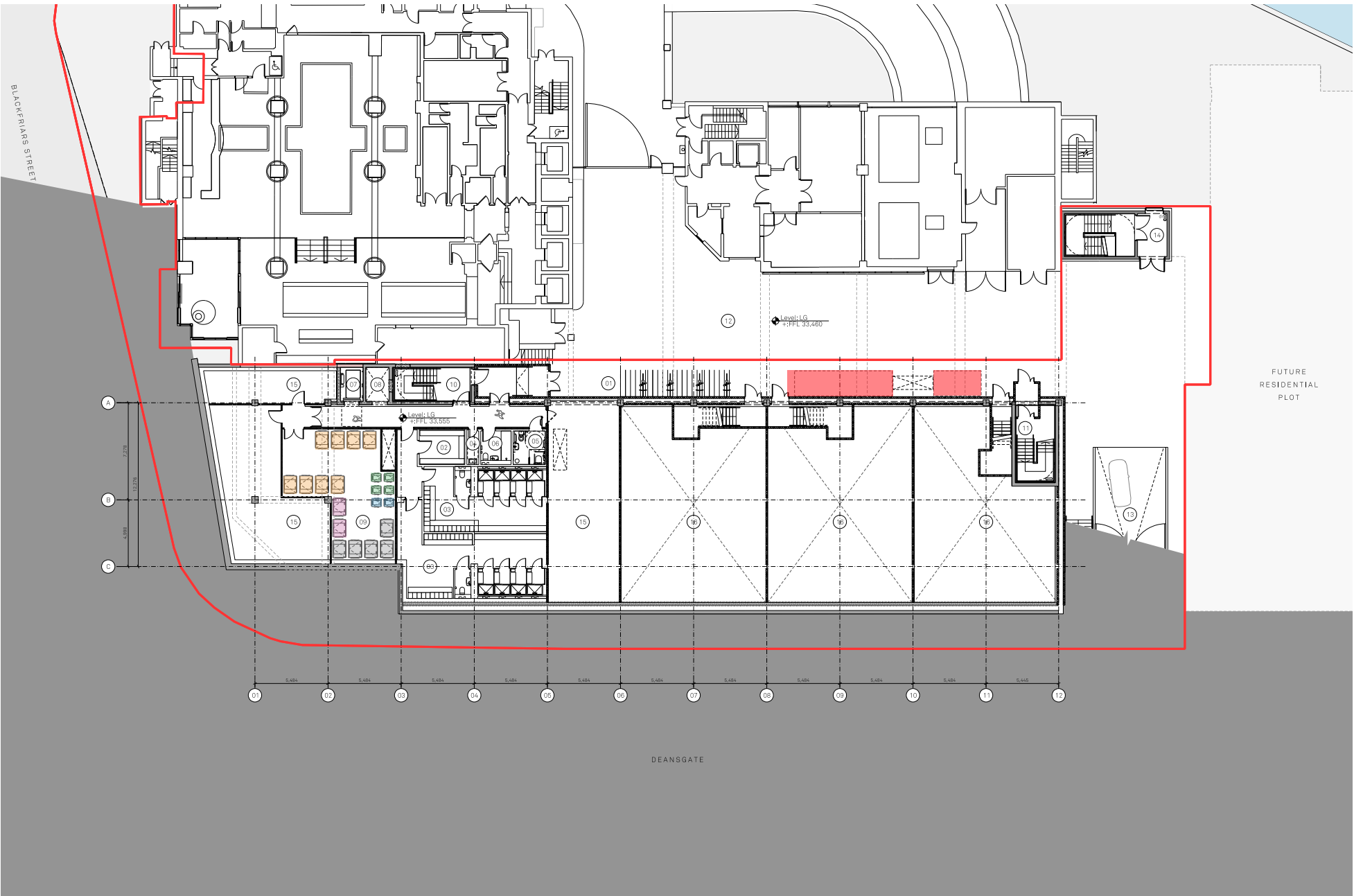
The total weekly volume = 29271L is divided by percentage into the following waste streams:

- General refuse = 50% = 14,635.5L per week
= 13no. x 1100L Eurobins (per week)
= 3no. x 1100L Eurobins (per day)
- Recycled = 50% = 14,635.5L per week
= 7no. x 1100L Eurobins & 34no. x 240L bins (per week)
= 2no. x 1100L Eurobins & 7no. x 240L bins (per day)

Based on these calculations daily collection is advisable for the refuse generated by the retail units.

Key

- General refuse
- Organic
- Paper/ Card
- Plastic/ Metal
- Glass
- Potential retail refuse area



Ventilation Strategy

The development at Premier House includes 4 no. retail units as shell and core build for future fit out by the retail tenants accordingly. Allowance have been made for these units to be classed as A3 Restaurants and cafés, for the sale of food and drink for consumption on the premises – restaurants, snack bars and cafés.

Provision has been made for future connections in respect of mechanical ventilation plant for dedicated kitchen extract ventilation, along with background ventilation and make-up air to the main floor space. In addition, provision for future connection for toilet extract systems are made, all generally as described below.

System Objectives - provide complete, energy efficient, fully working and balanced ventilation system to the development that can:

- Deliver sufficient outdoor fresh air to occupants
- Deliver good indoor air quality
- Ensure acceptable internal noise levels are not exceeded
- Assist in the removal of heat gains
- Remove odours, contaminants and moisture
- Avoid cold draughts
- Provide an easily controlled and maintainable system
- To prevent cross infection (by full fresh air and negative pressure regime)
- To recover heat from the exhaust air stream for re-use in the fresh air supply.
- Comply with Part F, ErP CIBSE Guides

The ventilation strategy, location of plant areas, proximity to external noise sources and selection of internal systems shall all be carefully considered from an acoustic perspective with particular attention to those areas which are very noise sensitive. Ventilation plant shall be located in acoustic housings, with acoustic measures applied to all inlet and outlet connections.

A mechanical ventilation strategy is proposed as follows:

1. Kitchen extract systems - the provision of kitchen extract system for retail spaces has been made, and notional areas identified for plant requirements at roof level.
2. Toilet extract systems shall be provided to serve the main sanitary areas adjacent to each stair core. Make up air shall be delivered utilising door transfer grilles providing make-up from the core circulation space. Extract systems shall provide low volume air extraction with boost facility when the air is detected as being depleted.
3. General office ventilation system – Fresh air supply and extraction shall be provided to the office spaces utilising localised Heat recovery units. The units shall be provided with CO2 sensors to maximise their efficiency.
4. Noise - All fan equipment, Ventilation plant shall be located in acoustic housings, with acoustic measures applied to all inlet and outlet connections.
5. Odour - The proposed extract discharge positions at roof level shall be located to minimise the impact of odours discharging from potential catering establishments. Installations shall include hood mounted grease filters, pre-filter(s) and activated carbon treatment, these shall be provided in accordance with Manchester City Councils guidelines.

10. Conclusion

The revised scheme design for Premier House, which comprises a new 5 storey office-led development at the site following demolition of the existing foundations from L00 upwards, is the second phase of development being brought forward by Joint Venture Partners as part of the wider Masterplan for the redevelopment of the Renaissance site.

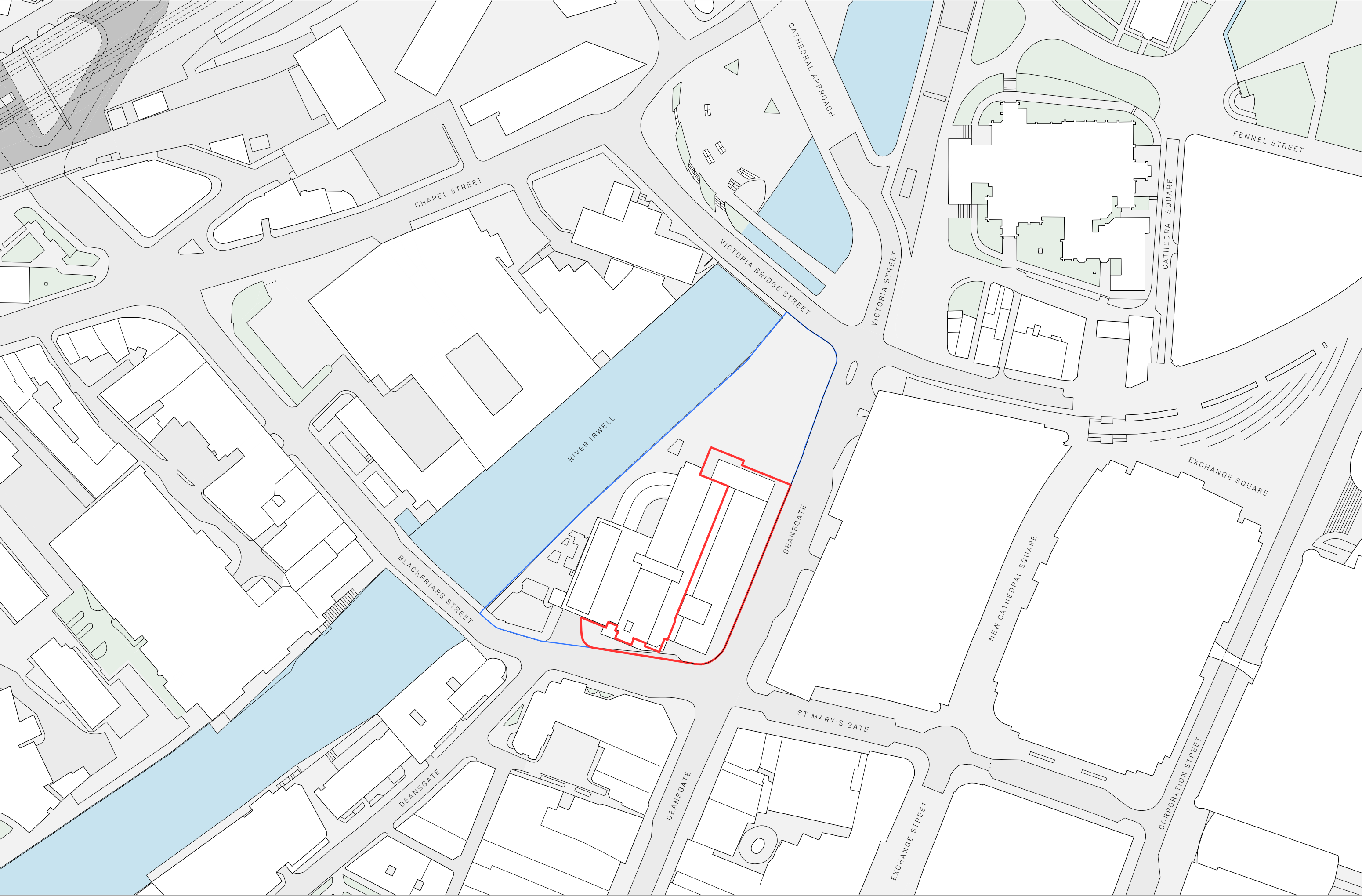
Key features to the new proposal include:

- Transform the appearance of the Premier House site with a high quality new building to create a positive presence for this important site
- Create a new high-quality commercial space to revive the currently unoccupied building
- The scheme will create active frontages onto Blackfriars Street and Deansgate providing retail space at ground floor level
- Provide dual aspect office entrance to both Deansgate and Blackfriars
- Extended and additional office floorplates to create larger commercial floorplates that can accommodate 2 ways split with separate access points from the building core.
- Provide cycle and amenity spaces including shower and changing facilities for the building occupiers to encourage sustainable modes of transport and provide secure cycle storage
- South facing communal roof terrace for occupiers
- Re-use of the existing foundations, reducing the developments carbon footprint
- Reduce energy in use by significant upgrade to both the building services and its fabric
- The proposed scheme is designed and measured against local and national environmental policies to reduce energy consumption and carbon emissions and create a flexible building which is adaptable to climate change and future occupants needs.

The site has been earmarked for regeneration since 1999, however, has remained undeveloped for over two decades. The proposal for Premier House is sustainable & most importantly deliverable and will completely transform the outdated and unappealing parts of the existing building, build on the present structure and open the ground floor activities towards Deansgate and Blackfriars Street creating active frontages and stimulating public interactions.



11. Architectural Drawings



Site Application Boundary
Site Ownership Boundary



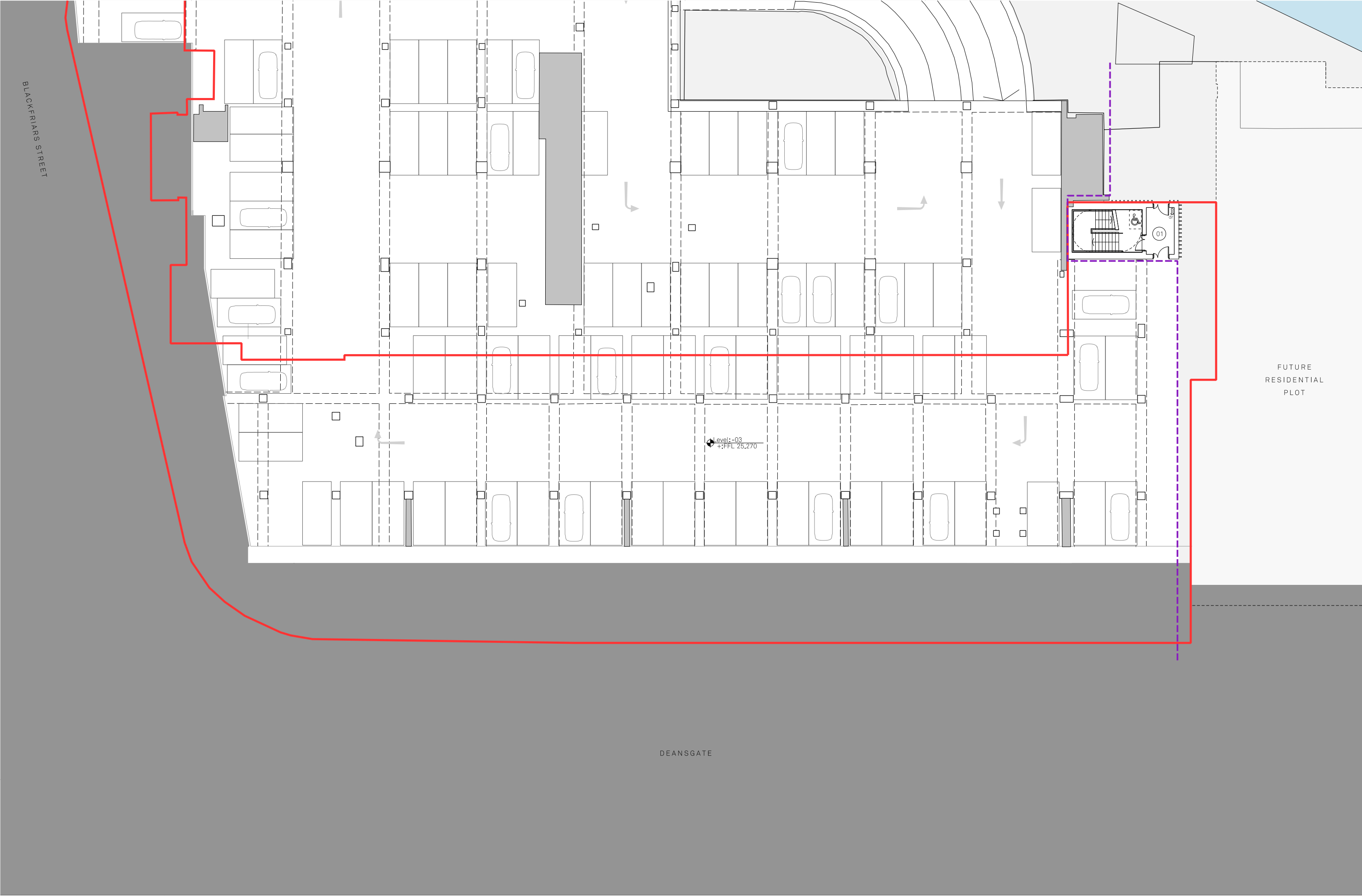
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Details: -		Project: 150		Drawing No: B1_00_1000	
Date: 05/08/22		Issued for Planning		Rev: -	

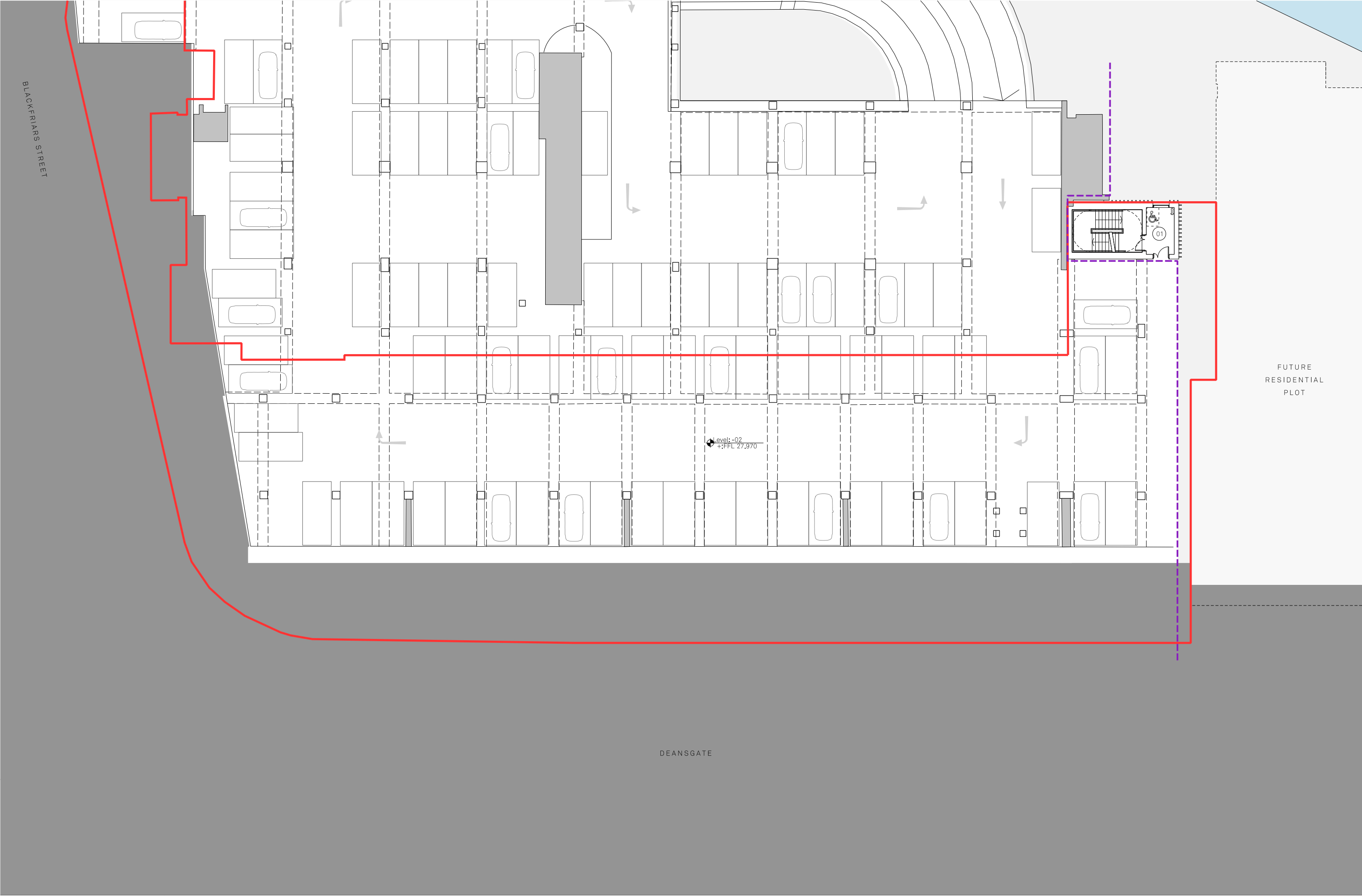
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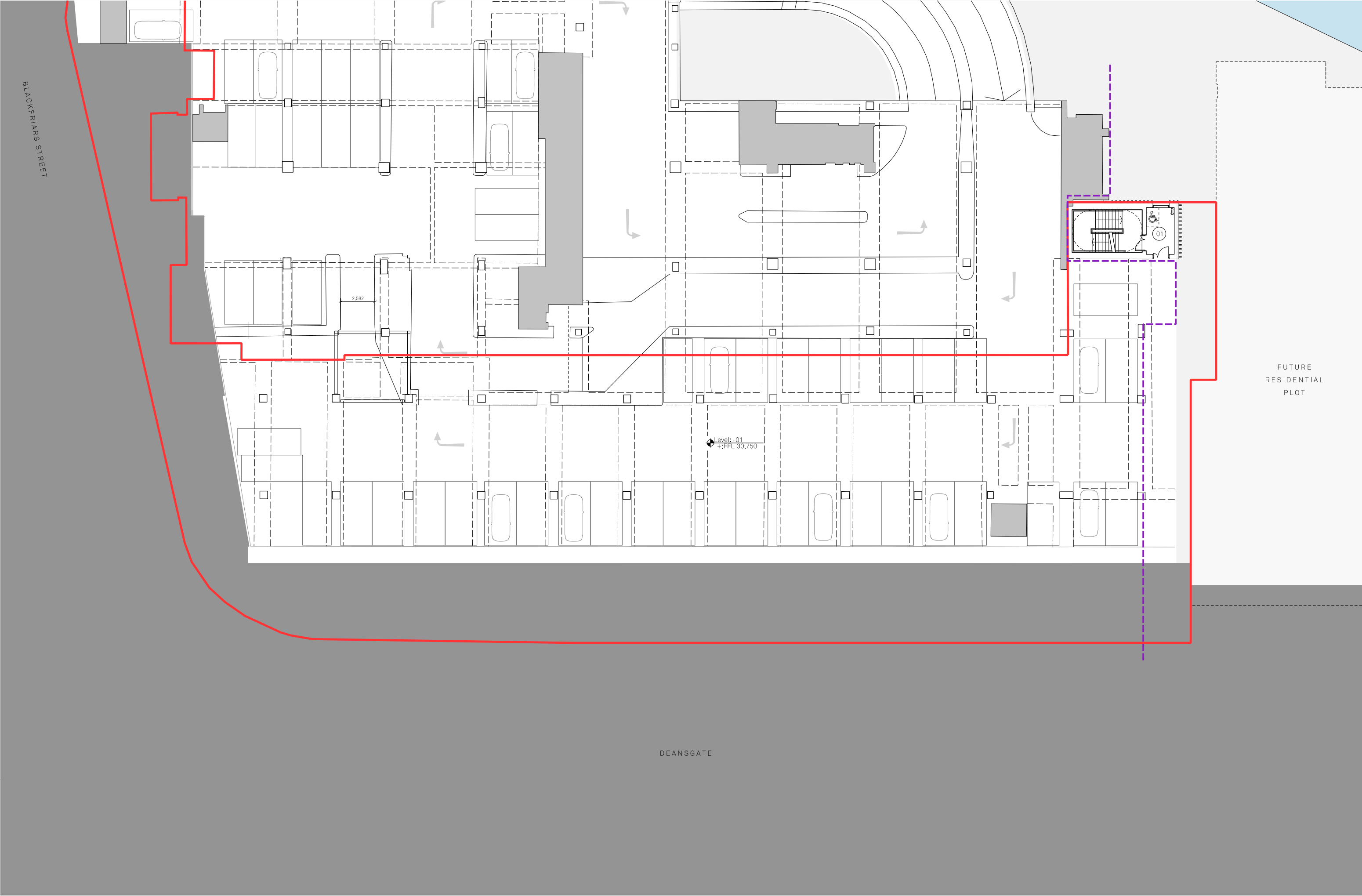
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Notes:

Site Application Boundary

01

Proposed Car Park
Escape Stair

Demolition Line



Project Name:
Renaissance

Drawn:
RW

Checked:
FM

Status:
Planning

Project:
150

Drawing No:
B1_02_2198

Rev:
-

Title:
Premier House - Block 1
Car Park Level -01 GA Plan

Scale:
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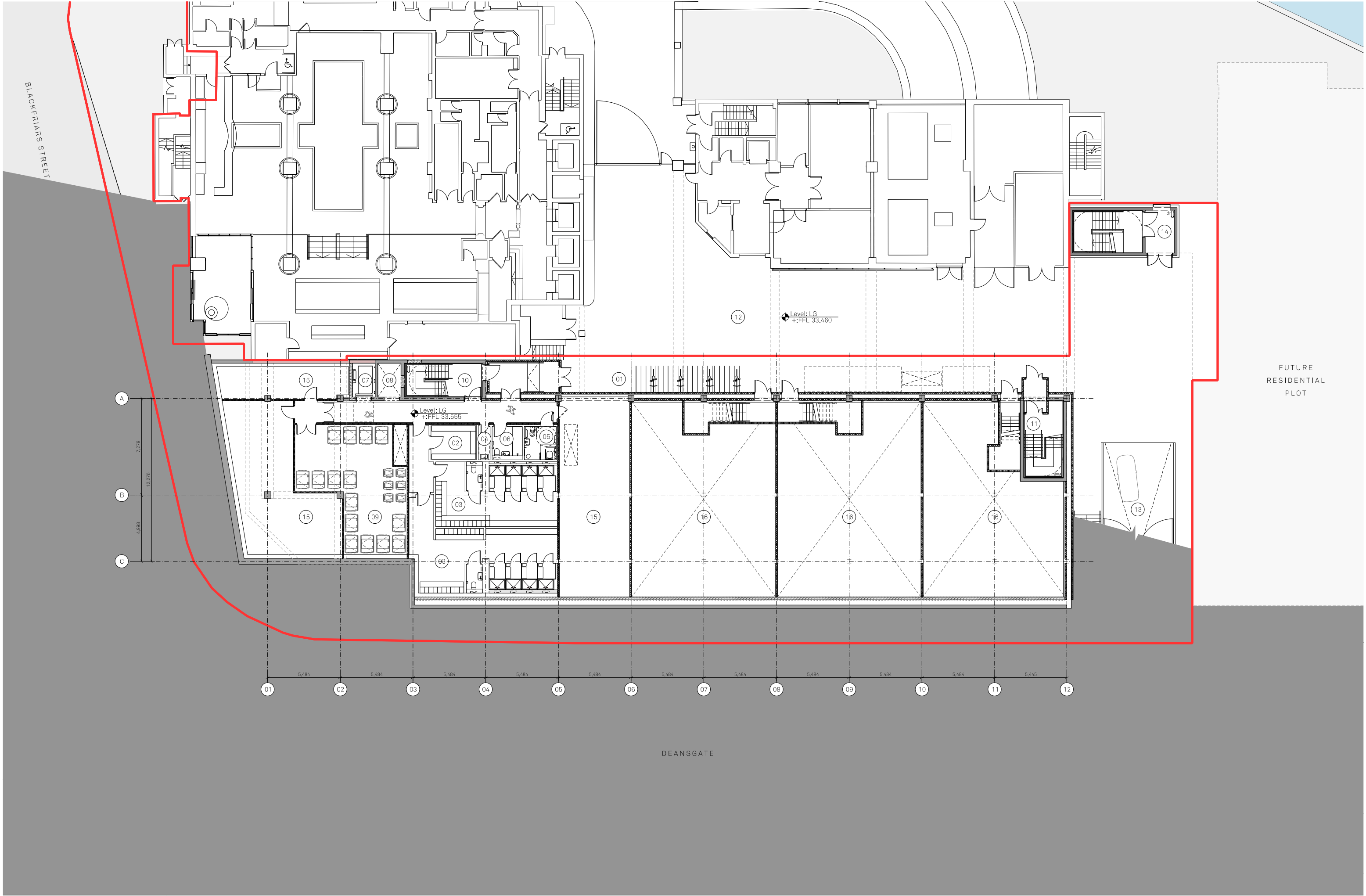
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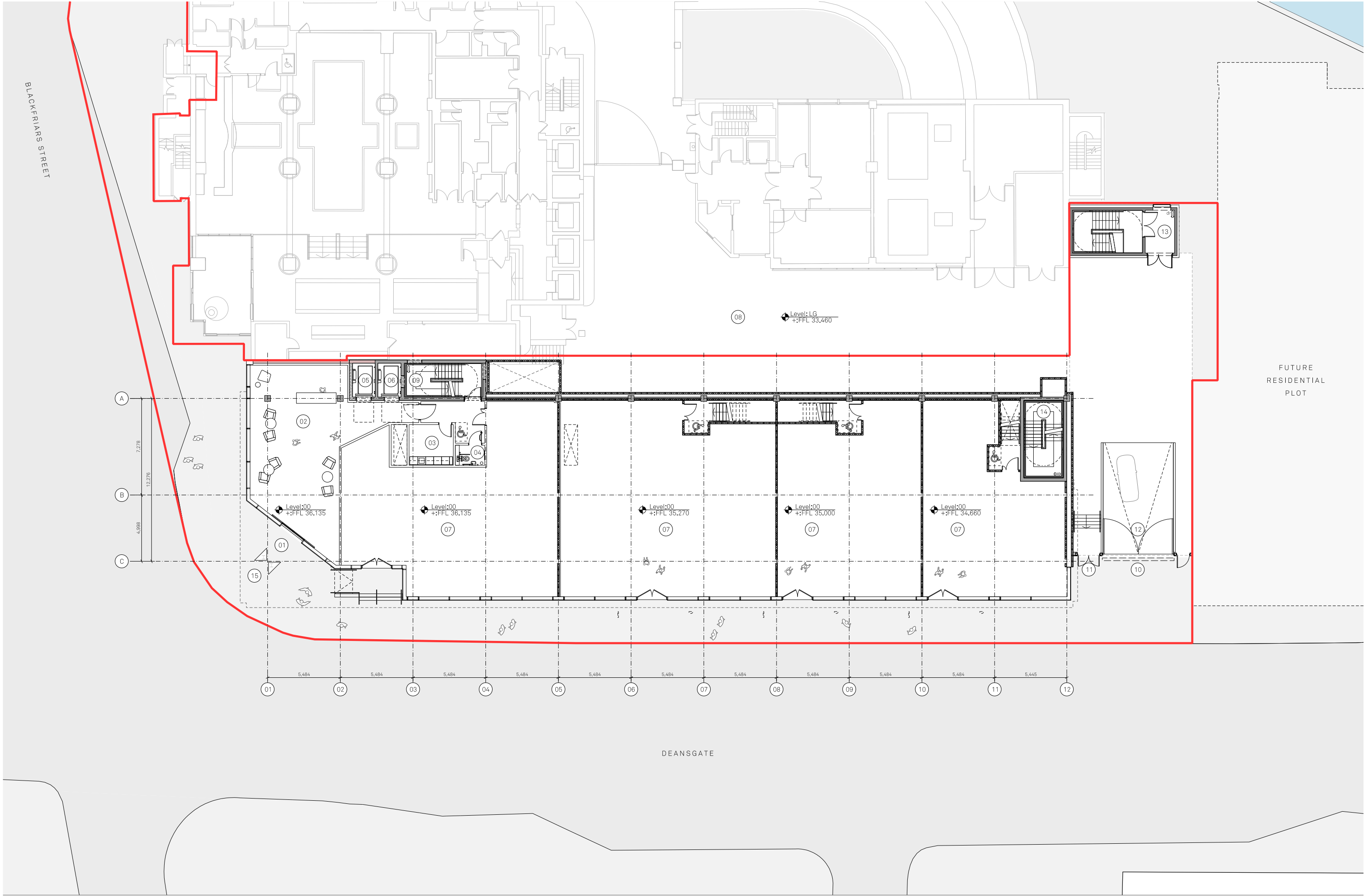
Jon Matthews Architects

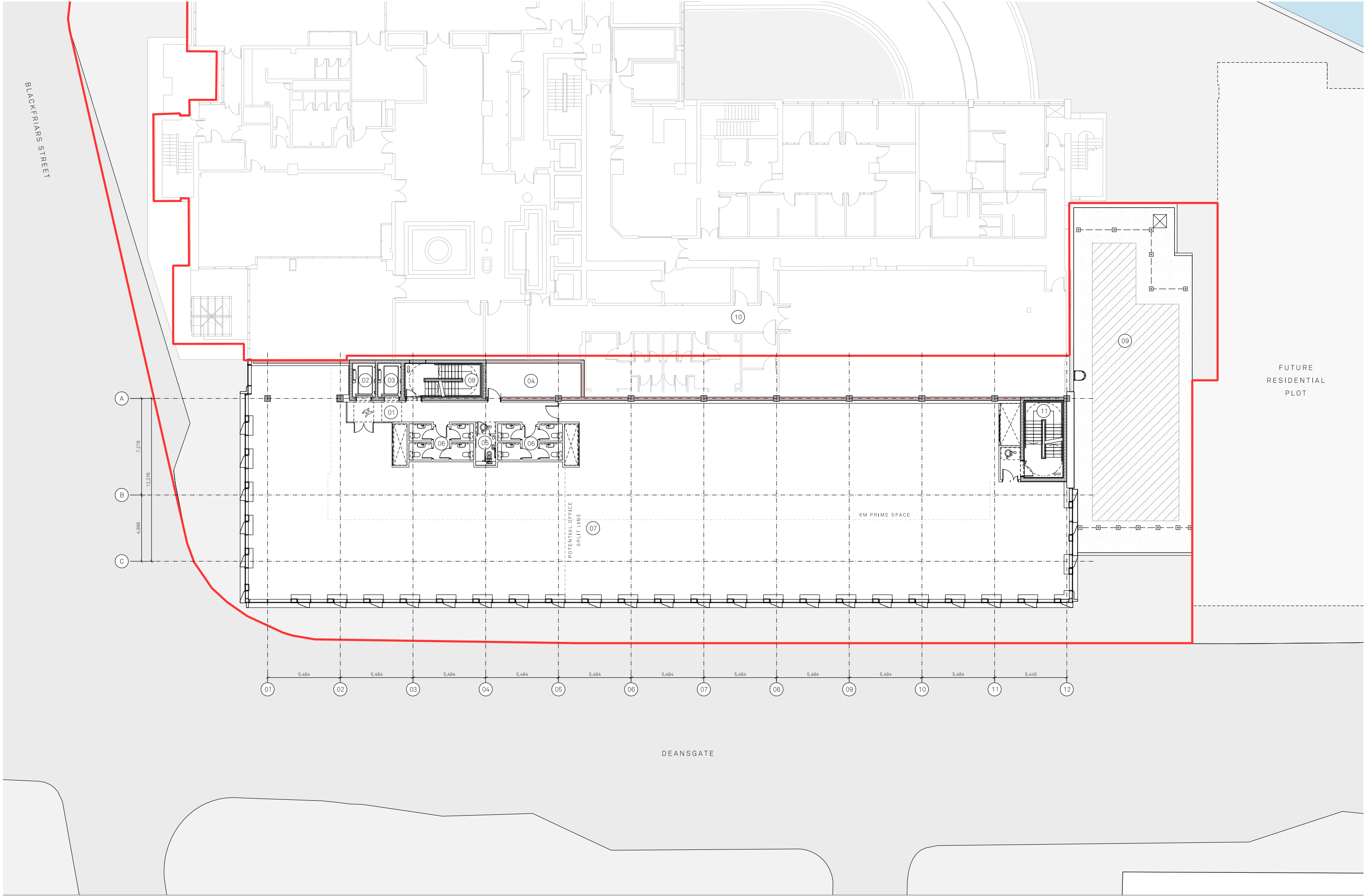
No. 2 Circle Square, 1 Symphony Park, Manchester, M1 7FS

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Site Application Boundary

PLAN KEY:

01 Lift Lobby

02 Proposed Lift

03 Existing Lift Shaft

04 Comms Room Shaft

05 Accessible WC

06 WC

07 Office

08 Existing Staircase

09 Proposed Roof to Service Yard With Future Plant Provisions

10 Hotel Demise

11 Proposed Staircase

Project Name:
Renaissance

Drawn:
DK

Checked:
FM

Status:
Planning

Project:
150

Issued for Planning

Title:
Premier House - Block 1

Level 01 GA Plan

Project:
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Scale:
1:125@A1

Drawing No:
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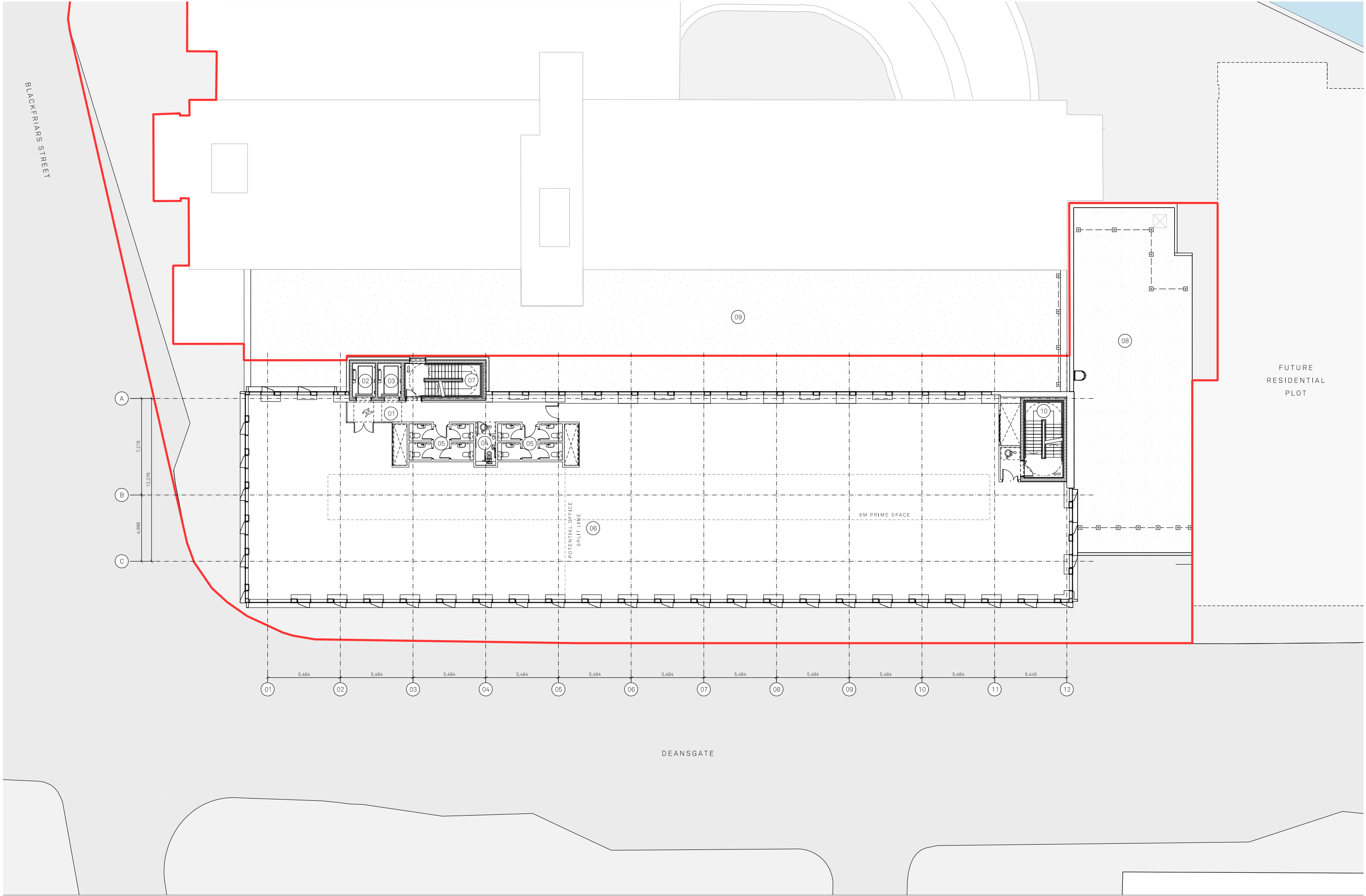
Rev:
-

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PLAN KEY:

Site Application Boundary	01 Lift Lobby	03 Existing Lift Shaft	05 WC	07 Existing Staircase	09 Existing Service Yard Roof
02 Proposed Lift Shaft	04 Accessible WC	06 Office	08 Proposed Roof to Service Yard With Future Plant Provisions	10 Proposed Staircase	

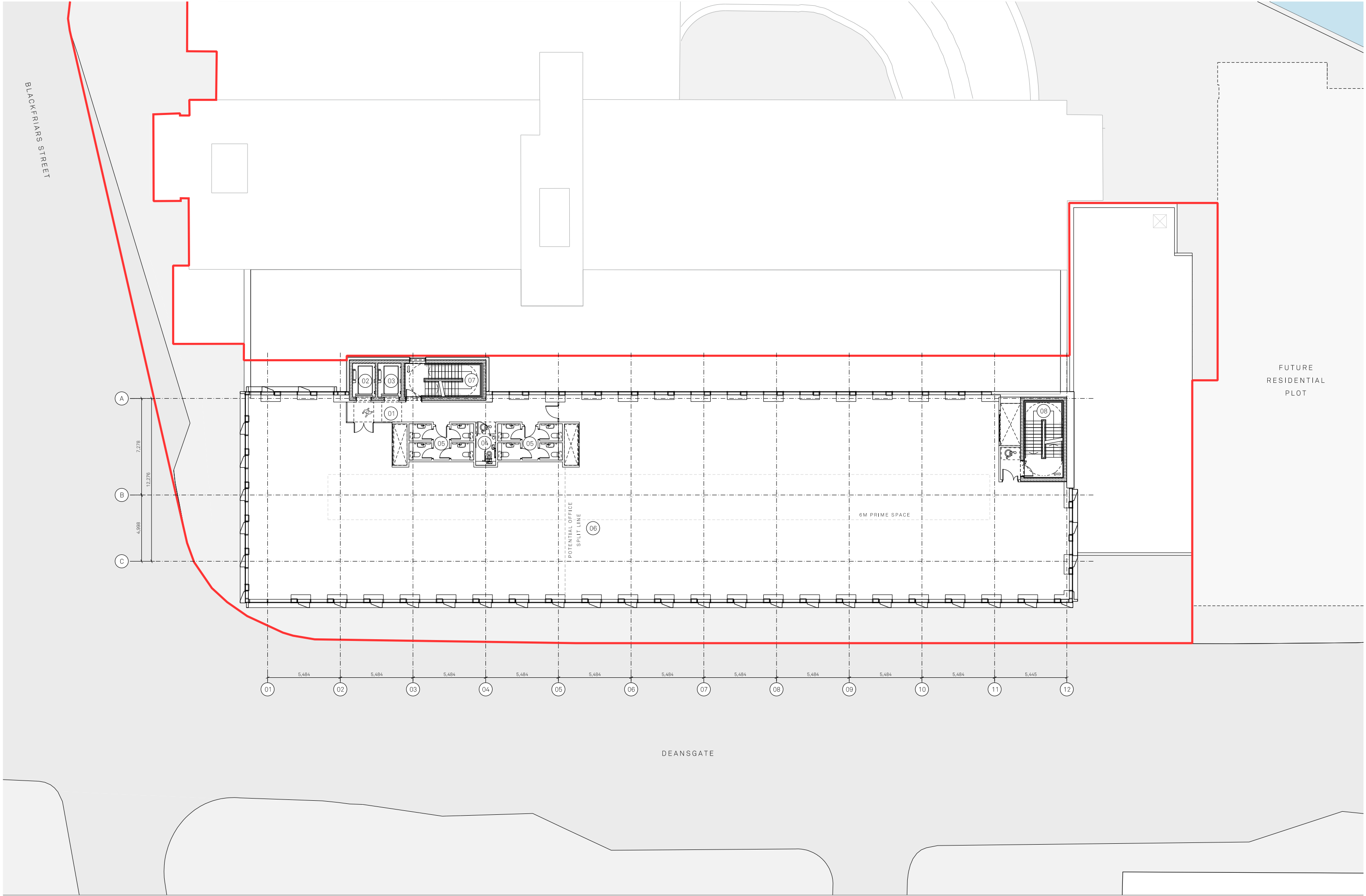
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Details: - 05/08/22 Issued for Planning					

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- PLAN KEY:
- Site Application Boundary
 - 01 Lift Lobby
 - 02 Proposed Lift
 - 03 Existing Lift
 - 04 Accessible WC
 - 05 WC
 - 06 Office
 - 07 Existing Staircase
 - 08 Proposed Staircase

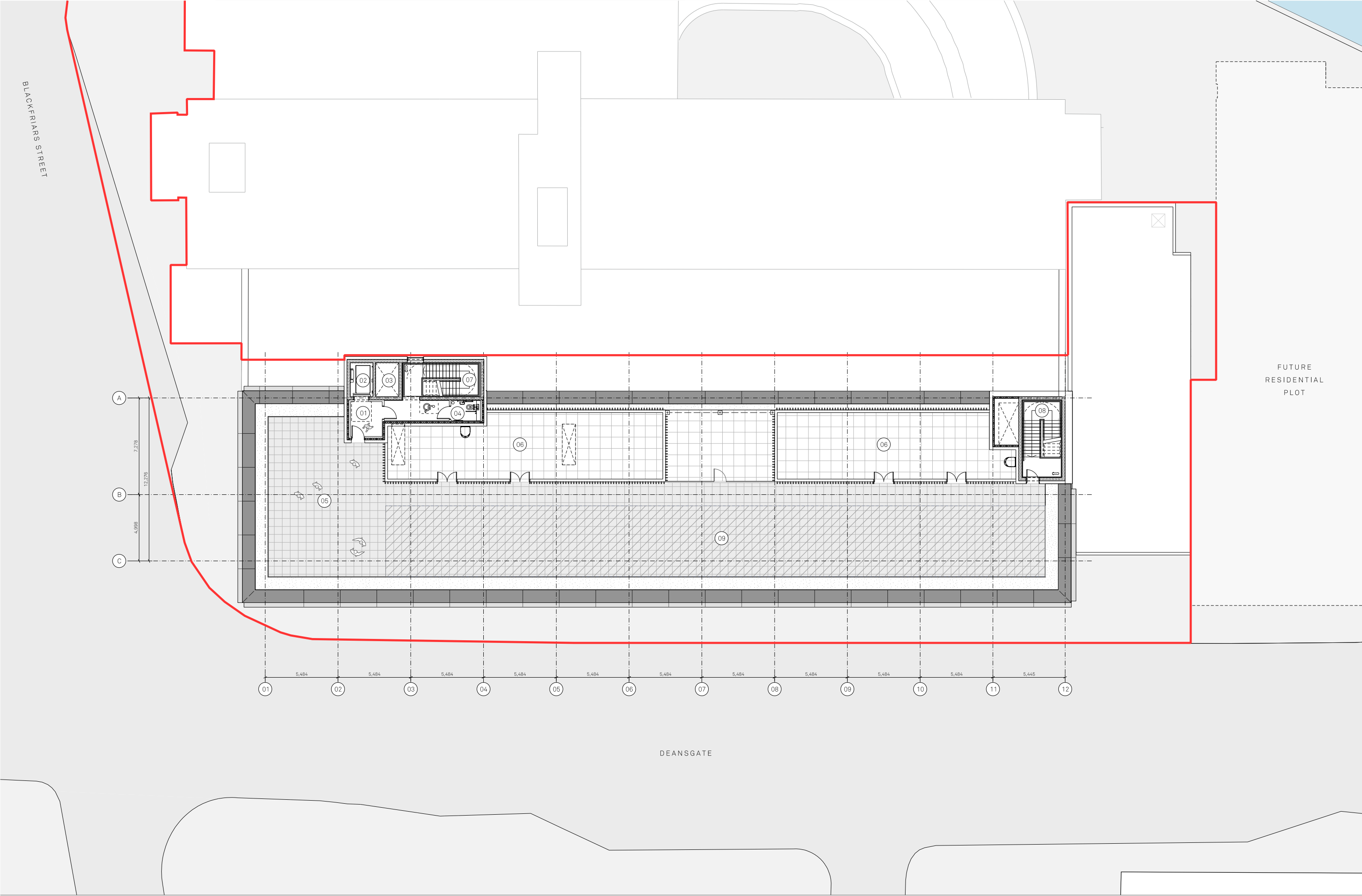
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Details:					
- 05/08/22 Issued for Planning					

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Site Application Boundary

PLAN KEY:

Lift Lobby

Proposed Lift Shaft

Existing Lift Shaft

Accessible WC

Roof Terrace

External Plant Enclosure

Existing Staircase

Proposed Staircase

Future Provisions For PV

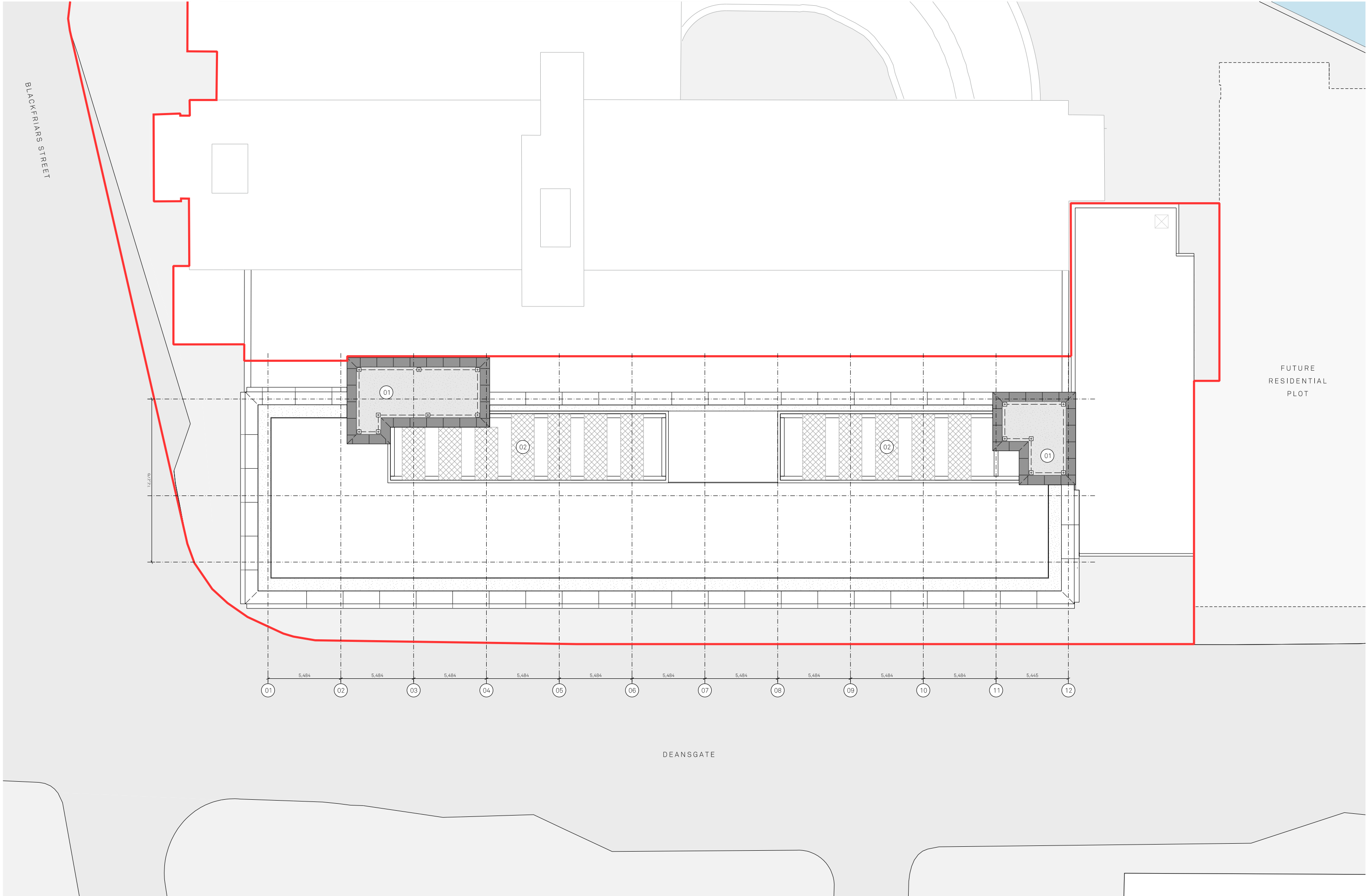
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Details: - 05/08/22 Issued for Planning					

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Site Application Boundary

PLAN KEY:

01Roof To Core

02Indicative Zone For PV Panels

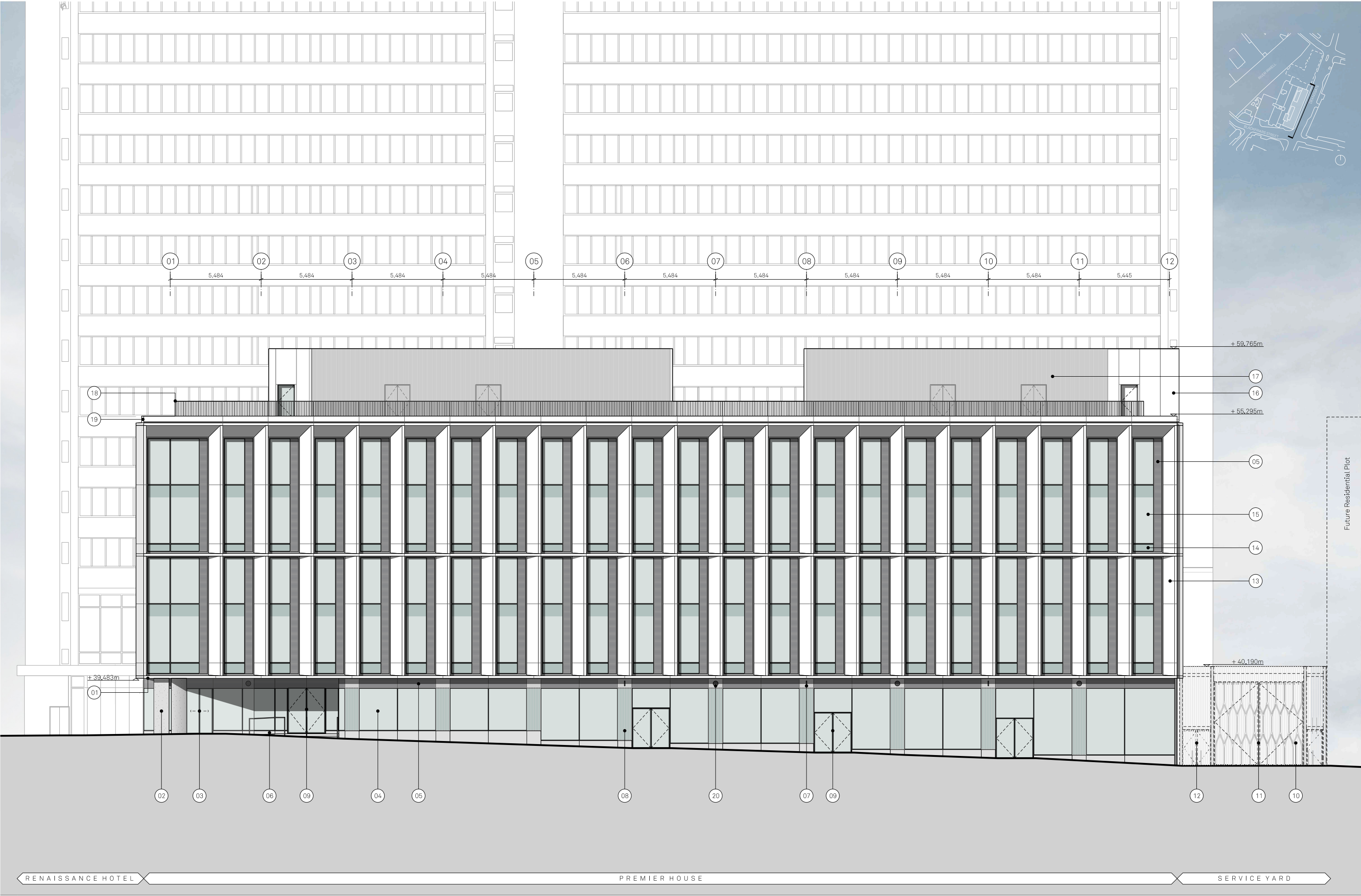
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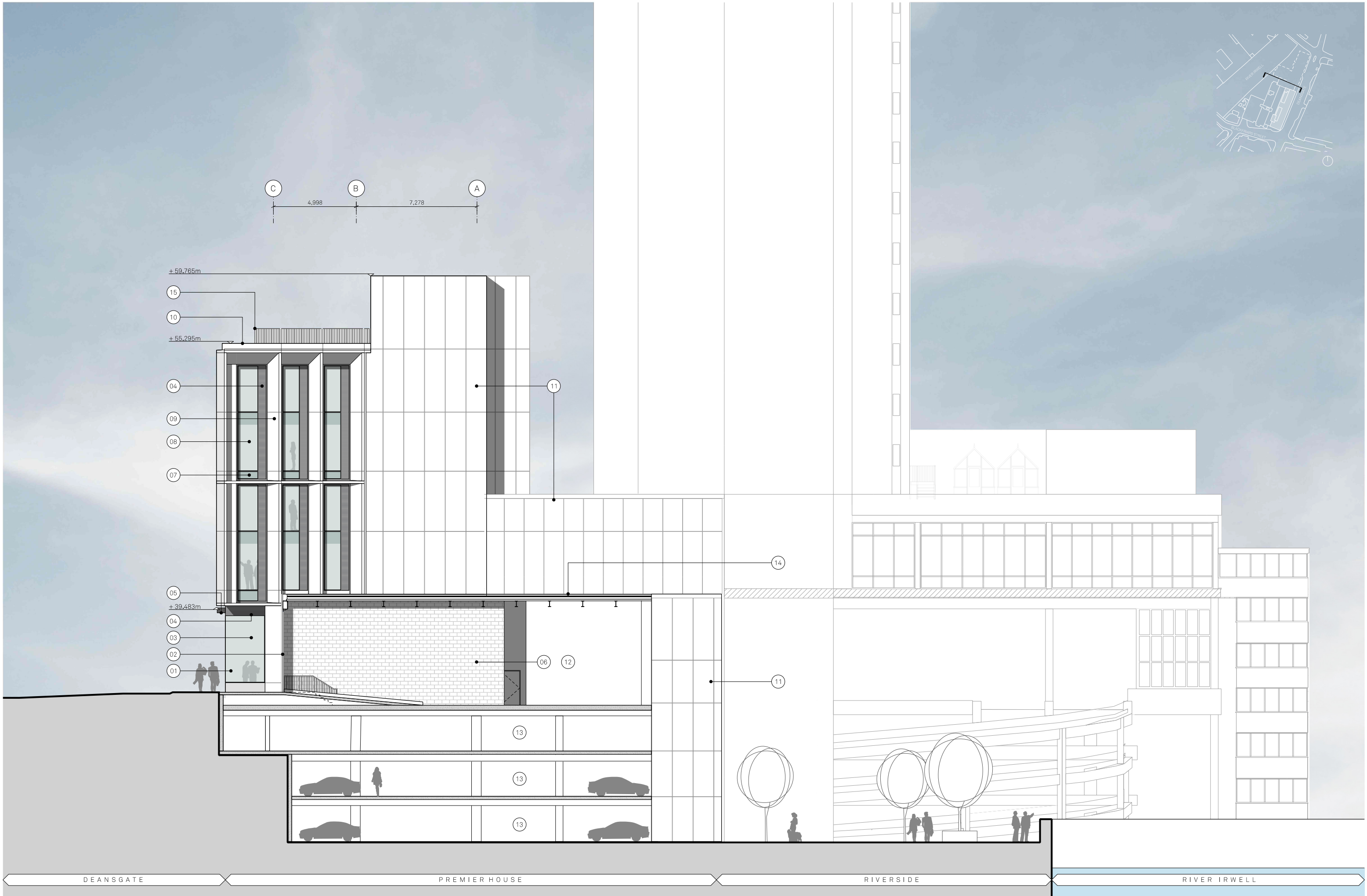
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MATERIALITY KEY:

- | | | | | | | | |
|--|----------------------------------|--|--|--|--|-------------------------------|---|
| 01 Glazed corner to SG curtain walling | 03 SG Curtain wall system | 05 Projecting retail totem signage with metallic silver PPC frame/ backing panel | 07 Shadow box within metallic silver capped curtain wall | 09 Anodised tapered metal rainscreen cladding - champagne colour | 11 Anodised silver metal rainscreen cladding | 13 Existing Car Park | 15 Metallic light grey PPC metal balustrade |
| 02 Metallic silver PPC metal fins to service yard entrance | 04 Anodised silver micro louvers | 06 Proposed blockwork to the service yard | 08 Metallic silver capped curtain wall system | 10 Metallic PPC metal upstand flashing to parapet - champagne colour | 12 Existing Service Yard | 14 Sedum roof to service yard | |

Project Name:
Renaissance

Drawn: DK

Checked: FM

Details: -

Title:

Status:

Planning

Issued for Planning

Scale:

1:100@A1

Project:

150

Drawing No:

B1_04_2201

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MATERIALITY KEY:

- 01

Fire-rated curtain wall system
- 02

Fritted back painted glass within metallic curtain walling system
- 03

Double-slide glazed entrance door
- 04

SG Curtain Wall System
- 05

Anodised silver micro louvers
- 06

GRC cladding to column - Dark grey
- 07

Anodised champagne colour soffit with integrated lights
- 08

Anodised silver metal rainscreen cladding
- 09

Projecting retail totem signage with metallic silver PPC frame/ backing panel
- 10

Metallic silver capped curtain wall system
- 11

Shadow box within metallic silver capped curtain wall
- 12

Anodised tapered metal rainscreen cladding - champagne colour
- 13

Metallic light grey PPC metal upstand flashing to parapet - champagne colour
- 14

Metallic silver PPC metal fins to rooftop plant enclosure
- 15

Metallic light grey PPC metal balustrade
- 16

Metallic PPC micro louvers (Fire Rated)
- 17

Existing Concrete Parapet

Project Name:
Renaissance

Draught:
DK

Checked:
FM

Details:
-

Title:
Premier House - Block 1

Status:
Planning

Project:
150

Issued for Planning

Scale:
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Drawing No:
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Rev:
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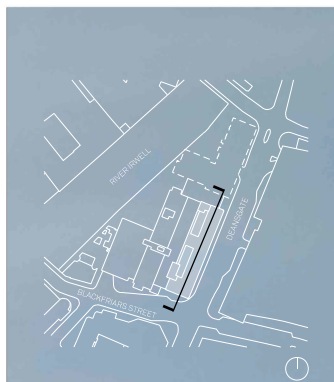
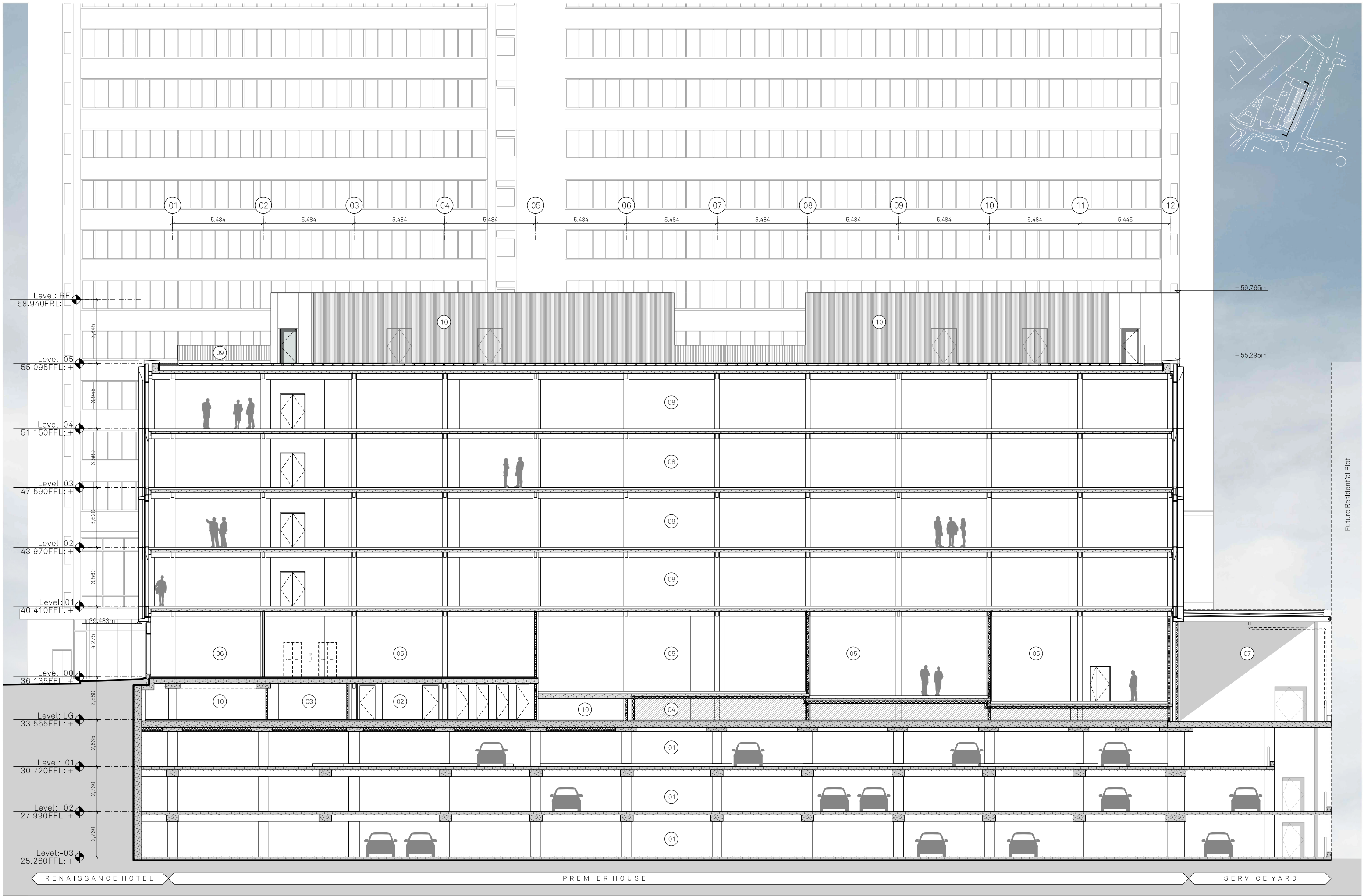
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- MATERIALITY KEY:
- | | | | | |
|---------------------------------|--------------------------|---------------------|-----------------|--------------------|
| 01 Car Park | 03 Refuse Store | 05 Retail Unit | 07 Service Yard | 09 Roof Terrace |
| 02 Changing & Shower Facilities | 04 Void Former To Retail | 06 Office Reception | 08 Office | 10 Plant Enclosure |

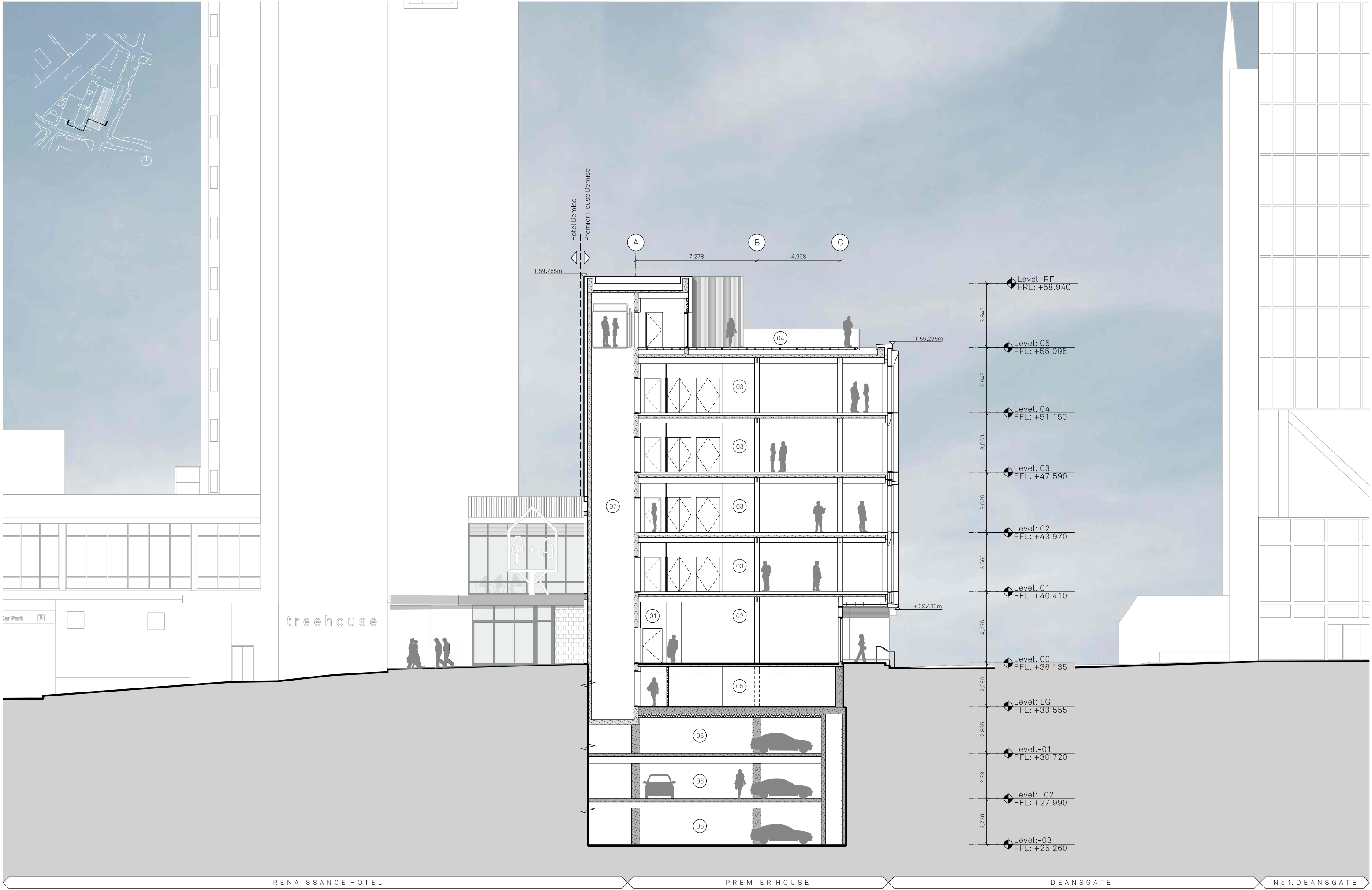
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Project:	150	Drawing No:	B1_05_2200	Rev:	-
Detail:	-	05/08/22	Issued for Planning		

Jon Matthews Architects

Union, 2-10 Albert Square, Manchester, M2 6LW

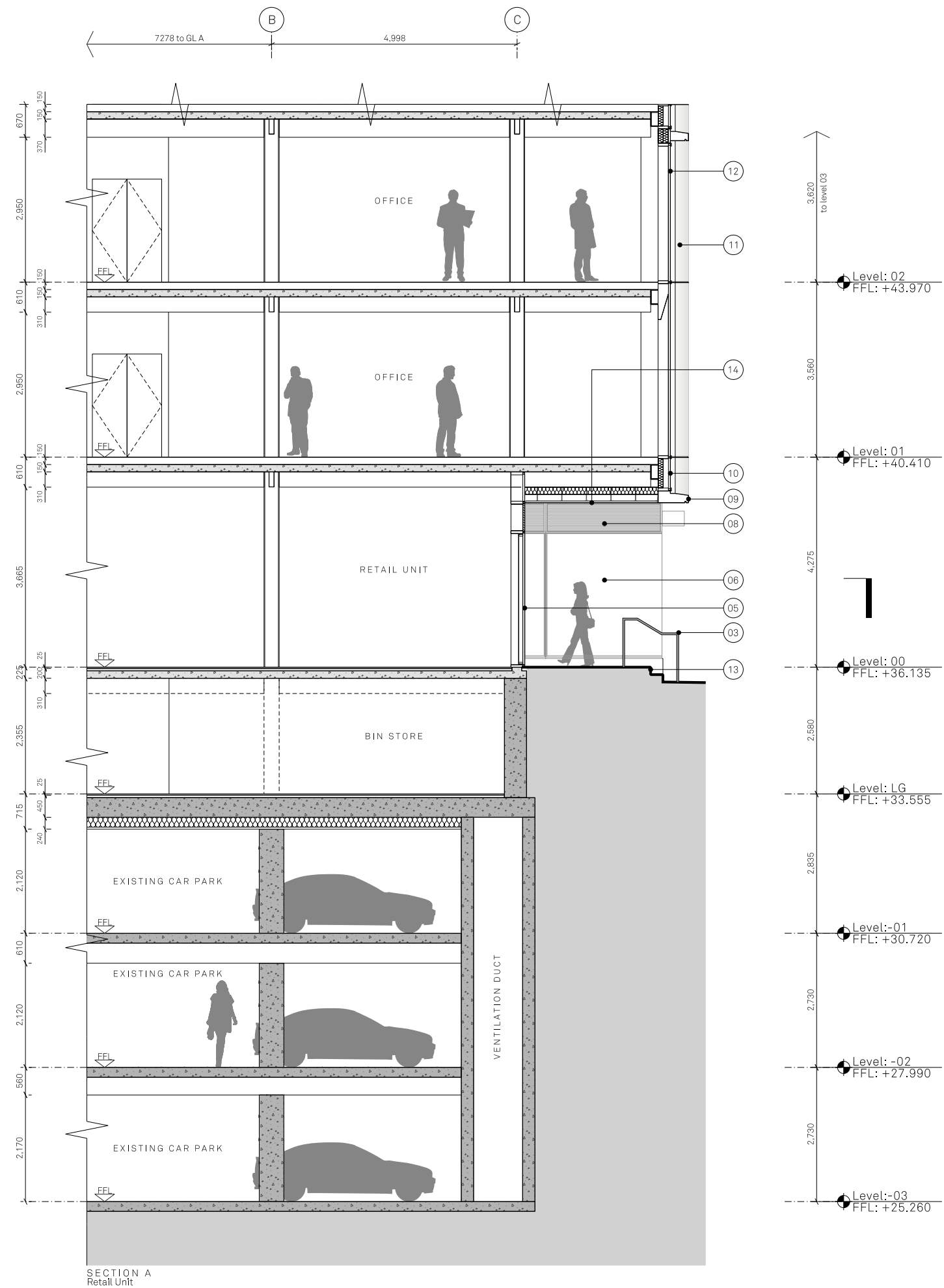
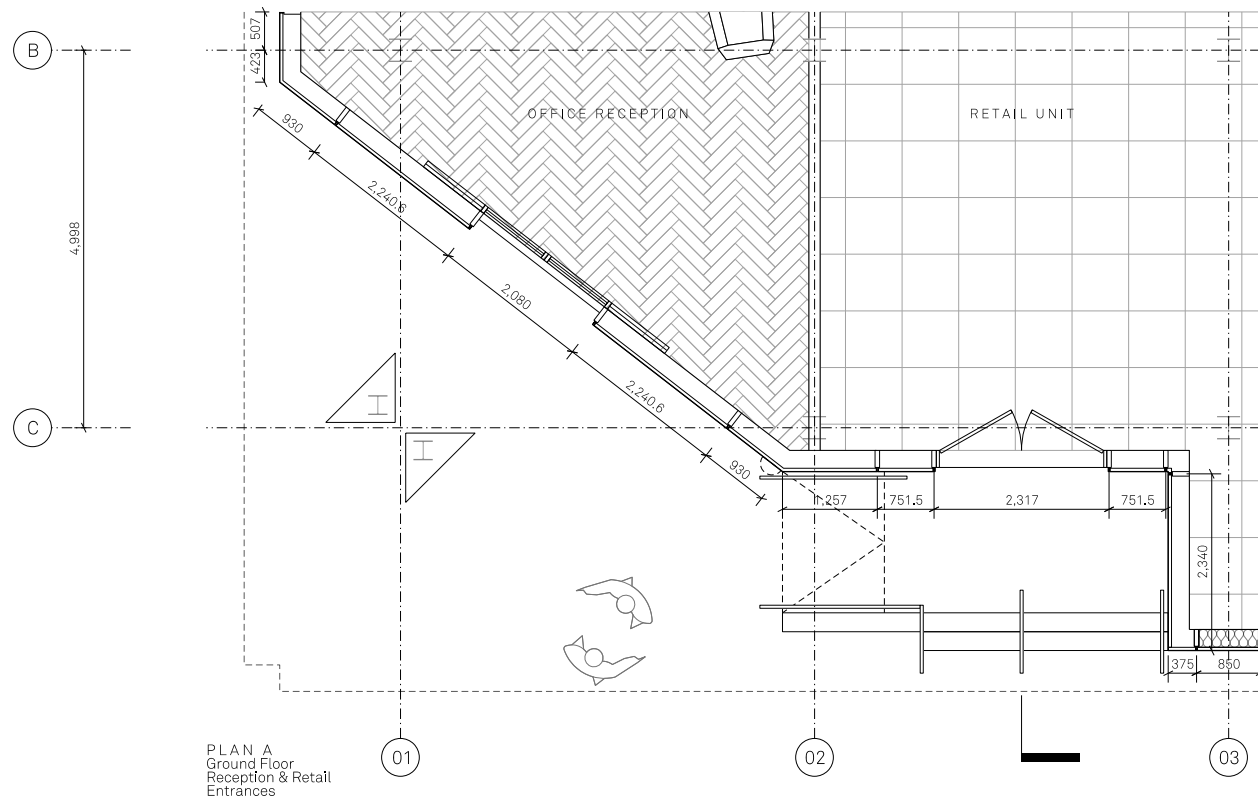
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- 01 Office Reception
- 02 Retail Unit
- 03 Office
- 04 Roof Terrace
- 05 Refuse Store
- 06 Existing Carpark
- 07 Proposed Lift Shaft

Project Name:	Titre:	Scale:
Renaissance	Premier House - Block 1	1:100@ A1
Drawn:	Proposed Section BB	
DK	FM	
Checked:	Status:	Project:
FM	Planning	150
Details:	Drawing No:	Rev:
-	B1_05_2201	-
-	05/08/22	Issued for Planning



MATERIALITY KEY:

- | | | | | | | | |
|--|---|--|--|--|--|--|--------------------------------------|
| 01 GRC column cladding - dark grey | 03 Metallic silver PPC metal balustrade | 05 Power-operated glazed entrance swing door | 07 CCTV camera with metallic silver PPC frame/ backing panel | 09 Anodised rainscreen soffit-champagne coloured | 11 Anodised tapered metal rainscreen cladding - champagne colour | 13 Ramp/ stairs to retail unit | 15 Double-slide glazed entrance door |
| 02 Granite finish to SG curtain wall upstand | 04 Fritted back painted glazing within SG curtain wall system | 06 SG curtain wall system | 08 Anodised silver micro louvers | 10 Shadow box within metallic silver capped curtain walling system | 12 Metallic capped curtain wall system - champagne colour | 14 Anodised champagne colour soffit with integrated lights | |

Project Name: Renaissance
Drawn: DK
Checked: FM
Status: Planning
Date: 05/08/22
Issued for Planning

Title: Premier House - Block 1
Bay Study 01
Project: 150
Drawing No: B1_10_4200
Rev: -

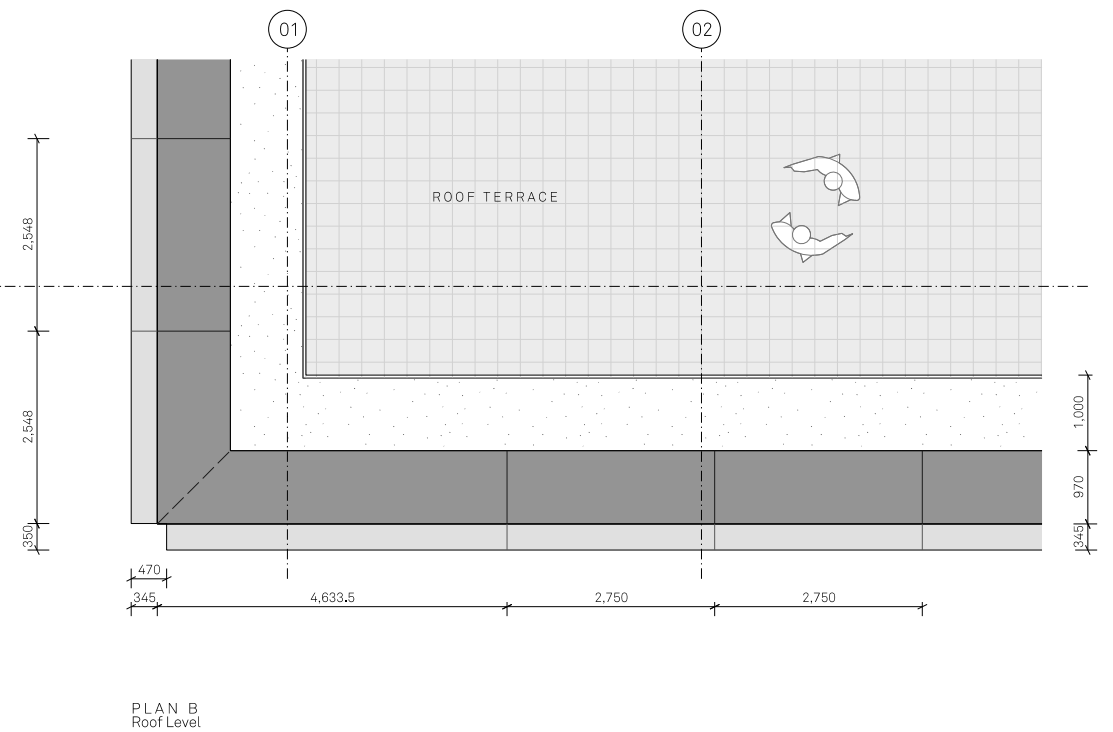
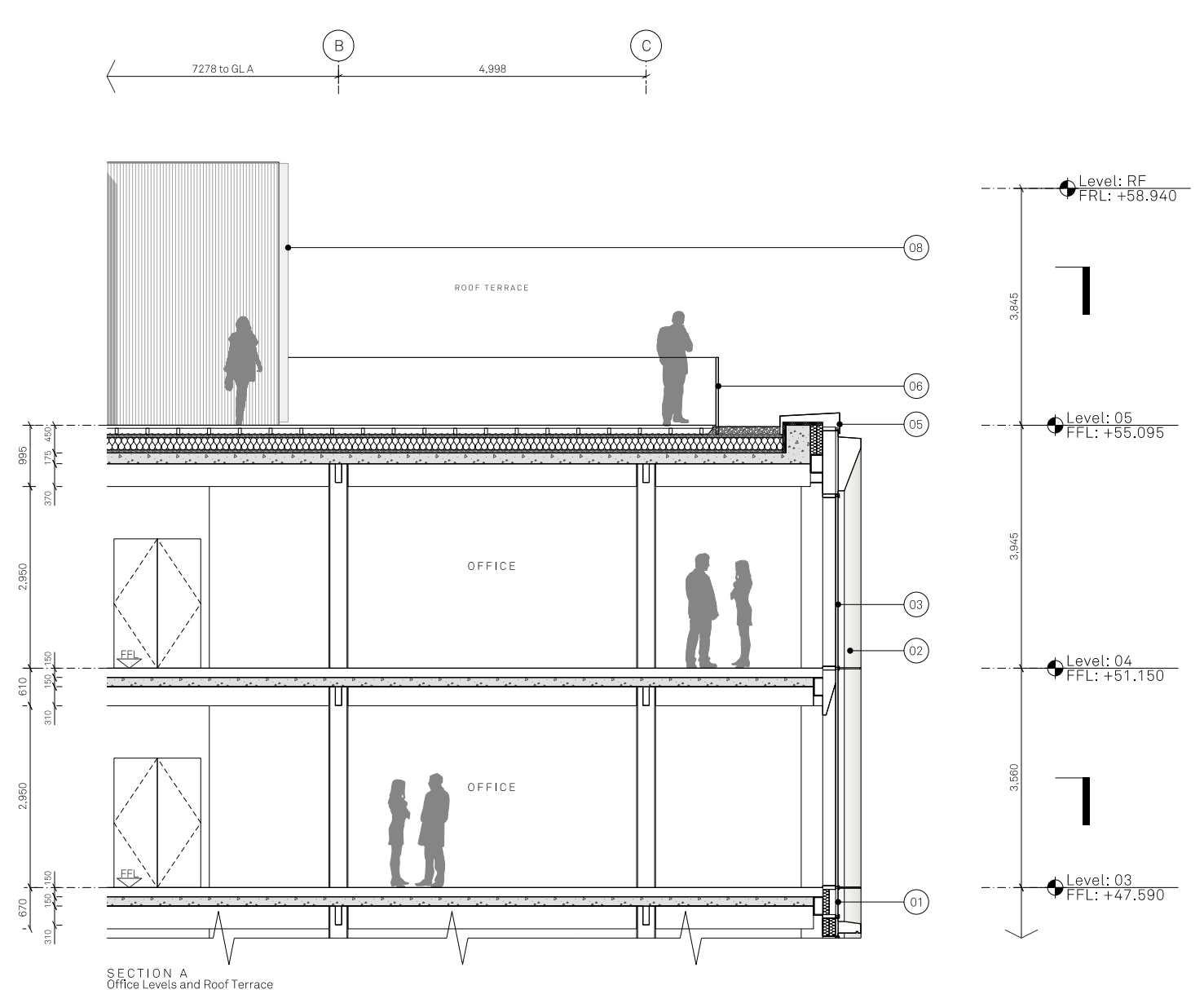
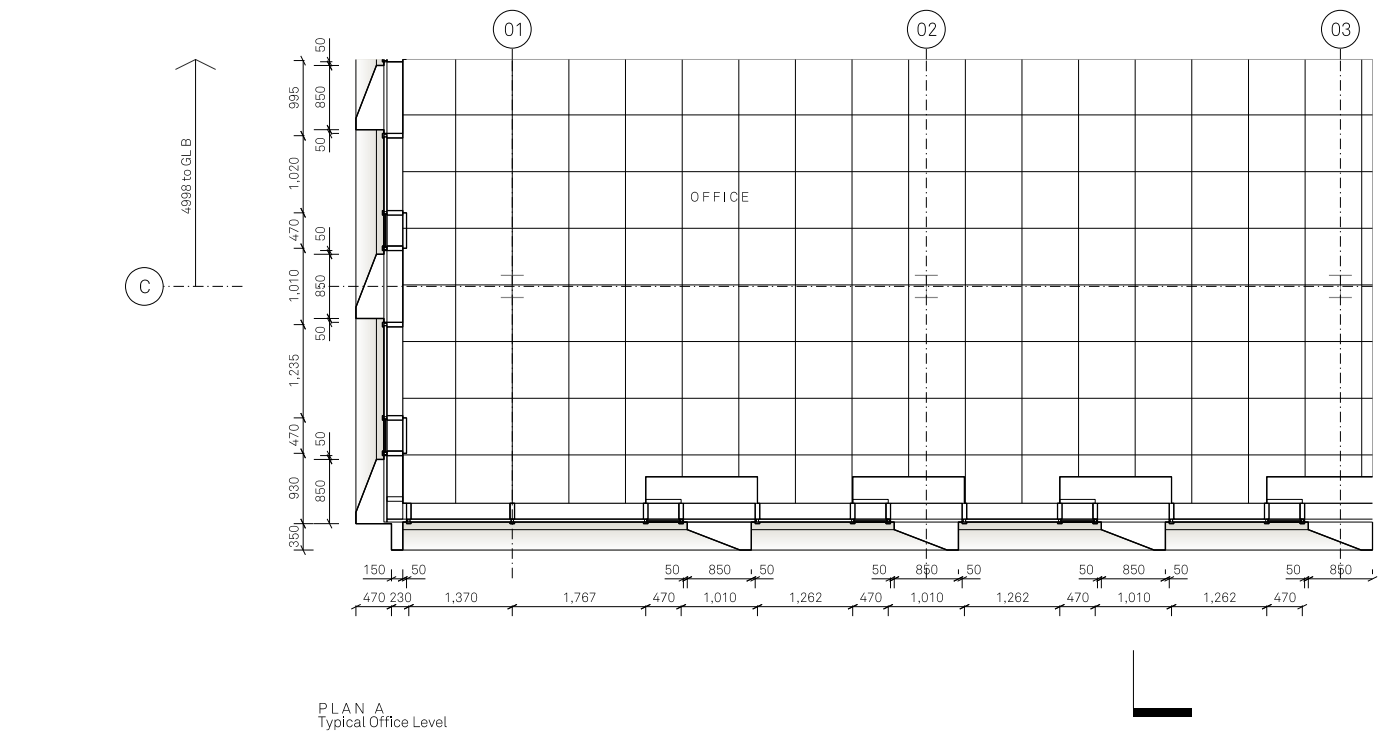
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Jon Matthews Architects

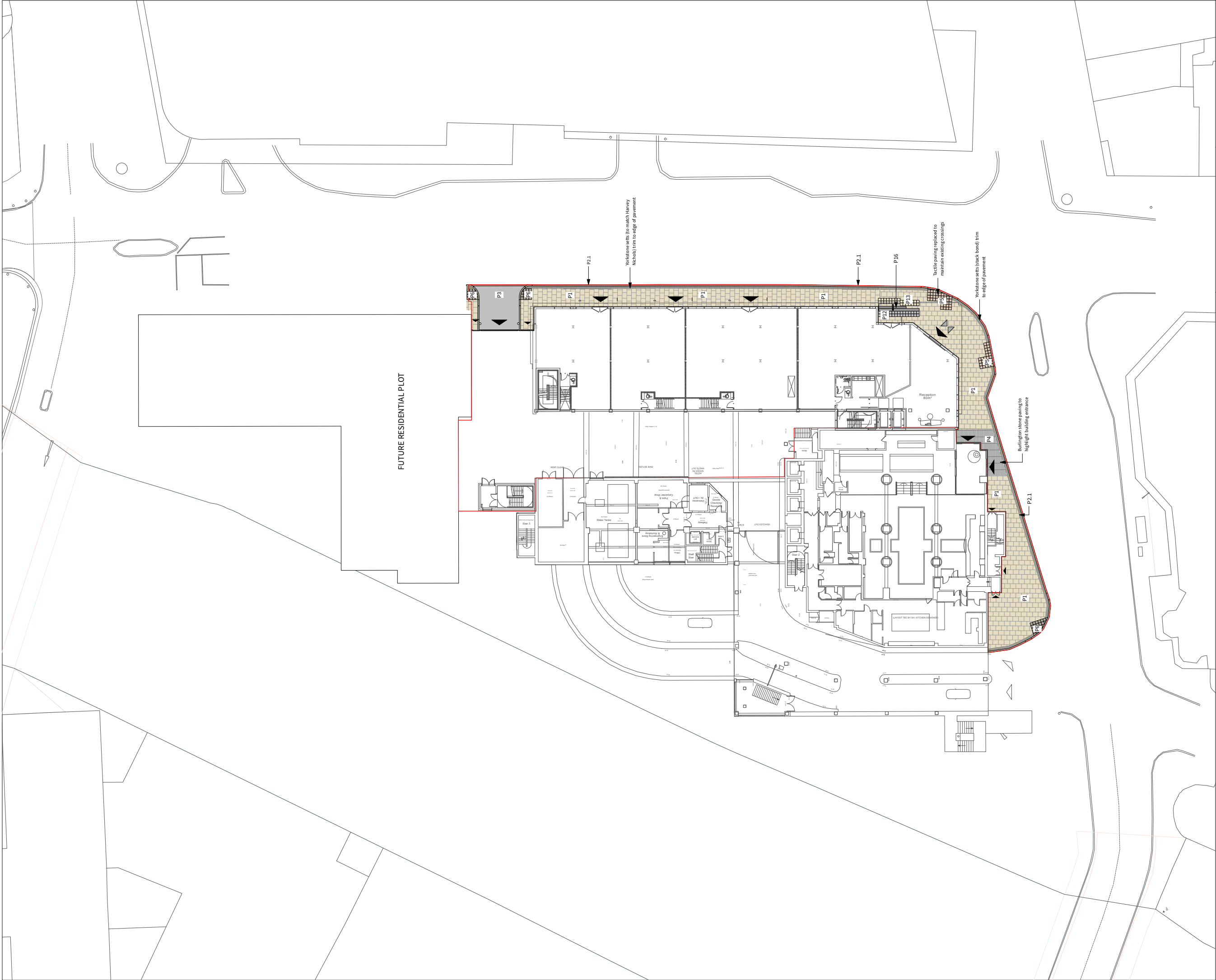
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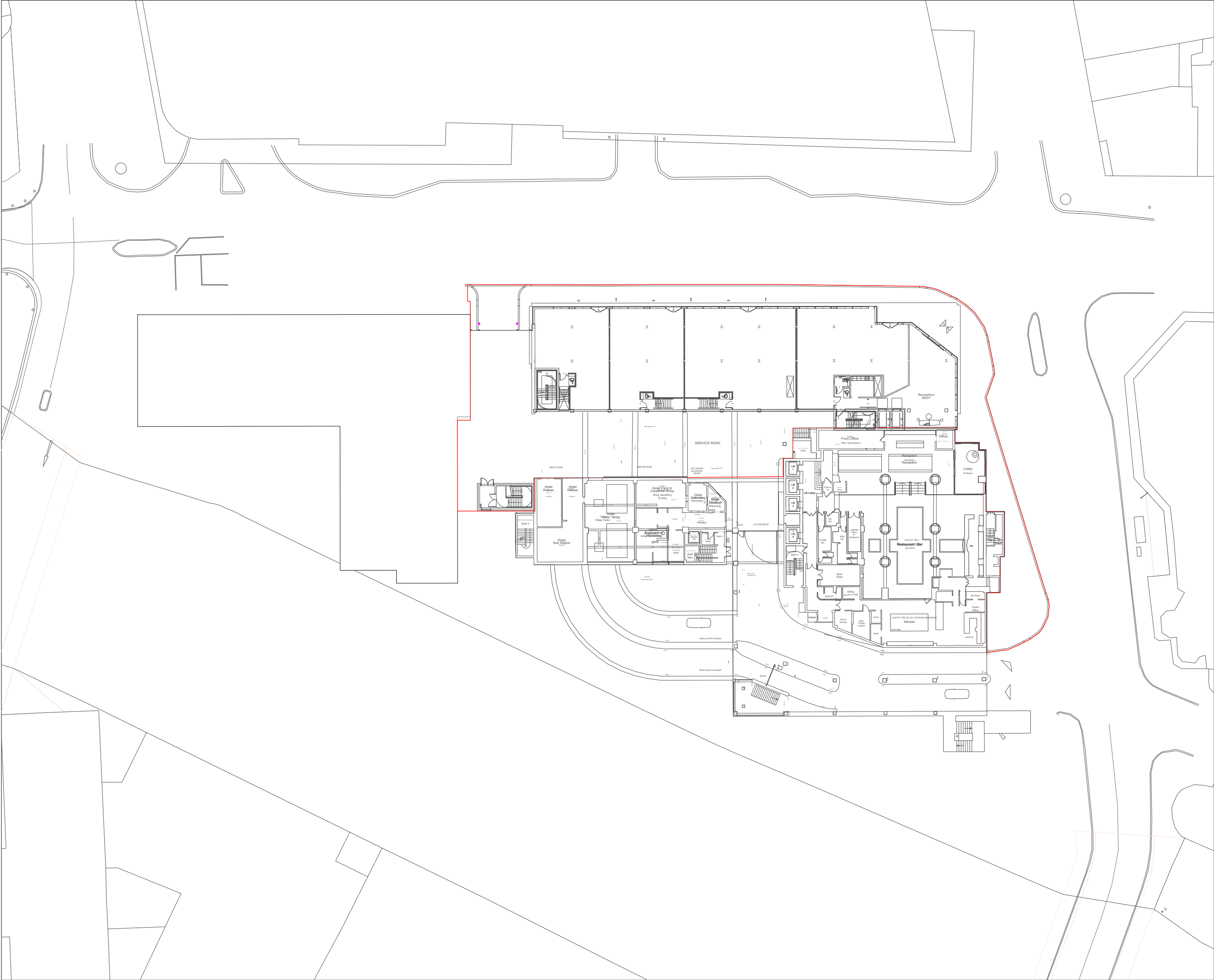
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12. Landscape Drawings



KEY APPLICATION BOUNDARY Stack bonds Refer to hardware details 2664 R & R 30.0x4.5x200 NATURAL STONE FLAG PAVING (Q23130) Material: Granite. Stack bond. Colour: W 400 L 400mm (depth 175mm engineered) Size: W 300mm x 300mm x random length 450-500mm x 42-80mm (for match) Supplier: Hardscape or equal and approved NATURAL STONE TACTILE MASTUR PAVING (Q23130A) Material: Granite. Stack bond. Colour: W 400 L 400mm (depth 175mm engineered) Size: W 300mm x 300mm x random length 450-500mm x 42-80mm (for match) Supplier: Hardscape or equal and approved NATURAL STONE SETTING PAVING (Q23130B) Material: Soutourstone (vetrostone). Finish: 50N (hi cut sawn, 50N-diamond sawn) Size: W 325 x L 120mm x 20mm Supplier: Hardscape or equal and approved TERRAZZO LUPKING Colour: Black SLATE PLANK PAVING (Q23130B) Material: Soutourstone (vetrostone). Finish: 50N (hi cut sawn, 50N-diamond sawn) Size: W 150mm x L 800 x 20mm Supplier: Hardscape or equal and approved	NATURAL STONE STEPS - to match entrance (Q23131) Material: Soutourstone (vetrostone). Finish: 50N (hi cut sawn, 50N-diamond sawn) Size: W 300mm x 300mm x 100mm (top step) x L 800mm x 42-50mm (200mm Bottom Step) Supplier: Hardscape or equal and approved NATURAL STONE TACTILE MASTUR PAVING (Q23130A) Material: Granite. Stack bond. Colour: W 400 L 400mm (depth 175mm engineered) Size: W 300mm x 300mm x random length 450-500mm x 42-80mm (for match) Supplier: Hardscape or equal and approved NATURAL STONE TACTILE CORRIDOR PAVING - to top of steps (Q23130B) Material: Soutourstone (vetrostone). Finish: 50N (hi cut sawn, 50N-diamond sawn) Size: W 325 x L 120mm x 20mm Supplier: Hardscape or equal and approved NATURAL STONE TACTILE CORRIDOR PAVING - to bottom of steps (Q23130C) Material: Soutourstone (vetrostone). Finish: 50N (hi cut sawn, 50N-diamond sawn) Size: W 325 x L 120mm x 20mm Supplier: Hardscape or equal and approved	APPROVED Drawn Revision Revision Date Description Revision Date Description	Client Property Alliance Group & Stanwood Capital Group Project Renaissance Site Manchester Drig Title Hardworks Plan - Phase 2 Premier House Created on 21/05/21 Created by SR Approved by FF Scale 1:250 Size A1 Workstage Stage 5 Drig No. 2664-PLA-OF-XX-DR-L-1001 Suitability S4 Revision P10	Plant 1E Limited E: info@plant1e.com W: plant1e.com MANCHESTER 2 Back Grafton St, Altrincham, WA14 1DY T: 0161 238 2981 F: 0161 238 2981 LONDON Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX T: 020 7340 5078 F: 020 7340 5078 LIVERPOOL 7, 9, 11, 13, 15, 17 Theban Street, Liverpool, L2 2DT T: 0151 363 1250 F: 0151 363 1250 THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION FROM THE OWNER. NOTES 1. Do not scale from this drawing. 2. Always work to noted dimensions. 3. All dimensions are in millimetres unless otherwise stated. 4. All setting out, levels and dimensions to be agreed on site before being started. 5. The dimensions of all materials must be checked on site before being used. 6. All materials must be read with the relevant specification clauses and detail drawings. 7. Copies of contract conditions and drawings to be agreed on site before use.
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KEY APPLICATION BOUNDARY F12 - Building Edge Protection Barrier (Q20/1100) Product: P408 Bulwark - Rhinoguard 75/50 Jolimine Material: Galvalume Steel Supplier: Marshalls or similar approved	Client Property Alliance Group & Starwood Capital Group		Project Renaissance Site Manchester		Org Title Furniture Plan Premier House		Created on 16/03/22 Created by LB Approved by FF		Scale 1:250 Size A1 Workstage Stage 4		Drw No. 2664-PLA-OF-XX-DR-L-1004 Revision S4 P02	
	S4-P02 05-08-22 Planning Updates		S2-P01 16-03-22 Stage 4 Issues, GF layout updated		BM LB RM		Drawn Approved					

Plant L.E. Limited

E: info@plant-le.com W: plant-le.com

MANCHESTER

2 Back Colston St, Altrincham, WA14 1DY

T: 0161 883 3021

LONDON

Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UK

T: 0207 253 5478

LIVERPOOL

Tempest 1.3, 12 Thelburn Street, Liverpool, L2 2DT

T: 0151 363 1230

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2. Always work to noted dimensions.

3. All dimensions are in millimetres unless otherwise stated.

4. All setting out, levels and dimensions to be agreed on site.

5. The dimensions of all materials must be checked on site before being laid out.

6. This drawing must be read with the relevant specification clauses and detail drawings.

7. Order of construction and setting out to be agreed on site.

Simple, elegant design.