

Premier House, Deansgate - Management of Proposed Rooftop Terrace (August 2022)

Deansgate SOF Alliance LeaseCo Limited (the Applicant), a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG), has submitted a full planning application to MCC proposing the redevelopment of Premier House, which has been long term vacant, to deliver high quality new workspace with retail/ food and beverage uses at ground floor level, fronting Deansgate.

The proposed development includes a rooftop communal terrace for use by occupiers of the offices, allowing them to benefit from a southerly aspect and 180 degree view towards Manchester City Centre. The local planning authority (LPA) previously requested an overview from the Applicant of how the terrace area will operate, outlining hours of operation, capacity, who would use it and for what, and how access and hours of use would be controlled.

This short statement has been prepared in conjunction with the Applicant to address the LPA's queries.

- **Users** – the roof terrace would only be available for use by occupants of the office floorspace proposed at levels 1 to 3 of the building. No access would be permitted to the general public or users of the proposed retail/ leisure floorspace.
- **Capacity** – the maximum permitted capacity at any one time for users of the roof terrace would be approximately 163 people.
- **Intended Use** – the use of the roof terrace would be restricted to occupants of the proposed office floorspace. The predominant use of the terrace would be as breakout space during normal working hours with no amplified music. There may also be occasions where it is used for private office functions (again for occupants of the offices and their guests only with no amplified music) beyond normal working hours.
- **Access** - access to the proposed roof terrace would be managed by staff at the main reception, who would monitor its use and control occupancy of the area at any one time. Tenants within the office would need to book the area in advance for a set period of time, with access via the landlord/ managing agent. When not in use the area will be locked.
- **Hours of Use** – as referenced above, use of the terrace would predominantly be during normal working hours. Where private office functions take place the Applicant is proposing a curfew of 10pm, Monday to Friday, for use of the terrace.