

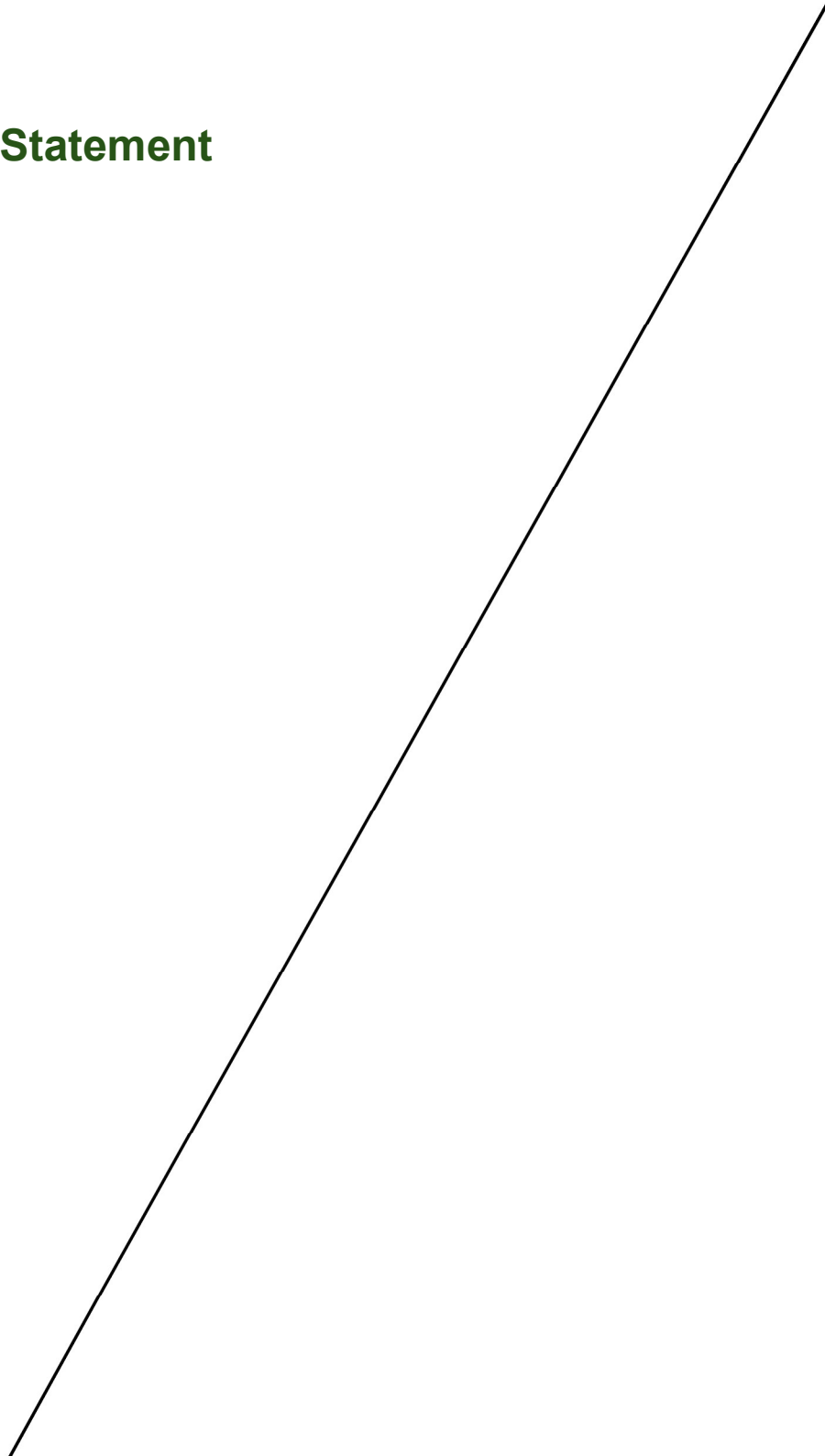
External Enhancements to Car Park Entrance

Former NCP Car Park
Blackfriars Street,
Manchester

November 2025
AS900 / DMR / A
Revision -

Prepared on behalf of
Deansgate SOF Alliance Hotel Co. Limited

Design and Access Statement



01 / Introduction

This Design and Access Statement (DAS) has been prepared by Cube Architecture and Design Limited on behalf of Deansgate SOF Alliance Hotel Co Limited in support of a planning application for minor external alterations to the entrance façade of the existing car park immediately adjacent to the Treehouse Hotel Manchester (formerly the Renaissance Hotel).

The proposals represent a small-scale enhancement of the retained car park entrance fronting Blackfriars Street, aimed at improving its appearance and aligning it with the high-quality materiality and visual language established through the recent redevelopment of the adjoining hotel. The works are proportionate in scale and limited to external finishes and façade detailing, with no changes to the structure, access arrangements, use, size or scale of the building.

02 / Site Context and Planning History

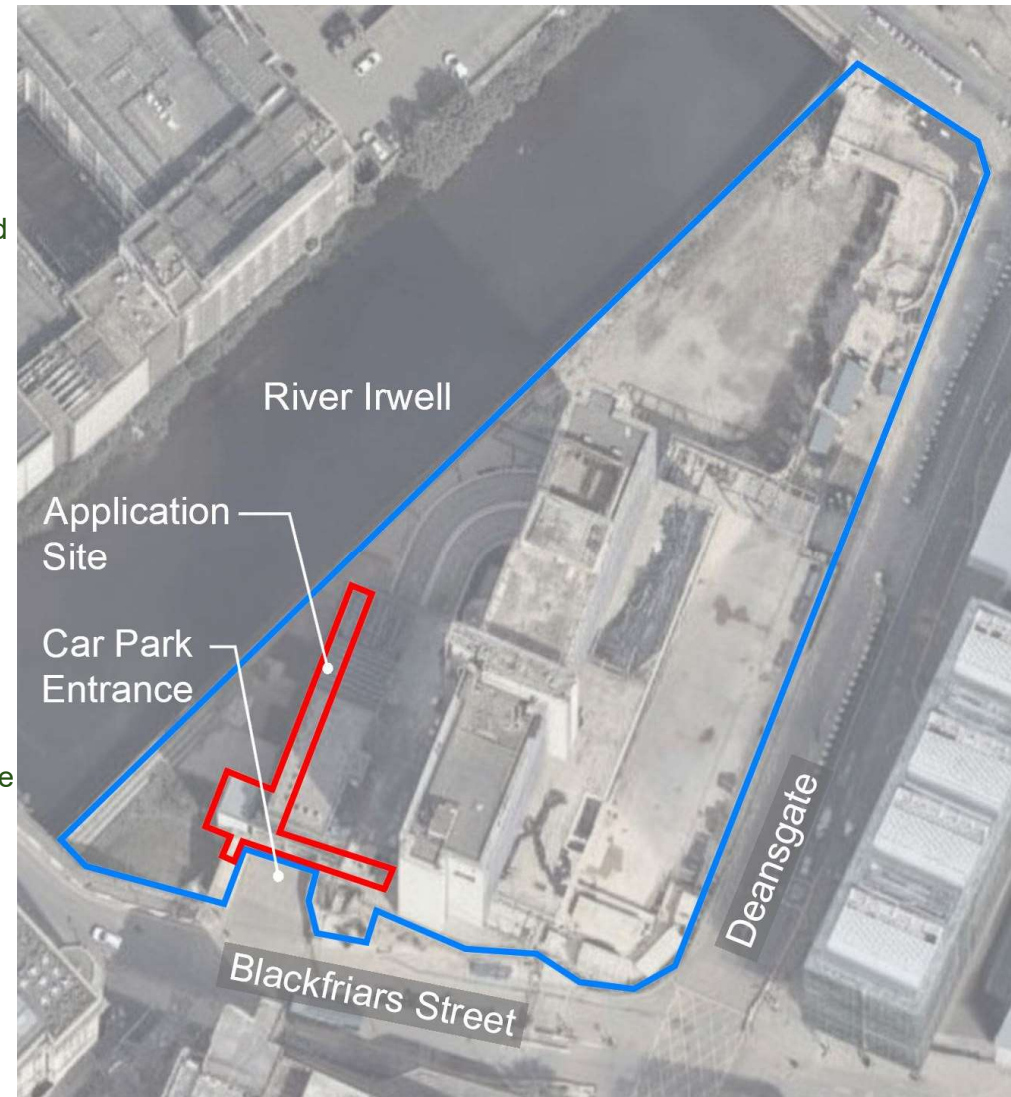
The site forms part of the wider Renaissance/Treehouse Hotel complex, located at the northern end of Deansgate within Manchester City Centre. It occupies a position fronting Blackfriars Street, adjacent to the River Irwell and within close proximity to the Cathedral, Chetham's School and the Medieval Quarter.

The car park, formerly operated by NCP and now managed by YourParkingSpace, provides retained parking facilities in support of the hotel and commercial uses within the wider masterplan. The structure sits below street level, with its primary elevation and entrance visible from Blackfriars Street.

The wider site has been the subject of a coordinated regeneration programme delivered by Property Alliance Group and Starwood Capital, including:

- Refurbishment and rebranding of the former Renaissance Hotel as the Treehouse Hotel Manchester (Ref: 130446/FO/2021);
- Erection of a 5-storey building comprising of new office space and commercial units (former Premier House) (Ref: 134640/FO/2022)
- Approved residential tower to the north of the hotel (Ref: 132088/FO/2021); and
- Temporary permission for two padel courts and supporting facilities on the cleared Premier House plot (Ref: 140249/FO/2024).

The site represents the final phase of regeneration within the 1999 City Centre Renewal Masterplan area, prepared following the 1996 bombing in Manchester City Centre. This phase of work takes the opportunity to enhance the external appearance of the retained car park, to create a harmonious and coordinated façade design bringing a cohesive architectural language across the Blackfriars frontages.



03 / Design Rationale

The existing car park entrance is functional but visually dated, retaining the original concrete frame and neutral colour palette associated with the earlier Renaissance complex. In contrast, the recently refurbished Treehouse Hotel has introduced a more natural and tactile material language, incorporating timber, metal detailing, and a deep green and grey colour scheme that reflects the brand's sustainable ethos.

The design objective for the car park entrance is to:

- Create visual continuity with the adjacent Treehouse Hotel façade treatments, bringing a cohesive architectural language across the Blackfriars frontages;
- Soften the existing concrete structure through natural materials and colour;
- Deliver a more inviting and cohesive and legible appearance at street entrance level;
- Enhance the overall perception of the development along this important frontage.

04 / Design Proposal

Proposed Use and Layout

The proposed works are confined to the external façade surrounding the existing car park entrance and first-floor window along the Blackfriars Street frontage.



Existing Car Park Entrance



Proposed Concept Image

Key design elements include:

- Introduction of vertically laid timber panelling, replicating the low-level canopy detail used at the Treehouse Hotel entrance. The timber will be applied in similar proportions to frame and emphasise the existing first-floor window, adding warmth and articulation to the otherwise plain elevation.
- Repainting of the existing concrete columns in dark green and grey tones to match the hotel's recently refurbished colour palette. This will visually unify the car park entrance with the adjacent building and create a consistent material rhythm along the Deansgate frontage.
- Minor repair and refinishing works to existing surfaces where required, to ensure a high-quality and durable finish consistent with the wider estate.

External Materials finishes:



Vulcan Cladding – Flat Sawn



Paint Colour:
RAL 6028 Pine Green



Kawneer AA®250/425
Thermal Entrance door or similar
frame finish: RAL 6028 Pine Green

05 / Access and Operation

The existing vehicular and pedestrian access arrangements to the car park will remain unchanged. The works are entirely external and aesthetic in nature, with no implications for internal circulation, servicing, or disabled access provision.

The car park continues to operate under the management of YourParkingSpace, providing retained parking for hotel guests, commercial occupiers, and visitors to the wider area.

06 / Heritage Context

The site is located close to a number of designated heritage assets, including the Cathedral Church of St Mary, Chetham's School, Blackfriars Bridge and the Cathedral Conservation Area.

There are no heritage assets within the car park site itself. The proposed works are modest and confined to the lower façade of an existing modern structure. Any potential heritage considerations are addressed comprehensively within the Heritage Statement prepared by Turley, submitted in support of this application.

07 / Conclusion

The proposed alterations to the car park entrance represent a proportionate and carefully considered design enhancement to complete the visual renewal of the wider Renaissance/Treehouse site.

Through the introduction of natural timber detailing and a refined colour palette consistent with the Treehouse Hotel, the works will significantly improve the appearance and cohesion of the Deansgate frontage while retaining the existing access and structural arrangements.

The proposal supports Manchester City Council's long-standing regeneration objectives for this site and will make a small but valuable contribution to the continued uplift of this key city centre gateway.



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