

NCstudio

Deuce Padel Club Design & Access

Mitchell Hey Mills, College Road, Rochdale OL12 6AE

We are a creative practice focused
on interiors, brand and architecture

This planning application seeks permission for the change of use of an existing industrial warehouse at Mitchell Hey, Rochdale, from Class B2 (general industrial) to Class E(d) (indoor sport and recreation), to create a new dedicated Padel sports facility. The building, currently a vacant and underutilised warehouse, presents an opportunity to bring meaningful new life to a prominent site within an established commercial area.

The proposal aims to re-purpose the space in a sustainable and efficient way, retaining the building's core structure while making sensitive internal adaptations to accommodate nine high-quality indoor Padel courts and associated customer facilities. The scheme has been carefully designed to provide a welcoming, inclusive, and vibrant environment that promotes health, well-being and social interaction.

This facility will make a valuable contribution to the local area, supporting Rochdale's aspirations for active lifestyles and community-led regeneration. It represents a significant investment in the borough's sporting infrastructure and will attract users from across the region while strengthening the long-term use of the site.



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Project Overview

NCstudio has been appointed as lead designer for the conversion and fit-out of a former industrial warehouse at Mitchell Hey, Rochdale, into an exciting new Padel facility. A fast-growing sport that blends elements of tennis and squash, offering social connection, spirited competition and inclusivity.

With this in mind, the brand and design focuses on social engagement and fostering community. The interiors will embrace a minimalist approach, with boldness expressed through colour and graphics, creating a fun and welcoming environment that encourages engagement with both the game and the facility.



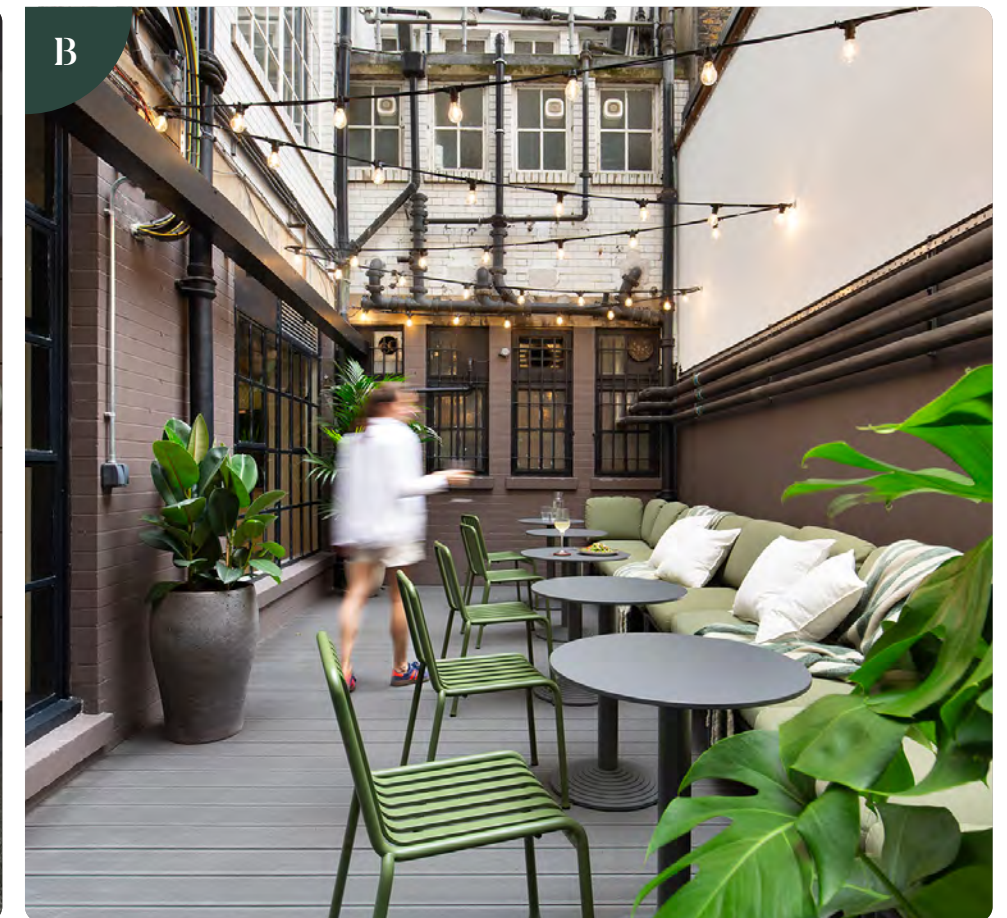
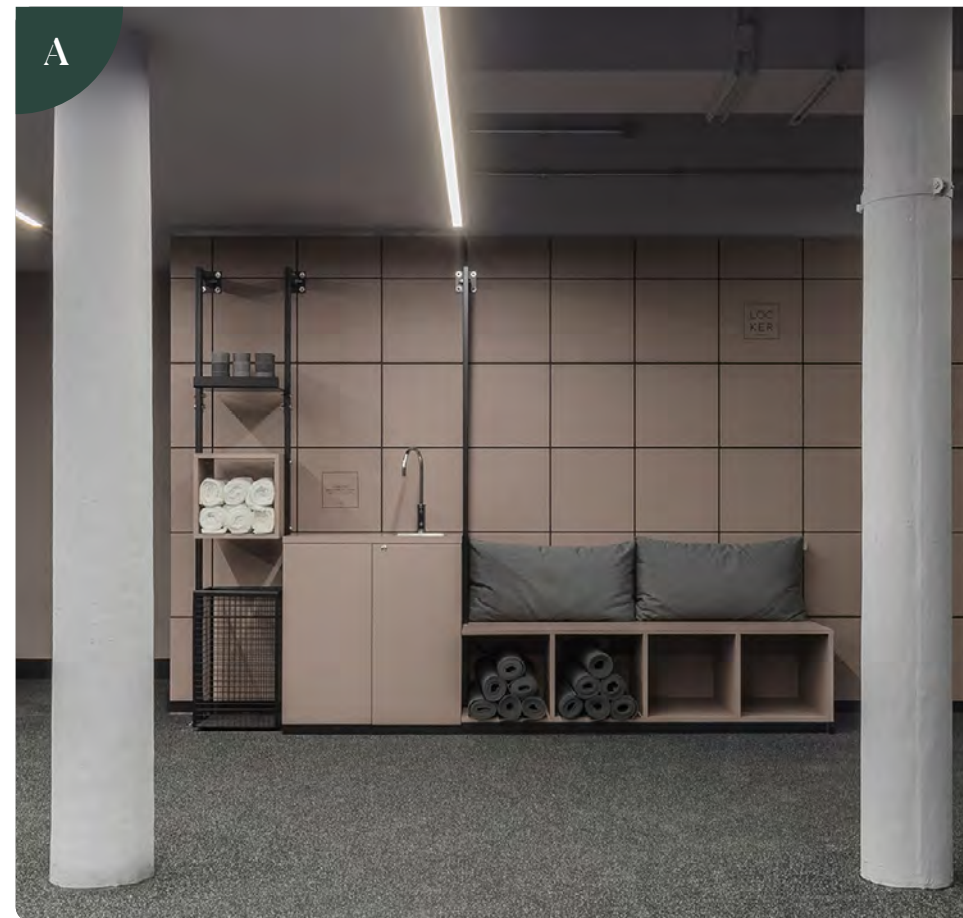
Design Team Details

As a multidisciplinary design studio, NCstudio has a strong track record in delivering a variety of projects, including gyms, wellness spaces, and sports environments, with a growing portfolio of design-led, user-focused leisure destinations across the UK.

Our approach combines spatial creativity with a deep understanding of brand, experience design, and operational flow, ensuring each project is as engaging and commercially effective as it is functional. We've collaborated with this client on previous projects, developing a strong working relationship and a shared ambition to deliver a high-quality, socially active space that fosters health, well-being, and community.

The client, Venture&Co Rochdale, has identified this site as a strategic opportunity to meet the growing demand for Padel as one of the fastest-growing sports in the UK. Through careful adaptation of the existing warehouse, the project will bring a currently vacant building back into productive use, creating a vibrant, inclusive and accessible facility for Rochdale and beyond.

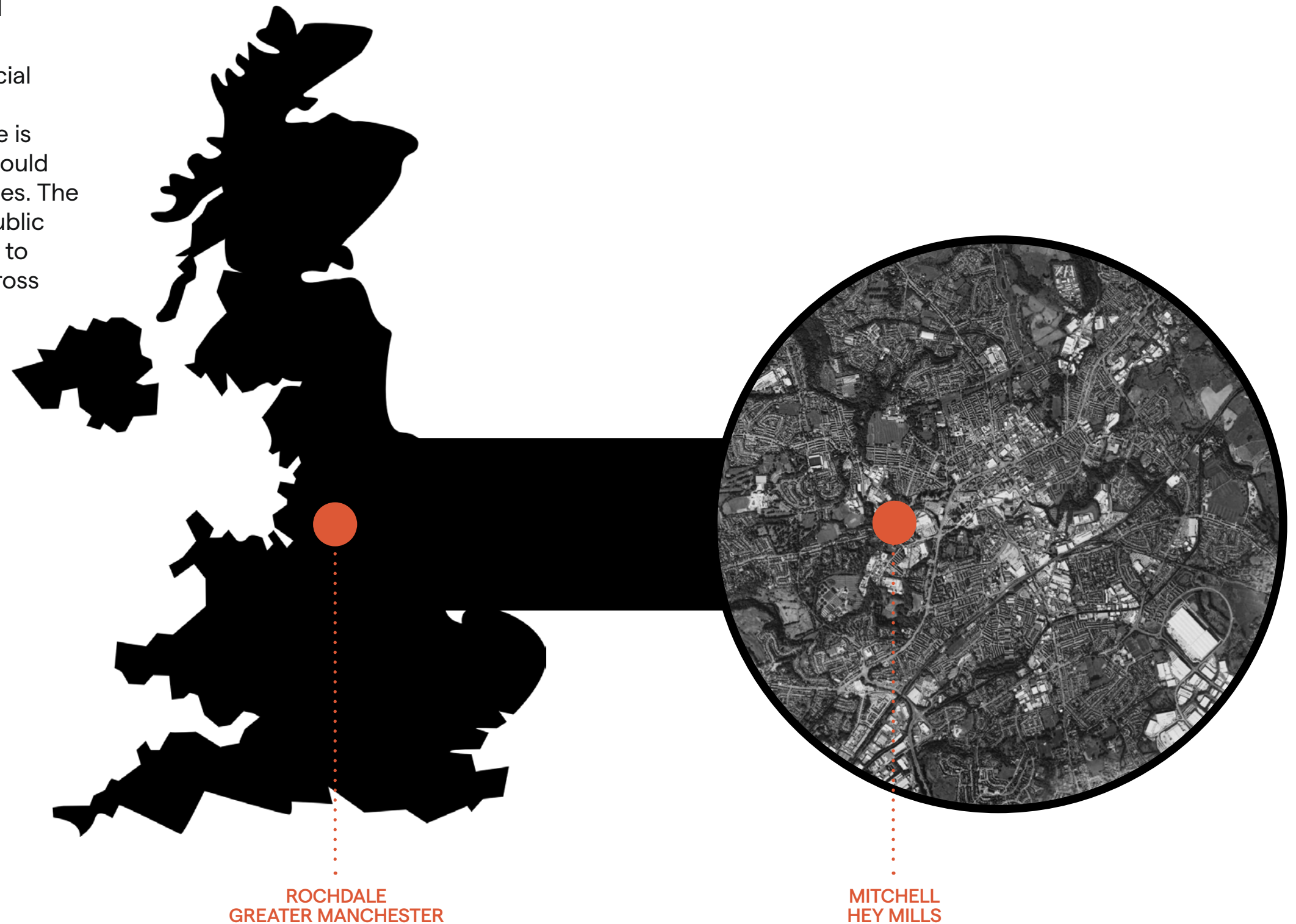
- A Locker, Manchester
- B The Lighthouse, London
- C Munchies, Sheffield
- D WIT, London



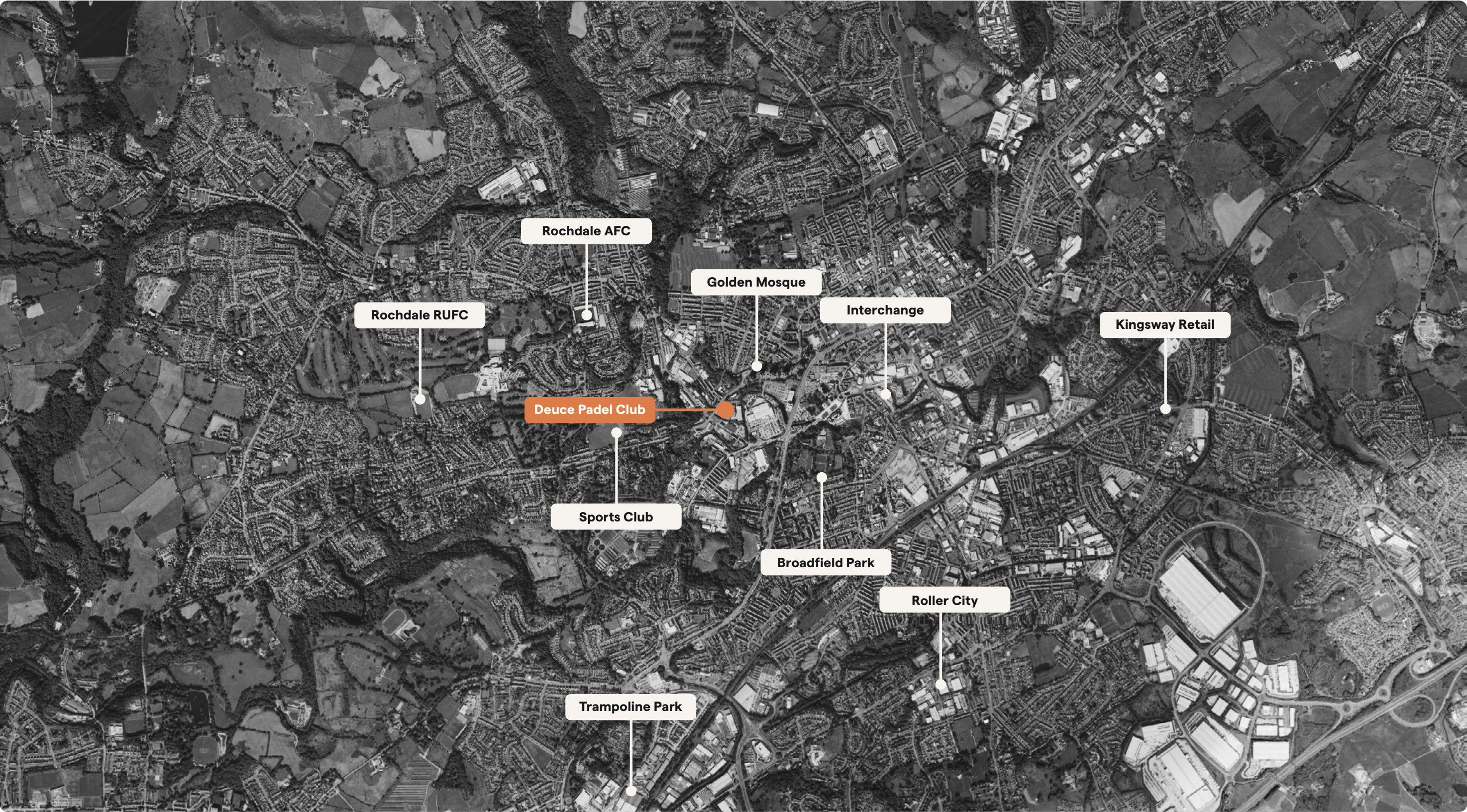
Urban Context

The site is located to the north of Rochdale town centre, within an established industrial and commercial area. It is accessed via a private street off College Road and currently comprises a large warehouse building with extensive parking and service areas.

The surrounding area includes mixed commercial units, storage facilities, and residential neighbourhoods within walking distance. There is also neighbouring schools and colleges, who could definitely make use of the nearby sports facilities. The site benefits from strong transport links and public transport options nearby, making it well-suited to serve both local residents and visitors from across the borough.



Project Location



Mitchell Hey Mills

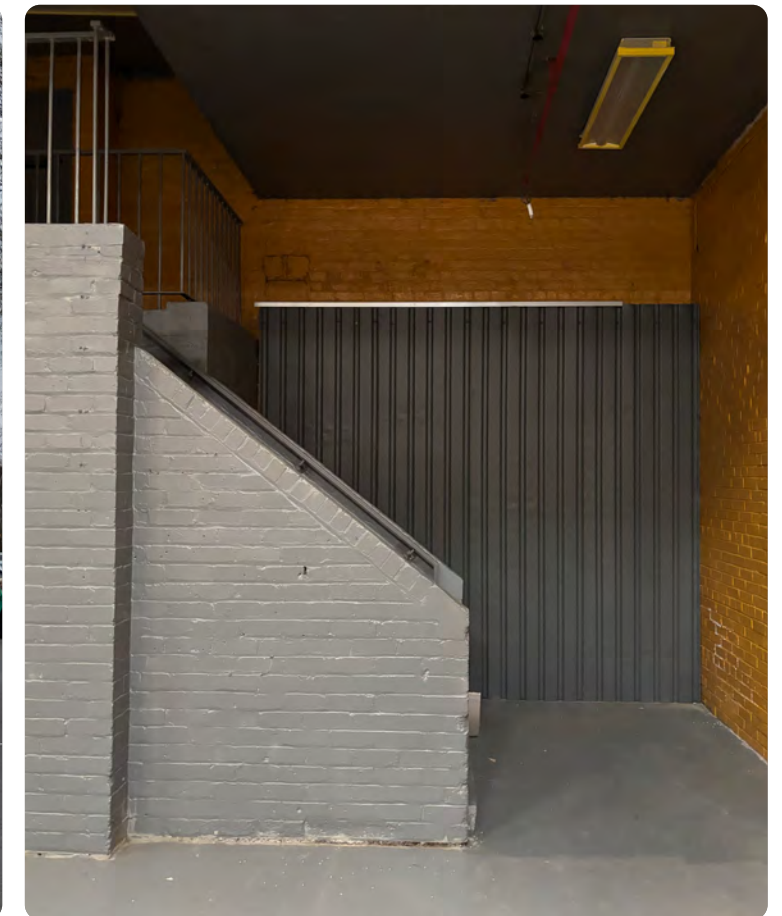
The overall existing warehouse building is approximately 4100sqm in total, with 3500sqm proposed for active use for the Padel facility. The main structure of the warehouse building is of portal-frame construction, with the older parts of the building constructed in a red brick, though much of this has been painted anthracite grey.

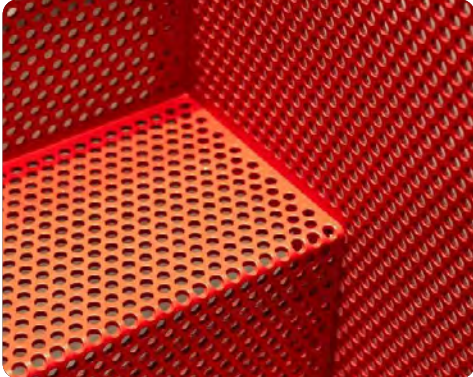
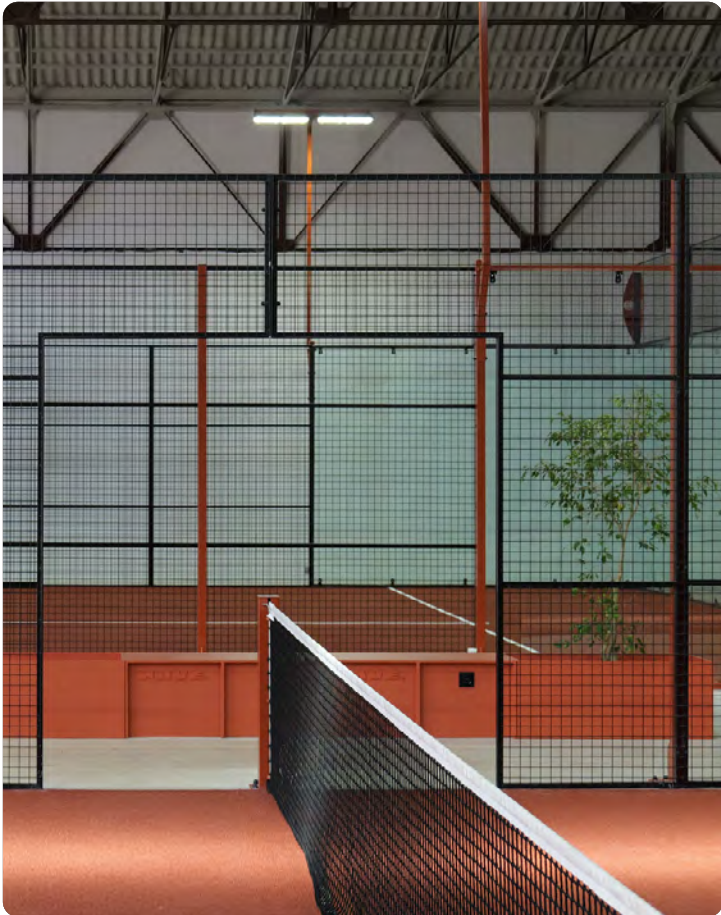
The original 19th century mills contributed significantly to the region's textile industry. Parts of the building is currently used for Podz storage purposes, whereas the main warehouse space is not utilised and in need of improvement. It has generous internal heights (over 7m clear), making it suited to accommodate the required Padel courts and associated functions.

Externally, the building has a tarmacked forecourt, suitable for parking and servicing, which will be retained for customer use.

The building is sufficiently separated from the nearest residential properties to avoid adverse impact on the privacy of existing residents within the area.

The client, Venture&Co Rochdale, took ownership of the building from a previous tenant who left a number of years ago. With their introduction of the Podz storage unit, the building has somewhat had a face lift, but further internal works are required to bring the remainder of the building up to modern standards.



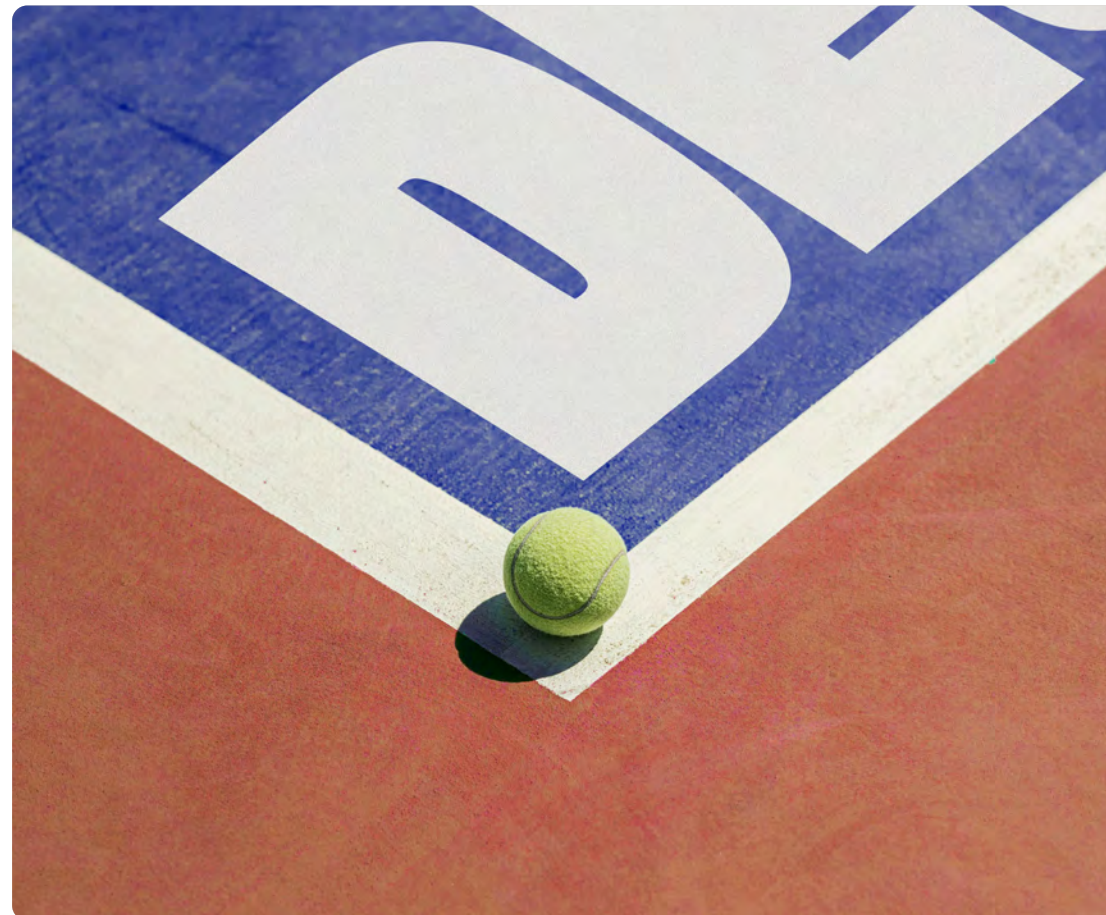




Bold Branding

The venue's branding will play a central role in shaping the interior aesthetic, with bold shades of orange and neon lime reflecting the brand's vibrant and high-energy spirit. These dynamic colours will be strategically incorporated into key areas such as the courts, changing rooms, and retail space, creating a visually cohesive environment that enhances the overall visitor experience. Through thoughtful placement of colour and design elements, the space will feel both engaging and immersive, reinforcing the brand's identity at every touch point.

The branding will extend into signage and way-finding, establishing a distinct visual language that enhances the overall experience. From rackets and apparel to accessories, every detail will be thoughtfully designed to reflect the brand's identity. This cohesive approach will elevate the venue beyond a traditional sports facility, shaping it into a lifestyle destination that fosters a deep sense of connection and belonging for players and visitors alike.



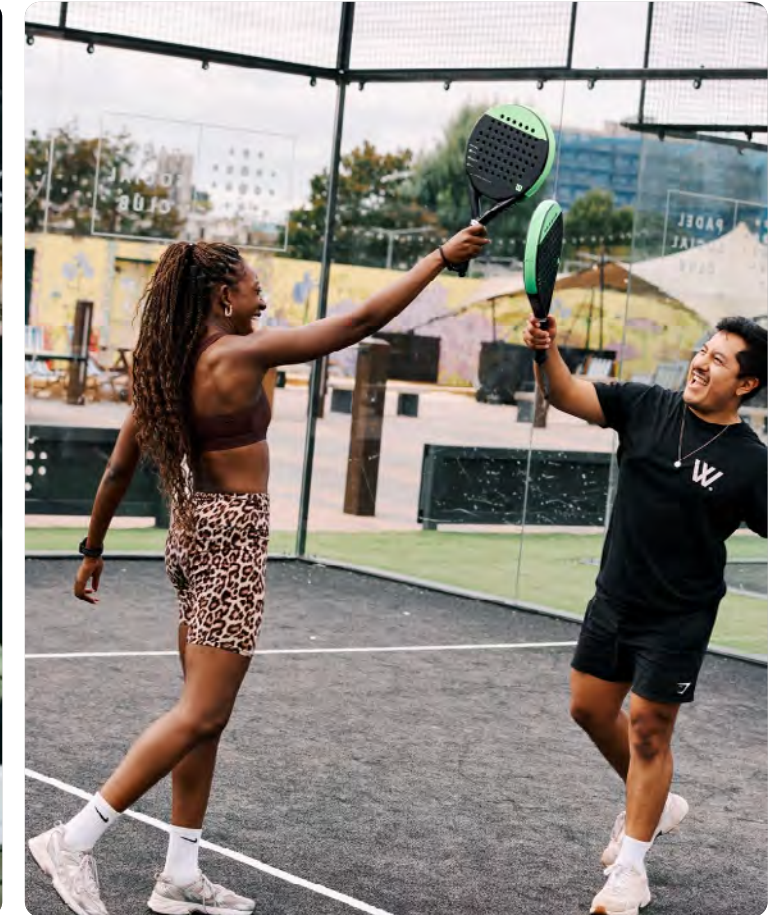
Fostering Community

The success of the proposed padel facility extends beyond its immediate sporting offer. At the heart of the design is an ambition to create a place that contributes meaningfully to the social and civic life of Rochdale. The facility is conceived as a welcoming, inclusive environment that encourages both physical activity and community connection.

Carefully considered communal areas will support this ambition. These spaces are designed to be warm and inviting, promoting informal gathering and encouraging visitors to dwell before and after their sessions. The layout ensures visibility across the facility, fostering a sense of openness and shared experience that goes beyond the courts.

Alongside its physical qualities, the building will act as a platform for community engagement. The client is committed to working with local schools, charities, and neighbourhood groups to develop a tailored programme of events and partnerships. These initiatives could include free taster sessions, youth engagement programmes, or health and well-being classes that support the needs of under-represented groups.

This approach is closely aligned with Greater Manchester's 'Get Moving' initiative, which recognises the power of movement as a catalyst for improved mental health, stronger communities, and long-term behavioural change. By embedding this ethos into the operation and identity of the building, the facility has the potential to play a key role in improving local well-being and contributing to the wider regeneration of the area.



Interior

The interior of the proposed padel facility will be simple and honest to the industrial character, celebrating the robust qualities of the existing warehouse. Nine high-quality indoor padel courts will be arranged efficiently within the building's footprint, framed by exposed structure and honest materials. Supporting spaces, including main reception, changing areas, WCs and social zones, will be designed using durable finishes and bold wayfinding to create an inclusive and welcoming environment. The layout promotes intuitive circulation and prioritises visibility, safety and comfort for all users. These early artistic impressions of the interior spaces give an idea of what the Deuce Padel facility might look like.



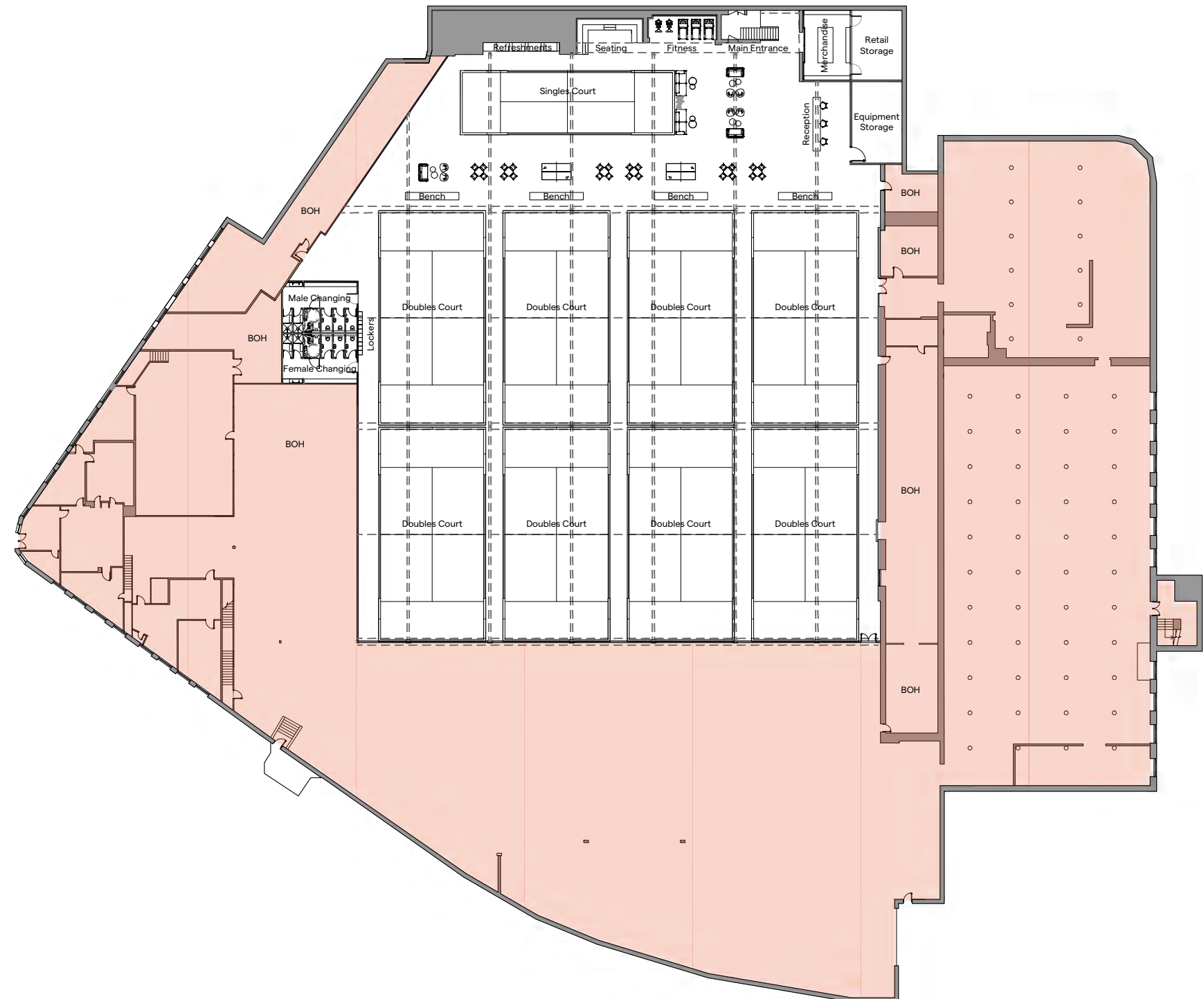
Floor Plan

The use class will change from B2 (Industrial) to E(d) (Indoor Sport and Recreation).

The internal layout responds to operational needs and customer experience. 8 Doubles courts are positioned centrally, with social spaces and merchandising adjacent to the main entrance. The 1no singles court sits near the main entrance, providing a strong visual anchor and to create theatre upon arrival.

The building is arranged to accommodate circa 60 people during peak periods, with suitable ancillary and changing spaces provided to support this.

The existing building features a number of external fire exits which will be utilised within the fire strategy.



Building Upgrades

The proposals seek to improve circulation, accessibility, and transport connections whilst working within the constraints of the existing building and site levels. The main entrance is located at pavement level, offering a broadly level threshold with only a minor kerb upstand from the street. Upon entry, visitors are welcomed into a reception area via an internal staircase. While this presents a short-term challenge for step-free access, a platform lift is being considered as part of a future phase.

In the interim, step-free access is achievable via an existing external ramp to the rear of the building. Though not intended as the primary entrance, this route offers a safe and practical alternative for users with limited mobility, supported by clear wayfinding and operational procedures. Internally, the layout provides step-free circulation between key facilities, with accessible WCs designed in line with Part M requirements included within the changing room provision.

The site benefits from existing on-site parking to the front of the building, accessed via College Road. This provision is retained, with ample capacity to accommodate the scale of use (circa 60 people).

- Entrances
- Main Reception
- Part M WCs
- Existing Building Fire Exits





An Exciting Overhaul

Internally, the finish palette will be contemporary and welcoming, balancing durability with quality. The padel courts are made of powder-coated steel and glass, adding to the overall industrial aesthetic and complementing the branding colours.

The proposed external changes are minor but meaningful. They include:

- New entrance signage
- New glazed entrance door to enhance visibility and arrival. Security shutter required for out-of-hours security.
- External wall finishes to be repaired and cleaned as needed. Colours/materials to remain the same.
- Minor facade interventions to improve legibility and brand identity

Materials will be robust, low-maintenance, and sympathetic to the industrial context.



Low Impact, High Performance

This proposal delivers meaningful environmental and social value by making creative re-use of an existing industrial building, avoiding the high embodied carbon of new construction. The design approach is deliberately light-touch, retaining the original the structure and focusing on intelligent, low-impact upgrades.

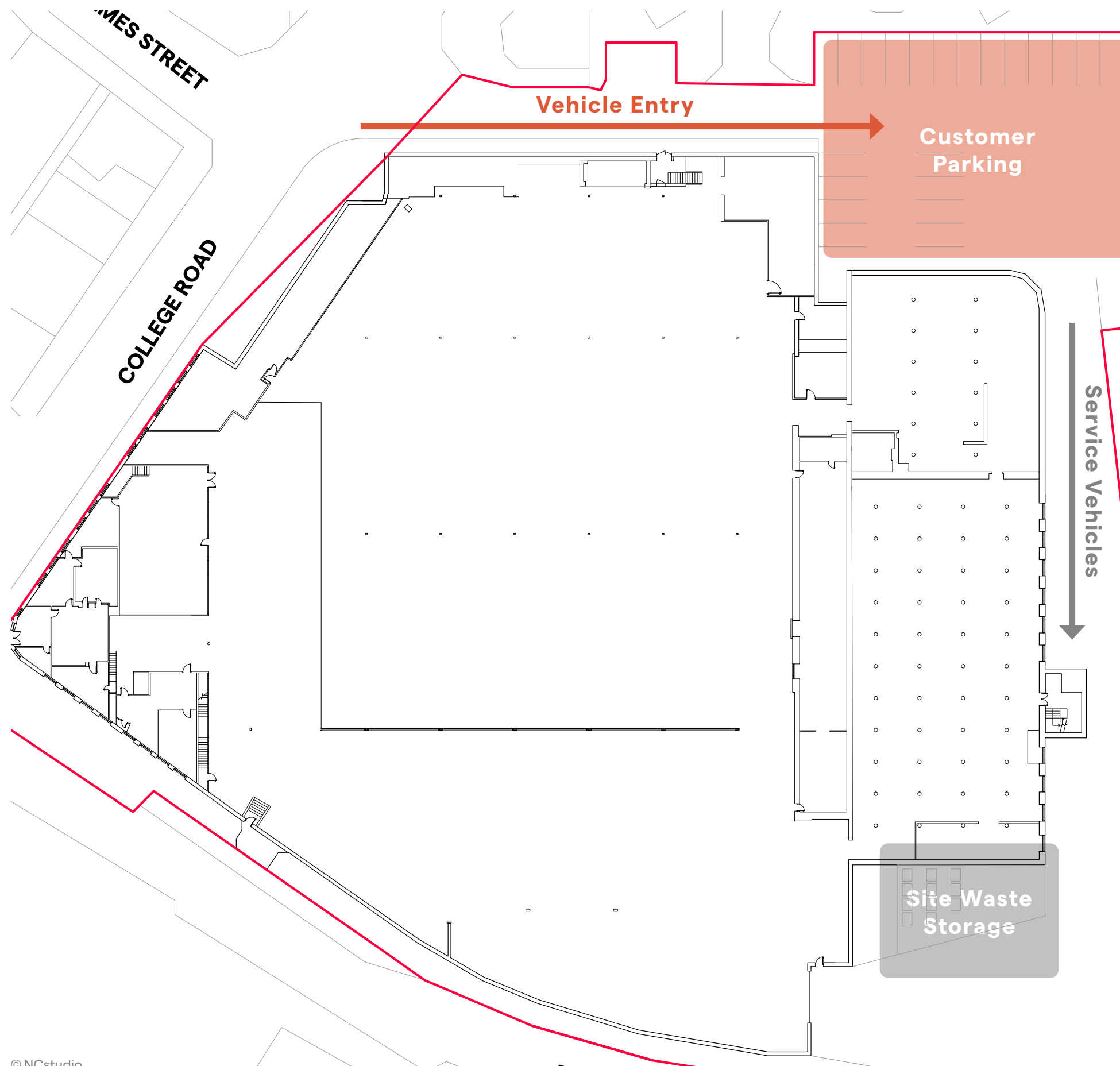
A carefully considered services strategy will ensure the building remains low-energy in use, with efficient lighting, natural ventilation where possible, and modern heating systems to reduce operational emissions.

The facility also delivers significant social and health benefits to the wider Rochdale community. Through active programming and inclusive design, the space will promote:

- Healthier, more active lifestyles
- Social inclusion across all ages
- Improved mental well-being through movement and social interaction

Targeted events and community initiatives will include school outreach, local partnerships, and accessible group sessions, ensuring the centre becomes a valued and equitable local amenity.





Access & Operations

Vehicles accessing the site will continue to use the existing entrance from College Road, which is shared with several neighbouring businesses. The proposed use is not anticipated to materially alter traffic movements in the area, and the modest increase in vehicle numbers can be comfortably accommodated without significant impact on the surrounding residential community.

There are currently 22 dedicated car parking spaces associated with the building. These will remain available for customer use, providing on-site provision for those travelling by car. The facility is also accessible on foot and by public transport, encouraging a sustainable approach to travel.

Waste generated by the facility will be managed via a commercial collection service, with on-site provision for general waste, mixed recycling, and sanitary waste. A dedicated external bin store will be included as part of the proposals, sized appropriately to accommodate demand from both staff and customer use, with regular collections to maintain operational hygiene and safety.

The following provision is proposed:

- 2 x 1100L general waste bins
- 2 x 1100L mixed recycling bins

This capacity is considered appropriate for the scale of operation, based on occupancy, proposed use, and standard commercial waste benchmarks. The existing site waste area provides sufficient storage for the inclusion of these additional bins.

Potential for flooding

A Flood Risk Assessment (FRA) was previously prepared for this site by William Morris Legal & Corporate Communications in November 2022, (submitted as part of planning application [Ref: 22/01284/FUL], which was approved on 20/07/2023).

The current proposal for the Padel sports facility presents no increased flood risk compared to the previously approved scheme, and in fact benefits from the following:

- The development retains the same built footprint, levels, and drainage strategy as the approved scheme, meaning no additional impermeable surfaces or alterations to runoff.
- Unlike residential or commercial uses, a sports facility (Padel courts) is classified as a “less vulnerable” development.
- The proposed use poses minimal risk to occupants (no sleeping accommodation or high-value assets) and can be safely evacuated in extreme conditions.
- The latest Environment Agency flood maps (accessed 22/04/25) confirm that the site’s flood zones remains unchanged since the previous FRA.
- No updates to the local Strategic Flood Risk Assessment (SFRA) or drainage infrastructure affecting the site.

Given these factors, the existing FRA remains robust and applicable to this application.

Summary

This planning application seeks approval for the change of use from B2 (Industrial) to E(d) (Indoor Sport and Recreation), along with minor external works and signage to support the facility's operation.

The proposal represents a sustainable and appropriate reuse of an under-utilised building, bringing new life to the site without significant impact on the surrounding community or infrastructure.

Key benefits of the proposal include:

- Reuse of a brownfield site, preserving embodied carbon
- Creation of a vibrant hub for physical activity and well-being
- Minimal external intervention, retaining the building's character
- No additional burden on local traffic or residential amenities
- Programming that engages local schools, groups, and communities

The application aligns with Greater Manchester's strategic goals around health, regeneration, and sustainable development. We are committed to delivering a high-quality space that will positively contribute to Rochdale's built environment and the lives of its residents.

We respectfully submit this application and welcome the opportunity to engage further with planning officers or consultees during the review process.

*Artistic interpretation of exterior view.
Final artwork tbc*



NCstudio

Thank you
It's been our pleasure

Please do not hesitate to get
in touch if you have any questions.

Lucy@ncstudio.co.uk
+44 7764 485731

NCstudio.co.uk
@ncstudiodesign