

MAYFIELD PARK

Design Rationale
Planning Update 2021

Mayfield

SUMMARY OF DESIGN RATIONALE

The Park design has evolved with changes reflecting a number of sustainability improvements and iterations to the original consented scheme, including a larger children's play area, increased use of existing brick and stone structures around the River and re-use and re-purpose of steel hog back beams salvaged from the culvert which previously covered proportions of the river. Further survey of the river and its low flow along with extensive consultation with the Environment Agency have also resulted in further design development and updates. Overall the ingredients and structure of the park have remained the same as the original application, with park concept, character spaces, materiality and overall look and feel remaining as per the original planning application. The key changes and the design rationale behind each are explained in further detail in the following pages.



CHARACTER AREAS

The Play Area and Wildscape Area have swapped to respond better to the existing ground conditions and site levels. This change has maintained the conceptual structure of the park preserving the 'sequence of spaces' arrangement. The justification for the change follows further detailed design and consideration of ground conditions and reduced earthworks movement. By creating the wildscape area in the centre of the site the amount of cut material is reduced resulting in less material removed from site which in turn reduces the carbon footprint of the construction as well as lowering the risk of potential ground contamination release around the river caused by unnecessary excavation. The Play Yard will now be situated adjacent to the Arches providing a key activation along Hoyle Street and a clear destination at the East end of the Park in Phase 1.



PLAY YARD

The Play Yard has been located adjacent to the arches which situates the play space on higher existing levels reducing the need to form higher levels through movement of material. Its location here is further justified through its proximity to a potential active façade. In the initial phase of the Park there will be no new buildings active on the site, therefore it is sensible to create a better adjacency to the existing Mayfield Depot building and in particular Arches 5 & 6 which have the potential to provide an active edge for the play space. The relocation of the play area has also created the opportunity to increase its overall size from the original application and thus accommodate more play. The designers have also worked with a locally based play specialist to advance the planning application design to a more inclusive offer with improved play value throughout.



RIVER WALLS

The original application proposed to remove the existing river walls and replace with new structures. Through further survey, engineering assessment and design it has been found that the original structures can be retained, in areas lowered and where they are not heritage brick or stone, clad to create an appropriate aesthetic representative of the original design vision. This strategy repurposes existing structures therefore reducing the 2019 applications embodied carbon, reduces the risk of contamination leaching into the river and maximising the post-industrial character of the design by saving and incorporating interesting heritage features.



BRIDGES

Three key crossing points were proposed in the original 2019 application. Each of which were new structures. Through further detailed design we have been able to reuse part of the existing culvert structure to create the 'culvert bridge' crossing as well as repurpose reclaimed cast iron hog back beams for the other bridges. This design change has been driven by a sustainable approach to help reduce the requirements for new structural materials whilst still providing three key crossing points. Using reclaimed hog back beams further represents the designs post-industrial Mancunian aesthetic.



PHASING

The original park phasing strategy has changed, this is due to the scheme receiving substantial government funding allowing for a larger proportion of the Park to be delivered in Phase 1. This enables the full length of the River Medlock within the site to be improved as well as providing all the necessary flood attenuation in one initial phase. Of course this also brings forward a greater provision of green space for the City of Manchester sooner which is beneficial to both the development and the wider area.



Planning 2019 Phases



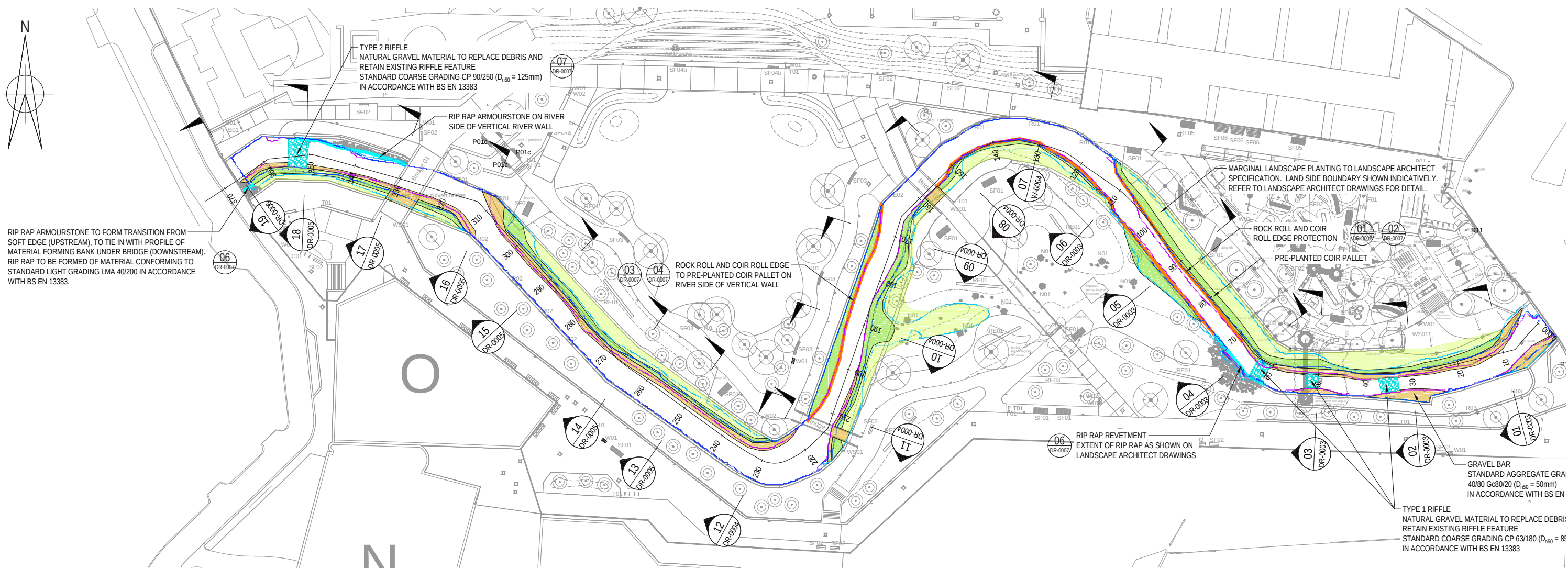
PLANTING

The approach to planting remains the same as the original application. The same number of trees as the 2019 application are also proposed. The chosen species have developed through consultation with the MCC tree officer and have also been influenced by availability and procurement.



RIVER

The design of the river channel itself has evolved through further detailed design and low flow modelling and survey lead by a specialist river hydrologist. This design development has taken place in consultation with the Environment Agency. Subsequently the river channel, river edges and riffle features within the channel have evolved to create a bespoke solution for the River Medlock.



NOTE:
FOR USE WHERE DEPTH TO UNDERLYING SANDSTONE
BEDROCK EXCEEDS 500mm. REFER TO SPECIFICATION DOC.

PYRAMID OF 3 NO. 300mm DIA. ROCK ROLLS STITCHED
TOGETHER WITH 3mm RI ACK PDI YFTHV1 FNF TWINF

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VERTICAL RIVER WALL
(DESIGN BY OTHERS)