

Planning Schedule - Hard Landscape – PLANNING CONDITION DISCHARGE
Mayfield Phase 1a – The Republic – Public Realm

0436-SEW-ZZ-ZZ-SH-L-001100

Revision	Date	Status
00	04/06/25	For Planning

A – Quality Control

Samples

Samples Generally:

- Samples shall include various products, natural materials, fabricated items, equipment, devices, appliances or components thereof, as may be required to achieve the visual appearance and technical requirements of the Design.
- Provide ranges of samples where a considerable range of colour, graining, texture, smoothness and other characteristics may be anticipated in the Works.
- Where bespoke colours are specified, submit samples that illustrate precise colours, textures, patterns and finishes for review by the Employer.

Pre-contract Samples:

- Submit samples with the tender or during the Evaluation prior to Contract award.
- Samples which are required to verify the visual appearance of such items for compliance with the requirements of the Design Drawings and Specification to be as indicated in the Sections.
- Label pre-contract samples, which shall be kept by the Employer as a record of materials agreed for Contract until completion/ handover.

Post Contract Award Samples:

- Check samples submitted during the Detailed Design against the pre-contract samples, where applicable, and the Specification.
- At the appropriate time provide the Employer with samples indicated in Sections, which will be kept as a record of materials to be incorporated in the Works and used as references for controlling consistency throughout the Works.
- Post contract award samples shall comprise materials in their final form.
- Samples to include relevant trade literature and technical specifications.

Performance Requirements

- All works and materials to be in accordance with current applicable statutory legislation and to comply with all relevant Codes of Practice & British Standards, Refer also to the Engineer's documentation for specific performance requirements where applicable.
- The performance criteria included in the Specification sets the minimum standards with which the Detailed Design shall comply.

Workmanship - Skilled Personnel

- Execute the Works using persons skilled in the processes to be adopted. Where requested, submit such documentation necessary to demonstrate an individual's ability to carry out the work to which he has been assigned.

Conflicting Requirements

- Bring to the attention of the Employer for consideration, any matters such as performance requirements within this Specification, which the Contractor considers to be in conflict with the stated Sustainability aims and requirements of the Specification.

Substitution at the Time of Tender

- The Contractor may, after consideration of the criteria which in his specialist knowledge are relevant to the design and construction of the Works, wish to make proposals for changes in details, dimensions or materials indicated in the Design Drawings or referred to in the Specification.
- Submit such proposals as separate alternative options and return with the tender. In no way shall any proposed change fail to achieve the minimum performance requirements specified.
- A request for a substitution is deemed to be a warranty by the Contractor to the client that such substitutions achieve the requirements of the Specification. It shall be confirmed in writing as equal by the Contractor and accepted in writing by the Employer.
- Any request for substitution after tender shall be at the sole discretion of the Employer and may be rejected.
- In the case that any substitution alters the specified requirements, submit sufficient information on substituted materials to allow evaluation by the Employer on any deviations from the Specification.

Safety, Health and Welfare Regulations

- Comply with the latest safety, health and welfare regulations. Give full consideration to the health and safety of operatives when completing the Detailed Design, manufacturing, installing or operating and maintaining the Works.
- The Working Drawings shall only incorporate methods of manufacture, installation, maintenance and use that are safe and comply with health and safety regulatory requirements.
- Submit safety risk assessments.

B- Clay Paving – To match Mayfield Park					
Ref	Material Description	Size/Dimensions	Finish	Laying Pattern/Bedding	Supplier
P01	Paving Type 01 Vehicular & Pedestrian Clay Paving Bricks	Dimensions: 200 x 100 x 65mm	Product: Staffordshire patterned pavers Finish: Diamond Chequer Edge: square edged Colour: Staffordshire Blue Raw Material: Etruria Marl Clay	Laying pattern Running bond - to be laid at third bond in order to maintain the pattern throughout the paved area. To match Mayfield Park. Bedding Fine dry bedding sand and jointing sand, flexible 3mm joint, laid to falls	Ketley Brick Company Ltd. Dreadnought Works Dreadnought Road Pensnett Brierley Hill West Midlands DY5 4TH Web: https://www.ketley- brick.co.uk/ketley-home Source: UK sourced from the midlands for heritage continuity
P02	Paving Type 02 Vehicular & Pedestrian Clay Paving Bricks	Dimensions: 200 x 100 x 65mm	Product: Staffordshire patterned pavers Finish: Plain Edge: square edged Colour: Staffordshire Blue Raw Material: Etruria Marl Clay	Laying pattern Running bond - to be laid at third bond in order to maintain the pattern throughout the paved area. To match Mayfield Park. Bedding Fine dry bedding sand and jointing sand, flexible 3mm joint, laid to falls - 100mm Type 1 granular sub base (subject to 5% CBR) - Bedding mortar applied as 60mm wide haunch to edge of paving.	Ketley Brick Company Ltd. Dreadnought Works Dreadnought Road Pensnett Brierley Hill West Midlands DY5 4TH Web: https://www.ketley- brick.co.uk/ketley-home Source: UK sourced from the midlands for heritage continuity SS8 0PU Tel: +44 (0) 203 598 9800

Installation & Quality Control

Laying:

Clay pavers should be laid by hand, commencing from a straight starting edge on the prepared bedding course. They should be laid slightly open to provide a finished joint width between pavers of 3mm beyond the edge protection nibs to permit infill and to minimise damage in compaction and subsequent use. Failure to do this may result in chipping of the clay pavers.

Pavers should be selected from three or more packs to ensure a thorough mix.

Flexible Laying/Bedding: (Paving types P01&P02)

Clay pavers should be laid in accordance with BS 7533-3:2005+A1:2009.

Once a sufficient area of clay pavers has been placed (approximately 40m²) fine dry sand should be brushed into the joints.

After brushing into the joints, surplus sand should be brushed away before compaction begins. Pavers should then be compacted into position by two or three passes of a vibrating plate compactor fitted with a neoprene pad. As recommended in BS 7533-3:2005+A1:2009, the plate area should be at least 0.20m². It should transmit an effective force of 50-75 :kn/m² at a vibration frequency of between 60-100Hz. Compaction should not be performed closer than one metre from any unrestrained edge. Further sand should then be applied and the procedure repeated. After final compaction 1-2mm of sand can be spread over the paved area to promote joint fitting and to fill any voids which may develop.

Bedding course sand should be obtained from a single source in order to maintain consistency. If the sand is stored it should be sheeted, to prevent saturation and to help maintain a uniform moisture content.

The below relates to paving types P01&P02

Paving Cuts:

As far as possible whole pavers should be used. Pieces of less than 1/3rd of a full paver should be avoided.

Paver cutting should be carried out by a disc cutter, not by the use of a splitting machine or hammer and chisel.

Access/Manhole Covers:

The positioning of inspection covers is important to preserve the aesthetics of a paved area. Covers must be sited with some care, located within an area of paving and aligned with the pattern. They should not straddle different colours or patterns. Wherever manholes occur within paved areas a recessed cover should be used with a paved infill to match the corresponding paving type.

- Manufacturer: Jones of Oswestry or equal and approved.

Control samples:

Sample areas: As built within Mayfield Park

Regularity of paved surfaces:

Maximum undulations in the surface of pavings (except tactile paving surfaces) under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface): 3 mm.

Joints between paving units or utility access covers:

- Joints flush with the surface: difference in level between adjacent units to be no more than twice the joint width (with a 5 mm max difference in level).
 - Recessed, filled joints: difference in level between adjacent units to be no greater than 2 mm; the recess to be no deeper than 5 mm.
 - Unfilled joints: difference in level between adjacent units to be no greater than 2 mm.
- Sudden irregularities: Not permitted.

Performance Standard: BS EN 1344:2013

Circularity in all features of material sourcing, design, construction and stewardship

Clay bricks are a key component within the current Mayfield Site and Industrial Manchester. Their colour, texture and composition form a strong identity across Manchester and have stood the test of time in many of Manchester's key public buildings and spaces.

Ketley products have stood the test of time and have a 100 year heritage. Their durability and enduring aesthetic ensures a long life, contributing to the sustainability of the built environment.

Following a Life Cycle Assessment carried out by the BRE for Sustainable Products, the Brick Development Association representing the industry, have been awarded an Environmental Product Declaration for a generic brick.

The generic brick is the first construction industry product to be verified under BRE Global's recently launched EN15804 Environmental Product Declaration (EPD) scheme.

Ketley use their resources as efficiently as possible, to reduce waste, reduce the energy used in manufacture, encourage the re-use of materials and ensure their products have the longest possible lifespan. It is important that when reviewing energy use it is appropriate that the quantity of resources consumed is evaluated over the whole life of the product. Ketley believe the evaluation should cover the total quantity of energy embodied in the product and include all material and energy inputs in the supply chain. Transport is a big issue and there should be special consideration given to the environmental costs from imports into the UK of heavy clay products.

The Ketley Brick Co Ltd is located within 100 miles from the Mayfield site, reducing the amount of transportation required to deliver the bricks.

Ketley Bricks manufactured over 100 years ago are still in use today, which demonstrates their sustainability. The most relevant measure of sustainability is the embodied energy in their production divided by their useful life.

Ketley Brick continually invest to make the use of clay as efficient as possible:

- Quarry is located a few hundred metres from the Works, minimising transport
- Minimising the waste of clay in the production process by recycling unfired clay
- Water pollution is minimised as no stains or pigments are used on Ketley Bricks
- Continually investing in more fuel efficient production. It is imperative in this climate of high energy costs.

C - Resin Bound Gravel– To match Mayfield Park					
Ref	Material Description	Size/Dimensions	Finish	Laying Pattern/Bedding	Supplier
P03	Paving Type 03 Vehicular Loaded Resin bound gravel (Permeable)	6mm aggregate, 22mm depth.	Product: Addaset by Addagrip Colour: Hazelnut	Surface course - 6mm aggregate formulation min.18mm 10mm aggregate formulation min. 24mm (3mm aggregate formulation min.16mm is semi-porous) Binder course - A 50mm depth of AC 14 Open Surface asphalt concrete max 160/220 pen to BS EN 13108-1:2006 (Bituminous Macadam) or 50mm depth of Terrabound base. Sub base - A 150mm Depth of well compacted, nonfrost susceptible Type 3 granular sub-base to SHW clause 805 or locally available secondary or recycled aggregates which comply with the requirements of the specifications for Highway works for sub-bases. Geotextile - A geotextile membrane to prevent upward migration of fine soil particles (optional) Sub grade	Addagrip Terraco Ltd Addagrip House Bell Lane Industrial Estate Uckfield East Sussex TN22 1QL Telephone: 01825 761333 email@ sales@addagrip.co.uk
Installation & Quality Control Addagrip Resin Bound Surfaces can be overlaid onto existing asphalt or concrete surfaces of suitable construction for the traffic expected. Any movement joints/construction joints in concrete should reflect through the surface. Cracks should be broken out if necessary and filled with a polymer/cement crack filling material. Areas that may be trafficked by heavy vehicles should have structural layers designed according to the Highways Agency. A suitable steel, wood, brick, stone or aluminium edging should be provided to ensure a neat edge detail. The maximum tolerance of the base should not exceed 3mm under a 1m straight edge. If plastic or silty sub-grade is present, a capping layer should be used in accordance with HA Design Manual for Road and Bridges HD25. If there is a danger of ponding, the sub-base should be laid to falls. Total sub-base thickness will be dictated by loading and attenuation requirements. Any advice, recommendation or information given by Addagrip Terraco Ltd is based on practical experience and is believed to be accurate at the time of publication. No liability or responsibility of any kind (including liability for negligence) is accepted in this respect by the company, its Servants or Agents. The figures quoted do not constitute a specification, they represent typical values obtained for this product.					

Circularity in all features of material sourcing, design, construction and stewardship

Addagrip Terraco is a UK manufacturer and supplier of resin bound gravel surfacing.

- Addagrip products meet or exceed all current environmental legislation.
- Use raw material efficiently minimising the waste of resources.
- Provides a porous surface which contributes to the sites overall SuDS strategy

D – Steel Grating – To match Mayfield Park

Ref	Material Description	Size/Dimensions	Finish	Laying Pattern/Bedding	Supplier
P04	Paving Type 04 Vehicular Loaded Galvanised Steel Grating	55x11/90x4/10x3/9 0x4	Product: Lang and Fulton - PL-55x11/90x4/10x3/90x4 frame Finish: Galvanized EN ISO 1461	Pattern: Serrated transverse and bearing bars Fixings: Gratings are supplied with fixing clips to clamp the panel to the substructure. Loading grade to BS EN 124-1: To civil engineers' detail and specification	Lang and Fulton Newbridge Industrial Estate, Edinburgh EH28 8PJ Telephone: 0131 441 1214 Email: sales@langandfulton.co.uk

Installation & Quality Control

The Pressure locked galvanised steel grating is designed to be heel proof and was installed across Mayfield Park on raised walkways, bridges and jetties. The gratings are specifically designed and manufactured offsite and then installed over a substructure. The panels are lifted into place with a minimum 10mm tolerance between panels and then are fixed in place with the clips and clamps provided.

Circularity in all features of material sourcing, design, construction and stewardship

Lang & Fulton is a UK manufacturer and supplier of architectural gratings, louvred panels, flooring and fencings.

- Lang & Fulton products meet or exceed all current environmental legislation.
- Use raw material efficiently minimising the waste of resources.
- Provides a porous surface which contributes to the sites overall SuDS strategy

E - Asphalt Surfaces (for temporary surface treatments) – To match Mayfield Park					
Ref	Material Description	Size/Dimensions	Finish	Subbase	Supplier
P05	Paving Type 05 Temporary asphalt footpath surface with occasional vehicular traffic	-	Surface course: 40mm of HRA 30/14 SURF 40/60 PEN surface course with precoated stone chippings. Precoated stone chippings to match exposed aggregates used in Paving types 2-6. Stone chipping samples to be approved by Landscape Architect	Surface course laid above: - Binder course: 60mm of 20mm N/S Asphaltic concrete binder course 100/150REC. - Base course: 100mm of 32mm N/S dense asphaltic concrete base course 100/150REC. - Subbase: 320mm Type 1 Sub Base	Contractor to propose

F- Gravel Surface– To match Mayfield Park					
Ref	Material Description	Size/Dimensions	Finish	Laying Pattern/Bedding	Supplier
P06	Paving Type 06 Gravel Layer	Depth: 50mm	Product: Staffordshire Pink aggregate, to match exposed aggregates used in paving types 2-6. Size: 10mm aggregate.	Laid over an MOT type 3 subbase and geotextile membrane.	Long Rake Spar sales@longrakespar.co.uk Long Rake Spar Co. Ltd Youlgrave Nr. Bakewell Derbyshire DE45 1LW England

Circularity in all features of material sourcing, design, construction and stewardship

The aggregate used is from Long Rake and their Environmental policy includes the following:

- Wholly support and comply with or exceed the requirements of current environmental legislation and codes of practice.
- Minimise our waste and then reuse or recycle as much of it as possible.
- Minimise energy and water usage in our buildings, vehicles and processes in order to conserve supplies, and minimise our consumption of natural resources, especially where they are non-renewable.

- Operate and maintain company vehicles (where appropriate) with due regard to environmental issues as far as reasonably practical and encourage the use of alternative means of transport and car sharing as appropriate.
- Apply the principles of continuous improvement in respect of air, water, noise and light pollution from our premises and reduce any impacts from our operations on the environment and local community.
- As far as possible purchase products and services that do the least damage to the environment and encourage others to do the same.
- Assess the environmental impact of any new processes or products we intend to introduce in advance.

Staffordshire pink aggregate is sourced from Staffordshire, West Midlands and Long Rake Spar main depot is within 40 miles from the Mayfield site

G – Design Inspiration:

Taking inspiration from the existing industrial site:

'The site's materials palette is restrained, unfussy, typical of industrial detailing. Simplicity, functionality and robustness being the key design considerations of industrial design.'

'Our approach therefore is to capture Mayfield's spirit through material choice and simplistic detailing'

A Park First Project

Mayfield Park was completed and opened to the public in September 2022. The Mayfield development is unusually a park first project as such the future landscape and public realm phases of the adjoining development plots will aim to extend and continue the quality of the park.

Mayfield's industrial heritage has had a huge influence on the design of the park. It was influenced by the site as it was found, its combination of post-industrial deterioration and colonising planting. The park design has looked to deliver and amplify a nature meets industrial situation and deliver a greenspace with a strong Mancunian grounding and authenticity.

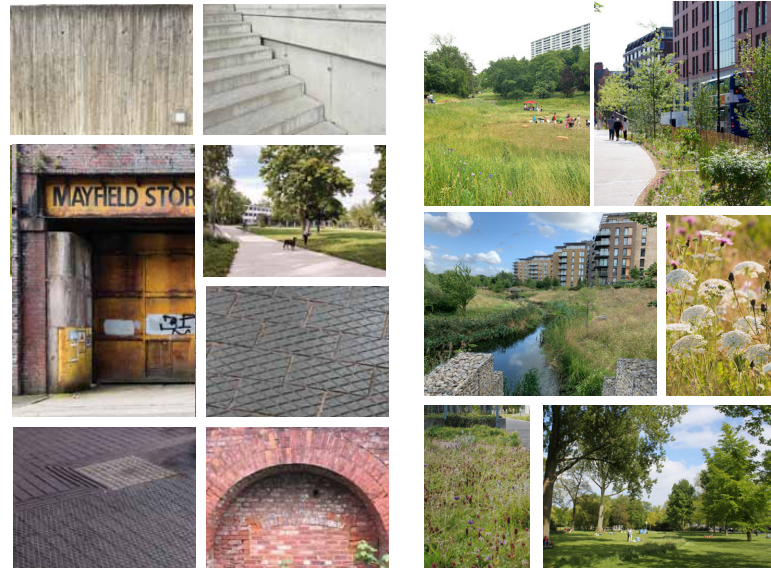
The spatial concept for the park is 'a sequence of spaces', not just one vacuous greenspace but a series of interlocking character areas organised by the meandering river which naturally creates separation between areas as it snakes through the greenspace. The consideration behind this is that a park with multiple character areas can provide more for a variety of users. The phase 1 public realm will continue these design themes to provide the next sequence of space within a wider park setting.



— Mayfield Park Concept
Urban to Wild / Sequence of spaces



— Mayfield Park
Vision



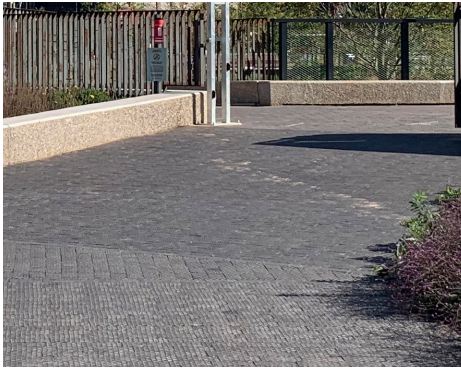
— Industrial materials

— Natural planting aesthetic

H – Precedent Images

All materials have been used across Mayfield Park

P01 Clay Paving Bricks - Diamond Chequered



P02 Clay Paving Bricks - Plain



P03 Resin Bound Gravel



P04 Galvansied Steel Grating



P05 Temporary Asphalt Surface



P06 Gravel



I - Street Furniture– To match Mayfield Park					
Ref	Description	Size/Dimensions	Product/Finish	Installation	Supplier
S01a & S02a	Street Type 01a & 2a Small rustic timber bench	Dimensions: 2 beams (620mm) Length: 2000mm	Product: Drifter Bench Finish: Treated upcycled hardwood timber, galvanised metal fixings and CorTen base Features: Armrest and 1200mm backrest required	Foundations and fixing to manufacturers details	STREETLIFE BV Head Office streetlife@streetlife.nl Herengracht 36 2312 LD Leiden, The Netherlands
S01b	Street Type 01b Large timber bench – single sided	Seating Depth: 500mm with backrest Length: 2400mm-3000mm (refer to plan)	Product: Solid 8 Bench Finish: FSC Hardwood II - Virgin and galvanised metal fixings and untreated CorTen base Features: Armrests and Quatro 1800mm backrest required	Foundations and fixing to manufacturers details	STREETLIFE BV Head Office streetlife@streetlife.nl Herengracht 36 2312 LD Leiden, The Netherlands
S02b	Street Type 02b Large timber bench – double sided	Seating Depth: 1000mm with double backrest Length: Up to 3000mm (longer available)	Product: Solid 12 Bench Finish: FSC Hardwood II - Virgin and galvanised metal fixings and untreated CorTen base Features: Armrests and Quatro 1800mm backrest required	Foundations and fixing to manufacturers details	STREETLIFE BV Head Office streetlife@streetlife.nl Herengracht 36 2312 LD Leiden, The Netherlands

C01 & C02	Cycle Stand Type 01 & 02 Cycle Stands	Dimensions: 87 x 700mm (inc. anti-damage strip)	Product: CorTen Bicycle Racks Finish: Untreated weathering steel with plastic anti-damage strip	Foundations and fixing to manufacturers details	STREETLIFE BV Head Office streetlife@streetlife.nl Herengracht 36 2312 LD Leiden, The Netherlands
B01	Bin Type 01 & 02	Dimensions:	Product: Acceptor 160	Foundations and fixing to	Vestre AS

MAYFIELD PHASE 1A – The Republic – PUBLIC REALM

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& B02	Waste and Recycling Bin	1003mm x 505mm x 1320mm	Quantity: 2 x 160l Finish: Hot dip galvanised and powder coated. RAL 7021	manufacturers details Integral cigarette bins	Drammensveien 44A, 0271 Oslo, Norway
N01	Boulder Type 01	Dimensions: Varied Size (400-2000mm) N01a- 300mm to 700mm N01b-1500mm - 2000mm	Natural stone – blast quarry stone	To engineer's details	Marchington Stone Ltd, Buxton Road, High Lane, Stockport,

J – Precedent Images

All street furniture has been used across Mayfield Park

S01a & S02a - Drifter Bench



S01b - Solid 8 Bench (single sided) - corten base



S02b - Solid 8 Bench (double sided)



C01 & C02 - Cycle Stands



B01 - Bin



N01 - Boulder

