MAYFIELD

Studio Egret West

Phase 1b
Design Responses

DESIGN

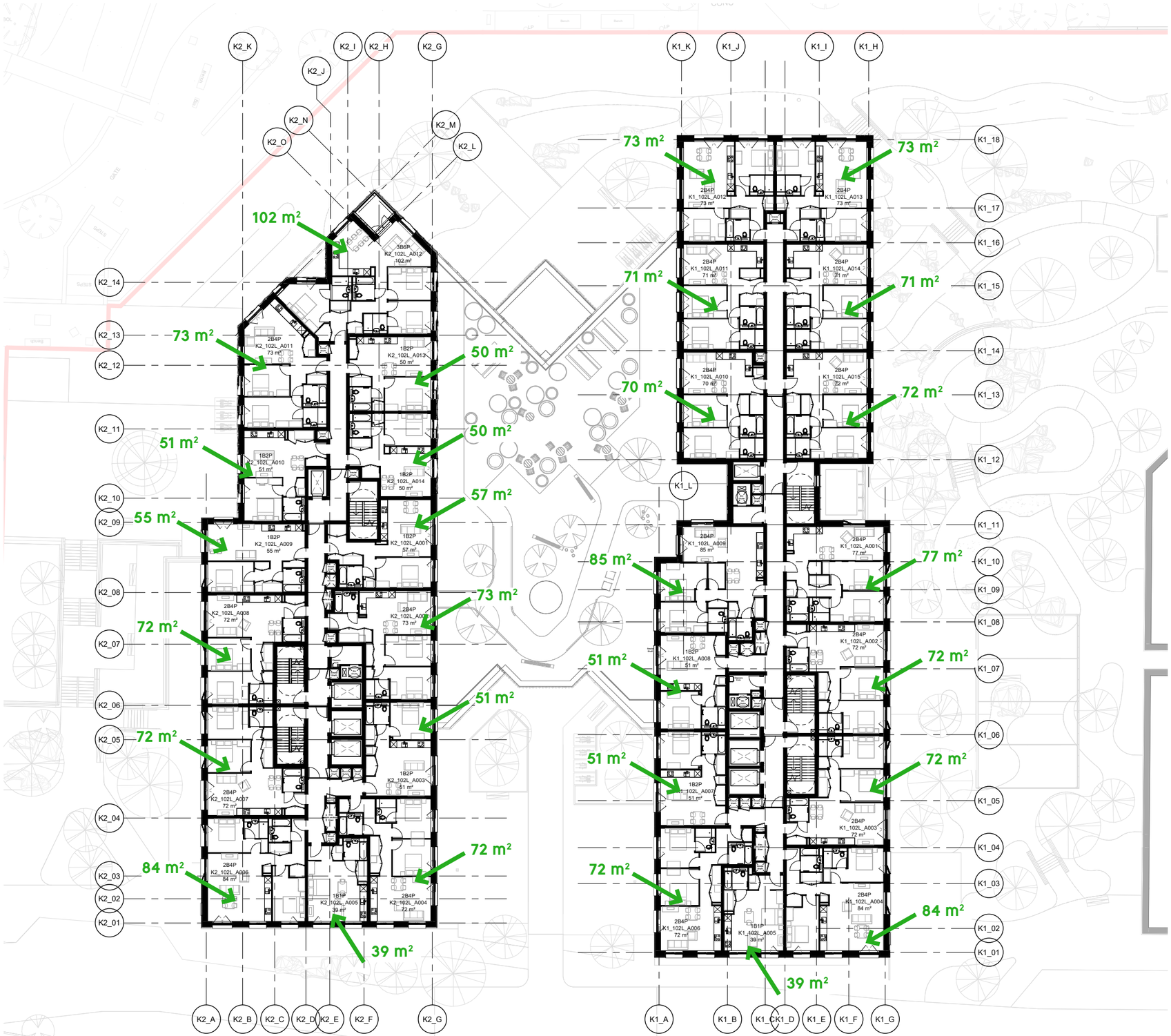
INFORMACION

3

Design Responses

Space Standards

- SEW can confirm that all homes meet or exceed the Nationally Described Space Standards.
- These areas are provided on the GA drawings that were submitted as part of the application, but for ease we have highlighted them on two typical floor plates opposite



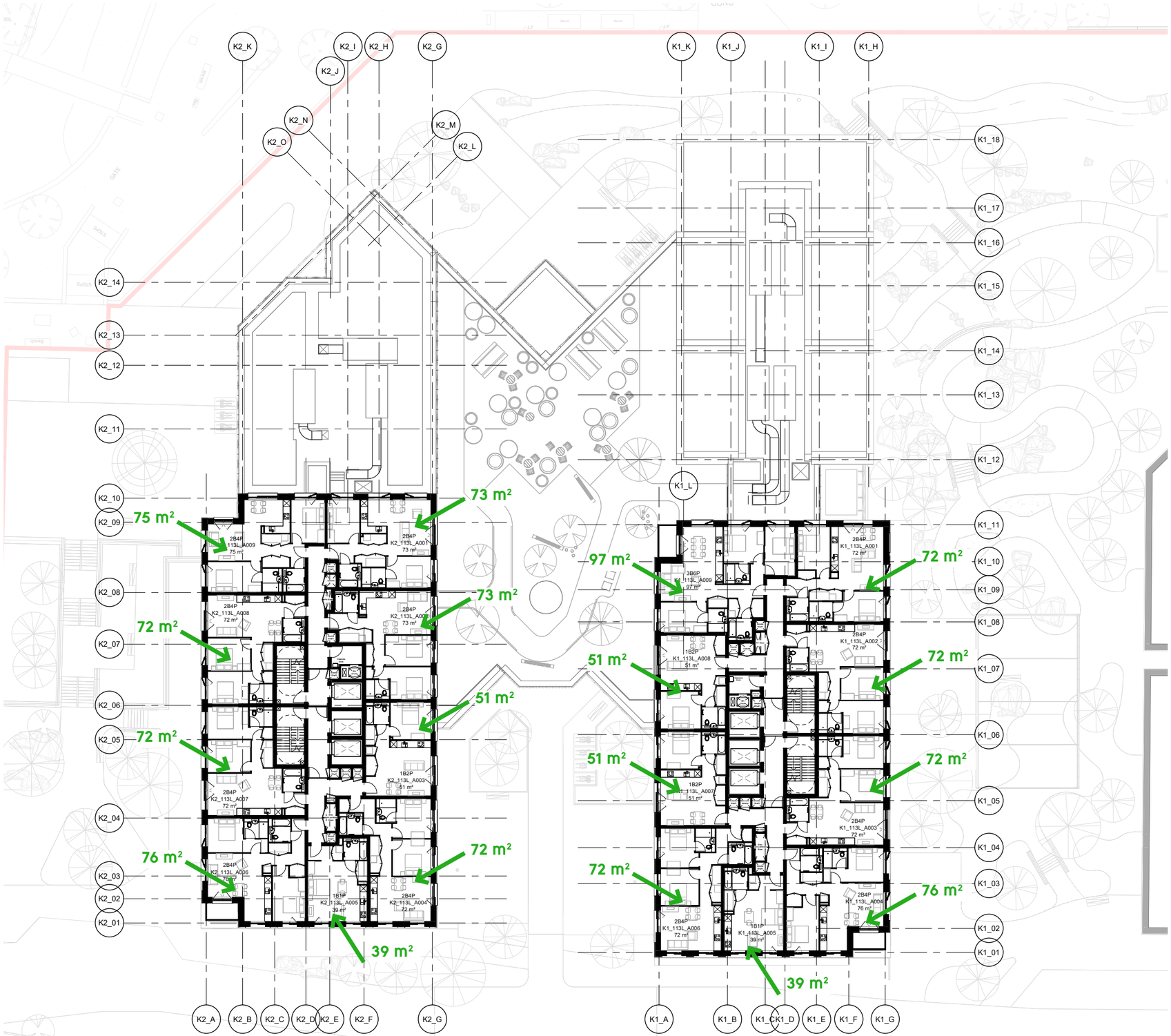
Typical Lower Level GA - NTS

4

Design Responses

Space Standards

- SEW can confirm that all homes meet or exceed the Nationally Described Space Standards.
- These areas are provided on the GA drawings that were submitted as part of the application, but for ease we have highlighted them on two typical floor plates opposite



Typical Upper Level GA - NTS

Amenity Quantities

Plot K

- **Private Internal Amenity Provision**

Within Plot K; the internal amenity provision is provided at Upper Ground Floor and Level 27. The total area of this is **586m²**

- **Private External Amenity Provision**

Private External Amenity is provided within Plot K via the podium. A number of apartments also have access to a private balcony space.

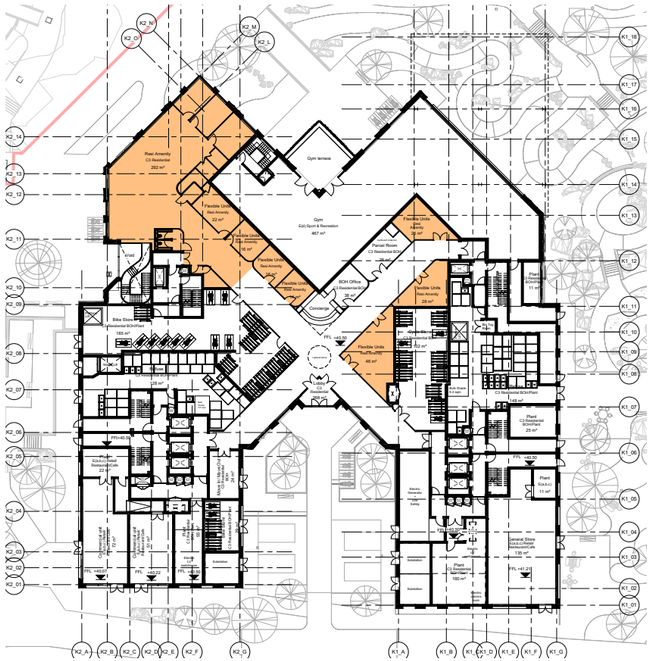
Total Area of the podium = **769m²**
Total Area provided by 56 no. balconies = **269m²**

Total Area overall = **1,038m²**

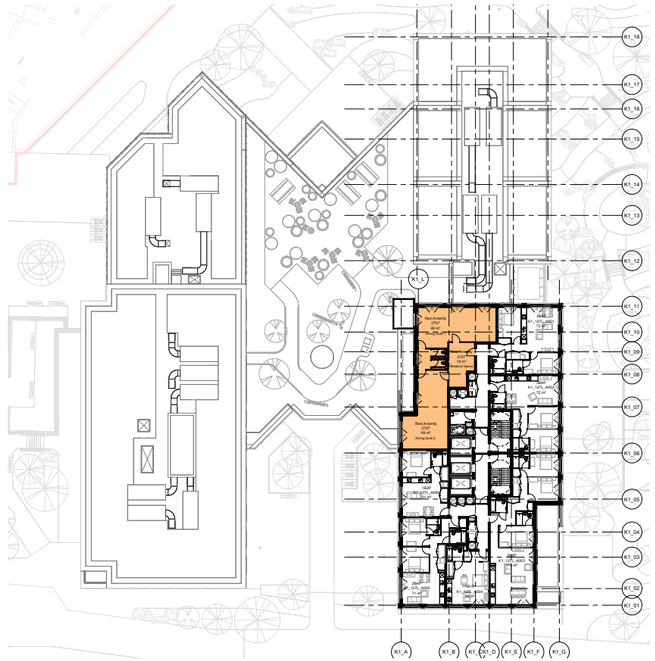
Private Internal Residential Amenity

Private External Podium

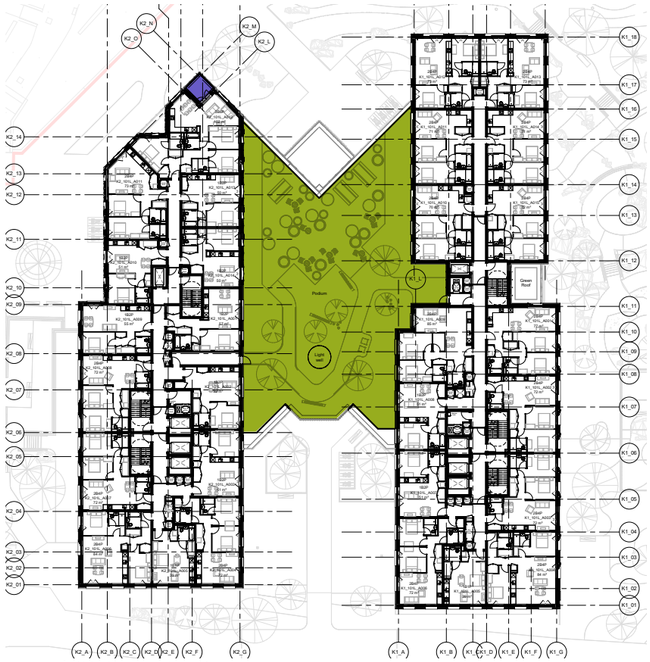
Private External Balconies



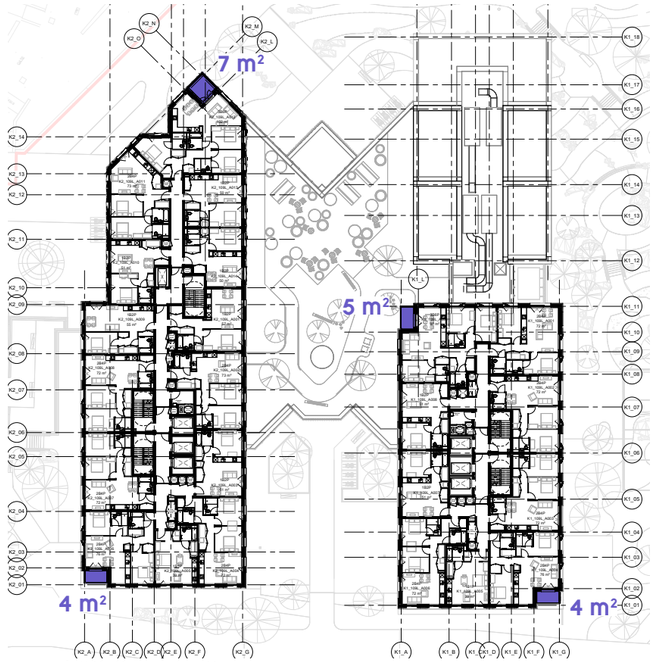
Upper Ground Floor GA - NTS



Level 27 GA - NTS



Level 01 GA - NTS



Level 09 GA - NTS

Publicly Accessible Open Space Provision

The new design sees an uplift of 30% in the quantum of open space compared to the proposals set out in the 2018 SRF.

In the 2018 SRF, Hoyle Street West was envisaged as a tight knit family orientated neighbourhood. Comprising three plots as opposed to two, the open space provision was provided via a series of play streets and raised private and communal gardens with a domestic character. Plots were set back from the Mancunian Way to allow for an extension of the existing tree line along Hoyle Street East to create a generous planted buffer and an improved street environment. It was proposed to extend soft planting and water elements through the streets to bring a component of the park into the residential neighbourhoods, adding recreational value.

The 2024 vision for the public realm seeks to blur the boundaries between the distinct characters defined in the SRF. The expanded public realm allows the Estate Road and Park Front characters to merge into a unified landscape, extending and enhancing the existing Mayfield Park. This integrated design extends into adjacent plots, further enriching the park setting. While the proportions of the 'street' spaces are increased for greater openness, their character becomes more park-like, fostering a cohesive and inviting environment.



SRF (2018)



Proposed Scheme (2024)

Park Frontage

Streets

Estate Road

SRF (2018):
Linear Streets: 2,735m²
Park Frontage: 1,988m²
Estate Road: 3,707m²

Total Public Open Space: **8,430m²**

Proposed Scheme:
Linear Streets: 890m² (-1,845m²)
Park Frontage: 5,235m² (+3,247m²)
Estate Road: 4,856m² (+1,149m²)
Service Road: 1,155m2
Estate Road minus Service Road: 3,701m2

Total Public Open Space: **10,981m²** (+2,551m²)

Privately Accessible Podium Provision



Proposed Scheme:
Plot K Podium: **769m²**
Plot J Podium: **329m²**

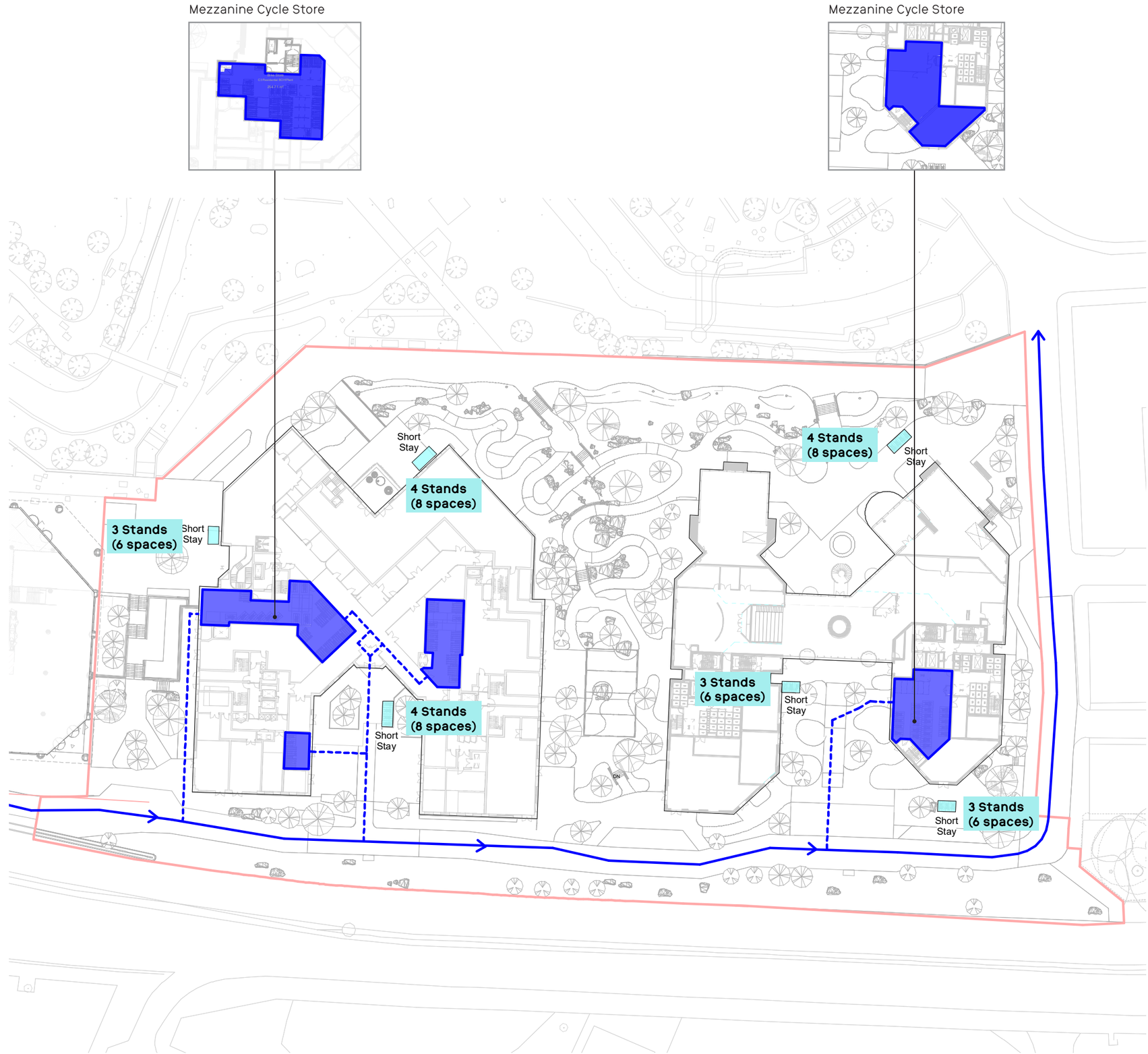
Total External Private Amenity provided by podiums: **1,098m²**

Cycle parking

The residential cycle stores are accessible via the Estate Road and are located on the upper ground and mezzanine level of Plot J and K. In Plot J, the cycle store is accessed externally with a platform lift to the mezzanine level. In Plot K, cycle stores can be accessed externally and via the main entrance and internal streets. A platform lift is proposed to link the two levels with access from the mezzanine cycle store directly back into the residential core.

Short stay cycle spaces are provided throughout the landscape and can be accessed from the Southern Walkway and Estate Road.

Allowance of short stay spaces are:
21 spaces for Plot K (10 Sheffield stands and 1 accessible space)
21 spaces for Plot J (10 Sheffield stands and 1 accessible space)



Upper Ground Level

Studio
Egret
West

shedkm

PLOT J

08.07.25 MCC FEEDBACK

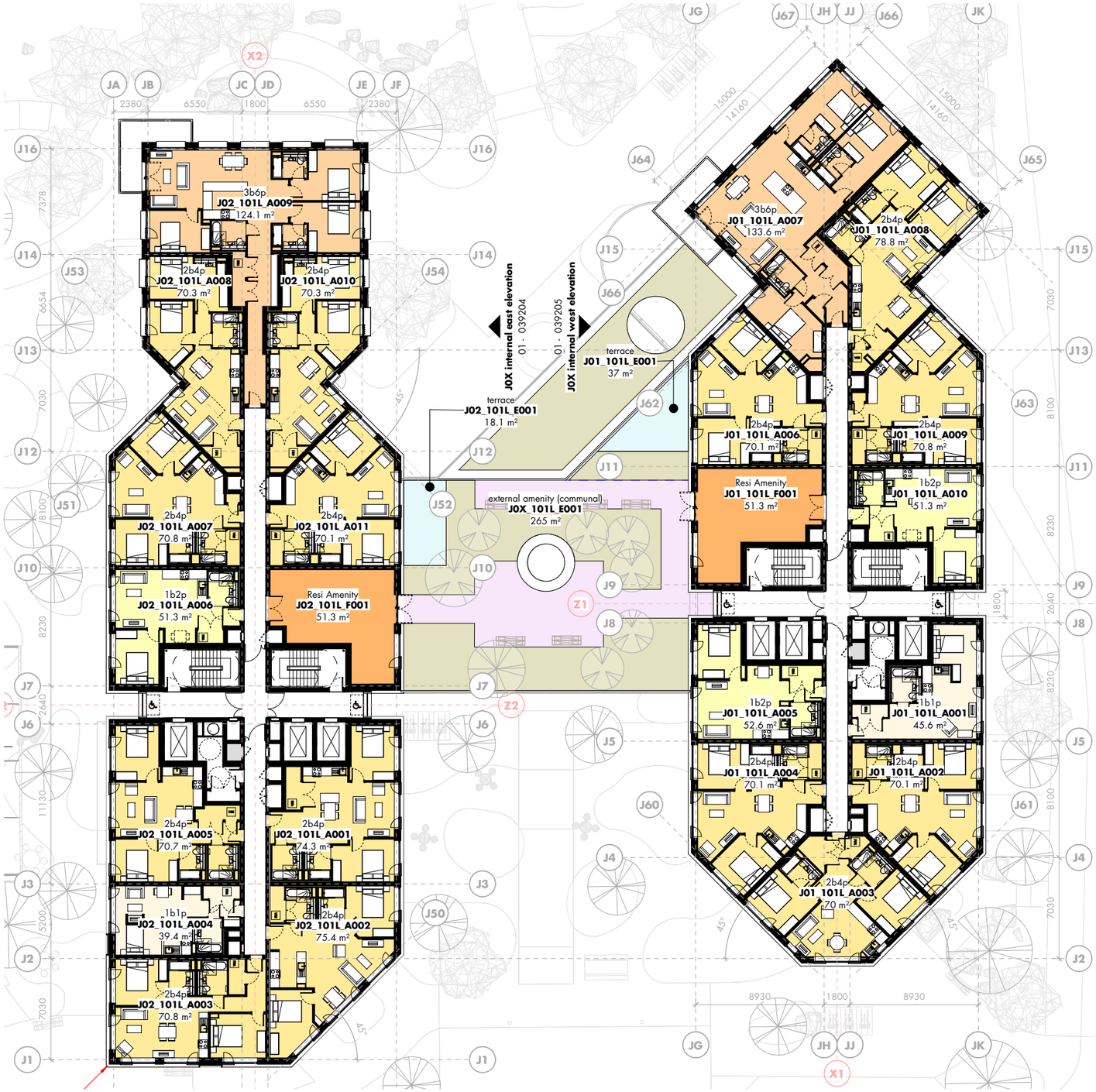
NDSS AREAS

shedkm

NDSS COMPLIANT AREAS

shedkm can confirm that all apartments achieve the minimum areas as set out in the National Space Standards (NDSS)

typical lower level apartment areas are shown on the GA plans on this page

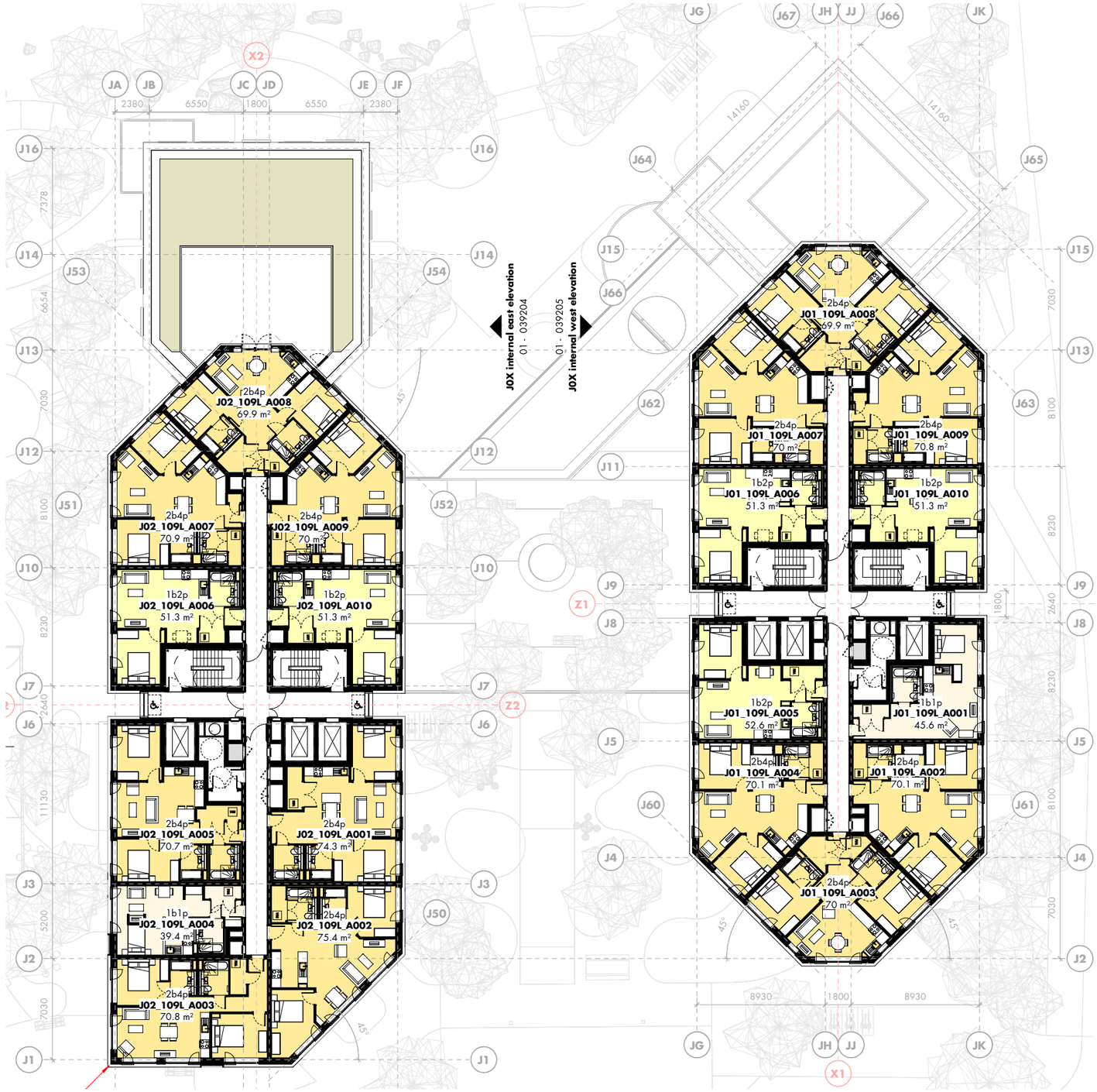


typical lower floor NTS

NDSS COMPLIANT AREAS

shedkm can confirm that all apartments achieve the minimum areas as set out in the National Space Standards (NDSS)

typical upper level apartment areas are shown on the GA plans on this page



typical upper floor NTS

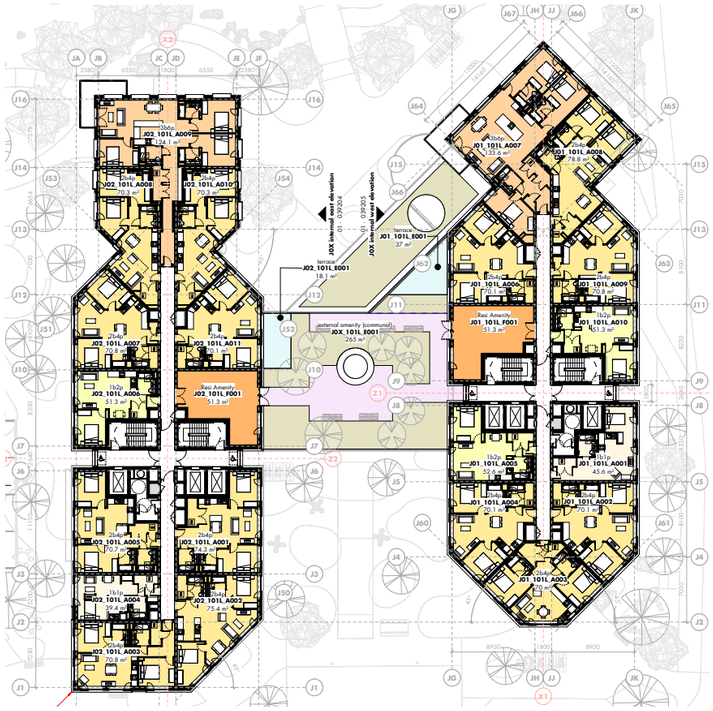
AMENITY AREAS

shedkm

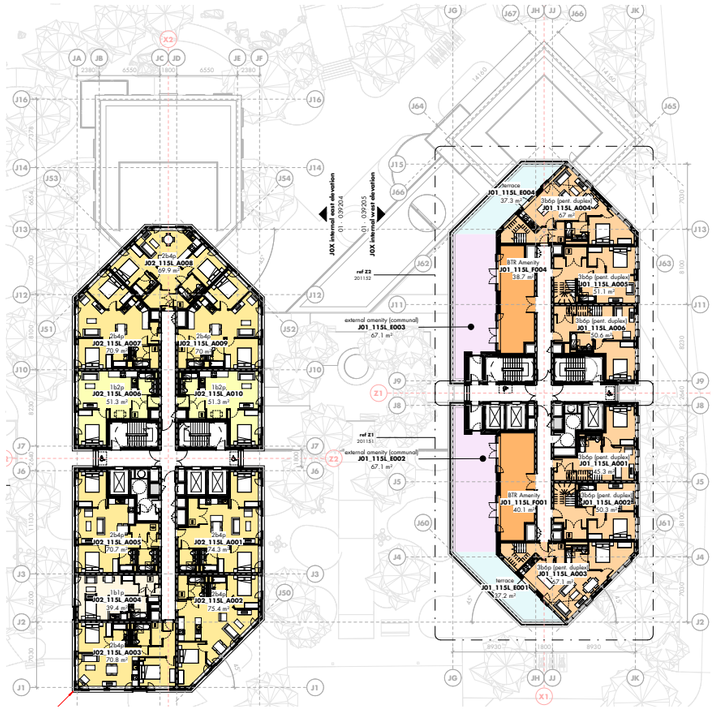
PRIVATE INTERNAL AMENITY AREAS

PLOT J

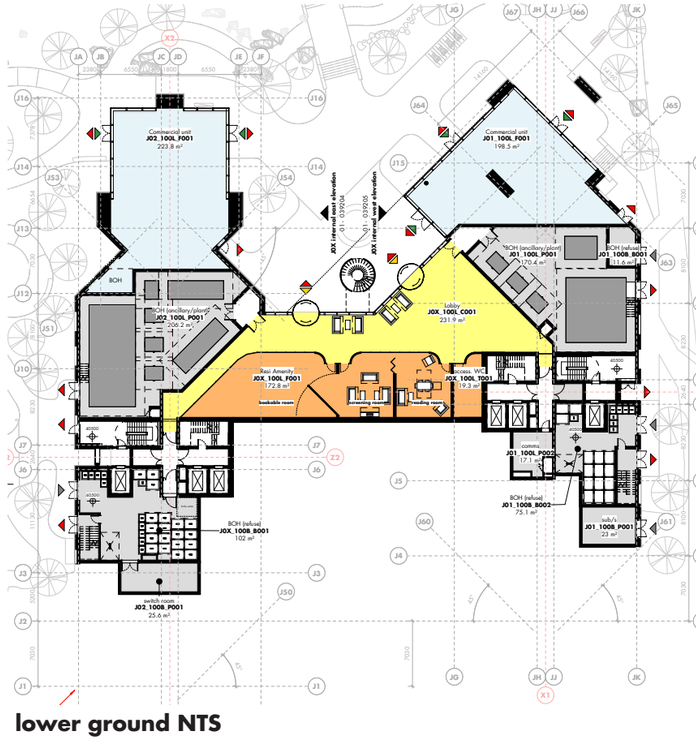
730m2 INTERNAL AMENITY AREAS



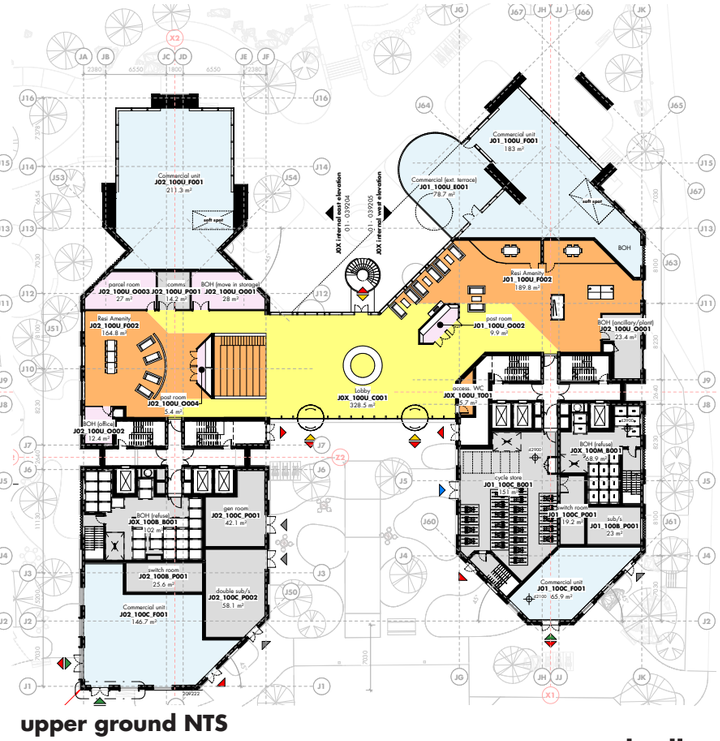
first floor NTS



15th floor NTS



lower ground NTS



upper ground NTS

PRIVATE EXTERNAL AMENITY AREAS

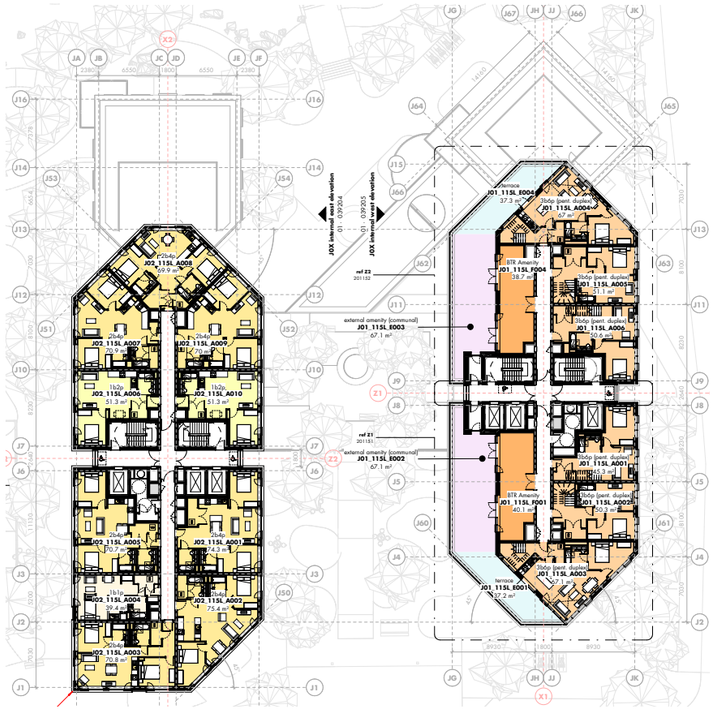
PLOT J

260m2 EXTERNAL AMENITY AREAS - PRIVATE TERRACES

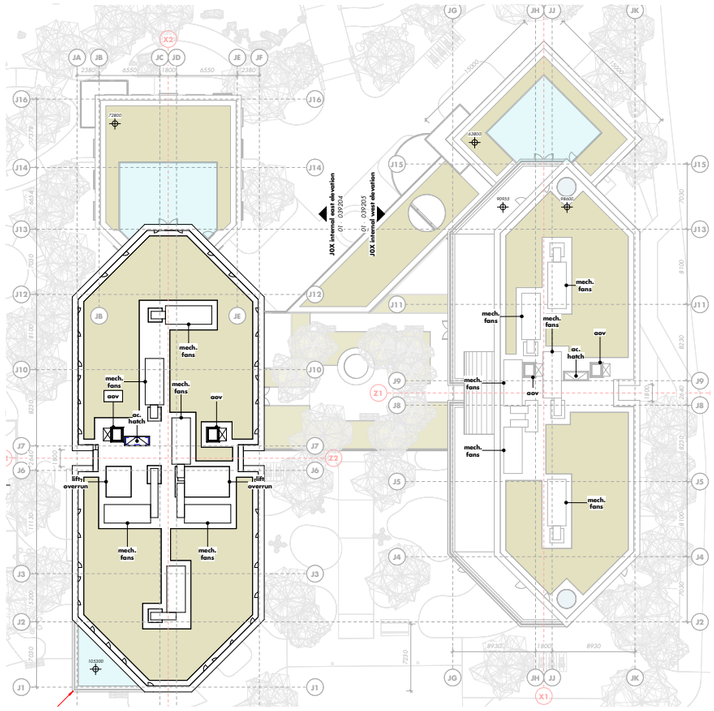
410m2 EXTERNAL AMENITY AREAS - COMMUNAL TERRACES

162.5m2 EXTERNAL AMENITY AREAS - PRIVATE BALCONIES (13no.)

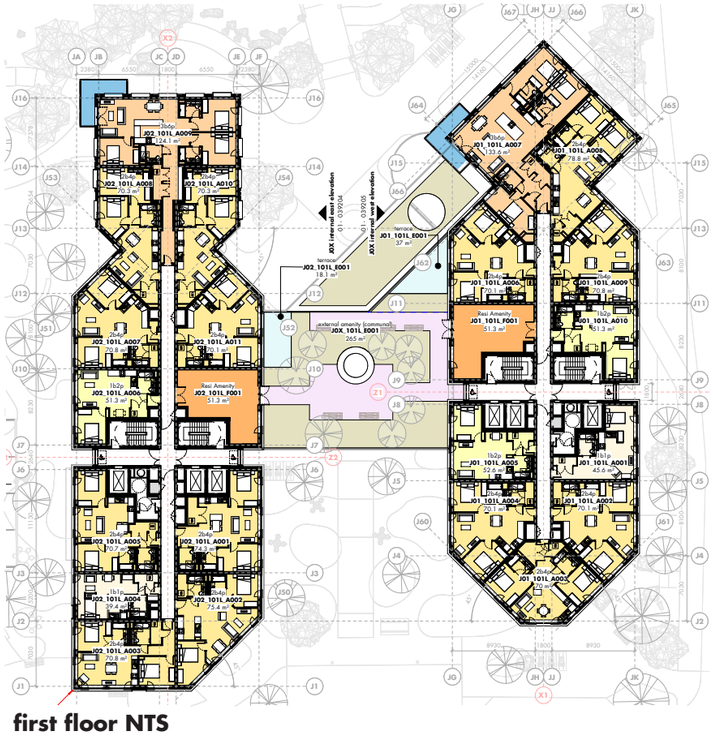
TOTAL EXTERNAL AMENITY = 832.5m2



15th floor NTS



roof plan NTS



first floor NTS

