

STATEMENT OF COMMUNITY INVOLVEMENT MAYFIELD PHASE 1B

Prepared by Influential Agency Ltd





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1. INTRODUCTION

This Statement of Community Involvement (SCI) accompanies an application for Full Planning Permission for Mayfield Phase 1B, submitted to Manchester City Council (MCC) by LandsecU+I (hereby referred to as 'the Applicant').

The planning application relates to a site located adjacent to the north of the Mancunian Way, to the south of Mayfield Park, to the west of Hoyle Street and to the east of Mayfield Phase 1A, with Baring Street beyond. The site is located within the 2018 Mayfield Strategic Regeneration Framework (The SRF). The application for Full Planning Permission comprises:

- Remediation and reprofiling works for the site to allow for the phased erection of two residential Plots (J and K) comprising Phase 1b.
- The development plots comprise two podium levels to address the site level changes and provide a generous amount of ground floor frontage, comprising commercial space, supporting residential amenity areas that are accessible to the public, and various back of house storage spaces, surrounded by new high quality public realm.
- Above the two storey podium levels (lower ground and upper ground), residential blocks will provide accommodation in four buildings providing a mix of 1-, 2- and 3-bedroom units in each. The total number of residential units is circa 879 at the time of writing.
- Plot J comprises two buildings on top of a two-storey podium level, with J1 being part 7 and part 18 storeys and J2 being part 10 and part 24 storeys including lower ground and upper ground.
- Plot K comprises two buildings on top of a podium level, with K1 being part 9 part 28 storeys and K2 being part 11 and part 21 storeys including lower ground and upper ground.
- Creation of an at-grade multi-modal access route to the south of the residential blocks that will be traffic calmed to encourage pedestrian flows whilst allowing for a service road to be created, with a buffer zone between this route and the Mancunian Way.

This SCI sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate.



2. EXECUTIVE SUMMARY

A comprehensive programme of engagement and consultation has been carried out by the applicant during 2024, including early engagement to inform the development and evolution of the proposals. This activity culminated in a pre-application public consultation carried out over a four-week period in October and November 2024.

To ensure high visibility and to encourage wide and inclusive participation, the consultation took the form of four public drop-in events underpinned by an online exhibition using the Commonplace engagement platform.

The events and website were extensively promoted via a leaflet distribution (to over 9,000 local addresses), media adverts, public relations activity and a geo-targeted paid social media advertising campaign across Facebook and Instagram. The public exhibition events were attended by 194 people in total and the consultation website received 2,787 visits during the consultation period. The digital advertising campaign reached 981,366 Facebook and Instagram users and generated 2,339 clicks through to the consultation website. In total 147 individual responses were received to the consultation across in-person and online channels.

ENGAGEMENT AND CONSULTATION IN NUMBERS	
Attendees at early engagement events	5,000
Early engagement survey responses	344
Stakeholder briefings	6
Leaflets distributed in consultation zone	9,000
Visits to consultation website	2,787
Digital advertising campaign reach	981,366
Clicks through to consultation website	2,359
Attendees at consultation events	194
Consultation responses received	147

The feedback shows a high degree of support for the proposals to extend Mayfield Park and that a majority of participants were in support of the design of the two new residential buildings.



A wide range of ground floor amenities were identified as being desirable, with food and drink amenities including cafes, grocery shops and restaurants the most popular.

This Statement of Community Involvement (SCI) outlines the methods used to engage with the local community. It includes analysis of the feedback received from the public and provides a response to pertinent issues raised during the consultation.

A comprehensive analysis of the feedback gathered during the consultation is outlined in Section 7 of this document, while Section 8 provides responses to the comments raised. The Applicant is confident that the feedback received has been addressed in this report, which is submitted alongside the planning applications.

3. PLANNING POLICY CONTEXT

Guidance and policy requirements with regard to consultation and pre-application engagement is set out at both the national and local level in this section.

3.1. National

Localism Act

The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act ("the Act").

The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:

- Community rights
- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas



Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.

Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:

1. Where —
 - a) a person proposes to make an application for planning permission for the development of any land in England, and
 - b) the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).

Subsections (2) and (3) state:

2. The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of most of the persons who live at, or otherwise occupy, premises in the vicinity of the land.
3. The person must consult each specified person about the proposed application.

Subsection (4) outlines the requirements regarding publicity of applications:

4. Publicity under subsection (2) must—
 - a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and
 - b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.



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Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework

The NPPF (revised version published December 2024), sets out the government's planning policies for England and how these are expected to be applied.

It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

Paragraphs 40 to 47 address pre-application engagement and front-loading. Paragraph 40 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.

Paragraph 41 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, before submitting applications.

The NPPF also promotes the use of the Local Planning Authority Pre-Application Service to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Practice Guidance

In March 2014, the Government issued the National Planning Practice Guidance as an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in line with the recent updates to the NPPF.



The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement. The 'Consultation and pre-decision matters' identifies that:

- In line with the policies of the NPPF, statutory consultees have an important role to play in the preapplication stage and should be engaged early; and,
- Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

3.2. Local

Manchester City Council Statement of Community Involvement

MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications. Appendix 1 of the SCI provides guidance on developer-led early engagement.

The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.

The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.

Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission.



4. EARLY ENGAGEMENT ACTIVITY

Early engagement activity was carried out with statutory and non-statutory consultees throughout 2024 while the design development process was ongoing.

This included activity to engage members of the public, particularly visitors to Mayfield Park, to gain insight into what people find most valuable about the park and what they would like to see included in a future expansion. These activities ensured the proposals were influenced by public feedback in advance of being showcased at the pre-planning public consultation.

4.1 Public Engagement

In April 2024, a series of large-scale engagement events were organised to coincide with the Royal Horticultural Society (RHS) Urban Show taking place at Mayfield – a four-day event which would drive significant footfall to Mayfield Park.

A public exhibition was created in Mayfield Arches 5 & 6, adjacent to the park's play area. The content detailed the background to and progress made on the regeneration of Mayfield. This included outline information about plans to bring forward an expansion of the park and the first residential development at the site.

A survey was created to capture feedback which would be pertinent to the design development of the proposed expansion of Mayfield Park. Questions included views on the public's sentiment towards the park, how frequently they visit it and what they would like to see included in a possible future expansion.

The exhibition was open to both attendees of the RHS Urban Show and the general public and park users. To encourage local participation, 285 free tickets to the RHS Urban Show were distributed to the local community in Ardwick and Brunswick, via two local schools (Co-op Medlock Academy and Dean Trust Ardwick) and grassroots community groups with the support of Forever Manchester, Greater Manchester's community charity.



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The exhibition was live from Thursday 18 April to Sunday 21 April 2024. It was attended by approx. 5,000 members of the public over the four days. In total, 344 survey responses were collected over the four days of the event. Images of the events are captured in Appendix 1.

Approximately (70%) of participants in the survey were from a postcode located in Greater Manchester, with 11% living in a Central Manchester Borough.

Approximately half of the respondents had visited Mayfield Park before and of that group over half (53%) visit every three months or more and over a quarter (29%) visited once a month or more.

Feedback on the benefits of Mayfield Park

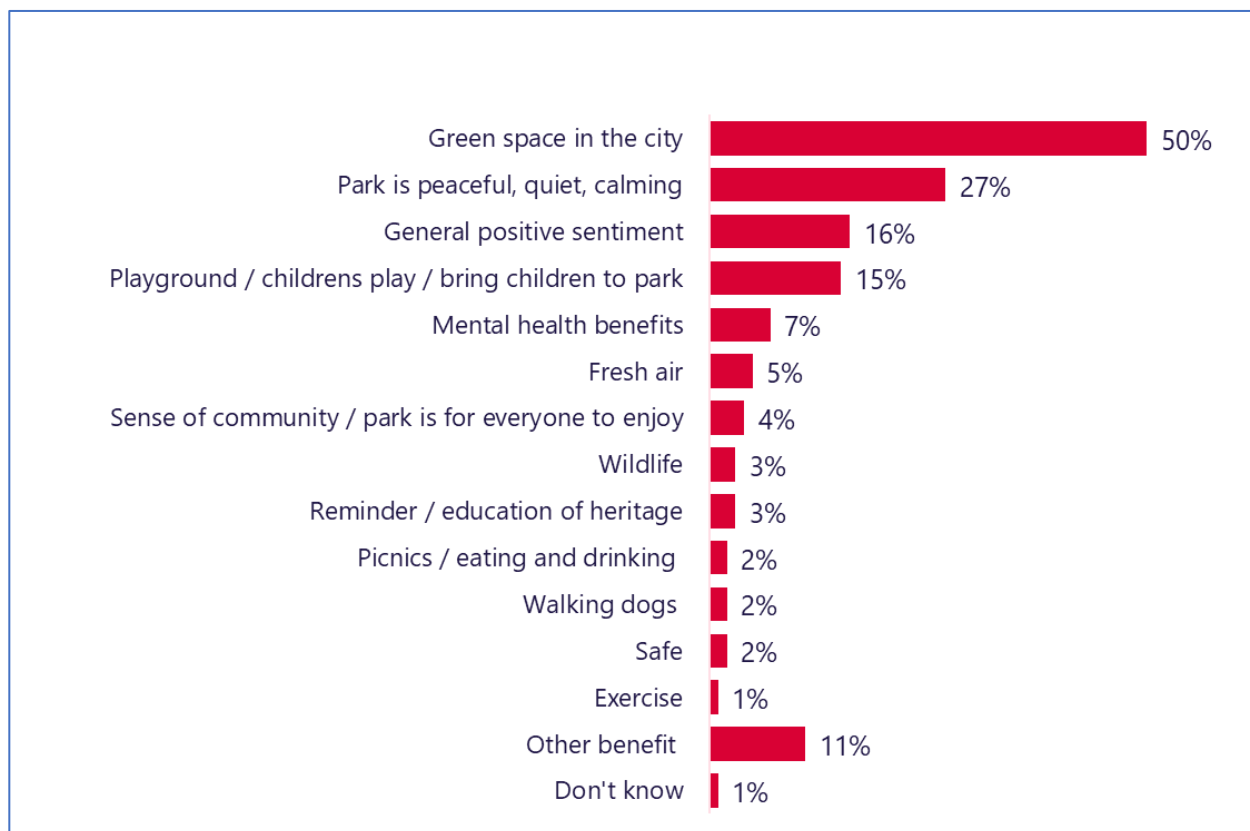
Participants were asked what, if any, benefits the park gave them. This was an open-ended question within the survey, and content analysis has been performed to group a total of 262 valid comments into the themes listed in Figure 1.

The main benefits of the park mentioned were that it *provides a green space in the city* (50%) and that the park is *peaceful, calming and quiet* (27%).

A sixth (16%) made *general positive* comments about the park and 15% commented on the *playground* and the park being *a great place for children to play*.



Figure 1: Answers to the question: What benefits, if any, does the Park give you?



Feedback on what people would like to see included in future

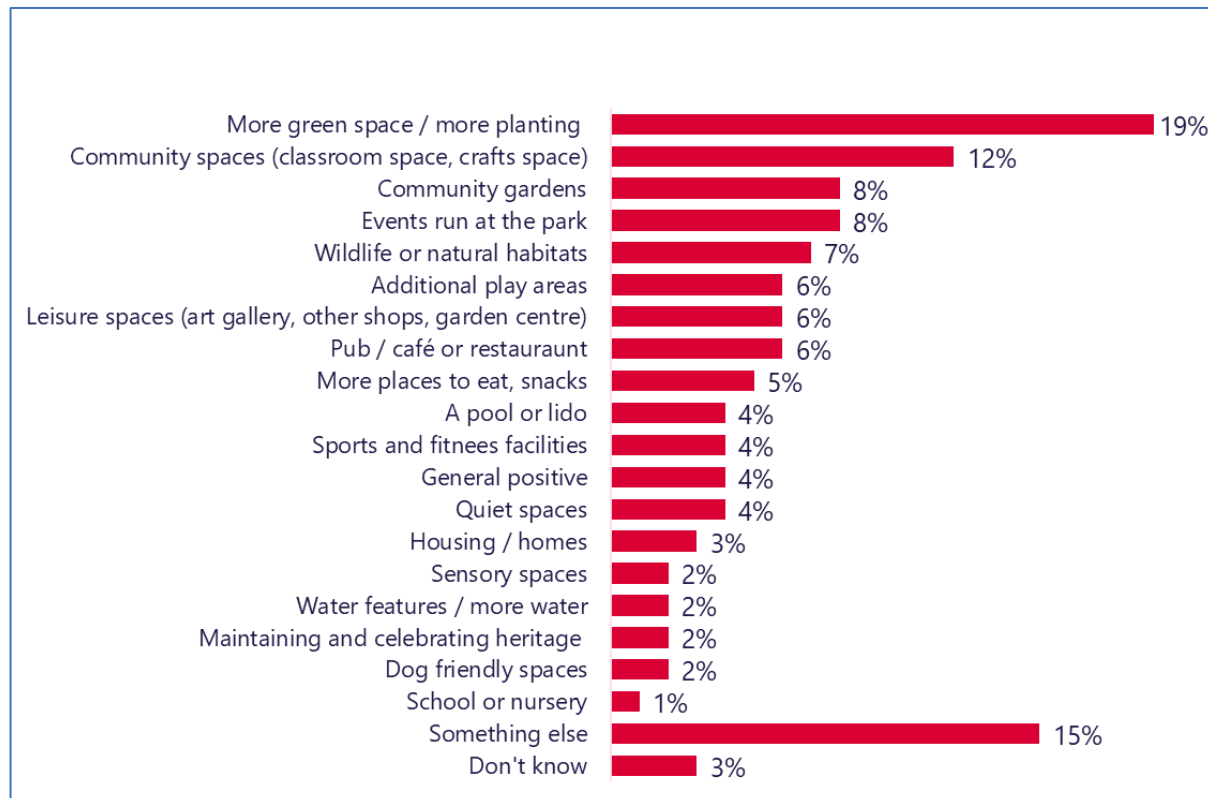
Respondents were asked what they would like to see included in a future expansion of Mayfield Park.

This was an open-ended question within the survey. Analysis of responses was performed to group a total of 216 valid comments into the themes listed in Figure 2. The most frequency cited suggestions were:

- More green spaces and planting
- More natural habitats
- More options for food and drink
- Additional play areas
- Community spaces
- More events in the park



Figure 2: Answers to the question: Alongside new homes, workplaces, shops and restaurants, the plans for Mayfield include expanding Mayfield Park. What else would you like to see included?



The applicant has incorporated many of these ideas into the proposals for a major expansion of the park and ground floor amenities in the proposed buildings.

4.2 Schools Engagement

During the public engagement exhibitions, workshops were held with two schools Co-op Academy Medlock and Dean Trust Ardwick. Approximately 30 pupils attended the exhibition space on two consecutive days to take part in a workshop led by senior architects from ShedKM. The workshops focused on the principles of urban regeneration and building in a park. Using large plans of the site, Lego bricks and light sources the pupils took part in a practical session demonstrating the how sunlight loss into the park could be mitigated through the innovative design of tall buildings. They were also encouraged to share their thoughts and ideas for what should be included in the park expansion, with their suggestions captured and fed into the design development process.



Following the workshops the pupils took part in a gardening session with Mayfield Park's head gardener before being given free access to the RHS Urban Show. Images of the schools activities are captured in Appendix 1.

4.3 Engagement with the Local Planning Authority

During the design development stages undertaken prior to the submission of this planning application, regular dialogue has taken place with MCC Planning Officers to present the proposals, understand and address the City's strategic objectives and have an opportunity to consider and address feedback.

A series of pre-application meetings were held between December 2023 and December 2024.

The following key considerations have been discussed with Senior Officers over the course of the preapplication period and have been addressed within the planning application submission, as summarised below:

- Compliance with the SRF: The evolution of the proposals and how they relate to the overall masterplan were subject to detailed discussions. This affirmed that the vision for the site remained the same and the principles of the SRF were being adhered, despite a likely increase in height in comparison to that envisaged in the SRF.
- Scale and massing: Various options for the form of the development were explored, including designs for schemes based on 5, 4 and 3 residential towers. A 4-bar scheme was decided on, with a distribution of heights across the site, and a reduced scale of park frontage buildings.
- Impact on Mayfield Park: Discussions agreed the need for the buildings to be integrated with the park and to be carefully curated to be distinctively 'Mayfield'. A main focus was on maximising the scheme's contribution to new public realm with a high quality of landscaping to expand the park up to and surrounding the proposed buildings.



- Quantum of units and the need to comply with MCC's requirement of maximum 33% 1 bed across the scheme.
- Approach to maximising daylight and sunlight to Mayfield Park
- Materiality options for the buildings and design inspiration being taken from some of Manchester's best warehouses.

5. PRE-APPLICATION ENGAGEMENT AND CONSULTATION

A comprehensive pre-application public consultation and stakeholder engagement programme was carried out over a four-week period in October and November 2024.

To ensure high visibility and to encourage wide and inclusive participation, the consultation took the form of four public drop-in events underpinned by an online exhibition, extensively promoted via local media adverts, public relations activity and a geo-targeted paid digital media campaign across Meta (Facebook and Instagram).

Elected members were briefed in advance of the consultation being launched to the public.

5.1 Engagement with Elected Members

Ward Councillors

All six Councillors from the Piccadilly and Ardwick Wards were contacted via email on 7 October 2024 and offered the opportunity to receive an in-person briefing at their convenience with members of the LandsecU+I project team.

Responses were received from Cllr Adbullatif (Ardwick), Cllrs Jon-Connor Lyons (Piccadilly) and Cllr Sam Wheeler (Piccadilly) and meetings were arranged for the week of 14 October (Table 1).



The Applicant is committed to continuing engagement with Ward Councillors during the design development process.

Portfolio Holders

Briefing meetings were also arranged and held with Cllr Bev Craig (leader) and Cllr Gavin White in his role as Executive Member for Housing and Development.

A briefing was also held with Eamonn Boylan in his role as interim Chief Executive of Manchester City Council.

The dates of all meetings are listed below in Table 1. Each session involved a presentation of the detailed proposals and plans for public consultation and the chance for each party to ask questions of the team.

Table 1: Meetings with Political Stakeholders

NAME	ROLE	DATE OF MEETING
Cllr Bev Craig	Leader	04.10.24
Cllr Amna Abdulatif	Ardwick Ward Cllr	14.10.24
Cllr Sam Wheeler	Piccadilly Ward Cllr	15.10.24
Cllr Jon-Connor Lyons	Piccadilly Ward Cllr	15.10.24
Eamon Boylan	Interim Chief Executive	22.10.24
Cllr Gavin White	Executive Member for Housing and Development	30.10.24

5.2 Public Consultation Promotion

A double-sided A5 leaflet advertising the public consultation website and dates and locations of the public exhibition events was distributed as direct mail to 9,012 households in the defined consultation zone. The consultation zone was consistent with the area that LandsecU+I (then U+I) consulted with during the development of the Mayfield SRF (2018). A map of the consultation zone is shown in Appendix 2.



The leaflet included a QR code and website address for the official public consultation webpages hosted on the Commonplace engagement platform. The leaflet artwork can be found at Appendix 3.

A press release was also issued to local and regional media and can be found at Appendix 4 with examples of the media coverage it generated at Appendix 5.

A geo-targeted paid social media campaign targeted at Facebook and Instagram users in the consultation zone was launched on 25 October and ran for 23 days to 16 November. The campaign included three different iterations of adverts running at various times throughout – to promote the different public events and consultation website. The adverts gained almost 2 million impressions and generated approx. 2,400 clicks through to the website. Examples of the adverts are shown in Appendix 6.

Traditional print and online adverts were also placed with the Manchester Evening News during the consultation period. With the quarter page print advert appearing in the paper on 31 October. The advert is shown in Appendix 7.

The paid-for promotional activity was supported by organic posts on the Mayfield social media channels (Facebook and Instagram).

In addition, the consultation team also directly corresponded with a number of social groups, networks and clubs with a presence in Manchester city centre to alert their members to the consultation activity and invite them to take part. These groups are listed in Table 2 below and included professional networks, running clubs and disabled persons networks.

Table 2: Groups directly contacted.

ORGANISATION	WEB PRESENCE
Manchester Young Professionals	https://www.mcryoungprofessionals.com/
Girls on the go Manchester	https://www.instagram.com/girlsonthegomcrr/
Girlhood	https://www.wearegirlhood.co.uk/about
Mile Shy Club	https://www.mileshyclub.com/what-we-do
Truly Twenties Manchester (UK)	https://www.facebook.com/groups/513740576799122
Manchester Road Runners	manchesterroadrunners.com



Run Wild Manchester	https://www.facebook.com/RunWildMCR/?locale=en_GB
Manchester Frontrunners	https://www.manchesterfrontrunners.org/
Greater Manchester Coalition of Disabled People	https://gmcdp.com/
Manchester Disabled People's Access Group	https://www.mdpag.org.uk/

5.3 Public Events

Four in-person public drop-in events were arranged to take place during the four-week consultation period. This included three events held at Mayfield and a dedicated event in Ardwick, reflecting its status as the closest residential neighbourhood to the Mayfield site. The events were scheduled to cover mornings, evenings and weekends and included full day sessions to ensure maximum inclusion. Dates and timing are listed below in Table 3.

Table 3: Schedule of events

DATE	LOCATON	TIMING
Saturday 26 October	Mayfield Arches 5 & 6	10am – 4.30pm
Thursday 31 October	Mayfield Arches 5 & 6	4pm – 8pm
Monday 11 November	Ardwick, St Thomas Centre	3pm – 7pm
Saturday 16 November	Mayfield Arches 5 & 6	10am – 4.30pm

The exhibitions were a drop-in format and staffed by a core team of project representatives from Influential, LandsecU+I, shedkm, SEW and Deloitte on-hand to answer questions and help attendees to submit feedback.

Each event featured a comprehensive exhibition providing detailed information on the background to the proposals, the Mayfield SRF and the proposals for Phase 1B. Examples of the exhibition content can be found in Appendix 8. And images depicting the consultation events can be found at Appendix 9.

5.4 Consultation Website

To ensure the consultation was fully accessible to members of the public who could not or did not wish to attend the in-person events, all information was replicated online using Commonplace, the leading community engagement platform.



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A dedicated interactive exhibition for the proposals was hosted at MAYFIELDPARK.COMMONPLACE.IS for the full duration of the consultation period. Traffic was driven to the site via a paid-for social media advertising campaign and a QR code linking directly to the online exhibition was included in the printed leaflet delivered to 9,000 addresses within the consultation zone.

Screenshots of the Commonplace website can be found at Appendix 10.

5.5 Feedback Channels

Public feedback was captured formally, across a range of digital and in-person channels.

Influential's Research and Insights team created a thorough consultation questionnaire following Market Research Society (MRS) guidelines and Data Protection and GDPR regulations.

The questionnaire was designed to capture overall sentiment towards the Transformation of Mayfield and to measure sentiment and levels of support for the proposals to extend Mayfield Park and the design of proposed residential buildings and ground floor amenities. While not a feature of this planning application, the survey was also used to gain insight and opinions on the longer-term potential for a pedestrian crossing to be created linking Mayfield Park and Ardwick

The questionnaire can be found at Appendix 11.

Visitors to the public exhibition events had the opportunity to provide feedback on the day digitally – using self-service, free-standing, mounted tablets – or via written paper questionnaires deposited in a secure ballot box.

The questionnaire was also hosted online using Commonplace's secure, interactive survey platform, providing another route for the public to provide comments and feedback.



6. CONSULTATION RESPONSE

6.1 Event attendance and website visits

The public exhibition events were attended by 194 people in total (Table 4). The Commonplace website received 2,787 visits during the consultation period. The digital advertising campaign reached 981,366 Facebook and Instagram users and generated 2,339 clicks through to the consultation website.

Table 4: Attendees at in-person events

EVENT	ATTENDEES
Saturday 26 October	116
Thursday 31 October	16
Monday 11 November	6
Saturday 16 November	56
TOTAL	194

6.2 Volume of feedback

In total 147 individual responses were received to the consultation across in-person and online channels (Table 5).

Table 5: Feedback by channel

CHANNEL	SAMPLE SIZE
Commonplace website	49
Public Events	98
TOTAL	147

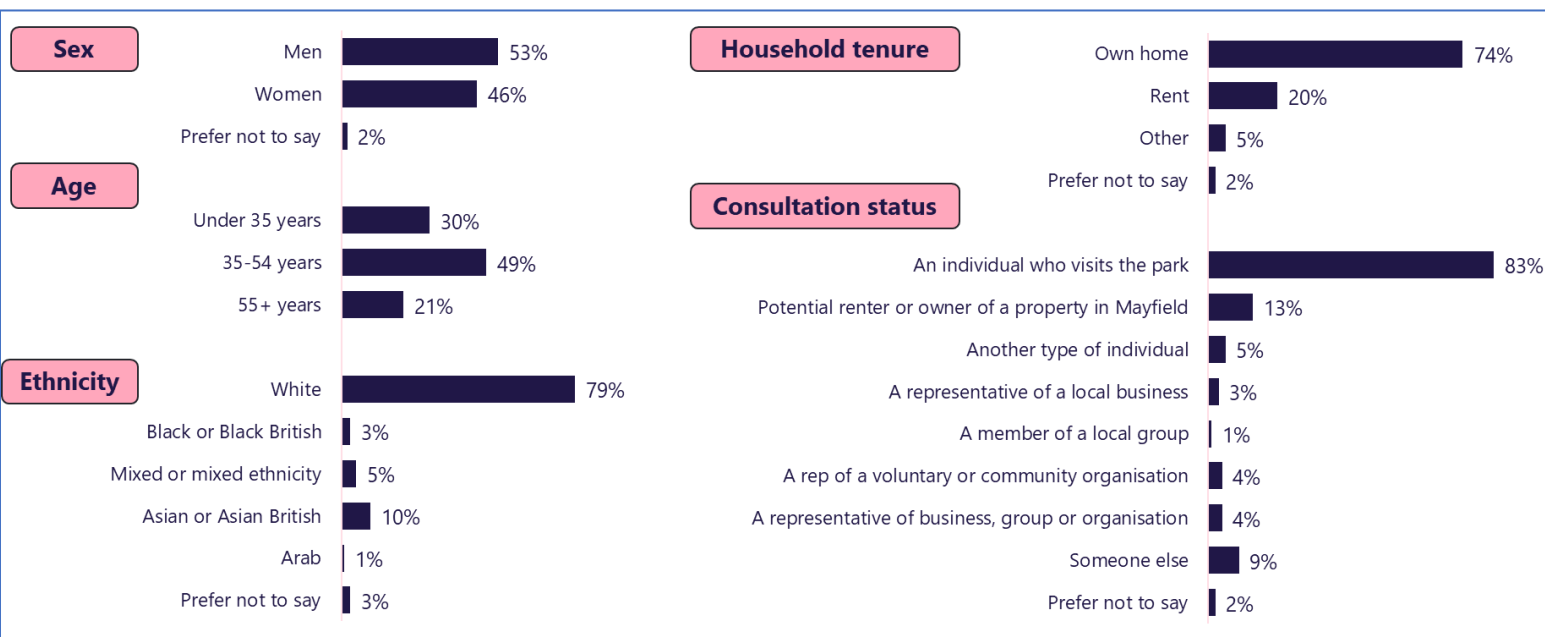
6.3 Profile of participants

Response to the consultation came mostly from those who classified themselves as individuals who visit Mayfield Park (83%) with 13% identifying themselves as potential future residents of Mayfield.



The sample was slightly skewed towards men (53%) rather than women. By ethnicity, the vast majority (79%) of the sample was White with 10% from the Asian or Asian British community. A good spread of ages was obtained (Figure 3).

Figure 3: Profile of participants



7. ANALYSIS OF FEEDBACK

The following section of this SCI included in-depth analysis of responses to both pre-coded and open-ended survey questions included in the consultation questionnaire. Overall, 147 individual feedback responses were submitted. Of the responses submitted via the Commonplace website, 13 were incomplete. Therefore, the Base sizes for pre-coded questions will be fewer than 147. Base sizes in the report vary as responding to each question was voluntary.

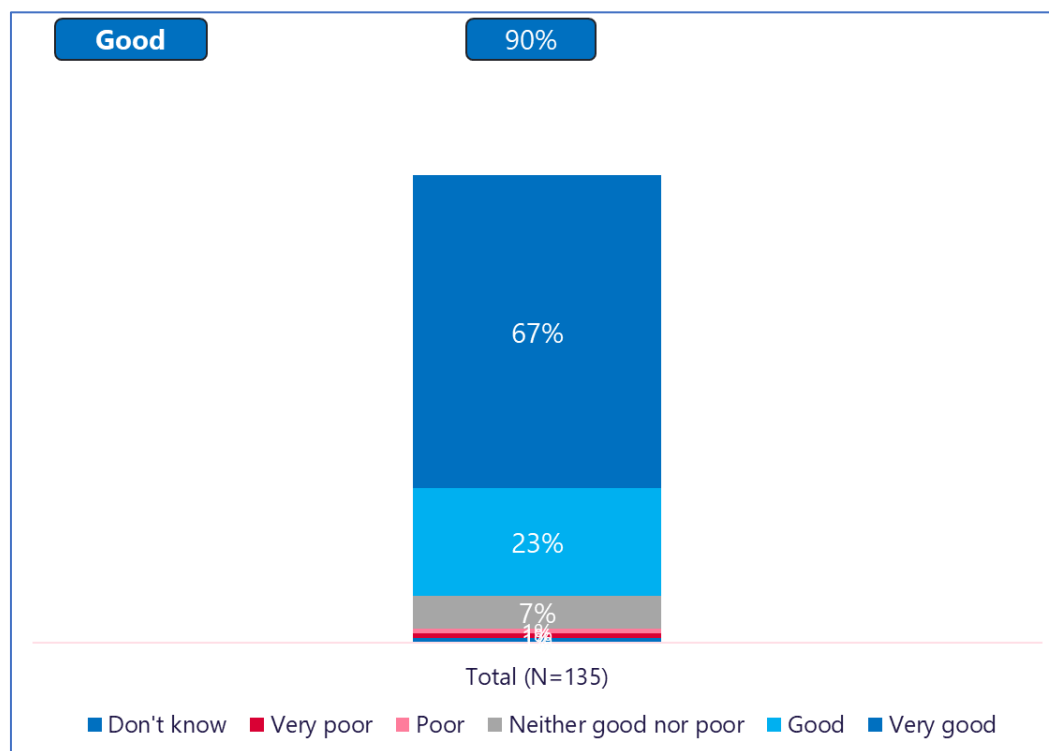
7.1 Sentiment towards Mayfield's transformation so far

The survey found that sentiment towards the transformation of Mayfield so far is overwhelmingly positive (Figure 4).



In total, nine out of ten (90%) rated the *Transformation of Mayfield* so far as being good. The strength of opinion was also extremely positive with six out of ten (67%) stating that the Transformation was very good. Only 1% rated it as being poor.

Figure 4: Sentiment towards Mayfield's transformation so far



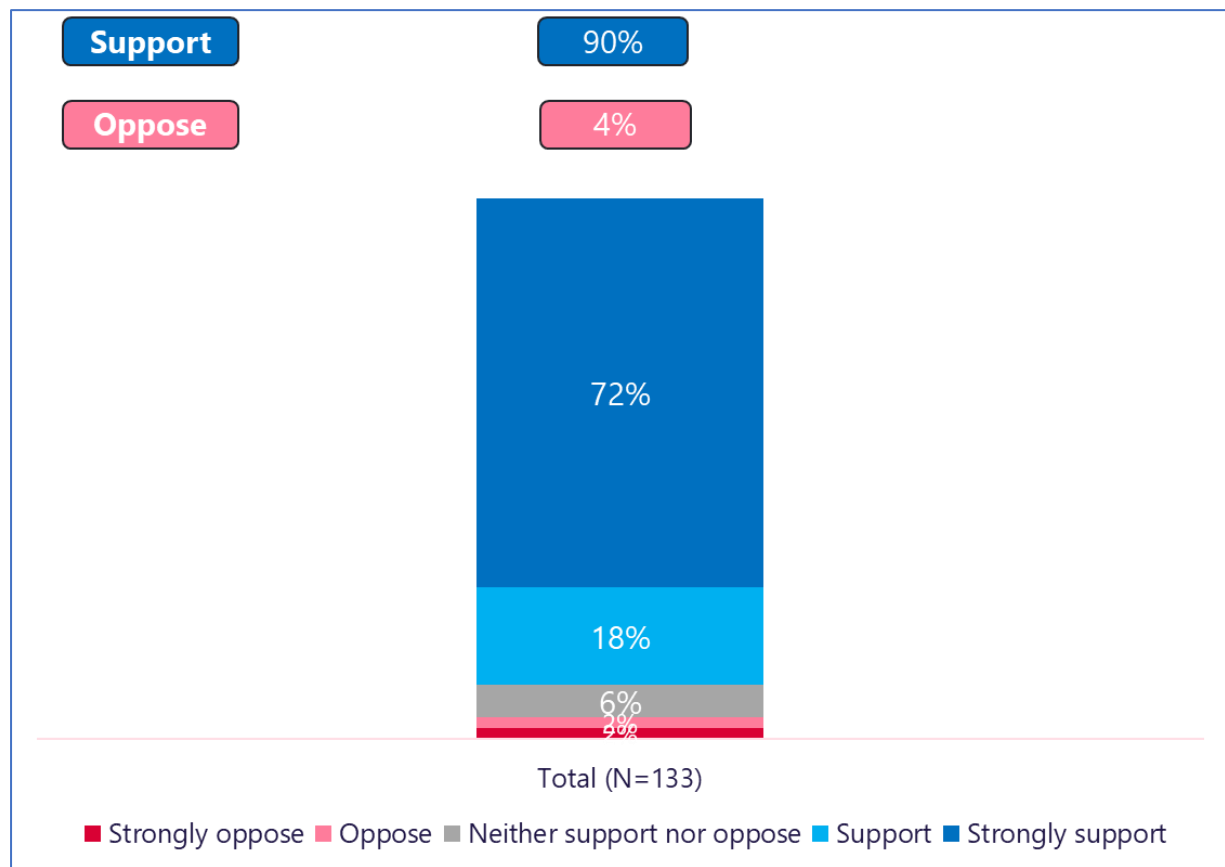
7.2 Feedback on the proposals to extend Mayfield Park

There was strong support for the proposals to extend the park by 2.5 acres and add informal play areas, shaded spots, and ever-green plants and trees (Figure 5).

Nine out of ten (90%) supported the proposals overall, with the depth of support being extremely strong (72% strongly supported the proposals). Only 4% opposed the proposals



Figure 5: Responses to the questions: Which of these phrases best describes your opinion of the proposal to extend the park by 2.5 acres and add informal play areas, shaded spots, and ever-green plants and trees? N=133



Respondents were asked to state what features of the proposals were most important to them. Green features emerged as the most important to participants (Figure 6).

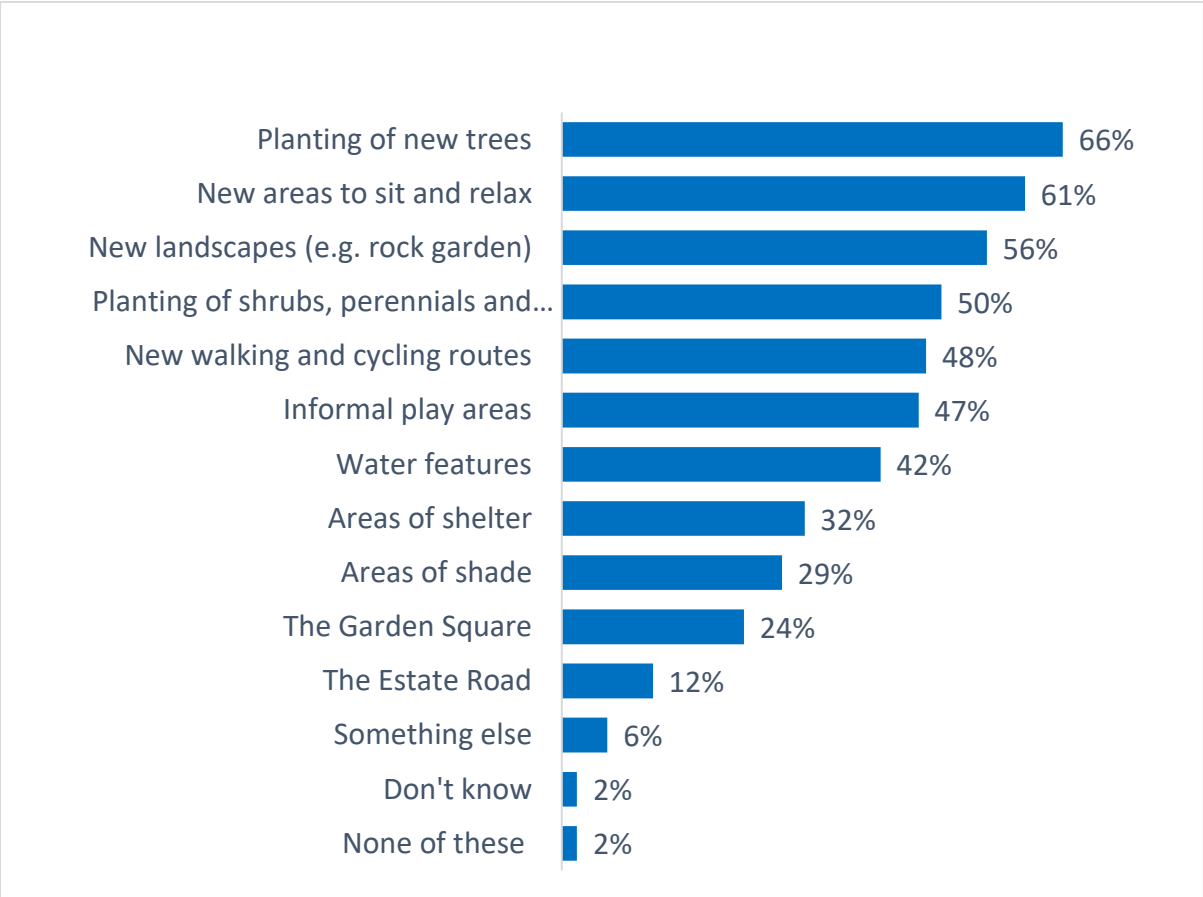
Three of the top four elements were all related to green features: planting of new trees (66%), new landscapes (56%) and planting of shrubs and perennials (50%).

Six out of ten (61%) mentioned that new areas to sit and relax were important.

Some more functional elements also emerged as being important: new walking and cycling routes (48%), areas of shelter (32%) and areas of shade (29%). Almost half (47%) stated that informal play areas were important.



Figure 6: Responses to the question: Which elements, if any, of the proposals to extend the park are most important to you? N=131



Respondents were given the option to provide their opinions on the proposals to extend Mayfield Park by submitting verbatim comments. These comments have been analysed and grouped into common themes (Table 6). Verbatim comments confirmed that the principal reason for supporting the proposals is positive environmental impact.

Table 6: Positive verbatim comments in response to the question: Please tell us your opinions of the proposals to extend the park and why you feel that way?

GENERAL POSITIVE ENVIRONMENTAL COMMENTS
"Additional, meaningful, well maintained, green public open space is always welcome, especially in a city-centre which has a notable lack of such spaces."
"As green as possible please, more green space in Manchester is absolutely needed and I'm honestly thrilled that more is planned. Very excited!"
"Expansive green space in the city centre has been lacking."



"The extension of the planting and green spaces is important in an area of the city that is seeing a lot of building and influx of new residents."
"Any green space is much needed."
"Chance to create a great green community in a forgotten part of town."
"Good idea because it adds more nature around the city."
"Green space and public amenity is always a great way to improve the community and usage of an area. "
ENVIRONMENTAL IMPACT ON HEALTH
"We need pockets of green space for health and wellbeing. These need to be close to where people live."
"Access to green space and opportunities to walk in nature is very important for physical and mental health."
"There are so few green spaces in the city centre, it is vital to the well-being of residents that ANY opportunity is taken to create new ones."
"I think Manchester needs more green spaces, particularly in the city centre. I think adding more trees will hopefully improve the air quality in areas surrounding the Mancunian way."
"The addition of any green space in Manchester is great! The health and wellbeing benefits will be invaluable."
"I strongly feel that further extending the park by 2.5 acres will be beneficial to the citizens and Manchester as a whole. I think this because I feel the more green spaces and open places to connect with nature, the more benefits to mental health and exercise for users of the park."
GOOD FOR MANCHESTER/COMMUNITY
"An excellent development. Good for the community, good for the planet and good for the city financially."
"Best place making strategy I have seen in Manchester in decades."
"Extending & expanding Manchester City Centre and the introduction of more family friendly areas can only benefit the city."
"It's a great addition to Manchester."
"It's a very dilapidated run-down part of Manchester that requires regeneration and based off the park alone I feel it will breathe new life into this area."
"It's already been a great development for Manchester and its flourishing family community, the proposals look to expand upon that in a well thought out way, providing more space and development of the area."
"Manchester City centre has been extremely lacking a city centre park and Mayfield park has been a breath of fresh air."
GENERAL POSITIVE COMMENTS
"Best park in North West city. Please continue. The kids travel from miles away."
"I think it's a fantastic use of the space comparing it to what it was before any of this started."
"I love Mayfield Park by the way and often bring visitors here."
"There are not many parks in the city. We need more parks and extending Mayfield is a good idea."
"Mayfield Park is new but already well used and well loved, not just by local residents. It's become a tourist attraction in its own right."
"Looks very promising, no immediate red flags."



GOOD MAINTENANCE OF PARK
"Given the management and control of the space keeps it clean safe and free from antisocial behaviour. It's one of the few places to be so well maintained and keep a full sense of safety and relaxing atmosphere in the city centre."
"I feel like there isn't a park in Manchester that is so well taken care of."
"There isn't enough green space in Central Manchester - especially space that is so well maintained."
BENEFIT TO CHILDREN
"As a mother, Mayfield is a great place to bring kids but not too toddler friendly. Can this be incorporated more into the next phase?"
"The extension on the park is an excellent idea somewhere for people to bring their children and to socialise."
"Mayfield park is an absolute favourite of ours, to expand it can only bring even more fun for children, green space and fresh air is so important for them."
"The green space is welcomed. Inner city living is cool but even cooler when you can add work and play and also future plan a home that values family life. I have 3 children and I'm lucky we have a local park on our doorstep."
"Love the idea - excited about the new kids area with more water features & stepping stones."
GOOD DESIGN
"Good daylight and providing activities along with good sight lines and accessibility seem prevalent in the designs."
Very good design quality, especially the park frontages."
NEED FOR NEW HOMES
"More city centre apartments are desperately needed. More homes in and around Mayfield will help make this part of the city feel more alive."
"Need high density city centre housing with sustainability as a key ingredient. The park environment is a great idea. MUST be affordable homes included."
"Positive, green areas and more houses are super important for ever growing metropolitans, especially doing so sustainably."
BUFFER TO THE MANCUNIAN WAY
"It's a great buffer for the existing park from the Mancunian way."
"The buffer of apartments between the park and Mancunian way will help with the noise of the road."

Some critical comments were received which were largely centred around the park not being meaningfully extended and the impact of the buildings on sunlight. The height of the buildings were a concern to some and suggestions were also made on various aspects of the park design. These comments have been analysed and grouped into common themes (Table 7).



Table 7: Negative/critical verbatim comments in response to the question: Please tell us your opinions of the proposals to extend the park and why you feel that way?

SCEPTICISM RE: PARK EXPANSION
"If you have all the residential area so you're not actually extending it (the park)."
"It seems the parkland isn't really being extended. It's just more buildings, with a bit of greenery in between them."
"It's not extending the park as the extra green space is within the housing, feels a bit disingenuous on the marketing pull"
I think it's shocking that you continue to out working class people from the local area. You gave us a park and now you are about to build 28 storey flats next to it so then it's not for the local area."
"Extending the park is obviously fantastic, however the plans seem to be much more about building, and you are using the park to sell it."
"It seems like the development of new buildings is being sugar coated by "extending the park".
IMPACT ON LIGHT
"It would be great to have more space but if buildings are built, it will spoil the view, blocking daylight and sun."
"The plans will have a significant impact on sunlight, which will have a huge impact on the usability and feel of the park."
"The Masterplan Shows them (the Buildings) to the south of the park which means all natural light will be blocked."
"The impact of the tall residential blocks on light is an issues, along with transport links."
"Keeping sunlight reaching the park is quite important. Ensure Not blocking it with new buildings."
"The current park is a great area. It would be great to have more space but if buildings are built, it will spoil the view, blocking daylight and sun."
SIZE OF THE PARK
The park is nice destination but still feels very small, having a larger space will make it more of a destination rather than somewhere to visit if passing."
"I wish the extension was bigger. The current park is always busy which shows how popular and needed it is."
DESIGN ELEMENTS
"The park is big but the pathways feel unnecessarily wide and take up too much space."
"The park needs a variety of spaces and more varied planting, herbaceous plants and deciduous not just evergreens which can be dull and boring, just left to their own devices can be an excuse for covering an area and not doing any maintenance."
"One thing I really would like to see is the surfaces not being black/grey tarmac. Paved areas, or that kind of beige spongy surface, would feel more natural and human scale, rather than mini-roads."



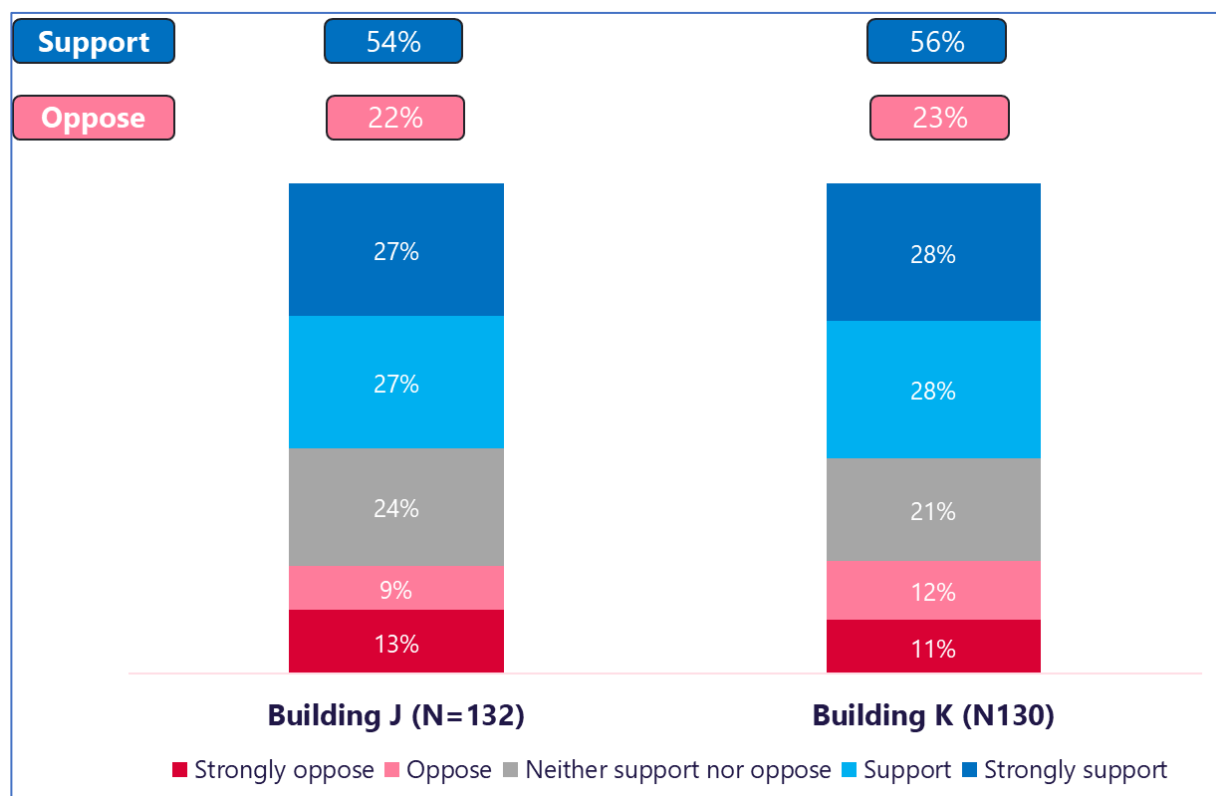
7.3.Sentiment towards the designs of the residential buildings

The majority of the consultation participants supported the building designs (Figure 7).

- Building J (54% support or strongly support)
- Building K (56% support or strongly support)

However, there was a relatively large minority (approximately a fifth) who opposed the building designs: Building J (22% oppose), Building K (23% oppose).

Figure 7: Response to the question: Which of these phrases best describes your opinion of the building designs? (N=see chart)



Positive comments received in support of the building designs focused on the integration with the park and 'clever' configuration (Table 8).

Some respondents commented that they would like to see more detailed images of the proposed buildings before making a judgement.



Table 8: Responses to the question: Please tell us your opinion of the building designs and why you feel that way?

POSITIVE COMMENTS RE: DESIGN
"I think the buildings are designed in keeping with the celebration of Manchester's industrial heritage as well as feeling like they belong in the park - the design responds well to its surroundings."
"The architectural drawings and images provide a good insight into the proposals, they look to fit with the overall development of the area in general are not foreboding and would add to the current community and allow it develop into one of its own."
"The buildings look like they're in keeping with the design of the space so far."
"It looked nice and cool"
"Creative modern look retains the light into the park."
"It looks like a place I would like to live."
"They look great."
"Great use of space from a commercially viable standpoint, good materiality studies and good playful façades that feed into the context."
"I like the stepped approach and the colours rather than just modern glass."
"The building design has been cleverly configured to incorporate and maximise natural light and tie in with the surrounding area."
"They appear positively dominant, enhancing the view from the park and the road."
"We find the building designs appealing and well-integrated with the park."
"Like the style of the smaller sections that resemble heritage buildings."
"I like the attention to materials and matching up to the post-industrial context."
"The lower sections of the blocks looks cool and seems nice design."
OTHER COMMENTS AND SUGGESTIONS
"We feel the space should be open to all and that consideration should be given to the existing housing and its residents to ensure the space is accessible from Ardwick and the South as well as from Piccadilly and the city centre."
"I would love to see them integrating and offering walking, seating and places like coffee shops for visitors, open to all not just residents."
NOT ENOUGH INFORMATION TO FORM OPINION
"It's hard to tell what the real life building will be like from these drawings. A CGI would be better, we cannot see the impact on the park."
"I think I need more pictures of the building to be able to fully imagine it."
"I find it difficult to visualise the buildings, they look fine on the plan but sometimes in reality it comes as a bit of a shock."
"Can't really give an informed opinion as they are just basic illustrations"
"Really hard to have an opinion from the picture shown"
"The image doesn't clearly show either building sufficiently to make comment."
"We are not presented with enough detail here to form a particularly strong opinion. Height and massing are fine, but given that height and wind impact what will be the quality of the ground flood spaces between the buildings?"



Statement of Community Involvement: Mayfield Phase 1B

A significant amount of the negative comments received were critical of the principle of additional, tall residential buildings being built in Manchester, rather than concern specific criticism of the designs.

Other negative comments focused on the height of the proposed buildings, the impact on sunlight and the need for affordable housing (Table 9).

Table 9: Negative responses to the question: Please tell us your opinion of the building designs and why you feel that way?

OPPOSITION TO PRINCIPLE OF TALL BUILDINGS / RESIDENTIAL APARTMENTS
"Do not feel there should be flats . These don't bring people together they just isolate people and then the parks become places for vandals to stay around and miss use the parks."
"It feels like there is already an over-saturation of 'apartments' and high-rises in Manchester. There are not enough family homes."
"It's just the high-rise residential designs, who does it invite and / or who is it directed at? Families, young professionals?"
"However, High tower blocks very rarely create communities. So I expect these to be very transient, sub ten stories and with more open space would be best."
"I don't support high-rise buildings. They don't have any character and do nothing for the community."
"We don't need more apartment buildings in the city."
"More high-rise flats which will not serve the needs of the community."
"The building are yet another tall building to add to Manchester's landscape. We have enough of these!"
"We don't need more high-rise apartments."
"Look like tower blocks, so many tall buildings around Manchester already."
CRITICISM OF BUILDING HEIGHTS
"I feel ambivalent / doubtful about the "tall wall" effect as seen and experienced from the south. Will such towers not seem to turn their backs on Ardwick?"
"Not massively keen on a basic high tower block."
"Too tall in some sections."
"I think the buildings will spoil the park"
"The buildings are too big, the development is too dense, there's already enough residential buildings not occupied."
CONCERNS RE: IMPACT ON SUNLIGHT
"Overall I like the design of the proposed buildings but have concerns that the height will adversely impact on enjoyment of the park to visitors in terms of reduced sunlight especially in the winter and possible wind tunnel effect."
"Also feel the shade cast by the tower blocks over the park is unacceptable. We should look to proven quadrangle style blocks you get in Europe as clear working community buildings."



"Don't need buildings in green spaces it'll make things shady."
"28 storey blocks being built! Disgusting! Way too tall for blocking out light."
"We will want to see the full details of modelling of the sunshine and shade effects of the buildings and of the modelling of the wind effects particularly with regard to the effects on the experience of walking in the park."
"Seeing that most of the park will receive less than 3 hours of direct light in March (and presumably similar or less time in darker months) is quite upsetting."
CRITICISM OF SPECIFIC DESIGNS
"It will look like more uncoordinated building design. There's an opportunity to create a single cohesive design. Instead, it is a ramshackle collection of pretty random architecturally styles."
"Modern flats. Odd colour way means won't age well."
"Terrible template structures, like all the other buildings that are in the city centre these days."
"No identity whatsoever, no originality. Poor mixed-use development. Poor highways and pedestrian thoroughfare safety. Not worth coming back to outside of work and commute."
NEED FOR AFFORDABLE HOUSING
"Also the team today couldn't advise what percentage would be affordable homes.... This means zero. In London ALL developments MUST provide minimum 35% affordable... central Manchester needs this."
"Another way to bridge the gap of affordable housing!! Where are the dentists, doctors and hospital for this area!! Another effect on local area."

7.4. Feedback on desired Ground Floor Amenities

Participants were asked amenities they would like to see included in the ground-floor space (Figure 8).

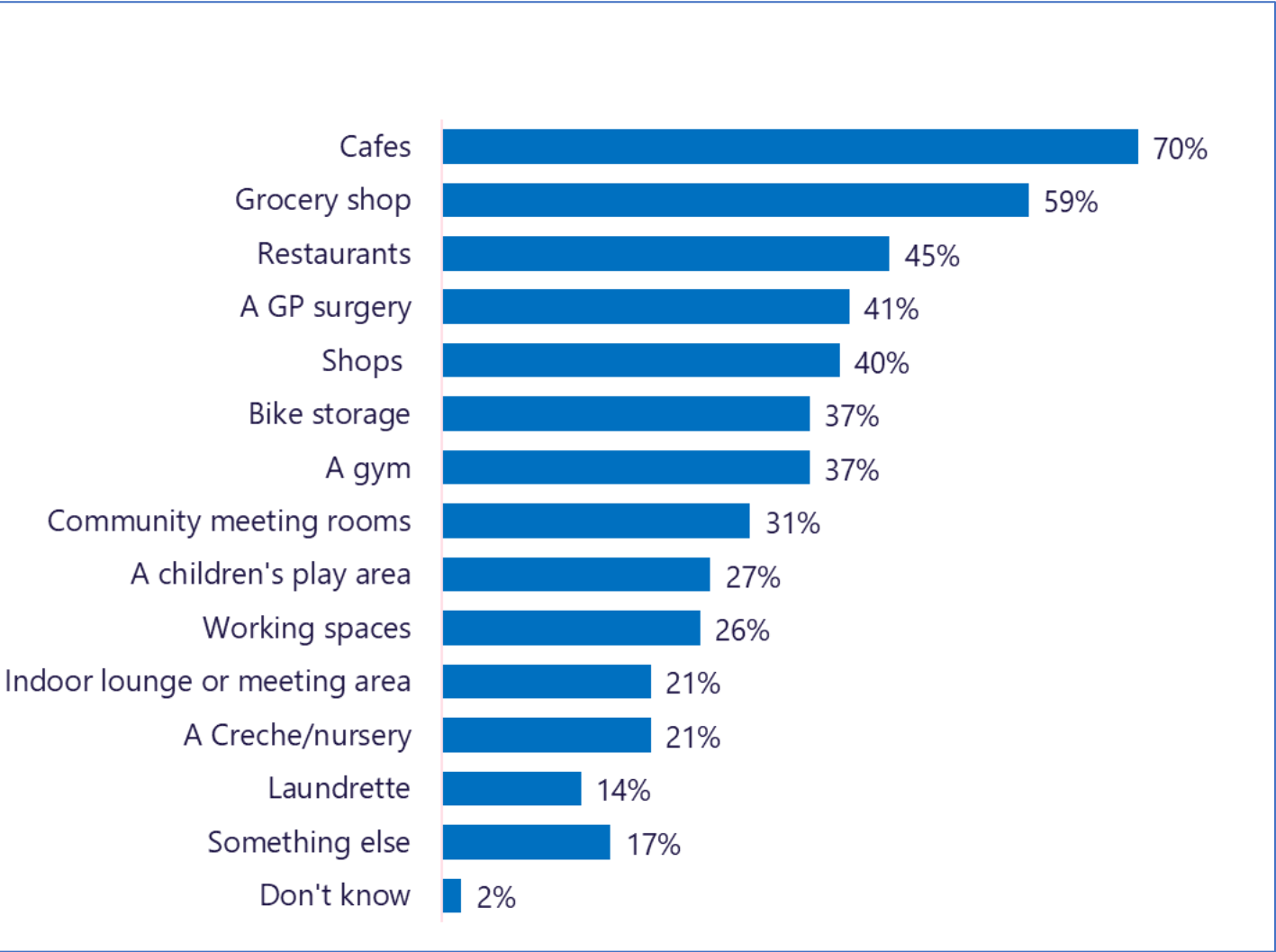
A wide number of amenities were mentioned, with food and drink amenities coming top: *cafes* (70%), *grocery shop* (59%) and *restaurants* (41%).

A GP Surgery was also commonly mentioned, with four out of ten (41%) stating that they would like to see one.

Bike storage (37%) and a *gym* (37%) were mentioned by just over a third of participants.



Figure 8: Responses to the question: The buildings will include ground-floor space that will include amenities for residents and the local community. If you live nearby, visit Mayfield or see yourself living or working here in the future, what amenities would you like to see included? Base: all valid respondents N=127



A variety of suggestions were received under the 'something else' category. Responses are listed in Table 10.



Table 10: Other suggestions for Ground Floor amenities

OTHER SUGGESTIONS FOR GROUND FLOOR AMENITIES
A big factory that provides stable and well-paid work for local people.
Areas to dry clothes, health & wellbeing facilities, community garden.
Bakery, greengrocer, pharmacy, swap / repair shop.
Bars
Car sharing scheme & spaces
Cohousing projects usually have guest rooms allowing residents to have smaller private homes.
Dentist
Dentist, hospital, extra nurses & doctors.
Indoor play facilities.
Industrial heritage! More railway infrastructure! Business spaces for the people? Afflecks style retail?
Pharmacies and wellness facilities.
Pool, multiuse court
Pool, tennis & basketball courts, 5 a side pitches, a bakery.
Post office
Somewhere for visitors to the area to sit and eat a packed lunch? A measured walking route, I don't use an app it would be good to know the distance I had walked
Swimming pool. Youth club area/holiday club. Somewhere for kids parties.

7.5.Sentiment towards improving connections to Ardwick

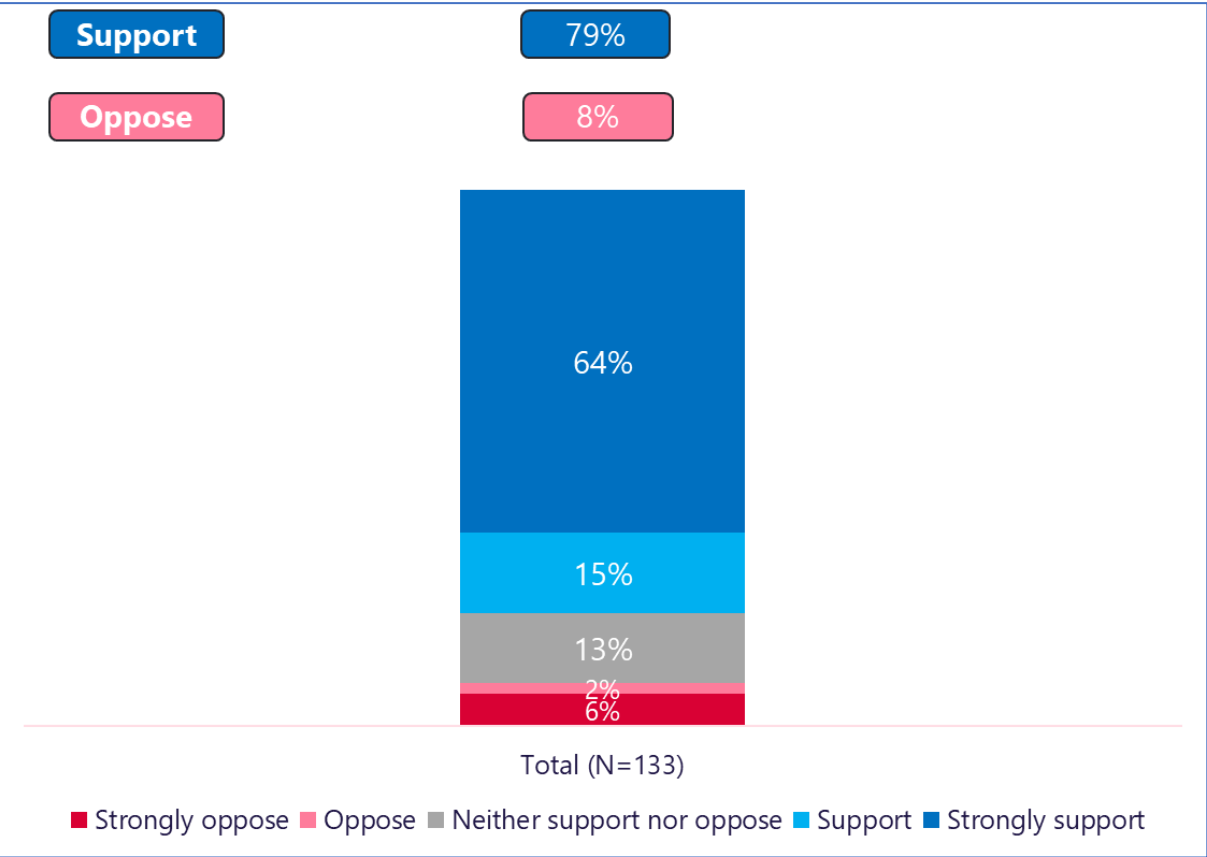
Participants were informed that there is an aspiration to improve connections between Mayfield Park and Ardwick and that this could include the creation of a pedestrian crossing at an appropriate place across the Mancunian Way (Figure 9).

In response to this, eight out of ten (79%) supported the pedestrian crossing, with two thirds (64%) supporting strongly.

Fewer than one in ten (8%) opposed the idea.



Figure 9: Responses to the questions: Which of these phrases best describes your opinion of creating a pedestrian crossing that would help connect Mayfield Park and Ardwick? Base: all valid responses N=133



Comments in support of a future connection between Mayfield and Ardwick focused on the benefits for increased mobility and safety (Table 11).

Table 11: Comments in support of a pedestrian crossing between Mayfield and Ardwick

POSITIVE IMPACT ON MOBILITY
"I currently work just across the Manky Way and have to walk down past Projects Mcr to get to the park for some greenery."
"I can travel in by public transport but a friend who lives the other side of the Mancunian Way could walk here if they could cross the road."
"The districts should be connected in an elegant and effective means for pedestrians and cyclists. Otherwise we are just creating a sectioned city."
"It's very difficult to get from Ardwick to the park. a bridge like the horse-shoe bridge at Hulme Park would be very well used."
"I personally have to go around the Mancunian way every day on my way to work. My journey would be cut in half if there were a pedestrian crossing. I've seen a lot of people risking their lives trying to cross as it's not connected. This should be actioned."



BENEFITS FOR PEDESTRIANS AND CYCLISTS
<i>"A lot of the busier parts of that road are difficult to navigate for cyclists and pedestrians."</i>
<i>"Always in favour of increasing pedestrian accessibility."</i>
<i>"I do think the two spaces need pedestrian connection in a way this that feels safe."</i>
GENERAL POSITIVE COMMENTS
<i>"I strongly support improvement to pedestrian access between Ardwick and Mayfield directly across Manc Way."</i>
<i>"I support this 100%."</i>
<i>"We have been strong advocates of improving wider connections on foot from the neighbouring areas to the park, so we are strongly in favour of a crossing of the Mancunian Way. Indeed, we believe that there should be a clear commitment from the partnership."</i>

Comments included a wide variety of suggestions on the proposals, including numerous suggestions for a foot bridge (Table 12).

Table 12: Suggestions for pedestrian links between Mayfield and Ardwick

GENERAL SUGGESTIONS
<i>"Connectivity between areas that are safe (and feel safe) to use at all times is vital to integrating the City Centre and neighbouring areas. Should be legible and direct and on a meaningful route - suggest a link between Ardwick Green and the space between the two proposed buildings - a green route to link two green spaces Inc. to assist biodiversity + act as a green corridor for nature. A wide 'green' bridge over Mancunian Way."</i>
<i>"Connections to New Islington / Ancoats would be advantageous to those residents too."</i>
<i>"The connection would make the two places whole, also encouraging exercise. An addition could also feature a bike line."</i>
<i>"There's a huge opportunity to open not only a social connection between places but also a green corridor to the historically important, large, and neglected Ardwick Green (which might also be enhanced)."</i>
<i>"It needs to be a well lit walkway as this is a dangerous road - especially due to the number of children Mayfield park attracts. it should have safe pedestrian paths on both sides as well as the crossing."</i>
<i>"There should be a pedestrian crossing, but not on Mancunian Way. I believe this would raise the risk of accidents and congested traffic."</i>
SUGGESTIONS FOR A BRIDGE
<i>"Footbridge would be good, in addition to accessible floor-level crossing."</i>
<i>"Having a bridge that is accessible to cyclists (and people in wheelchairs or with prams) would be really helpful."</i>
<i>"Connections with surrounding areas are very important - particularly to link with the Manchester Green Trail. It should not be a long-term aspiration to connect with Ardwick but part of the plan now . A bridge is very much the preferred option to provide."</i>
<i>"This road already has enough traffic- what about a bridge instead like the Hume bridge."</i>
<i>"Development of the new park areas should be designed for a future bridge . Also the lively taproom scene to the north should link pleasantly with the park and any new cafes and bars in the new blocks."</i>



Comments made in opposition to a future pedestrian crossing between Mayfield and Ardwick focused on the impact on traffic and parking in Ardwick (Table 13).

Table 13: Comments from those opposed to a pedestrian crossing between Mayfield and Ardwick

TRAFFIC AND PARKING PROBLEMS
<i>"This could generate a build-up of more traffic, resulting in higher air pollution. However, if the crossing is necessary then it needs to be done."</i>
<i>"Cause traffic nightmare."</i>
<i>"If this is done in a way that works with and for the community in Ardwick, then great. I'm worried this just will bring more delivery bikes/traffic into the community."</i>
<i>"It will further cement Ardwick as the car park for suburban families visiting the city. This is already an issue. The car parking around Mayfield is already dreadful with no route to the park along pavements due to park users parking all over the paths (avoiding the use of the paid for car parks that are available."</i>
GENERAL CRITICAL COMMENTS
<i>"There is a crossing next to skate park which I find safe. I'm not sure if additional crossing as an under passage is a good idea as that will attract unwanted attention from junkies etc. and crossing right on the Mancunian way is too dangerous in my opinion."</i>
<i>"I'm not sure the population of the other side of Mancunian Way is of sufficient size to merit this and may cause security issues."</i>
<i>"Cannot see it working, the Mancunian way is already a difficult road and cause mayhem. Do we need to connect Ardwick & Mayfield Park by foot?"</i>
<i>"Access roads for residential and commercial access. Pedestrian underpass, extend Mancunian Way viaduct. Mancunian Way serves the whole east-west-south Manchester. No pedestrian crossing!"</i>

7.6. Final comments

Respondents were given the opportunity to include a final comments on any aspect of the proposals. These are included verbatim in Table 14.

Table 14: Final comments made by respondents.

POSITIVE
<i>A family-oriented area to meet, talk, plat, sit & communicate.</i>
<i>Consultation always a good thing. Glad to have taken part.</i>
<i>Great job</i>
<i>I am making this submission on behalf of the Manchester and Salford Group of the Ramblers.</i>
<i>Thank you for the nice reception! Good luck with the project.</i>



I think the urbanisation & park around Mayfield Park is a great idea and already starting to take shape. But, is it / will it be an extension of Manchester city centre life or trying to introduce a new, family orientated, conurbation and look to support and encourage new businesses/ amenities for locals and for those who want to make Manchester a home for themselves and family?.

The existing work at Mayfield is impressive; I hope future phases continue this.

It is very good! Well done !!! :)

Please don't restrict access to dogs, we struggle enough to find places to go with them and to let them be a bit more healthy and free in greenery

Please plant a group (5-7) of pink flowering magnolia trees (not shrubs) e.g. m-'Galaxy' or m- 'Heaven Scent'.

Shame it seems to be designed for a transient renter population, rather than around building a long term community. Seems like a missed opportunity to do something much better.

SUGGESTIONS

Serious lack of any connection with a transport plan for Manchester and the residents. Manchester train network. Piccadilly has vastly deteriorated since I moved here, and the train service has halved while price had doubled. Unacceptable. Increasing Piccadilly capacity is a must when Adding even more demand via this development. Upgrading Mayfield so previous station and retaining the event space is the obvious step forward. In fact there seems little space to do much else with all the developments. Trust this will be taken seriously otherwise Manchester's growth will be stagnated.

We have heard that the apartments will be for rent. We are hoping this isn't the case and that there will be availability for home owners like ourselves to buy. As we live nearby and like the area it would be good to know that we could sell and buy.

The existing park does not form a satisfying loop at the moment. To be able to walk half a mile you have to walk along the path to the play area, leave the park and then re-enter. It would be great if this kind of thing could be taken into account.

As a rep of GM Community Led Homes, there is great scope for a number of CLH models to be involved in both residential and landscape. For example, Community Land Trusts Cohousing (as mentioned) and even Collaborative Custom Build (perhaps in the next stage?) We can be your one stop shop!!

Has the wind travel effect been modelled?

I hope there's a consideration for affordable housing built in, and that you work with the local communities instead of imposing more towers on our doorstep

I noticed when walking in the park that it proudly states to be a smoke free park, how would this be maintained with the introduction of the residential elements and other expansion?

I would love for a lido to be included in the plans

Idea for the park area would be the inclusion of outdoor gym equipment for adults. There is no facility like this in the city centre.

It is essential to include services that the local community needs. This includes dentists, doctors, large supermarkets etc. Otherwise this is just creating additional people who will further over utilize the existing infrastructure and services without giving anything back. Endless focus on "community's spaces" is a bit over blown. There are often enough spaces like these in communities already. What is needed is funding to run youth activities etc within these spaces, not just more empty rooms. Some commitment to ongoing funding to



support the charities and organizations that can use these spaces for positive community outcomes is needed.

It is vital that on-going maintenance is well-funded. Adequate measures need to be in place to manage parking. Ideally good links should be developed to Medlock Valley / Holt Town. Hope the council can bring forward ideas to expand the Mayfield regeneration to adjacent areas around the viaduct to maintain the 19th century heritage.

Make it beautiful and affordable , you know you can do it

Manchester needs more green space and affordable housing.

We need platforms to bring the community together - e.g. like Plattfields Park has "friends of the park" group. Forest school for toddlers.

NEGATIVE

There are many towers being built already in the surrounding areas. Manchester City centre has very few green spaces, Mayfield Park being a breath of fresh air and I was hoping to see this park expanded. Putting offices and apartments takes away from this.

There will also be a need to carefully manage the construction phase so as not to have a detrimental effect on the park and its surroundings nor detract from the experience of walking to and through the park.

We need clear and concrete plans for affordable housing. It would be a missed opportunity not to engage with some government schemes to support first-time buyers. Otherwise it will turn like any other new building with foreign investors who don't care .

Would be nice to maintain as a park and leisure facility rather than lots of new apartments. 'Affordable' when new properties are built in Manchester often doesn't mean that in reality.

My concerns are surrounding affordability of the homes. Will the service charges of the new building make them unaffordable given the high number of amenities provided? The government grants to ensure affordable housing should be secured before development!

I love that the park is going to be expanded but I am a bit worried about all the people moving in completely overtaking the park. It's not that big. Also pollution from the Mancunian way is still a worry

I preferred this district when it was home to workshops and other industrial premises.

Social housing would be better if any housing being built. What does affordable look like in this area? Stop plummeting Ardwick / Chorlton - on - Medlock into darkness. Give funding to the overstretched NHS to fund the extensions.

Thank you for organising the consultation. Interesting and useful to see and hopefully local people can continue to contribute views / comments to inform future beneficial design changes. It is unfortunate that the number of homes has 'needed' to increase from c.200 to over 800 which seems to be driving a radical change in design, including towers that will impact on the park. It is also unfortunate that the provision of affordable homes and a bridge link over Mancunian Way are merely aspirational and the latter does not even seem to be proposed as an integral part of the proposal.



8. RESPONSE TO FEEDBACK

The Applicant is grateful to all those who have taken the time to engage with the planning application proposals for Mayfield Phase 1B. During the consultation, several topics were raised by respondents. The applicant has sought to respond to the themes of these comments within this section.

FEEDBACK	APPLICANT RESPONSE
Park extension does not seem meaningful Example comments: <i>"If you have all the residential area so you're not actually extending it (the park)."</i> <i>"It seems the parkland isn't really being extended. It's just more buildings, with a bit of greenery in between them."</i> <i>"It's not extending the park as the extra green space is within the housing, feels a bit disingenuous on the marketing pull I think it's shocking that you continue to out working class people from the local area. You gave us a park and now you are about to build 28 storey flats next to it so then it's not for the local area."</i> <i>"Extending the park is obviously fantastic, however the plans seem to be much more about building, and you are using the park to sell it."</i> <i>"It seems like the development of new buildings is being sugar coated by "extending the park".</i>	The proposals will result in a meaningful extension of Mayfield Park, adding 2.5 acres of parkland, representing an approximate increase of 40% in public green space. The proposal has been carefully developed to ensure it functions and appears similar to the as-built park, strengthening the expansion. This pedestrian only space (up to the Estate Road), will also enhance the Park feel. This extension also includes the following (which will enhance the existing park setting): new informal play areas such as stepping stones and water features, planting circa 70 new trees, introducing a variety of new landscape characters and planting types (including rock gardens, rain gardens and podium gardens), creating sheltered areas to provide respite from sun, wind, and rain and new accessible routes for walking and cycling. By adopting a design ethos of 'buildings within a park' rather than 'buildings on the edge of a park', the proposals ensure that the development of much-needed residential buildings complements and extends the park providing new amenities for visitors and residents alike to enjoy.
Concerns over the impact on sunlight Example comments: <i>"It would be great to have more space but if buildings are built, it will spoil the view, blocking daylight and sun."</i>	The long-term masterplan for Mayfield has always included residential and commercial development which will inevitably have some impact on the current (pre-development) levels of direct sunlight into the park.



<i>"The plans will have a significant impact on sunlight, which will have a huge impact on the usability and feel of the park."</i> <i>"The Masterplan Shows them (the Buildings) to the south of the park which means all natural light will be blocked."</i> <i>"The current park is a great area. It would be great to have more space but if buildings are built, it will spoil the view, blocking daylight and sun."</i>	Ensuring that we maximise daily hours of direct sunlight into the park has been a core part of our design process. In accordance with the principles of the planning Framework, we have sought to step building heights away from the Park to maximise sunshine within it. And, working with specialist consultants we have reviewed and tested a range of design iterations to ensure Mayfield Park benefits from good levels of sunlight all year-round. The carefully considered four-finger block massing is designed in such a way to ensure ample daylight reaches the park. This has been achieved by having generous offsets ranging from 21 to 23 meters between buildings, creating a composition that maximizes daylight into the park. Calculations show that the majority of the park will get more than 6 hours of direct sunlight during summer. A full assessment of the proposal's impact on overshadowing of the park, plus daylight and sunlight assessments to surrounding properties, are included within the planning application. This confirms that only a small number of residential properties are affected in a non-significant way in accordance with the Building Research Establishment (BRE) guidelines, and that the park achieves the industry standards necessary amount of daylight during March through to September. We do also recognise that the lack of shade in the park is an issue for some, so the proposed new buildings provide an opportunity to have different and more sheltered spaces for those who need it. This creates an opportunity to introduce new and diverse planting features, adding
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	variety and richness to the landscape. These unique planting elements would bring a fresh dimension to the park, offering something currently unavailable in its existing design.
Concerns over building heights Example comments: <i>"The buildings are extremely tall and will feel imposing. The increase from 330 to more than 800 homes has driven up the heights."</i> <i>"The buildings are taller than I would wish."</i> <i>"Happy to see more greenery but I don't want to see tall apartment blocks that shadow the parks."</i>	We understand the concerns regarding the height of the buildings and the potential impact on the surrounding area. It's important to us that the development sits harmoniously within its context, and we've carefully considered the design to achieve this. The scheme incorporates lower-rise elements to ensure a varied skyline, minimise any sense of being imposing and, by positioning the taller massing further away from the park, to maximise daylight exposure within the park. We've also prioritised maximising daylight for both residents and the surrounding community, carefully positioning buildings and incorporating design features to minimise overshadowing of public spaces and green areas.
Concerns that there is an over-supply of apartment buildings in Manchester Example comments: <i>"It feels like there is already an over-saturation of 'apartments' and high-rises in Manchester. There are not enough family homes."</i> <i>"We don't need more apartment buildings in the city."</i>	We acknowledge the concerns regarding the current housing market in Manchester and the desire for diverse housing options. We share a commitment to creating a thriving and inclusive community. While the scheme does include apartments, which are a crucial part of addressing the urgent need for new homes in the city, we've also incorporated design elements and amenities that cater to a range of needs and lifestyles. This includes considering the needs of families and individuals seeking different living arrangements, contributing to a diverse and balanced community
Concerns over social infrastructure – particularly health facilities Example comments:	We recognise the importance of accessible social infrastructure for a thriving community and share your commitment to ensuring essential services are available to all. The proposed development has been designed not only to integrate with existing



<i>"Where are the dentists, doctors and hospital for this area!! Another effect on local area."</i> <i>"It is essential to include services that the local community needs. This includes dentists, doctors, large supermarkets etc. Otherwise this is just creating additional people who will further over utilize the existing infrastructure and services without giving anything back."</i>	amenities but also to enhance the offerings in the surrounding area. We are committed to working collaboratively with local authorities and stakeholders to explore opportunities for improving access to essential services, including healthcare, within, or in the vicinity of, the development. This collaborative approach will help ensure the development benefits both new and existing residents. Furthermore, we believe this project represents a valuable opportunity to continue to regenerate a brownfield site and contribute to Manchester's sustainable growth. By transforming this underutilised land, we can deliver much-needed new homes while minimising negative environmental impact and supporting the city's ambitious housing targets.
Perceived lack of detail in building design proposals <i>"It's hard to tell what the real-life building will be like from these drawings. A CGI would be better, we cannot see the impact on the park."</i> <i>"I think I need more pictures of the building to be able to fully imagine it."</i> <i>"I find it difficult to visualise the buildings, they look fine on the plan but sometimes in reality it comes as a bit of a shock."</i>	The consultation materials included a high level of detail on the massing, materiality and colour of the proposed buildings. The use of sketches rather than CGIs reflected that designs were not finalised and subject to further evolution following the consultation. The public will have further opportunities to comment during Manchester City Council's statutory consultation period following submission of the planning application.
Concerns over provision of affordable homes Example comments <i>"Also the team today couldn't advise what percentage would be affordable homes.... This means zero. In London ALL developments MUST provide minimum 35% affordable... central Manchester needs this."</i> <i>"Another way to bridge the gap of affordable housing!! Where are the dentists, doctors</i>	We know that Manchester is brilliant and growing city and it needs more high quality new homes. While we understand the need for affordable homes in Manchester city centre, Mayfield is a commercial development and, faced with higher costs (construction and materials are up more than 25% over the last four years), building affordable homes is a challenge.



<i>and hospital for this area!! Another effect on local area."</i> <i>I hope there's a consideration for affordable housing built in, and that you work with the local communities instead of imposing more towers on our doorstep</i> <i>We need clear and concrete plans for affordable housing. It would be a missed opportunity not to engage with some government schemes to support first-time buyers. Otherwise it will turn like any other new building with foreign investors who don't care .</i>	Our project team has had, and continues to have, a positive dialogue with Homes England regarding grant funding to help us to deliver affordable homes in this phase of development. The masterplan for Mayfield also includes plans for a wide range of new homes in later phases of development, where affordability will also be a priority. The residential development here on site will also provide the Mayfield Partnership with more funds to help manage the park and allow us to keep improving it every year.
Design cohesion & colours <i>"It will look like more uncoordinated building design. There's an opportunity to create a single cohesive design. Instead it is a ramshackle collection of pretty random architecturally styles."</i> <i>"Modern flats. Odd colour way means won't age well."</i> <i>"Terrible template structures, like all the other buildings that are in the city centre these days."</i> <i>"No identity whatsoever, no originality. Poor mixed-use development. Poor highways and pedestrian thoroughfare safety. Not worth coming back to outside of work and commute."</i>	The proposed building have been intentionally designed with distinct individual looks, rather than one dominant and overly curated style. Our architectural language of horizontal banding unifies the towers as a cohesive pair, while bespoke park frontages ensure individuality, balancing harmony and distinctiveness to avoid monotony or disjointedness. Design inspiration has been taken from Mayfield's existing buildings including the use of materials and colours which are found in the area and were characteristics of historic buildings once located at Mayfield. The rich history of the site will be drawn upon as the new neighbourhood is crafted around it. The new buildings will learn from the past, adopting a raw and robust vernacular that is differentiated and accentuated by the use of a contemporary form and material palette. This approach will help to build character early on. Durable and long-lasting materials will be prioritised to prolong the lifespan of buildings and landscapes, complementing the traditional materials of the retained structures, such as red brick and steel.



	The colour palette of the Mayfield phase 1a and phase 1b parcels is taken directly from the existing colours and materials of the depot building. Intended to provide visual balance when standing in the central park, phase 1a draws on the dark greys and greens of the steel structure opposite while phase 1b draws upon the red brickwork of the existing arches opposite.
Concerns about building heights creating a 'wind tunnel' effect <i>"Overall I like the design of the proposed buildings but have concerns that the height will adversely impact on enjoyment of the park to visitors in terms of reduced sunlight especially in the winter and possible wind tunnel effect."</i> <i>"We will want to see the full details of modelling of the sunshine and shade effects of the buildings and of the modelling of the wind effects particularly with regard to the effects on the experience of walking in the park."</i> <i>"Has the wind travel effect been modelled?"</i>	The wind microclimate at the proposed development has been assessed throughout the evolution of the design and for the environmental assessment as part of the planning application. The assessment confirmed that conditions on the Site are likely to be suitable for the intended pedestrian activities. Where applicable, mitigation measures in the form of a mixture of natural features including evergreen and multi-stem trees along with large boulders have been recommended.
Concerns about the impact of construction works on enjoyment of the park Example comments: <i>"There will also be a need to carefully manage the construction phase so as not to have a detrimental effect on the park and its surroundings nor detract from the experience of walking to and through the park".</i>	The planning application will set out details of how the construction effects will be managed to minimise impact on surrounding residents. The exact details of the mitigation will be conditioned as part of any future planning permission and this will be agreed in consultation with Environmental Health and other MCC departments. We will be expected to include noise monitoring and acoustic barriers, dust suppression and traffic management, amongst other measures. Regular newsletters will also be sent out by the contractor to confirm what works will be taking place and when, plus contact details



	if you have any issues with construction activity on site.
--	--

9. CONCLUSION

Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and Manchester's Statement of Community Involvement.

A number of constructive responses were received from the local community during the consultation period and the main issues raised have been directly addressed within this Statement and where relevant have been incorporated into the final proposals. The Proposed Development and will support the ongoing economic development and physical regeneration of this strategic regeneration area.

Moving forward with the project, the Applicant is committed to ensuring continued engagement with the consultation process, via the formal statutory planning procedure managed by the Local Planning Authority.

Subject to planning permission being granted, the Applicant will continue to engage with the local community over the course of the construction and operational phases of the development.



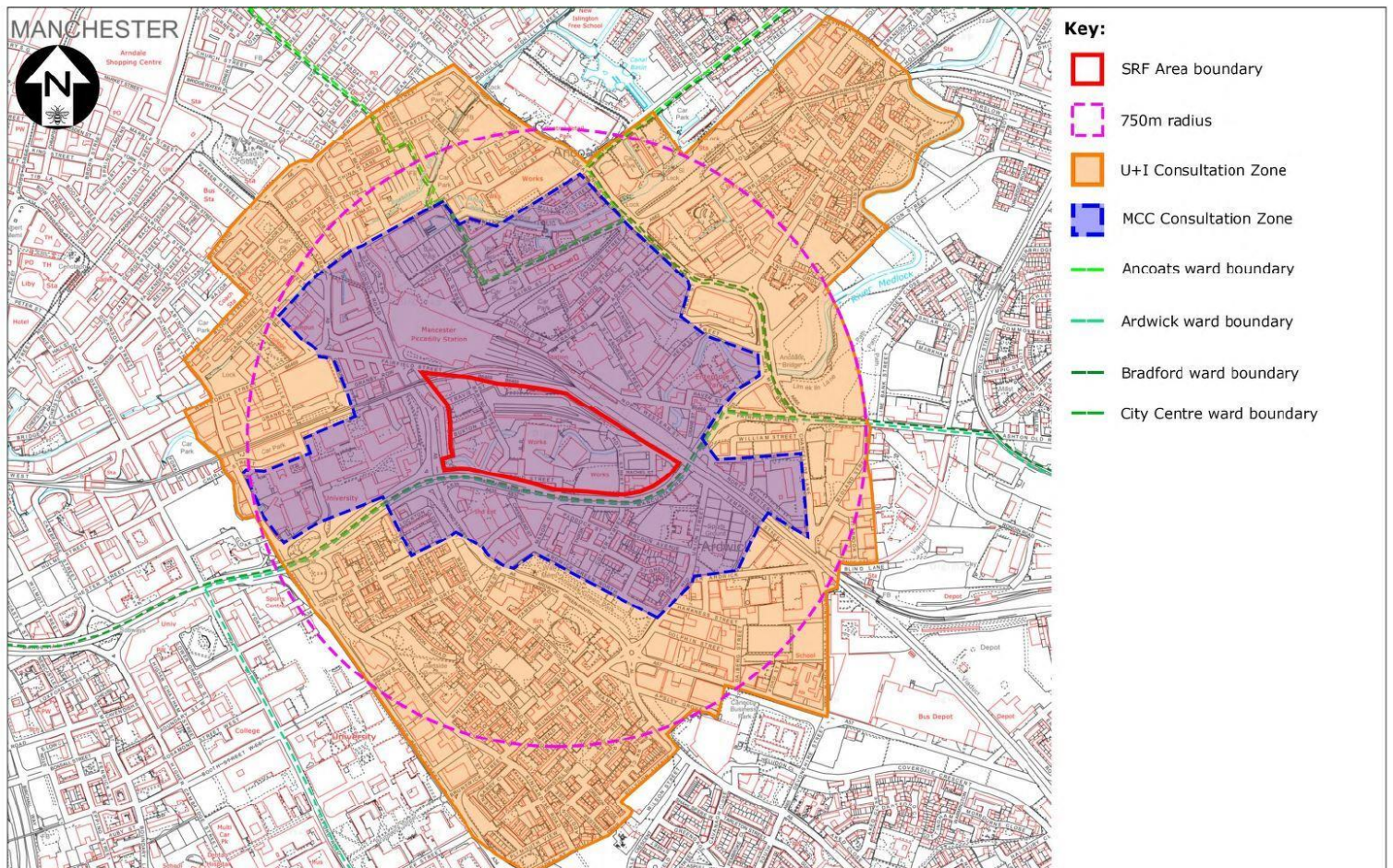
10. APPENDICES

Appendix 1: Images of early-engagement events



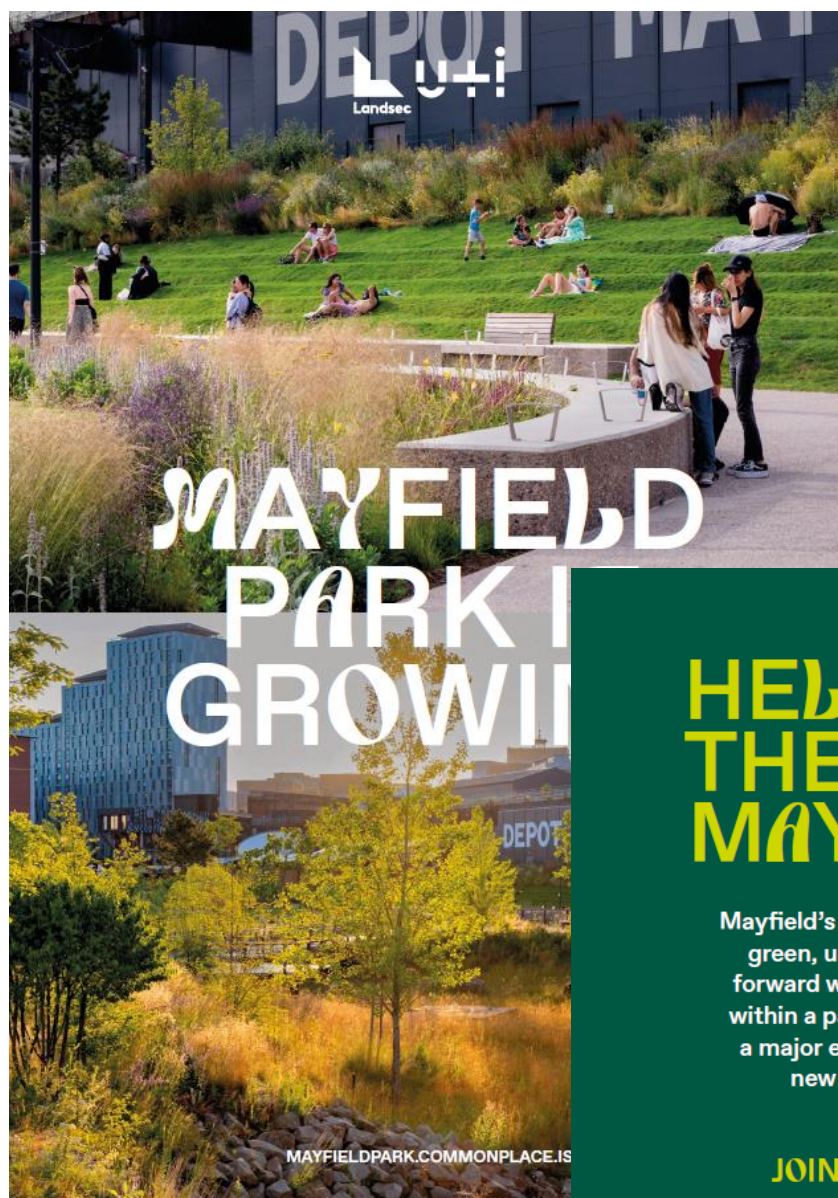


Appendix 2: Map of Consultation Zone





Appendix 3: Consultation Leaflet



HELP US SHAPE THE FUTURE OF MAYFIELD PARK

Mayfield's journey to become a thriving, connected, green, urban community is taking another step forward with Manchester's first homes to be built within a park. LandsecU+I's proposals also include a major extension of Mayfield Park, contributing new landscapes for play and relaxation.

JOIN OUR PUBLIC EXHIBITIONS

View the proposals and contribute your feedback:

MAYFIELD PARK ARCHES 586
(next to the play yard)

Saturday 26th October
10am – 4.30pm

Thursday 31st October
4pm – 8pm

Saturday 16th November
10am – 4.30pm

ST THOMAS CENTRE
Ardwick Green North
Manchester M12 6FZ

Monday 11th November
3pm – 7pm

SUBMIT YOUR VIEWS ONLINE

Scan the QR code below to let us know what you think:



MAYFIELDPARK.COMMONPLACE.IS



Appendix 4: Press Release

CONSULTATION LAUNCHED FOR FIRST HOMES WITHIN EXPANSION OF MAYFIELD PARK

LandsecU+I has launched a public consultation seeking opinions and feedback on proposals for the first new homes to be created within a major expansion of Mayfield Park.

The proposals would expand Mayfield Park by almost 40% and contribute 878 new homes – a mixture of one, two and three-bed apartments – to Manchester city centre.

The month-long public consultation will give local communities the opportunity to view the plans, speak to the design team and contribute ideas for how an extensive range of community and commercial spaces at ground floors could be used.

The proposals for Mayfield's first new homes have been designed by leading architects shedkm and Studio Egret West – the original designers of Mayfield Park. They feature two adjacent buildings connected by a sequence of new park spaces including a rock garden and a new garden square, extending Mayfield Park to the South and featuring a reclaimed and reimagined station structure from the roof of Mayfield Station.

The proposed buildings would include a range of ground-floor spaces open to the local community and residents, providing Mayfield Park with new amenities such as shops, cafes and spaces for health & fitness.

The proposed 2.5-acre extension of Mayfield Park looks to introduce a variety of new landscape characters and planting types to Mayfield, including rock gardens, rain gardens and podium gardens alongside new informal play areas including steppingstones and water features encouraging visitors young and old to interact with nature.

A new, planted, 180-metre estate street would run along the southern edge of Mayfield, parallel to the Mancunian Way, improving walking and cycle connectivity to the city centre from east Manchester.

The detailed proposals, include:

- 2.5 acres of more parkland (in addition to Mayfield Park's current 6.5 acres)



Statement of Community Involvement: Mayfield Phase 1B

- New informal play areas including steppingstones and water features encouraging visitors young and old to interact with nature
- 70+ new trees
- A variety of new landscape characters and planting types, including rock gardens, rain gardens and podium gardens which include a variety of herbaceous perennials, ornamental grasses, shrubs and bulbs
- Sheltered areas to provide respite from sun, wind, and rain
- More opportunities to sit and relax
- Accessible routes for walking and cycling

LandsecU+I, the regeneration arm of Landsec, is leading the development which forms part of the wider masterplan led by the Mayfield Partnership, which comprises LandsecU+I, Manchester City Council, Transport for Greater Manchester, and regeneration and placemaking specialist LCR.

Laura Percy, Senior Development Director at LandsecU+I, said: "Our ambition for Mayfield to be a diverse, green, world-class place for all - whether that's to live, work or play, burns as strongly as ever.

"Since delivering the first piece of Mayfield Park in 2022, we've been on a mission to continue to grow the park across our 24-acre masterplan. The major expansion of green and the first homes in this new city district, are all extremely exciting. The proposed 878 new homes would also contribute much-needed high quality housing as the city continues to grow at pace.

"We will be out in the community talking to people, listening to their views and helping to shape our proposals before we submit a planning application at a later date."

Mayfield is a transformational £1.5bn regeneration project in Manchester city centre, adjacent to the city's mainline Piccadilly train station.

A public consultation website is now live here mayfieldpark.commonplace.is where the detailed proposals can be viewed and feedback provided.

The Partnership and the design team is also hosting four public, drop-in exhibitions in the coming weeks:

Mayfield Park Arches 5 & 6 (next to the play yard)



Statement of Community Involvement: Mayfield Phase 1B

- Saturday 26th October: 10am – 4.30pm
- Thursday 31st October: 4pm – 8pm
- Saturday 16th November: 10am – 4.30pm

St Thomas Centre, Ardwick Green N, Manchester M12 6FZ

- Monday 11th November: 3pm – 7pm

The consultation will run until 18th November 2024.

Mayfield Park, Manchester city centre's first public park in more than 100 years, opened just over two years ago and has won a clutch of awards for its biodiversity, sustainability and accessibility. In summer 2024, it was awarded Green Flag status, with judges declaring they had "never seen such an outstanding urban park in 20+ years of judging."

ENDS



Appendix 5: Examples of media coverage

NewsUK NewsProperty News

Hundreds of new flats could be built next to Mayfield Park

The proposals will see the Mayfield Park site expanded to include a further 878 new homes

NEWS

By Kit Roberts

14:37, 23 OCT 2024

Bookmark

f

X

Comments 1



An artist's impression of the new development (Image: LandsecU+I)

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Developers have announced a public consultation for proposals to expand a city centre development. The plans will see the existing Mayfield Park development expanded to include an additional 878 new homes.

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Latest

Housing

Plans revealed for new City Centre housing development at Mayfield Park

By Nigel Barlow - October 24, 2024

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G+

p



Plans have been revealed for a new housing development within the City Centre at Mayfield Park

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Plans to build 900 homes at Mayfield Park as part of vision for 'world-class city district' in Manchester

By Sofia Fedeczko

Digital Journalist

f

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Comment

Published 24th Oct 2024, 17:26 GMT

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Chorlton Square shopping centre to be...

This is just ridiculous. Nearly 61 million pounds for another cheap and badly made...
£90m Trafford QTR plans lodged

Lever Street pointless eyesore. There's offices all over Manchester empty? Substitution only. Don't build...
Soller's £21m Northern Quarter office secures...

Please don't move the car park, we need that! Disabled folk have nowhere to...
Chorlton Square shopping centre to be...

Good to see this building getting some love. I think it's crucial the diverse...
Tilbury Douglas to lead £10m Oldham...

Will there be useful and affordable shops or more takeaways, beauty salons and useless...
Chorlton Square shopping centre to be...

Studio Egret West is leading the design of Mayfield's residential element. Credit: via Influential

LandsecU+I pushes ahead with nearly 900 Mayfield homes

23 October 2024 12:37 • Dan Whelan • Comments (19)

X

f

in

While work on the £400m office element has yet to begin, the developer has outlined plans for the first homes at the £1.5bn Manchester regeneration scheme.

Early-stage plans for 900 homes in four staggered liner blocks on four acres off Hoyle Street have been lodged with the city council. At the same time, the developer has launched a public consultation on the residential aspect of Mayfield Park, which has slightly different figures to the EIA scoping application, with only 878 homes in the cards.

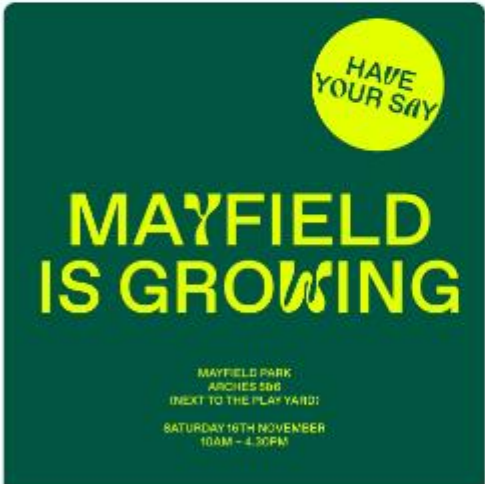
52



Appendix 6: Example Social Media Advert

**Mayfield Manchester**
Sponsored (demo) · 🌐

Final Consultation Event: Help Us Shape the Future of Mayfield Park
Mayfield's journey to become a thriving, connected, green, urban community is taking another step forward with Manchester's first homes to be built within a park.
LandsecU+I's proposals also include a major extension of Mayfield Park, contributing new landscapes for play and relaxation.
Join our final public consultation event to view the proposals and contribute your feedback:
Saturday 16th November 10am – 4.30pm
MAYFIELD PARK ARCHES 5&6 (next to the play yard)
Or visit mayfieldpark.commonplace.is



[Learn more](#)[Learn more](#)

 Like  Comment  Share



Appendix 7: Advert in the Manchester Evening News

InYourArea.co.uk

manchestereveningnews.co.uk

THURSDAY, OCTOBER 31, 2024 M.E.N. 7

Lucie Joan Fagan
in hospital, inset
with mum Jayne

Blues fan Lucie battles cancer for third time



By THOMAS GEORGE

LUCIE Joan Fagan had just returned to school after two years away when her mother received a knock at the door - it was her daughter's teacher.

She had been undergoing gruelling treatment for a rare form of brain cancer, before finally being given the all-clear to return to class. But days later, just as she was settling back into the normal life of a teenage girl, Lucie collapsed after 'having a fit' last Thursday.

She had first been diagnosed with ependymoma, a growth of cells that forms a tumour, in March 2021, at the age of 10.

Her mother, Jayne Fagan, said the family had to move to Manchester for months so Lucie could undergo proton beam therapy at The Christie hospital. But months after finishing her treatment and ringing the bell, a scan revealed that Lucie had a second tumour on her brain.

After undergoing further successful radiotherapy treatment at the Clatterbridge Cancer Centre, the City supporter was recently able to return to school for the first time in two years.

Then, just three days before her 14th birthday, came the devastating news her cancer had returned for the third time after collapsing in school.

"I got a knock on the door and it was her teacher," said Ms Fagan. "She said 'quick, get in the car. Lucie has collapsed'."

"I knew straight away that her cancer was back, there was no other answer." Lucie, from Merseyside, was taken to Alder Hey Hospital

The Christie
in Withington



where an MRI scan revealed that another cancerous tumour was growing on the brain. She must now return to the Christie Hospital for further proton beam therapy, which means she and her family will have to relocate to Manchester over the Christmas period.

“

She wants to look beautiful and is heartbroken she may lose her hair again

Jayne Fagan,
Lucie's mum

"It's really hard for her as a kid," said Ms Fagan. "She has just made a group of brilliant friends and had a part in the Christmas panto, which she has lost. She is devastated because her life has been put on hold."

"She is now at the age where she wants to look beautiful and pretty all the time and is heartbroken she may lose her hair again."

"We're going to have to spend Christmas and New Year in Manchester in a hotel."

"We've not had a normal Christmas for a few years."

Ms Fagan has now set up a GoFundMe in a bid to raise money to pay for the family's costs while her daughter is receiving treatment.

News

Burglar cut himself climbing through restaurant window

A BUNGLING burglar is behind bars after targeting bars and restaurants in a 'brazen' crime spree.

Shamsul Islam - shown in CCTV footage crawling on his stomach along floors and jumping over bars to steal cash from tills - left a trail of forensic clues that led to his downfall. At one venue, a take away, he left footprints and fingerprints.

He cut himself on a window he smashed to get inside another restaurant - leaving a DNA profile for detectives to recover and use in court. Police said the owner of the restaurant was woken at 2.15am after his CCTV-linked phone alerted him and he subsequently watched Islam raiding his business live.



Shamsul Islam, 40, of no fixed address, was described by police in Bury as a 'career criminal' as he began a four-year prison sentence for burglary. He was convicted after a trial at Manchester's Minshull Street Crown Court last week and has now been sentenced. Islam's burglary spree began in August with businesses in Whitefield and Bury targeted.



MAYFIELD PARK IS GROWING

HELP US SHAPE THE FUTURE OF MAYFIELD PARK

JOIN OUR PUBLIC EXHIBITIONS

View the proposals and contribute your feedback:

MAYFIELD PARK ARCHES 596
(NEXT TO THE PLAY YARD)

Thursday 31st October

4pm - 9pm

Saturday 16th November

10am - 4.30pm

ST THOMAS CENTRE

Ardwick Green N

Manchester M12 6FZ

Monday 11th November

3pm - 7pm

SUBMIT YOUR VIEWS ONLINE

Scan the QR code below to let us know what you think:



MAYFIELDPARK.COMMONPLACE.IS



Statement of Community Involvement: Mayfield Phase 1B

Appendix 8: Examples of Public Exhibition Boards

THE VISION FOR MAYFIELD: A WORLD CLASS, DISTINCTIVE AND IMAGINATIVE COMMERCIAL-LED NEIGHBOURHOOD

How do you take a forgotten part of Manchester City Centre and transform it into a connected, world-class district where everyone is welcome?

That question kickstarted a 10-year regeneration project here at Mayfield when the public and private sector came together to form The Mayfield Partnership: Manchester City Council, Transport for Greater Manchester, LCC and Landsec.

The answer began with a new city park, and the creation of a world-famous music and cultural venue supporting thousands of hospitality jobs. The work that's gone into reviving Mayfield in recent years has attracted more than 2.5 million visitors to an area that had previously been all but abandoned for three decades.

And there is so much more to come.

IN 2018, THE MAYFIELD PARTNERSHIP SET OUT ITS VISION

To deliver a world class, transformational, distinctive, and imaginative commercially-led neighbourhood, anchored by Mayfield Park, which will become a powerhouse of socio-economic productivity.

What you see today are just the first steps in the creation of a new neighbourhood building with homes, workplaces, shops, and restaurants, all emerging in and around the beautiful Mayfield Parks.

WHERE WE'RE AT

2019 Mayfield Depot reopens as a world-class cultural venue

2020 Planning permission is granted for Manchester's first new park in 100 years, two office buildings (the Pavilion in the Republic) and a car park

2022 The first, 0.5-acre phase of Mayfield Park opens to the public. 2023: The Mayfield Partnership selects Landsec to develop the first phase of buildings

2025 Planning permission is granted for improved proposals for the Pavilion in the Republic, a retail hub featuring the biggest cycle park in Manchester, and a 3-acre extension of Mayfield Park, contributing new landscaped areas, additional tree planting, ecology, and rain gardens. Construction work is due to begin in 2024.

WHAT WE'RE CONSULTING ON NOW

→ Another major extension of Mayfield Park – the size of 1.5 football pitches – bringing new landscaping, ecology and opportunities for play and relaxation

→ The first new homes to be created within Mayfield Park – another step in ensuring Mayfield is called home by not only office, shop, and restaurant workers but also families, young professionals, and retirees, with ground floor leisure, community and food and drink space

A PARK THAT CONTINUES TO GROW

SINCE ITS OPENING IN SEPTEMBER 2022, HUNDREDS OF THOUSANDS OF PEOPLE FROM NEAR AND FAR HAVE ENJOYED MAYFIELD PARK. WHEN AWARDED THE PRESTIGIOUS GREEN FLAG STATUS THIS YEAR, MAYFIELD WAS PRaised BY JUDGES AS A "WORLD CLASS" URBAN SPACE, WITH "INSPIRING AND EXCITING" PLAY FACILITIES AND "BRILLIANT" HORTICULTURE.

The next stage in our careful and thoughtful regeneration of Mayfield will deliver more of this outstanding green space by extending the park south towards the Mancunian Way and Ardwick.

The proposals for extending Mayfield Park include:

- 2.5 acres of more parkland (in addition to Mayfield Park's current 0.5 acres)
- New informal play areas including shopping stores and water features
- 70+ new trees
- A variety of new landscape characters and planting types, including rock gardens, rain gardens and podium gardens
- Sheltered areas to provide respite from sun, wind, and rain
- More opportunities to sit and relax
- Accessible routes for walking and cycling

PLACES AND SPACES FOR PEOPLE

A refresh to existing, shopping, restaurants and cafes will be added to the active green space and public amenities on the new extension.

Across the site, Sustainable Urban Drainage Systems (SUDS) are incorporated to manage surface water runoff, act as informal play opportunities and extend the rock garden from the landscape area within Mayfield Park. The new residential buildings will include blue roofs to capture rainwater at source.

A new green space will be created across the western side of the site, featuring the new rain garden and new rainwater storage tanks.

MAYFIELD'S NEW BUILDINGS HAVE BEEN DESIGNED TO COMPLEMENT AND EXTEND THE PARK. These are not buildings on the edge of the park – they are buildings in the park – which bring new space and amenities for visitors and residents alike to enjoy.

AMENITIES AND CONNECTIONS TO NATURE

A range of spaces have been designed for ground floor level which could be suitable for:

- A gym and Wellness Centre
- Spaces which could house shops
- Opportunities for restaurants, cafes, and bars
- Community meeting space
- Small studios for creative businesses
- Venues for events



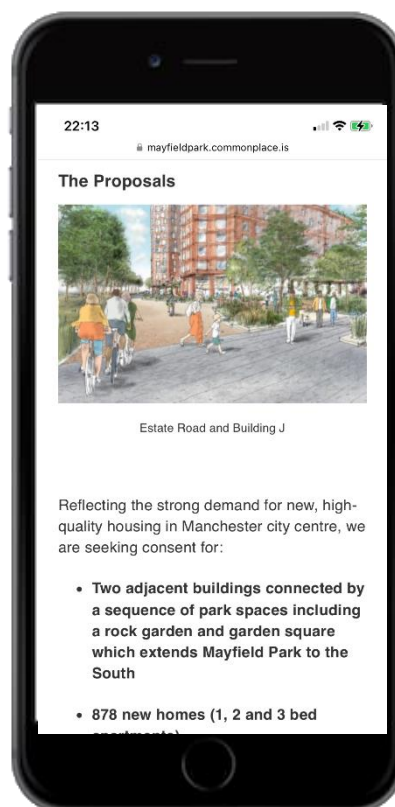
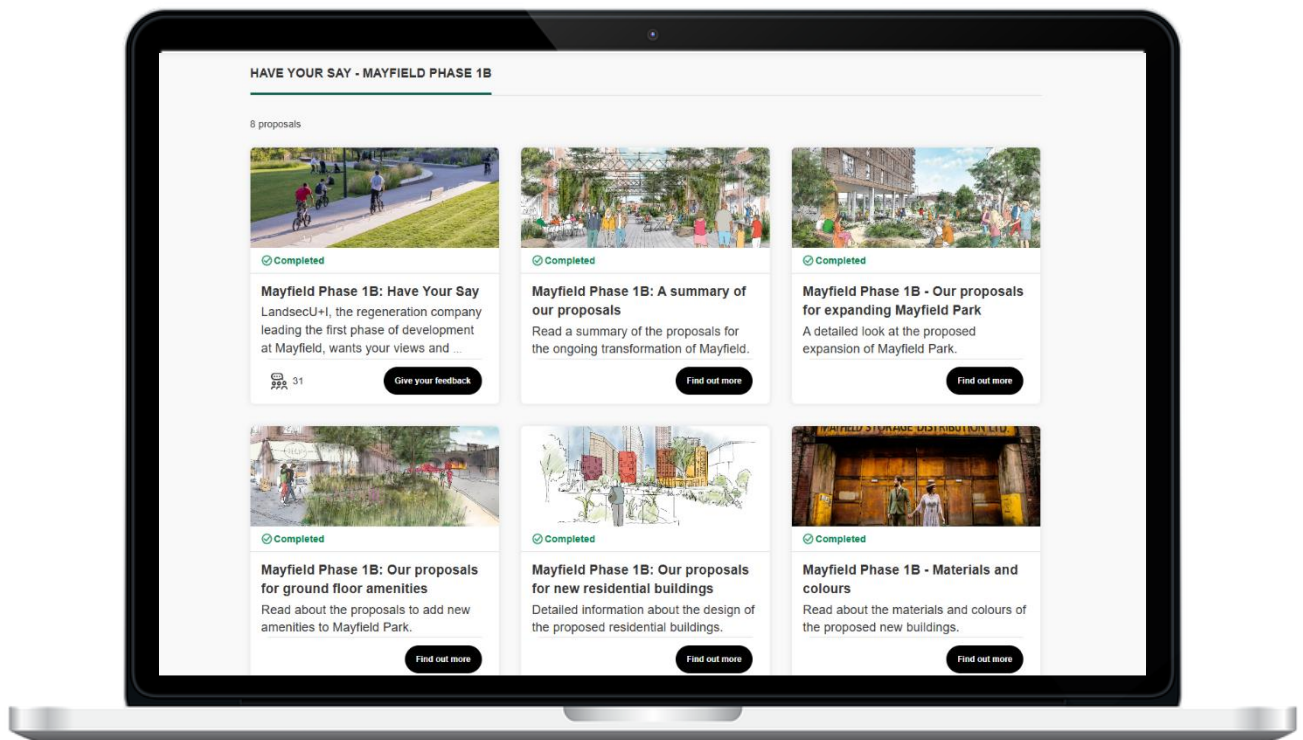


Appendix 9: Images of Consultation Events





Appendix 10: Screenshots of Commonplace website





Appendix 11: Consultation Questionnaire

**THANK YOU FOR TAKING
THE TIME TO FIND OUT ABOUT
OUR PROPOSALS TO SHAPE
THE NEXT STAGE OF THE
TRANSFORMATION OF MAYFIELD**

MAYFIELD

This survey will only take a few minutes to complete, and your views will feed into the design process.

All your answers are completely confidential, and the project is being conducted according to Market Research Society (MRS) guidelines. All data will be handled according to the Data Protection Act (DPS 2018) and the project is General Protection Regulation (GDPR) compliant.

01.
**Overall, what is your current opinion
of the Transformation of Mayfield so far?**
(Please tick one only)

- ☐ Very good
- ☐ Good
- ☐ Neither good nor poor
- ☐ Poor
- ☐ Very poor
- ☐ Don't know

02.
**Which of these phrases best describes your
opinion of the proposal to extend the park by
2.5 acres and add informal play areas, shaded
spots, and ever-green plants and trees?**
(Please tick one only)

- ☐ Strongly support
- ☐ Support
- ☐ Neither support nor oppose
- ☐ Oppose
- ☐ Strongly oppose

03.
**Please tell us your opinions of the proposals to
extend the park and why you feel that way?**



04.
Which elements, if any, of the proposals to extend the park are most important to you?
(Please tick as many as apply)

- ☐ Informal play areas
- ☐ Water features
- ☐ Areas of shelter
- ☐ Areas of shade
- ☐ Planting of new trees
- ☐ Planting of shrubs, perennials and ornamental grasses
- ☐ New landscapes (e.g. rock garden, rain garden, podium garden)
- ☐ New areas to sit and relax
- ☐ New walking and cycling routes
- ☐ The Garden Square
- ☐ The Estate Road
- ☐ Something else
- ☐ None of these
- ☐ Don't know

05.
Which of these phrases best describes your opinion of the building designs?
Please tick one for each

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose
Building J	☐	☐	☐	☐	☐
Building K	☐	☐	☐	☐	☐

06.
Please tell us your opinion of the building designs and why you feel that way?



07.

The buildings will include ground-floor space that will include amenities for residents and the local community.

MAYFIELD

If you live nearby, visit Mayfield or see yourself living or working here in the future, what amenities would you like to see included?
(Please tick as many as apply)

- | | |
|---|---|
| ☐ Shops | ☐ Laundromat |
| ☐ Grocery shop | ☐ Bike storage |
| ☐ Restaurants | ☐ Indoor lounge or meeting area |
| ☐ Cafés | ☐ Community meeting rooms |
| ☐ A Creche/nursery | ☐ Working spaces |
| ☐ A gym | ☐ Something else (please tell us what) |
| ☐ A GP surgery | ☐ Don't know |
| ☐ A children's play area | |

What other amenities would you like?

08.

In the long term there is an aspiration to improve connections between Mayfield Park and Ardwick. This could include the creation of a pedestrian crossing at an appropriate place across the Mancunian Way.

Which of these phrases best describes your opinion of creating a pedestrian crossing that would help connect Mayfield Park and Ardwick?
(Please tick one only)

- ☐ Strongly support
- ☐ Support
- ☐ Neither support nor oppose
- ☐ Oppose
- ☐ Strongly oppose

If you wish, please use the space below to tell us more.



ABOUT YOU

MAYFIELD

It is important that we obtain the views of a wide range of people and to ensure this we would now like to ask you some questions about yourself.

The questions are voluntary and all the information you provide will be treated in the strictest of confidence.

No information will be released that could identify an individual, organisation or household.

09.
How would you describe yourself?
(Please tick one only)

- ☐ Male
- ☐ Female
- ☐ Non-binary
- ☐ Prefer not to say

11.
What is your age?
(Please tick one only)

- ☐ 13–15 years
- ☐ 16–24 years
- ☐ 25–34 years
- ☐ 35–44 years
- ☐ 45–54 years
- ☐ 55–64 years
- ☐ 65–74 years
- ☐ 75–84 years
- ☐ 85 years or more
- ☐ Prefer not to say

10.
What is your ethnic group?
(Please tick one only)

- ☐ White
- ☐ Black or Black British
- ☐ Mixed or multiple ethnic groups
- ☐ Asian or Asian British
- ☐ Arab
- ☐ Other
- ☐ Prefer not to say

12.
Which of the following best describes your household's main income earner?
(Please select one only)

- ☐ Higher managerial, administrative or professional
- ☐ Intermediate managerial, administrative or professional
- ☐ Supervisory, clerical, junior administrative or professional
- ☐ Skilled manual worker
- ☐ Semi-skilled or unskilled manual worker
- ☐ State pensioner, widow, casual or lowest grade earner
- ☐ Prefer not to say



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13.

Do you currently own or rent your home?
(Please tick one only)

- ☐ Own my home either with or without a mortgage
- ☐ Rent
- ☐ Something else
- ☐ Prefer not to say

14.

Are you responding to this consultation as...?
(Please tick one only)

- ☐ An individual who visits the park
- ☐ An individual who would like to rent or own a property in Mayfield
- ☐ Another type of individual
- ☐ A representative of a local business
- ☐ A member of a local group
- ☐ A representative of a voluntary or community organisation
- ☐ A representative of another business, group or organisation
- ☐ Someone else
- ☐ Prefer not to say

15.

What is the first part of your home postcode?
(For example, if you live in M11AA please enter M1)

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17.

Would you be interested in being kept up to date with future developments of the Transformation of Mayfield?

☐ Yes☐ No

Please use the space below to make any further comments about the proposals or this consultation.

[illegible]

THANK YOU FOR TAKING PART

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