MAYFIELD

Studio Egret West

Phase 1b
Plot K

Design and Access Statement
19.12.24

Document control

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Notes:
This document has been prepared by Studio Egret West on behalf of LandsecU+I.
This document has been designed to be print at A3 (landscape). Unless otherwise stated all drawings, maps, images and diagrams within this document are not to scale.

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INTRODUCTION

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1.0 Introduction

Park Life

Mayfield's transformation is a story of renewal and innovation. The retention and reopening of the historic Depot in 2019 welcomed millions of visitors back to this long-neglected site as a world-class home for music, culture and art, reawakening a long forgotten piece of the city.

Then in 2022, phase 01 completed and Manchester celebrated its first significant new green space in over a century: Mayfield Park, a place where history and modern life converge.

As we look to create the first homes here, they too must embody this world class standard.
With the Park as the cornerstone of the place, founded on the layers of the past, authentic in the approach to keeping past but shaping it to be fit for the future.

The new homes at Mayfield will nestle themselves within this park, and offer a place that is welcoming, inclusive, and open to all — a place that inspires belonging through generosity of spirit and design. To live at Mayfield will encourage the first residents on the site in over 100 years to help shape it's illustrious future.









1.0 Introduction

Honouring the Past, Shaping the Future

Today, Mayfield is a unique blend of structural, architectural, and textural elements that define its character and atmosphere. Its rich heritage is reflected in the warm tones of red brick, contrasting yellow accents, and the play of reflective materials that echo its industrial past.

The proposed new development will celebrate this legacy by offering new homes in the park with while staying deeply connected to Mayfield's historic fabric. Through considered design, rich, robust materials with particular focus on on its texture, quality, and grain, it will honour the past while shaping a dynamic future.







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1.0 Introduction

A new place to live

The new homes at Mayfield will be a place to showcase innovation that is driven by the hard work and creativity of Manchester.

These homes will look to create an illustrious future built on an industrious past. They will be seamlessly integrated into the park, built from robust, noble materials, that will see these buildings last for decades to come. The ground floor environment will ensure that it creates space for nature to thrive and focuses on drawing the park into these homes.

Residents will experience a crafted, bold, and welcoming arrival from the park, with design elements firmly embedded in the surrounding landscape.
The homes will be both functional and efficient, thoughtfully designed for today's innovators. Connected and adaptable, the community will offer spaces where ideas and ambitions can flourish.

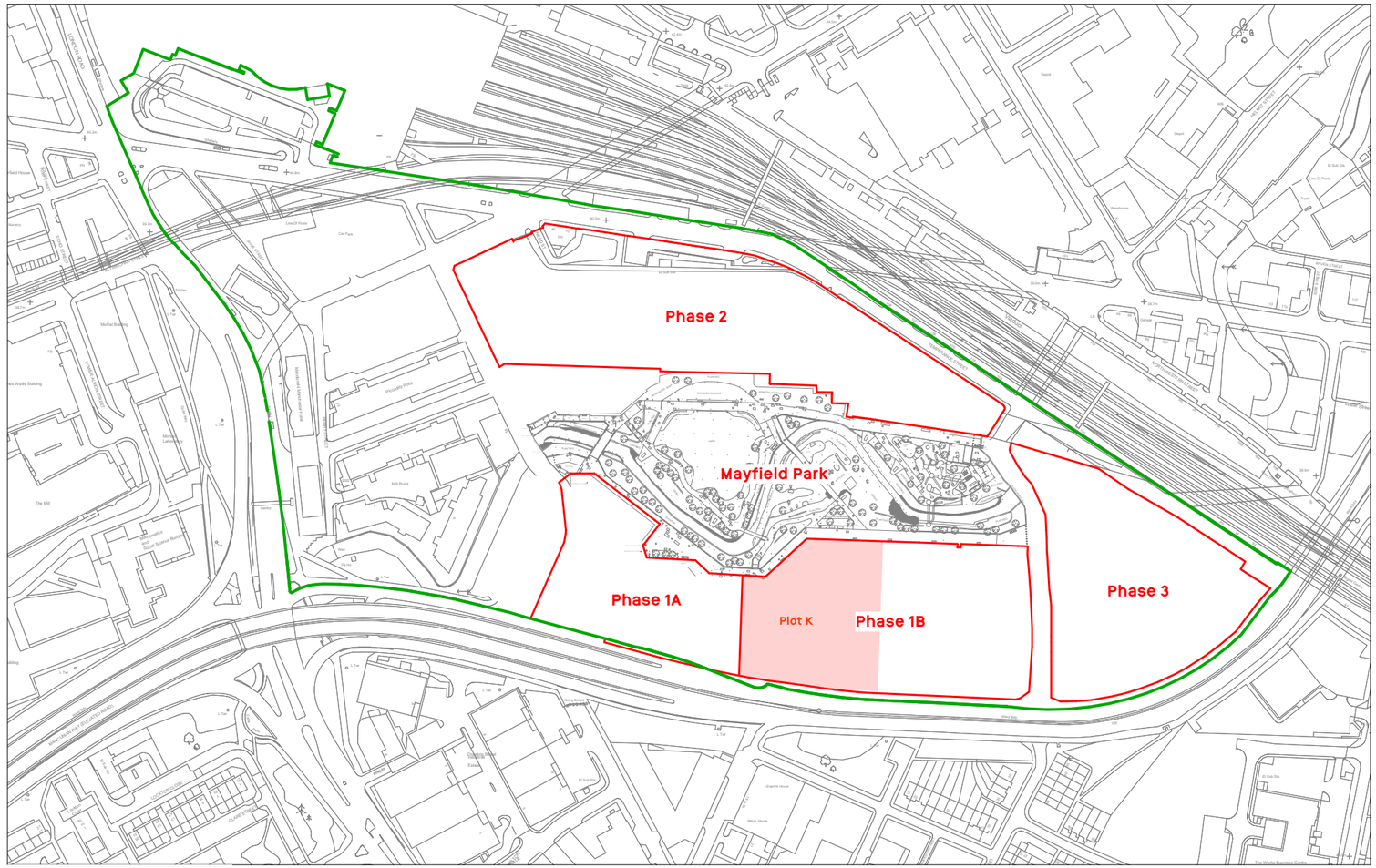


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1.0 Introduction

The Site

Plot K is situated at the southern end of Mayfield Park, at the heart of the broader Mayfield masterplan. It is bordered by Phase 1a plots to the west, Mayfield depot to the north, Mancunian Way to the south, and the evolving context of Plot J and Phase 3 to the east.



1.2 Purpose of the Document

Purpose of the document

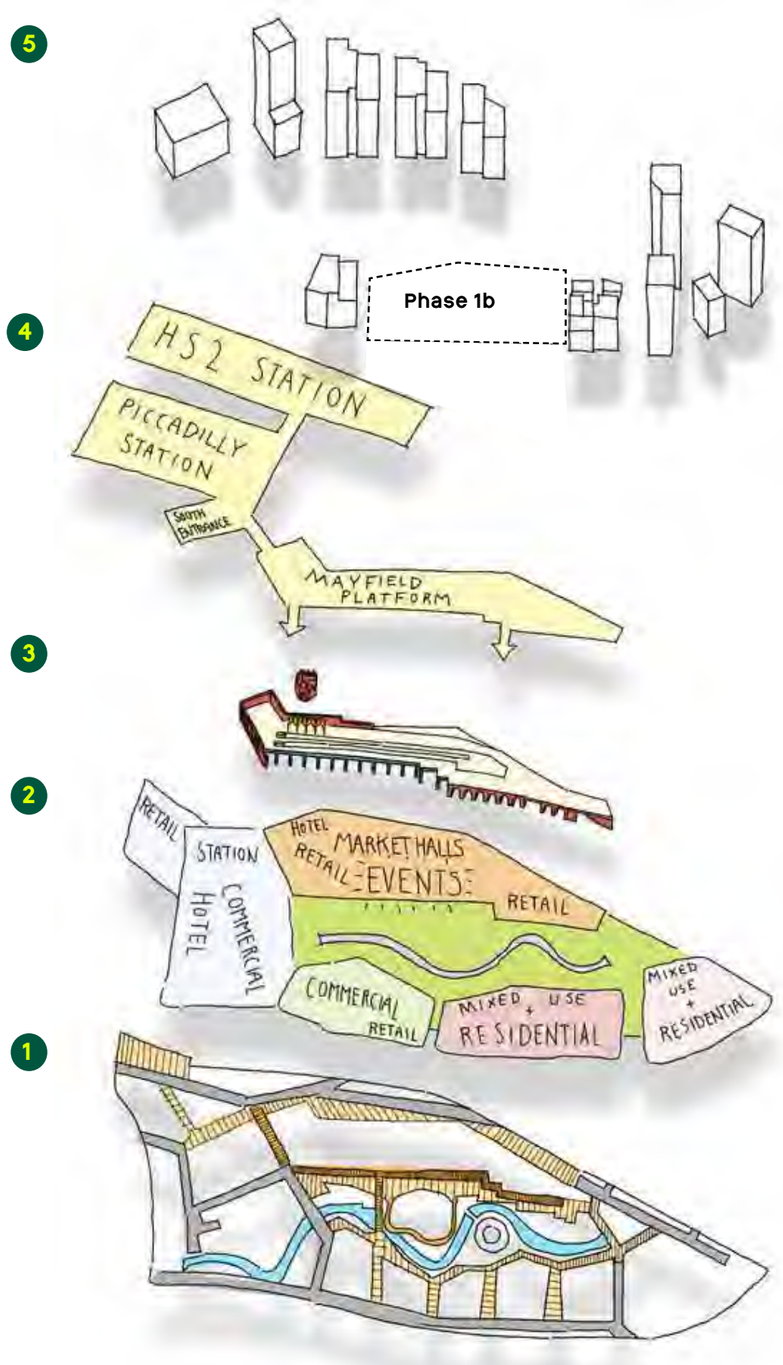
This Design and Access Statement has been prepared by Studio Egret West on behalf of LandsecU&I to support the Mayfield masterplan. The proposals for Plot K have been through an extensive pre app process with MCC and should be considered alongside the Design and Access Statement of the Phase 1b Masterplan.

This document should also be reviewed in conjunction with the planning drawing set, and other specialist reports submitted as part of the application.

Team Structure

The consultant team consists of:

- **Client** - Mayfield Medlock Limited
- **Landowner** - The Mayfield Development Partnership
- **Development Manager** - LandsecU+I
- **Legal** - CMS
- **Plot Architect Plot K**- Studio Egret West
- **Plot Architect Plot J** - Shed KM
- **Landscape** - Studio Egret West
- **Planning Consultant** - Deloitte LLP
- **Cost Consultant** - Arcadis
- **Structural, Civil and Transport** - Civic Engineers
- **MEPH, Sustainability, VT, Energy, Acoustic, Utilities, Security Engineers** - WSP
- **Fire Engineer** - Jensen Hughes
- **BSA PD** - Project Four Safety
- **Daylight/Sunlight** - GIA consultants
- **BIM Manager** - WSP
- **Residential Agent** - Savills
- **CDM Principal Designer** - iM2 Ltd
- **Wind, Inclusive design** - Buro Happold
- **TVIA** - Chris Burnett Associates
- **Facade Engineer** - FMDC



A layered and flexible framework arranged around a central park

1.3 Project Description

Closest to the forthcoming new commercial office space, Plot K will feature 494 apartments: 164 one bed, 302 two bed and 28 three bed homes.
Situated within a park, that is steeped in industrial history, the first phase of residential development at Mayfield will learn from this industrious past while shaping the future homes at Mayfield.

Plot K is a mixed use building with residential units above level 01 and some commercial units with ground and podium landscaping. This encompasses both public and private communal amenity spaces.
The proposal activates the park side by linking at lower levels with new active spaces that are intended to promote health and well-being, connecting to the activity in the park throughout the day, whilst reactivating Mancunian way with a new street bringing opportunity for shops, workshops and cafés.

The site experiences a 4 to 6 meter level change from north to south, creating distinct lower and upper ground levels. This level change allows for part of the lower ground floor to form a basement.

The architectural design for Plot K responds to the concepts developed featuring bold foreground buildings in the park, with a pair of simple noble brick buildings along Mancunian Way.
A carefully chosen material palette reinforces the site's identity while emphasizing sustainability. The development will offer both public commercial spaces and private amenities, providing high-quality, year-round environments for residents at ground level and above.



CGI view of Plot K

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SITE CONTEXT

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2.1 Site Location



Plot K is located to the East of Manchester City Centre and within a five minute walk to Manchester Piccadilly station.

Plot K is located to the south of Mayfield Park and to the north of the Mancunian Way, which separates it from Ardwick Green. The site is within walking distance of Manchester Piccadilly, a key transport hub providing direct links to the city centre, wider Manchester, and the national rail network, making it well-connected to the rest of the UK.

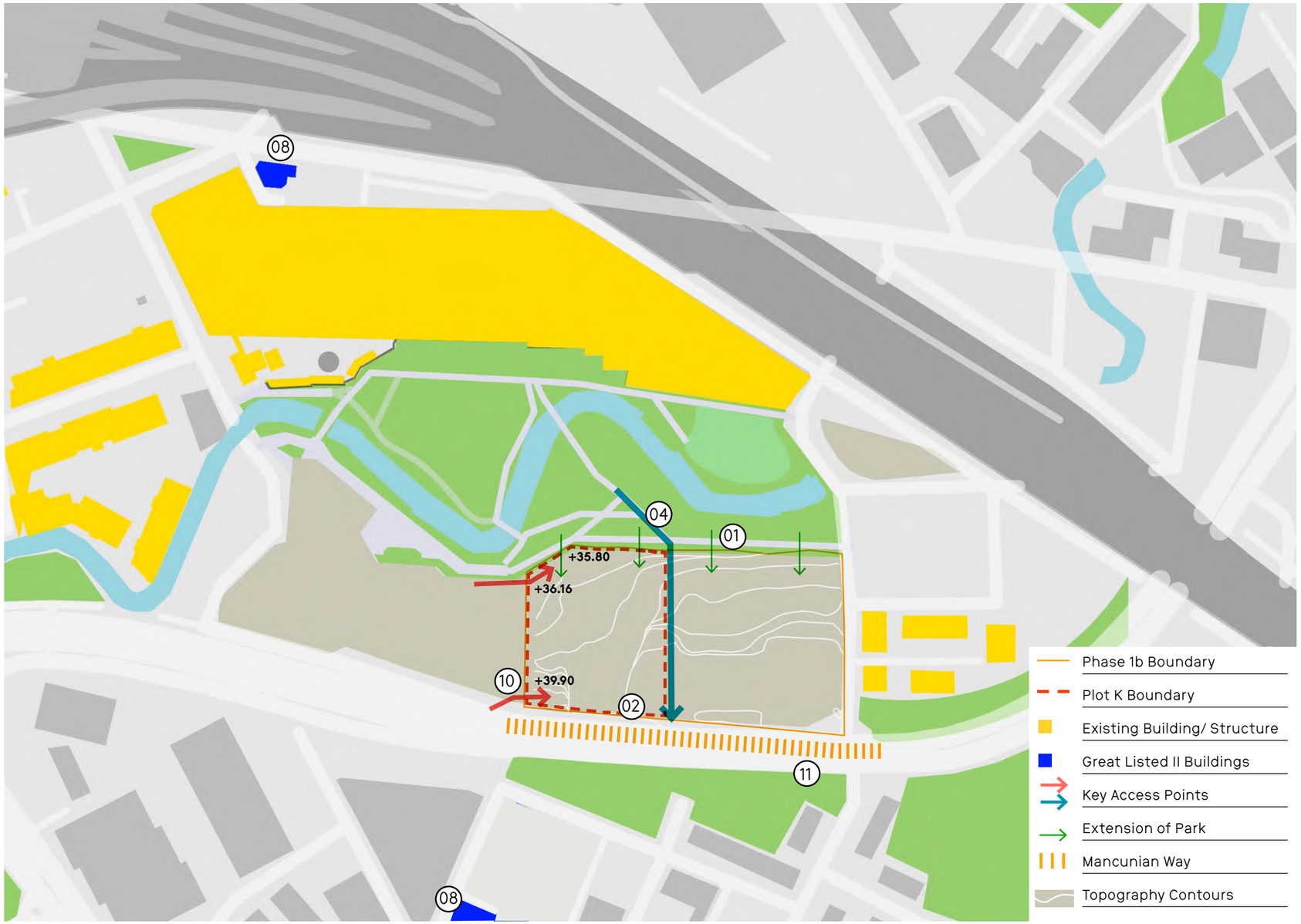
The area surrounding Plot K remains a focal point for ongoing development and regeneration due to its position in Manchester as a key area of growth and regeneration



2.2 Site Context

Opportunities

1. Extension of Mayfield Park
2. Greening and activation along the Mancunian Way
3. Potential for new amenities and connections to nature
4. Addition of another accessible north south route
5. Opportunity for a new new estate street off Mancunian way
6. Developing high quality homes
7. Plot K is not in a conservation area.
8. Within the site there are no listed buildings. In the wider context, there are 19 listed buildings within a 500m radius of the site boundary, two of which are Grade II .
9. Topography has a 4m to 6m level change across site which is an opportunity to create a basement to accommodate back of house equipment.
10. Potential for new accessible entrances into the site and routes across
11. Opportunity for a potential crossing from Ardwick.

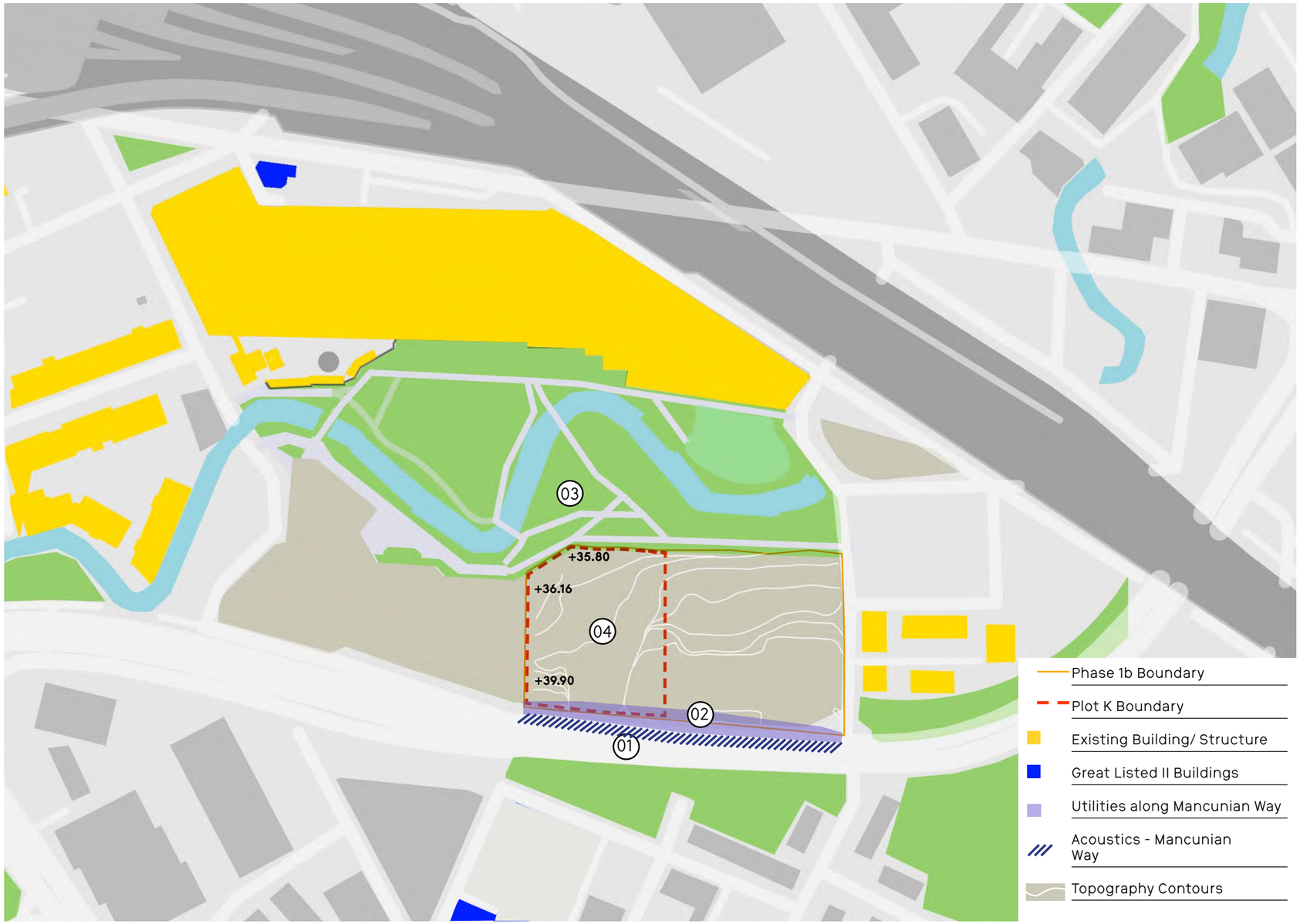


Mayfield Plot K Opportunities Diagram

2.2 Site Context

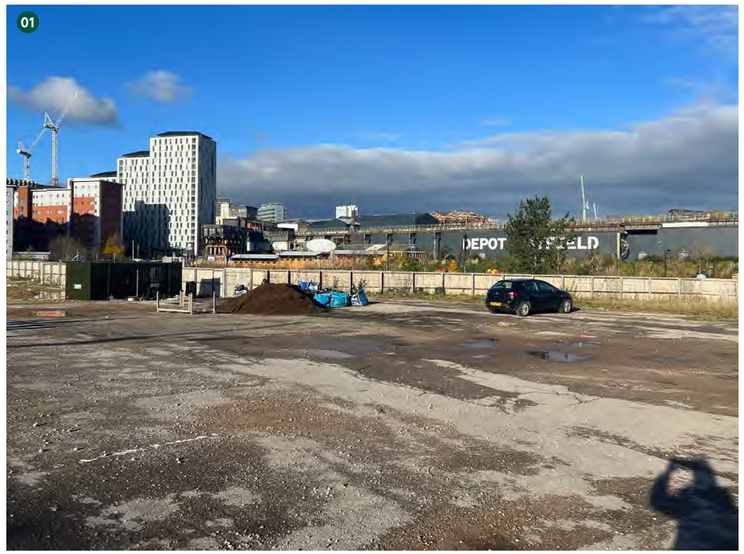
Constraints

1. Acoustics; Noise pollution generated from the Mancunian Way and the railway lines to the north
2. Utilities; existing utilities within Mancunian Way footpath and Hoyle Street must be retained. This limits tree planting, green buffer opportunities
3. Mayfield park is now complete, having opened in 2022. Any future development must be considerate of habitats that have formed within the park
4. Excavation required on part of Plot K site - potential for contaminated ground conditions will only be determined at the time of excavation
5. Level Access; The existing topography of the site will limit the location of entrances on façades.

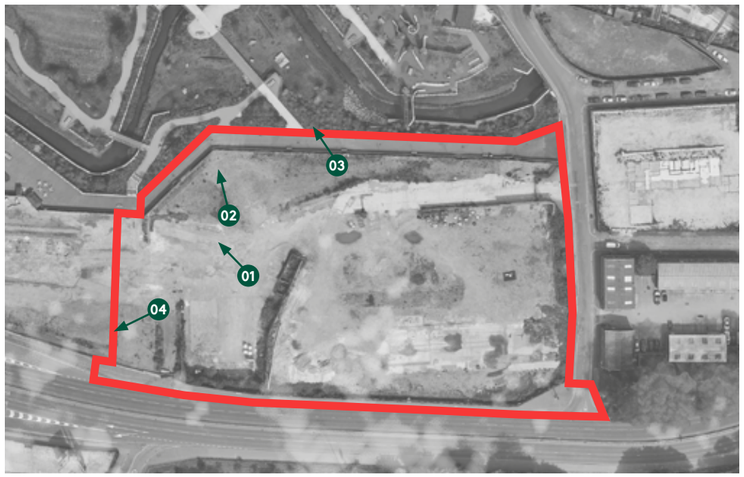


Mayfield Plot K Opportunities Diagram

Site Photographs











2.3 Planning Policy Context

Introduction

The purpose of this Section is to provide the policy context for the proposals, the various material considerations for Mayfield Phase 1b. For a comprehensive planning appraisal of the proposals set out in this document, please refer to the Deloitte Planning and Tall Building Statement.

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Local Development Plan

The relevant part of the adopted Local Development Plan for the Site comprises:

- Manchester Core Strategy (2012);

- Manchester Proposals Map (2012);

- Places for Everyone (PfE) Joint Development Plan (2024);

- Guide to Development in Manchester SPD (2007); and

- Saved Policies of the Manchester Unitary Development Plan (2005).

The key elements of the Development Plan are referenced below against each of the project key risks and planning strategy. The Development Plan Policies are considered as a whole, alongside any relevant additional material considerations. The Core Strategy sets out that the Site falls within the City Centre, which is subject to Core Strategy policies CC1 to CC10.

Places for Everyone sets out that the Site falls within Core Growth Area and City Centre designations, which are subject to PfE policies JP-Strat 1 and JP-Strat 2.

Other Material Considerations

National Planning Policy Framework (‘NPPF’) (2024)

The National Planning Policy Framework (NPPF) (revised version published December 2024) articulates the priorities of the Plan for Growth within planning policy. It is a material consideration for all planning applications.

At the heart of the 2024 revised NPPF lies the ‘presumption’ in favour of sustainable development, which supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

The NPPF states that ‘the purpose of the planning system is to contribute to the achievement of sustainable development’ (paragraph 7). It summarises the objective of sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

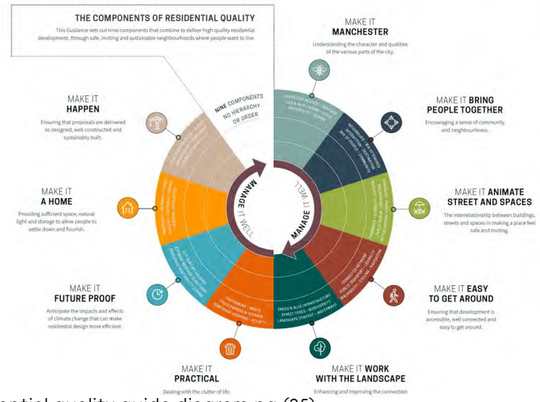
The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually; economic, social and environmental.

Additional Documents

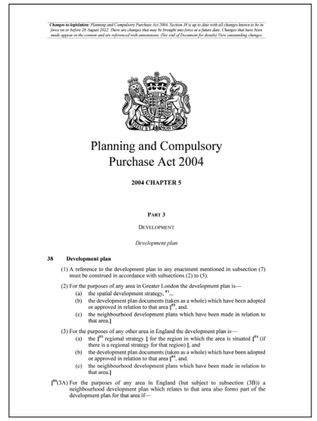
Manchester has ambitious plans for sustainable urban development, as outlined in several key documents. The Residential Quality Guide (2017) sets guidelines for high-quality residential development, emphasizing sustainability, community, and liveability. The Housing Strategy (2022-2023) aims to address housing shortages by building 36,000 new homes, with a focus on affordability and brownfield development.

“Our Manchester Strategy” (Forward to 2025) outlines a vision for a thriving, equitable, and connected city, prioritizing sustainability, economic growth, and resident well-being. The Climate Change Framework (2020-2025) sets targets for carbon neutrality and climate resilience, while the City Centre Transport Strategy (2040) promotes sustainable transportation.

Finally, the Biodiversity Strategy (2022-2030) and Great Outdoors Strategy (2015-2025) highlight the importance of green and blue infrastructure for a healthy and attractive urban environment. These documents collectively demonstrate Manchester’s commitment to creating a sustainable and desirable city for current and future residents.



Residential quality guide diagram pg (25)


Planning and Compulsory Purchase Act 2004

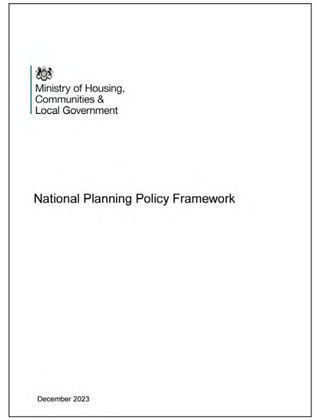
2004 CHAPTER 5

PART 3

DEVELOPMENT

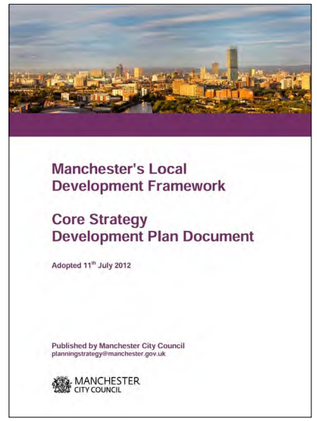
Development plan

38 Development plan


Ministry of Housing, Communities & Local Government

National Planning Policy Framework

December 2023


Manchester's Local Development Framework

Core Strategy Development Plan Document

Adopted 11th July 2012

Published by Manchester City Council
planningstrategy@manchester.gov.uk

MANCHESTER CITY COUNCIL

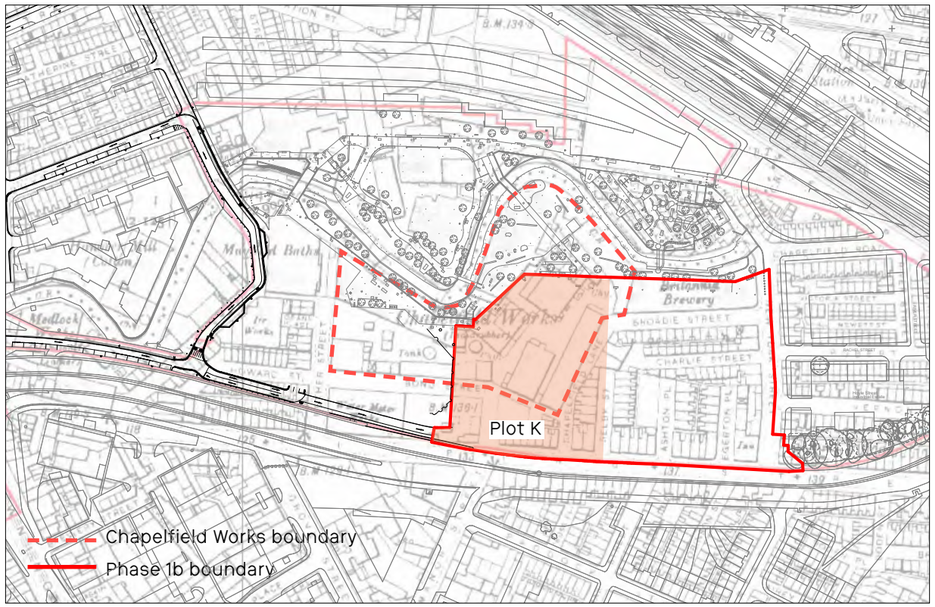
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2.4 Site History and Heritage

History of Chapelfield works

Historically, this area of the wider Mayfield masterplan was home to Chapelfield Works. Plot K's site was a cornerstone of Manchester's industrial history which was at the forefront of communications, telephone innovation and rubber products.

In 1833, David Moseley and Sons, an Indian Rubber Manufacturer, was founded.
The family was also largely interested in telephonic matters. In 1879, Moseley's company invented the granular carbon transmitter, or carbon microphone, which converted sound into electrical signals, sparking a communications revolution. By 1880, they installed some of Manchester's first commercial phones, including for the Post Office. The company continued to trade as telephone constructor and erector for about another 10 year across the UK.
By 1897, telephone-related activities were no longer listed from Manchester's street directory, and the company shifted back to their original business of manufacturing India rubber, gutta-percha, and later plastics, particularly between 1913 and 1937 at Chapelfield Works, Ardwick, Manchester.
By 1937, Moseley employed 2,530 people and showcased rubber products at the British Industries Fair, including hoses, mats, tubing, tyres, gloves, and rain wear.
In 1964 David Moseley and Sons was acquired by Avon Rubber Co and by 1981 due to economic downturns, Avon Rubber rationalized its operations, leading to the closure of the Avon-Moseley factory.



The 1908 OS map of the Mayfield area overlaid with 2024 OS map



David Moseley and sons works overview across the UK.







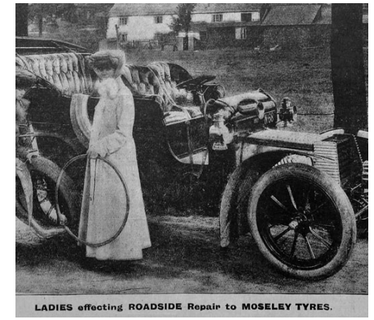






Plate 47: David Moseley and Sons Ltd Bus and umbrellas, Manchester 1918

The Moseley rubber works products and advertisements

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2.4 Site History and Heritage

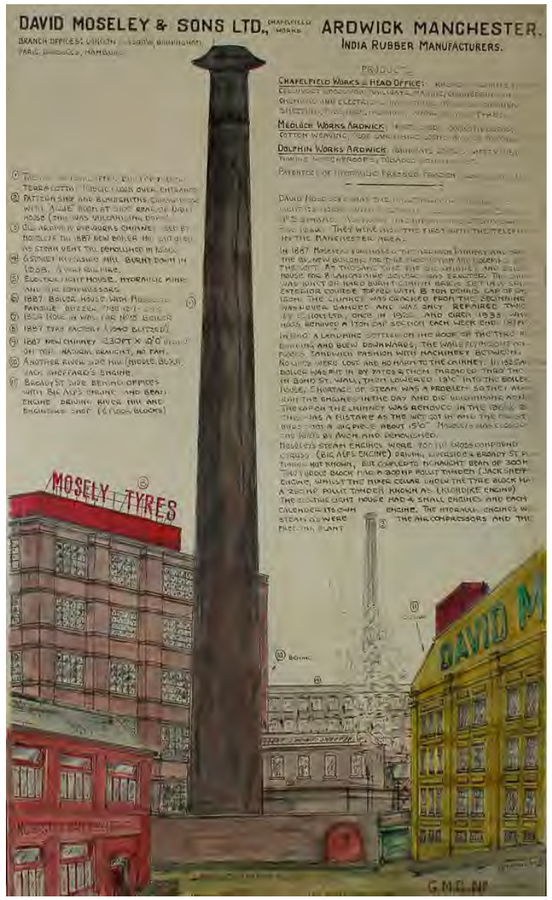
Chapelfield Works: A Closer Look at the buildings

Chapelfield Works, located south of the River Medlock, was composed of a series of buildings shaped partly by the river's double bend. It was a product of its time. Large functional buildings were the core of the place. With a purposeful arrival building– a colourful, crafted and welcoming hello to for those who were curious. It was a place to showcase innovation that was driven by the hard work and creativity of Manchester.

These buildings were a collection of simple industrial buildings, with a distinctive, architecturally elevated general office building that would have acted as a welcoming arrival to clientele. In an illustration by Frank Whiteman in 1984, Chapelfield Works was depicted as a vibrant, bold, and heavily branded site. The sketch depicts that the 1913 general office was built of yellow terracotta, with a public clock over its entrance, while the surrounding warehouses were shown as red brick buildings.



Warehouse buildings part of Chapel field works with the chimney in the backdrop



Frank Whiteman's Illustration





The general office 'grand arrival building



Construction of Mancunian way with the general office building in distance

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2.4 Site History and Heritage

Chapelfield Works: A Closer Look at the Chimney

The works housed various departments, including grinding and milling, moulding and pressing, the thread room, press room, roller shop, and rubber stores. Nine horizontal boilers were powered by a 200-foot chimney, originally part of the old Ardwick Tannery.
The chimney was built of hard burnt common brick set in a spiral exterior course topped with 8 ton Dennis cap of cast iron. Cracked from the beginning it was never banded and having survived the war, it was the removal of the Dennis cap in the 1960's, subsequent water ingress and frost damage that led to its demolition.

When Mayfield park was under construction the base of the chapelfield works chimney was uncovered - see images to the right.



Views from Ardwick looking at the Chapelfield works chimney and its Dennis Cap







Chimney base remains on Plot K site when Mayfield park was bring built

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DESIGN EVOLUTION

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3.1 Design Narrative

Chapelfield

The southern bank of the Medlock River at Mayfield used to be known as Chapel Field and from as early as 1928 was home to Chapelfield Works - an important rubber works factory, located on the site. The factory produced a range of rubber products such as bike tyres, cushion, tubes, hoses, washers and even umbrellas to combat the Mancunian rain.

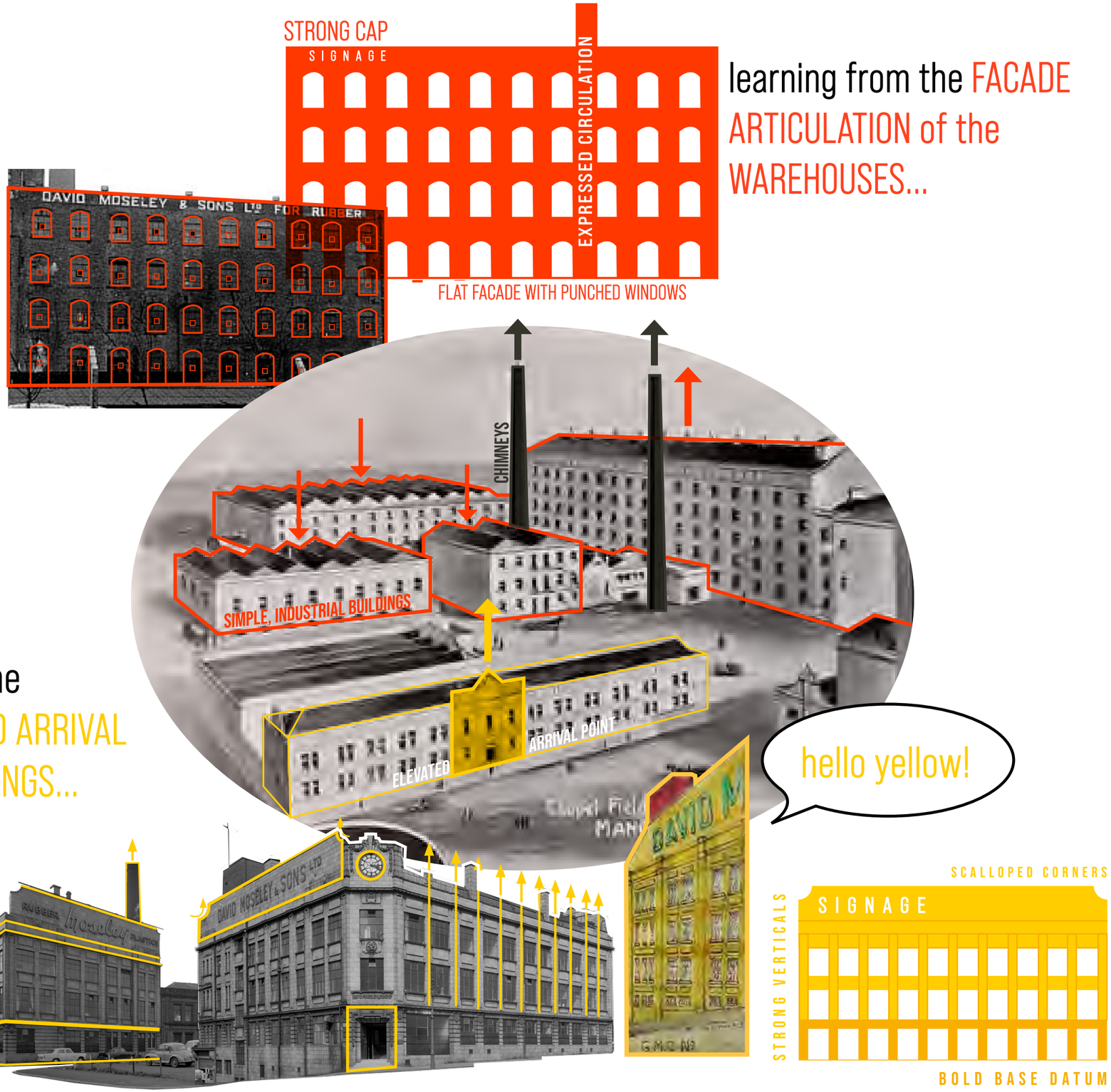
The first phase of residential development at Mayfield will learn from this industrious past while shaping the illustrious future of homes at Mayfield.



3.1 Design Narrative

Learning from Chapelfield Works

Chapelfield Works was a series of simple, industrial warehouses buildings along the river bank arranged around bespoke functional moments such as a 200ft chimney alongside a more ornate, architecturally elevated arrival building fronting onto Mancunian Way.



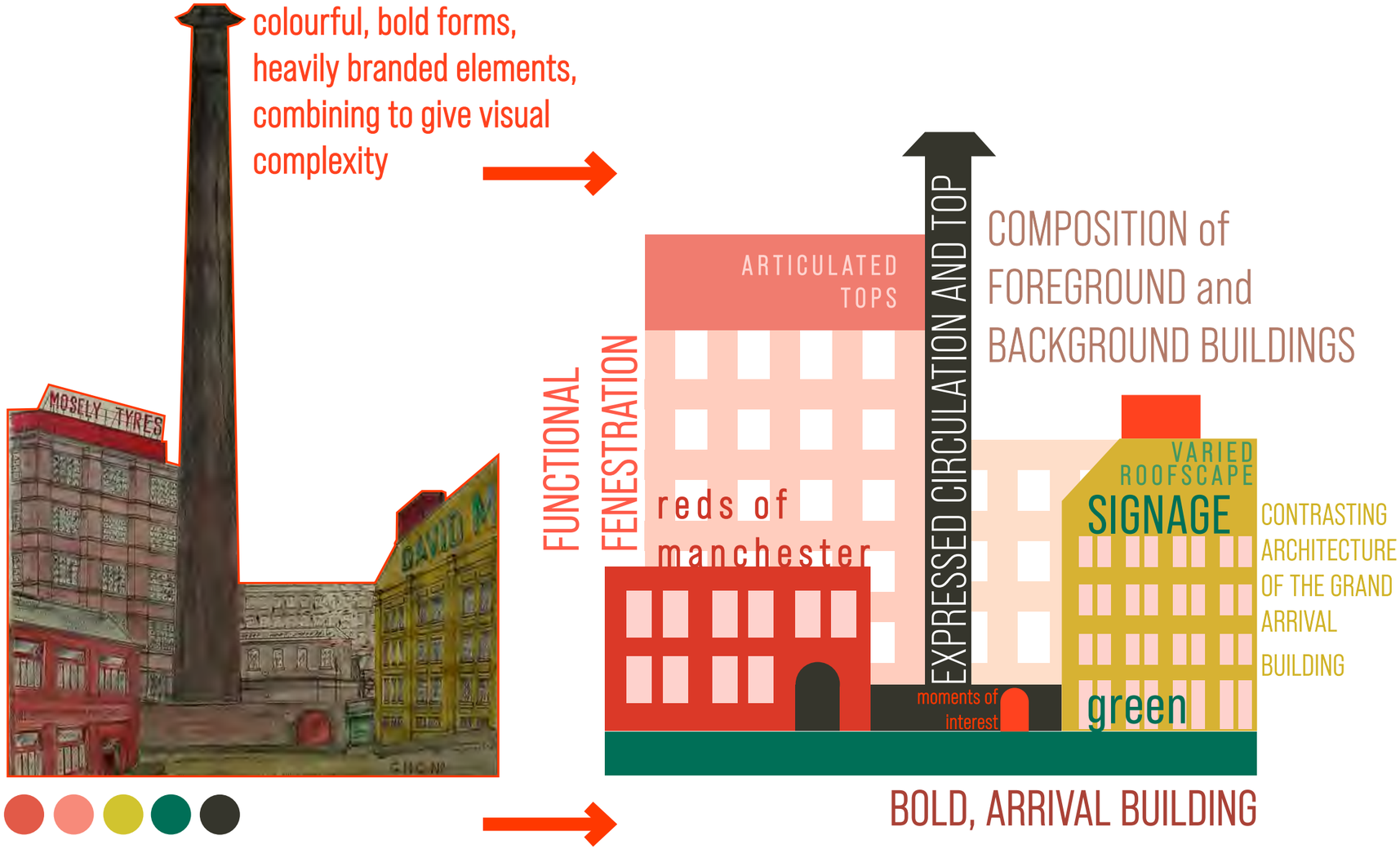
3.2 Initial Concepts

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Re-imagining Chaplefield Works

Plot K's proposals will reinterpret the composition of colour and simple forms from Chapelfield Works to create a composition of distinctive and characterful buildings along the south of the Medlock River nestled within the park.

The branded elements and signage from the poster has been interpreted into articulated building tops and varied roofs capes, providing visual complexity and aids way finding.



Contemporary Interpretation of David Mosely & Sons Poster of Chapelfield Works into an architectural language and composition of buildings

3.2 Initial Concepts

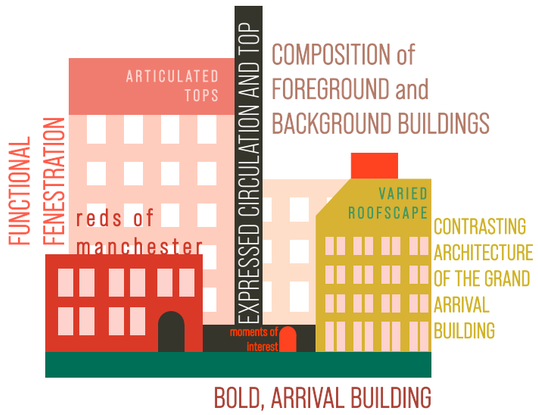
From Concept to Form

The first homes of Mayfield will be part of the park, embedded in it's authentic use of materials and making space for nature.

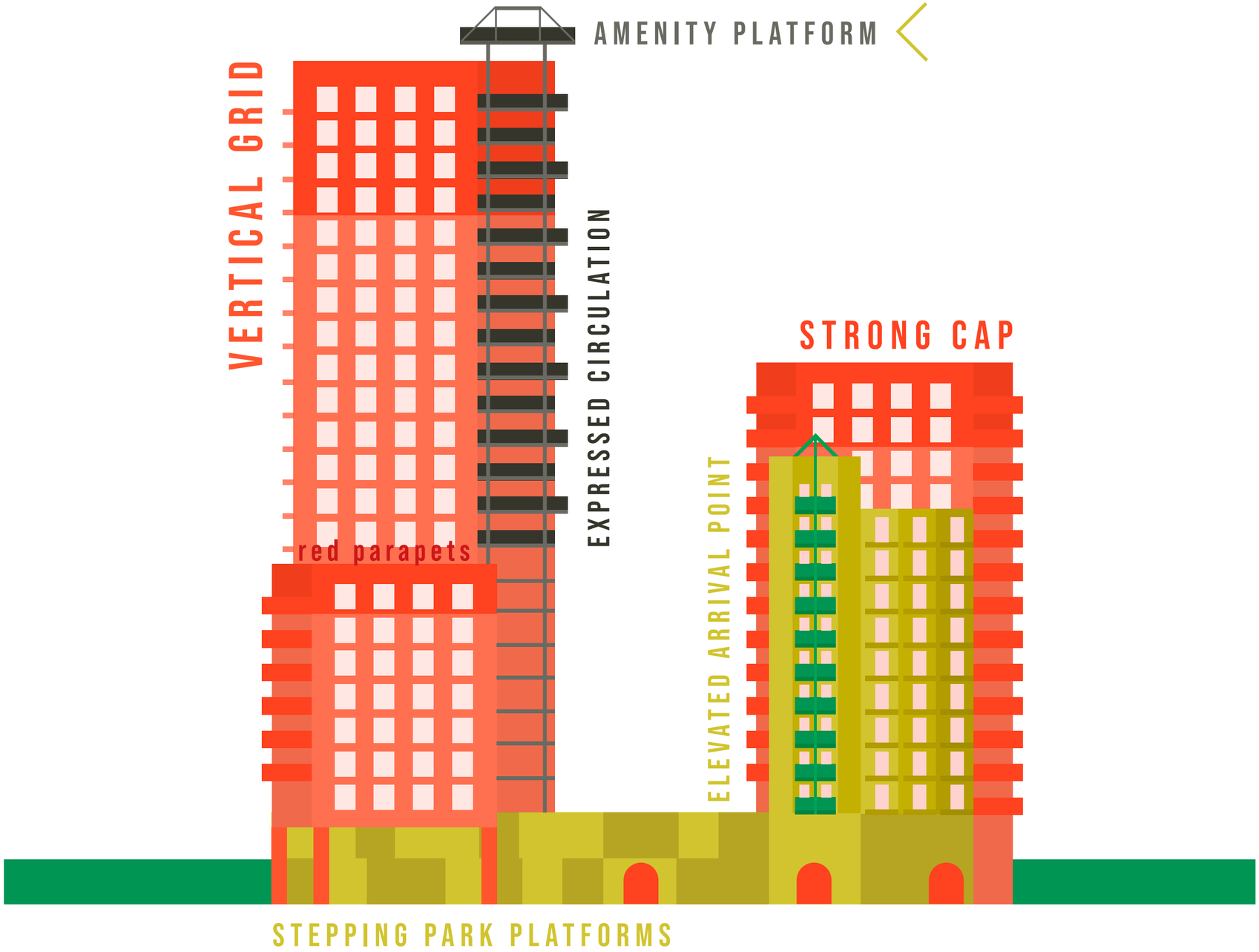
There will be a distinct and welcoming arrival from the park. Crafted, surprising and bold, seen from your arrival and firmly embedded in the park.

The function of homes will be efficient and effortlessly usable, fit for today's innovators.

The buildings are linked at lower levels by new active spaces that are intended to promote health and well-being; and spaces for ideas and ambitions to be tested, all connected to the activity in the park throughout the day.



Initial Concept diagram



Architectural concept diagram showing design principles inspired Chapelfield Works

3.3 Design Evolution Overview

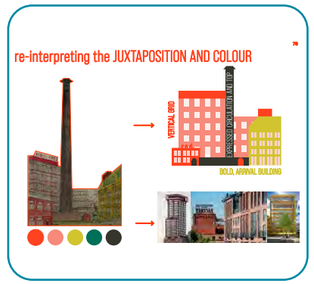
Mayfield Development Time line

The proposed development has undergone an extensive consultation period with Manchester City Council, the public and various other stakeholders. The dates below outline the critical consultation meetings relating to the evolution of the design.

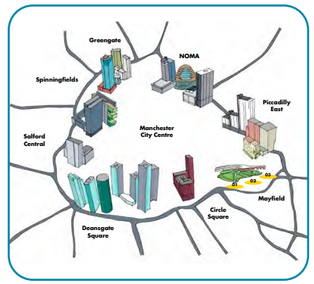
The pre-app process as a whole has been described in detail within the Masterplan DAS. Please refer to 0198-MAY-SEW-SWI-ZZZZ-RP-A-001
This chapter focuses on the developed design of Plot K.



Pre-app 01
11 December 2023



Pre-app 03
01 May 2024



Pre-app 05
19 June 2024



Pre-app 07
06 August 2024



Pre-app 09
02 October 2024



Pre-app 11
13 November 2024

2024 — **2025**

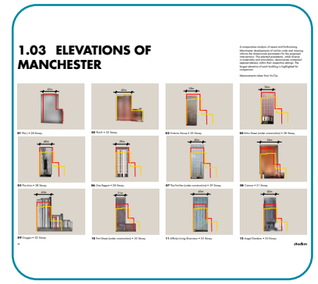
Pre-app 02
04 March 2024



Pre-app 04
15 May 2024



Pre-app 06
02 July 2024



Pre-app 08
22 August 2024



Pre-app 10
16 October 2024



Pre-app 12
4 December 2024



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3.4 A Revised Massing Strategy

Redesign following Pre-app 07

Following Pre App 06, it was agreed that the design team would revisit masterplan principles and look to refine the massing across the parcel as a whole.

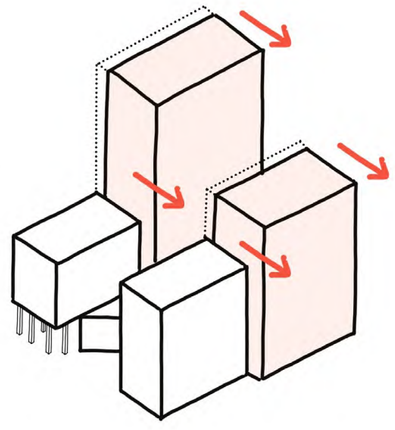
Revised concepts were shared with MCC at Pre App 07 and positively received. This marked the beginning of a period of refinement for both parcels.

Based on the feedback received from MCC, the redesign of Plot K using the masterplan principles led to the change of building massing to create contrast between the park side buildings and the towers.

The key moves include shortening facade lengths and adjusting building heights to create more slender proportions to the towers.

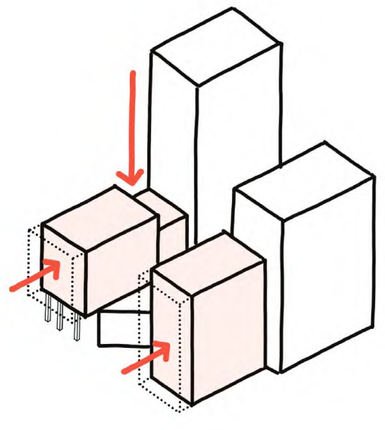
Each building has been carved slightly differently to create variety in the building articulation, forming a distinct and coherent collection of buildings.

01 **Massing Shift - Greater Contrast**



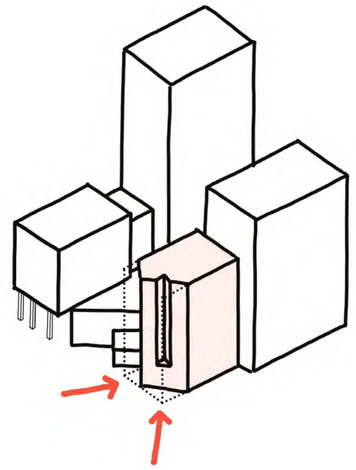
Offsetting the mass of the towers to create greater delineation between the towers and the park front forms.

02 **Breaking down facade length**



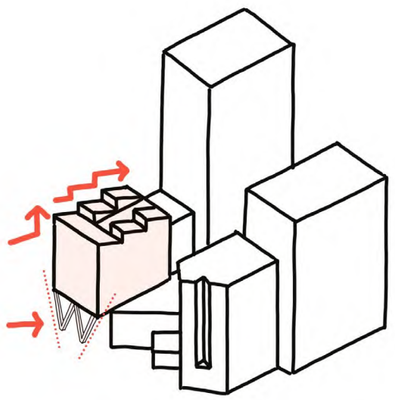
Separating the core from the homes to the north of K1 allowed for a ‘break’ in the mass to be created. Lengths of both park side buildings were reduced.

03 **Angled Massing responding to Park**



The arrival building’s facade was chamfered to respond to the public realm, orientating itself towards the parks entrance to the north.

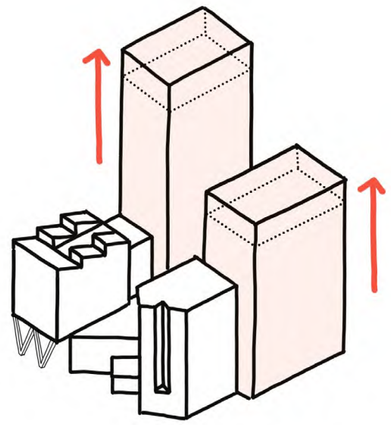
04 **Articulated Roof line**



Introduction of a sawtooth roof to set this building’s form apart from the other park side buildings, whilst retaining warehouse characteristics.

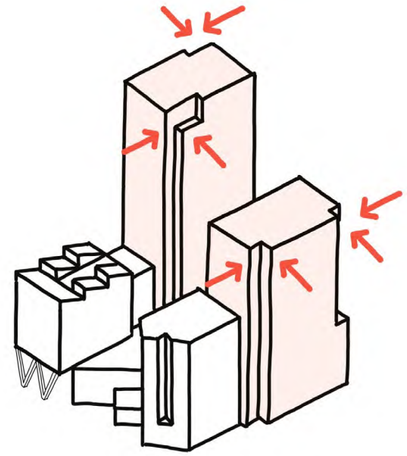
Developing structural column form in the undercroft to enhance the visual connection to north/south route as well as legibility.

05 **Redistribute Height- more elegant towers**



Reducing the park side buildings heights required re-distribution of mass to the south of the plot.

06 **Articulation of the Towers**



Eroding the corners of the tower to further accentuate the verticality and slenderness of the towers whilst creating a more articulated “crown” to the towers.

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3.5 A Developed Concept

Developing the Architectural approach

Although the height, mass and quantum of Parcel K changed quite significantly between Pre App 06 and 07, the architectural intent and narrative that had been developed to date did not, and these refinements strengthened the diagram.

Keeping the design ethos of re- interpreting the composition of the old Chapelfield Works, the architectural diagram has been developed and improved, with greater focus being placed on the differentiation between park side and tower buildings.

The first of the two park side buildings, intended as the 'arrival' building, has a carefully crafted cladding. Moulded coloured concrete in varying earthy tones with shuffling window bays, the building takes its cues and motifs from the sites historic rubber products. Appearing highly textured, the building is intended to be the most prominent as it is most visible being located at a key bend on the river.

Further west the second park side building is lifted up, offering wider sight lines across the park and allowing the new rock garden and pedestrian footpath to flow below, creating a meandering pathway amongst boulders and planting, that links to the new park arrival space.

Large steel beams, similar to those seen around the base of the Depot, support the building over head, continuing into the architecture above. Steel lintels above punched window openings in a simple red-brick façade hark back to Manchester's past, with a saw tooth roof will create a distinctive silhouette.

Both buildings make the most of the opportunity to locate homes within the park itself, maximizing windows on their northern elevations, and providing larger family homes with balconies that look over the park.

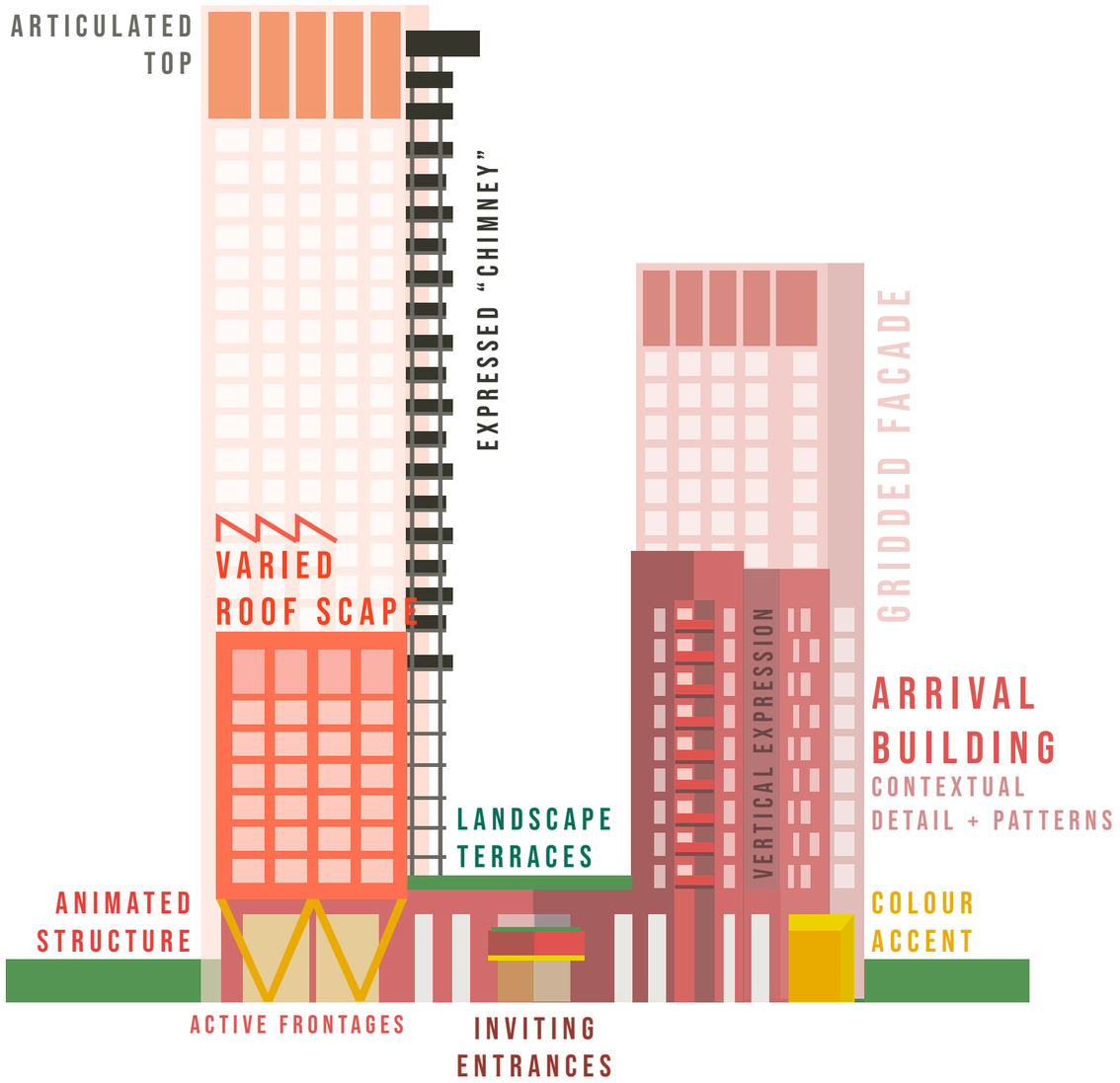
The taller towers to the south of the parcel have been designed as simple but elegant brick buildings, learning from the historic brick buildings of Manchester.

The detailing on each elevation is carefully curated to ensure the right mix of daylight and views from the apartment, balancing this with the shadow, reflectivity, and texture expecting in a high quality building of this type.

A sculpted top to the tallest tower is intended to mark a new park entrance recognisable from afar. Whilst the homes sit within the park, the four distinct buildings are clustered around a raised landscaped podium garden. Whilst this will be private to residents, the planting will make visual and ecological green connections to Mancunian Way.



Initial Concept diagram



Developed Concept diagram showing design principles inspired Chapelfield Works

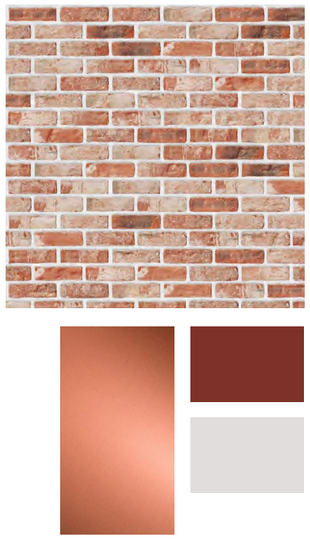
3.5 A Developed Concept

Plot-wide Materials and Finishes

As set out in the wider master plan principles, brick was chosen as a primary facade material for buildings on Plot K, given the built context of Mayfield and Manchester.

Using different red bricks and brick mixes, matched with red or white mortar, the brick buildings are individually well defined yet read together as a family.

A different material, GRC, was chosen for K2 north building as the arrival building, in distinctive yet complimentary warm tones.

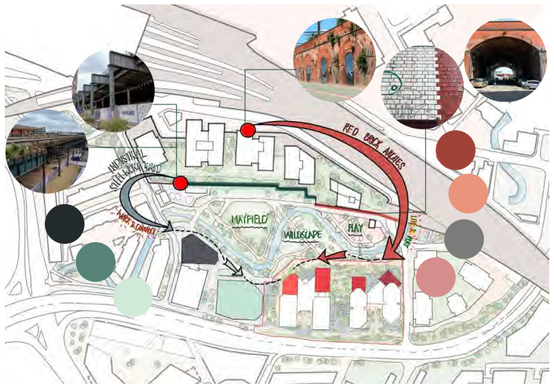


K1 South material palette

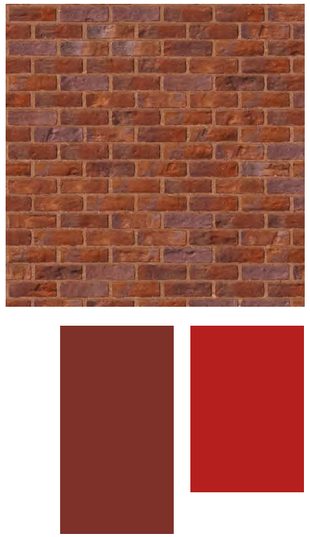




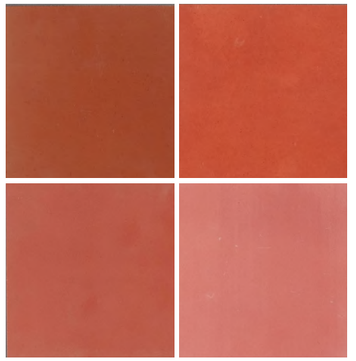
K2 South material palette



Site wide tone/material palette



K1 North material palette



K2 North material palette

3.6 Design Evolution

Pre-App Feedback

Pre-App 08- 22 August 2024

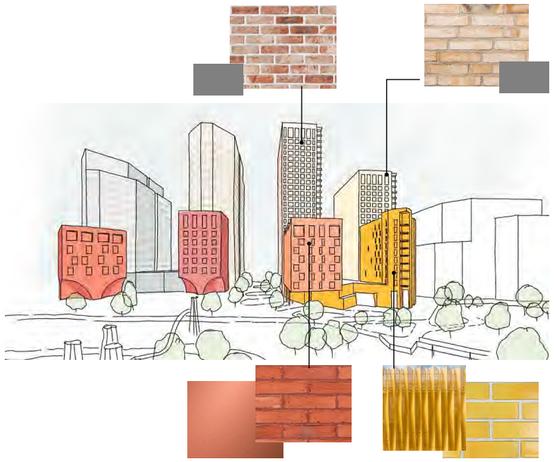
Pre-App Focus:
-showing how the scheme maximises contribution to new public realm with revised building footprints

-discussed materiality options for buildings

Key feedback received:
-scheme should be a “true brick” scheme

-any primary aluminium façades to be anodised rather than PPC





Pre-App 09- 2 October 2024

Pre-App Focus:
-updates to the landscape design, setting out how to deliver a scheme of “high quality”

-changes to the materials; and the use of GRC rather than PPC aluminium for K2 park side

-further refinement on the form of the park frontage buildings and detailed design elements such as lintels and balconies

Key feedback received:
-Use of GRC- provide evidence of quality; and with minimum jointing. 20mm face fixed flat panels used in Manchester were deemed unsuccessful.

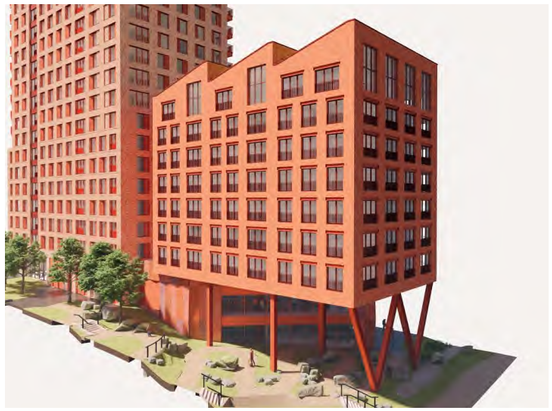
-Window Reveals, frames and sills - consider alternatives to aluminium lintels and sills

-Metalwork in aluminium should be anodised and no standard louvering (decorative screens to be used)

-Balconies should be designed and not appear “clip on”

-top of buildings to be better articulated







Pre-App 10- 16 October 2024

Further details about the use of materials were discussed, primarily the introduction of polished GRC and ribbed concrete on Plot J. Refer to Plot J DAS for further details.





3.2 Design Evolution

Pre-App 11- 13 November 2024

Pre-App Focus:
-Detail on the use of the GRC system proposed to create a 3D and textured, rather than flat, facade

-Approach to louvres and how to mitigate the visual impact of those with pattern and colour

- Articulation of the sawtooth roof on Plot K1 park side building

-Articulation to the crown of K1 through use of brick tones.

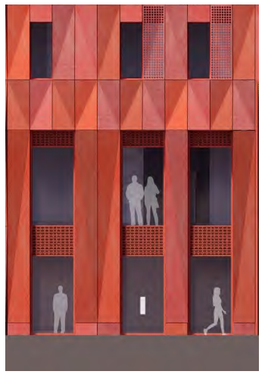
-Approach to creating bespoke and artistic balconies through pattern and colour

Key feedback received:
-MCC queried whether a centralised plant system could be implemented to minimise the use of louvres at ground level.

-Further Queried the use of GRC and multi-tonal palette, to ensure the delivered product is of the quality presented.

-Encouraged richer detailing on outward facing façades

-Queried revised design of balconies and would prefer them to appear more integrated.











Pre-App 12- 4 December 2024

Pre-App Focus:
- Further detail provided on the GRC facade system, showing samples for colour tones

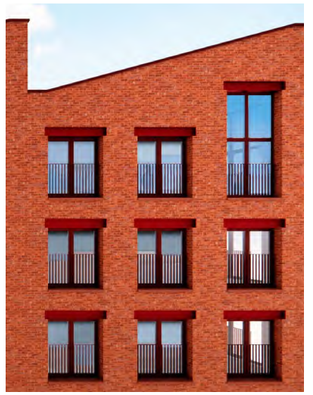
- Detail of ventilation grille in steel lintel provided

- Development of the balcony design

- Clarification to facade reveal depths and detailing of facade types

Key feedback received:
MCC confirmed on 10th of December that they had no more comments and they consider that the application can proceed on the basis of the schemes as presented at Pre-App 12.













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SCALE AND AMOUNT

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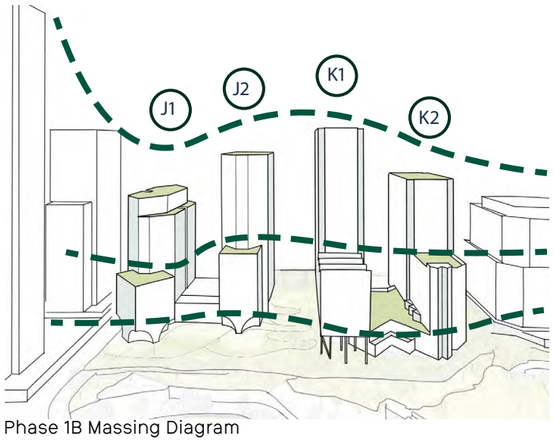
4.1 Scale & Massing Heights

Scale and Massing height Approach

The massing of Plot K features two park side buildings, at 9 and 11 storeys; and two tower buildings that sit behind at 21 and 28 storeys. The tallest building acts as a marker for the site, signalling the location for a new crossing and connection to the Ardwick neighbourhood.

The buildings fronting the park are medium rise and picks up on a datum created by the adjacent buildings' shoulder heights, providing a layered backdrop to the park.

Both plots are linked at Lower and Upper Ground floor by podium structures that follow a Mayfield Datum and are designed and shaped in a way to enhance the human scale experience, with active frontages facing the park. In particular, a set back to Building K1 north provides visual connection towards the depot and provides a sheltered landscape space.



Phase 1B Massing Diagram



CGI view of Plot K

4.2 Unit Mix & Commercial areas

Residential Unit Mix

Plot K is a mixed use building comprising of residential apartments, associated private amenity spaces, and a mix of ground level commercial units.

Plot K provides 494 homes across a mix of one, two, four and six person apartments. These homes are able to benefit from a range of residential amenity uses provided throughout the building that will foster a feeling of neighbourliness and community.

There is an overall of 33% 1beds, 61% 2beds and 6% 3bed homes, meeting the MCC requirement of maximum 33% 1beds.

Plot Architect	Building Plot								Total - All Storeys
		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	
SEW	Block K.01	27	51	0	181	0	0	19	278
	Block K.02	19	67	0	121	0	0	9	216
	Habitable Rooms	46	236		906			112	
Total Units		**46**	**118**	**0**	**302**	**0**	**0**	**28**	**494**
Percentage Total			**33%**		**61%**			**6%**	**100%**

Total Plot K Unit mix

Commercial Areas

The table details the Gross Internal Area (GIA) provision for commercial units in Plot K, with a total area of 2,429 square meters across five separate units.

Whilst the specific use of these spaces has yet to be finalised, the ambition is a series of publicly accessible commercial units that activate and enhance the ground floors.

There is potential for a food and beverage (F&B) unit featuring outdoor seating, while a gym could span both the lower and upper ground levels. This versatile mix of spaces allows for a range of commercial activities, enhancing the functionality and appeal of Plot K.

Commercial units	GIA
SW Commercial unit	337m^2
Gym /Health well being	1766m^2
General Store	152m^2
SW commercial unit 1	105m^2
SW commercial unit 2	69m^2
Total GIA	**2429m^2**

Commercial Area Schedule

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LAYOUT

5

5.1 Layout Principles

Design aspirations

Buildings in a park

The layout and massing of Plot K have been designed with careful consideration of both the existing local context and the emerging development of the Mayfield masterplan. The building mass steps down towards the park, transitioning from 28 to 8 storeys. This design ensures that the first homes at Mayfield are seamlessly integrated into the park,embedded in its authentic use of materials and creating space for nature. The two-finger block layout facilitates the blending of the surrounding landscape, allowing the park's greenery to filter through the plots and between the buildings

Creating neighbourhoods where people want to live.

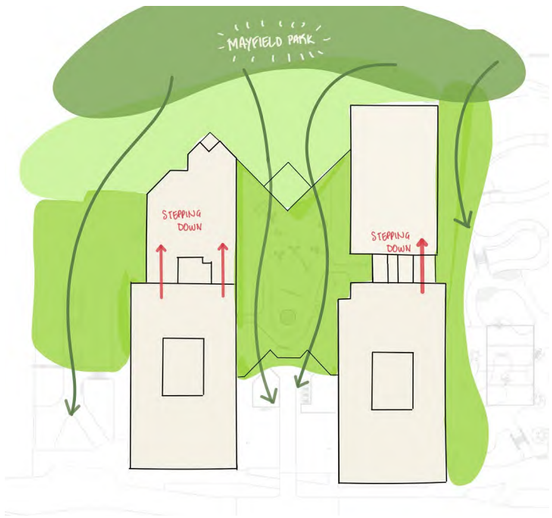
Plot K is thoughtfully designed to create a vibrant and welcoming first impression, inviting curiosity and celebrating Manchester's legacy of innovation, creativity, and hard work. The ground floor serves as the entry point from the estate road, leading residents into a dynamic network of streets forming an X shape. These interconnected pathways offer practical, functional spaces and flexible pods, ideal for nurturing young businesses. This design fosters a sense of community while providing a platform for growth and an illustrious future.

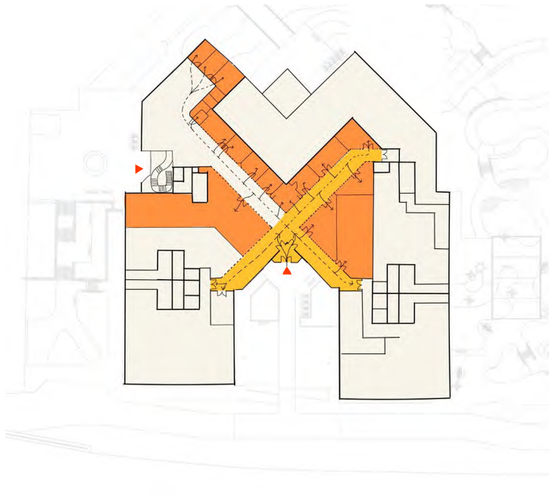
Views and aspects

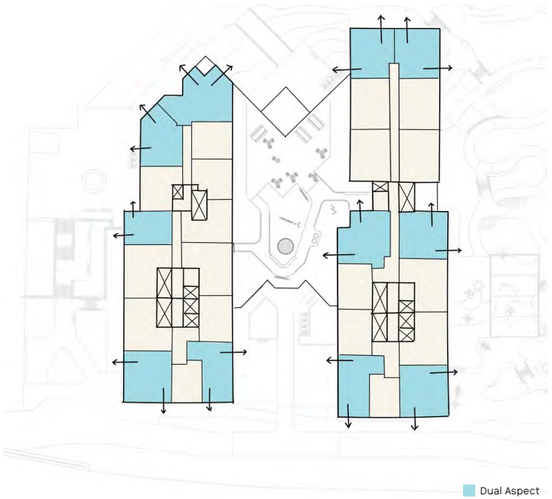
Given its proximity to the park at the heart of the masterplan, the layout of Plot K strives to maximise the proportion of homes with a view towards the park. This has been achieved by placing the cores in the centre of the buildings, thereby maximising the number of living spaces overlooking the park environment to the north. To maximise views and daylighting to the interior spaces, balconies have been placed within inset corners. At upper levels, from Level 15, homes with a northeast/west and South east/west aspect will enjoy a view to the City from both orientations.

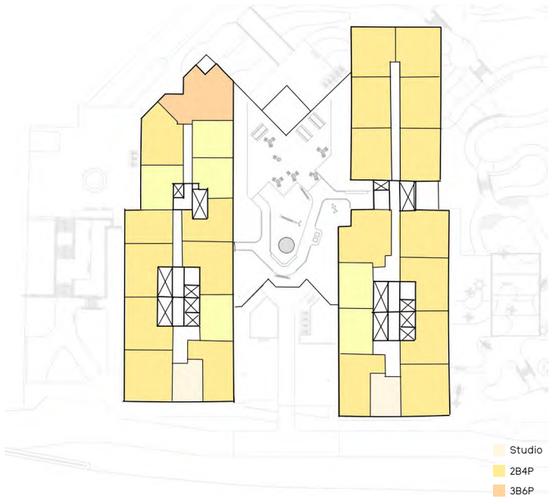
A range of homes

A range of flat types is proposed for the BTR scheme, with sizes varying from 1 to 2 and 3-bedroom family and sharer homes. The overall residential mix has been designed in line with the requirements set by Manchester City Council's planning authority. The arrangement of flat types within the layouts has been carefully planned to optimize orientation and accessibility, ensuring efficiency and ease of use, tailored for today's innovators.









5.1 Layout Principles

Design aspirations

Cores and entrances

The number of residential cores and entrances is designed to ensure an efficient flat-to-core ratio, with no more than 9 flats per core on any given floor. The placement of the residential cores has been carefully planned to minimize travel distances from flats, as well as to essential service areas on the upper and lower ground levels (e.g. refuse storage, cycle parking). The ‘X’ layout connects the residential cores, creating an effortless way finding system and guiding residents to the core entrances. These activate the streets, fostering vibrancy and engagement along the ‘X’-shaped pathways.

Green for all

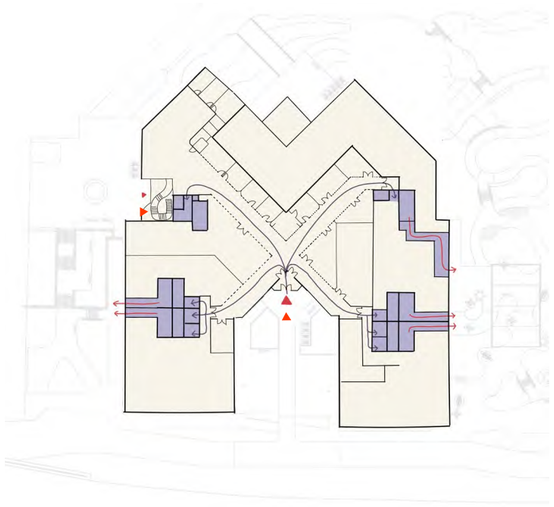
The landscape strategy creates vibrant and safe amenity spaces at ground and podium levels, addressing the 4m level change from Mayfield Park to the Mancunian Way. A private communal podium area is provided for residents on Level 01 between the two buildings. Green and blue roofs on Levels 01, 08, 10, 21, & 28 enhance biodiversity, support urban greening, provide ecological value, and contribute towards attenuation at the source. The ground-level landscape design will feature a variety of character areas, offering spaces that can be enjoyed by the public.

Address the sustainability challenges

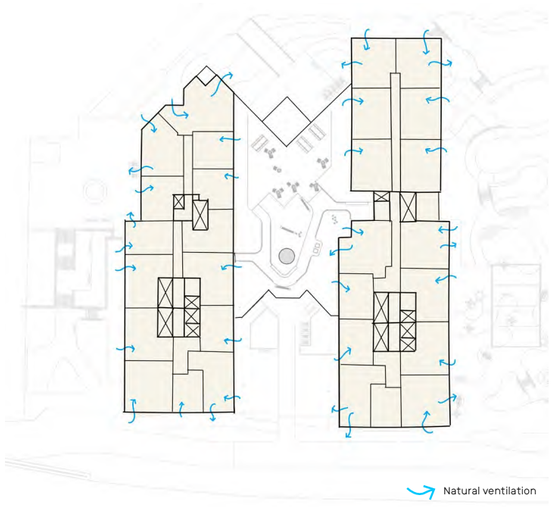
With an optimised massing to reduce embodied carbon, Plot K also incorporates sustainable drainage, drought-resistant landscaping, and energy-efficient buildings to reduce overheating. Tree planting and green roofs mitigate urban heat island effects and enhance biodiversity. Passive cooling strategies, including orientation, window design, and shading, reduce reliance on mechanical cooling. Active measures, like free-cooling units, provide fresh air without open windows, enhancing comfort and resilience to future climate conditions.

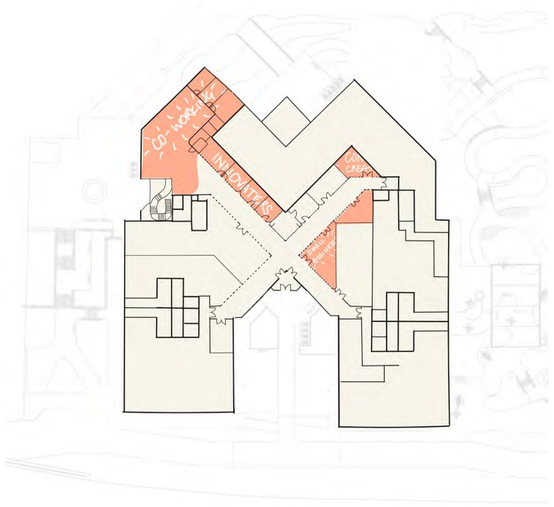
A place to showcase innovation; ‘An illustrious future built on an industrious past’

The new development will be a place where everything is connected, by creating spaces for ideas and ambitions to thrive and evolve. With co-working & content-creating pods, it will provide a dynamic environment for collaboration & creativity. The homes are simple yet functional, designed for today’s needs, including flexible workspaces. As home becomes work for many today, the new homes will offer a lifestyle choice, supporting success in a fast-moving world. At the forefront of the 4th Industrial Revolution, it embraces connectivity, computing, and AI.









5.2 Site Layout and Massing

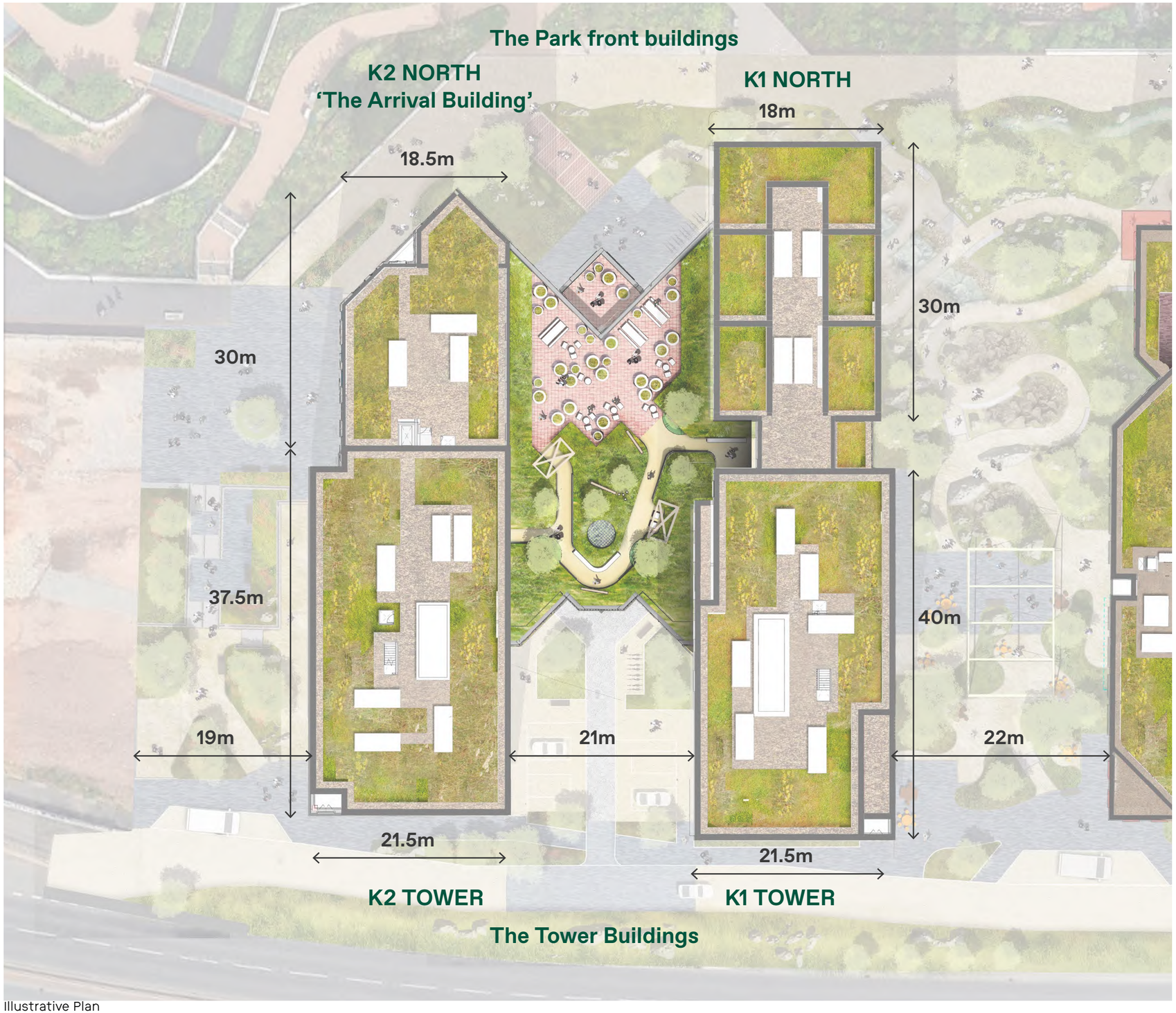
Layout Overview

Plan Arrangement

Plot K comprises of four rectilinear buildings. The two southern buildings sitting along Mancunian Way are akin in width and length, as are the two northern park side buildings. Due to the site boundaries, the north-westerly building is chamfered, creating an angular plan form.

The buildings are oriented North-South to maximise daylight and sunlight penetration through into the courtyard and the park beyond.

There is a generous offset of 21m distance between the buildings, where a terraced landscape podium is located. The residential entrance to the south is set back from the road, as is the gym amenity entrance to the north, allowing for a landscaped threshold.



Illustrative Plan

5.3 Typical Floor Plans

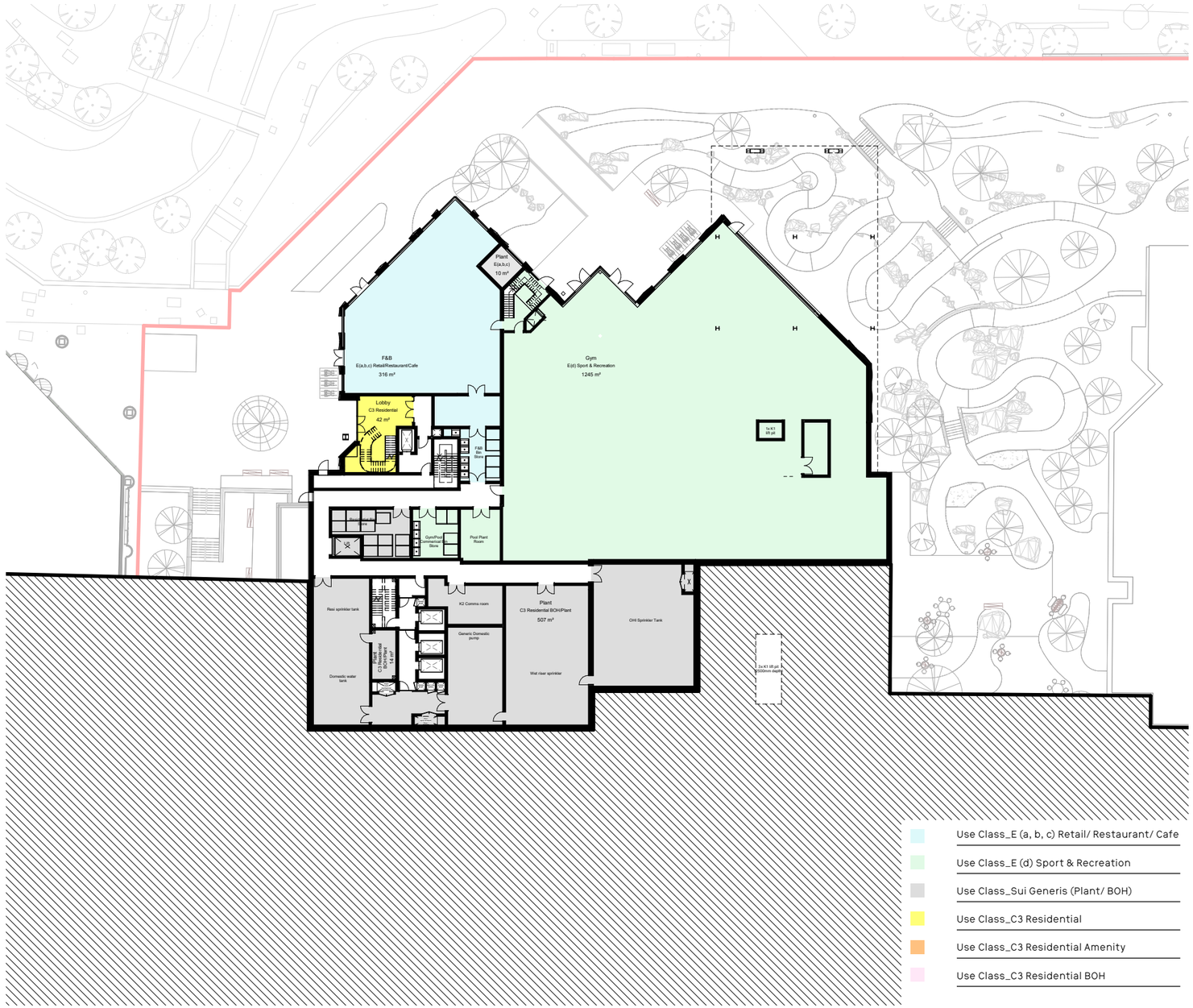
Lower Ground

The lower ground floor of Plot K focuses on activating the park's southern walkway. Two commercial units—a food and beverage venue and a health and wellness studio—front this elevation, encouraging public engagement and surveillance. Both units have independent entrances, plant, and refuse stores, with their spaces planned as shell and core for flexibility.

A residential entrance at park level is accessed via the civic square between Plot K and the Republic. This residential lobby welcomes residents home and connects through to the upper ground floor and the streets.

The site's topography is effectively used by locating plant and back-of-house functions beneath K2's southern tower, accessible via its core. Bin storage for commercial and residential units is managed using a goods lift, transporting bins from LGF to UGF for collection at the estate road lay-by.

Flood levels for Phase 1b have been surveyed, and minimum finished floor levels (FFLs) have been determined accordingly. For residential use on the lower ground floor of Plot K, the FFL does not sit below +36.47AOD. This measurement includes a 600mm free board above the 1-in-100-year flood level, accounting for climate change considerations.



5.3 Typical Floor Plans

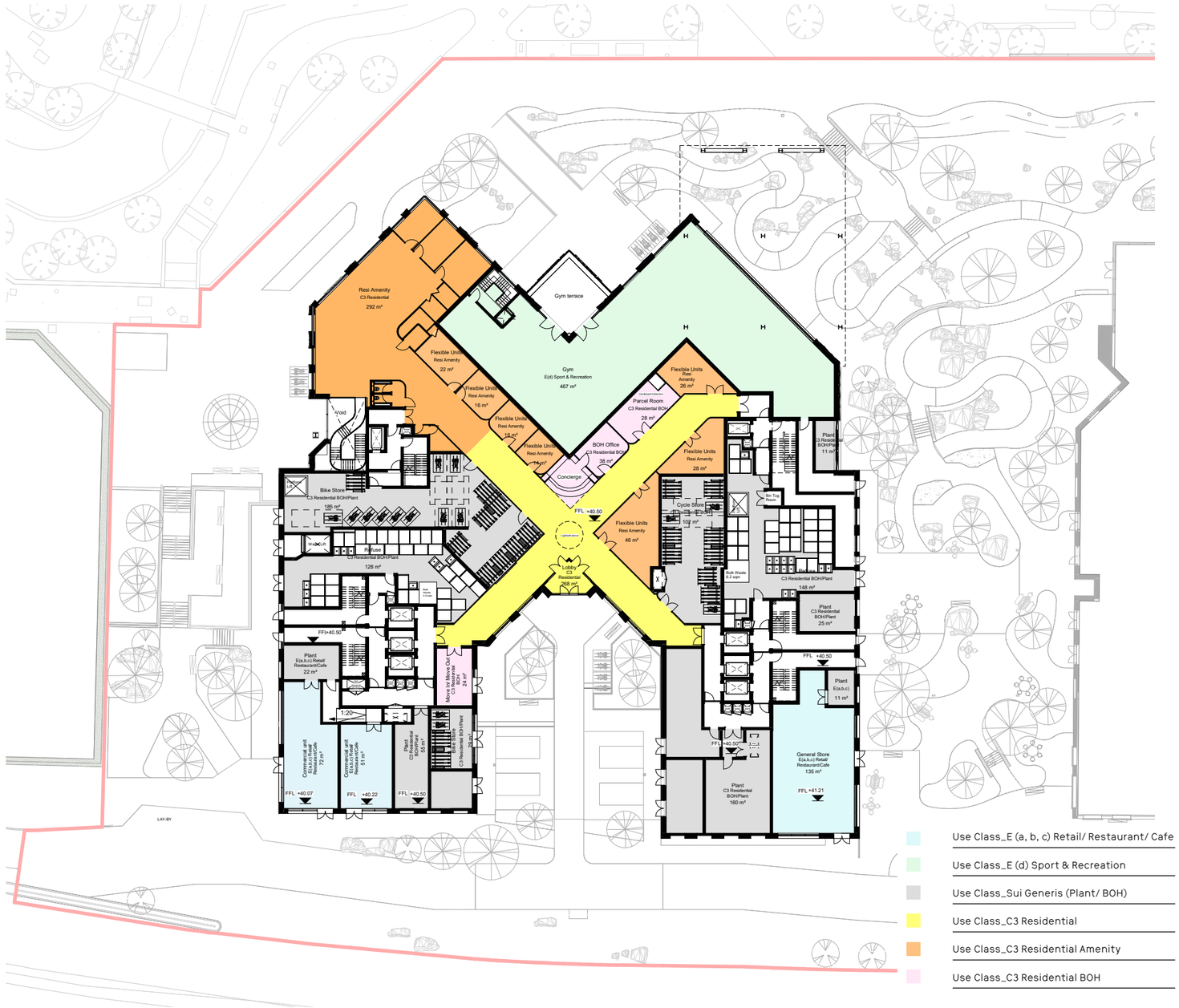
Upper Ground

The upper ground floor design emphasises the residential journey, focusing on an internal ‘streets’ layout shaped like an “X.” These interconnected routes provide direct access to all four residential cores and are lined with communal amenities, including a concierge, post rooms, a cycle hub, flexible rent-able units or co-working spaces, and lounges.

To the south, smaller commercial units activate the southeast and southwest corners along the new Estate Road. Meanwhile, the internal corners facing the yard accommodate back-of-house (BOH) functions and a move-in/move-out room. Landscaping within the yard has been strategically designed to soften and visually screen these less active façades housing plant equipment.

On the northern elevation, the health and wellness studio continues to enliven most of the façade, complemented by an external terrace located above the main entrance. The north west portion of the plan is dedicated to a large residential amenity space that makes the most of the vista’s over the park.

Residential bin stores and cycle stores can be accessed externally from this level

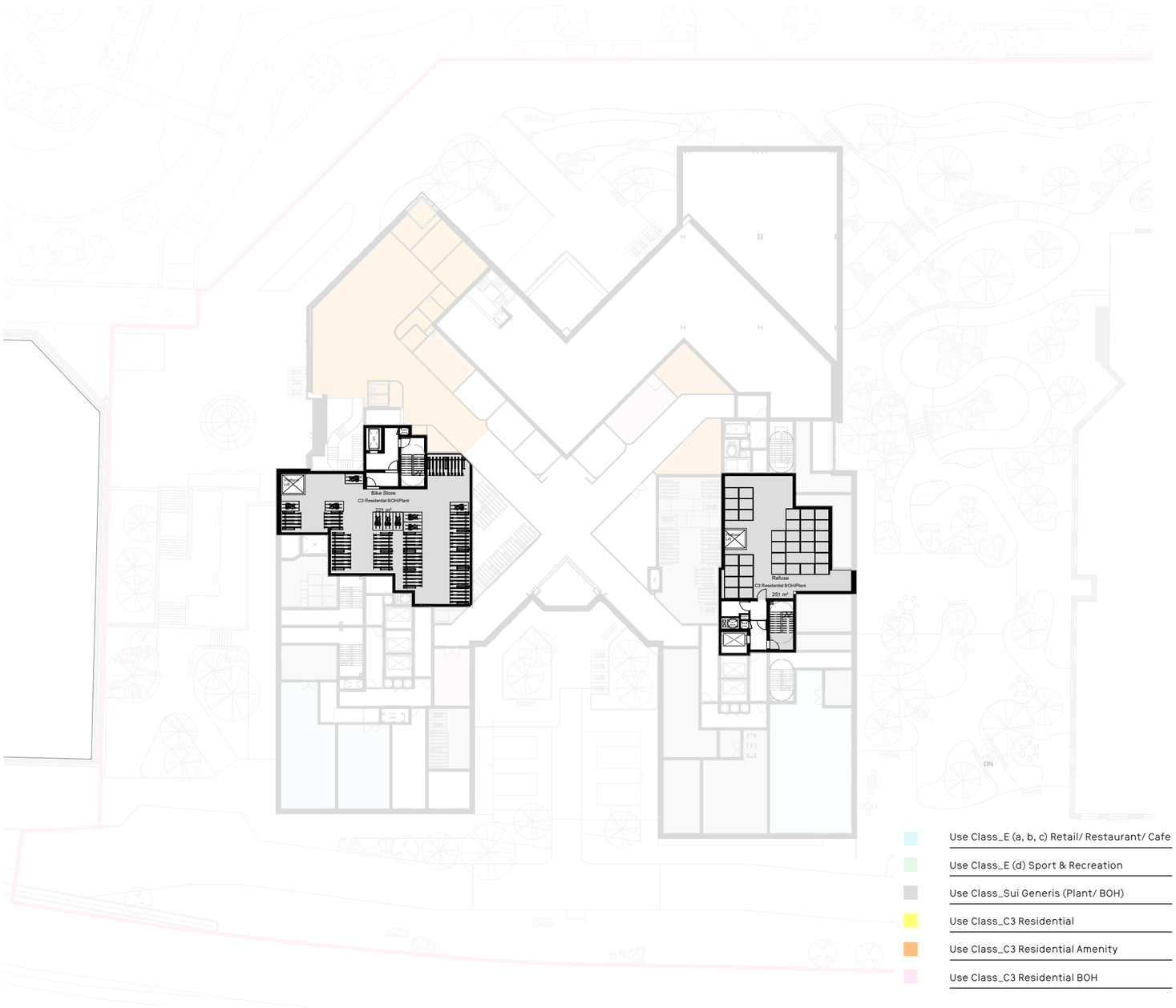


5.3 Typical Floor Plans

Mezzanine

Mezzanine levels have been introduced to try and minimise the impact that residential bins and bikes have on the upper ground floor. Raising the podium level slightly meant that an additional mezzanine level could be inserted above these BOH (back of house) uses and dramatically reduce their footprint at Upper ground floor.

This level includes two storage areas: a bike store in K2 and a refuse bin store in K1. These additional spaces help meet 80% of the required bike storage and fulfil the total bin storage needs for K1. Access is provided through a platform lift from the upper ground-level stores, with an alternative route through the residential core for fire safety compliance.

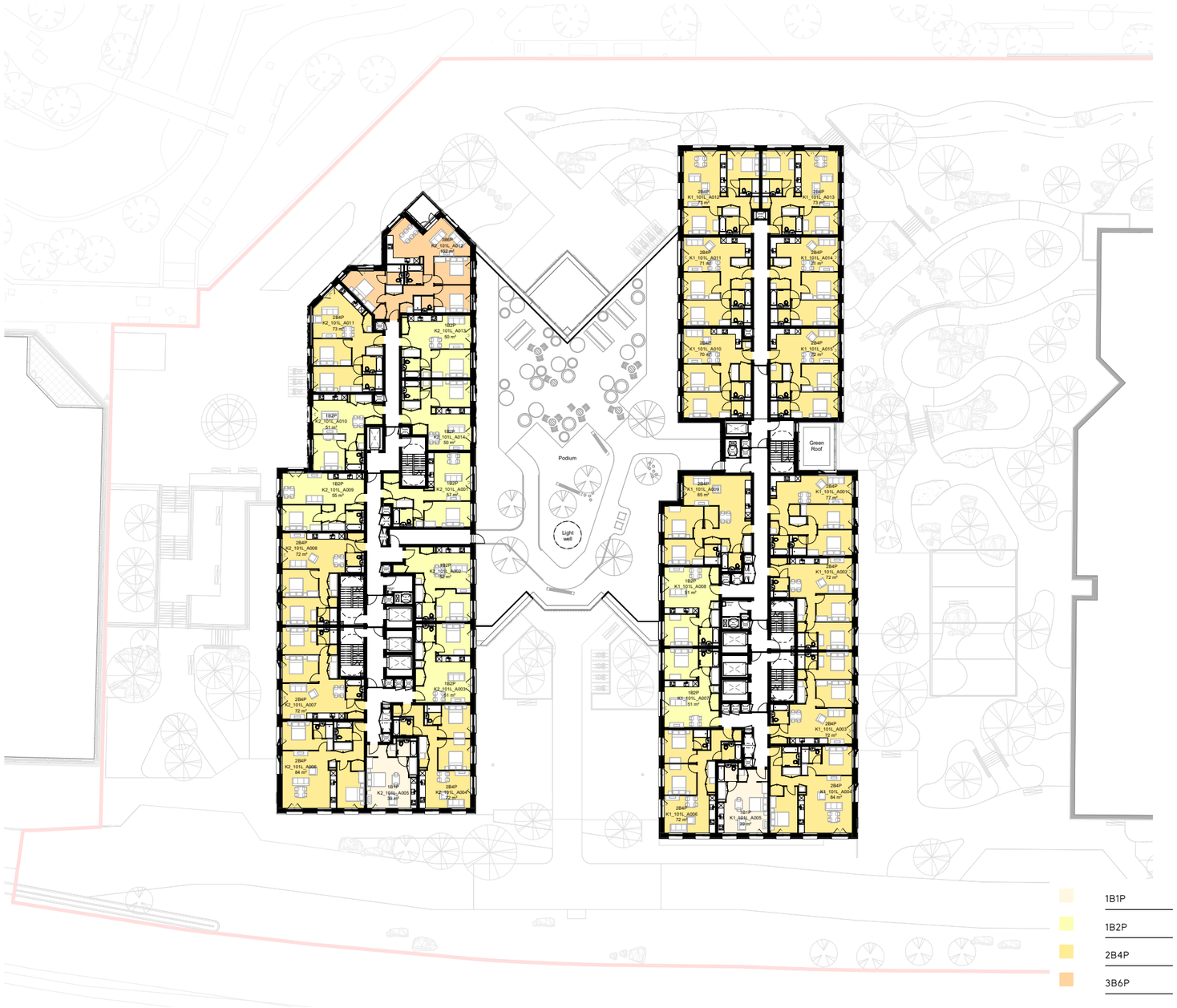


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5.3 Typical Floor Plans

Level 01 - Podium

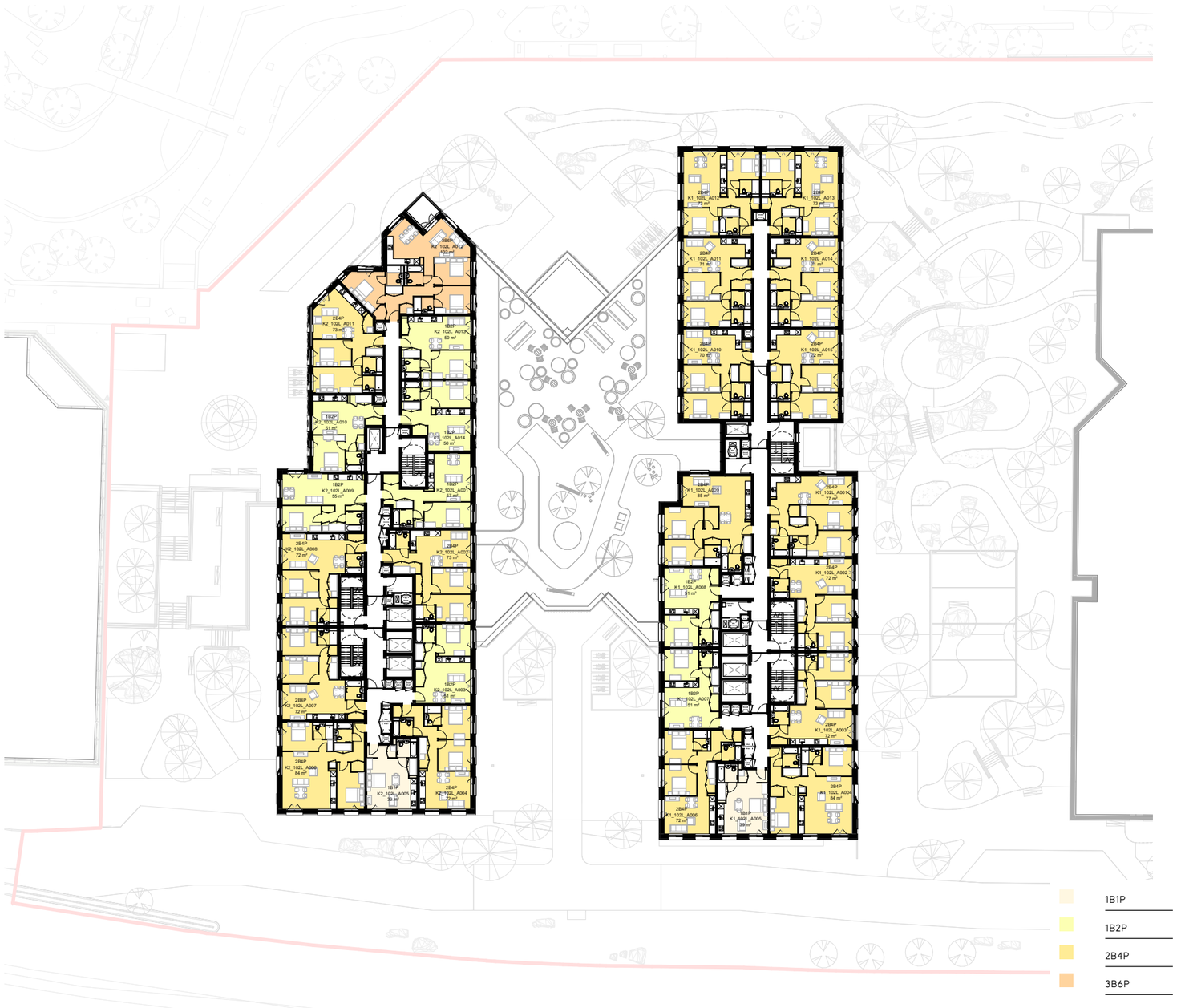
This is the first residential level of Plot K, featuring 14 to 15 homes per floor and four residential cores. The flats offer a mix of studios, one-bedroom, two-bedroom, and three-bedroom units. Residents can enjoy a landscaped podium designed with various character areas, which also incorporates a blue roof for water attenuation. Access to the podium is provided via the single lift core from K1 and through the central corridor from K2.



5.3 Typical Floor Plans

Level 02 - Typical Lower Level

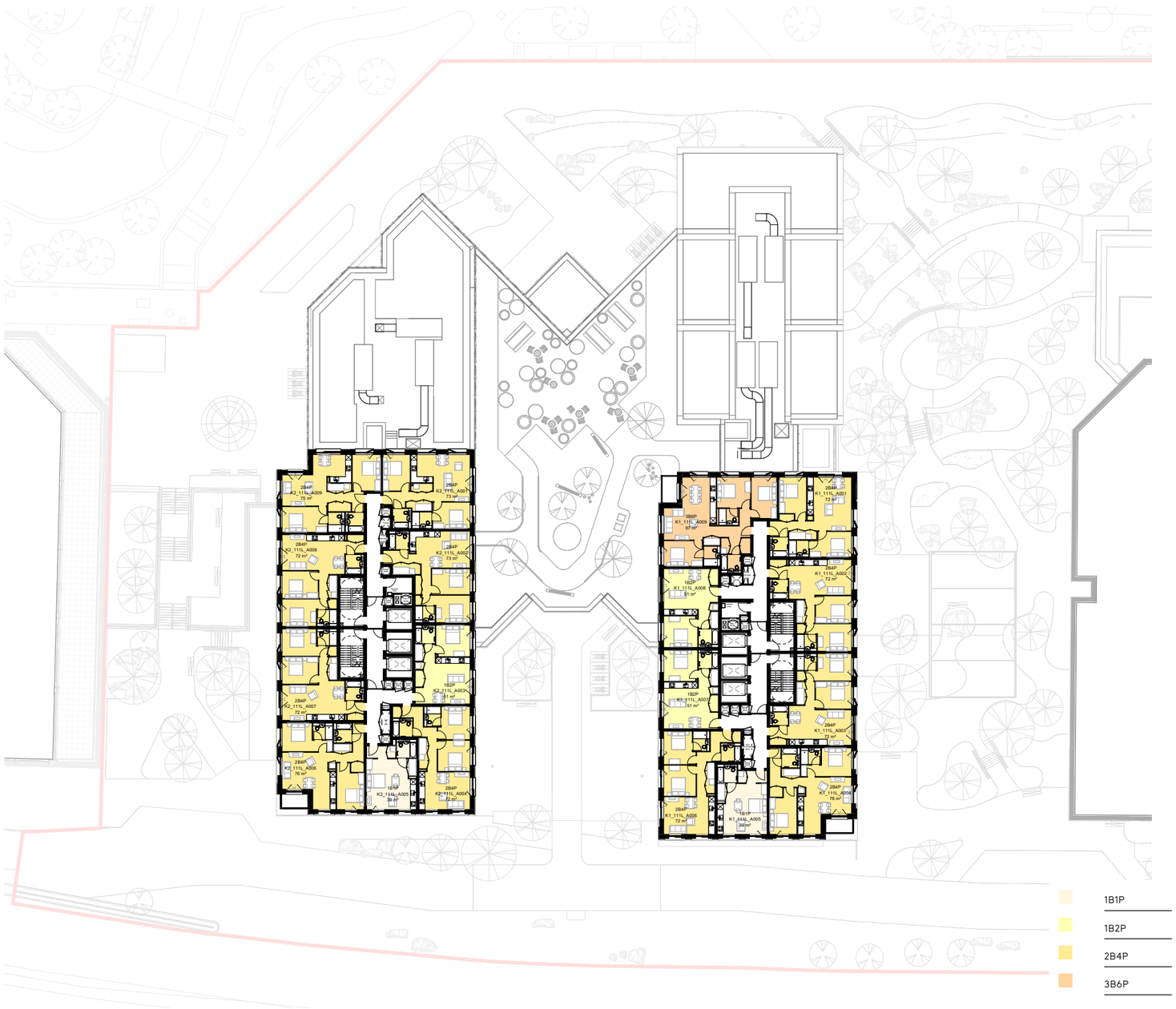
Similar to Level 01, the residential apartments are repeated on this floor plate except for the access on to the podium. This typical lower residential level repeats up until level 8.



5.3 Typical Floor Plans

Level 11 - Typical Upper Level

As the lower Park side buildings drop off beyond Levels 10 and 08 in west and east buildings respectively, the upper floor plans for the towers maintain a consistent layout with the same number of homes per floor plate. Each floor features nine residences served by a double-stair and three-lift core, ensuring a favourable ratio of apartments to core and minimizing travel distances. Corner apartments, comprising two- and three-bedroom units, benefit from dual-aspect lighting and expansive views.

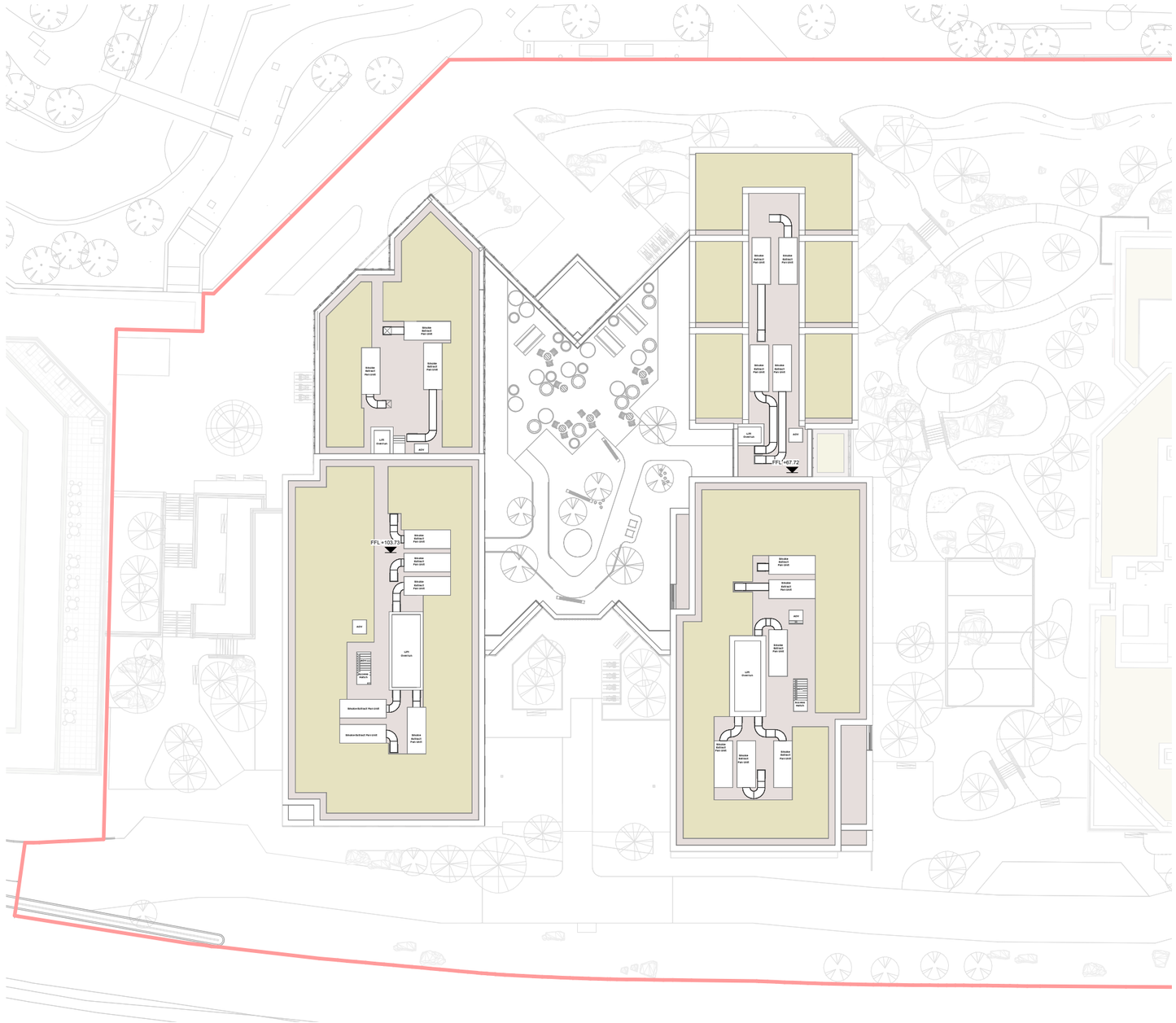


5.3 Typical Floor Plans

Roof Plan

The roof terraces across all buildings are designated exclusively for plant equipment and green roofs. Both buildings feature roof plans that incorporate green roofs, with pavers along the edges to facilitate rope maintenance and access. On main roofs, L20 and L11 there will be roof access davits and on K1 North there will be rope access with PPE rail and a davit system.

Each roof is bordered by 1100mm-high parapets to ensure safety during access and maintenance. Stair cores on the roofs include (AOVs), and in the towers, one of the staircases is equipped with an access hatch for maintenance purposes. In the lower park side buildings, access to the roof is provided from each internal corridor via steps to achieve level access. Meanwhile, the K1 North building features a sawtooth roof design with an 15-degree pitch on the east and west elevations, and a flat section in the centre to accommodate plant equipment.



5.3 Typical Floor Plans

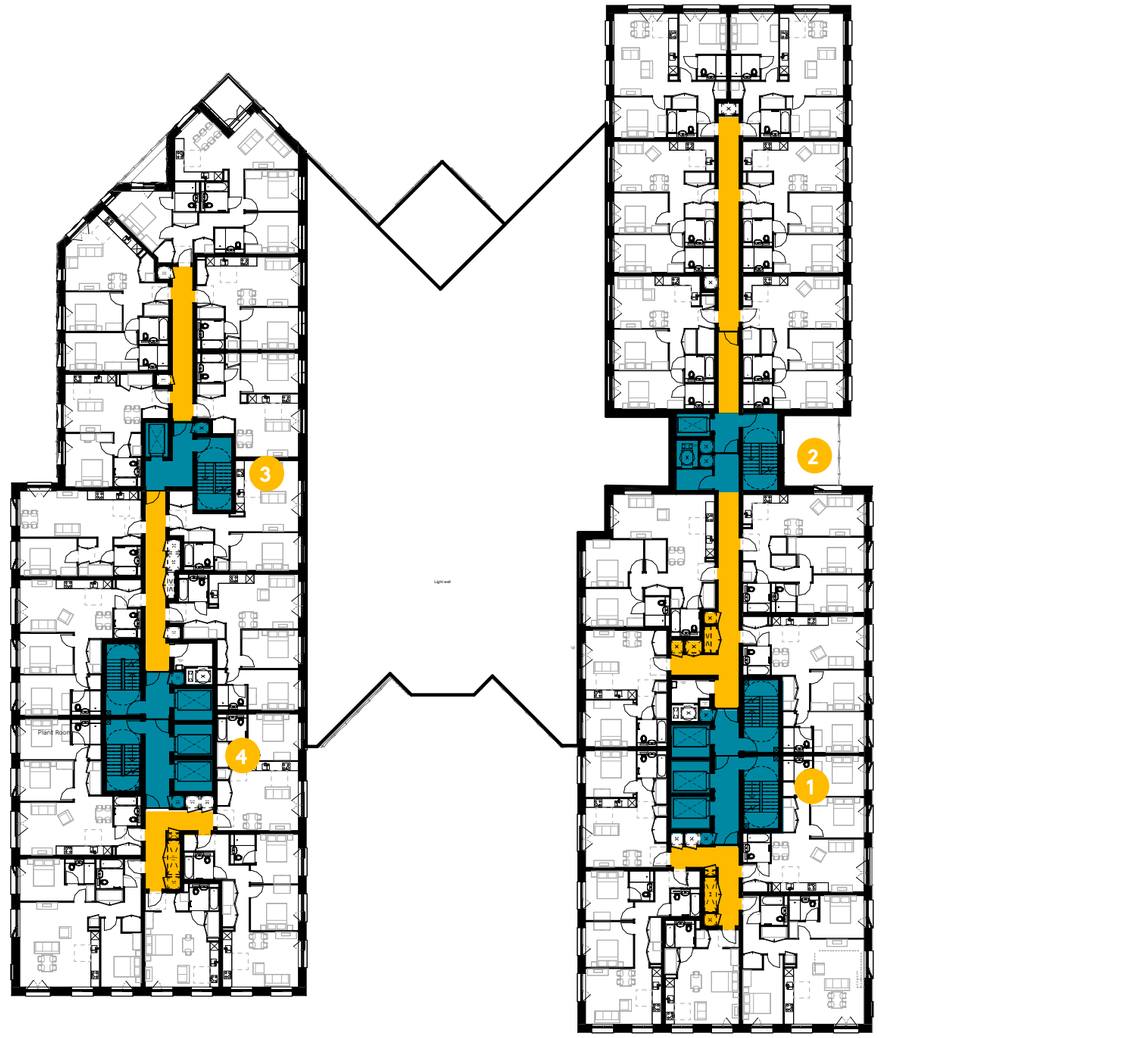
Residential cores

In order to maximise the number of homes that enjoy views to the park, the residential cores have been placed to the centre of the building layout.
There are four residential cores in total, each of which serving different levels.

- Core 1 serves UG to L28
- Core 2 serves UG to L07
- Core 3 serves LG to L10
- Core 4 serves UG to L21.

Core 2 and 3 located in the park front buildings will each have a set of fire escape stairs and one lift whilst the cores serving the towers (core 1 and 4) along Mancunian way have two fire escape stairs and 3 lifts.
All lifts are designed as dual-purpose evacuation and fire fighting lifts, to provide resiliency in evacuation and fire fighting strategies.

The lift sizes have been designed to facilitate wheelchair manoeuvring, and are sized to enable moving of large furniture without compromising waiting times in the event of maintenance or during peak periods of use.
On the lower typical level there are no more than 9 homes a core in K1 and K2, with the remaining 5 and 6 homes on the floor plate being served by the single lift cores.



Typical residential lower level

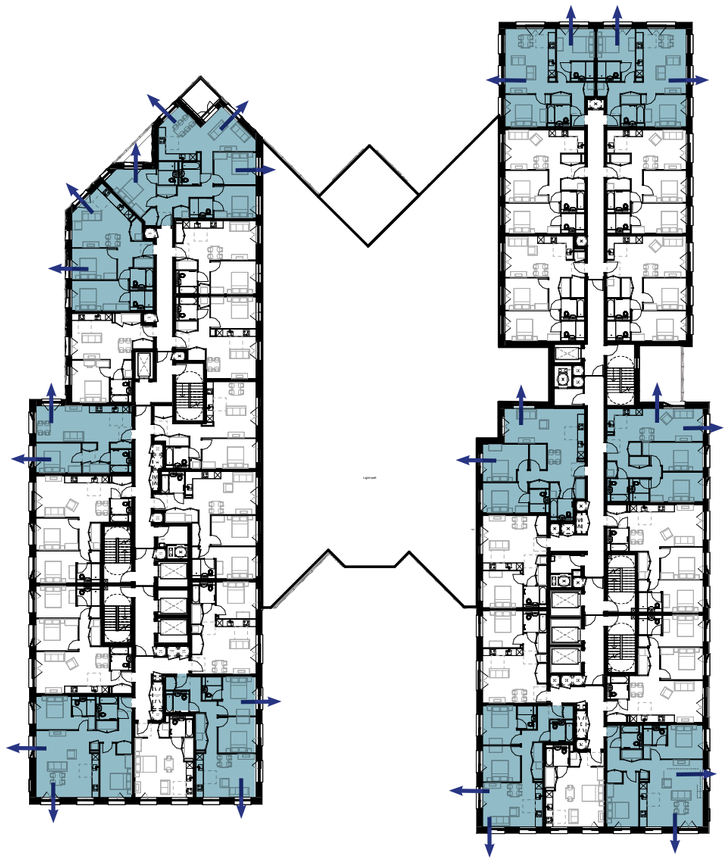
5.3 Typical Floor Plans

Residential quality indicators

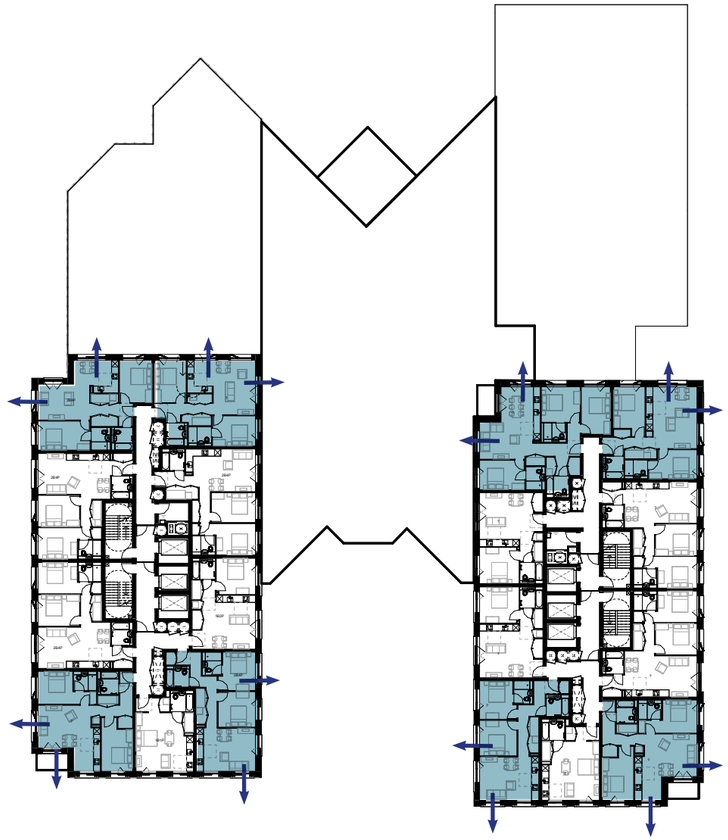
The development features 42% dual-aspect homes, ensuring enhanced natural light and cross-ventilation for these units. Importantly, there are no north-facing single-aspect homes, optimizing sunlight exposure and improving overall living quality.

All three-bedroom units are designed with external balconies, providing private outdoor space. Meanwhile, the one-bedroom and two-bedroom units include Juliet balconies in their living rooms, allowing for natural ventilation as well. Every flat layout meets or exceeds Nationally Described Space Standards (NDSS) and the Manchester RQG, guaranteeing spacious and comfortable living environments. Additionally, each floor plate accommodates 14 to 15 homes, optimizing the use of space while maintaining a balanced and efficient layout.

On the upper levels, each core serves 9 homes, ensuring a good ratio. The design includes 44% dual-aspect units within the towers, enhancing natural light and ventilation. Large windows on the north façade are strategically positioned to maximize views of the park, while external balconies on the south side provide private outdoor spaces, offering residents a connection to the surrounding environment.



Typical lower level



Typical Upper level

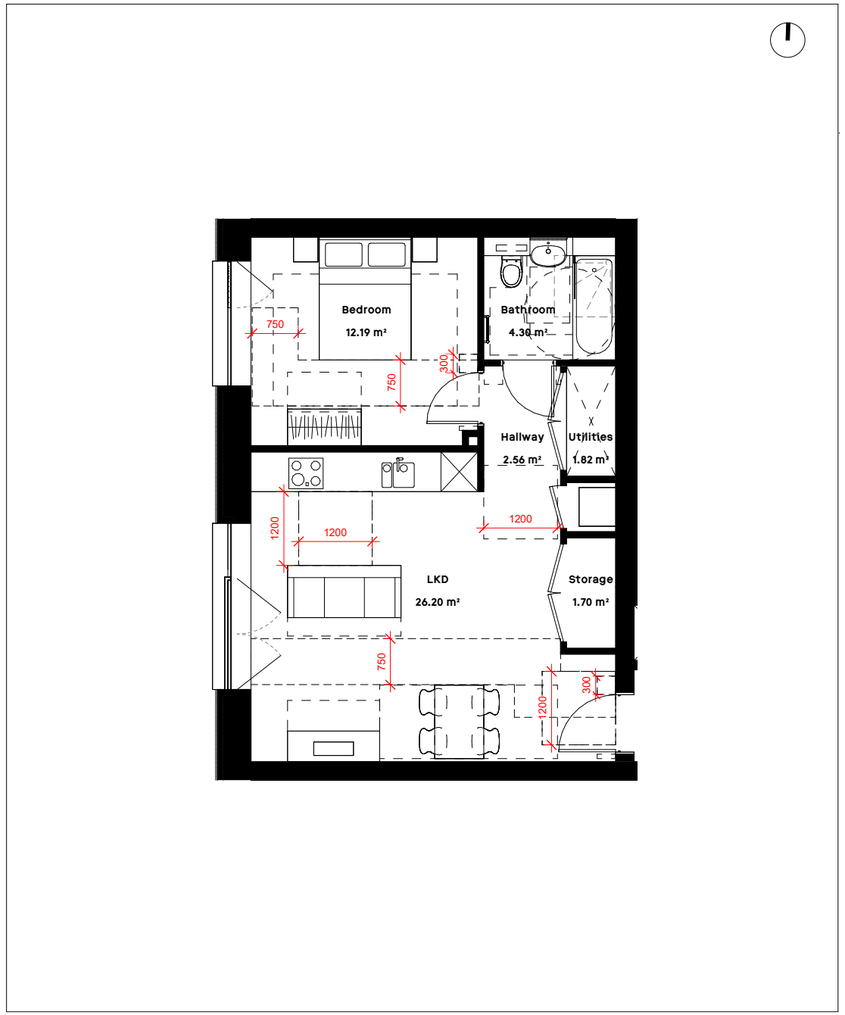
5.3 Typical Floor Plans

Apartment layouts

M4 (2) 1 Bed

One of the typical one bedroom homes types, repeated 46 times across multiple floor plates on K1 and K2, benefits from juliette balconies in living rooms. This allows for a large area of free purge ventilation area. With an additional fixed window with the juliette balcony, tenants can enjoy a generous amount of eastern and western sunlight.
All bedrooms have a fixed window without any transom to obstruct views out. They have an additional fixed purge panel with a decorative pattern, this allows for an openable window behind it to allow for free purge ventilation.
The apartment layouts all meet M4(2) adaptability requirements:

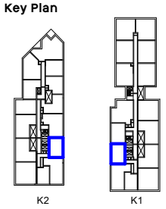
- There is level landing of min 1500mm wide and long in front of every main apartment entrance
- Entrance doors are all have a min clear opening width of 850mm
- A min of 300mm nib is provided at the leading edge of the doors
- Hall widths are kept at 1200mm
- A 1200mm clearance is provided in front of all kitchen units
- Every bedroom provides a clear access route of min 750mm from the doorway to the window
- Potential for a level access shower is made within the bathrooms





1B2P_Type 01

Key Plan



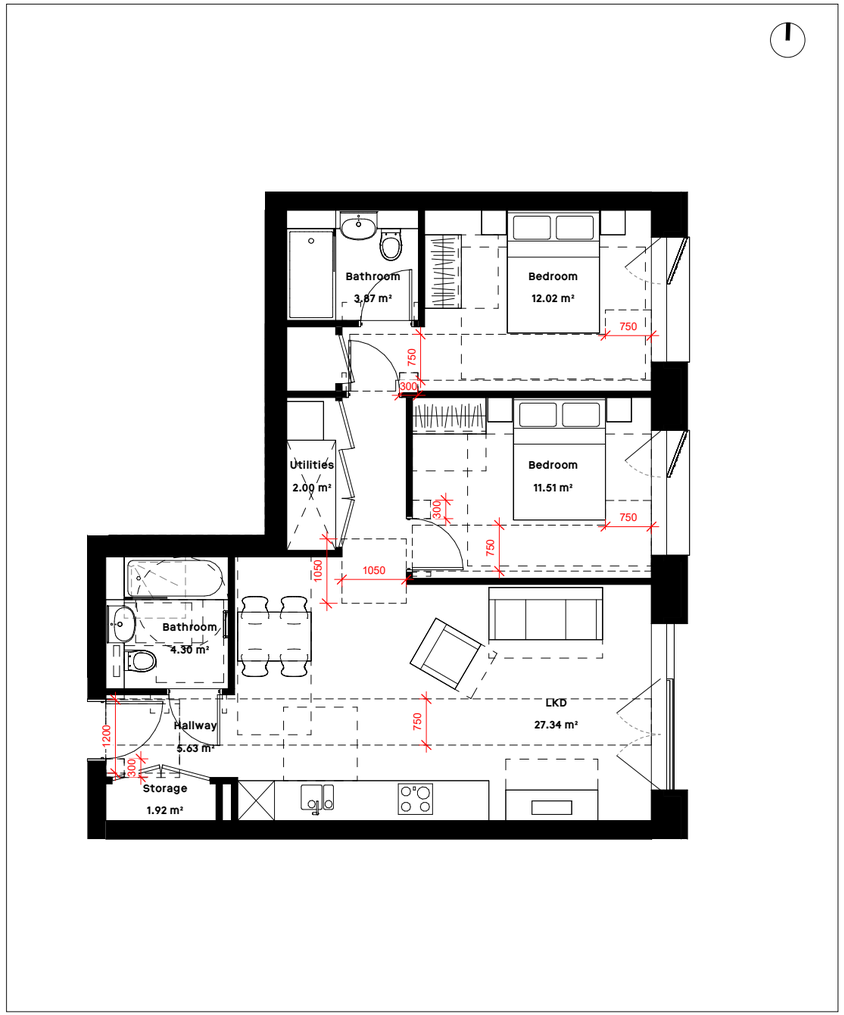
5.3 Typical Floor Plans

Apartment layouts
M4 (2) 2 Bed

On the exterior facade of K1 and K2, one of the most repeated 2 bedroom apartment types (89 times) is illustrated. The living rooms all
feature Juliette balconies in the living rooms with a fixed window alongside it.
All bedrooms have generous windows with a fixed window and an openable window behind a decorative purge panel.
All 2 bedroom apartments consist of 2 bathrooms; one being a family bathroom with a bathtub and one en suite.

These apartment layouts also all meet M4(2) adaptability requirements:

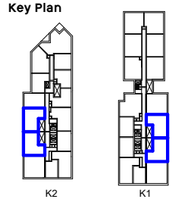
- There is level landing of min 1200mm wide and long in front of every main apartment entrance
- Entrance doors are all have a min clear opening width of 850mm
- A min of 300mm nib is provided at the leading edge of the doors
- Hall widths are kept at min or over 1050mm
- A 1200mm clearance is provided in front of all kitchen units
- Every bedroom provides a clear access route of min 750mm from the doorway to the window
- Potential for a level access shower is made within the bathrooms





2B4P_Type 09

Key Plan



5.3 Typical Floor Plans

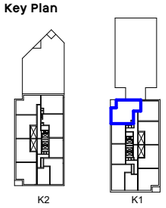
Apartment layouts
M4 (2) 3 Bed

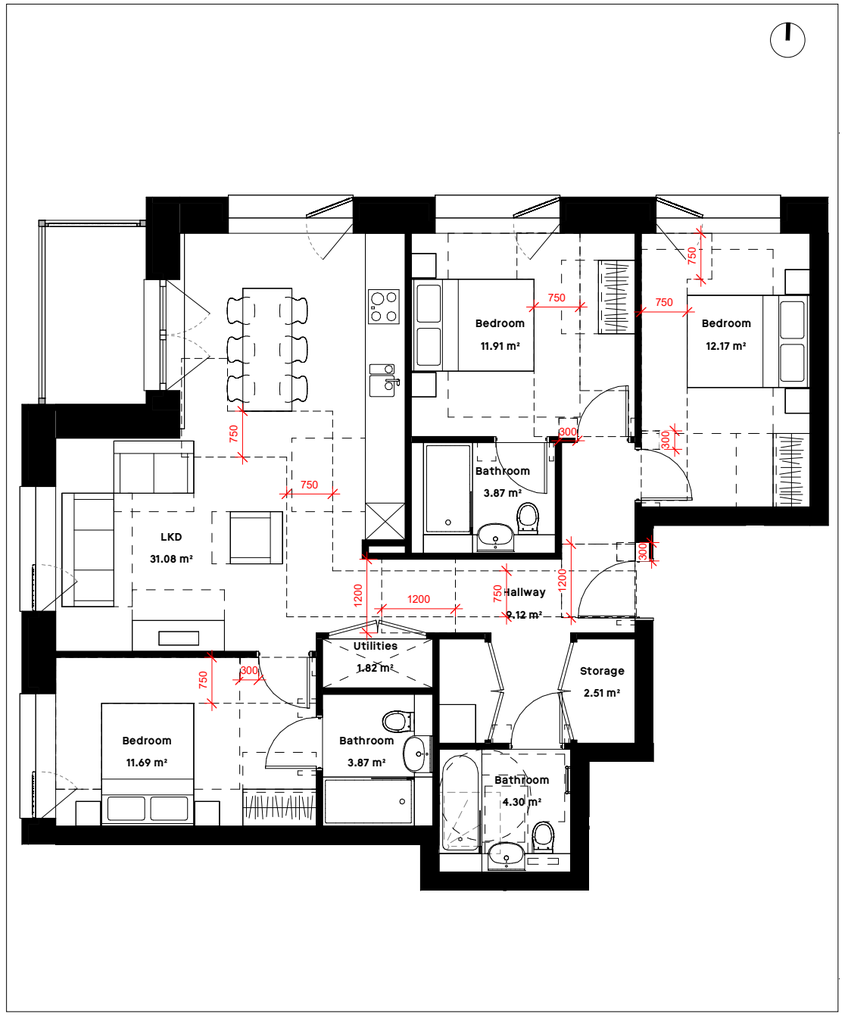
On the northern facade of K1, the 3 bedroom apartment illustrated on the right is repeated 16 times throughout the building. The living room benefits from dual aspect windows, one of which is a balcony door opening on to a private amenity space. Each bedroom consists of a fixed window with an openable window behind a decorative purge panel. All rooms meet the minimum NDSS room requirements, giving sufficient clearance around beds.
All 3 bedroom apartments are designed to meet M42 requirements and have 3 bathrooms; comprising of 2 en suits and one main family bedroom.

These apartment layouts also all meet M4(2) adaptability requirements:

- There is level landing of min 1200mm wide and long in front of every main apartment entrance
- Entrance doors are all have a min clear opening width of 850mm
- A min of 300mm nib is provided at the leading edge of the doors
- Hall widths are kept at 1200mm
- A 1200mm clearance is provided in front of all kitchen units
- Every bedroom provides a clear access route of min 750mm from the doorway to the window
- Potential for a level access shower is made within the bathrooms

Key Plan





3B6P_Type 02



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APPEARANCE



6.1 Parcel K Appearance

Appearance Overview

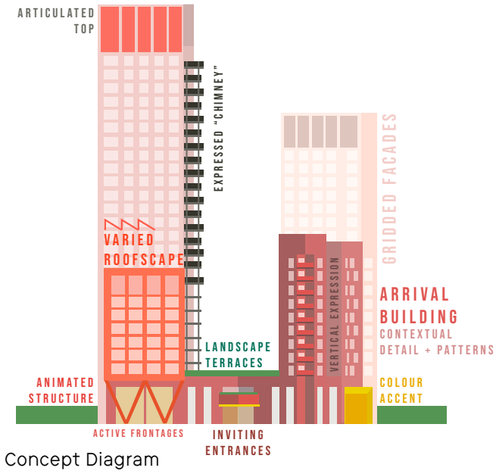
A Collection of Buildings Inspired by Chapelfield Works

The new buildings have reinterpreted the composition of colour and simple forms from Chapelfield Works to create a composition of distinctive and characterful buildings along the Medlock river bank facing the new park.

The western ‘Arrival’ building is proposed to have a pigmented faceted GRC panel design. The eastern park building has a sawtooth roof and a darker red brick facade.

Along Mancunian Way, a pair of simple noble brick buildings bring opportunity to reactivate the street. The towers have lighter brick tones to provide contrast to the park side buildings.

The appearance of each building will be described in further detail in this chapter.



Concept Diagram


CGI of Plot K

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6.2 Parcel K Developed Design

Developed Architectural Approach and Articulation

To the north of the plot, and interfacing with the park itself are two characterful mid-rise buildings. Materiality and tone are more vibrant to create a distinction with the towers.

The taller towers to the south of the parcel have been designed as simple, but elegant brick buildings, learning from the historic brick buildings of Manchester. The top of the towers have been sculpted to reflect a slimmer silhouette, with varied brick reveals that express greater contrast.

Entrances and architectural features are highlighted with an accent colour for legibility.



View from Mayfield Park showing the composition of distinct foreground buildings and background towers

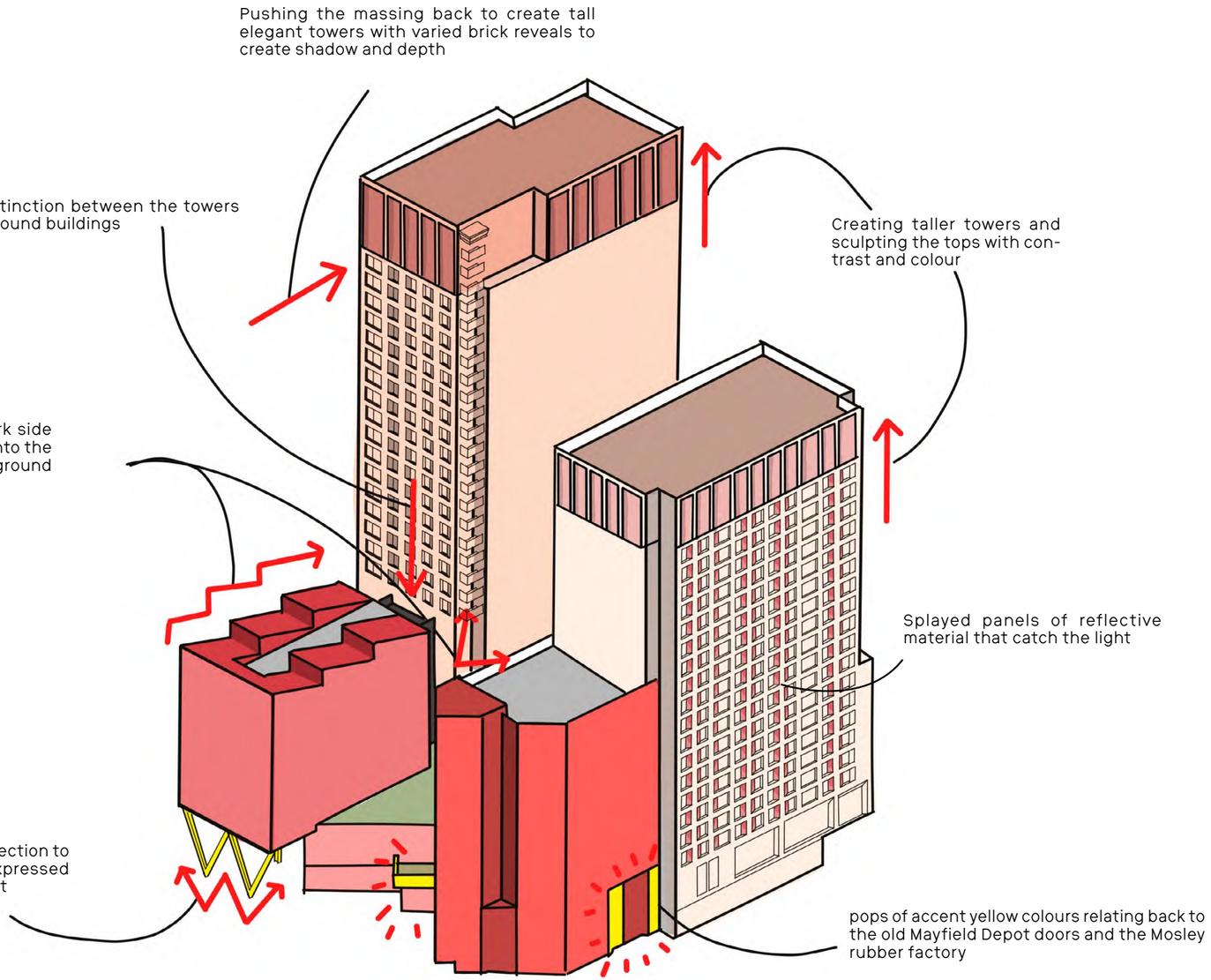


Diagram showing design principles

6.3 K2 Park Front Building

Concept Design

Arrival Building Design Moves

The first of the two park side buildings, intended as the arrival building, which is shaped to respond to the public realm, is orientated towards the park entrance to the North. The key design moves are described below:

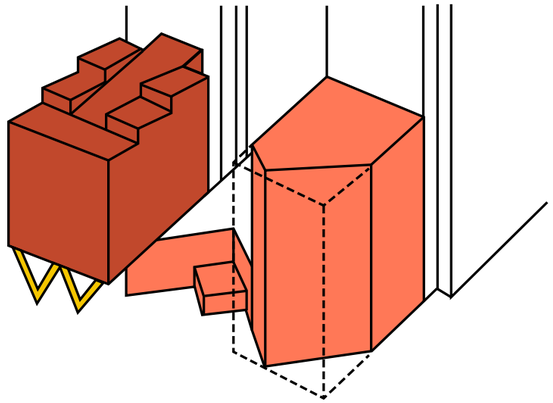
01 *The building has been shaped to respond to the site and the primary sight lines of the park, the distinctive angled massing signifying the arrival building.*

02 *The massing is broken down with a strategic setback to accentuate the verticality and chimney concept to the front, whilst also breaking down the facade width.*

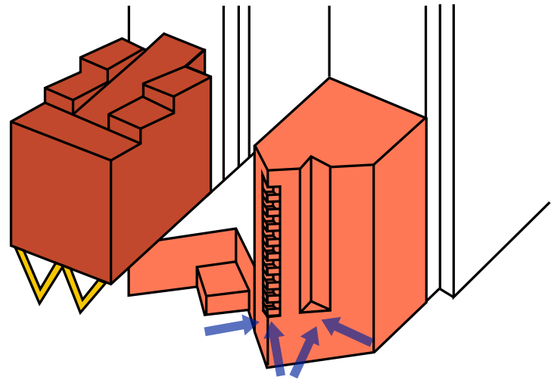
03 *Setting a double height ground floor datum that signifies active uses, as well as bold prominent entrances. The facade language continues at the base and wraps beneath K1 North, highlighting the active park side uses.*

04 *Using a panellised facade system, a more distinctive rhythm of the facade is created through alternating panels and window positions, creating a more dynamic appearance for the arrival building. The facade will appear highly textured as the building is intended to be the most prominent as it is most visible being located at a key bend on the river.*

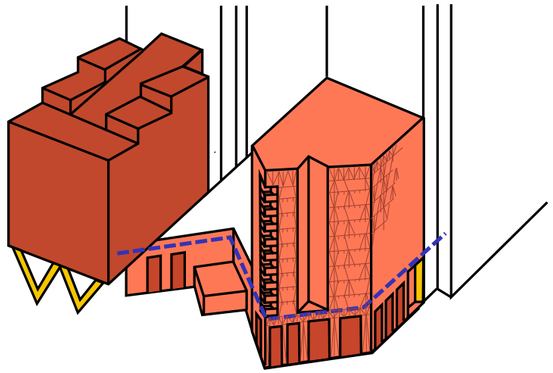
01 **Angled Massing Responding to Park**



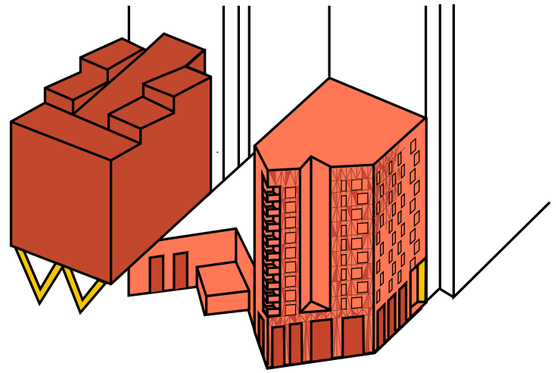
02 **Breaking down primary elevation with verticality**



03 **Ground Floor Datum and Entrances**



04 **A Panelised facade - Facade Rhythm**



6.3 K2 Park Front Building

The Arrival Building Design Development

Form and Facade

Throughout design development, the angled northern facade of the arrival building has remained the same as a response to being the front door to the development.

A vertical slot was deliberately introduced to break down the primary facade and accentuate the verticality. Using this cut-out for balconies were explored in multiple iterations.

The building was initially designed as a highly gridded facade. Following pre-application feedback, the facade system became panellised and introduced more shuffling within the fenestration. This movement and facade rhythm created a more woven appearance, providing a much needed differential to the highly gridded nature of the brickwork behind.

The material development is described in more detail on the following page.



April 2024



July 2024



November 2024

Design Evolution of the arrival building

6.3 K2 Park Front Building

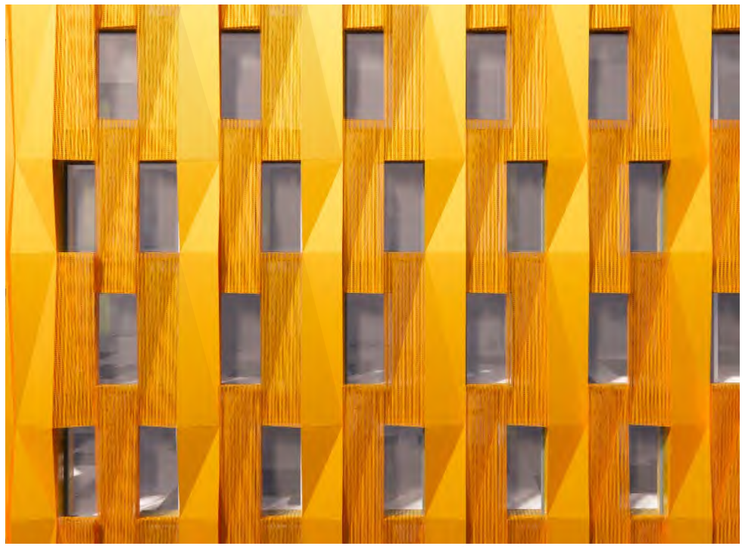
Material Development

The materiality of the arrival building has been chosen to be distinctly different to the brick buildings on the plot.

A range of materials were explored throughout the design process, starting with a yellow that would have had a direct correlation to the original yellow terracotta building that was once on the site at Chapelfield Works.

Folded metals, corten steel panels, glazed terracotta and GRC panels were also explored for their colour, reflectivity and technical properties.

Pigmented GRC panels were chosen for their robust quality and tonal variety, which will be described in further detail in the proposed development chapter.





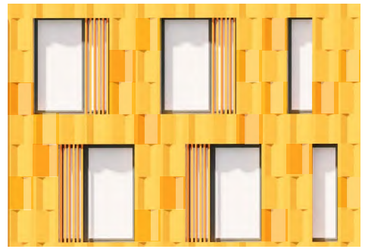
Investigation into folded metal panels, bay study (above), precedent image (above right)



Colour Test - Black anodized aluminium







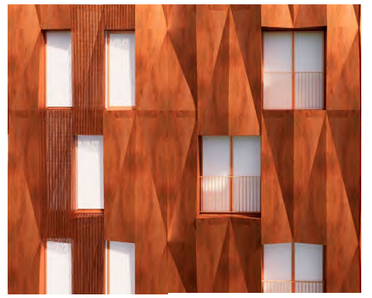
Bay Study - Glazed Terracotta







Investigation into moulded GRC panels, bay study (above), precedent image (above right)



Bay Study - Corten Steel





Colour Test - Corten Steel





6.3 K2 Park Front Building

Material Learning: Achieving GRC Quality

Below are four key metrics the design team felt set the ambitions for a high quality GRC finish.

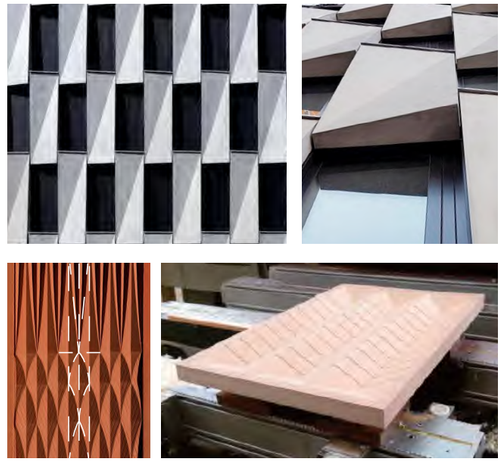
01 SPRAYED NOT POURED

- Sprayed GRC achieves a better performance spec than poured GRC as it contains a higher glass fibre content and lower water cement ratio
- Sprayed GRC produces a 20-25mm panel thickness and contains 50mm stiffening ribs at the back.
- It achieves A1 rating for fire combustibility



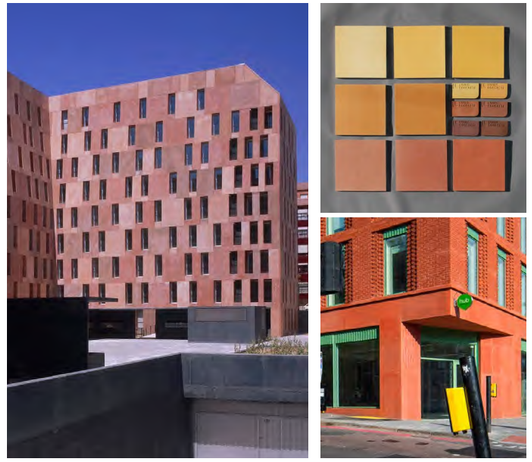
02 THREE DIMENSIONAL NOT FLAT

- GRC is ideally suited to cladding panels where high level of detailing and a minimum thickness is required.
- Complex shapes, profiles and perforations can be achieved using form liners and moulds



03 TONAL VARIETY NOT MONOTONE PANELS

- GRC can be finished with light acid etching/light abrasive blasting to provide tonal variation
- Colours can be achieved using oxide pigmentation
- A deep penetrating silicate can achieve a 25+ year colour fix



04 FULL HEIGHT PANELS WITH DEEP REVEALS NOT “STUCK ON”

- GRC panels to be 900mm wide by 3000mm high (storey height) to minimise the number of joints and brackets (therefore reducing cost and thermal losses).
- Sprayed panels can achieve cast corners that return to meet window, creating deep reveals



6.3 K2 Park Front Building

Building Overview

The arrival building consists of an angled form responding to the site boundaries, with a primary elevation facing the park. The elevation is broken down with a balcony stack and a set back which emphasises verticality.

The panellised facade features three dimensionally moulded, pigmented GRC panels that have a faceted appearance. The panels provide texture and visual contrast, with warm tones that offer a playful approach to material application. The faceted appearance provide additional depth and relief to the facade as it responds to light and casts subtle shadows.

The fenestration is composed with a regular grid of windows of a residential nature, with alternating arrangement providing variety to the facade.

Along the northern elevation, the recess is removed to maximise commercial floorspace and provide a frontage that hugs and activates the southern walkway.



View of the arrival building

6.3 K2 Park Front Building

Panellised Facade Concept

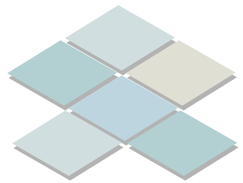
David Moseley and Son's pneumatic upholstery provided the concept for the panellised facade of this building, the form of the facade panels influenced by the 'float on air' cushions.

The facade panel was designed so that it could be tessellated and have three dimensionality, allowing for it to respond to light differently. The potential for reflectivity, tone and texture can give the building facade a lightness.

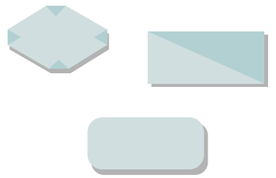
Moulded GRC Panels were chosen for its structural properties, its versatility with shape and geometry, as well as the tonal variety that can be achieved.



Products from Chapelfield Works inspiring a panellised facade



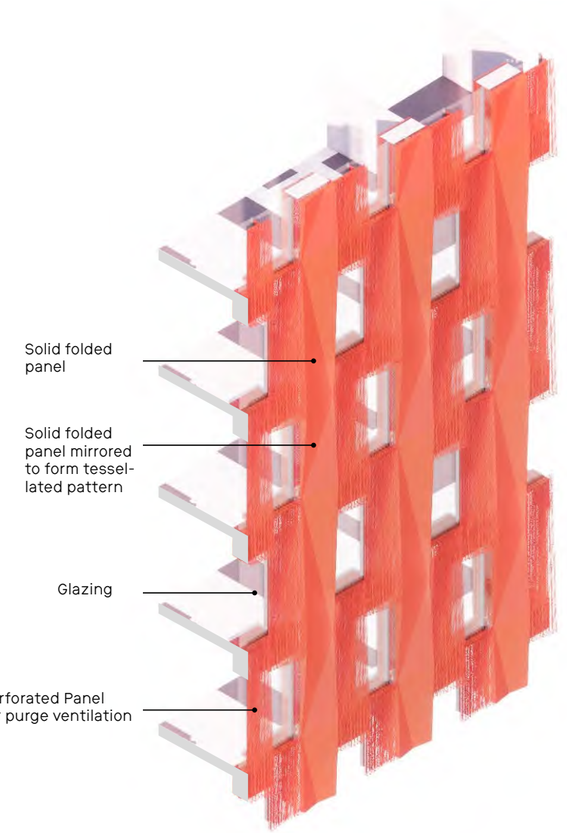
Panellisation of facade - tile/rain screen



Panel details -
Folded / Chamfered/ Rounded Edges



Colour Accents and Reflectivity



Folded Panel concept that can be tessellated to form relief in the facade

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6.3 K2 Park Front Building

High Quality GRC Buildings

Robust and Durable

Sprayed GRC achieves a better performance spec than poured GRC as it contains a higher glass fibre content and lower water cement ratio. Sprayed GRC produces a 20-25mm panel thickness and contains 50mm stiffening ribs at the back. *It achieves A1 rating for fire combustibility.*

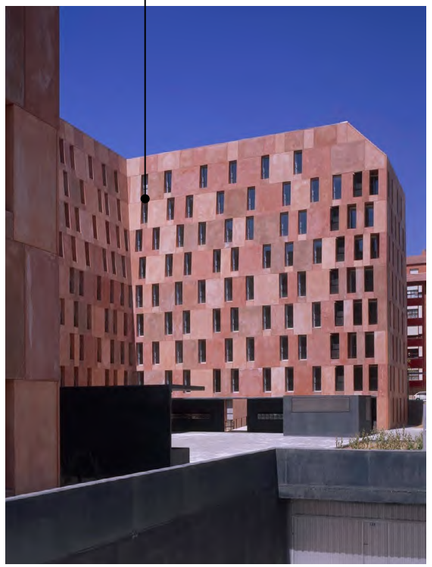
Three dimensionality

GRC is ideally suited to cladding panels where high level of detailing and a minimum thickness is required. Complex shapes, profiles and perforations can be achieved using form liners and moulds.

Tonal Variety

GRC can be finished with light acid etching/ light abrasive blasting to provide tonal variation. Colours can be achieved using oxide pigmentation. A deep penetrating silicate can achieve a 25+ year colour fix.

Multi-toned Panels



Housing Villaverde, Madrid

Three dimensional moulded panels

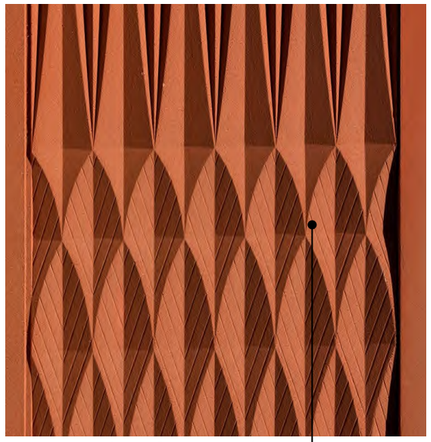


afi vokovice, Prague

Full height panels, with minimal joints



Tapestry, Kings Cross London



Tapestry, Kings Cross London

Vibrant Colour and Texture, with robust finish



NSM Service Building

Complexity and Perforations



Housing Villaverde Madrid

Deep Reveals

6.3 K2 Park Front Building

Quality of GRC Facade and Material Palette

The GRC facade has been designed with 5 key principles in mind.

Four tones were selected that are subtle variations of red and pink. Further variety will be achieved in the final design as the moulded GRC panels will have a folded three dimensional appearance which will reflect light differently; and create subtle differences in the hues.

The GRC is complimented by anodized aluminium metalwork. The red appears deep in shadow and more brightly vibrant in light, which will offer the contrast against the GRC panels.

GRC Facade Principles:

1 GEOMETRY, RELIEF AND DETAIL
Moulded panels with folded appearance provides interest with play on light and shadow

2 VARIETY OF COLOUR /TEXTURE
4 tones of GRC provide subtle colour variation to the facade

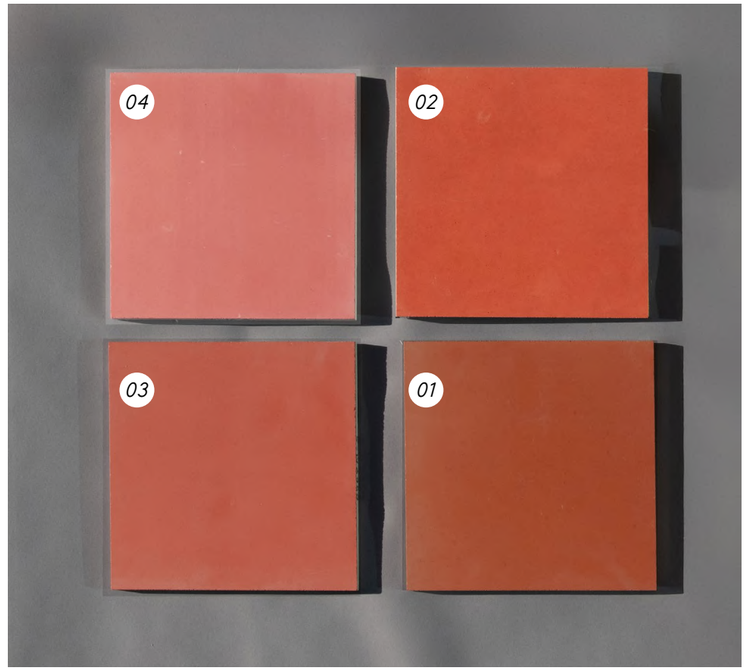
3 REVEAL DEPTH
GRC Panel returns to meet window

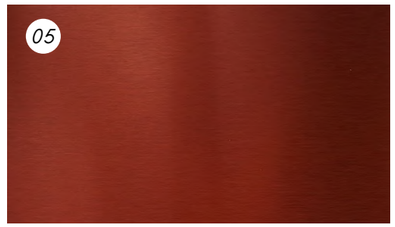
4 LARGE FORMAT PANELS
GRC Panels span between floors to reduce the number of joints and brackets

5 ROBUST BASE
GRC panels at Ground Floor allow for double height expression



GRC Facade Principles applied to the arrival building





01 *GRC moulded panel - Red orange RAL 2001*

02 *GRC moulded panel - Tomato Red RAL 3013*

03 *GRC moulded panel - Salmon orange RAL 2012*

04 *GRC moulded panel - Salmon pink RAL 302*

05 *Window frames - AluCopper 04*

6.3 K2 Park Front Building

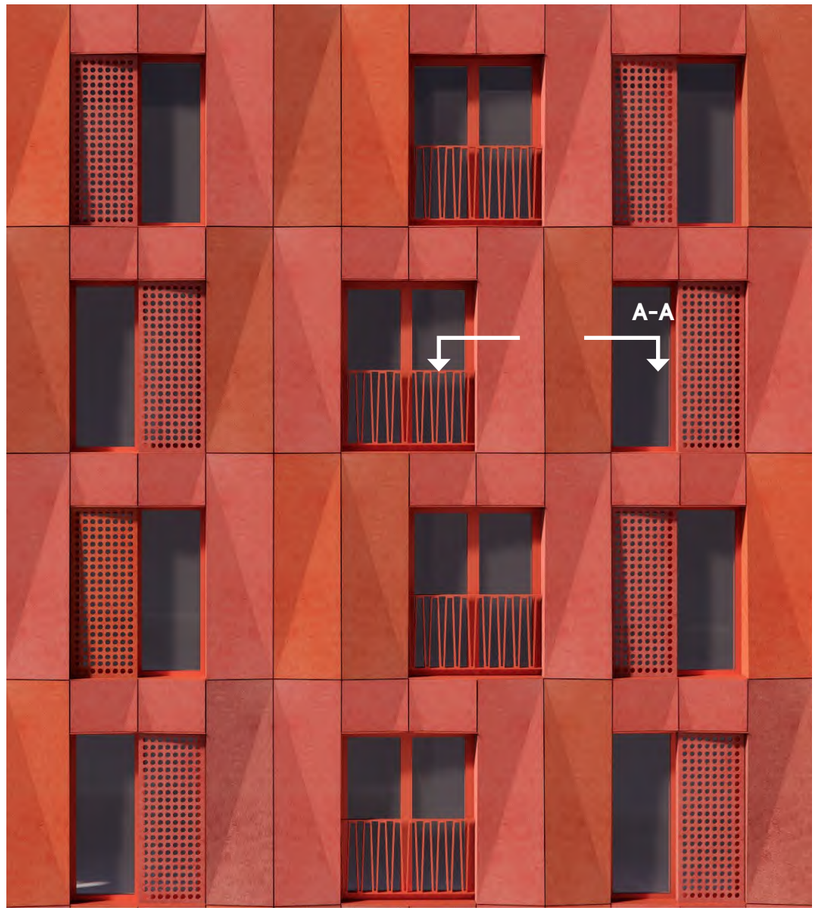
Facade Design

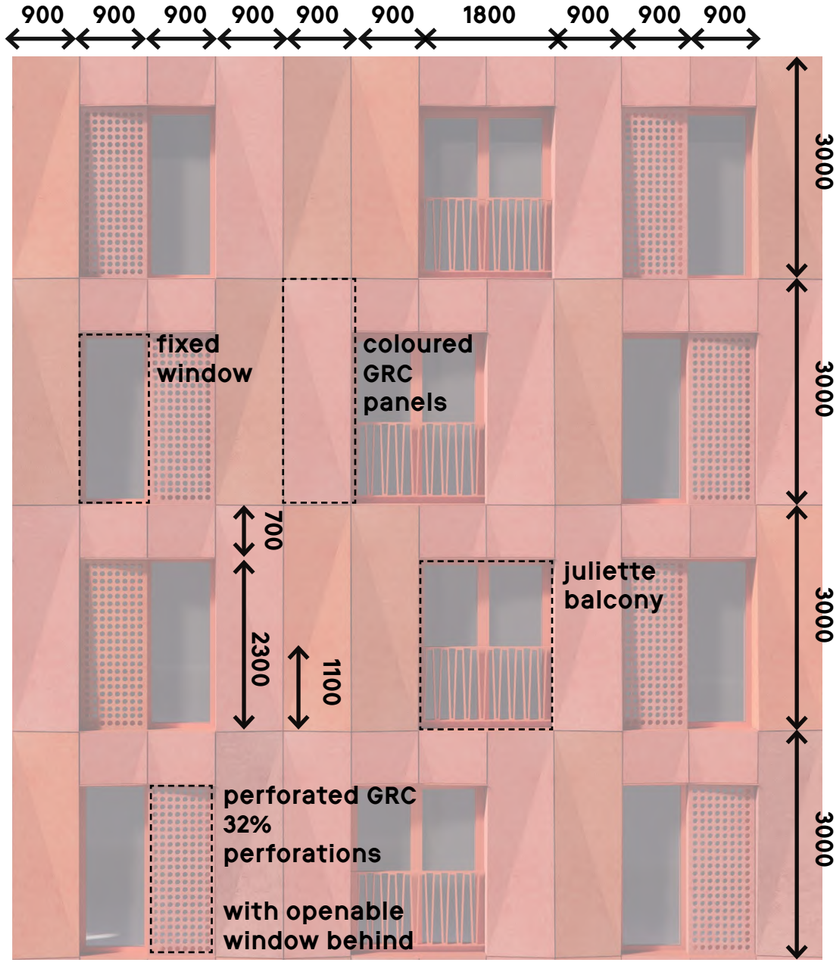
The GRC facade consists of three dimensional moulded panels that feature a folded faceted appearance. These can be mirrored and tessellated to create a diagonal pattern, providing relief to the facade.

GRC panels will return to meet windows, providing a continuous reveal from the facade.

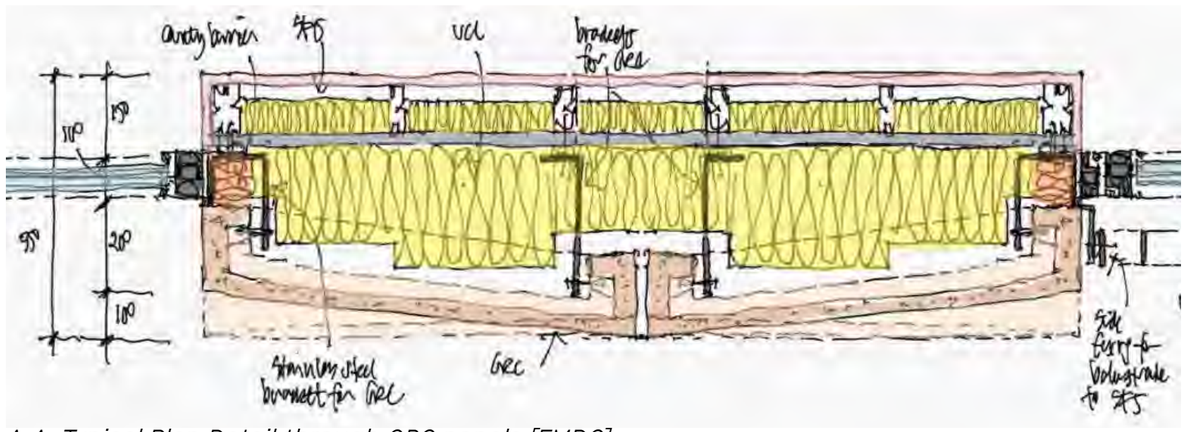
Perforated GRC panels will sit in front of opening window for purge ventilation.

Anodized aluminium juliette balconies sit in front of living room doors, with an angled design to compliment the facade geometry.





Facade Bay Study



A-A -Typical Plan Detail through GRC panels [FMDC]



GRC Panels

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6.4 Entrance Design

Entrance Strategy

There are three main entrances to the building, two into the residential lobbies to the south and west; and one from the park to the gym.

All the entrances are tied together using the dynamic appearance of the GRC facade panels across the podium; enhanced by high quality detailing for legibility.

01 *Residential Entrance West - recessed double height entrance to residential lobby of the arrival building with feature accent colour reveal, forming the front door to the development.*

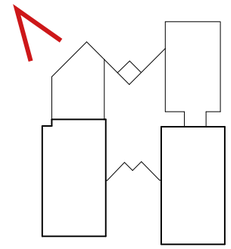
02 *Residential Entrance South- residential entrance set back from the busy Mancunian Way. The language of the pigmented GRC facade panels from the arrival building are also used here to invite people in.*

03 *Park Side Gym Entrance - The pigmented GRC facade extends across the podium to form the entrance to the gym, which features a prominent entrance canopy, with the terraced landscape the podium behind. The planted approach promotes health and wellness.*



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6.4 Entrance Design



01 Park side Residential Entrance

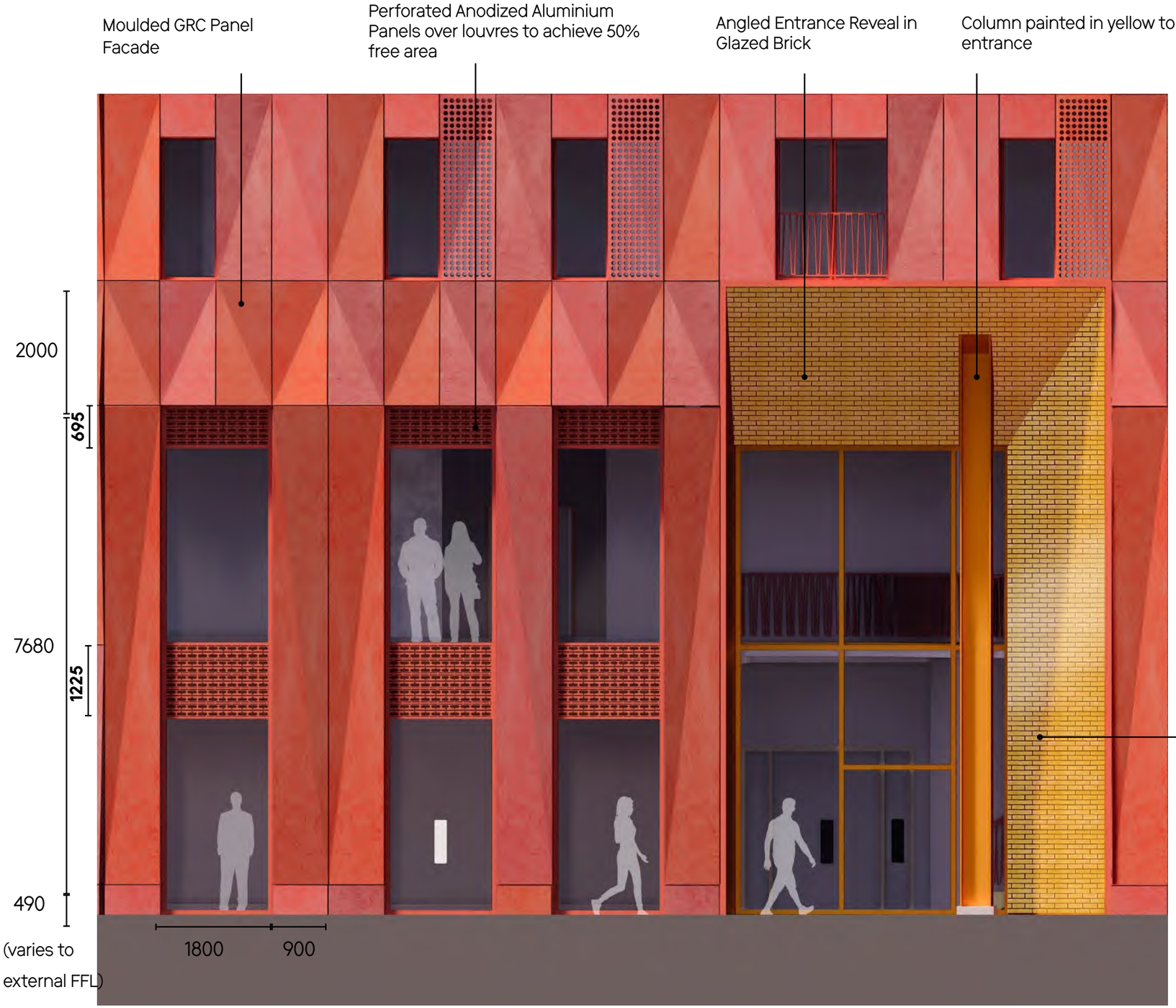
The double height entrance is defined by prominent angular frame, with yellow reveals to provide strong contrast against the warm tones of the GRC; and clearly signifies the primary residential entrance from the park. Adjacent to which are large format glazed facade signifying active ground floor uses, such as F&B, gym and wellness uses.



Approach of the residential entrance from the Park

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6.4 Entrance Design



Drawing inspiration from Mayfield's history of glazed tiles and bricks

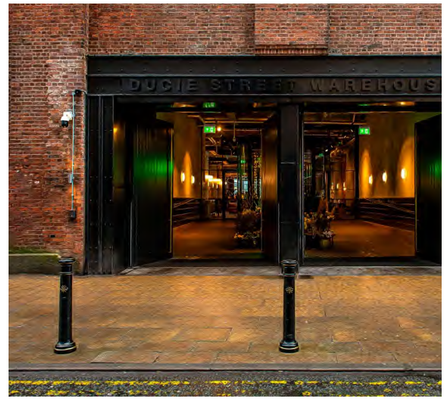








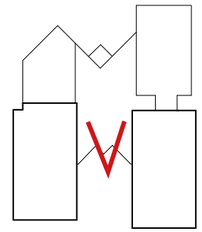




6.4 Entrance Design

02 Residential Entrance (South)

The pigmented GRC facade is used here to demarcate the southern residential entrance. A projecting entrance canopy further gives prominence and helps with way finding, below which large format glass walling gives visual connection to the inside active uses.



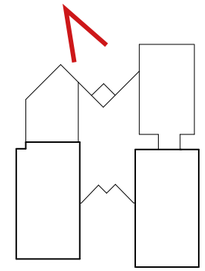


View of the residential entrance from Mancunian Way

6.4 Entrance Design

03 Gym Entrance

The park facing gym entrance features a projecting entrance canopy in keeping with the GRC facade language. Illuminated signage and large format glazing provides legibility to the entrance, providing visibility which can promote health and wellness.





View of the gym entrance from Mayfield Park

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6.5 K1 Park Front Building

Concept Design

K1 North Design Moves

Further west, the second park side building has been conceived as a simple “object”, solid in its nature, and enhanced by the tone in tone material palette. The key design moves are described below:

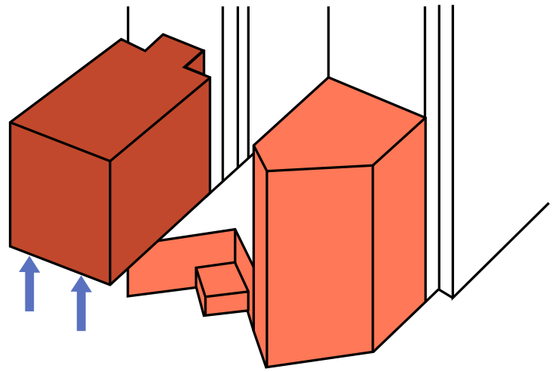
01 *Generosity of the public realm is emphasised by lifting the building off the ground on two-storey high columns. This offers wider sight line across the park and allowing the new rock garden and pedestrian foot way to flow below, creating a meandering pathway amongst boulders and planting, that links to the new park arrival space.*

02 *As a mid-rise building, simple in shape, the key moments include articulating the roof line and creating a sawtooth profile reminiscent of former factory buildings on site, creating a distinctive silhouette.*

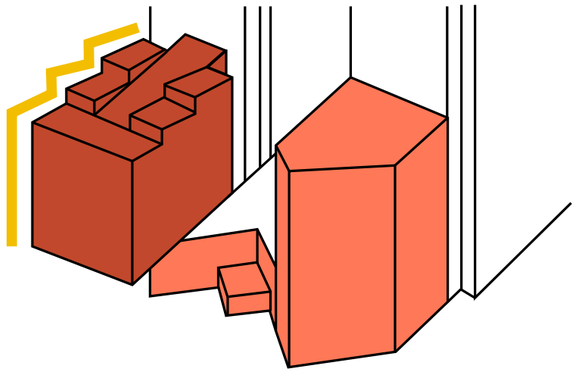
03 *To distinguish the building from the others in the background, the building adopts different approach to the façade, in particular large openings in a regular rhythm.*

04 *Large steel beams, similar to those seen around the base of the depot, support the building overhead, and this detail continues into the architecture above.*

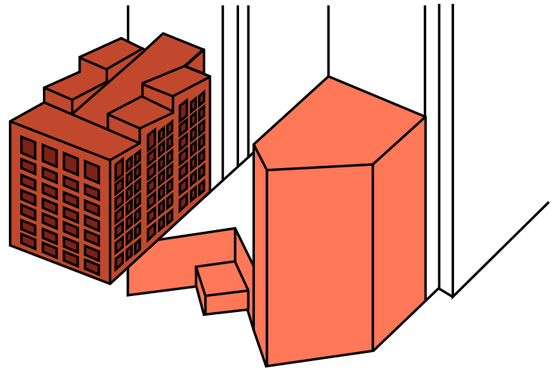
01 *Lifting off ground*



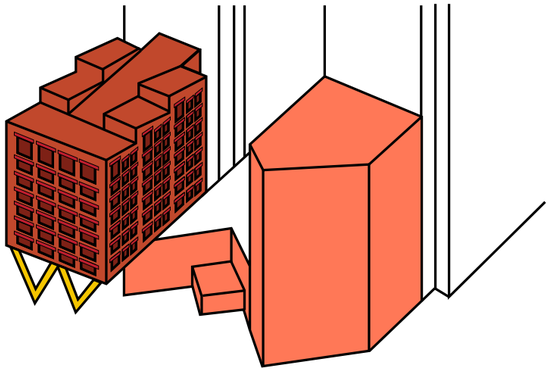
02 *Articulating roorf line*



03 *Rhythm of large openings*



04 *Steel detailing*



6.5 K1 Park Front Building

Building Overview

The overarching aim for all park side buildings to the north is to continue contributing to the collection of varied, dynamic buildings that will animate the park and contribute to a vibrant new area of the city.

This particular building lends itself to a more literal reinterpretation of the inspiration by the industrial heritage of the site. While the typology is different, and it is not a Victorian warehouse or an industrial era factory, the cues are clearly legible, be it the solidity of a masonry construction, a simple object-like form, large fenestration arranged in a regular rhythm, or steel details and sawtooth roof with north lights.

Each building has its role to play within the overall masterplan. Building K1 North, projecting further north than its neighbours, is truly set within the park and creates a key marker of the north-south route between Plot J and K. It also contributes significantly to the generosity of the new, additional public realm by lifting off the ground on double storey high steel columns, allowing the landscape to flow through below it.



View from Mayfield Park playground, looking south west

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6.5 K1 Park Front Building

Undercroft Design

Lifting the building off the ground has been a key design ambition for this building from the inception.

Not only does this move contribute significantly to the generosity of the public realm within the red line boundary, it also allows for the significant expansion of the existing park to the north.

Elevating the built form opens up the ground floor and creates an important visual connection between the park and the main pedestrian route between Plot J and K.

From a connectivity point of view, the terminus of the meandering route through the rock garden is directly aligned to the existing diagonal route that leads across the park to Piccadilly Station and the wider city beyond.

The undercroft offers an opportunity to create a gentle, accessible winding path as well as rock garden within the landscape.



View from main pedestrian route between Plot J and K towards Mayfield Park

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6.5 K1 Park Front Building

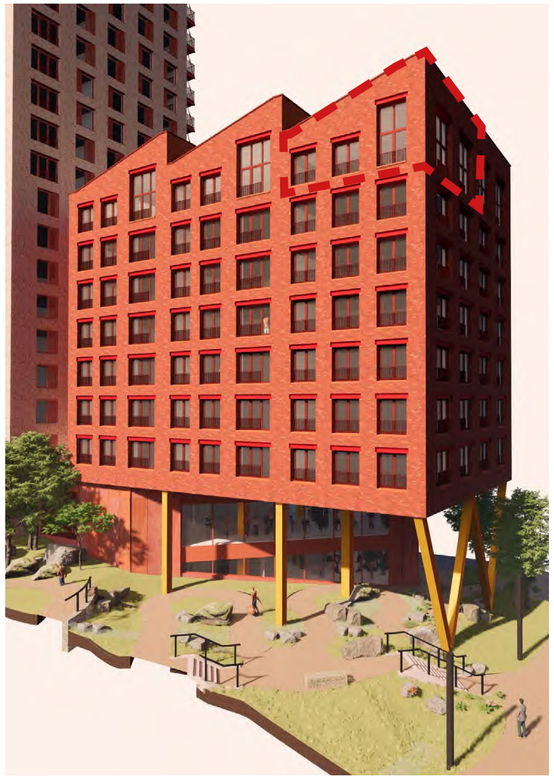
Roof Form

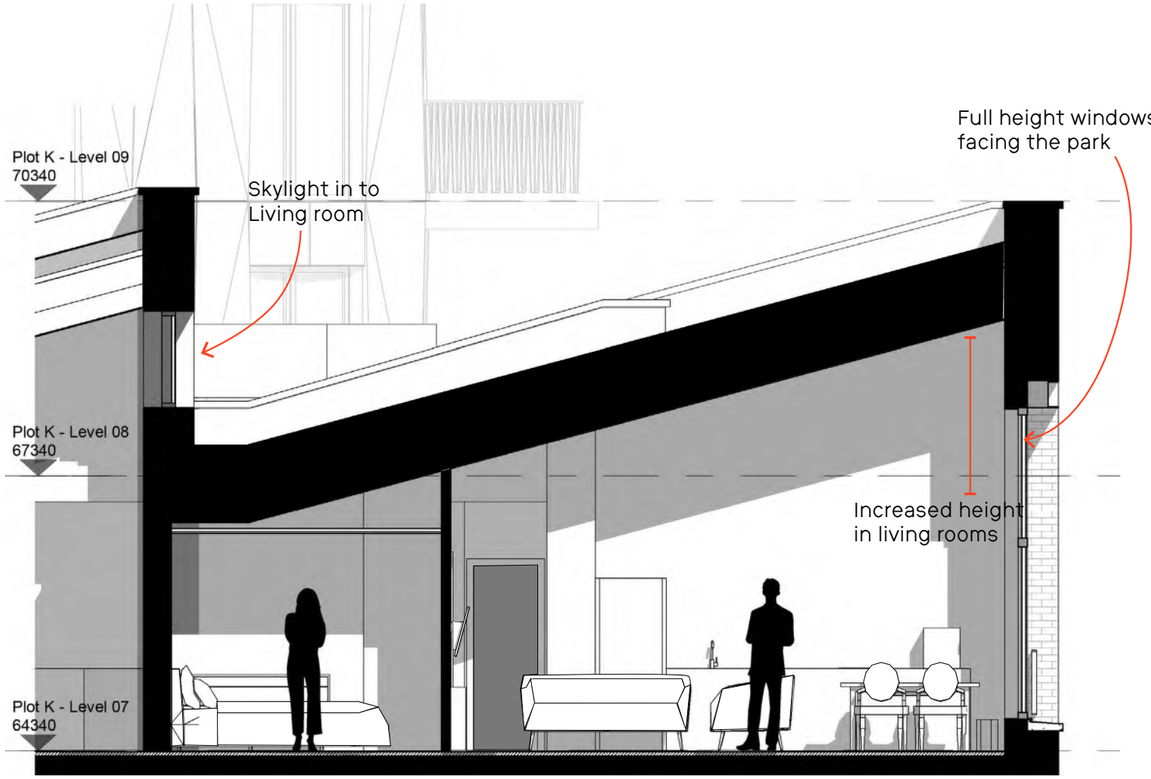
One of the key architectural features of the second park side buildings is its distinct roof form.

The roof is designed in a sawtooth pattern, as a direct nod to industrial and factory buildings from the late 19th and early 20th centuries.

The angular roof line creates a dynamic visual profile, contrasting with generally flat roof line of the neighbouring buildings. The rhythm of the roof is aligned with the structure and fenestration pattern of the masonry body of the building.

The steep slopes of the sawtooth roof allow for high ceilings, creating spacious and airy interiors and offering an opportunity for larger glazing. Natural daylight in the interior is further enhanced by clerestory windows, another feature linking the proposal to the industrial heritage of the site.





Sectional View of highlighted apartment

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6.5 K1 Park Front Building

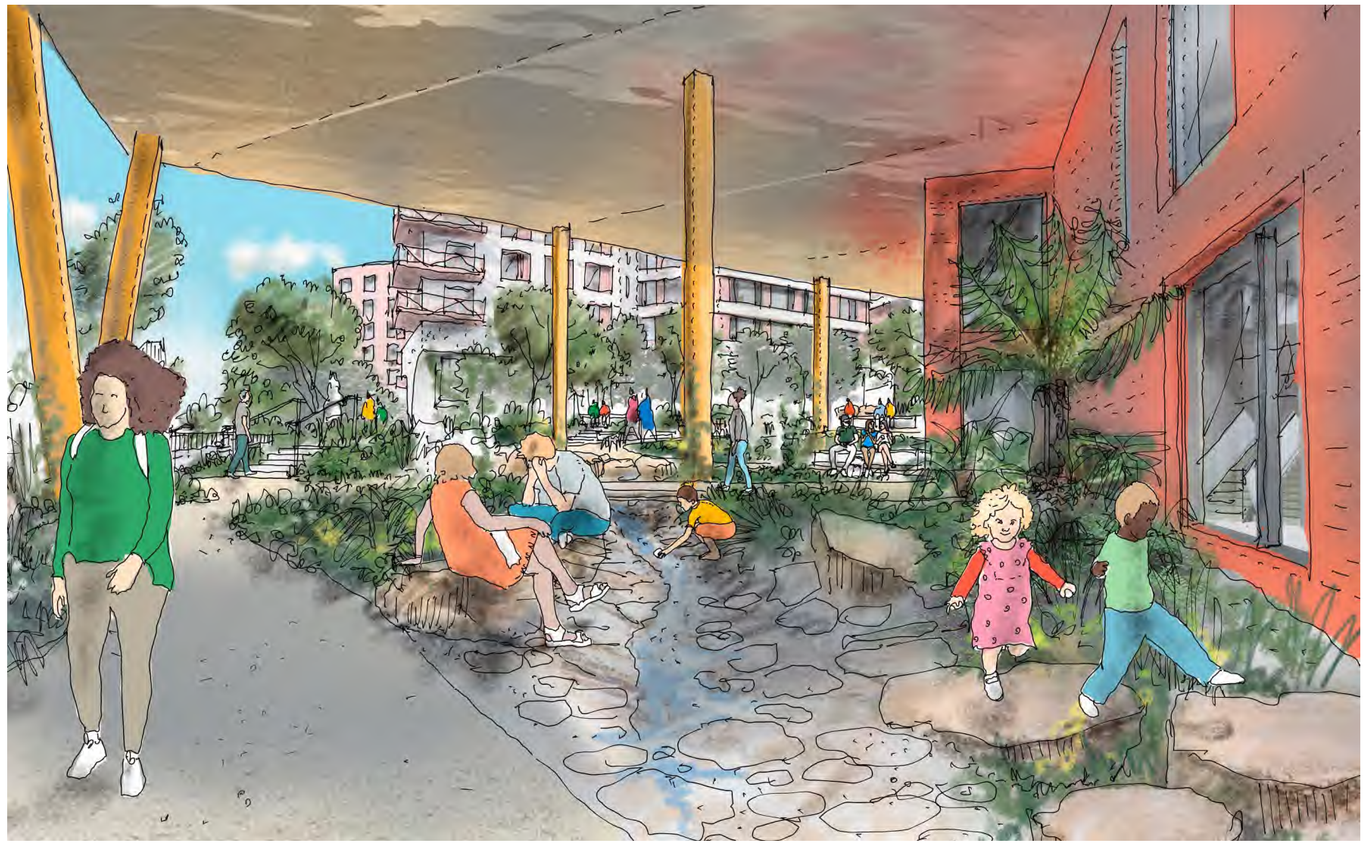
Material Palette

To enhance to idea of solidity and object-like character of the building, the material palette utilises a restrained selection of materials, deliberately chosen to layer similar tones of red.

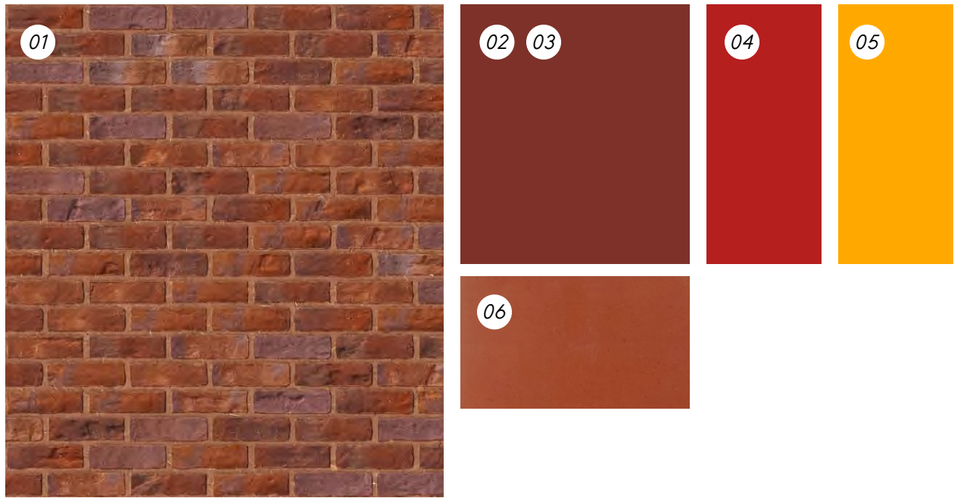
The chosen materials, such as brickwork and steel details, have a direct link to the site's heritage. The main material is a dark red brick, with subtle shades of red, brown and purple, adding depth texture, and character.

Window frames, balustrades, and other details are proposed in a rich red metal finish, enhancing the tone in tone approach to materiality.

The exception to the above are two accept colours, signal red for steel beam lintels, and signal yellow for steel columns and undercroft soffit, both of which are a nod to the past and details found in the area, be it large Depot doors or steel structures around the railway.



View of undercroft form north west, looking towards pedestrian route



K1 North Building

01 *Brickwork* - *Dark red with red mortar*
02 *Windows* - *Oxide red (PPC)*
03 *Metal Details* - *Oxide red (PPC)*
04 *Steel Beam* - *Signal Red*
05 *Steel Columns* - *Signal Yellow*
06 *Precast Sills* - *Reddish brown concrete*

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6.5 K1 Park Front Building



Partial east elevation

6.5 K1 Park Front Building

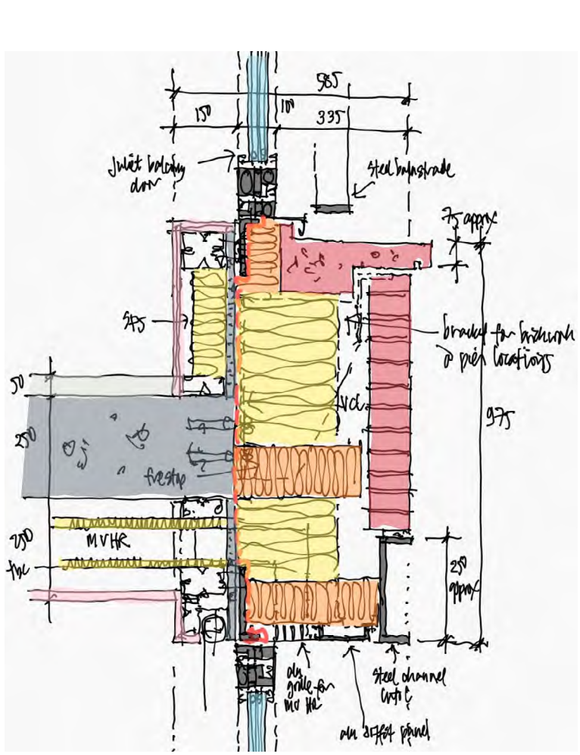
Typical Bay Detail

The inspiration drawn from historic warehouses and factory buildings can be seen across K1 norths park side building, both in its overarching form and its robust and simplistic detailing.

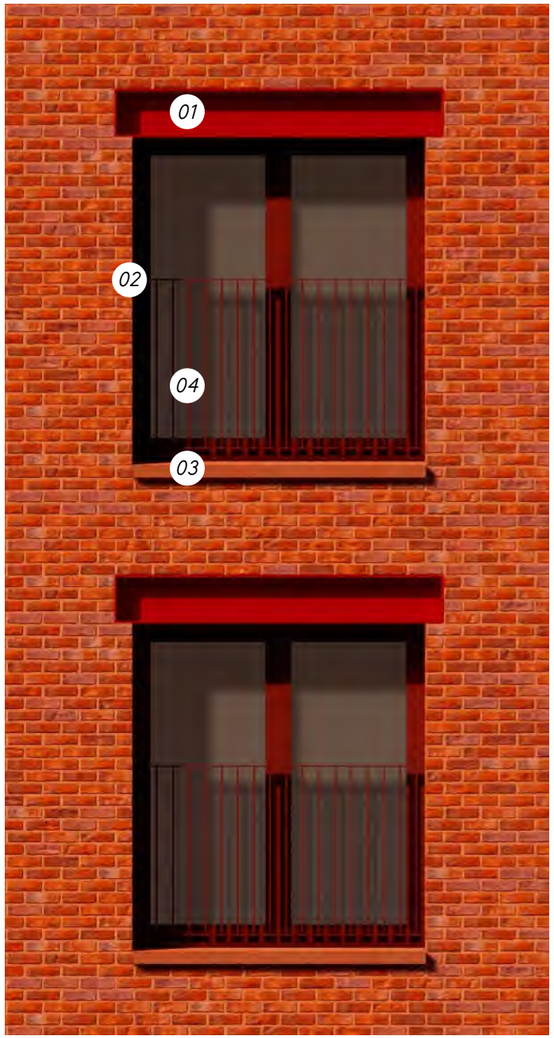
Large punched openings, with deep brick reveals create a simple and repetitive approach to the fenestration pattern. Juliette balconies then set it apart from the rest of the plot by removing the need for perforate purge panels.

The distinct character is further enhanced by a steel lintel detail above each window, paired with a precast sill to underline the overall solid appearance, while delivering moments of interest and shadows across the façade.

To ensure the desired simplicity of the façade is achieved, any required ventilation has been designed in the window soffit, hidden behind the steel beam lintel as illustrated in the typical detail section on this page.



Typical bay detail in section



Typical bay elevation



Axonometric View

01 *Steel beam lintel*

02 *Brick and half window reveal*

03 *Precast sill*

04 *Metal balustrade*

6.6 K1 and K2 Towers

Concept Design

Crafting the Form

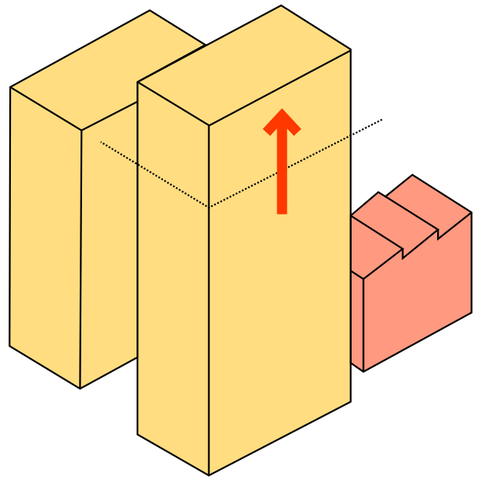
The key principles that have shaped the design evolution of the tower buildings can be summarised as below.

01 *Responding to wider townscape views and masterplan principles, it is important* to create a meaningful height difference *between the two towers on Plot K.*

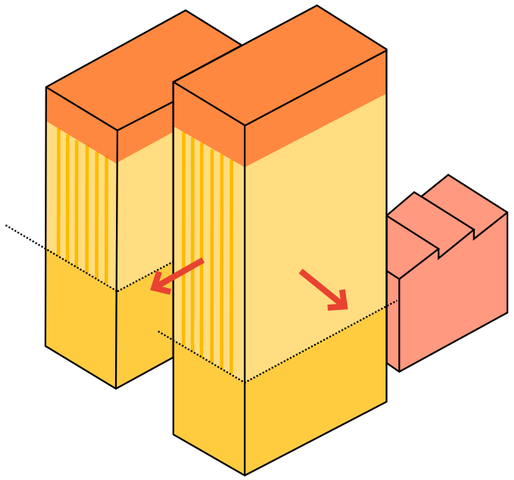
02 *A shoulder datum created by the adjacent Republic Building, sets a 'base' to the two towers. The level of detail within the façades up to this datum has been enhanced where it will have a meaningful impact.*

03 *To emphasise a slender appearance, both towers have introduced recesses on key corners, to reduce the overarching width of the elevation. This principle is further enhance by incorporating vertical elements, such as a setback "slot", or stack of balconies as a nod to tall chimneys formerly on site.*

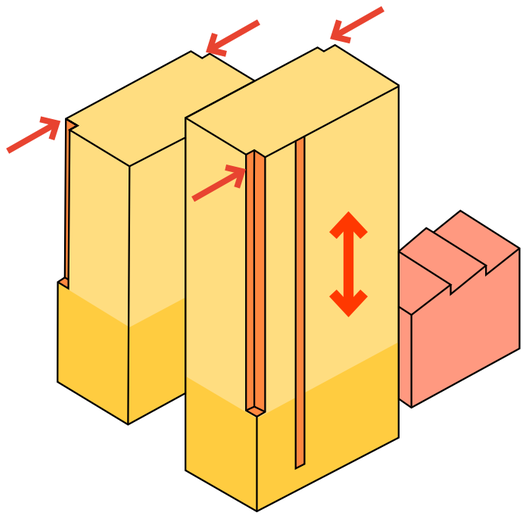
04 *The taller of the two towers - K1 - incorporates two additional setbacks to emphasise overall slender proportions within the wider townscape context. Both buildings are finished with a "crown", expressed in a form of multi-storey bays and enhanced by contrasting detailing and materiality.*



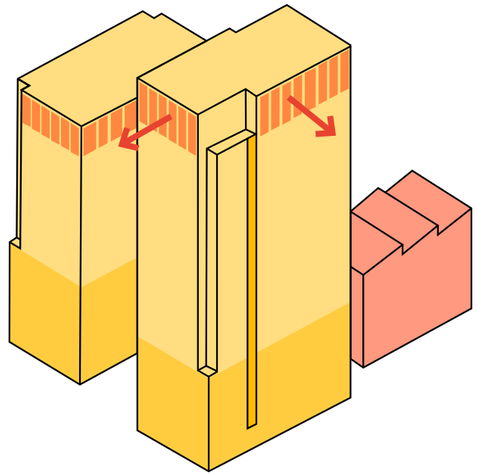
01 **Height Differentiation**



02 **Plinth and Responsive Facade**



03 **Setbacks and Slenderness**



04 **Celebrating Building Crown**

6.6 K1 and K2 Towers

Elevation Design Principles

The tower design principles are rooted in rhythm, proportion, and materiality.

1) Hierarchy

The façade design establishes visual hierarchy, with a strong base datum reflecting the adjacent consented scheme, and a distinct top “crown”.

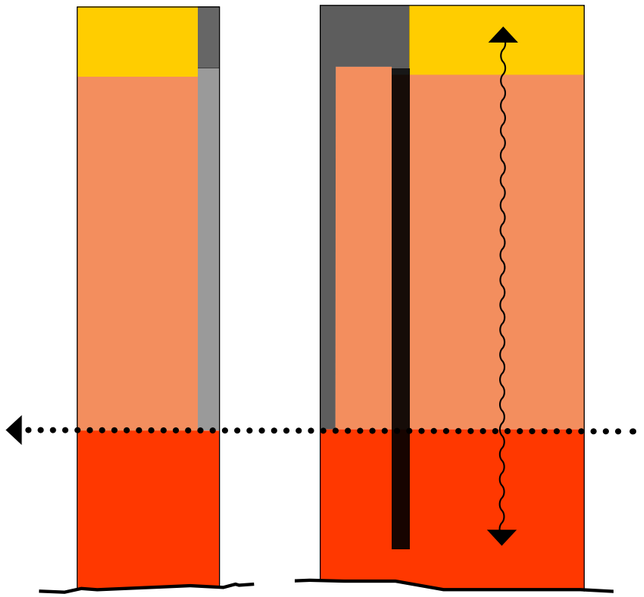
2) Vertical Emphasis

The proposed design creates a strong vertical emphasis, giving the building a sense of height and slenderness. Vertical setbacks on the top floors accentuate this emphasis, breaking the otherwise regular rhythm.

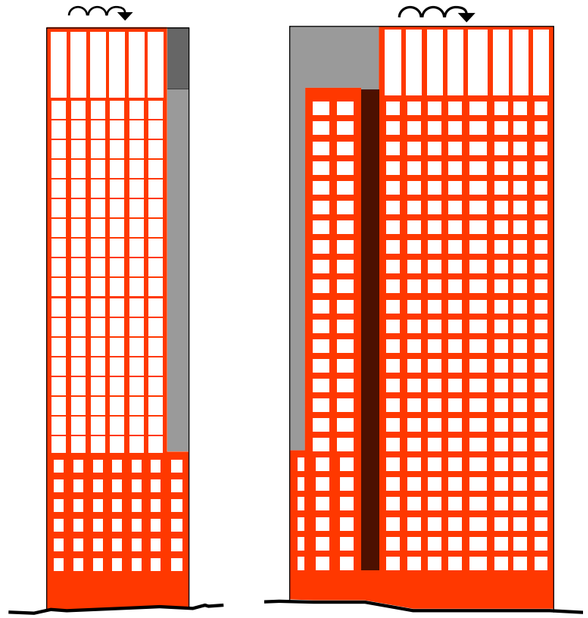
3) Rhythm

The windows are arranged in a regular grid-like fashion, creating a consistent rhythm across the façades. This regularity emphasises order, reminiscent of the functional factory buildings formerly on site, which contrasts with the dynamic appearance of park side buildings to the north.

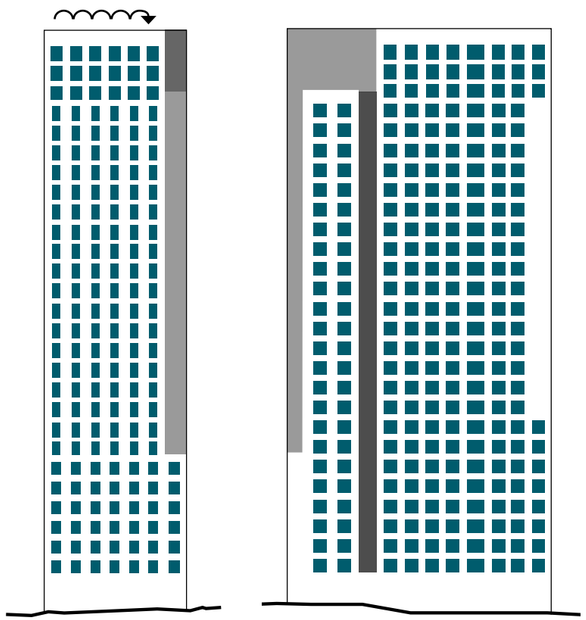
01 **Hierarchy and Verticality**



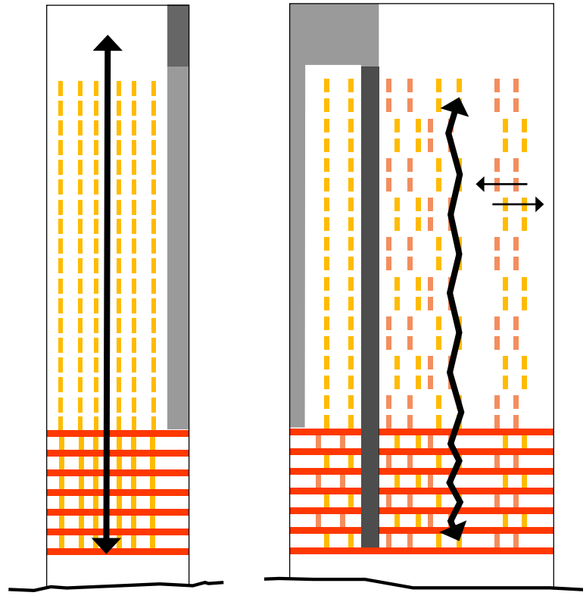
02 **Rhythm - masonry grid**



03 **Rhythm - window openings**



04 **Detail. texture and reflectivity**



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6.6 K1 and K2 Towers

4) Texture & Detail

The windows have deep reveals within the brick façade to create shadow and texture, and to enhance the façade's articulation and emphasise the solid appearance of masonry construction.

5) Reflectivity

One of the key principles employed across the entire scheme is reflectivity, which applies to materials and the contrast between generally matt appearance of brickwork, and complementary metallic reflection of perforated panels, window frames and other details. Furthermore this principle is applied effectively to the alternating panels, and emphasised further on façades where the perforated panels are splayed.



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6.6 K1 and K2 Towers

What constitutes high quality facades?

01 MATERIALS

Natural Patina colours, high quality texture and detailing









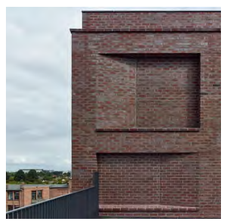


02 FINISHES

Reflectivity of materials that catch the light









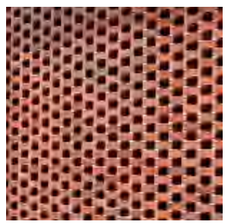


03 SHADOW AND DEPTH

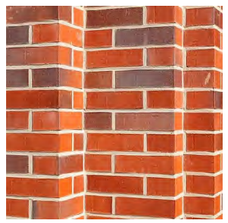
Deep Reveals and Brick Piers











04 CONTRAST AND COLOUR

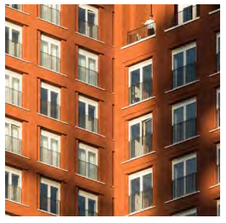
Accent colours and contrasting materials to create different facade treatments on tall towers











6.6 K1 and K2 Towers

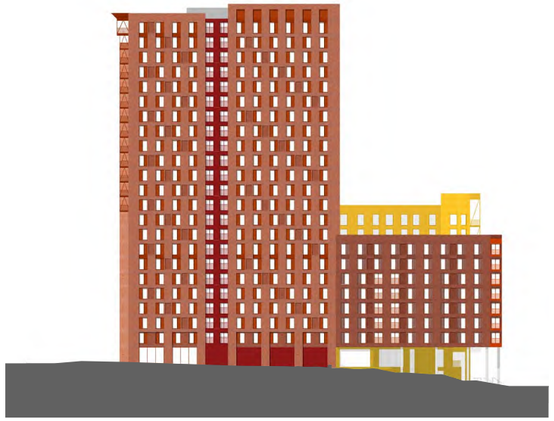
Tower Facade Development

Typical Exterior Elevation (East)

The towers have evolved over time to have more slender proportions, the facade broken down further with a vertical slot that has been retained.

The fenestration changes subtly up the building based on local datums; and featuring panels that alternate and shuffle to create movement. The top of the building has been developed to improve the appearance from longer views.

In order to create even more separation between the tower and the park side brick building, an additional set back slot has been introduced. Furthermore, a pitched roof profile has been designed to provide more interest roof scape visible from the park.



May 2024



June 2024



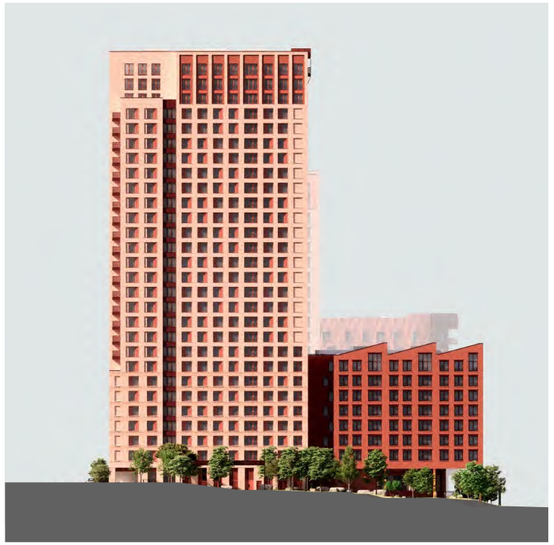
July 2024



September 2024



October 2024



November 2024

Design Evolution of the Towers and K1 Park side

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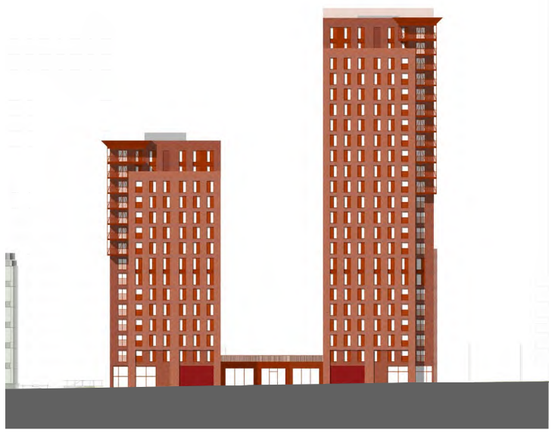
6.6 K1 and K2 Towers

South Elevation (Primary)

The facade' design datums are most evident on the southern elevation facing Mancunian Way.

The ground floor base features tall ceilings for active frontages, while the lower datum aligns with the shoulder height of the Republic. The building's crown stands out with a high-contrast colour.

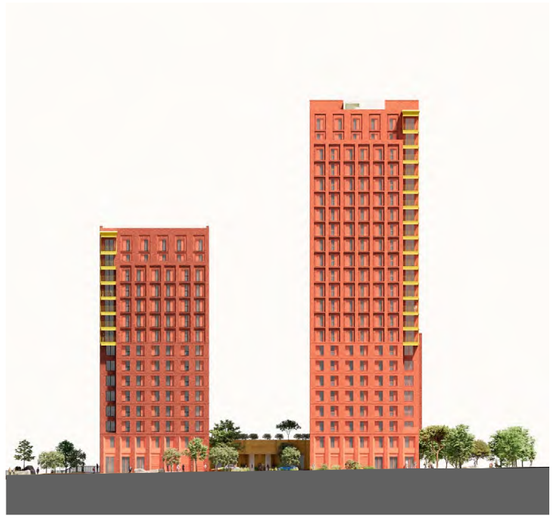
The tower sides are visually sculpted with setbacks, adding depth and creating slender proportions.



May 2024



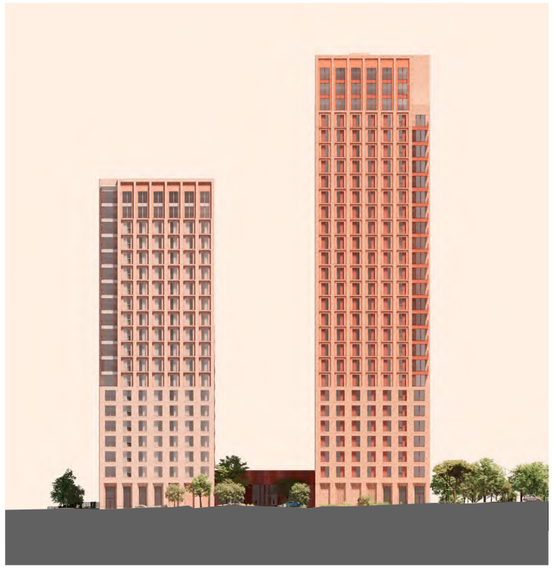
June 2024



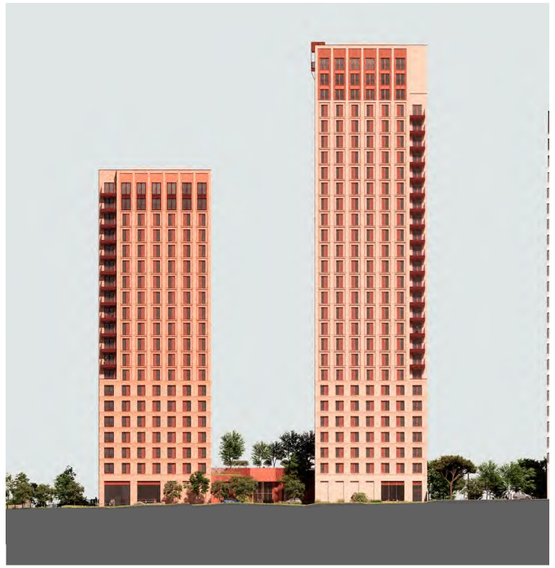
July 2024



September 2024



October 2024



November 2024

6.6 K1 and K2 Towers

K1 and K2 Towers

Overview

The southern part of Plot K features two high-rise buildings organised in an linear layout along Mancunian Way together with the adjacent Republic to the west, and towers on Pot J to the east. The overall composition of varied heights creates a gentle curve from east to west, with the tallest building within this phase located in the centre of Phase 1B.

These two buildings have been conceived as a pair of high quality, brick buildings with slender proportions and a functional yet elegant façade facing Mancunian Way. Combining cues from the site history, high quality masonry buildings from the industrial era worldwide, and contemporary features, the proposals aims to create buildings rooted in their place and able to stand the test of time.



View from south / Mancunian Way

6.6 K1 and K2 Towers

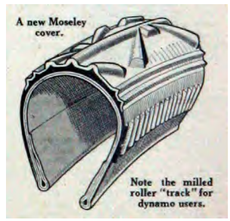
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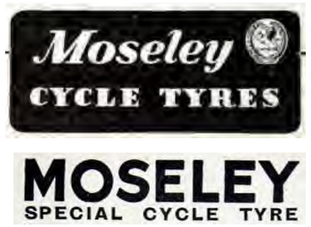
Imbuing the building with the site's historic narrative

Inspired by the history of Chapelfield Works, the products that were made as well as the graphic imagery in the posters and pamphlets, a number of patterns were developed that could be used for building fenestration and detailing.

The shape and geometry of one of the rubber tyre treads and the carbon microphone were interpreted into a tessellating pattern. Sampling the process of printmaking, the negative of the designed patterns were also explored to provide designs of varying solidity.



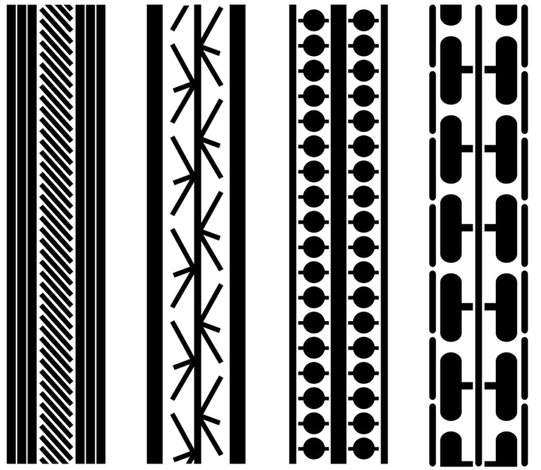




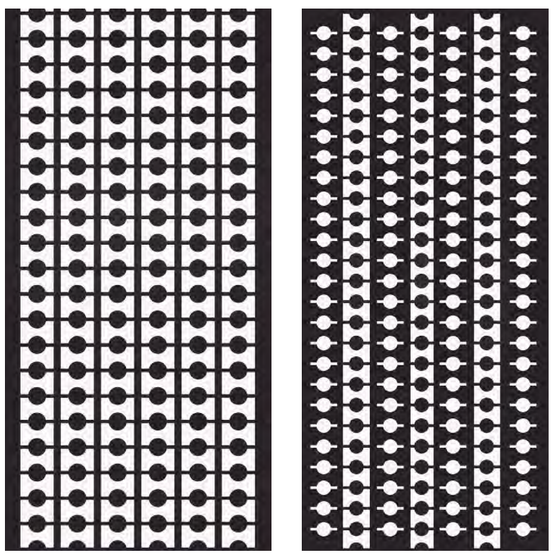




Historic Images and Posters of Moseley Tyre Production



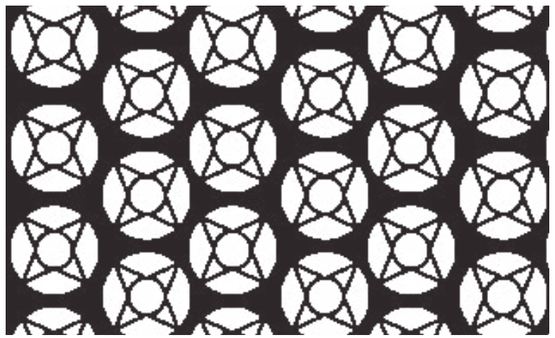
Graphic interpretation of the tyre patterns produced at Moseley

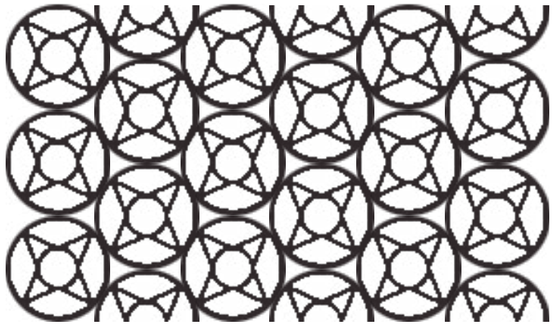


Patterns inspired by the Production of cycle tyres









Patterns inspired by the Production of the Carbon Microphone

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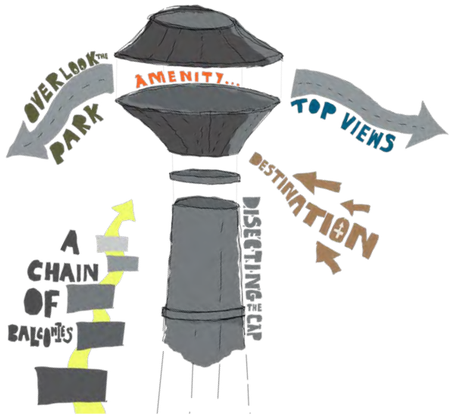
6.6 K1 and K2 Towers

Architectural Details Drawing inspiration from the Chimneys of Chapelfield Works

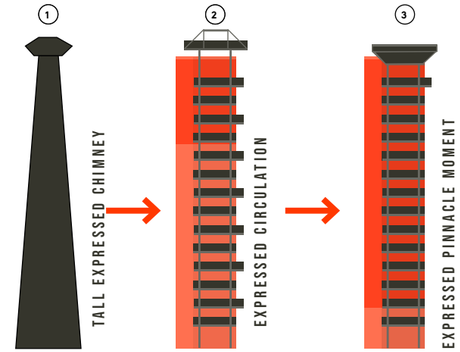
Chimneys were an integral part of industry and dominated the landscape and skyline of Manchester. These vertical structures have been reinterpreted as vertical balcony stacks on the buildings, which will be prominent features on the facade.



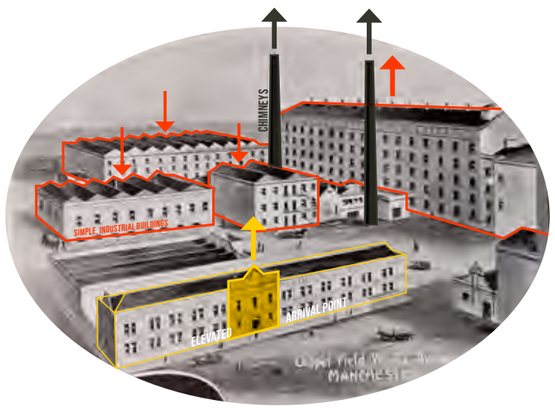
Different Type of Chimney Caps



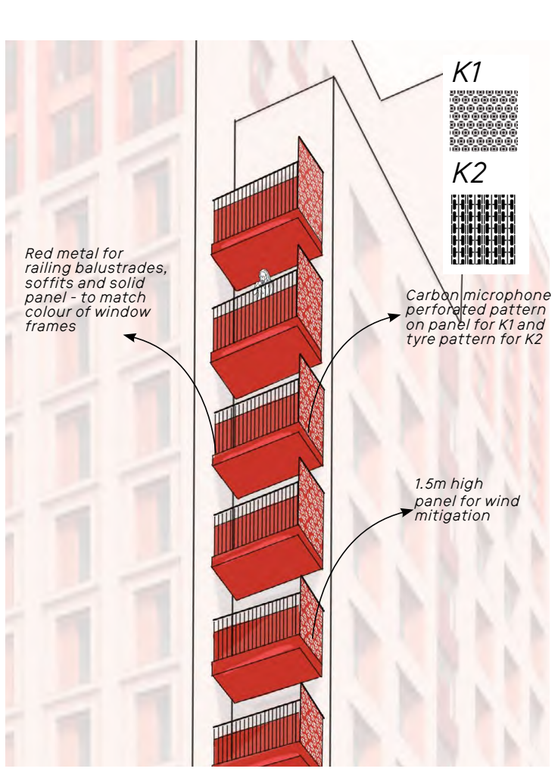
Balcony Design principles inspired by Chimneys

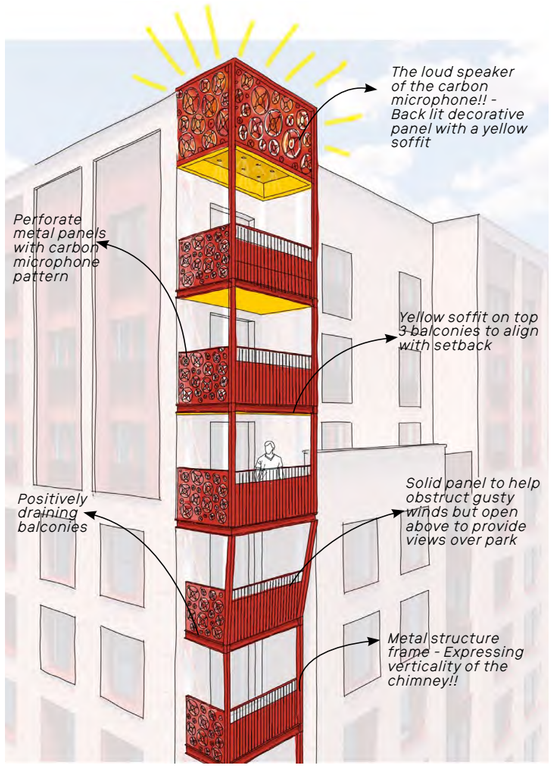


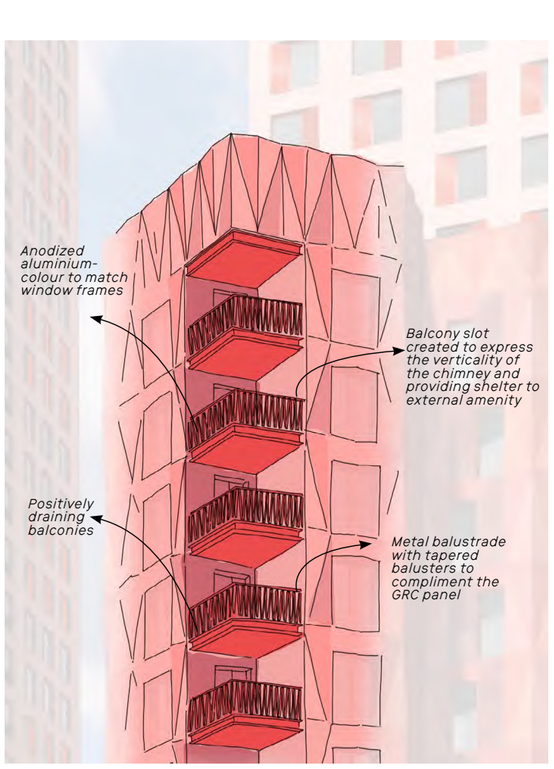
Interpretation of Chimney to Balcony Stack



Historic Image of Chapelfield Works







Design of balconies inspired by the chimneys of Mayfield

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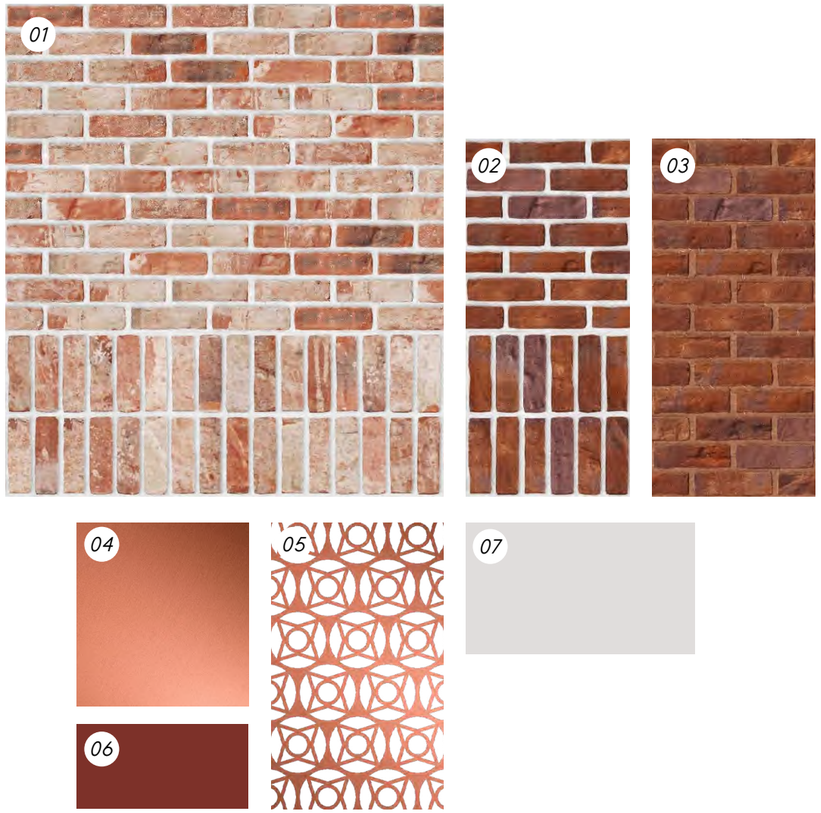
6.6 K1 and K2 Towers

Material Palette

The overall material palette utilises a small selection of complementary materials and tones, and strikes a balance between restrained and rich. The chosen materials convey durability, timelessness, and most importantly high quality. The inclusion of light and dark finishes allows for a play of contrast, reflectivity and hierarchy within the design.

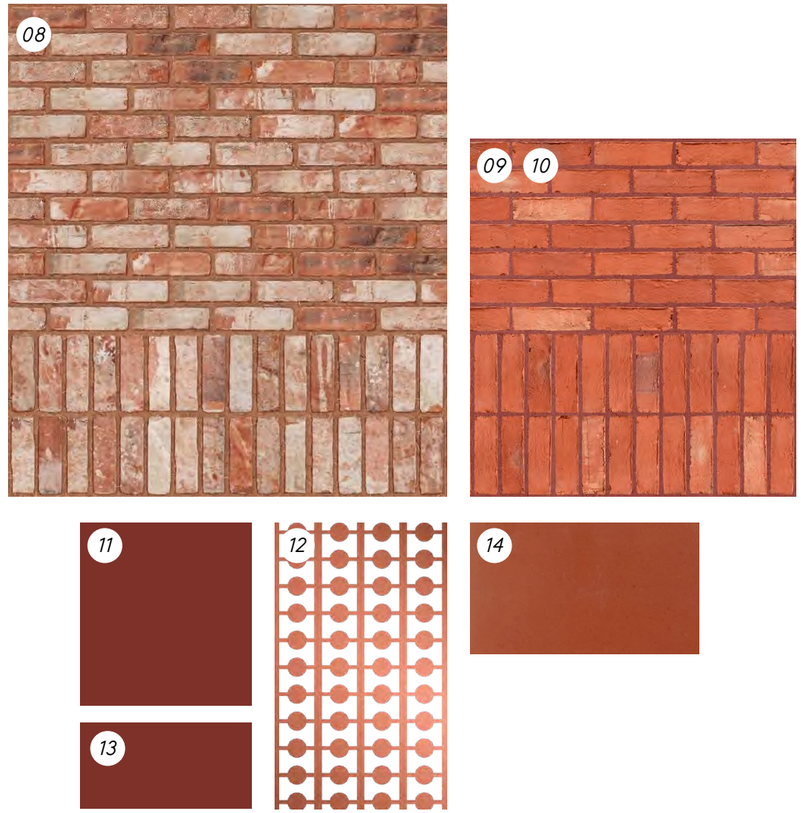
The prevailing material for the tower is a light red brick, with varying shades of red, orange, and whitewashed finishes. The irregularity and weathered appearance adds warmth, depth, textures, and natural patina which in turn enhances the overall high quality appearance and contextual relevance to the historical settings. Darker bricks with deeper, more consistent red and brown tones are proposed for accentuating specific parts of the towers.

Window frames, balustrades, perforated panels and other details are proposed in a coppery finish or a deep, rich red metal finish, both of which are complementary to the warm tones of the prevailing brickwork.



K1 - Tower

01 *Brickwork* - *Light red with white mortar*
02 *South Reveals* - *Dark red/brown with white mortar*
03 *Crown Reveals* - *Dark red/brown with red mortar*
04 *Windows* - *Coppery finish (PPC)*
05 *Vent Panels* - *Coppery finish (Anodised)*
06 *Metal Details* - *Oxide red (PPC)*
07 *Precast Sills* - *Off white concrete*



K2 - Tower

08 *Brickwork* - *Light red with red mortar*
09 *South Reveals* - *Red with red mortar*
10 *Crown Reveals* - *Red with red mortar*
11 *Windows* - *Oxide red (PPC)*
12 *Vent Panels* - *Coppery finish (Anodised)*
13 *Metal Details* - *Oxide red (PPC)*
14 *Pre cast Sills* - *Reddish brown concrete*

6.6 K1 and K2 Towers

Architectural Details

Materials, textures and details are important part of any design, and contribute to the overall high-quality appearance and character of the proposed scheme.

Considering the rich history of the location, the proposed scheme takes its cues from the historical buildings and also from products manufactured on site.

The overall site layout and composition of forms is inspired by the collection of buildings that once stood on the site, and reinterpreting motives from products is used for details such as decorative panels, balustrades, balconies and so forth.





Patterns inspired by the production of the carbon microphone (K1 Building)
- Perforated purge panels, decorative screens to louvred areas at grade, balustrades and balcony screens





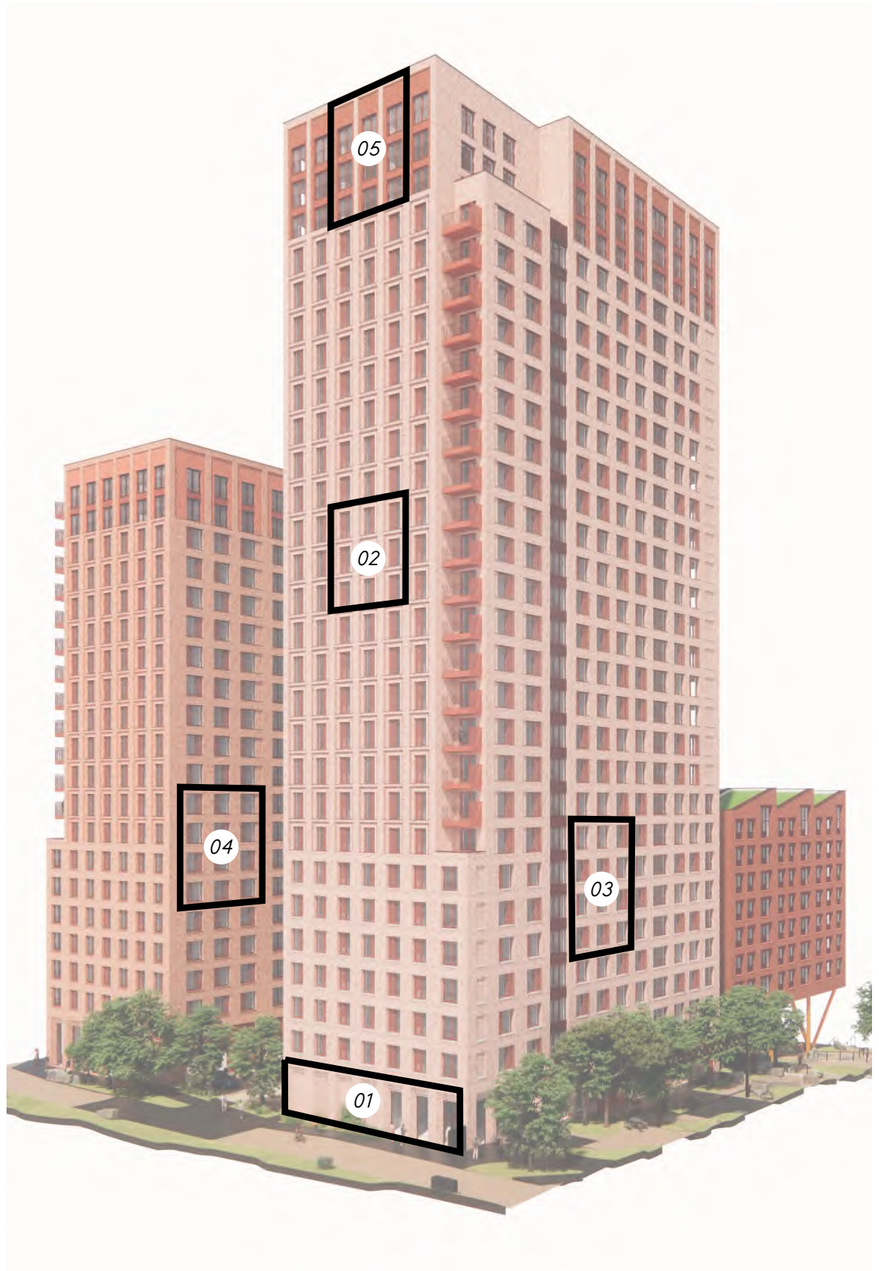
Patterns inspired by the production of Moseley cycle tyres (K2 Building)
- Perforated purge panels, decorative screens to louvred areas at grade, balustrades and balcony screens

6.6 K1 and K2 Towers

Responsive Façade

As mentioned earlier, the two tower buildings have been designed in a way that each façade responds to specific conditions, rather than adopting uniform treatment all around.

The different elevation treatments, or bays, can be broadly grouped to address the base of the building, long range views facing south, outward or public facing façades, inward or semi-public podium facing façades, and the crown terminating the building form.



01 *Ground floor*

02 *South facing bay*

03 *Outward-facing bay*

04 *Inward-facing bay*

05 *Crown*

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6.6 K1 and K2 Towers

01 Ground Floor

The base of both high-rise buildings is dedicated to flexible commercial uses, as well as ancillary spaces such as substations, plant, cycle store and so forth.

As such the treatment along the perimeter varies while utilising a cohesive approach all around. Brickwork generally comes to the ground in the form of solid piers, aligned with the piers of the main body of the building to emphasise the tectonic qualities of masonry as the principal material. Flexible uses are generously glazed to provide as much activation to the public realm as possible, ancillary spaces are lined either with recessed brick bays with opportunities for artwork or louvred panels with doors or decorative screens as appropriate.



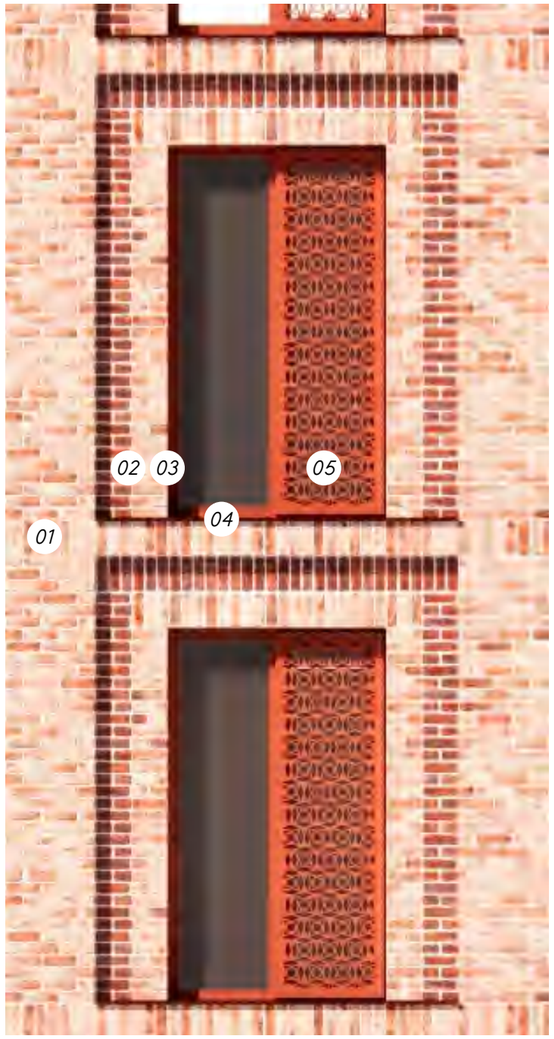
View of ground floor flexible units from south west

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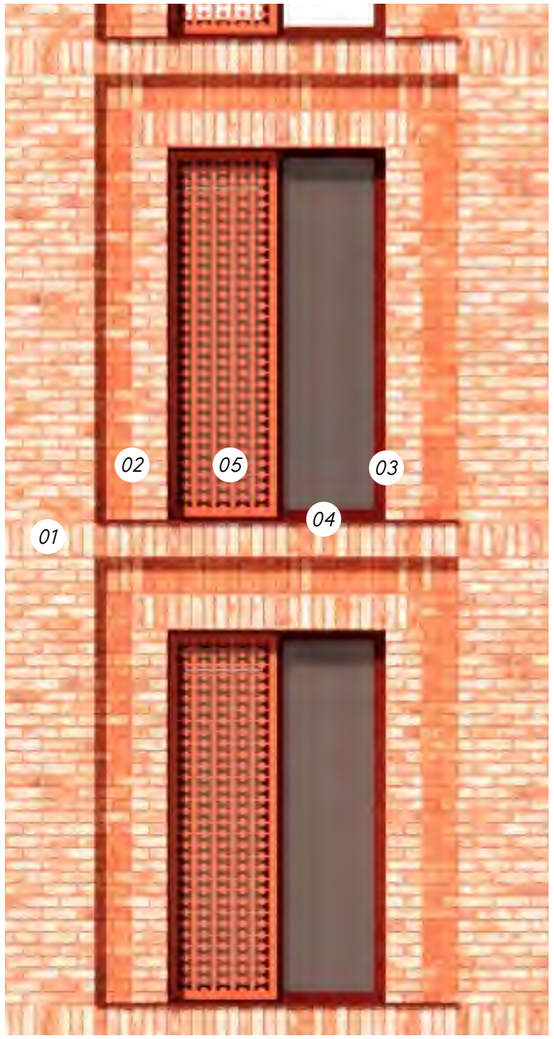
6.6 K1 and K2 Towers

02 South Facing Bay

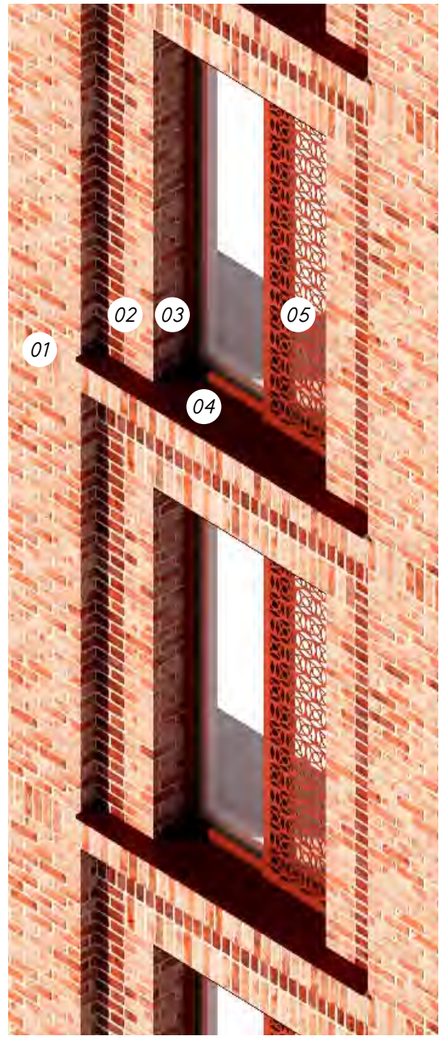
The southern façade facing Mancunian Way has been developed in a rhythm of slender masonry piers and recessed, two-tone brick reveals. This arrangement creates an illusion of deeper reveals while enhancing tectonic hierarchy on this façade. To emphasise verticality and slenderness, the windows and panels are arranged in a regular pattern, and to minimise overheating on this southern elevation, the windows are narrow and significantly shaded by a perforated vent panel.



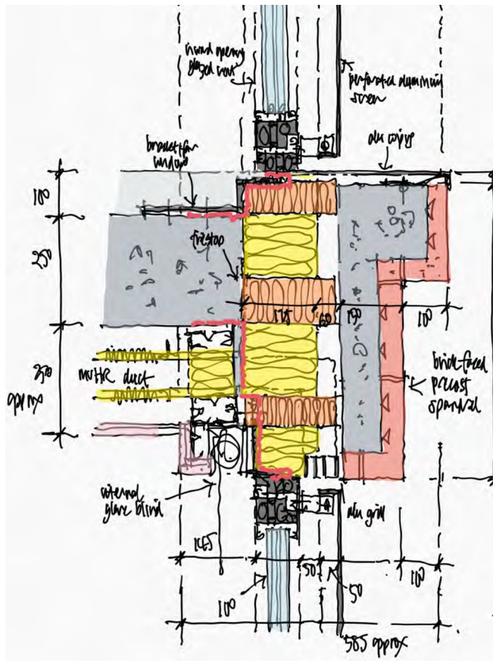
K1 - South Elevation

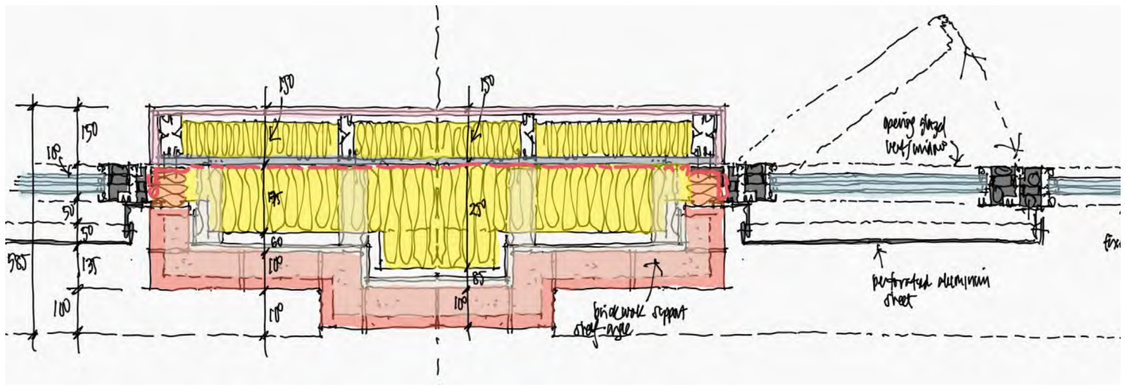


K2 - South Elevation



K1 - Axonometric View





Typical bay details in section (above), and in plan (right)

01 *Soldier course detail*

02 *Half brick recessed reveal*

03 *Full brick window reveal*

04 *Aluminium sill*

05 *Flat perforated panel*

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6.6 K1 and K2 Towers

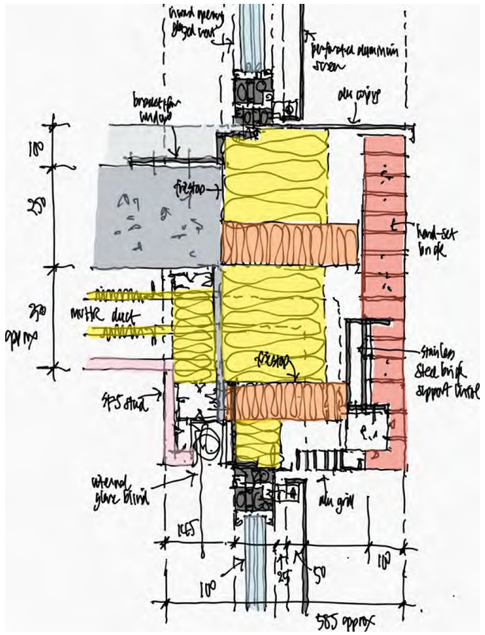


Part of K1 south elevation

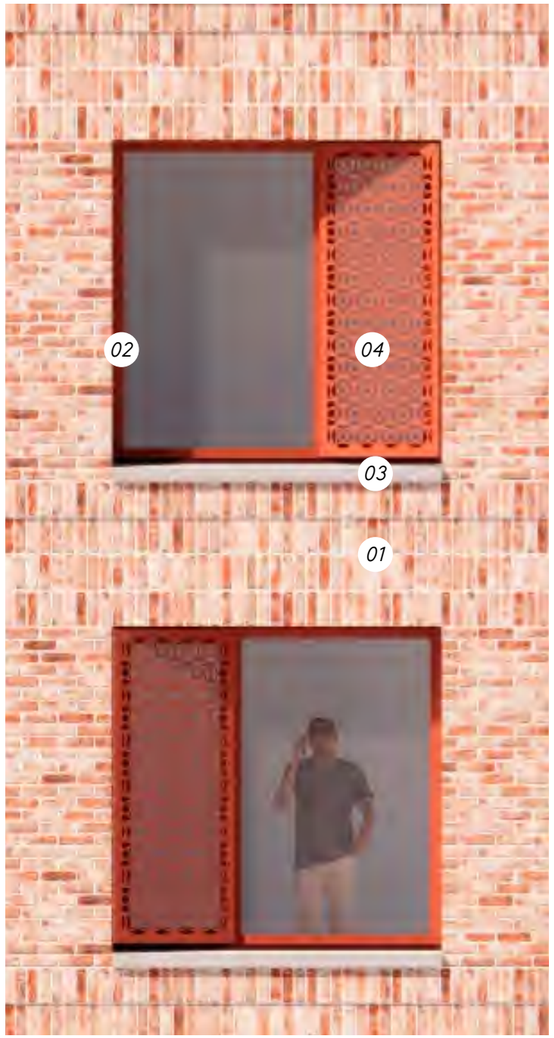
6.6 K1 and K2 Towers

03 Outward-facing Bay

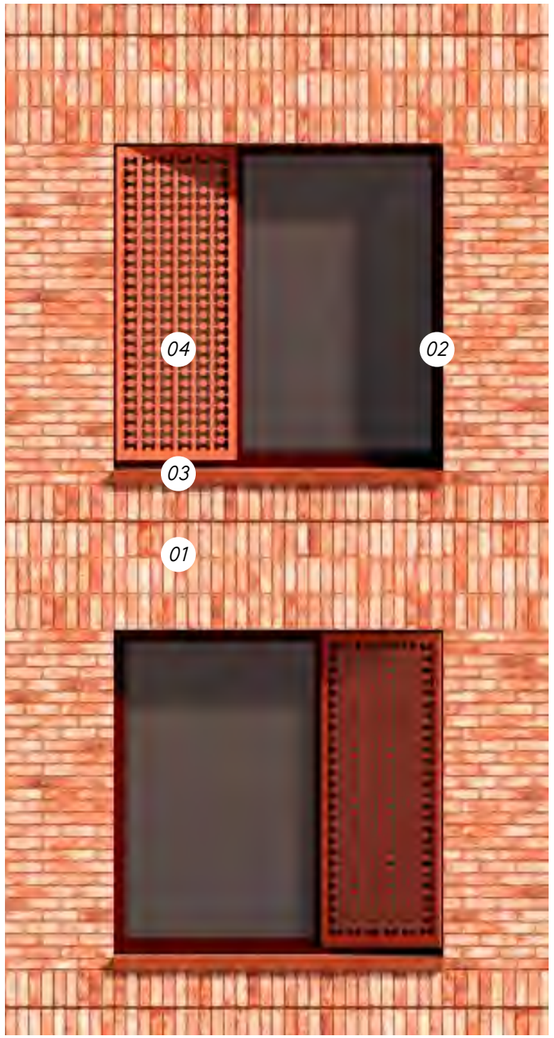
Outward looking façades, facing Mayfield Park, The Republic and the principal pedestrian north-south route between Plots K and J, have been designed with an increased depth of window reveal to enhance detail, shadows and the overall sense of a high quality masonry construction. At lower levels, the façades have been designed with additional soldier course detailing, pre cast sills and brick wrapping into the window soffit to enrich the appearance and visual experience from pedestrian level. This continues to the height of the base datum. Perforated vent panels are splayed and alternating between levels to address different views and play on the overall reflectivity principle.



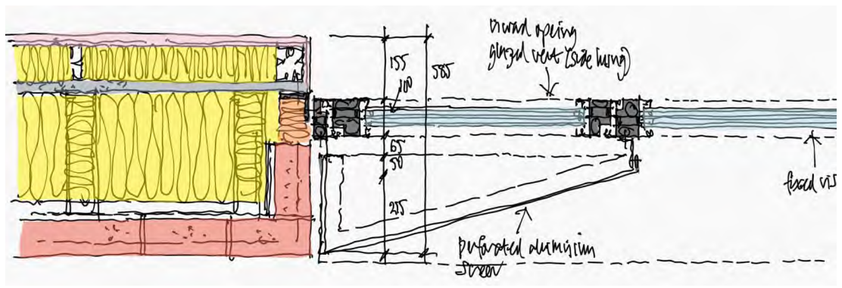
Typical bay details in section (above), and in plan (right)

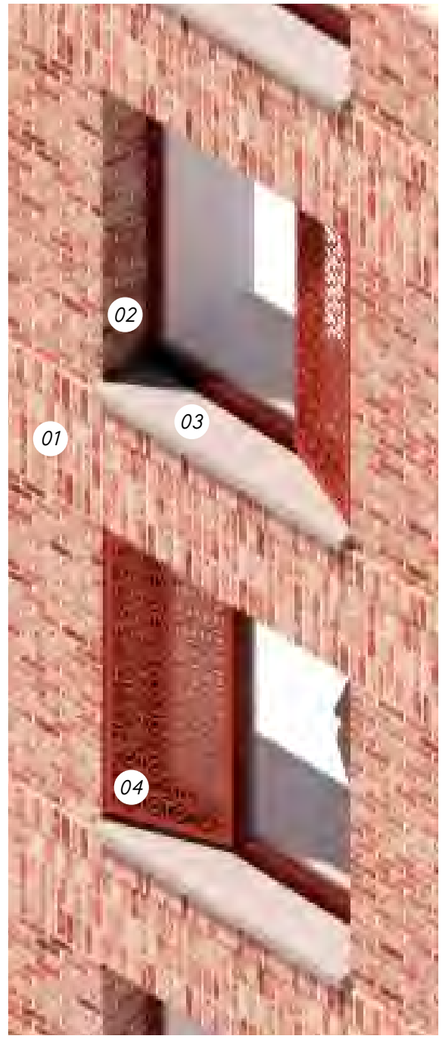


K1 - East Elevation



K2 - West Elevation





K1 - Axonometric View

01 *Soldier course detail*

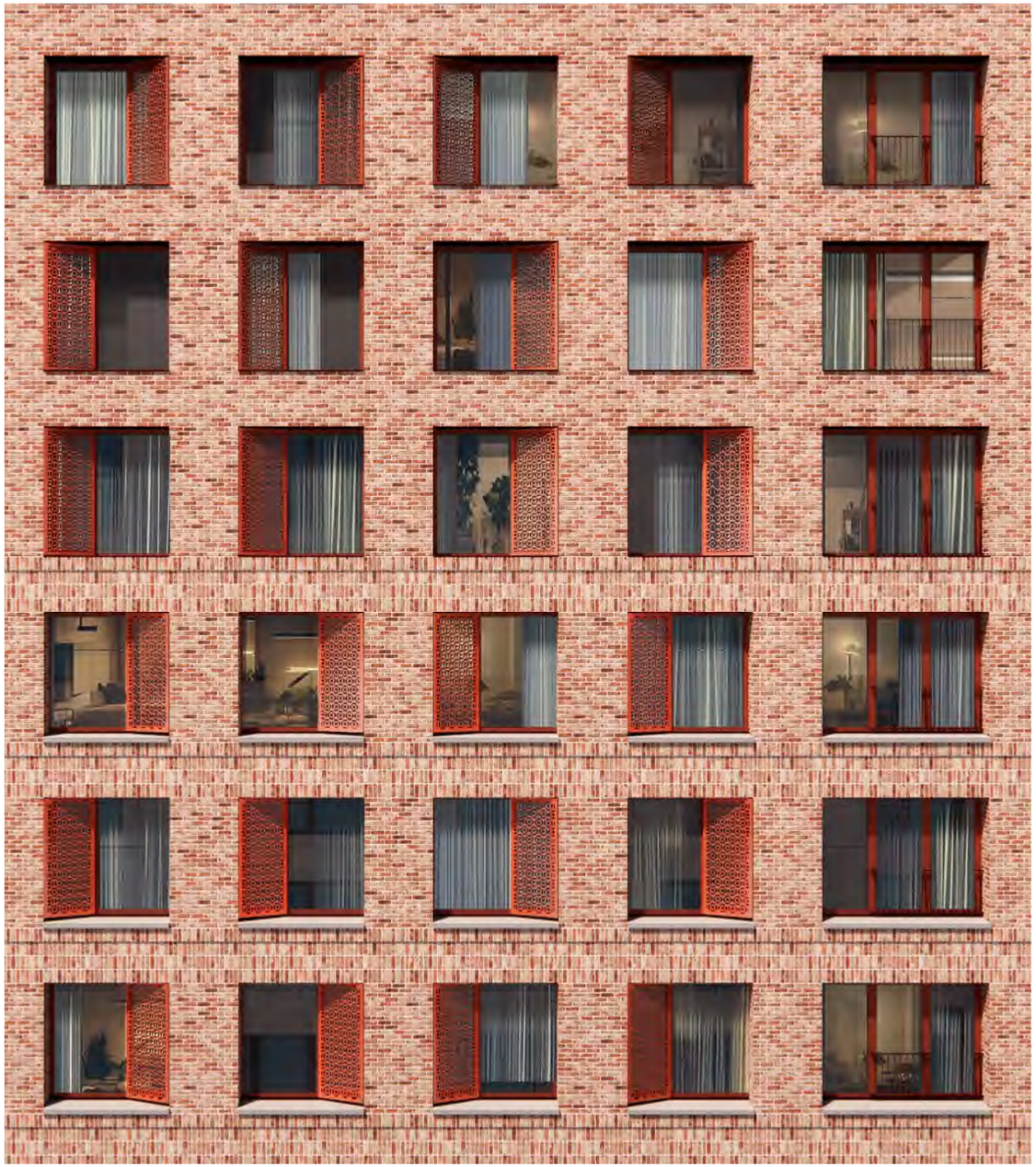
02 *Brick and half window reveal*

03 *Pre cast sill*

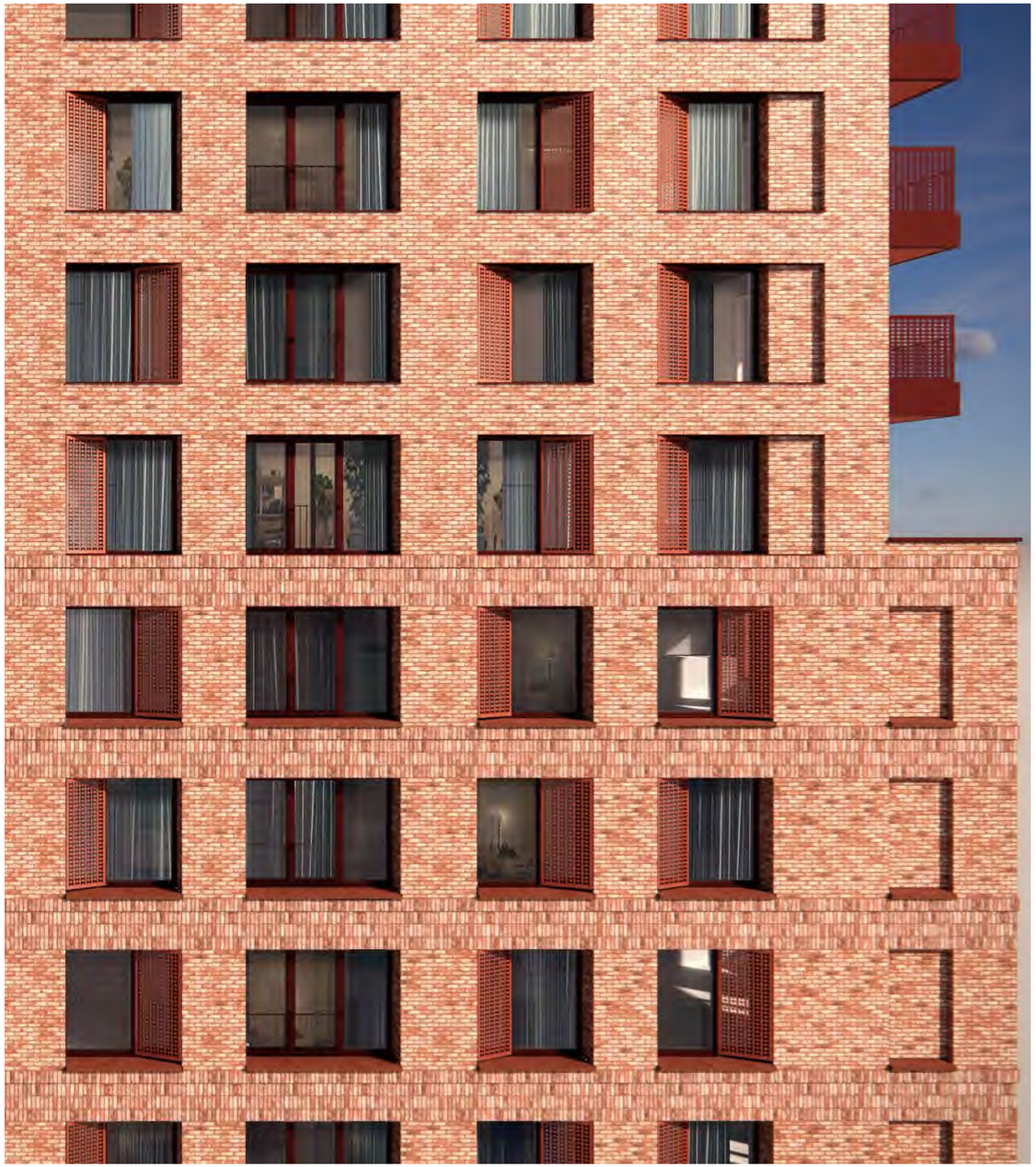
04 *Splayed perforated panel*

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6.6 K1 and K2 Towers



Part of K1 east elevation



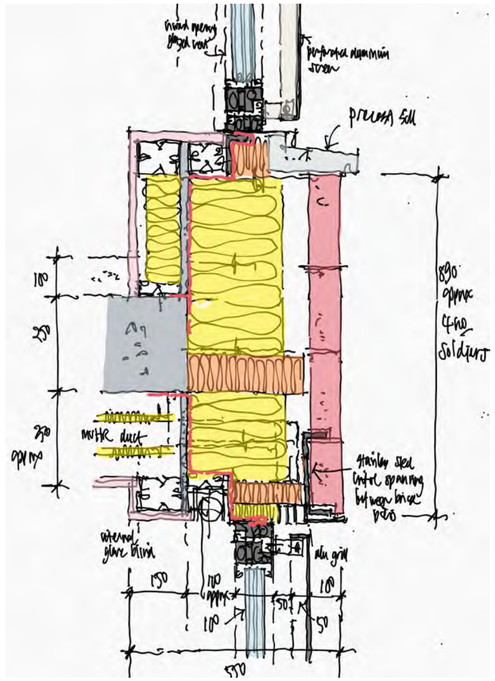
Part of K2 wast elevation

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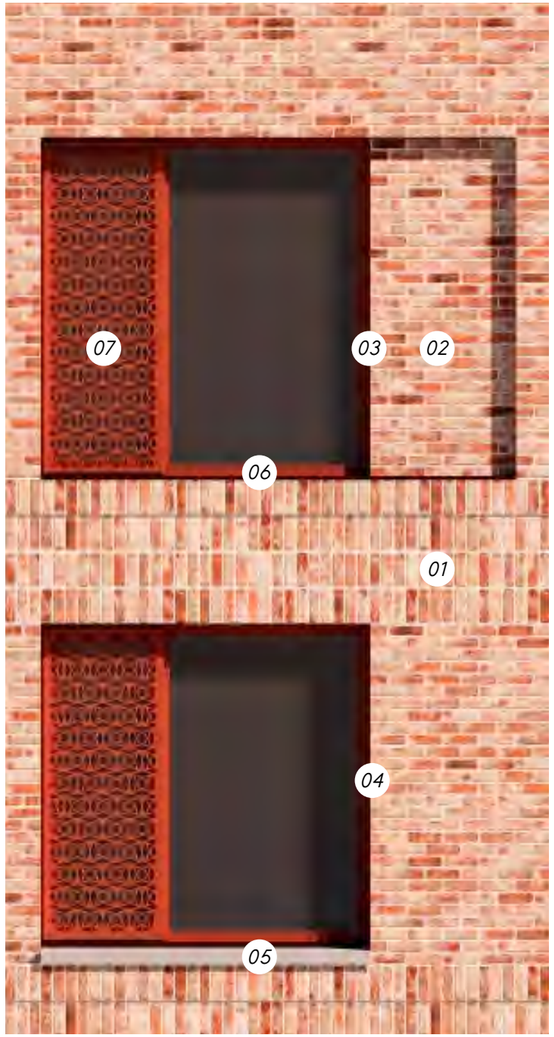
6.6 K1 and K2 Towers

04 Inward-facing Bay

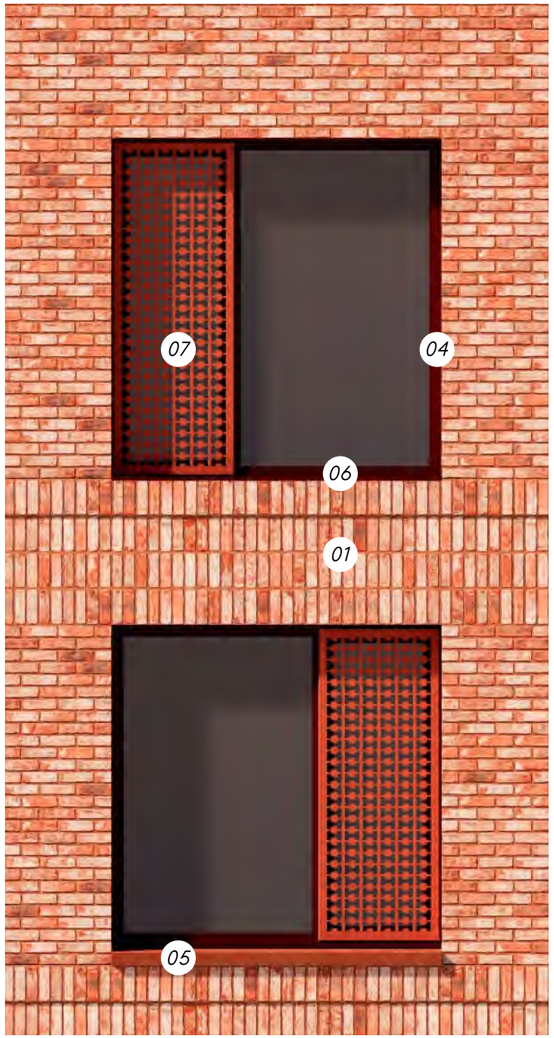
Inward-facing façades, overlooking the shared podium between all four buildings within Plot K, have been designed with reduced depth of window reveal and flat perforated panels. While the overall principles of these façades are identical to the outward-facing elevations, the reduced level of detail is reminiscent of historical buildings with their public facing and more private approach.



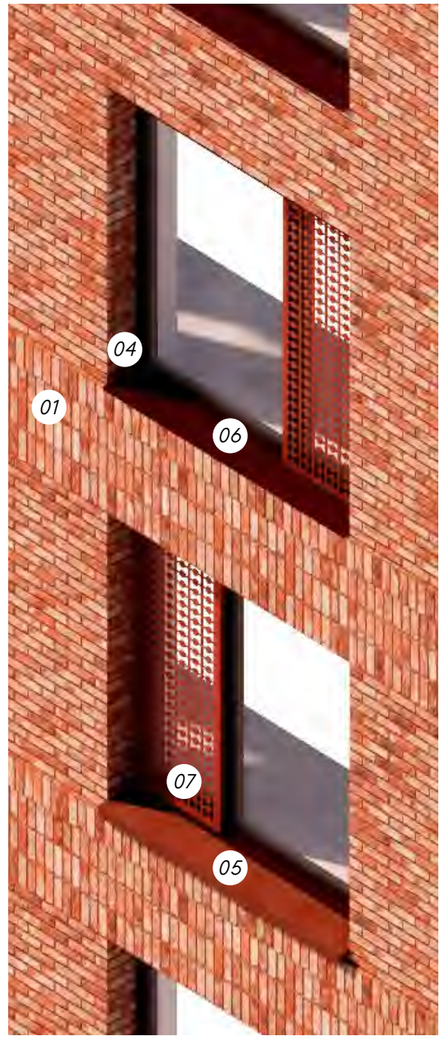
Typical bay details in section (above), and in plan (right)



K1 - West Elevation



K2 - East Elevation



K2 - Axonometric View

01 *Soldier course detail*
02 *Half brick recessed panel*
03 *Half brick window reveal*
04 *Single brick window reveal*
05 *Pre cast sill*
06 *Aluminium sill*
07 *Flat perforated panel*

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6.6 K1 and K2 Towers

Celebrating Crown

How a building is finished at the top is one of key defining characteristics of a high-rise building. This is particularly true for K1 tower as the tallest building on site, and for the foreseeable future with the surrounding area.

Massing moves described earlier, including setbacks of the upper most storeys to help with overall slenderness and elevation treatment with triple height elements and contrasting tones, contribute to creating a distinct top crown that will help celebrate the building and with way finding within the wider area.



Top view of K1 building

6.6 K1 and K2 Towers

05 The Crown

The crowns are defined by a series of multi storey bays, spaced in a regular rhythm of brick piers, around the extent of the facade atop both towers. For K2 this is a double storey expression, whilst on K1 it is a triple storey expression.

To provide greater prominence within wider townscape views, each bay has a recessed reveal in a complementary brick tone, in red colour on K2 and dark red on K1 to create greater contrast.

The area of glazing is enlarged to enhance the legibility of the crown further, omitting perforated ventilation panel in favour of full height double doors with Juliette balconies.

01 *Soldier course detail*

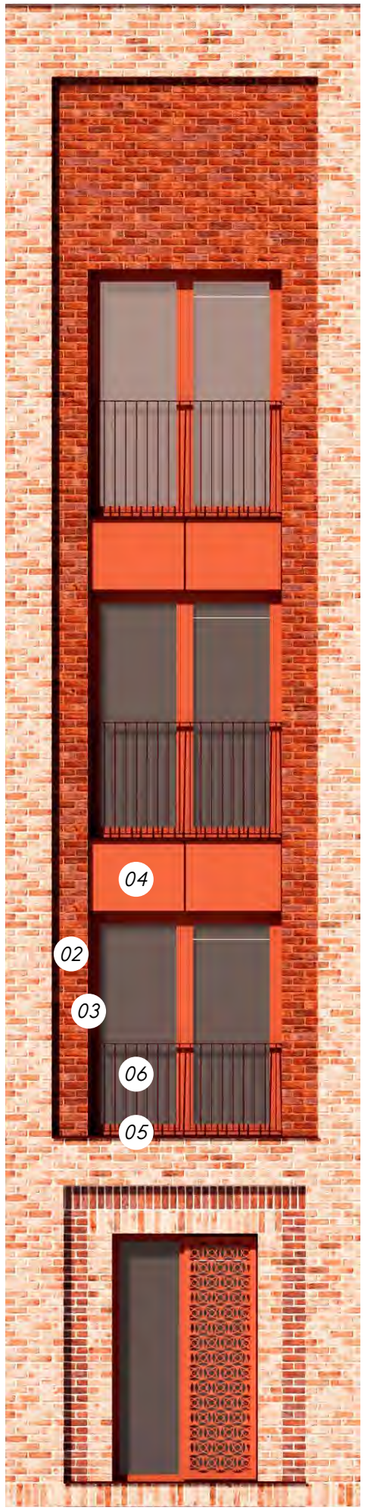
02 *Half brick recessed reveal*

03 *Full brick window reveal*

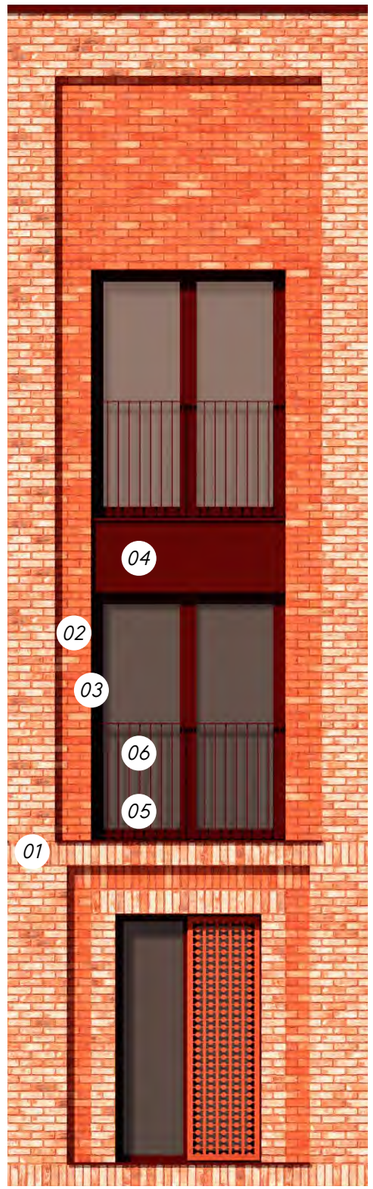
04 *Aluminium spandrel panel*

05 *Aluminium sill*

06 *Metal balustrade*



K1 - South facing crown bay



K2 - South facing crown bay



K1 - Axonometric View

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6.7 Elevation Design

Mancunian Way / South Elevation

Facing south towards Ardwick, the site will be visible from wider townscape views.

In line with the design principles set out earlier in this chapter, the southern elevation has been designed with a clear hierarchy. It features a more solid base, which has been aligned to the shoulder of the adjacent Republic building, a distinct body with a recessed bay approach, and a celebratory crown creating a way finding point within wider townscape views.

The façade arrangement is aligned vertically to emphasise slenderness and verticality of the two buildings. The slender profile of the towers is enhanced further by corner setbacks and stacks of balconies to the south east, and south west respectively.



6.7 Elevation Design

North-south route / East Elevation

The east elevation faces the main pedestrian route running north-south between Plots J and K, and it will be generally only visible in oblique views between buildings.

The elevation is defined by a recessed slot to enhance vertical proportions of the building, and an alternating arrangement of splayed panels. This arrangement addresses the park to the north and Ardwick to the south, and while catching the light and play on reflectivity, it will provide visual interest and draw one's eye up the building.



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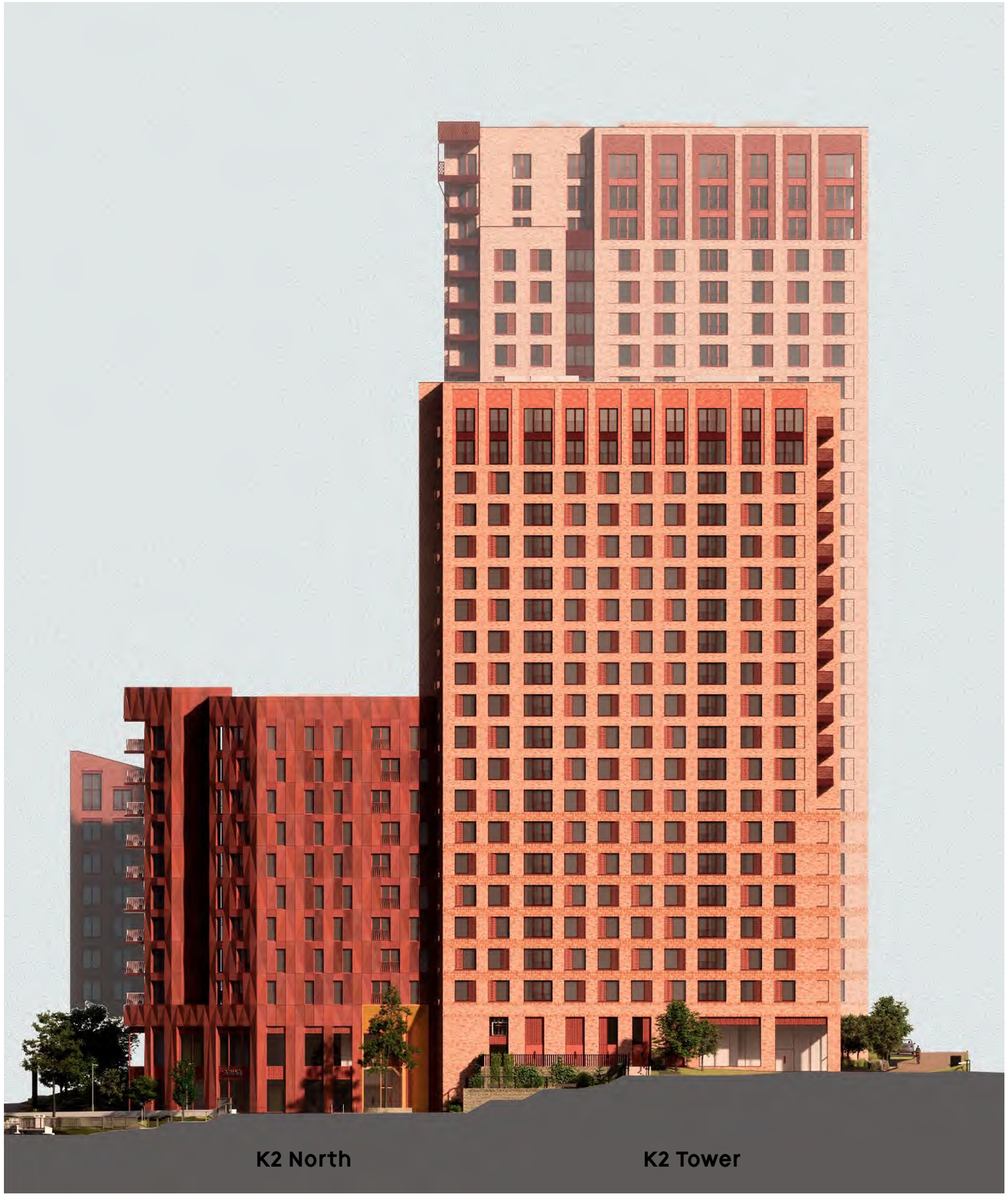
6.7 Elevation Design

Park Approach / West Elevation

The west elevation of K2 faces the Republic, an office building within the adjacent Phase 1a, and it will be visible in oblique views between the two phases and also on approach from Mayfield Park entrance.

The park side building to the north utilises moulded GRC panels, as described earlier in the chapter, which creates a warm and rich character facing the park. Shuffling windows and folded panels with their subtle shadow play across the facade give the building a dynamic appearance.

Contrasting the mid-rise building facing the park, the tower elevation is defined by a regular arrangement of square openings, the rhythm of which is broken by two stacks of larger windows. Ventilation panels are proposed as splayed, alternating every level, to reflect light and create a pattern across the facade.



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6.7 Elevation Design

Park Frontage / North Elevation

To the north, facing Mayfield Park, the two mid-rise park side buildings play a key role with the towers adopting a more background role.

Each park side buildings offers different architectural approach to add to the collection of unique, characterful buildings facing mayfield Park.

The tower façades adopt the same principles and arrangement used on east and west elevations, with a rhythm of regularly spaced windows within a masonry wall, alternating splayed panels to create different patterns for the two buildings, and a celebratory crown - two storey arrangement for the lower tower, and a three storey top for the taller tower.



K1 North

K2 North

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View from the Park

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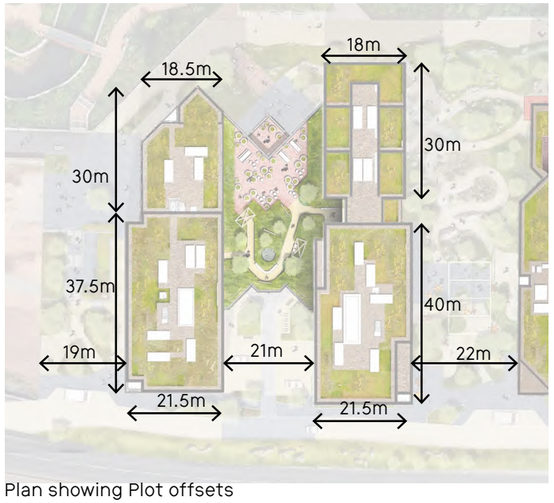
7

LANDSCAPE DESIGN

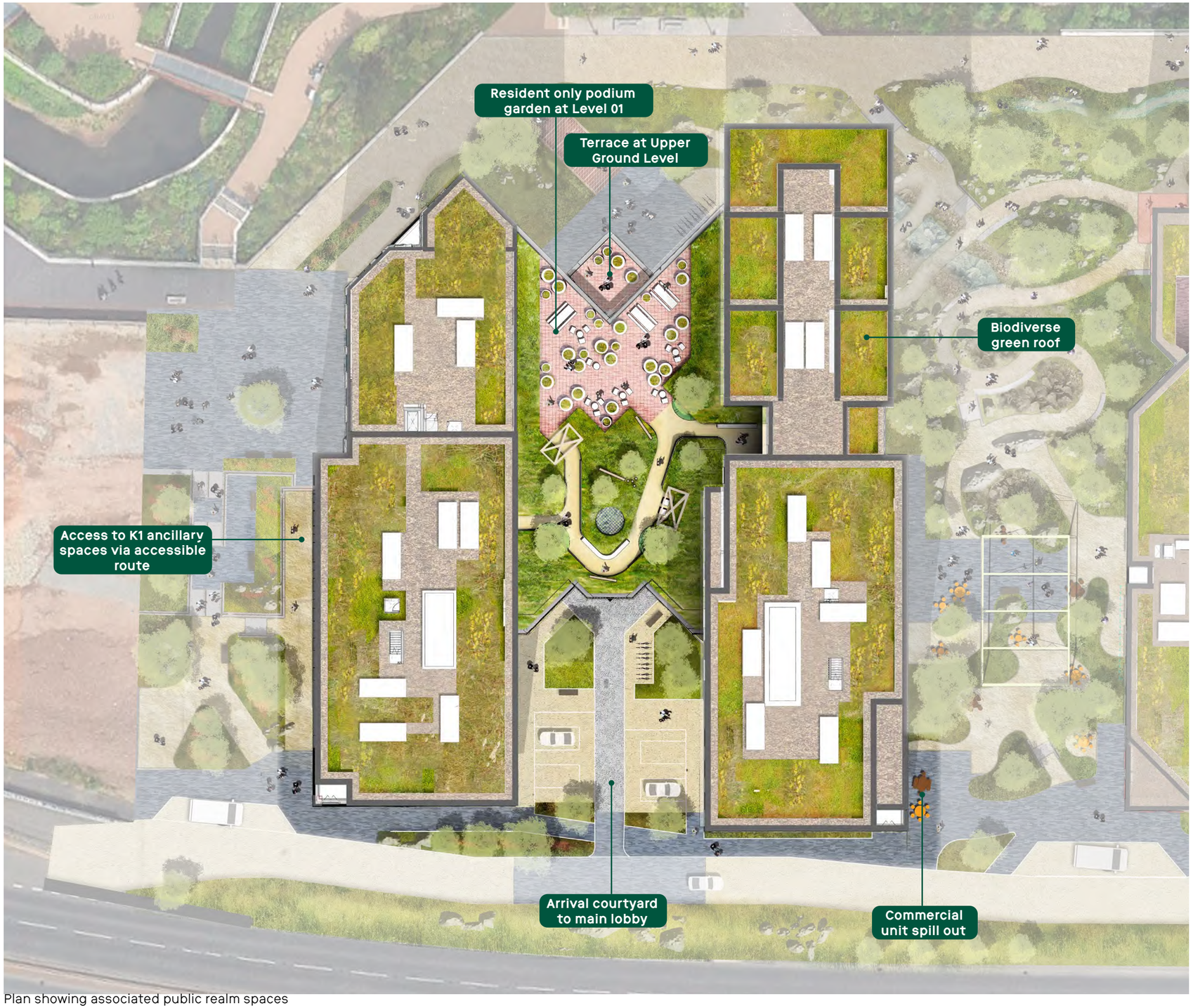
7.1 Landscape Design

Landscape Design Overview

The public realm spaces associated with Plot K feature private communal amenity in the form of a podium garden at level 01 and yard space to the south. At roof level, a biodiverse green roof is proposed alongside associated plant. Further details can be found on the following pages and in the Landscape and Public Realm chapter of the Masterplan DAS.



Plan showing Plot offsets



Plan showing associated public realm spaces

7.1 Landscape Design

Landscaped Podium Design

The podium gardens provide residential amenity at first floor. The garden offers semi-private opportunities for gathering, relaxing or holding communal activities for residents.

It supports blue roof storage for rain water, whilst planting has sufficient depth to allow for herbaceous perennial, shrub and tree planting.

The podium has two separate zones, a communal gathering terrace to the north, including large picnic tables amongst large pot planting. The southern section provides as lush, planted space for residents to meander and relax.



V View location



View looking south towards the herbaceous planted podium space

7.1 Landscape Design

Yard Space

The Plot K arrival courtyard welcomes pedestrians from the Estate Road to the upper ground lobby space. This south-facing courtyard has two large raised planting beds due to the basement extending below, with tree planting situated to frame the entrance.

A central concrete pathway creates a strong visual and physical connection to the lobby, while a clearly marked accessible route follows the perimeter of the parking bays for easy navigation.

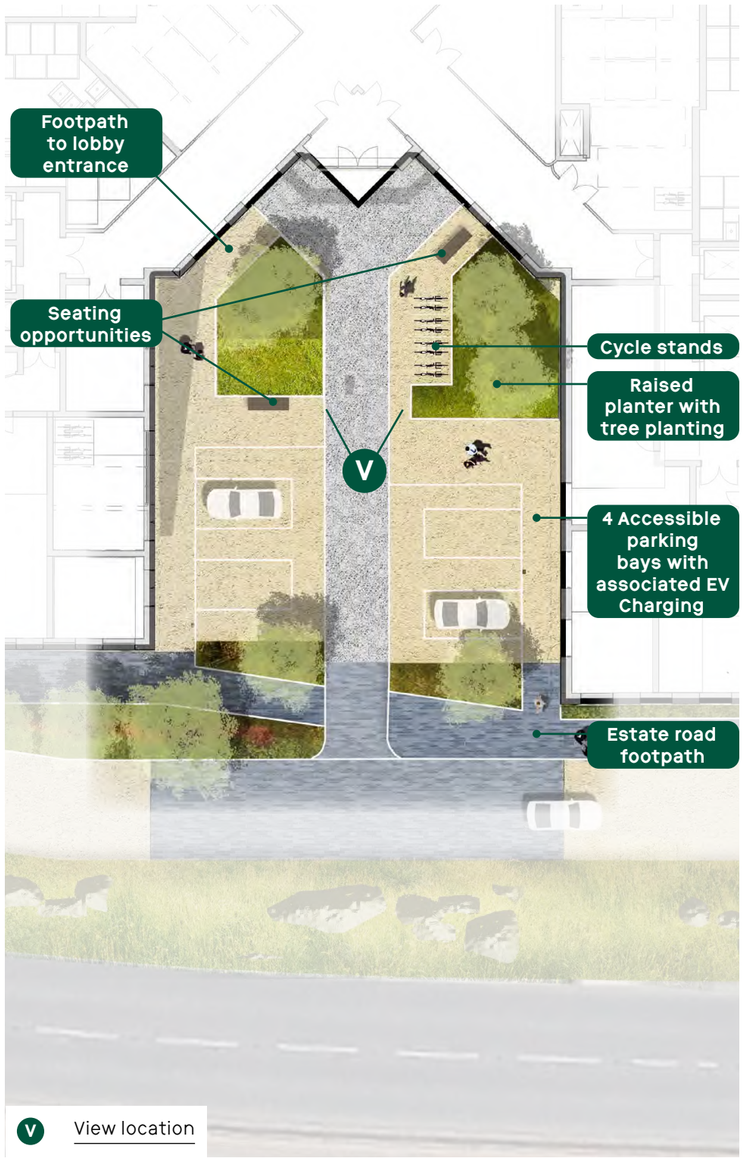
The courtyard includes four accessible parking bays equipped with EV charging pedestals, alongside Sheffield bike stands for visitors and residents.



View looking towards arrival lobby







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7.2 Ecology

Habitat Features

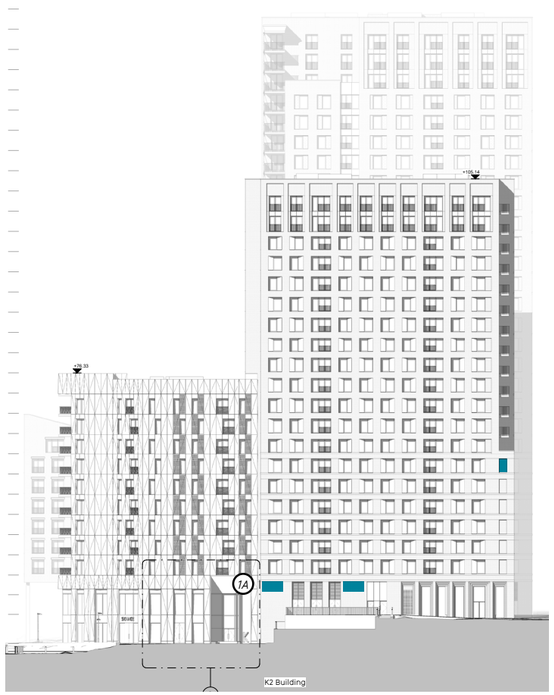
Bird and Bat Boxes

Habitat features will be integrated into the scheme to encourage ecological enhancement. Indicative areas are shown where bird and bat boxes could be located. Custom brick faced products will be used where appropriate to match the colour of the buildings.

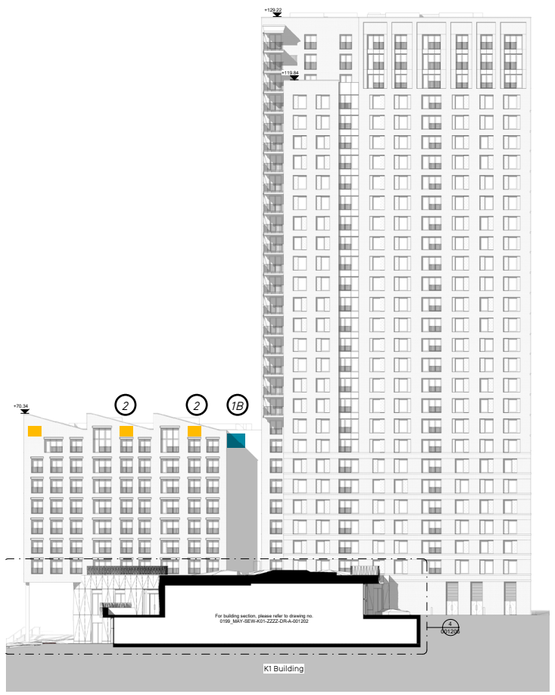
Refer to the sustainability and ecological report for further information.

Indicative Locations

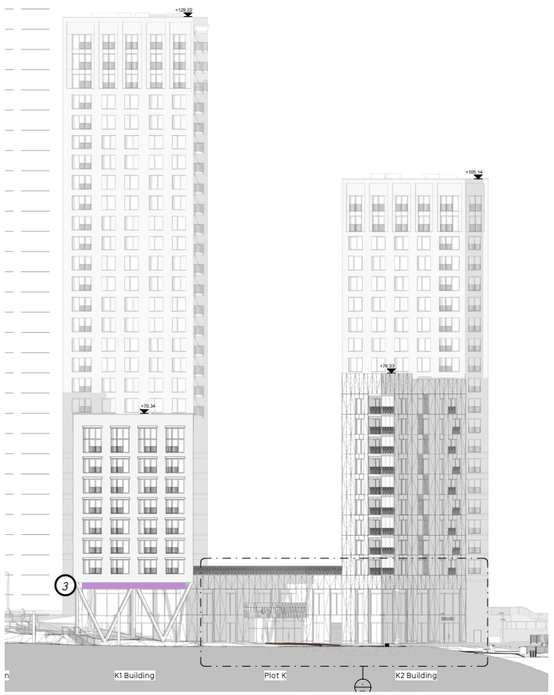
- Bat Boxes/Tubes
- Black Redstart Nest Boxes
- Swift Bird Boxes



K2 West Elevation



K1 West elevation



North Elevation

1A 1B





1) Example Bat Boxes/Tubes
Custom brick faced bat boxes to match brickwork of buildings / Surface Mounted- finish colour to match building colour.

2



2) Example Bird Box (Black Redstart Nest Boxes)
Colour/Finish to match brickwork of buildings

3



3) Example Bird Box (Swift Bird Boxes)
Colour/Finish to match buildings

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7.2 Ecology

Invertebrate Features

A range of invertebrate features will be provided and located on the roofs. These could include insect hotels, towers, bee blocks or log piles.

There will be additional invertebrate features located at ground level. Please refer to the Masterplan DAS and the sustainability and ecological report for further details.



Log Pile



Insect Hotel

Indicative Locations

Invertebrate Features



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INTERNAL DESIGN



8.1 Internal Design

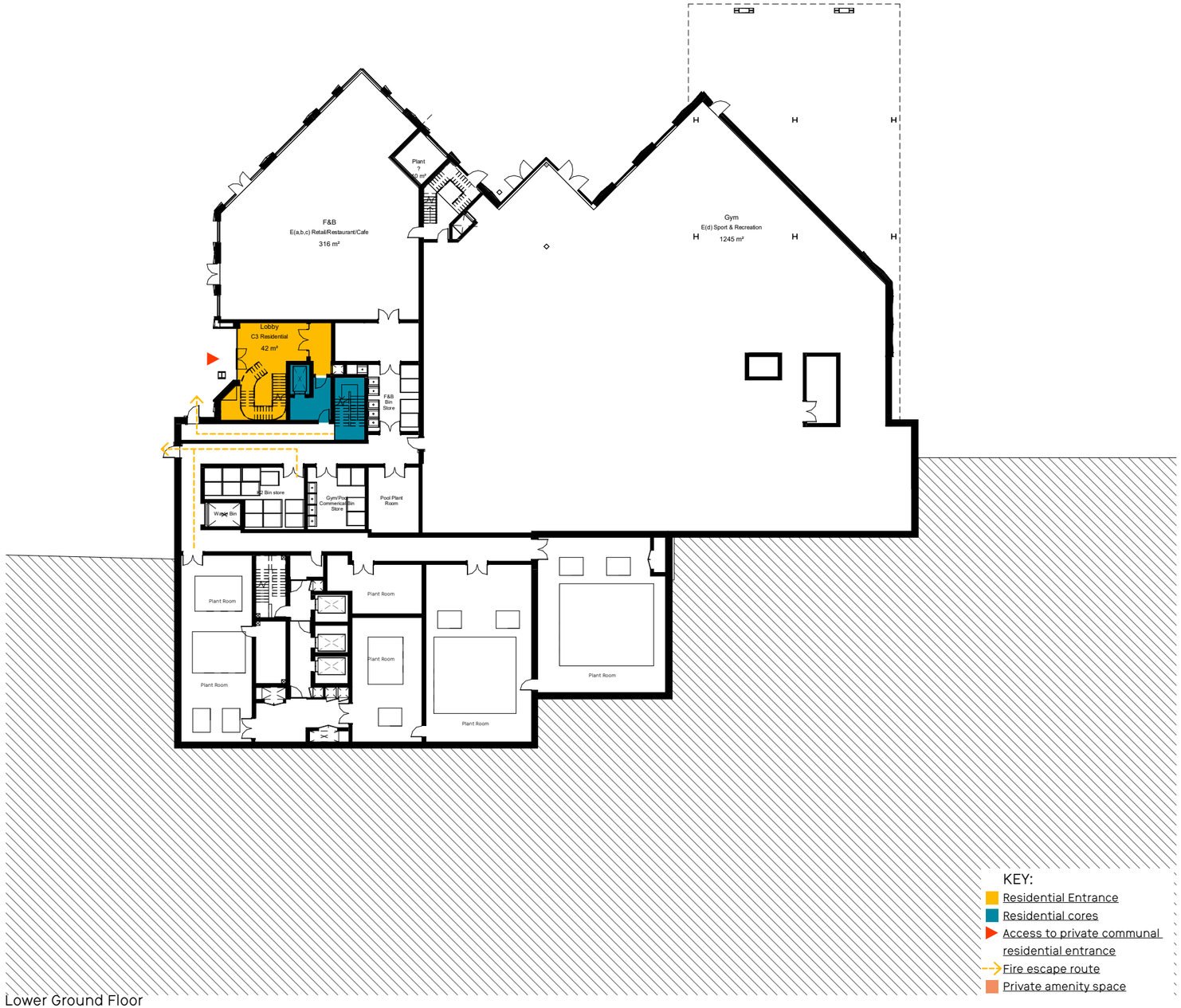
Residential arrival Moments

Park side entrance

One of the main residential entrances to the homes will be located on the park side, offering a convenient connection for residents arriving from Piccadilly Station. High-quality planting and a thoughtfully designed landscape will buffer the entrance, creating a welcoming transition between the Republic and Plot K.

A two-storey design adds a sense of generosity and human scale to the ground level. Yellow glazed brickwork distinguishes this entrance from the buildings GRC façade, enhancing way finding and activating the ground-level to celebrate the moment of arrival.

The entrance leads to a lobby featuring a grand staircase that provides direct access to the upper-ground private amenity space. From here, residents can easily access the “X” streets where parcel collection points are located. A double-glazed door at the lobby allows direct access to the residential core, enabling residents to reach their homes without needing to pass through the level above.
There are two means of escape for the residential operating managers using the bin store on this level and from plant rooms.



Lower Ground Floor

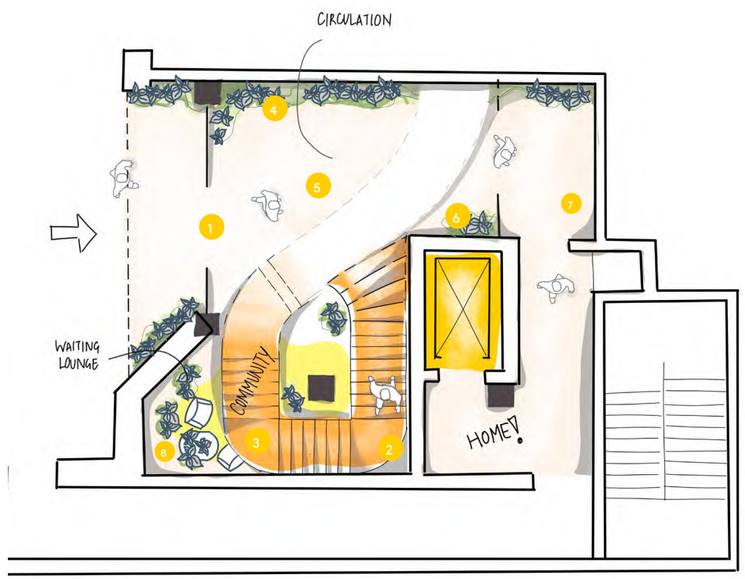
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Park side entrance

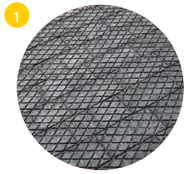


Exterior view of entrance

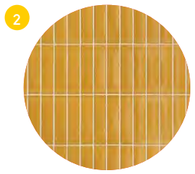


Interior spatial plan of residential entrance



1 

Exterior paving extends into the entrance

2 

Yellow glazed brick wraps in from the exterior

3 

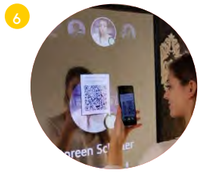
Plywood CC staircase. Opportunity for a design competition for students

4 

Greenery flowing in from the park

5 

Descrete integrated wayfinding

6 

Interactive digital signage/ system

7 

Cores way finding - Potential for collaboration with local Artist

8 

Casual waiting lounge

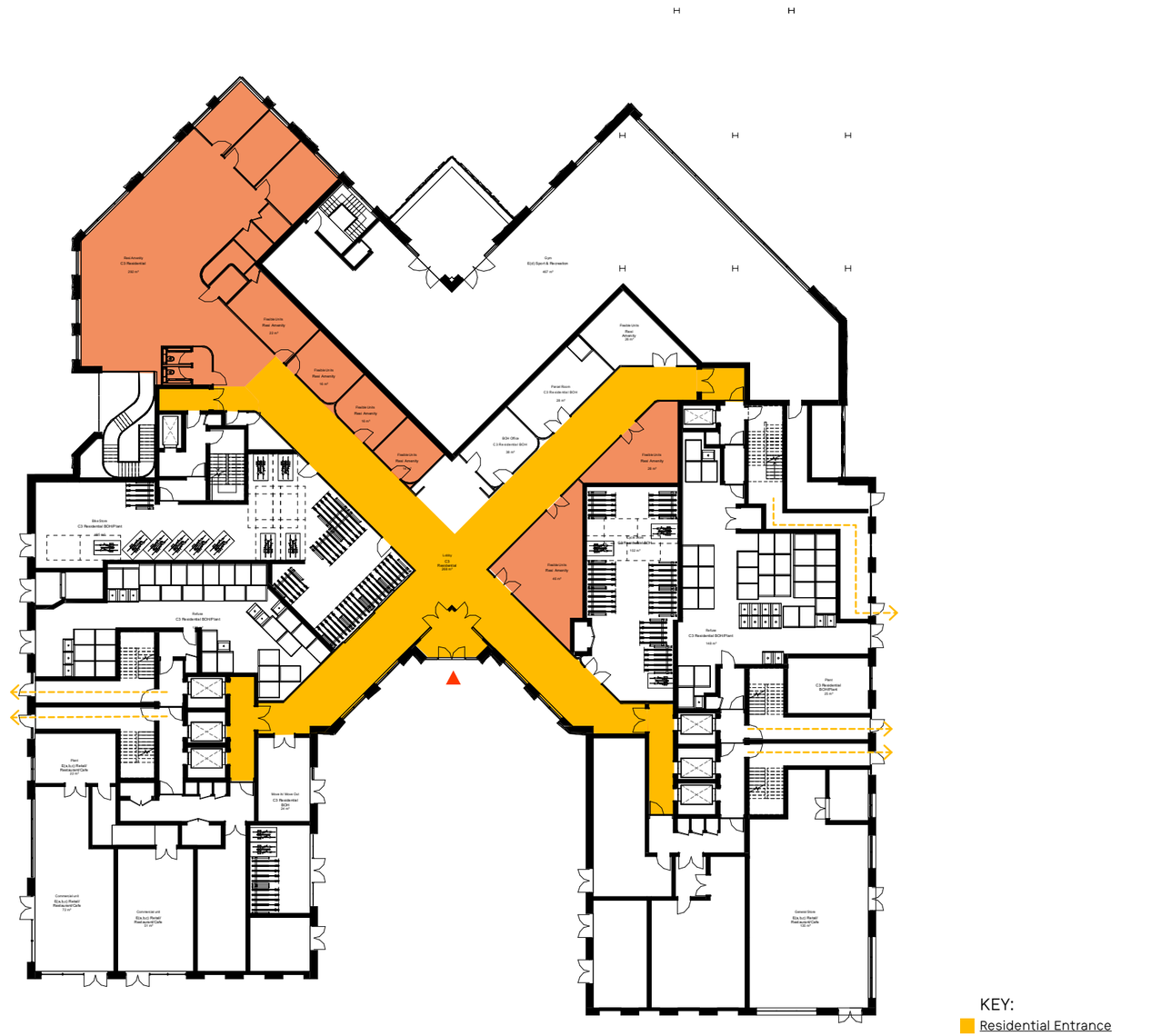
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Residential arrival Moments

Central Lobby entrance

The second residential entrance to the homes will be accessible via the landscaped yard between the two buildings at upper ground floor.
Residents arriving by car, taxi, or cycle will enter through a central lobby, framed by landscaped planters that enhance the entrance's aesthetic appeal. The exterior is thoughtfully designed with chamfered edges, creating a gentle and inviting transition into the building.
Upon entering, residents and visitors will find themselves at the hub of X's pathways, featuring high ceilings which exude warmth and brightness, offering a welcoming atmosphere. Here, a concierge desk provides convenient services such as parcel collection and the latest resident updates.
The surrounding streets offer a vibrant experience, with a variety of functional yet engaging small businesses forming an integral part of the journey home. From the lobby, dual-opening lifts provide seamless access to residential floors. Residents can easily retrieve their mail from the postboxes before heading to their apartments.
The design of the X ensures easy navigation to each core of the building, allowing residents to comfortably access their homes even if they enter from a different side. This layout enhances accessibility and convenience for all users.



Upper Ground Floor

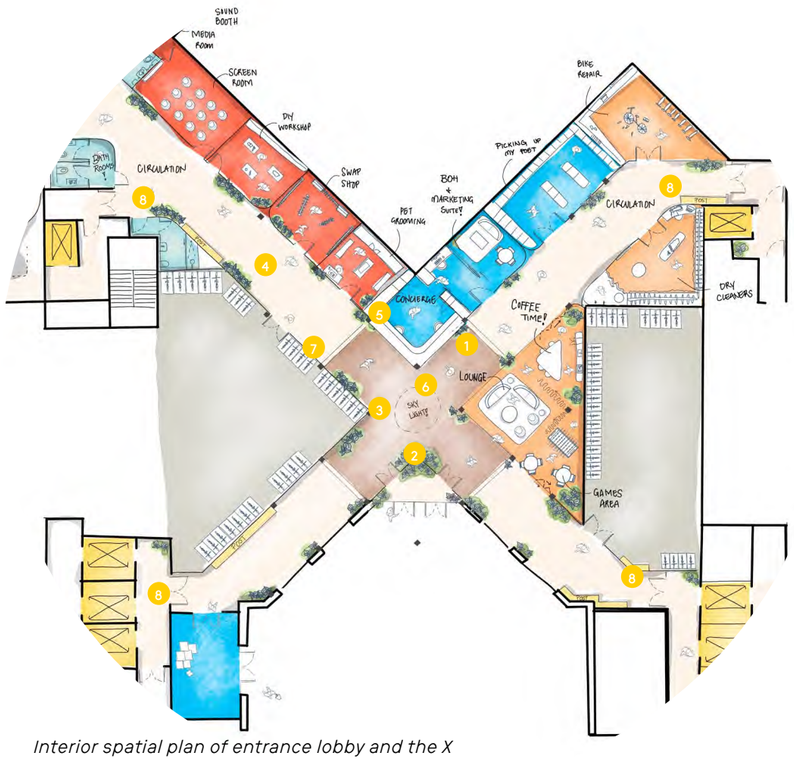
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Central Lobby entrance



View of the residential entrance from Mancunian Way





Interior spatial plan of entrance lobby and the X

1 

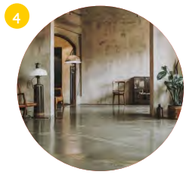
Cross-cut timber floor

2 

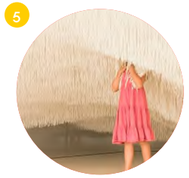
Lush planting embracing people on their journey

3 

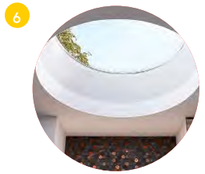
Exposed aggregate concrete columns

4 

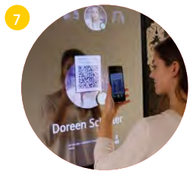
Polished Concrete Floor

5 

Immersive concierge experience

6 

Sky light connecting the exterior to the heart of the building

7 

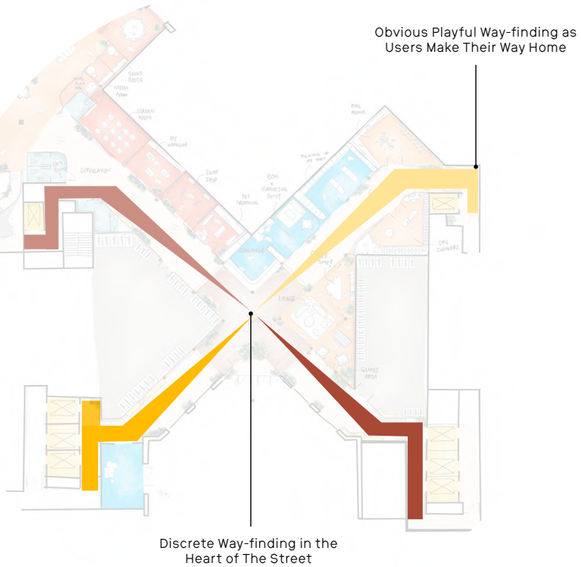
Interactive digital signage/ system

8 

Cores way finding
- Potential for collaboration with local Artist

8.1 Internal Design

Way finding Approach









Way finding materials and textures in the X

1



Graphical way finding - Potential for collaboration with local Artist



2



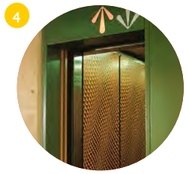
Letter boxes

3



Quirky call buttons

4



Fun Lift Car!

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Possible Amenity Services

The inner streets of Plot K offer a network of practical and functional spaces





Concierge



Move In/Move Out



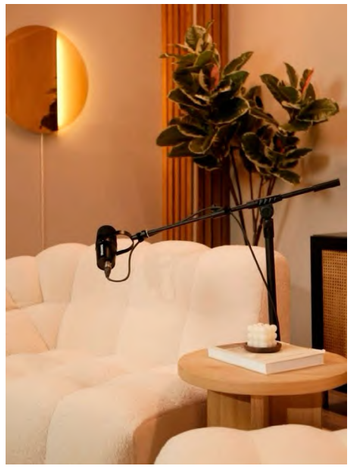
Marketing Suite



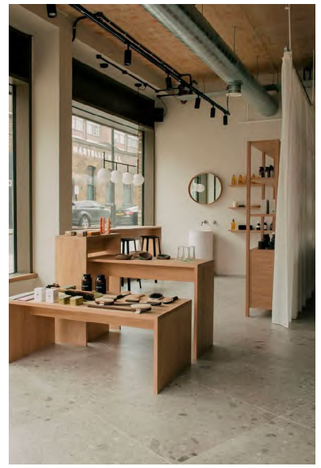
Parcel Room

The inner streets of Plot K unite the community and provide an illustrious opportunity





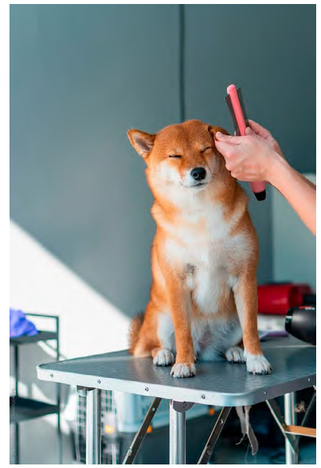
Podcast & Recording Studios



Nail / Hair Salon



Content Creation Studios



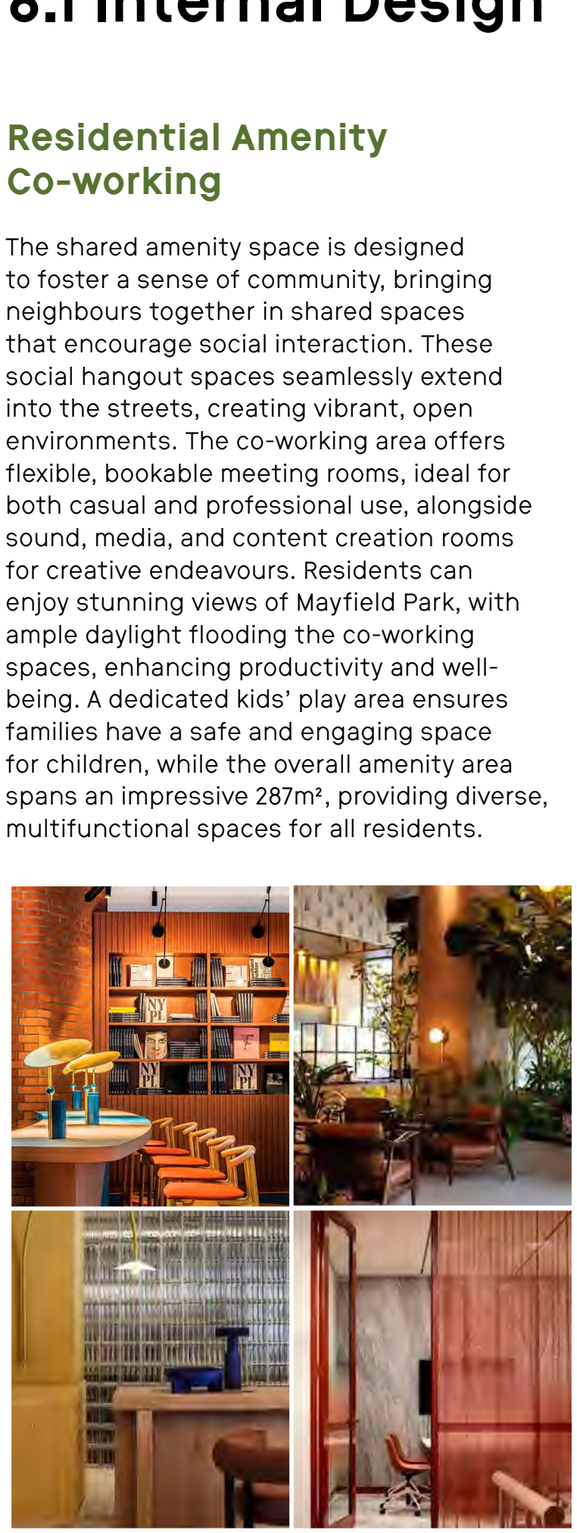
Pet grooming

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Residential Amenity Co-working

The shared amenity space is designed to foster a sense of community, bringing neighbours together in shared spaces that encourage social interaction. These social hangout spaces seamlessly extend into the streets, creating vibrant, open environments. The co-working area offers flexible, bookable meeting rooms, ideal for both casual and professional use, alongside sound, media, and content creation rooms for creative endeavours. Residents can enjoy stunning views of Mayfield Park, with ample daylight flooding the co-working spaces, enhancing productivity and well-being. A dedicated kids' play area ensures families have a safe and engaging space for children, while the overall amenity area spans an impressive 287m², providing diverse, multifunctional spaces for all residents.



Look and Feel



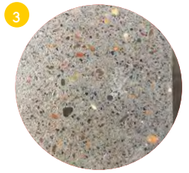
Material and textures of Co-working space

1 

Cross-cut timber floor

2 

Lush planting embracing people on their journey

3 

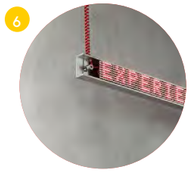
Exposed aggregate concrete columns

4 

Moments of red brick

5 

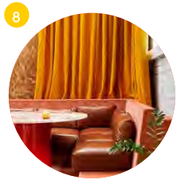
Recycled content upholstery

6 

Digital signage/ system

7 

Recycled material surfaces

8 

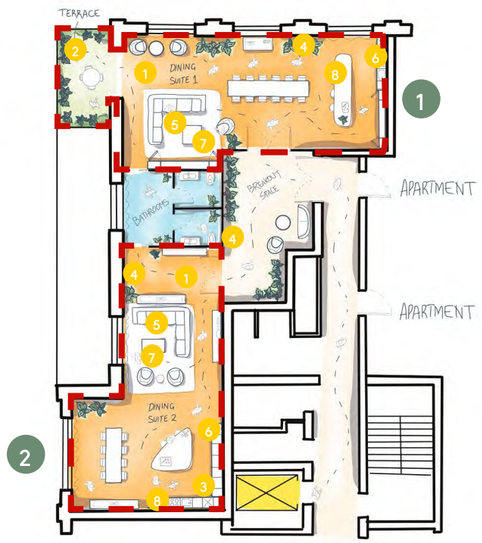
Injections of CO LOUR!

8.1 Internal Design

Dining with a View

On level 27, two private dining rooms, each with fully equipped kitchens, provide an exclusive setting for social gatherings. Residents can enjoy breathtaking park views from the outdoor terrace and expansive windows. These adaptable spaces accommodate 6 to 12 people, perfect for intimate or larger dining experiences. Dining Suite 1 spans 53 m^2, while the second suite offers 43m^2, complemented by a 17m^2 terrace for a seamless indoor-outdoor experience where residents can enjoy a drink or meal outside.





Interior spatial plan of dining suites



Re purposed stone flooring



Lush green terrace



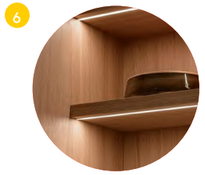
Flexible Curtains



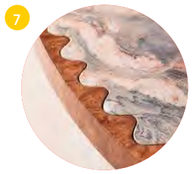
Commissioned artworks



Recycled content upholstery



Integrated lighting



Bespoke furniture pieces



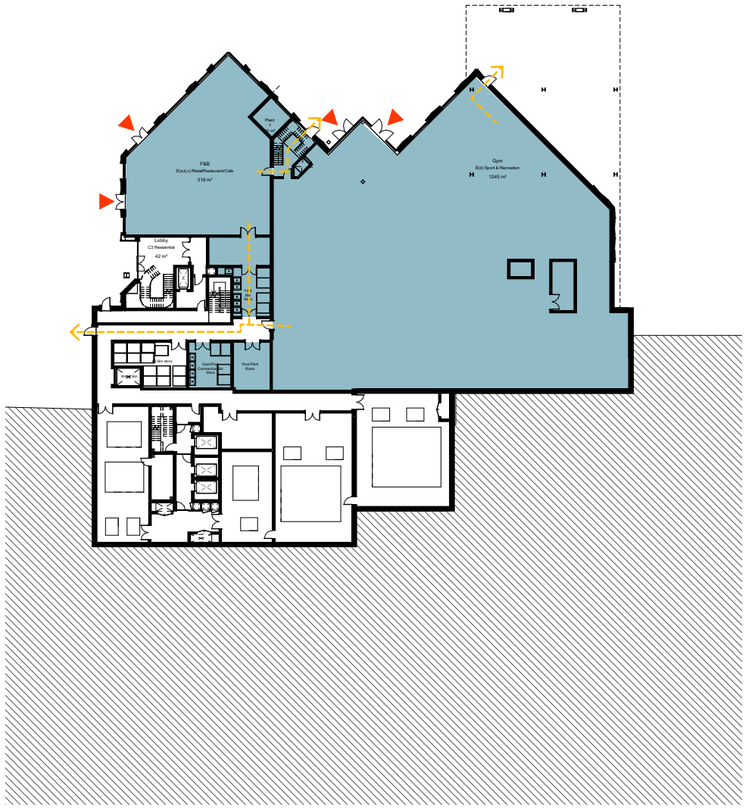
Smart kitchen appliances

8.1 Internal Design

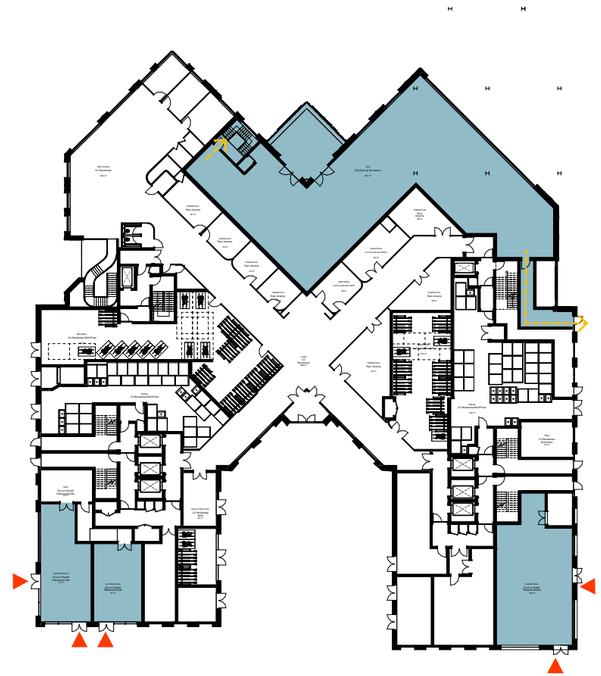
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Commercial Entrances

The development includes five commercial units. On the lower ground floor, a food and beverage unit envisioned with an entrance off the southern walkway to invite people along the west frontage.
The gym, focused on health and well-being, will have a bold, distinctive entrance reflecting the GRC building's design. Open to both the public and private residents, the gym will feature a wellness-focused design with expansive park views and an upper-ground terrace for indoor-outdoor fitness classes. The ambition is to have a gym within the park and having the ability to exercise within nature.
On the upper ground level, the south western corner is made up of two units and can house a small shop/cafe, while the south western corner could accommodate a grocer/deli for local residents, activating the estate road frontage and the landscaped north-south route. The larger units along the south will have dual entrances/exits for fire safety compliance.



Lower level plan



Upper level plan

KEY:
- Commercial Spaces
- Residential cores
- Access to commercial entrance
- Fire escape route

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View of the Gym: Health and well-being centre



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STRATEGY AND MAINTENANCE

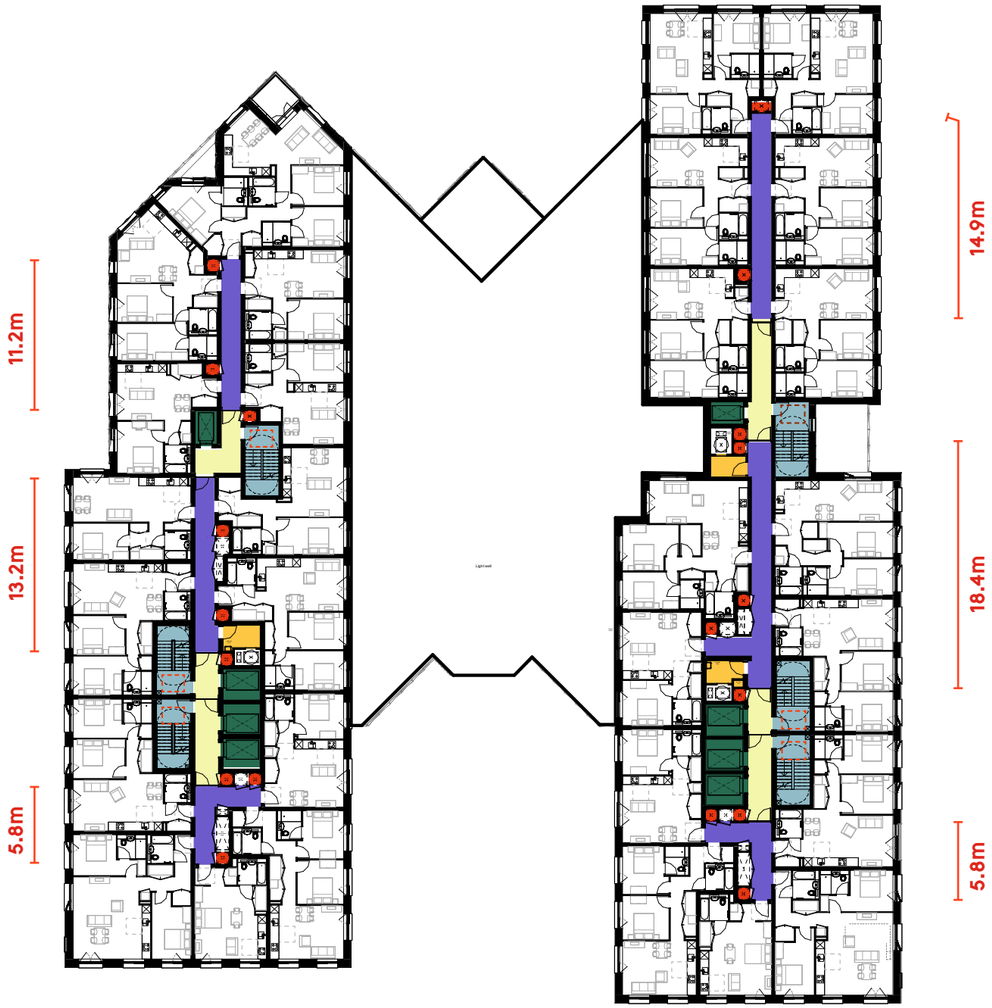
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9.1 Fire Strategy

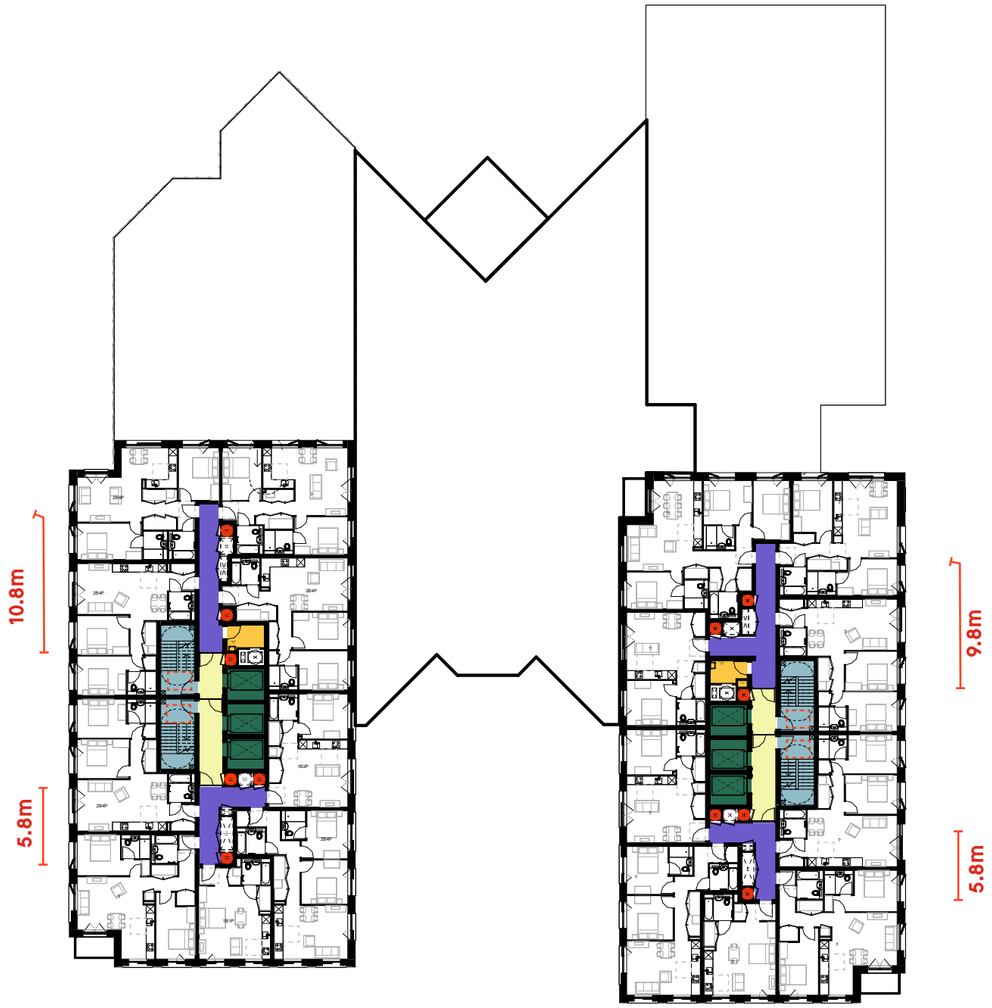
- The residential parts of the building will operate a **‘defend-in-place’** strategy,
- All buildings have floors more than 11m above ground. These buildings therefore need to be **sprinkled** throughout.
- All residential towers will be provided with smoke venting to protect escape stairs and evacuation lift lobbies. This will be achieved by provision of **mechanical smoke shafts** in common corridors and the lobbies.
- In lift lobbies, replacement air will come from an automatically opening vent at the head of escape stairs. In corridors, replacement air will be supplied through dedicated inlet shafts.
- The common corridors will be divided such that the stair and lifts open into a protected lobby, with flats and service risers accessed from a separate section of the corridor.
- The travel distance from the apartments to the protected stair will be within 15m in a single direction or 30m where there is a choice of escape routes.

KEY:

- Dual Evac/Fire Fighting Lift
- Mechanical Smoke Shaft
- Protected Stair
- Service Riser/Bin Chute Lobby
- Smoke Vented Corridor
- Smoke Vented Lift Lobby



Typical Lower Level



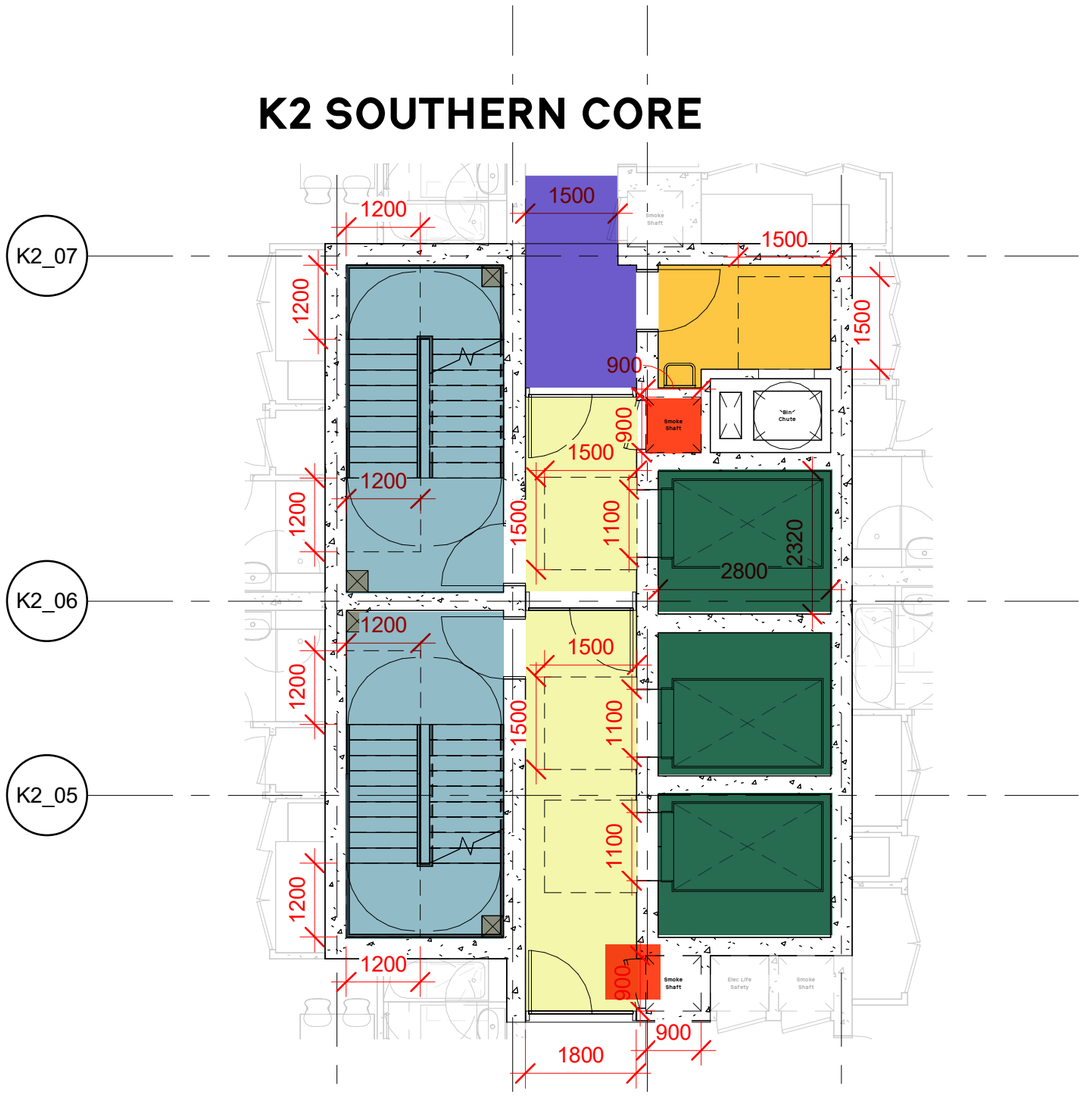
Typical Upper Level

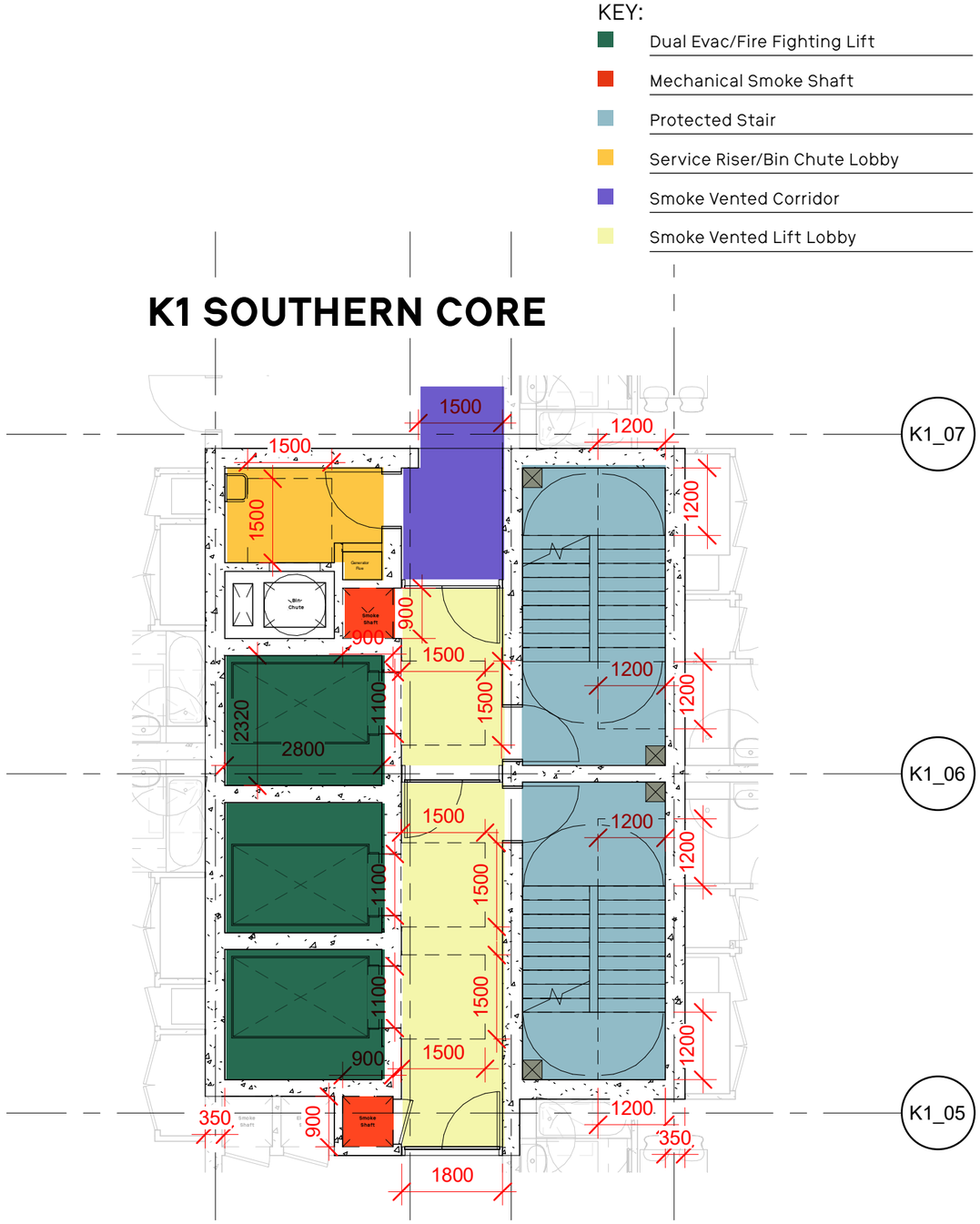
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9.1 Fire Strategy

Tower Core Strategy

- Each tower will be provided with two evacuation shafts with a total of three lifts. **All lifts** will be designed as dual-purpose evacuation and fire fighting lifts, to provide resiliency in evacuation and fire fighting strategies.
- The smoke vented lift lobby will provide a safe space for occupants to wait to evacuate via the lift should they need to. There will be a level route from the evacuation lift to the street at ground level.





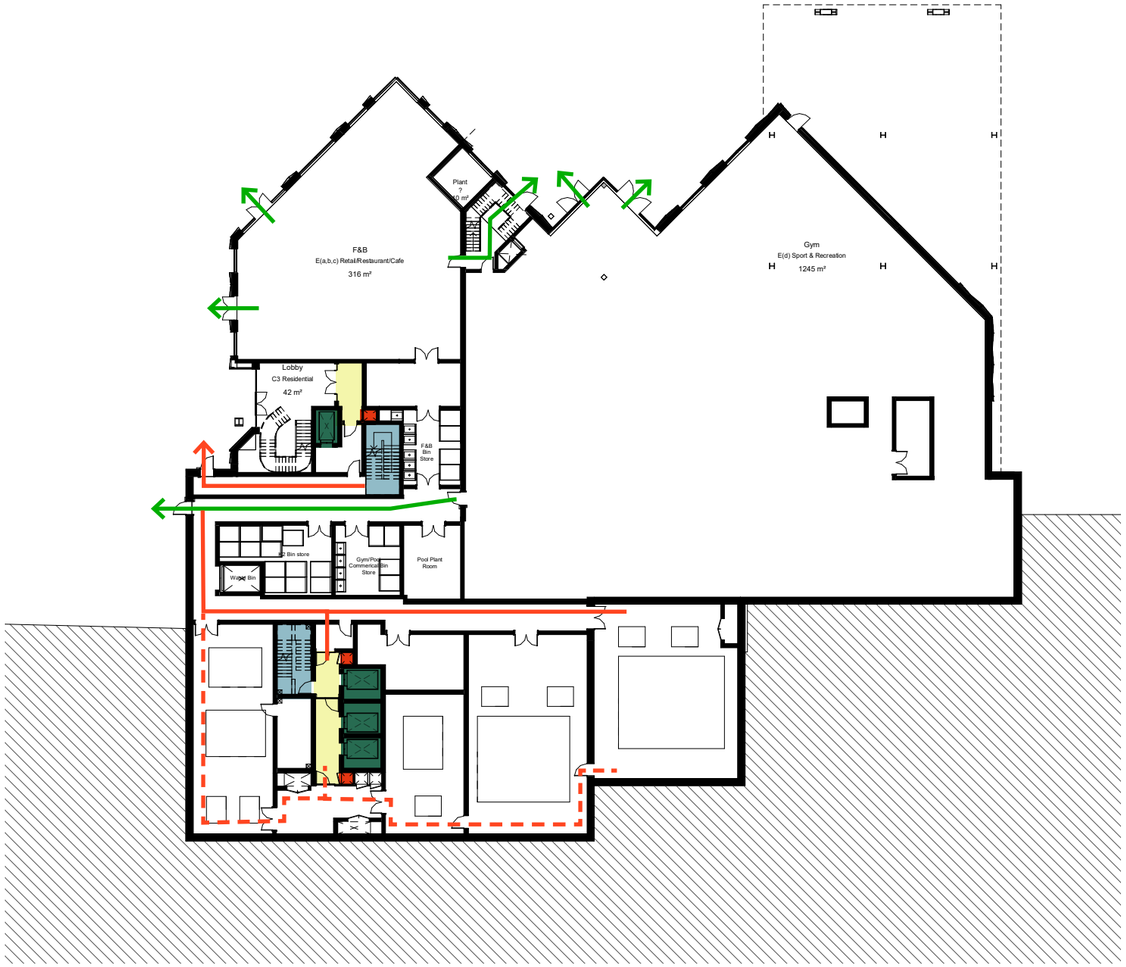
9.1 Fire Strategy

Lower and Upper Ground Plan

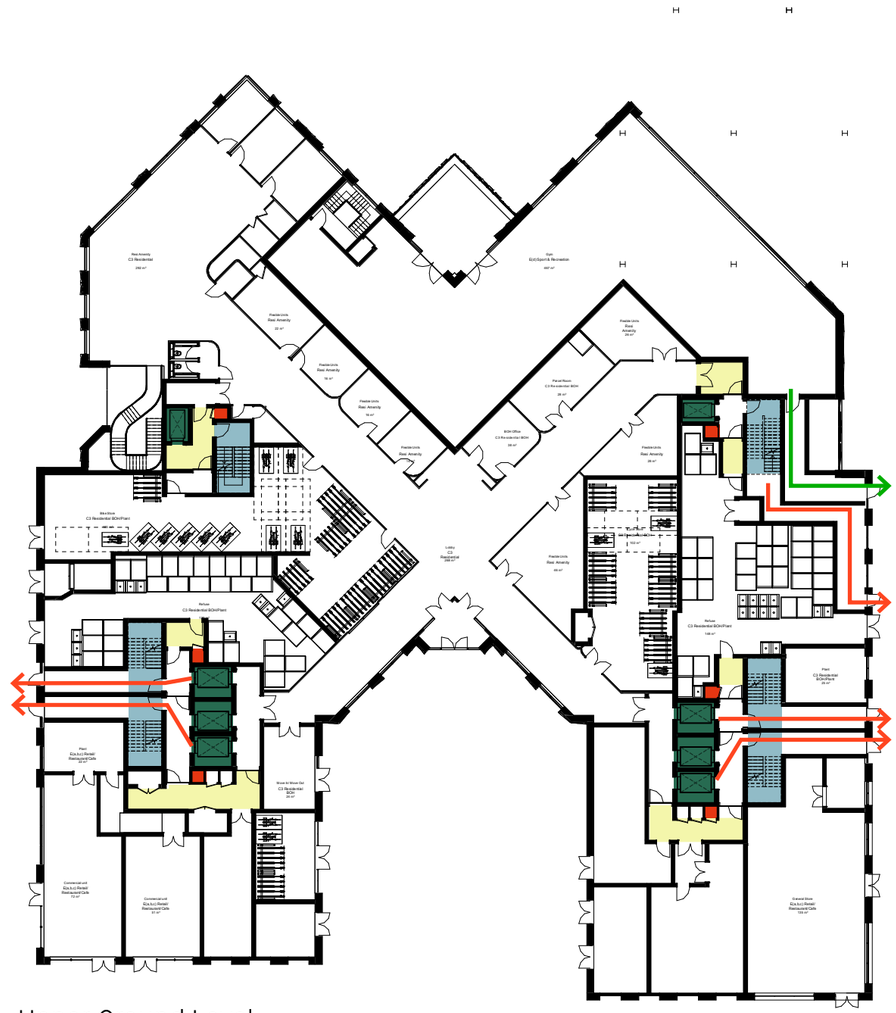
- The residential stairs will discharge directly to outside at either Lower Ground or Upper Ground level. The evacuation lifts discharge into a protected lobby which discharges either straight to outside or via a level route through its respective stair. The lift lobby will be separated from other areas by a smoke vented lobby. This is shown indicatively for two cores below.
- Commercial travel distances will be limited to 18m in a single direction and 45m where there is a choice of escape routes. Exits will be either straight to outside or via landlord corridors

KEY:

- Dual Evac/Fire Fighting Lift
- Mechanical Smoke Shaft
- Protected Stair
- Service Riser/Bin Chute Lobby
- Smoke Vented Corridor
- Smoke Vented Lift Lobby



Lower Ground Level



Upper Ground Level

9.2 Cycle storage and Accessible Car parking

Lower and Upper Ground Plan

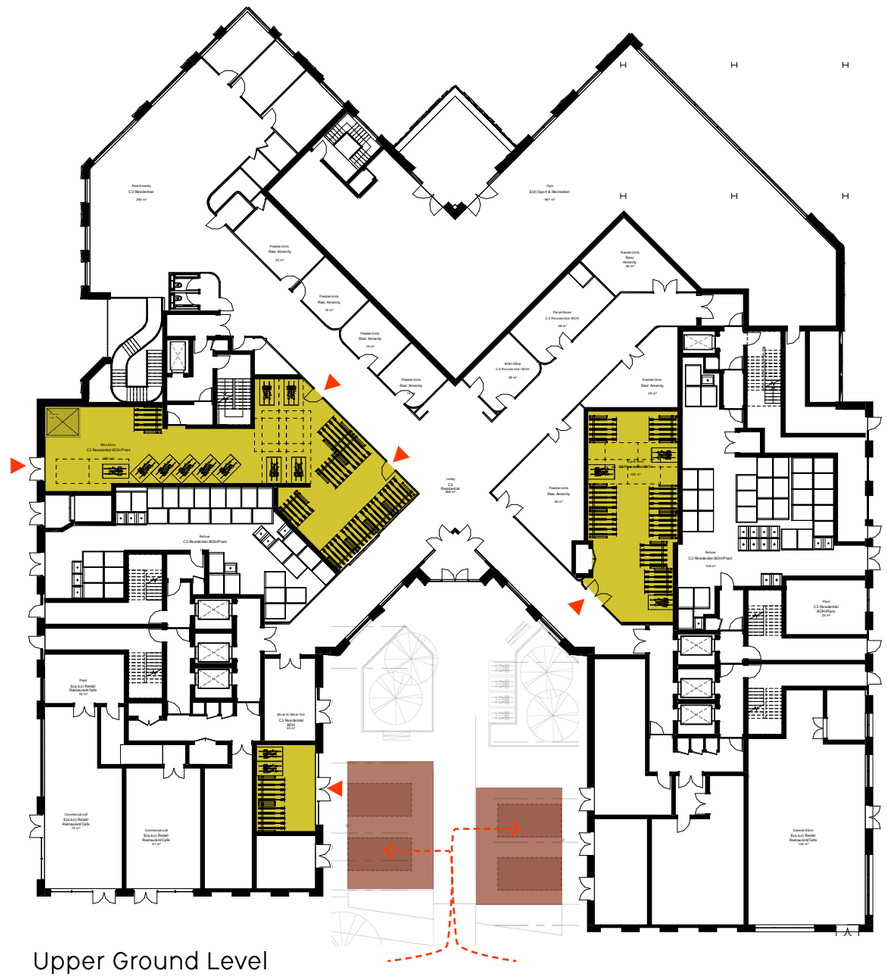
With 494 homes, cycle storage is allocated at 80% capacity, accommodating 396 bikes. The distribution of stand types is detailed in the following table to the right.
The cycle storage strategy for Plot K ensures convenient access by distributing cycle rooms throughout the ground floor, enabling residents in each block to have nearby access. The largest store has both external and internal access, the smallest store has only external fob access, and the third store is accessible only internally. A platform lift in the larger cycle store provides access to additional mezzanine-level bike storage.

1% blue badge parking is provided on plot, with additional parking available at the nearby Phase 1a multi-storey car park. 4 accessible parking bays are situated near to the residential entrance. EV Charging is provided.

	UGF	Mezzanine	Total	Percentage
Double Stackers	190	160	350	**88%**
Sheffield stands	16	18	34	**9%**
Enlarged cycle spaces	12		12	3%
Total	**218**	**178**	**396**	
Percentage	**55%**	**45%**		

KEY:

- Cycle storage
- Blue badge Car parking
- Access into stores
- --> Access into blue badge parking spaces



Upper Ground Level



Mezzanine Level

9.3 Residential Refuse chutes & Bin Stores

Lower and Upper Ground Plan

The waste management strategy for Plot K includes a managed system with a refuse chute, bin compactor, and quad separation. Plot K has three bin chutes: one in K2 and two in K1, ensuring no flat has a horizontal travel distance of more than 30m from a chute. Full bin numbers are provided for K2 on lower and upper ground floors per waste consultant calculations and for K1 across upper ground and mezzanine floor. A bin tug system will transport bins to the collection point on collection days, with a designated tug room in the larger upper ground bin store. MCC will collect waste fortnightly, with an option for paid private collections in alternate weeks. Despite being fully furnished, the development includes a bulky waste space in bin stores for future-proofing against tenure changes as per MCC requirements.

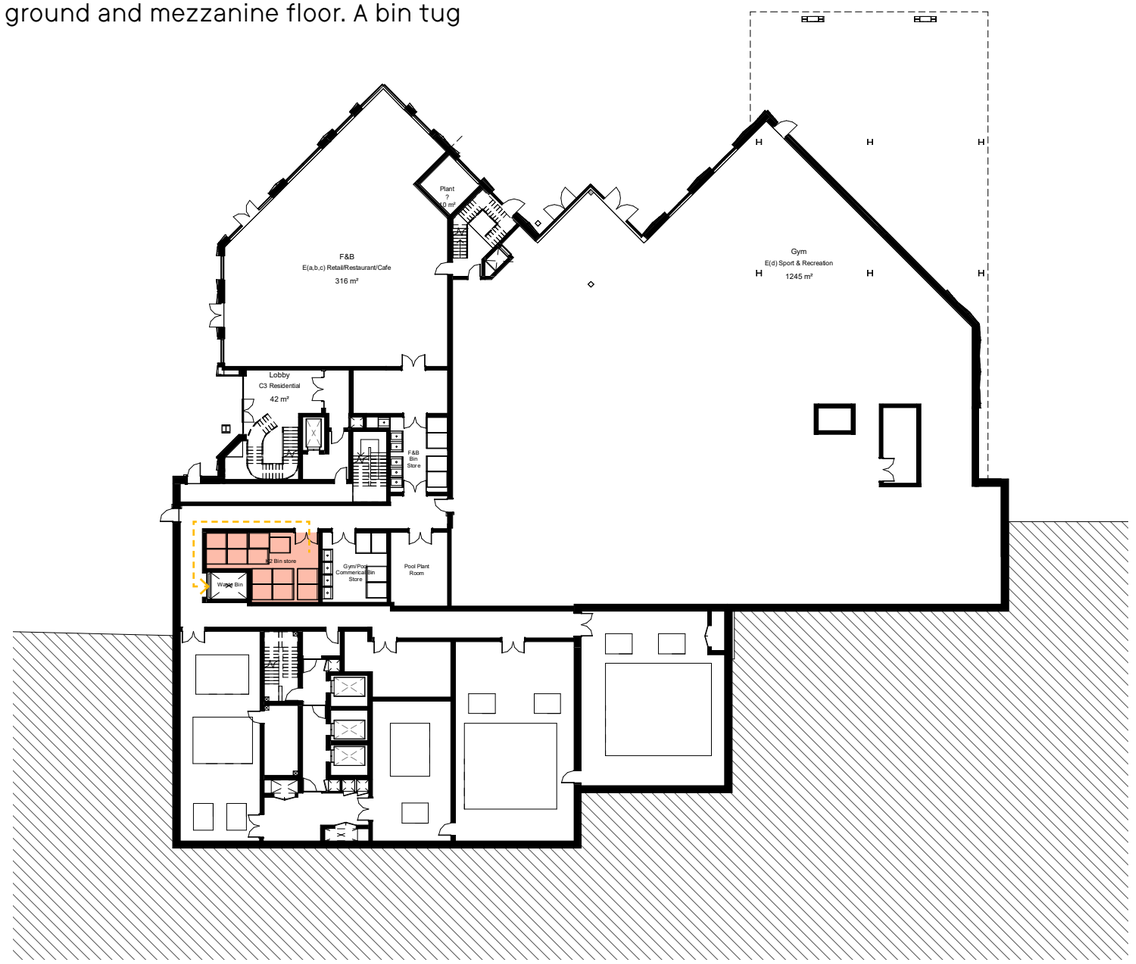
Total Bins	LGF	UGF	Mezzanine	Total
Block K.01		32 *1100L* 14 *240L*	34 *1100L*	**62** ***1100L*** **14** ***240L***
Block K.02	13 *1100L*	34 *1100L* 10 *240L*		**47** ***1100L*** **10** ***240L***
Total	13 *1100L*	80 *1100L* 10 *240L*	34 *1100L*	**109** ***1100L*** **24** ***240L***

Bin Stores

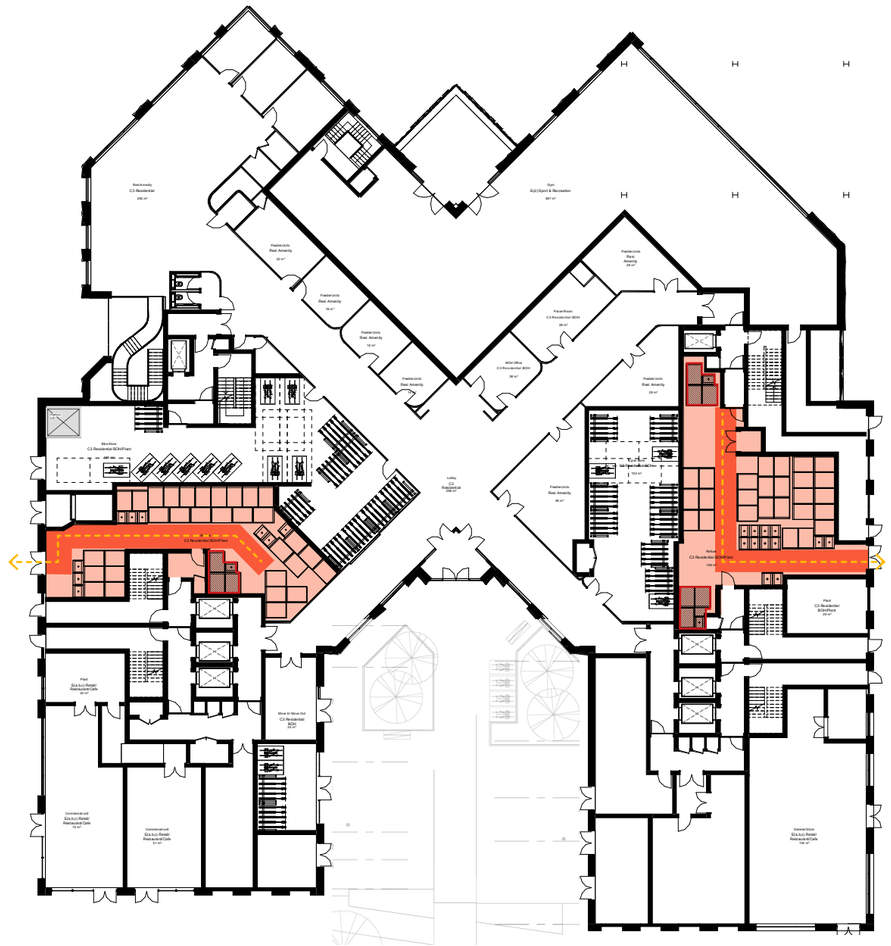
Bin tugs

Bin chutes

Access out



Lower Ground Level

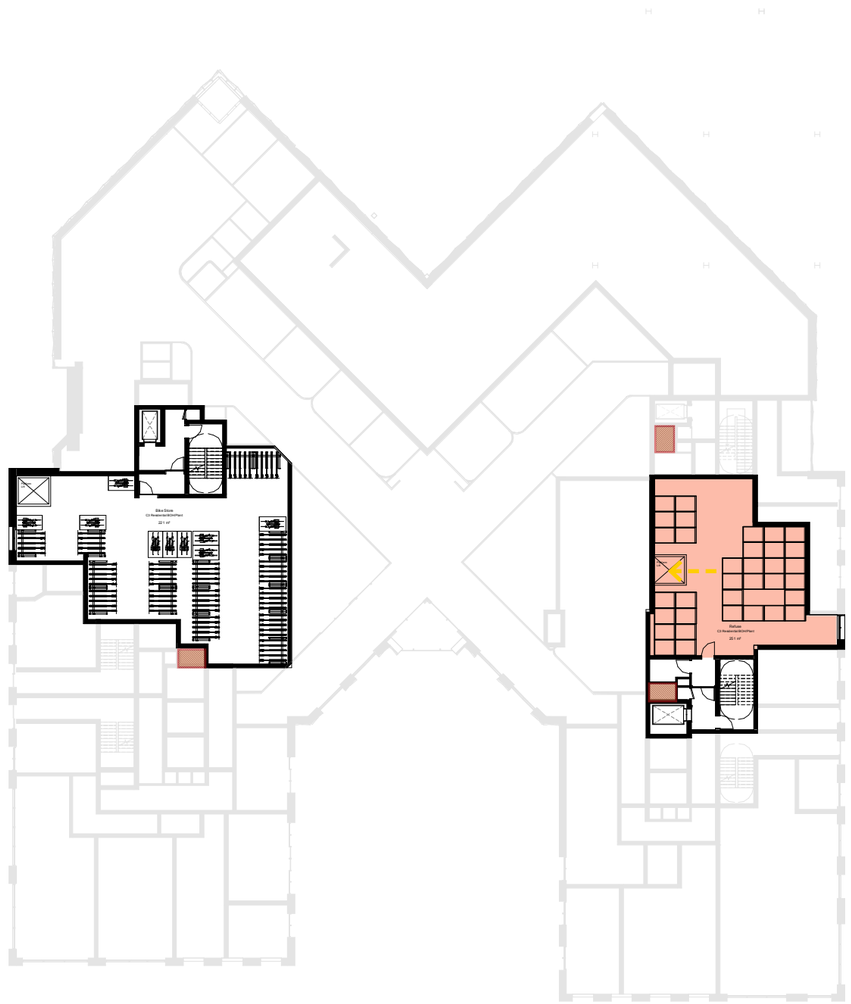


Upper Ground Level

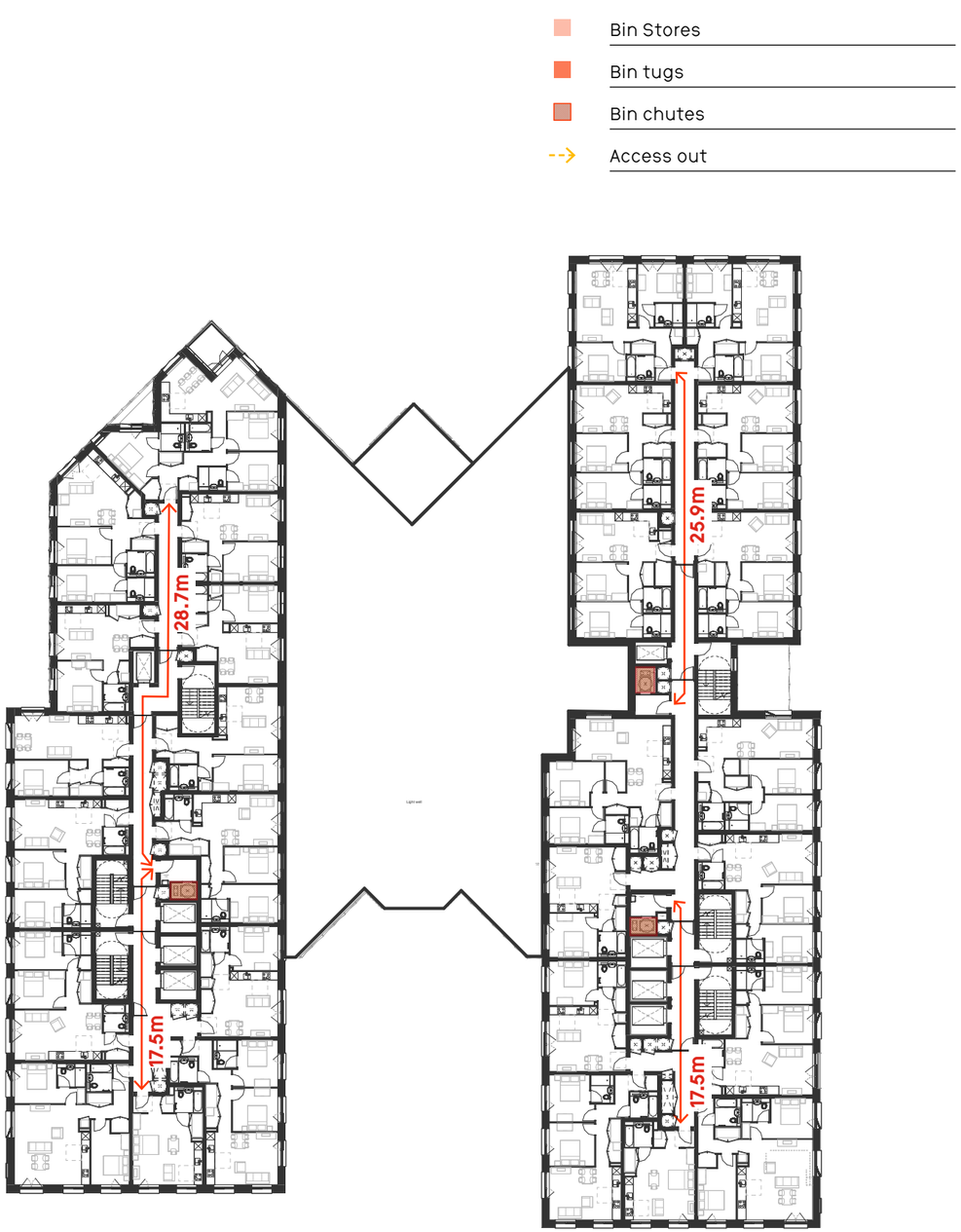
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9.3 Residential Refuse chutes & Bin Stores

Mezzanine and typical lower level



Mezzanine Level



Typical residential level

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9.4 Access & Maintenance Strategy

8.3 FAÇADE ACCESS AND MAINTENANCE

Façade Access and Maintenance

Overview

The Development is that of high-rise residential elements within a ground level landscaped area and having communal and retail provisions at the lower levels and communal/private terraces at higher levels.

Facilities shall be available that allow access to the fabric of the building for routine maintenance of the facades. These systems shall acknowledge the requirements for routine cleaning together with non-routine maintenance and repair to the facades and external fixtures such as lighting and fire/security equipment.

These facilities shall allow safe and efficient access for routine cleaning and light maintenance functions to be performed safely, acknowledging the very specific geometry of the buildings, and local operating environment.

The occupancy type of the building will also influence the frequency of access required to carry out the specific maintenance demands, together with how those operations are performed and the impact that has on the building occupants.

Although there are areas where cleaning maintenance of the external façade can be readily carried out by occupants/tenants it is felt that the access strategy must allow landlord access to all external surfaces to guarantee the operations are performed at adequate frequency and quality to maintain the appearance and life of the façade.

This operation must be capable of being performed with the aim of minimising disturbance to the occupants/tenants and with the absolute minimum reliance of requiring access through occupants demise in order to perform those tasks.

This strategy is adopted for the residential portions of the buildings but there is also flexibility in how this can be approached for the low-level retail areas where there may be a preference for the tenants to maintain their own domains.

This is an important activity not only to retain the visual appearance of the building to the standard demanded by the owners/occupiers, but also to maintain the integrity of the façade over its design life.

Strategies shall also be in place that allow safe means for major repairs to the façade to be undertaken, such as replacement of glazing or sections of the façade that utilise the permanent access provisions or temporary facilities where appropriate

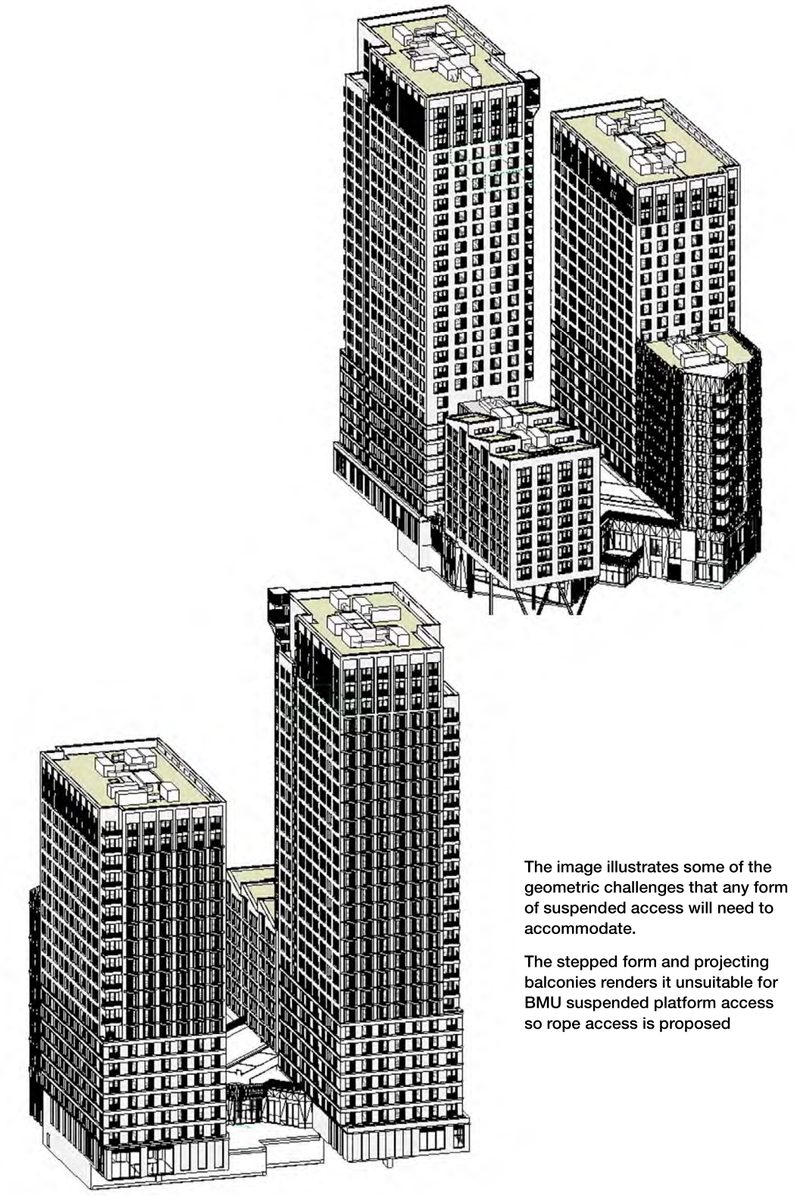
The systems shall provide access that is in accordance with current good practice and compliant with statutory regulations, codes and guidelines appropriate in UK/Europe, and in accordance with the particular requirements of the local authority.

Risk and hierarchy of risk control must be assessed during the selection of an appropriate access strategy for the project as defined in BS8560 Code of practice for the design of buildings incorporating safe work at height.

It is intended access be provided using systems and equipment solutions that are currently tried, tested and proven while embracing the latest developments and advances.

The access provisions shall also consider and acknowledge the influence they have on the occupiers of the building and the general public that may be affected by the operations. It must afford adequate safety to the operatives but also those who may be affected by the operation of the equipment. The operations shall not cause undue disturbance and annoyance during use.

All strategies for access and the associated systems shall be designed for simplicity of use, access/egress, ongoing maintenance and inspection/examination requirements. Even so there is a requirement on those using and managing the use of the equipment to ensure only those trained and competent in the use of such equipment are given access to the systems for use, maintenance or inspection/examination.



The image illustrates some of the geometric challenges that any form of suspended access will need to accommodate.

The stepped form and projecting balconies renders it unsuitable for BMU suspended platform access so rope access is proposed

9.4 Access & Maintenance Strategy

8.3 FAÇADE ACCESS AND MAINTENANCE

Access and maintenance strategies general principle.

An in-depth study has been undertaken to develop an appropriate level and means of access commensurate with the expectations of the Team and The Client, having considered multiple options.

All options were considered in terms of safety, the building complexity, demands of the various operating areas and the efficiency of performing the various maintenance tasks.

Although the strategy has been developed and agreed it shall continue to be challenged and refined during the ongoing design and procurement stages to ensure the most appropriate solutions are integrated into the building design.

In order to illustrate the proposed access strategies, the building is subdivided into operational areas, each having their unique demands and appropriately specific solutions.

The approach being considered most appropriate for this application is to apply a form of suspended access. To assess the tasks and demands on any form of suspended access system the current strategy is for all high-level glazing to be demounted and replaced internally and transported internally through the building. This significantly reduces the maintenance operational demands on any suspended access strategy.

Although provisions are being incorporated that allow the reglazing process being performed internally there may still be a requirement for operative access externally to assist in this process, which is being accommodated.

So, the predominant demand for external access will be limited to cleaning maintenance, façade inspections and minor façade repairs, which is the criteria being applied to assess the access requirements.

Of all the potential suspended access strategies the most appropriate to suit the building elevational scope and form that can safely provide access to all elements to the main elevations, balconies and roof terraces is Rope Access Techniques.

All descent shall commence from the highest roof levels, or intermediate communal roof terraces, directly above the façade being served. So all operative access to set up and commence operations will be performed from Landlord or Communal domains, negating the requirement for access through occupiers demise.

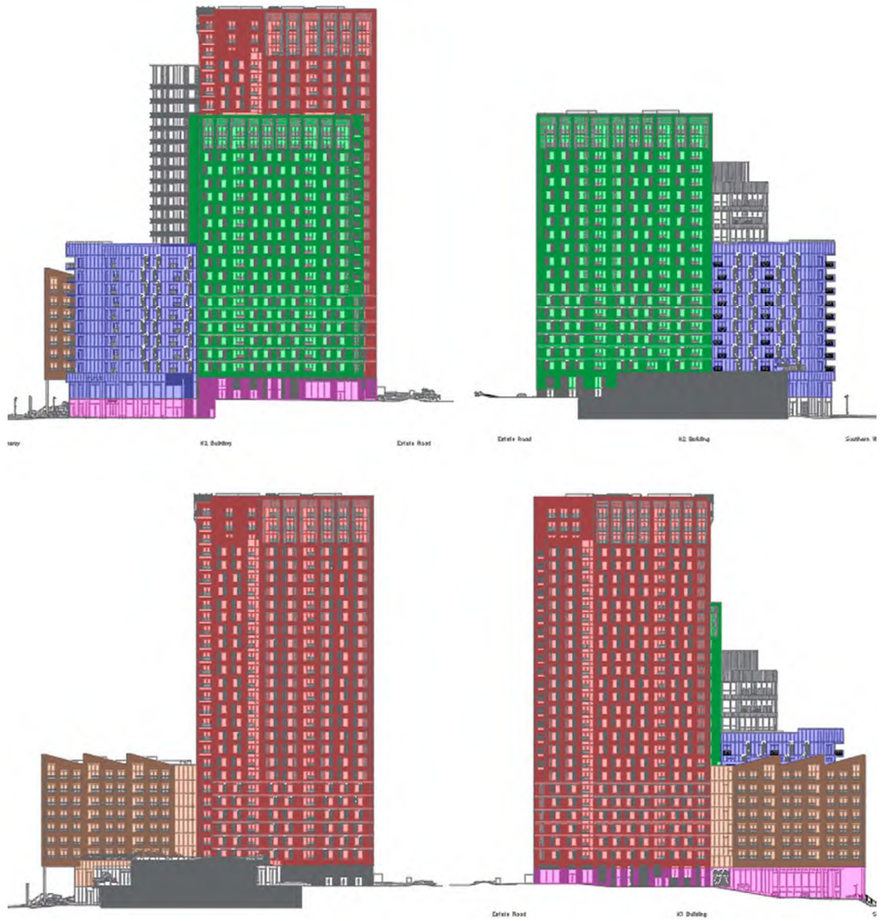
The limited areas of high-level private terraces shall be initially accessed from above, with operatives descending into the landlord perimeter operational zones of the terraces, allowing transfer at those levels to serve the areas beneath.

This will facilitate ALL high-level routine cleaning façade access maintenance to be undertaken commencing from landlord domain negating any requirement through occupiers internal space.

Although appropriate for routine façade cleaning/inspection and potentially routine inspection/maintenance of roof greening it cannot be considered suitable for any significant maintenance of roof greening requiring replacement of materials, this shall require direct access through adjacent internal domains.

A critical aspect of any form of suspended access, and particularly rope access, is the safety afforded to operatives and others affected by the operations.

It is critical during the incorporation of the systems, and their intended sequence of operations, to ensure provisions and safeguards are integrated to guarantee the operations can be performed safely and incorporate robust strategies during emergency operations to ensure the safe retrieval of operatives.



KEY

1. Main roof: rope access davits
2. L20 roof: rope access davits
3. L11 roof: rope access davits
4. L10 sawtooth roof: : rope access/PPE rail + davits
5. Ground Level: direct and mobile equipment access

9.4 Access & Maintenance Strategy

8.3 FAÇADE ACCESS AND MAINTENANCE

Main façade emanating down from roof levels

Rope Access Techniques shall be applied as the principle means of performing high level access to carry out routine maintenance access to the facades.

Access shall commence from the roof or intermediate terrace immediately above the façade being served employing anchorage and suspension systems that form part an integral and permanent part of the building, with only the operatives personal equipment being provided by the building maintainers.

There has been significant development in the field of rope access especially when considering permanent installations.

There are two generic types of installation being considered to suit different operational demands. These are broadly split into areas that are provided with perimeter balustrades, and those that are not. But there will be instances where this may vary.

Roof areas with edge protection

When commencing operations from a position of safety on a roof or terrace with edge protection then a proprietary demountable davit is employed that is set up for each use and removed for remote storage between operations.

The davits are positioned and secured into permanently installed structural roof sockets with integral primary anchorages. These can be integrated into various roof build-ups and finishes to suit the location from back-of-house landlord areas to accessible hard/soft landscaped areas.

The davit is set up from a place of safety behind the edge barrier with all loose elements tethered to the anchorage to prevent any residual risk from falling items.

With the davit securely mounted, the operatives ropes are secured to the permanent anchorages and diverted over the davit to remain clear of the edge protection to ensure the optimum suspension point position and maintain rope clear of contact with the façade.

Roof areas with an unprotected edge.

When operating from a roof area with an unprotected roof edge requiring the use of PPE (personal safety equipment) to safely operate in the area a different form of permanent rope access system is employed.

Set back from the roof edge will be a permanent structurally mounted rigid rail that functions as a PPE systems allowing safe access over the roof, and as a primary anchor point for rope access serving the façade beneath.

A diverter jib is secured to the rigid rail and remains attached before projecting it over the roof edge, and it remains attached being able to be relocated to adjacent positions while attached.

The diverter jib acts as a rope guide to maintain the ropes clear of the parapet to ensure the optimum suspension point position and maintain rope clear of contact with the façade.

Roof/terrace areas accessible only through private domain.

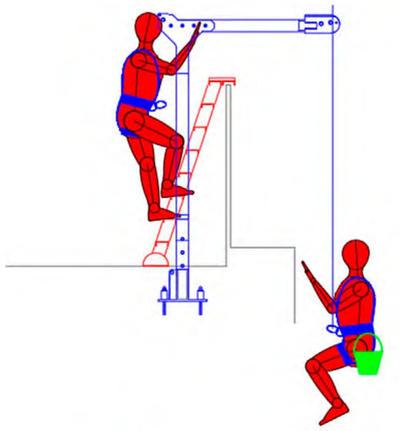
The aim is for all external access to commence/be served from Landlord areas as it is not just the operatives, but also their cleaning tools/materials and access equipment that needs to pass through private domains.

This is also particularly difficult to manage especially when considering that access is required not to serve that specific domain, but to serve others domain beneath.

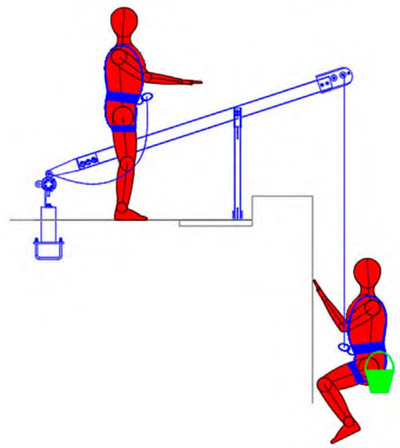
The proposals for such areas will be for the provision of any permanent equipment to be stored at the working level that will be accessed by operative transfer from the roof above

Generic illustrations of the two types of rope access being proposed.

Demountable “plug-in” davits that will be applied on roof/terraces areas where edge protection is provided



Permanent roof mounted rigid rail PPE/rope access anchorage with rope deviation davit applied on roof/terraces areas where edge protection is not provided



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8.3 FAÇADE ACCESS AND MAINTENANCE

External recess/projecting balcony areas

A unique benefit of rope access is the ability to lower and safely land onto balconies which cannot be provided by other forms of suspended access.

This allows the ability of professionals to gain external access to recessed balcony areas to perform a clean that would normally be dependent on the unreliability and potential occurrence of unsafe practices, if reliant on the occupants to maintain the areas of glazing opening onto balconies.

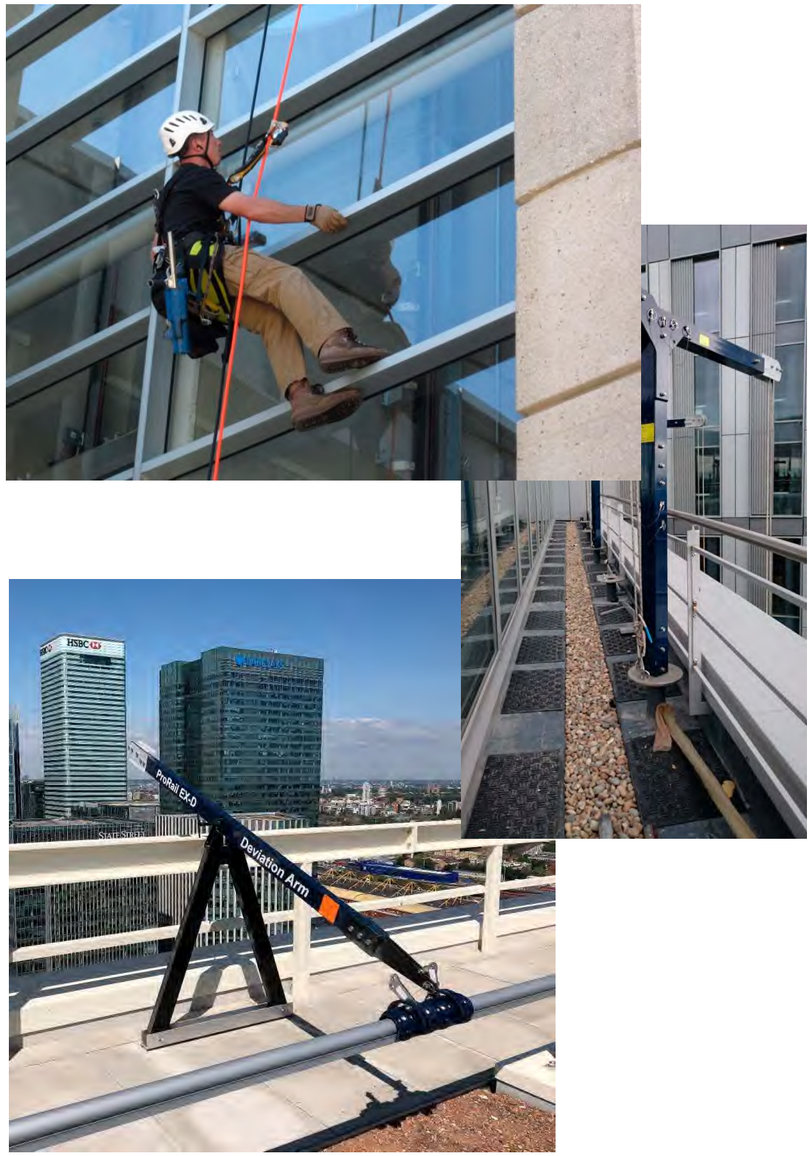
From the balcony the operative is able to exit by ascending the ropes to then continue the descent to the area beneath.

Emergency escape/rescue

It shall be a requirement that rope access operatives shall operate as a buddy pair serving adjacent areas. A third operative shall always be available on site that is trained to IRATA level 3 to provide guidance and when necessary perform an emergency procedure.

The systems shall be set-up as “rig to rescue” allowing manual descent of an incapacitated operative from roof level to a point of safety.

The current proposals have been developed acknowledging the requirements for maintaining safe means of egress in the event of an emergency.



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8.3 FAÇADE ACCESS AND MAINTENANCE

Areas of high demand having direct access

Areas of high demand are considered to be areas susceptible to contact with the passing of occupants and public typically with ground level glazing, glazing adjacent to general circulation areas, entrances and glazing onto larger terraces.

The higher incidence of person contact will present soiling together with rain splash from adjacent floor surfaces, and coupled with being immediately visible to passers-by will demand simple, direct and more frequent maintenance.

These areas will be accessed from the adjacent domain by operatives employing conventional long reach poles and tools to perform cleaning maintenance and are not solely reliant on rope access from above for access.

Being directly accessed and not reliant on any access equipment the frequency of cleaning can be sequenced as required and independent of any high-level cleaning operations.

When operating on high level terraces near to the edge of the building, and where there is risk from falling items, then all tools will be tethered.



Depending on the surface areas being maintained and location routine cleaning can be undertaken employing conventional pole tools using soap and water or reach&wash water fed poles operating from mobile de-ionised water systems.



9.4 Access & Maintenance Strategy

8.3 FAÇADE ACCESS AND MAINTENANCE

Ground Level entrance and perimeter circulation area

The base portion of the building extends to an overall height of around 10m requiring access to vertical façade but also soffits of overhanging areas.

This is a very important and complex area requiring effective and efficient means of access while causing minimal disruption to the workings of the space, both externally and internally.

Both internal and external areas are restricted and obstructed, with any maintenance tasks potentially impacting on both the general public, visitors and occupants of the building.

This places very specific operational constraints on any maintenance operations to ensure disruption is a minimum and safety to those affected by the operations is a maximum.

The maintenance demands and tasks to perform in the space are large and varied, namely:

Glazing, surfaces and soffit cleaning

Potential elevated planting maintenance

Services maintenance, lighting, fire+safety, CCTV, Info-displays etc.

Directly accessible low level glazing shall be undertaken in the same manner as defined in the previous section with operatives employing long reach and water fed pole tools.

Although not currently fully defined a base strategy is proposed for higher level areas that, where practical, areas with low maintenance demand shall be served by a “spider” type MEWP (mobile elevating work platform) that can provide the flexibility and adaptability to serve the space, and allow high level access for those specialist activities not readily available by rope access.

Glazing replacement

The proposal that is being incorporated in the design and development of the building is for high level glazing to be replaced internally employing proprietary handling equipment that is readily available in the rental market as and when required.

The glazing will then be transferred through the building to exit at ground level.

All ground level glazing shall be capable of accommodating internal or external reglazing, with all hoisting of panels being undertaken employing “spider” type mini-cranes that operate in the same manner as the proposed MEWP’s employed for routine access.





Example of a “spider” type MEWP that has the adaptability to:

- access confined spaces.
- operate on internal finishes.
- reach up and over significant obstruction.
- operating on external finishes
- adaptable to travel through and operate on non-uniform terrain.



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ACCESSIBILITY

10

BURO HAPPOLD

Mayfield phase 1b Plot K Access Statement

Access statement

XXXX-BHE-XX-XX-XX-X-XXXX

12 December 2024

Revision P01

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Revision	Description	Issued by	Date	Checked
P01	First Issue	TK	12/12/24	JS

https://burohappold.sharepoint.com/sites/062001/Shared Documents/inclusive deisgn/241210 - Access Statements for planning/Plot K access statement.docx

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author	**Thomas Kirby**
date	**12/12/24**
approved	**Jennifer Stirling**
signature	
date	**12/12/24**

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1 Introduction.

1.1 General principles

The Design team has been careful to ensure that the Plot K development is accessible and useable by all. The development is split into a series of retail units at upper and lower ground floor level with residential units above. The residential units also have a number of shared communal spaces as part of the scheme. All apartments have been designed to align with Category 2 – accessible and adaptable dwellings under approved document M, otherwise known as M4 (2) housing. This aligns with greater Manchester policy Jp-H3 of the Places for everyone Joint development plan document. The principles considered in the design should make the tower useable and enjoyable by a wide range of people, whether they are residents or visitors.

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2 Design

2.1 Arrival and Landscape

The proposed scheme provides 4 new accessible parking spaces located directly outside Plot K. These spaces have been designed to the improved recommendations for parking bays in new PAS 1889:2022 guidance, with the access zones increased to 1600mm from the minimum 1200mm in Approved Document M. The bays also includes EV charging facilities, so this increase in access zones should make it much easier for a person with a mobility impairment to enter, exit and charge their vehicle. The parking bays are located within 50m of the main residential block entrance. Additional parking is located within the MSCP to the West of site.

A shared drop off bay is located between the two blocks and exceeds the minimum 3.6m wide by 9m long bay recommended in BS8300-1. This bay is approximately 75m from Plot K and 60m to Plot J. Whilst this is over the recommend 50m, this has been mitigated against with the provision of plenty of public seating and benches where someone can rest on approach to the building.

There are no specific cycle paths in the development, and cyclists are encouraged to use the estate road and Hoyle Street as the main cycling route, as these roads are expected to have a low volume of traffic. This keeps a clear distinction between cyclists and pedestrians within the scheme. Cycle parking, including enlarged bays for hand cycles and trikes has mostly been provided within the blocks, however there is also a number of short stay Sheffield stands dotted throughout the scheme.

Comments on the wider masterplan can be found in a sperate access statement.

2.2 Retail units

The project has 5 main retail units on each corner of the plan;

- A single storey retail unit on the lower ground floor in the North-West corner
- A two Storey gym space with dedicated lift on the Northeast corner.
- Two small commercial Units to the southwest corner of the plan at upper ground level.
- A retail unit to the southeast corner of the plan at upper ground level.

The units are only designed as a shell scheme as present, with the internal design to be developed with additional partners at a later stage of the project. Nothing within the current design would preclude the design from being accessible to a wide range of people, once the interior fit out has been completed.

The units have:

- Step free access, with entrances at least 1000mm wide
- Step free access to all areas of the unit, with the two-storey gym space having a dedicated passenger lift which is 1100mm wide by 1400mm deep.
- The gym has a terrace space which will have a level threshold.

The retail units do not have any dedicated parking; however customers could use the central drop off space. All accessible parking provision is currently served by the MSPC car park.

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2.3 Communal Residential Spaces

2.3.1 Entrance

The main entrance to the apartments, is located to the south side on Estate Road at upper ground floor level. Whilst set back from the road the entrance is clear and easily identifiable and is no more than 50m from all parking spaces. Entrance doors provide a clear 1000mm wide space in which the someone can easily enter the building.

There is a reception desk directly in front of the entrance point where someone arriving at the building for the first time can gather information on arrival. Whilst this desk has not yet been detailed at this stage, the space provided should be sufficient for a lowered section of counter to be provided and a suitable assistive listening system installed.

There is also a separate park side residential entrance, which is located at lower ground floor level. This takes you directly to a lift core, reducing the travel distance to your apartment if approaching from the north. There is also a stair at this entrance which would not meet inclusive design best practices, but the alternative lift access should provide an accessible best route.

2.3.2 Horizontal Circulation

All horizontal circulation routes are 1500mm wide, exceeding the minimum width requirements for M4(2) dwellings. All doors exceed the minimum 850mm effective clear width within the approach corridors and have a clear 300mm leading edge to the pull side. Lobbies have a clear 1500mm between doors on approach. The steps taken should provide good access for people with mobility impairments when they are moving through the building.

Finishes have yet to be finalised and will be developed at future stages to ensure there is sufficient contrast.

2.3.3 Vertical circulation

There are 4 vertical circulation cores within the building. Two serving the East tower and Two Serving the West tower. Each tower has three passenger lifts and two stair cores serving it. The breakdown of the lifts and stairs are as follows:

- The Northeast core has 1 lift, and 1 stair
- The Southeast Core has 2 lifts and 1 stair
- The Northwest Core has 1 lift and 1 stair
- The Southwest Core has 2 lifts and 1 stair.

All lifts have a cabin of 1400mm wide x 2400mm long, exceeding the minimum spatial requirements for a lift required in Approved Document M. There is a clear 1800mm x1800mm waiting space in front of every lift entrance and lift doors are 900mm wide. This creates improved access to the upper floor which will make it easier for a wheelchair user to traverse the building.

Stair cores have also been designed in line with AD K guidance to ensure that those using the stairs can ascend the building safely and comfortably.

Due to thoughtful design of exterior spaces, the design team have eliminated the need for any internal ramps.

2.3.4 Communal spaces

2.3.4.1 Co-working space/ workshop spaces

The communal facilities provide enough circulation space for people with mobility impairments and wheelchair users to be able to effectively use these shared facilities.

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An accessible toilet has been provided in this location that can also be easily access from anyone who is using the reception.

2.3.4.2 Dining space

The is a communal dining space which is accessible and useable by all residents within the building. The communal terraces from this dining space have level access.

2.3.4.3 Terrace

There is a communal roof garden/ terrace located between the blocks on the first-floor podium. Access to this terrace has been designed so there is a level threshold between the apartment corridors and the terrace, enabling a range of people to enjoy this space.

Access to nature is shown to benefit people's mental health. This space provides a safe and private outdoor area for residents to enjoy nature.

2.3.4.4 Refuse rooms

All bin chutes are designed so there is a clear 1500mm turning circle within the room to create sufficient access for someone with a mobility impairment.

2.3.5 Apartments

All Apartment typologies have been reviewed to ensure dimensional and spatial requirements align with M4(2) standards. This includes:

- Accessible entrance doors with clear landings and an 850mm clear width on entering
- Corridors that meet the clear widths in diagram 2.3 of Approved Document M
- A living space on the entrance storey with a kitchen that has a clear movement zone in front of the cabinets
- Bedrooms with clear access to each side of the bed and the windows
- A bathroom that can be adapted in the future, that meets the clear access zones in Diagram 2.5 and 2.7 of Approved Document M.

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Studio Egret West