shedkm

Mayfield

# PLOT J

# Design + Access Statement

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Client
**Mayfield Medlock Ltd**

Author
**shedkm**

Project address
**Mayfield Park**
**Manchester**
**M1 2PY**
**UK**

Ward
**Manchester City Council**

Uk parliament constituency
**Manchester Central**

Notes

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08 MANAGEMENT +MAINTENANCE



# PROJECT TEAM

***DESIGN TEAM***

| | | |
|---|---|---|
| **Client** | • | **Mayfield Medlock Limited** |
| **Landowner** | • | **The Mayfield Development Partnership** |
| **Development Manager** | • | **Landsec U+I** |
| **Masterplan Architect** | • | **Studio Egret West** |
| **Landscape Architect** | • | **Studio Egret West** |
| **Plot Architect (J)** | • | **shedkm** |
| **Plot Architect (K)** | • | **Studio Egret West** |
| **Planning Consultant** | • | **Deloitte LLP** |
| **Cost Consultant** | • | **Arcadis** |
| **Structural + Civil + Transport Engineers** | • | **Civic Engineers** |
| **MEPH + Sustainability + VT + Energy + Acoustic + Utilities + Security** | • | **WSP** |
| **Fire Engineer** | • | **Jensen Hughes** |
| **BSA PD** | • | **Project Four Safety** |
| **CDM PD** | • | **iM2 Ltd** |
| **Daylight/Sunlight** | • | **GIA Consultants** |
| **Facade Engineer** | • | **FMDC** |
| **EIA** | • | **Buro Happold** |
| **TVIA** | • | **Chris Burnett Associates** |

# phase 1b
# plots J + K

# 01

# INTRODUCTION

The following proposals aim to tap into Manchester's spirit. We're not just changing the skyline; we're weaving in connections, harmonizing with the existing architecture, and throwing in some creative spice.

# 01.01 THIS DOCUMENT

## development context

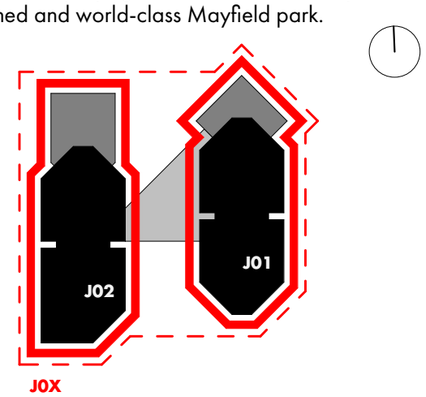
Following on from the consented SRF masterplan, Phase 1B will deliver the first series of new homes within the Mayfield Park development, in Manchester City Centre. The residential-led mixed use offer will deliver a combined 879 homes between Plots J (shedkm) and Plot K (Studio Egret West (SEW).

This Design + Access document has been prepared by shedkm architects, in conjunction with the full design team, on behalf of our Client LandsecU+I. The purpose of the document is to set out the key design response to Plot J and marks the culmination of a fully coordinated RIBA Stage 2 design process..

The application is accompanied by a comprehensive suite of supporting documents and drawings, the extent of which has been agreed with MCC during pre-application discussions from December 2023 to the submission.

## plot J proposed development

Plot J consists of two buildings: J1 and J2. The part 7 storey (above lower ground) / part 17-storey (above upper ground) J1 building will provide 150 residential homes while the part 10 storey (above lower ground) / part 23-storey (above upper ground) J2 building will provide 235 homes (385 homes total on PLot J). These buildings offer1,175 sqm of commercial retail floorspace at ground floor alongside communal and private amenity spaces with the aim to propagate an active community around the established and world-class Mayfield park.






# 01.02 PLOT J + MASTERPLAN SRF

## mayfield park

This document should be read in conjunction with the Masterplan/Landscape document.

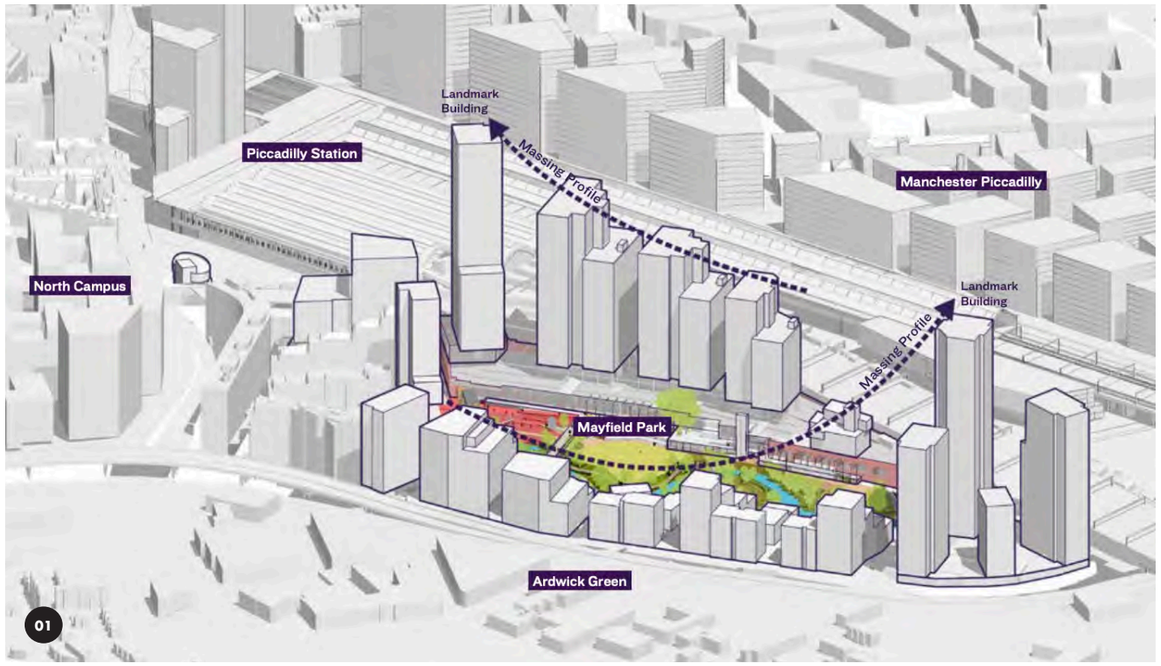
In 2010, Manchester City Council (MCC) endorsed a Strategic Regeneration Framework (SRF) for Mayfield, aiming to create a high-quality mixed-use urban neighborhood with enhanced connectivity and broader regeneration benefits. The SRF was updated in 2014 to include comprehensive mixed-use developments aligned with Network Rail's Northern Hub improvements and to establish a strong connection to Piccadilly mainline railway station.

In December 2016, LCR, MCC, and Transport for Greater Manchester (TfGM) appointed U+I as the preferred development partner for the Mayfield site's regeneration, forming the Mayfield Partnership. A new SRF was developed in 2018 to reflect this refreshed vision and the changed market and regeneration context, forming the foundation for the Partnership's transformational plans.

The Mayfield site is included in the Manchester Piccadilly Strategic Regeneration Framework (Piccadilly SRF), endorsed in 2014 and updated in June 2018 following the UK's commitment to Phase 2 of HS2, making it a key consideration for planning applications and incorporating design enhancements for a sustainable strategy in the first phase of the masterplan delivery. Despite the current change in HS2 plans, the Partnership appreciates the great potential of the site location and the new park was carried out and completed by 2022.

Phase 1a of the Masterplan will see the development of The Poulton, The Republic and the MSCP. This Application covers the next part of Phase 1, known as Phase 1b. Thus, Plot J can be seen to be the transition piece between Phase 1a, Plot K, and the next phase, Phase 3.

The Mayfield Park Outline Masterplan was endorsed by Manchester City Council in February 2020, under Planning Application 124972/FO/2019.







**Key**

**01** Mayfield Strategic Regenration Framework (SRF) 2018
**02** Initial sketch of Mayfield Development

# 01.03 EXECUTIVE SUMMARY

## plot J as part of the combined phase 1b planning application

This planning application concerns Phase 1B of the Mayfield Development, featuring Plots J + K, by shedkm and Studio Egret West respectively. This Design + Access Statement, focuses specifically on Plot J, designed by shedkm but will refer to both as 'the development'.

The site is to the south east of Mayfield Park, sitting alongside the River Medlock, with Plot K sited next to the proposed Republic building, whilst Plot J borders Hoyle Street. The first three parts of Phase 1a have all received Planning Permission and construction is expected imminently.

The sites direct location alongside Mayfield Park means that future residents can have amazing views of the new green space and the city centre, whilst the southern views look across the rest of the city and the Pennines beyond. The Mancunian Way currently provides a physical buffer from Ardwick Green, where the building stock tends to be more low rise.

This planning application follows the approval of the commercial phase of the masterplan, phase 1a. It will be the first of the residential schemes within the masterplan in line with the original SRF.

The proposals for this development will see the introduction of 879 new homes in a combination of 1, 2 and 3 bedroom Build-To-Rent apartments. The homes will be complemented with a variety of amenity offerings across the development, including a gym, café and winter garden facilities, to name a few. A variety of public and private spaces will allow the residents to have a great selection of external facilities, increasing the offer of healthy living at Mayfield.

The proximity to Manchester Piccadilly Station is a real benefit to the scheme, providing residents with easy access to public transport, taxis and the city centre. The main campus for University of Manchester and MMU are both within 1.5 miles of the site, with the city centre campus only 0.5 miles away.

With city centre facilities only a walk away, the new residential neighbourhood at Mayfield will be well connected to all required services. The additional commercial units and residential amenity will only increase the provision and allow local residents from areas such as Ardwick, Ardwick Green and Berwick to enjoy them as well.

Plot J will include:

- 4no. commercial units totalling up to 1,175 sqm
- 123no. one bedroom apartments 32%
- 243no. two bedroom apartments 63%
- 19no. three bedroom apartments 5%
- BTR amenity totalling up to 838 sqm
- external gardens, terraces and amenity space totalling up to 500 sqm
- an in-house concierge + resident post and storage rooms, move-in / move-out storage
- 194no. secure cycle parking spaces (inc. accessible)
- 3no. DDA blue badge on-street parking spaces with electric charging points



# 01.04 PROJECT BENEFITS

## social + placemaking benefits

**creation of a new urban living community**

- With 385 new homes integrated into Mayfield Park, Plot J establishes a vibrant and inclusive urban neighborhood. This new community offers diverse living options that cater to a broad demographic, from professionals to families, encouraging a mix of backgrounds and fostering social cohesion.

**enhanced public realm and connectivity**

- By extending Mayfield Park throughout the scheme, Phase 1b contributes significantly to the green infrastructure of Manchester. This expanded public realm not only enhances the aesthetics of the area but also provides recreational and social spaces that benefit residents, workers, and visitors from surrounding neighborhoods, creating a shared sense of ownership and belonging. The integration of green spaces, pedestrian-friendly pathways, and environmentally conscious design promotes healthier, more sustainable living. This aligns with Manchester's broader goals of creating a greener and more liveable city.

**private and semi-private amenity spaces**

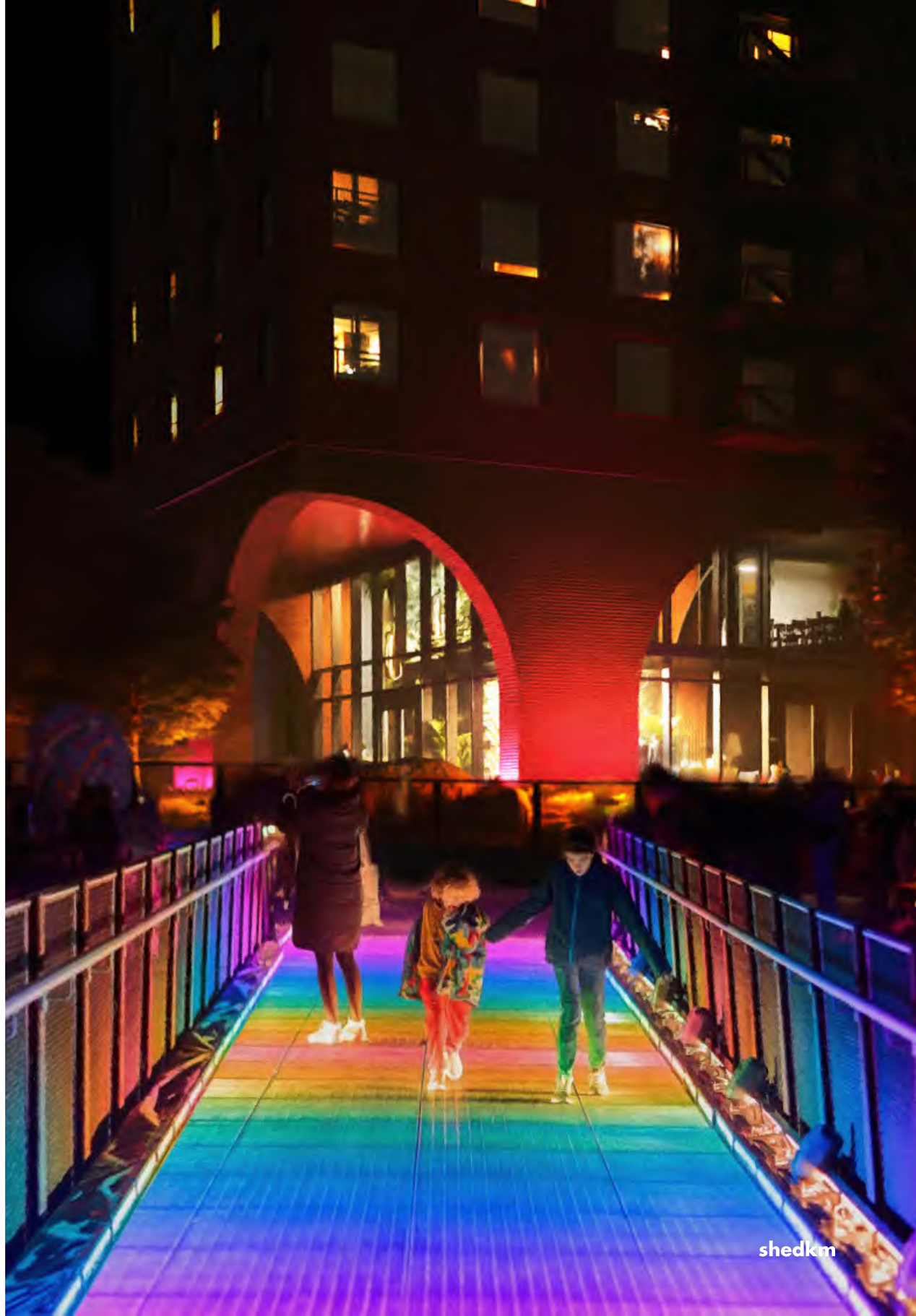
- The inclusion of private terraces and podium amenities provides residents with a sanctuary amidst the bustling urban environment. These spaces offer opportunities for relaxation, social interaction, and fostering a sense of community, enhancing the overall quality of life for Mayfield residents.

**celebrating contemporary and industrial heritage**

- Phase 1b honors the contemporary history of Mayfield while incorporating bold architectural designs that reflect the industrial heritage of Manchester. This approach to placemaking establishes a distinct identity for the area, connecting past and present and fostering pride in local heritage.

**promoting flexible and diverse community living**

- The development encourages flexible and diverse lifestyles, emphasizing adaptable spaces and mixed-use amenities that cater to a variety of needs. This approach supports a resilient community that can grow and evolve over time.



# 01.05 LANDSEC U+I

Landsec U+I is a leading development company known for its transformative and sustainable urban regeneration projects. With a rich history rooted in innovation and strategic growth, Landsec U+I operates from offices in London and Manchester, extending its influence across the UK.

The company has garnered national recognition for its award-winning projects, which span a diverse range of sectors. From high-end residential developments to large-scale commercial and mixed-use schemes, Landsec U+I delivers a wide range of projects that are both socially and environmentally impactful.

Every project undertaken by Landsec U+I is characterized by a clear vision and a consistent methodology. Their developments are marked by innovative and sustainable solutions that create distinctive and enduring places. Through their work, Landsec U+I not only builds structures but also contributes to the vibrant evolution of urban landscapes.



01



02


03


04

**Key heading**

**01** Mayfield, Manchester
**02** Morden Wharf, Greater London
**03** Lewisham, London
**04** The O2 Centre, Finchley

# 01.06 SHEDKM

shedkm is an innovative RIBA registered architectural practice working from studios in Manchester, Liverpool and London.

We have built nationally recognised, award winning buildings across all sectors. From highly bespoke private houses to complex, multi-million pound regeneration projects, we produce critically acclaimed, high-quality architecture often from limited budgets and with difficult constraints.

We see architecture as a collaborative pursuit between design team and client. We listen. We take notes. We ask questions. We use a variety of methods to develop a solution that is specific to each client and place.

Every project is underpinned by a clarity of thought and consistency of approach. Our work embodies simple yet bold ideas that give our buildings a unique and strong identity.

Most recently our Crusader Mill scheme in Manchester won two RIBA North West awards for design and conservation, and two Sheffield Design Awards under the large project and residental (multiple dwellings) categories.

***www.shedkm.co.uk***


01



02


03


04

**Key heading**

**01** Phoenix, Manchester
**02** Kampus, Manchester
**03** Eye Witness Works, Sheffield
**04** Kampus, Manchester

# 02 SITE + CONTEXT

Mayfield Park is punctuated by iconic structures—remnants of its industrial legacy—that speak to the craftsmanship and ambition of a bygone era. It now stands as a canvas for innovation, blending heritage with the future.

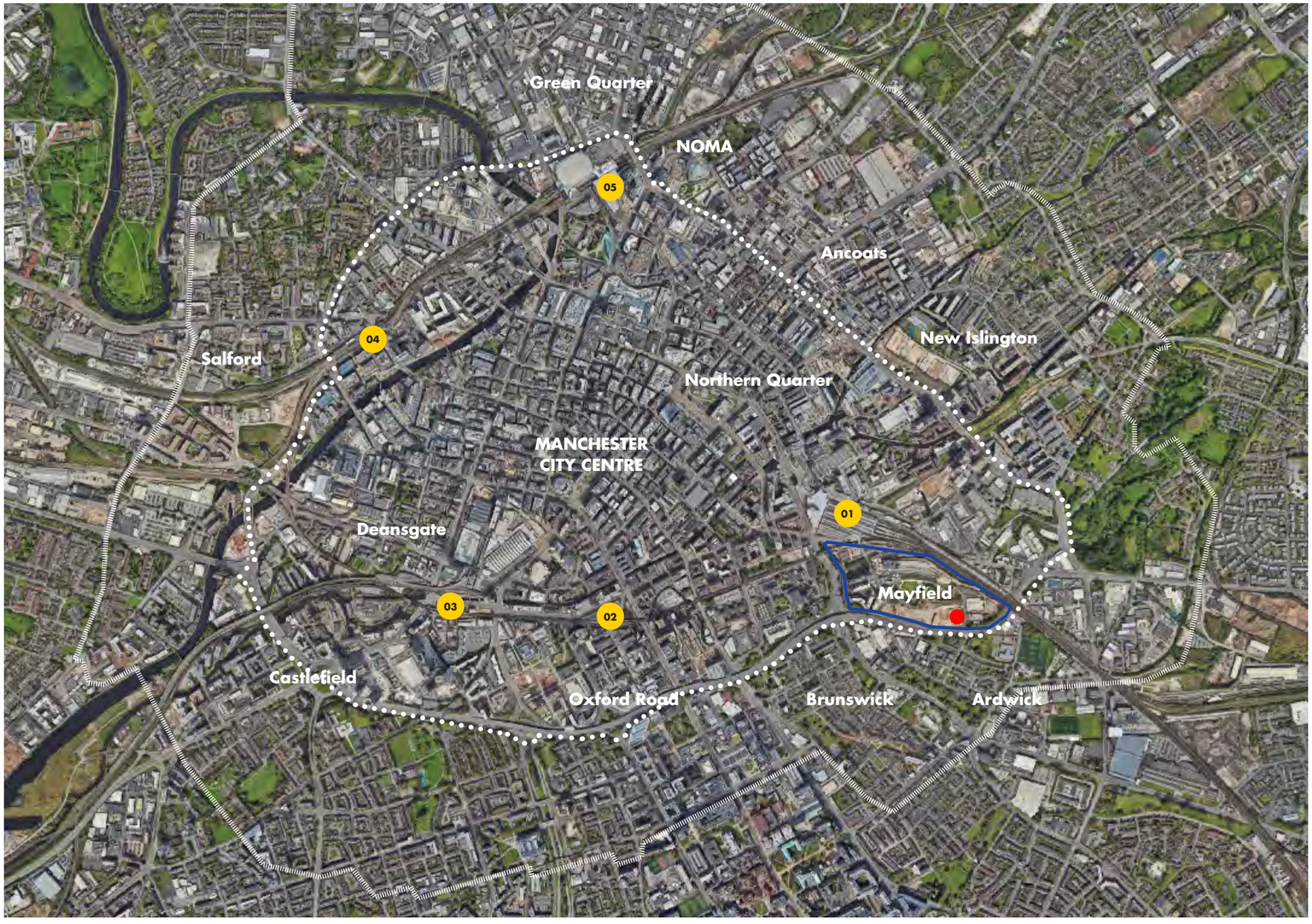
# 02.01 SITE LOCATION

## mayfield + plot J

Mayfield is situated along the River Medlock, between Manchester Piccadilly train station and Ardwick Green. The site can be reached from the city centre in under 20 minutes on foot and has recently provided the city with an award-winning 6.5 acre park which sits at the heart of the development. The northwest corner of the site is home to Depot Mayfield, which currently continues to host a wide range of events to attract visitors to Mayfield.

The site acts as a hub with great transport links into the city centre as well as to Greater Manchester and beyond. It is extremely well connected, being only an 8 minute walk from Manchester Piccadilly and 17 minute walk to Oxford Road train station and the start of the Manchester university strip. It also runs parallel with the A57(M) and A635, also known as the Mancunian way, which makes the site extremely easy to reach by car or bus. These proximities contribute to the site being ideally placed for high density residential development.

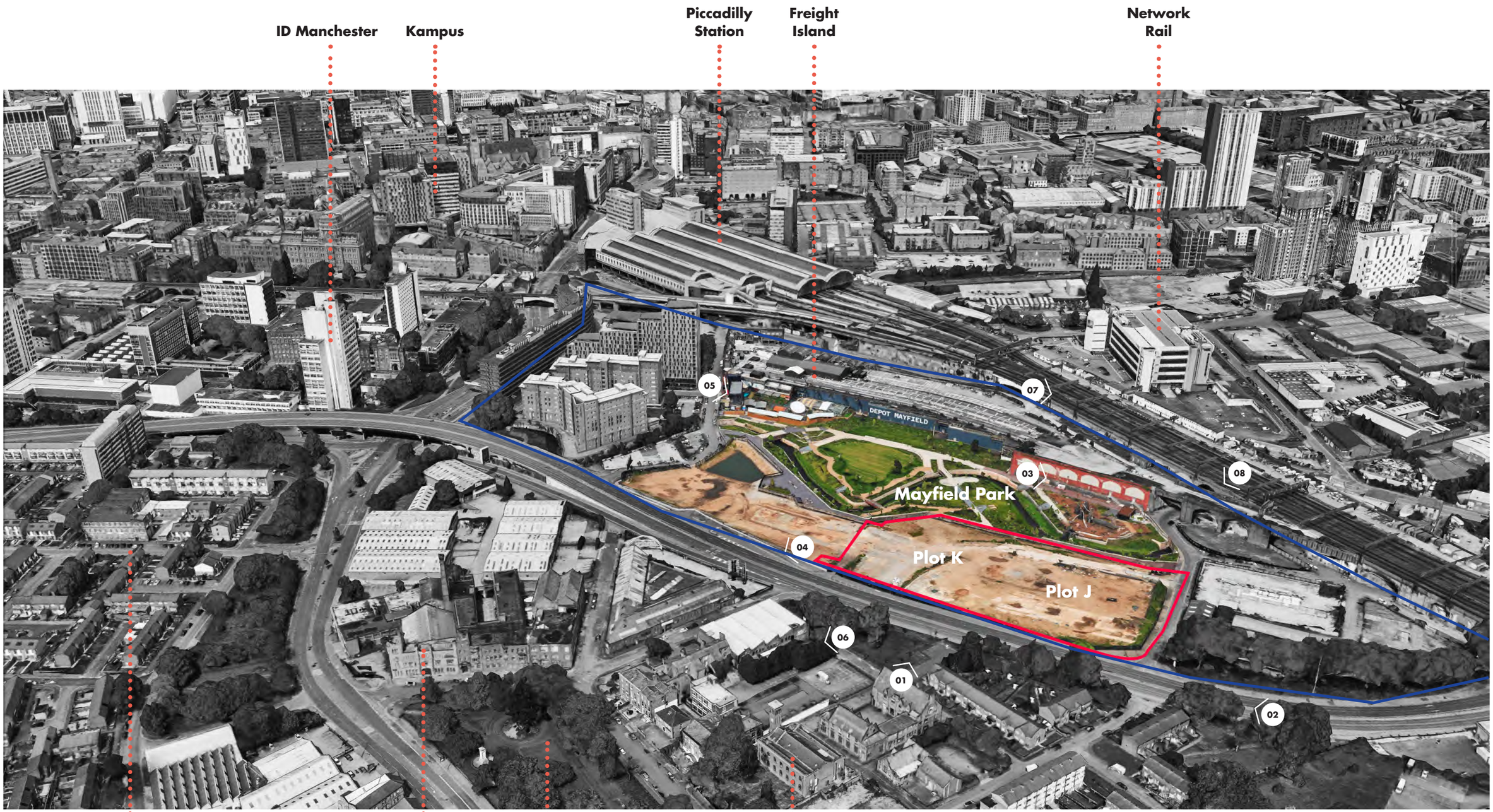
Adjacent to the site just south across the Mancunian way lies Ardwick Green, a site also due to undergo regeneration development in the near future as part of the City Centre Strategic Plan. Adjacently to the west, ID and Brunswick PFI are also following in the footsteps of Mayfield and Ardwick developments. This further highlights the location of the area as a current hotspot for regeneration within Manchester.




**01** Manchester Piccadilly
**02** Manchester Oxford Road
**03** Deansgate-Castlefield
**04** Salford Central
**05** Manchester Victoria

Mayfield Site Boundary
Plot J
City Centre
Wider City Centre

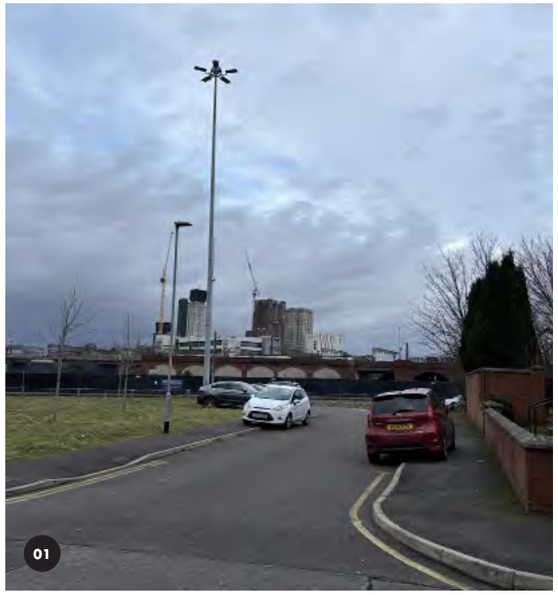
# 02.02 SURROUNDING CONTEXT



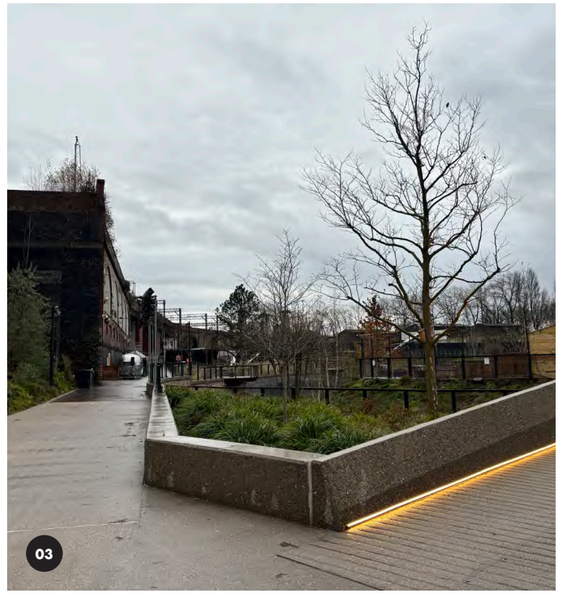
# 02.03 NEIGHBOURHOOD CHARACTER

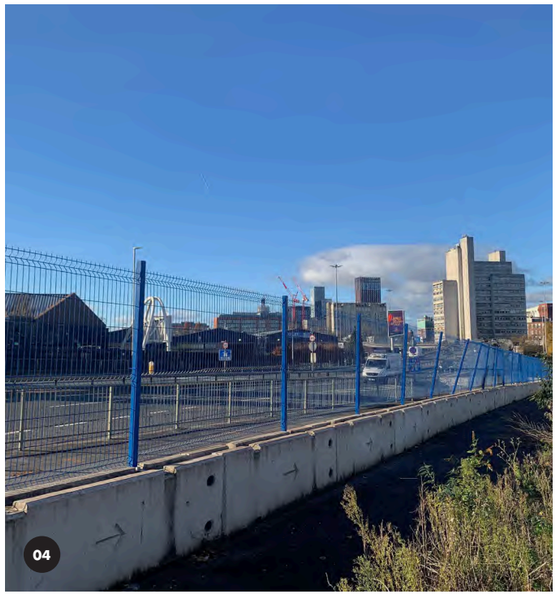
## mayfield motifs

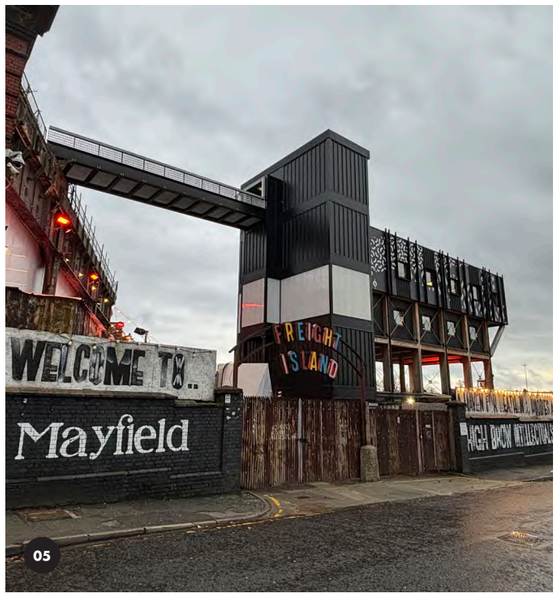
**01** Glimpses of Manchester townscape
**02** Busy Mancunian way
**03** Reclaimed materials throughout Mayfield Park
**04** Cleared and disused estate road
**05** Mayfield Depot and Freight Island
**06** Neighbourhood local businesses
**07** Steel industrial infrastructure
**08** Monumental brick arches


01

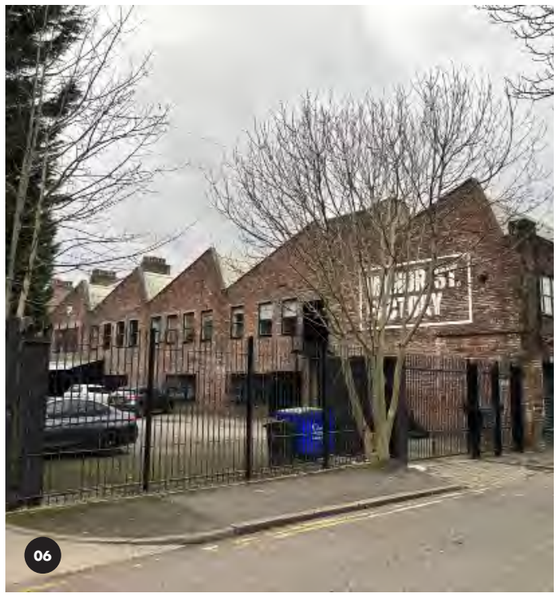

02


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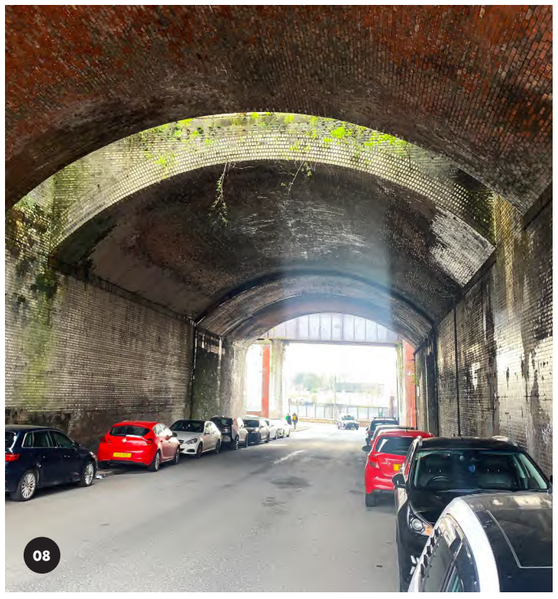

04



05


06


07


08

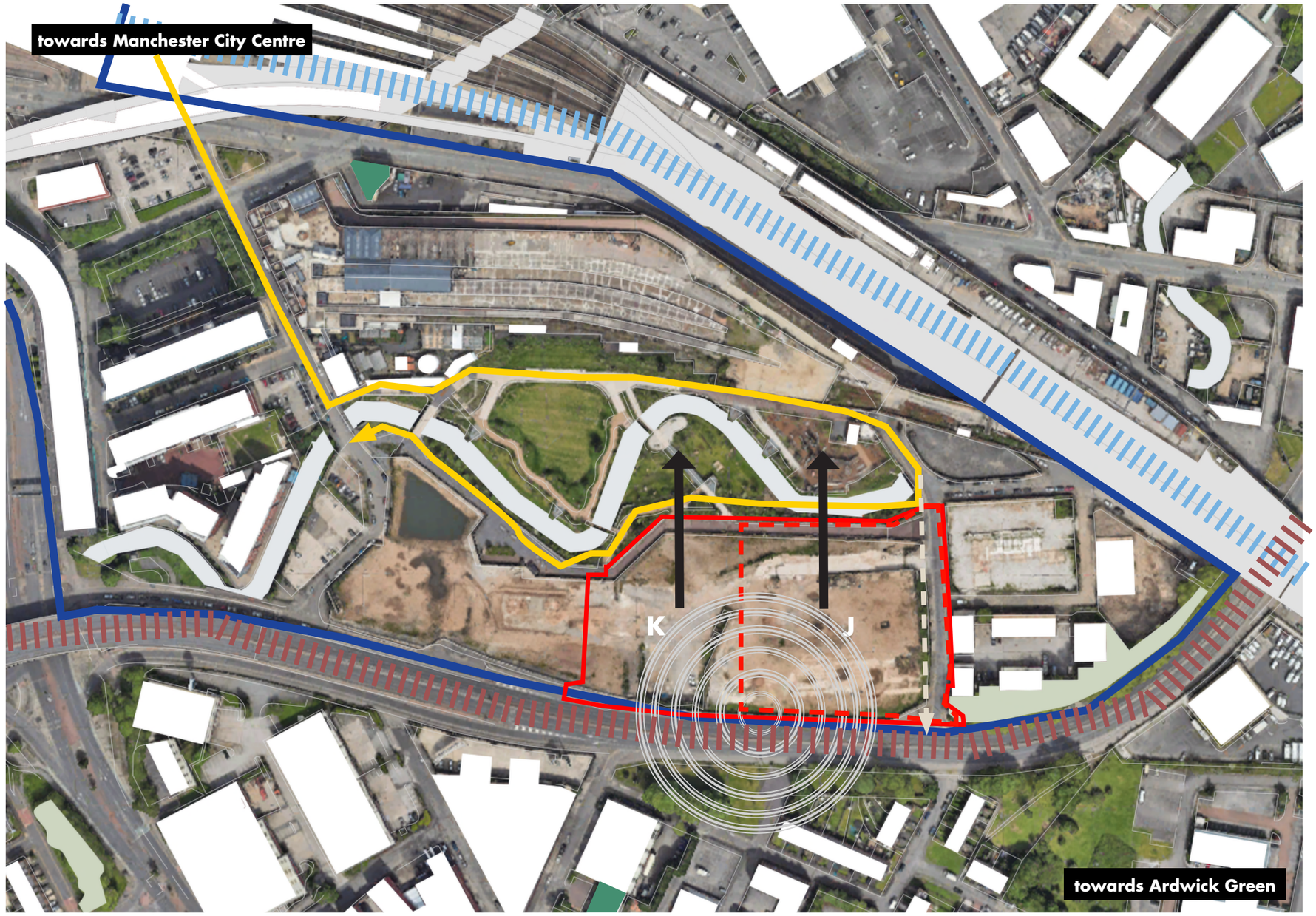
# 02.04 EXISTING CONSTRAINTS

## disconnections

Plot J is located at the southeast edge of the Mayfield boundary. As part of Phase 1b, alongside plot K, it will deliver the first residential homes in Mayfield, complemented by ground-floor public amenities. This positions the site as a potential focal point, enhancing connectivity between Manchester Piccadilly Station, the city centre, Ardwick, and surrounding areas.

A key challenge for Mayfield is wayfinding and navigability, with monumental railway arches and the busy Mancunian Way acting as physical and visual barriers. These obstacles divert movement around the site rather than through it, limiting its integration with Ardwick and the city.

Additional site constraints include potential noise pollution from the Mancunian Way, existing underground utilities along Hoyle Street, and a significant topographic level change of 6m, including a 4m gradient between the Mancunian Way and Mayfield Park.




- Plot J boundary
- Phase 1b site boundary (Plot J+K)
- Mayfield site boundary
- Mancunian way as a barrier to/from Ardwick
- Manchester Piccadilly and the railway arches
- overshadowing risk
- sound pollution from mancunian way
- slope / level change
- grade II listed building

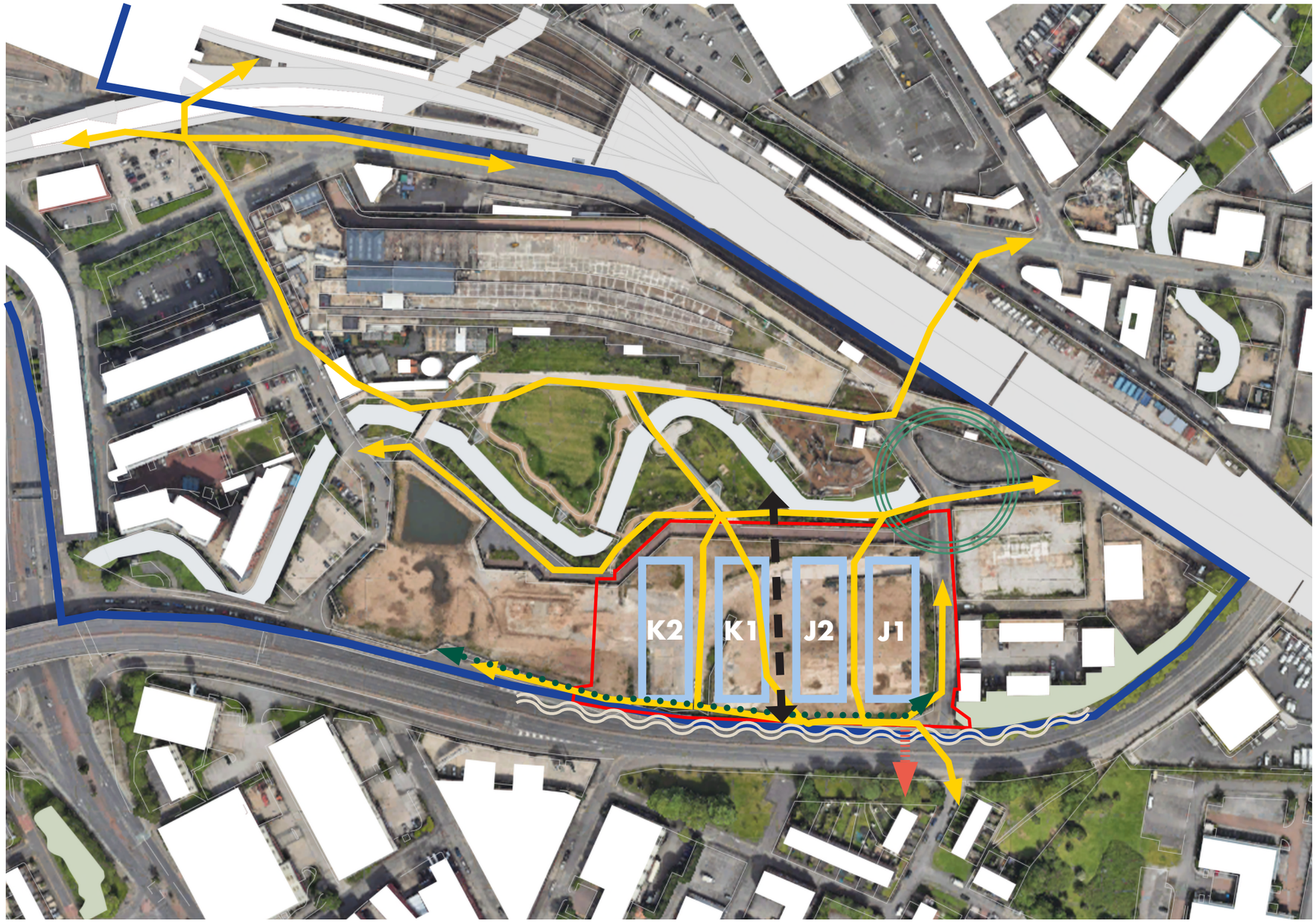
# 02.05 OPPORTUNITIES

## reconnections

The proposed scheme is ideally positioned to reconnect Ardwick, Piccadilly, Mayfield, and the city through improved walking routes, supported by a future pedestrian crossing over the Mancunian Way. This crossing will boost accessibility and increase footfall for ground-floor retail spaces.

Situated on the southern edge of Mayfield, Plots J and K enjoy ample natural daylight and direct access to the park. The proposed buildings and landscaping will also serve as acoustic buffers, reducing noise from the Mancunian Way.

The site itself has no listed buildings and lies outside a conservation area. However, 19 listed buildings, including two Grade II structures, are within a 500m radius of the site boundary.



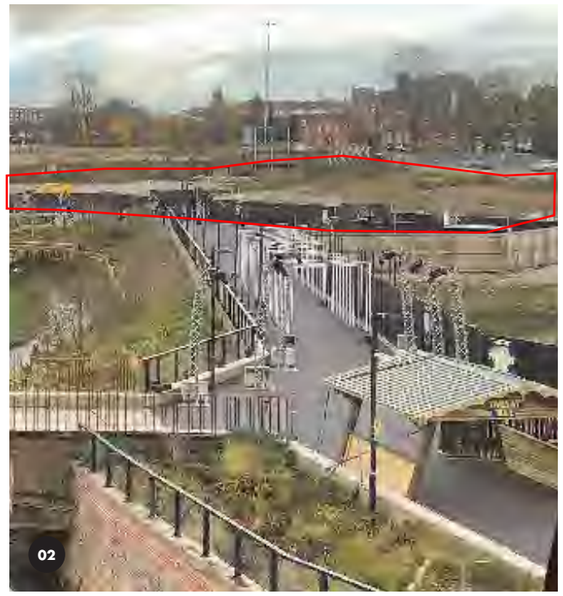

- Plot J boundary
- Phase 1b site boundary (Plot J+K)
- Mayfield site boundary
- new accessible through routes
- potential location of new crossing point
- massing to allow for daylight to the park
- buildings/greenery as acoustic buffer
- accessible public realm + green routes
- estate road with designated parking
- potential pedestrianised zone

# 02.06 EXISTING SITE PHOTOS

## brownfield ‘blank slate’

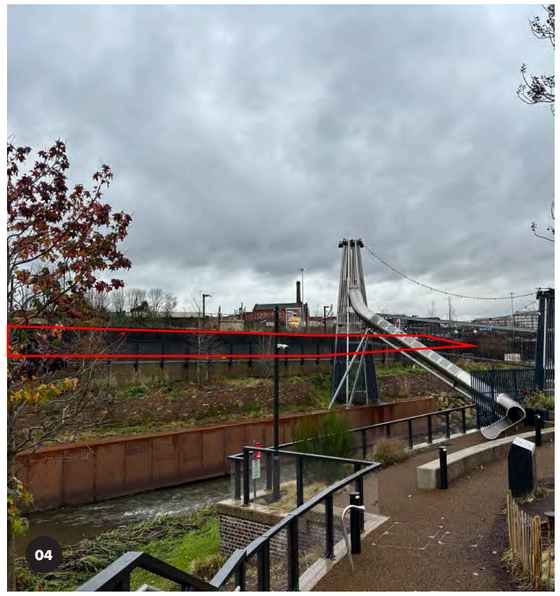
**01** Opposite the Mayfield arches and railway
**02** View from Depot Mayfield
**03** View from Mayfield arch 5
**04** View from children's play area
**05** View from within Mayfield Park
**06** View from within Mayfield Park
**07** View of site along River Medlock
**08** View of site from railway depot



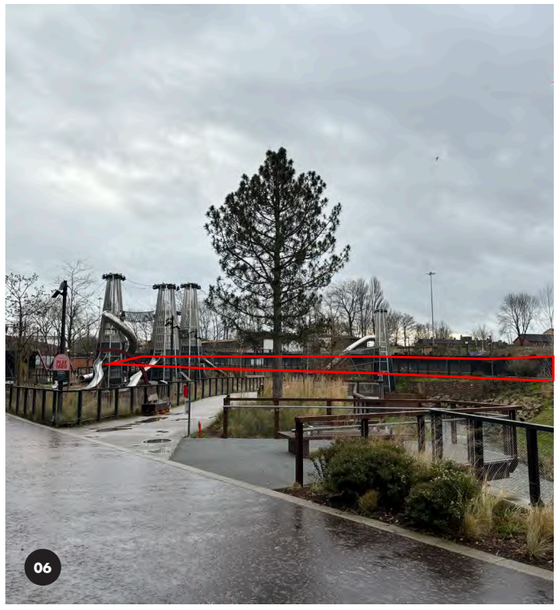


















# 02.07 SITE HISTORY

## past: south of the river

Ardwick was first documented in the 13th century under the name ‘Atherdwic’. By 1622, it had evolved into a recognized township within the ancient parish of Manchester. The River Medlock historically served as a natural boundary to Ardwick's north, creating a sense of separation from the city centre. Today's site would have fallen within the township of Ardwick, highlighting the necessity to ensure the new development does not act as a physical buffer from the local neighbourhood.

In the early 19th century, Ardwick transformed from a rural settlement into a prosperous suburb of Manchester. As the population increased, Ardwick's pastoral charm gave way to a more densely developed and gentrified area. The 19th century saw Ardwick's character dramatically altered due to industrialization. The open meadowland around Ardwick Green was replaced by large textile warehouses and extensive rows of terrace housing, as the working class moved into the area.

Despite the Mancunian way buffer, the reintroduction of vast green space to the local area means residents of Ardwick now have great access to external facilities and open space. By introducing an additional level crossing to the road, that connection would be further heightened and allow for a safer way of crossing.

## present: north of the river

The new park has introduced 6.5 acres of luscious parkland, providing Manchester city centre with its first new park in over 100 years. Despite always being part of the masterplan, there is a challenge to create a residential neighbourhood that feels connected to, but equally allows others to enjoy the public gardens.

The park successfully achieves the intended outcome of feeling very 'Manchester', establishing grit and disorder amongst beauty and rigour. The buildings proposed will aim to complement the park, using materiality, colour and style to enhance the already completed areas of the masterplan. The intention within the new development is to continue the gardens between, through and over the top of the buildings, providing an arrangement of public and private spaces.

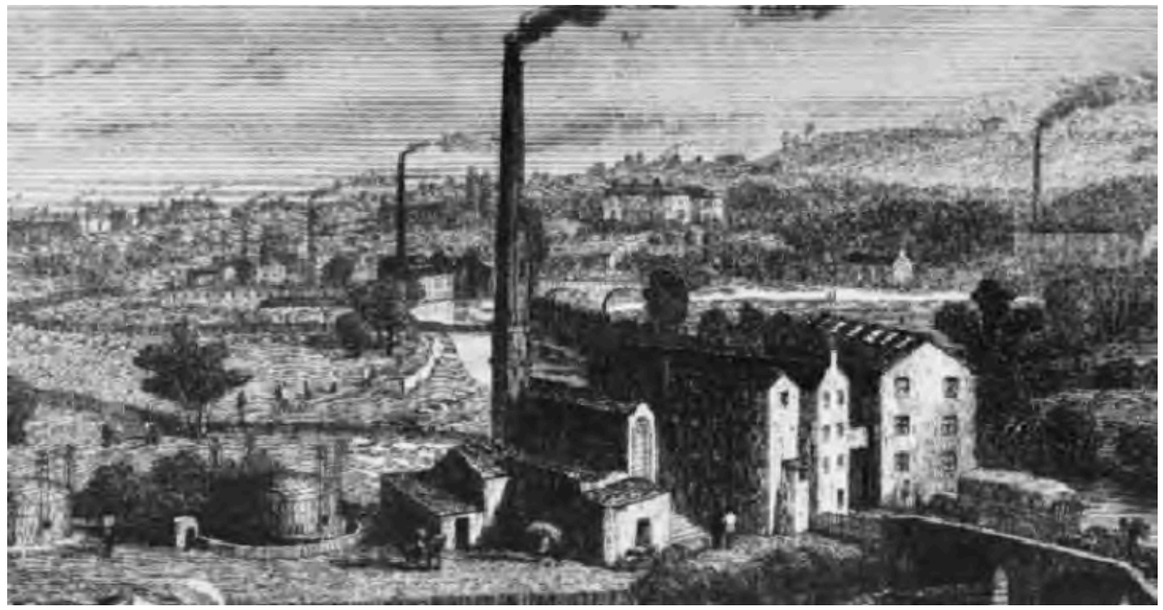
## future: a city of industry

Manchester is iconic for its position at the heart of the industrial revolution, known as the world's first industrial city. With a selection of warehouses and mills, towering chimney stacks, and smog-covered streets, the city thrived on the numbers of people that moved to the city to seek new opportunities and wealth. Particularly focused on the production of textiles, the city earned the nickname 'Cottonopolis', becoming the global centre for cotton manufacturing. This booming industry attracted a diverse workforce and fostered technological innovation, highlighting Manchester as a symbol of industrial prowess and economic power.

The architectural landscape of Manchester during this period was characterised by robust, utilitarian buildings designed to accommodate the demands of mass production. Red-brick factories and expansive mills dominated the skyline, while the intricate network of canals and railways facilitated the transport of raw materials and finished goods. This industrial architecture, marked by its functionality and durability, has left a lasting imprint on the city's identity.

Manchester's legacy as Cottonopolis continues to influence its contemporary urban design and culture. The city's resilience and spirit of innovation, born out of its industrial roots, are evident in its ongoing regeneration projects and thriving creative industries. Architectural designs today draw inspiration from the city's gritty past, embracing the raw materials, exposed structures, and industrial aesthetics that define Manchester's unique character.







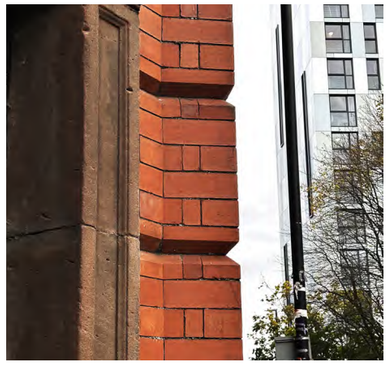
















## what is ‘of mayfield’?

The character of Mayfield can be defined by its remnants of history and stories left ingrained within its weathered red bricks, eroded edges, moss-covered walls, rusty metalworks, gritty underpasses, and the echoes of trains reverberating through its arches. Forgotten but not lost, Mayfield is a breathing symbol of a new emergence of industrial and contemporary Manchester - with boundless potential and life hidden behind its monumental architecture.

## the humble canted brick, industrial steel trusses and monumental arches

Taking inspiration directly from the existing buildings in the surrounding area of Mayfield Park, the design concept emerged from the articulated and canted bricks used on the former Depot building. Influenced by the nuanced cant brick detail, we observed and explored different scales of canted brickwork abundant throughout the city - particularly in canted facades of buildings that create and turn hard junctions into inviting entrances at human-scale.

Further inspiration comes from the colours, taxonomy of robust materials, elaborate entrances, and rigorous patterns which helped to influence fenestration design.

## daring to be bold

Mayfield was and still is a product of seized opportunities; from the success of print manufacturing to now becoming one of the UK’s top music venues and parks, the changes embraced and tenacious uses of the site has put Mayfield on the map.

We want to celebrate its history of bold new beginnings and splashes of colour. We hope to pay homage to the unfading redness of its powerhouse yet humbling brickwork and tenacious architecture through recreating meaningful places for both the old and new to thrive.

# 02.08 SITE HERITAGE

## mayfield timeline

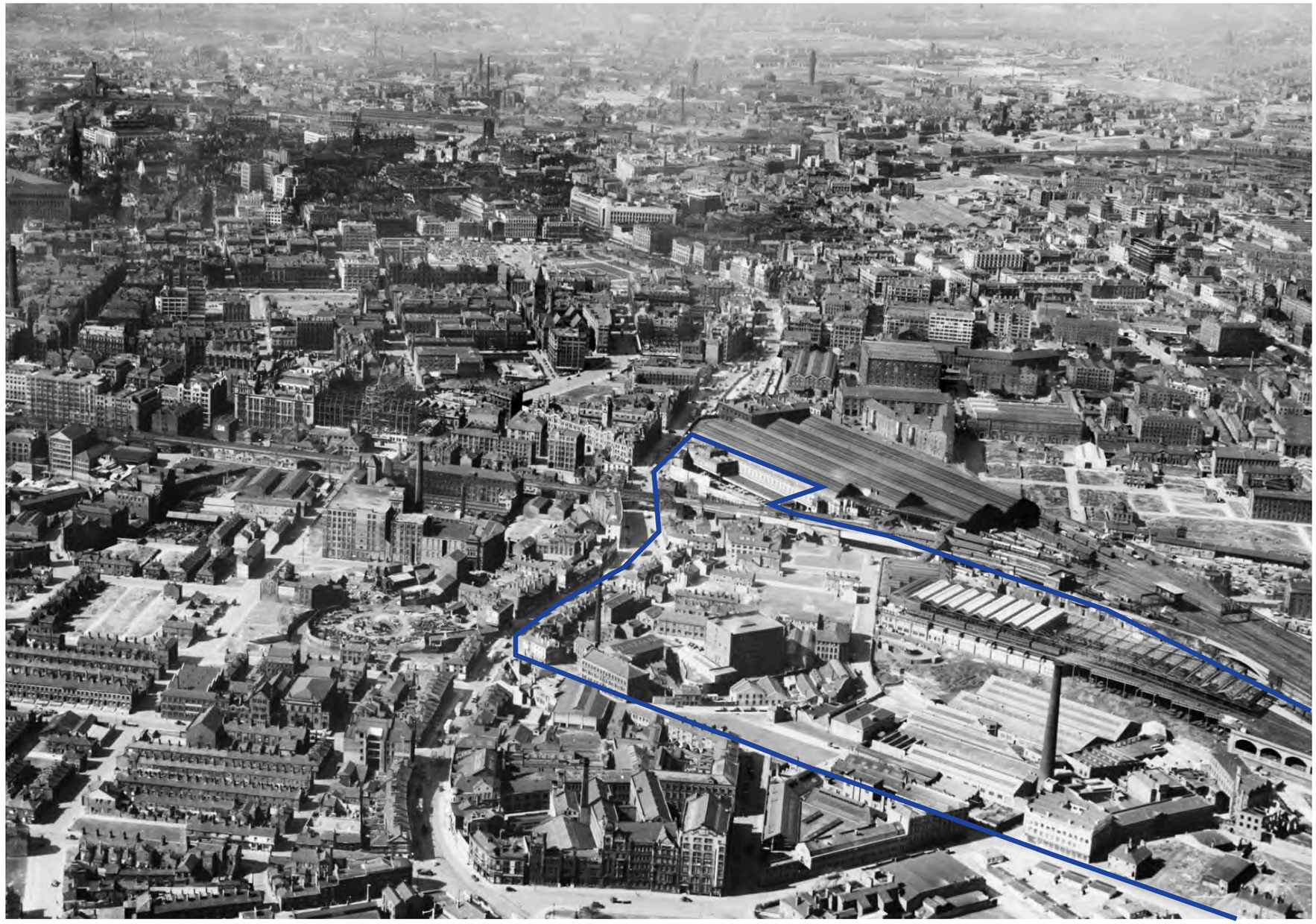
1820s - 1830s: Manchester's rapid expansion during the Industrial Revolution sees numerous factories and mills established within the area. Thomas Hoyle's calico printing works became of the leading businesses in the industry. The factory, located on the plot of land south of what would later become Mayfield Station, was a significant site for production for bleaching, dyeing and printing cotton fabrics.

1840s: As Manchester grew into an industrial powerhouse, Hoyle's factory expanded its operations. The business thrived, contributing to the economic growth of the area. The success of Hoyle's calico prints was bolstered by the proximity to the Manchester and Birmingham Railway, helping to facilitate the distribution of goods.

1850s - 70s: After the passing of Thomas Hoyle, his sons continued to successfully operate the business, maintaining the reputation for quality and innovation. As the industry evolved, the factory faced increasing competition and changing market conditions.

1900s: The decline in the textile industry continues, with local factories either repurposed or abandonded. Records indicate that by the early 20th Century, the original Hoyle factory had ceased its operations in its original capacity as a calico printing works.

*Photo: Historic England*



# 02.09 FORMER USES

## constant change

This formal industrial area previously housed bath houses, cotton factories, goods stations, houses, pubs, warehouses and local amenities before falling dormant for almost three decades. In parallel, the start of Mayfield's revitalisation in recent years has brought life to Manchester's cultural scene - with the conversion of the Depot into an arts and entertainment venue and introducing Manchester's first new park in over a century to attract people of all backgrounds from all over the country amongst its retained red brick and industrial steel buildings.

This eclectic blend of the existing and contemporary can be seen to celebrate the area's different styles in an inviting new development, that both adapts to its surroundings and contributes by adding new distinctive and robust architecture to the city that is constantly rebuilding itself. From the building of homes for factory workers, to the demolishing of the abandoned and repurposing of the site now ready for homes again; Mayfield embodies a constant cycle of raw adaptation and ambition that we are all a part of.


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02



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**01** Corporation Inn, Hoyle Street 1956
**02** Hoyle Street East 1959
**03** Mayfield parcel depot, aerial view 1972
**04** Mayfield and surroundings, aerial view 2008

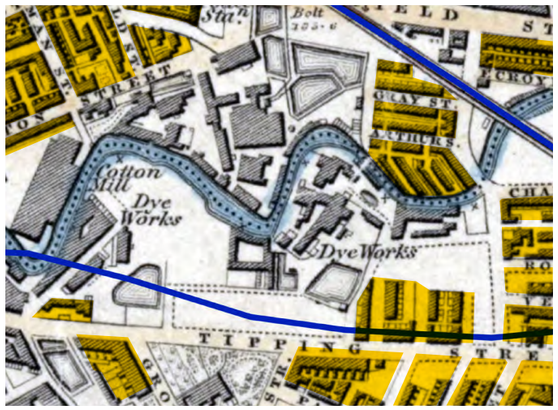
# 02.10 PATTERN + MOVEMENT

## residential transience

Our site has evolved through cycles of change, shaped by Manchester's seismic industrial development during the Industrial Revolution. As workers from diverse backgrounds moved to the area in search of opportunity, it became a hub of transience and renewal—a pattern that continues to define its character today.

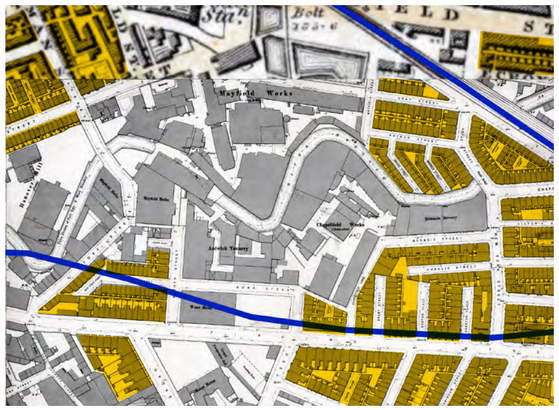
Mayfield Masterplan Boundary
Residential use

### 1845



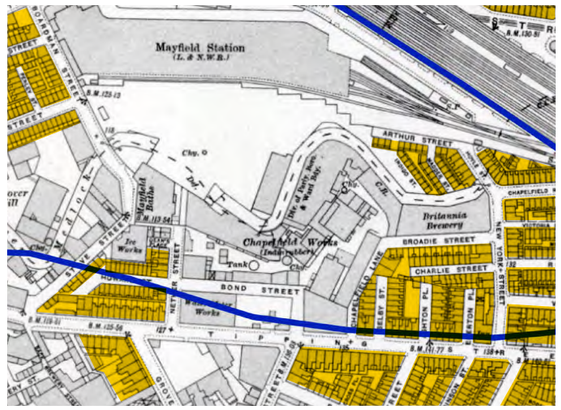

The site includes a number of small Dye factory buildings, along with a small number of houses.

### 1888



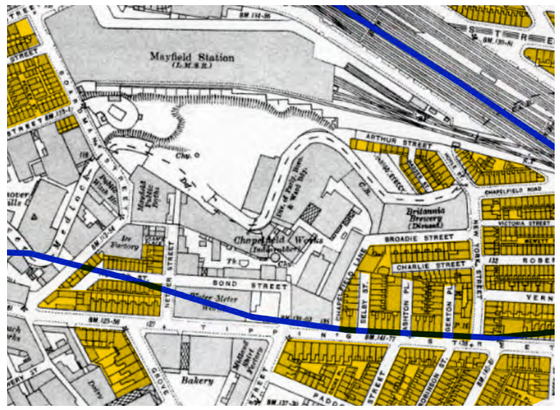

The factory is enlarged and the tannery and baths have been built. The Brittania Brewery sits to the east of the site, with a number of small workers houses.

### 1916



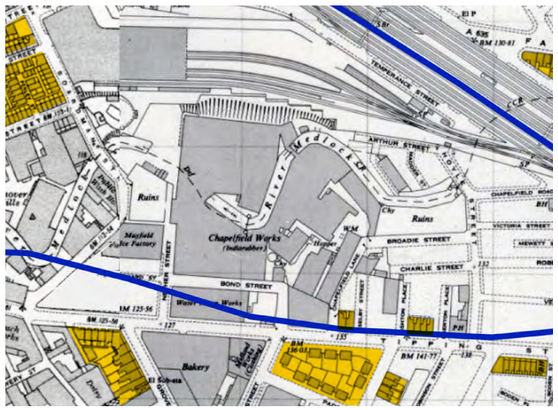

The land to the north of the site is cleared to build the additional train platform. Chapelfield Works takes over most of the southern site.

### 1932



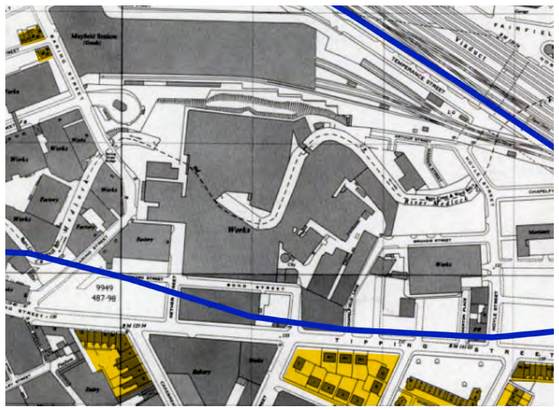

Relatively unchanged, a public house sits on the south eastern tips of the site and the Water Meter Works is extended.

### 1948



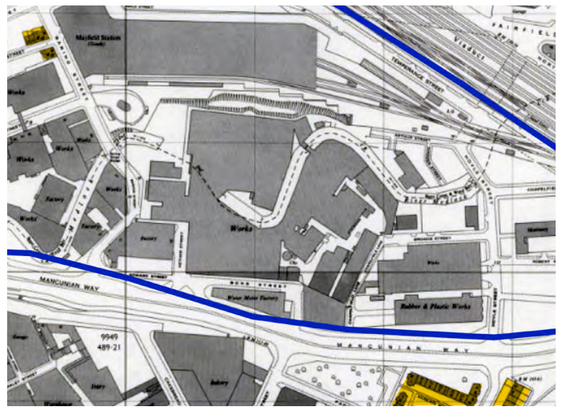

Chapelfield Works is extended back across the river, but certain plots are left in ruins. The majority of housing is cleared, leaving a mostly industrial area.

### 1954



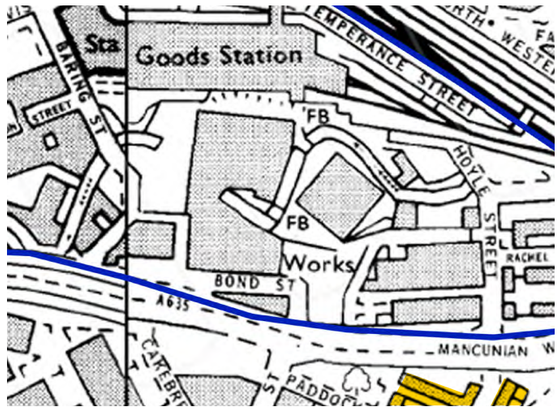

The final houses are removed from the site, leaving only the public house and the industrial buildings.

### 1970




The Mancunian Way was built and houses along it are replaced with industrial and commercial buildings.

### 1990




The site remains largely unchanged and begins to become abandoned as the depot falls into disuse.

# 02.11 MIXED URBAN GRAIN

## embracing mixed-use

The proposal embraces the area's historic transience, adapting to contemporary hybrid environments and reintroducing residents and homes to this historically dynamic part of the city.

- Mayfield Masterplan boundary
- Phase 1b Plot boundary
- Residential Use
- Ground Floor Retail/Culture Use
- Multistorey Car Park
- Commercial/Office Use
- Hotel Use
- Future Residential Use
- Approved Commercial/ Office Use



*masterplan based on Mayfield Optimised SRF 2019*











## northern soul character

The Mayfield site in Manchester is now a thriving hub of culture and community, blending its industrial heritage with a dynamic urban energy. Anchored by Mayfield Park—the city's first new public park in over a century—the area hosts an array of events, from live music and art exhibitions to food festivals and pop-up markets, drawing in residents and visitors alike. Creative enterprises and independent businesses have breathed new life into its historic spaces, making Mayfield a symbol of Manchester's ability to reinvent itself while celebrating its past. This vibrant atmosphere has established the site as a key destination for culture, leisure, and social connection.

## familiar faces

At Mayfield Depot, you'll find a mix of local legends and global trendsetters drawn to its raw, creative energy. Expect to catch musicians like Jeff Mills or Honey Dijon spinning at underground electronic nights, and top-tier street artists like Banksy and D*Face transforming the walls into ever-changing canvases. Local personalities, from artists like Benji Reid to chefs behind the city's coolest pop-ups, are regulars. With the venue attracting global attention, you might even rub shoulders with celebrities from fashion, music, and tech, like Stormzy or Aitch. Mayfield Depot is where Manchester's creative scene meets the world, and you never know who you'll encounter next.

## contemporary uses

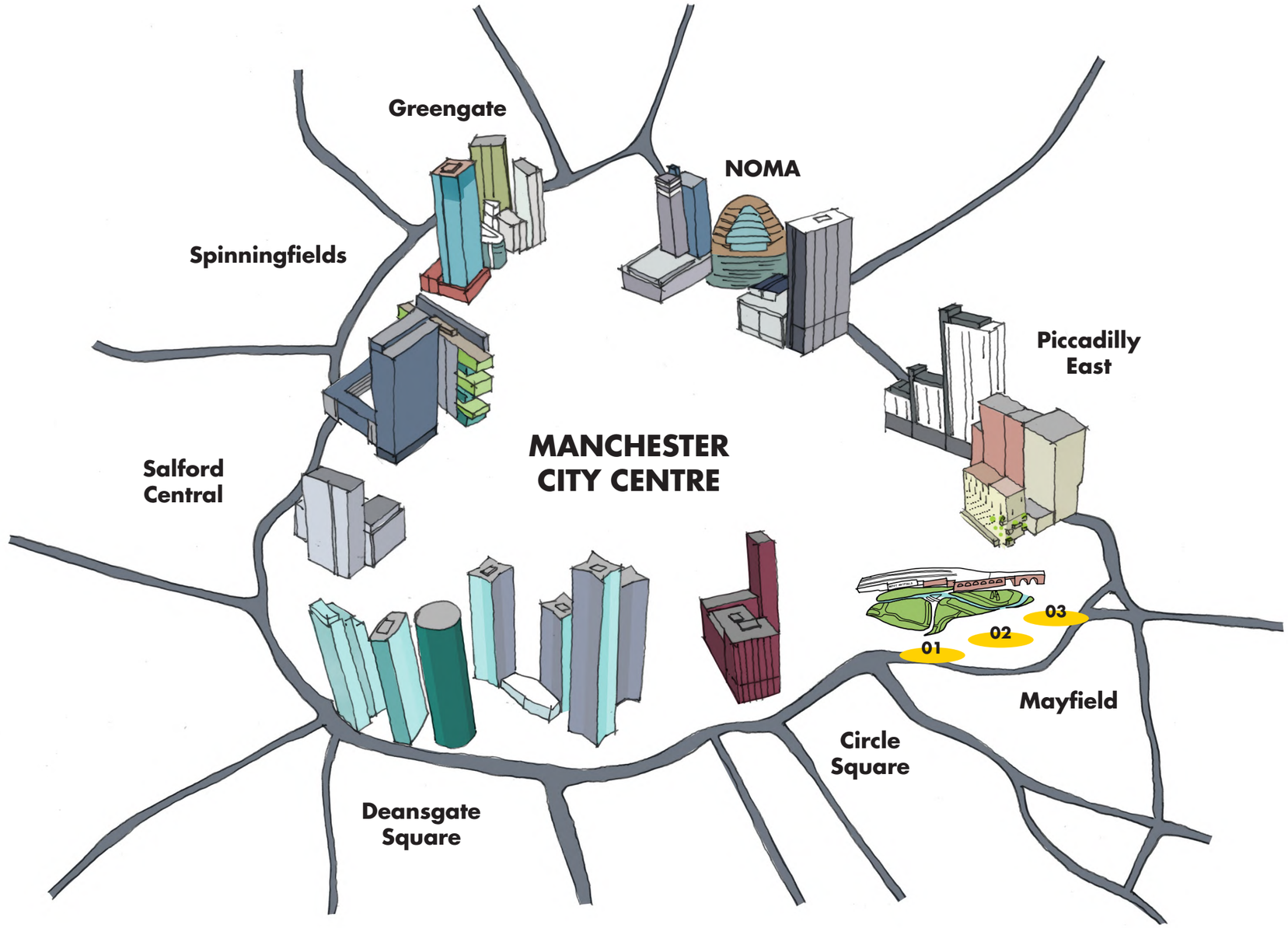
The Mayfield Depot is where the heart of Manchester's creative pulse beats. A raw, industrial space, it's been transformed into a playground for the city's boldest artists, innovators, and makers. Street food vendors, underground music acts, and pop-up galleries regularly take over its vast open floor, attracting a diverse crowd—young professionals, creatives, and anyone looking to experience the edge of Manchester's cultural scene. It's a place where DIY culture thrives, where collaborations spark between local talent and international names, and where every corner is alive with energy. Whether it's an immersive art installation or an impromptu live set, Mayfield Depot is the place where Manchester's future is being written, in true urban style.

# 02.12 SHAPING MANCHESTER

## eastern gateway

The scheme offers a unique opportunity to transform Manchester's skyline, especially from the eastern gateway to the ring road, where key developments shape the city's distinct neighbourhoods.

**01** Phase 1a (consented)
**02** Phase 1b (current application)
**03** Phase 3 (future)



# 02.13 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.

# 03

# DESIGN EVOLUTION

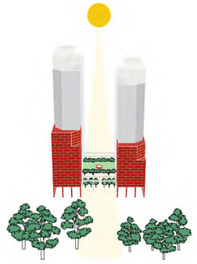
Our design approach is born out of thoughtful engagement with the city's fabric and identity, resonating with the diverse needs of its residents. Through a series of pre-application meetings and community consultations, we've crafted a vision that truly resonates with the heart of Manchester.

# 03.01 DESIGN EVOLUTION TIMELINE



**pre-app 01**

11th December 2023



**pre-app 03**

1st May 2024



**pre-app 05**

19th June 2024



**pre-app 07**

6th August 2024



**pre-app 09**

2nd October 2024



**pre-app 11**

13th November 2024

2023 2024 2025

**pre-app 02**

4th March 2024



**pre-app 04**

15th May 2024



**pre-app 06**

2nd July 2024



**pre-app 08**

22nd September 2024



**pre-app 10**

16th October 2024



**pre-app 12**

4th December 2024



# 03.02 PRE-APP 01

## pre-app meeting 01 • 11.12.23

**shedkm initial design proposals**

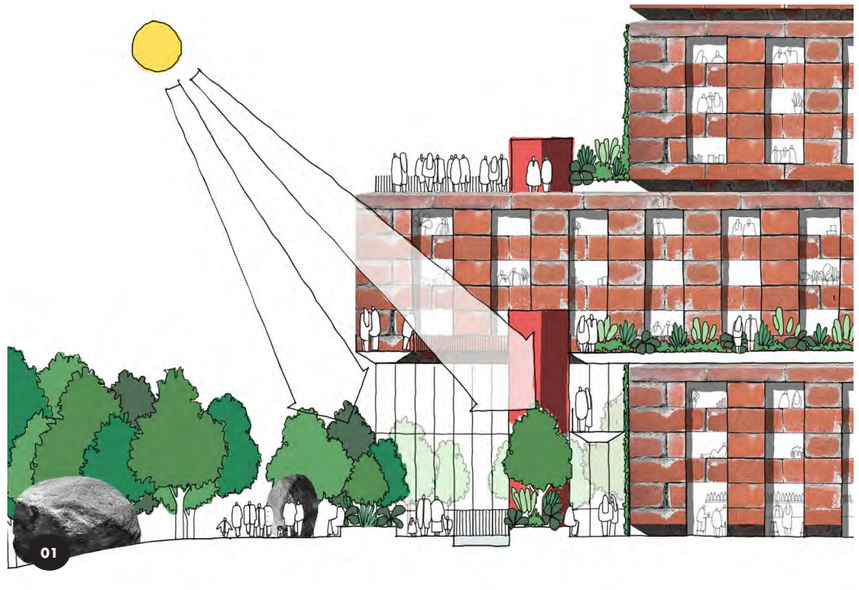
shedkm presented initial concept designs in response to the brief for Plot J, aiming to deliver approximately 450 homes (part of the 900 homes planned for Phase 1b, alongside Plot K). The design draws inspiration from Mayfield's rich heritage, particularly the intricate cant brick details found across the site's existing historic assets.

This inspiration informs the architectural language of the scheme, elevating the humble brick to a monumental scale through three-story brick lifts, with stacked cant bricks forming the Mayfield towers.

At the heart of the concept is the park, which remains the top priority. The design explores how the park can be seamlessly integrated into the building, ensuring a development that not only respects but enhances the world-class Mayfield Park, preserving its character and ensuring no detrimental impact on its vibrancy or accessibility.

### key feedback from pre-app 01

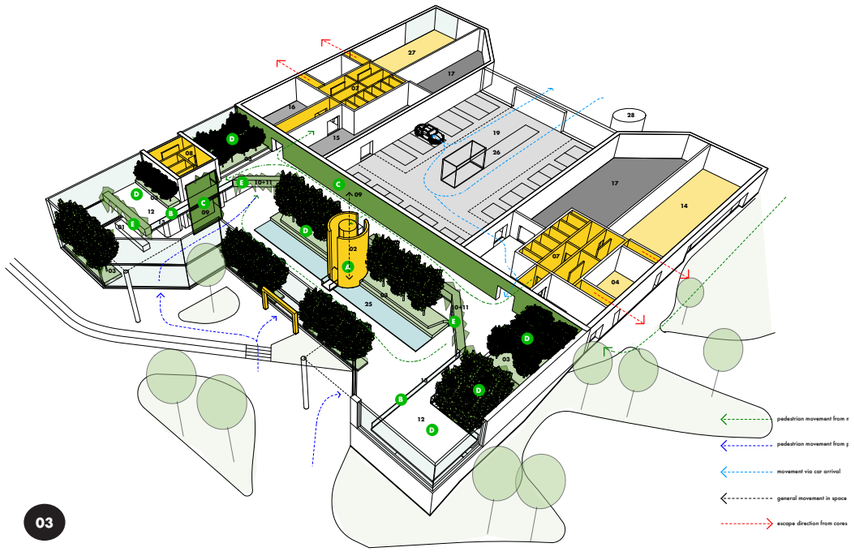
- **Finger Blocks** - are finger blocks the right approach for Mayfield?
- **Building Widths** - concerns raised regarding the widths of the tower buildings



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**01** stacked cant brick architecture / buildings in the park
**02** glasshouse atrium
**03** 2 storey plinth axo
**04** mayfield park collage

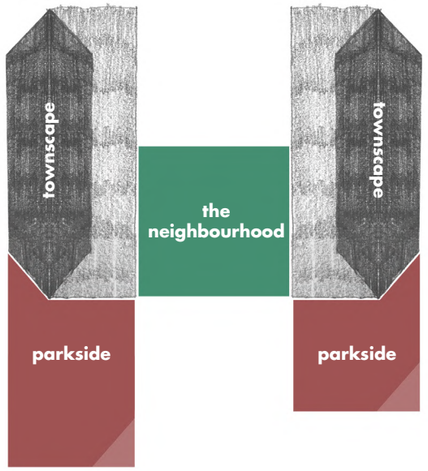
# 03.03 PRE-APP 02

## pre-app meeting 02 • 04.03.24

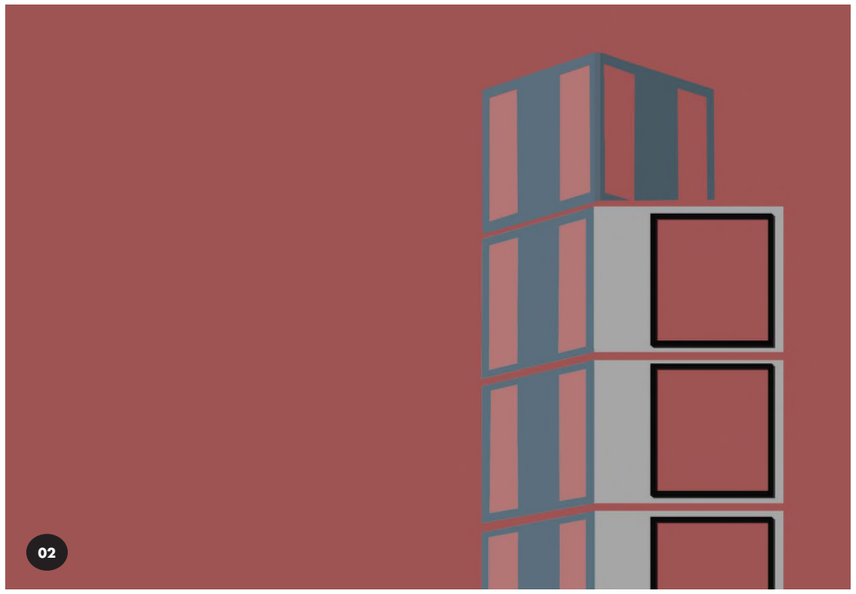
**shedkm response to feedback from pre-app 01**

shedkm presented the architectural language for Plot J, including the massing strategy and its alignment with the masterplan vision. The decision to position the taller elements along Mancunian Way while maintaining lower-rise, park-facing frontages reflects a thoughtful approach, minimizing the impact on daylight and sunlight within the park. We defended the 'finger block' masterplanning device as the optimum arrnagement for daylight/sunlight impacts onto the park.

The towers are conceived as distinct, standalone structures, while the lower-rise frontages are scaled to a more human level, creating a welcoming edge to the park and offering high-quality retail spaces. The bold, graphic character of the proposals resonates strongly with shedkm's portfolio of innovative northern projects, demonstrating both ambition and sensitivity to context.



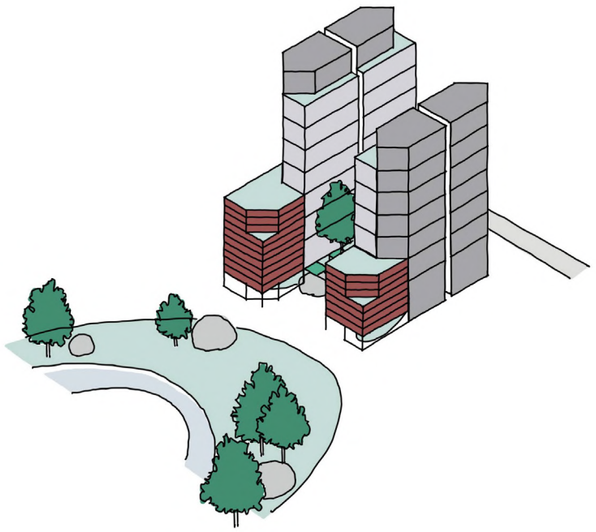

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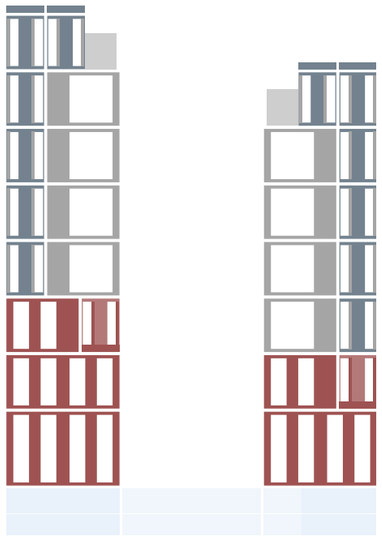
02

### key feedback from pre-app 02

- **Building Widths** - Concerns reiterated regarding the lengths of the buildings - moves to reduce the perceived massing should be considered



03



04

**01** key moves + massing diagram
**02** architectural graphic
**03** sketch diagram of built form
**04** graphic north elevation

# 03.04 PRE-APP 03

## pre-app meeting 03 • 01.05.24

**shedkm response to feedback from pre-app 02**

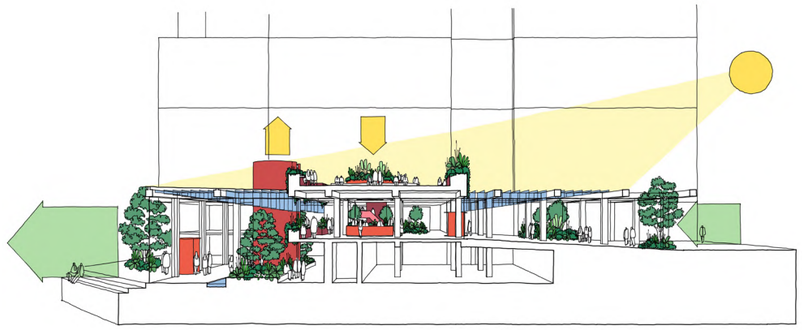
shedkm presented the evolving design of the residents' journey as they enter the buildings, emphasizing a seamless and immersive experience. The buildings are conceived as extensions of the park itself—embodying a "park-first" approach where architecture and landscape merge.

The design features tiered landscapes that allow the park to flow organically through a double-height glasshouse entrance along the north-south axis of the yard. This creates a continuous connection between the outdoors and indoors, ensuring residents feel as though they are still within the park as they move toward the residential cores.

Maximizing daylight and sunlight into world-class amenity spaces is a central design principle, while bold architectural elements—such as the striking red concierge desk, rooflights, and staircases—serve as defining features of shedkm's vision.

### key feedback from pre-app 03

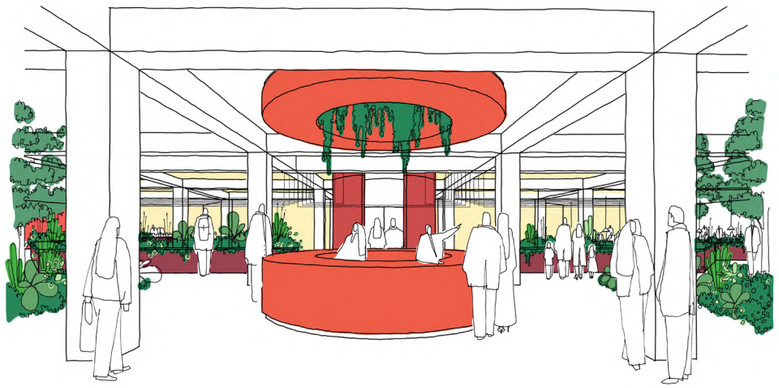
- **Public Realm + Ground Floor Uses** - How do the buildings and commercial spaces enhance community life for surrounding neighborhoods while enriching the park experience for visitors?



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**01** glasshouse + yard section - tiered landscapes
**02** the yard structure - 'welcome'
**03** upper level concierge desk
**04** 2 storey glasshouse - bringing the park into the foyer

# 03.05 PRE-APP 04

## pre-app meeting 04 • 15.05.24

**shedkm response to feedback from pre-app 03**

shedkm presented studies of the ground-floor conditions and their potential uses, ensuring a cohesive 360-degree approach to the plinth elevations, free of lifeless back-of-house zones. The seamless flow of pedestrian, public, and residential movement in and around the building is integral to weaving the new homes into the fabric of the park and nurturing a vibrant sense of community.

Phase 1b will expand the park, delivering enhanced public spaces for visitors to explore and enjoy. Plot J rejects the notion of a gated community that isolates itself from park users; instead, it embraces inclusivity. At the heart of the scheme's success lies a vision for world-class retail and amenities that serve as an extension of the park itself — enriching its purpose and elevating the well-being of all.






### key feedback from pre-app 04

- **Public Realm** - all public realm moves are acceptable to create
- **East Elevation Length** - concerns raised about the length of our east elevation at street level along Hoyle Street
- **Retail Offer** - commercial uses to benefit Ardwick and surrounding communities should be considered






**01** 360 degree activation of plinth
**02** activating Hoyle Street
**03** pedestrian approach from Ardwick
**04** buildings in the park

# 03.06 PRE-APP 05

## pre-app meeting 05 • 19.06.24

**shedkm response to feedback from pre-app 04**

shedkm presented proposals for Plot J, the outcome of extensive pre-application work. The design thoughtfully integrates the buildings with the surrounding park, while embracing Manchester's rainfall through innovative architectural solutions.

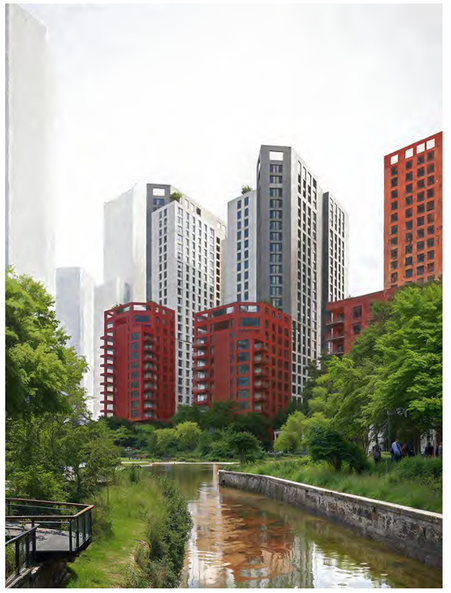
A standout feature is the glasshouse entrance lobby, which seamlessly blends lush planting with the building's interior, creating a vibrant, green arrival experience. The south-facing entrance yard further strengthens the connection to the park, offering a welcoming public space.

The scheme also includes high-quality resident amenities and curated retail spaces, elevating both living and commercial experiences. With shedkm's bold and distinctive architecture, Plot J is set to be a landmark development within the Mayfield masterplan.

### key feedback from pre-app 05

- **Massing** - banking the massing from west to east across the site creates a 'wall of development' which is not acceptable
- **Heights** - the ascendency of building heights culminates in an unaccetptable 'cliff-edge' on the eastern boundary to Plot J
- **Future Phase 3** - Phase 1b proposals cannot depend on the future development of Phase 3 - our scheme must be acceptable in isolation in terms of massing and east facing elevation
- **Building Widths** - concerns reiterated regarding the lengths of the buildings - moves to reduce the perceived massing should be considered


01






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**01** a rainy day in Manchester - residents entrance from Mayfield Park
**02** park forntages + townscape towers
**03** the yard approach from the Estate Road
**04** the glasshouse foyer

# 03.07 PRE-APP 06

## pre-app meeting 06 • 02.07.24

### shedkm response to feedback from pre-app 05

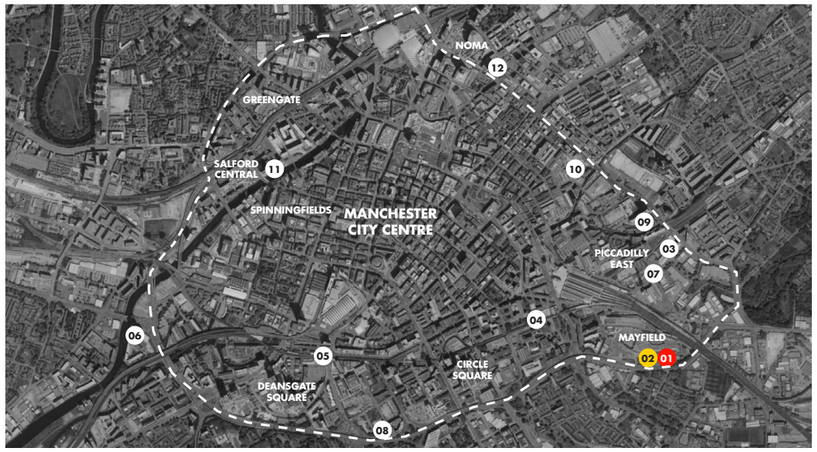
shedkm and SEW presented a comparative analysis of Manchester developments alongside their proposals to address planners' concerns and demonstrate that the scheme aligns with established precedents in the city. The study showed that brick-clad buildings in Manchester typically reach a maximum height of 25 storeys, while taller structures transition to glass and metal façades due to practical construction constraints.

Plot K, with its brick-clad buildings, was positioned as a complementary addition to projects like Kampus. Meanwhile, Plot J, featuring lighter grey brick and metal façades, was highlighted as a transitional element within the Mayfield masterplan, mediating between the mid-rise brick buildings and taller glass-and-metal structures exceeding 30 storeys. This approach ensures a balanced and cohesive urban design.

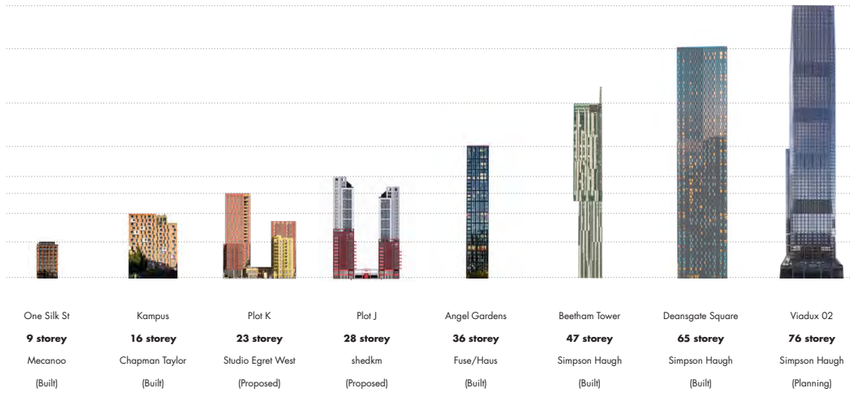
### key feedback from pre-app 06 (reiteration of 05)

- **Massing** - banking the massing from west to east across the site creates a 'wall of development' which is not acceptable
- **Heights** - the ascendency of building heights culminates in an unaccetptable 'cliff-edge' on the eastern bounary to Plot J
- **Future Phase 3** - Phase 1b proposals cannot depend on the future development of Phase 3 - our scheme must be acceptable in isolation in terms of massing and east facing elevation
- **Building Widths** - concerns reiterated regarding the lengths of the buildings - moves to reduce the perceived massing should be considered

**01** city-wide context
**02** Manchester massing comparison
**03** illustration of opportunity area for height
**04** Manchester building width comparison

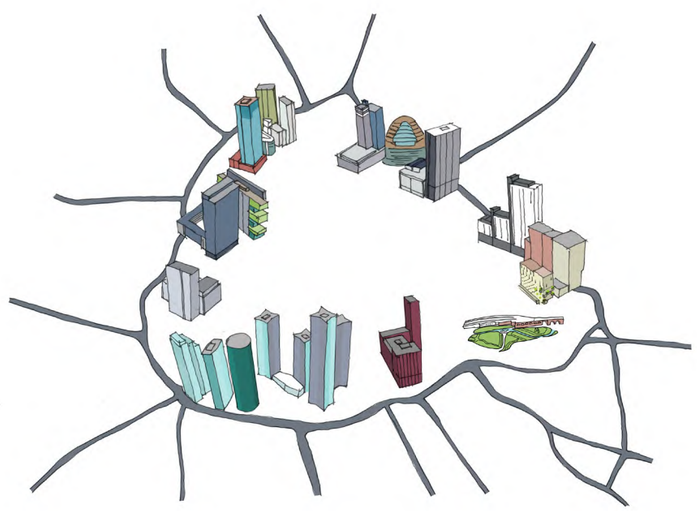



01

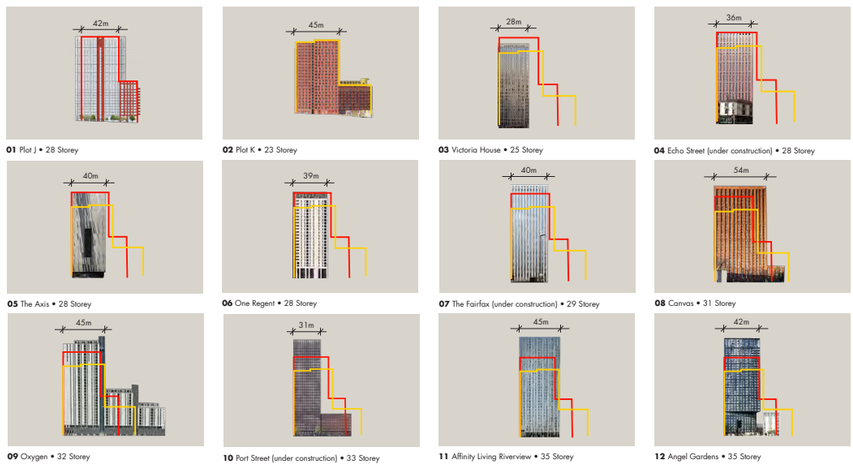



shedkm

02



03




shedkm

04

# 03.08 PRE-APP 07

## pre-app meeting 07 • 06.08.24

**shedkm response to feedback from pre-app 06**

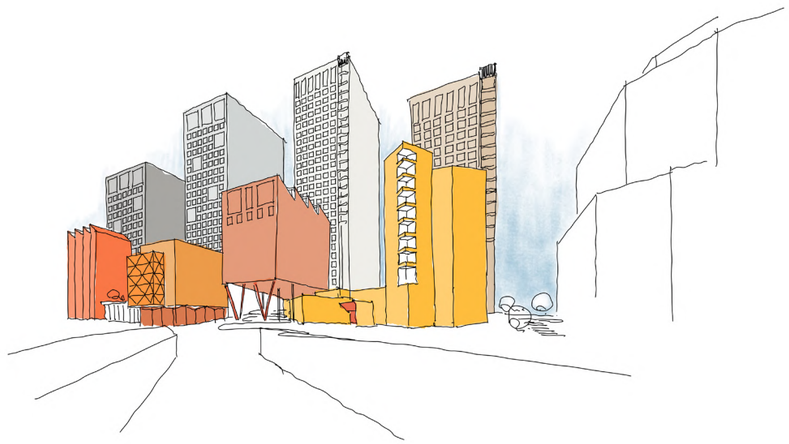
SEW engaged in discussions with Manchester City Council (MCC) to propose a refined approach to massing, addressing concerns regarding the perceived "wall of development" created by the rising towers from west to east across the site. As the masterplan architect, SEW presented revised massing and building footprint layouts, establishing outline parameters to guide the designs of individual plot architects.

A key element of these revised parameters is the introduction of four distinct, lower-rise park-facing buildings, each with its own unique identity, set in front of four taller towers. Collectively, the proposals aim to create the impression of eight architecturally distinct buildings distributed across the two plots.

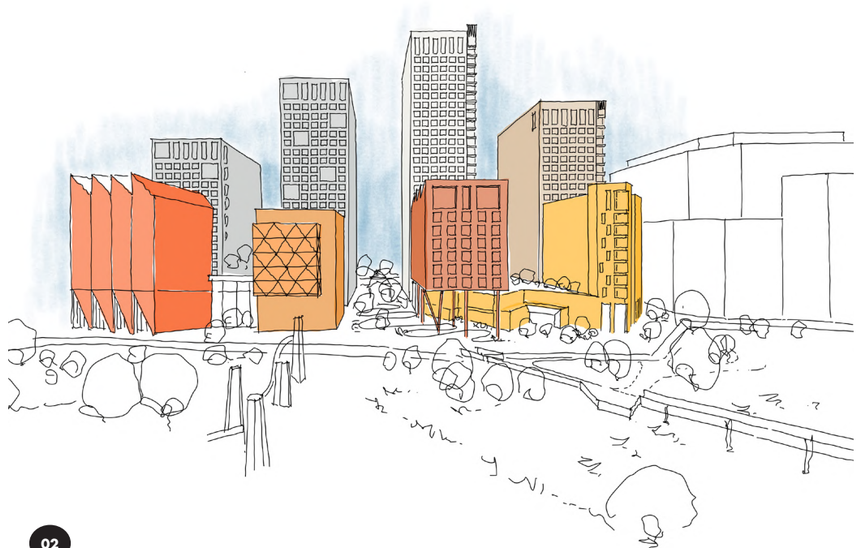
The new massing strategy replaces the abrupt "cliff edge" effect at the eastern end of Phase 1B with a more organic design, where building heights arc and flow, creating a balanced and dynamic profile at the heart of the site.

### key feedback from pre-app 07

- **New Outline Parameters** - agreed in principle subject to new Plot J redesign



01



02



03



04

**01** SEW sketch of new massing approach
**02** current massing approach
**03** SEW sketch of new park frontage + recessive towers
**04** current visual

# 03.09 PRE-APP 08

## pre-app meeting 08 • 22.09.24

**shedkm response to feedback from pre-app 07**

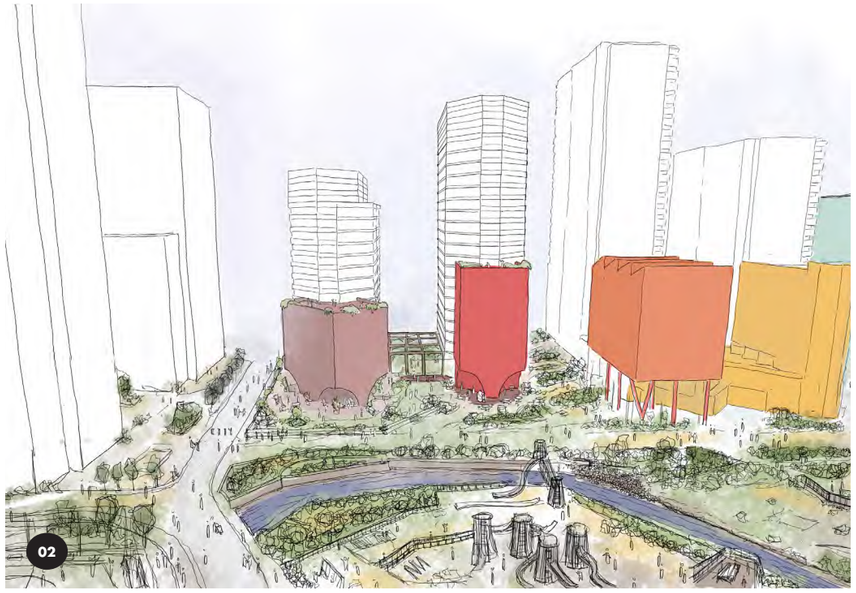
shedkm presented new scheme response to SEW's masterplan outline parameters set out in Pre app 07 with regards to heights and block plan layout across Phase 1b and materiality options for the tower, J1 and J2 park frontages:

**J1 park frontage**
- polished GRC (GRC with lacquered finish)
- as sturck ribbed and pigmented concrete plinth
- punched windows with precast reveals + slimline frames

**J2 park frontage options**
- red brick arches OR as struck concrete as per J1
- wrap around balconies with solid balustrades punched windows with metal surrounds




01



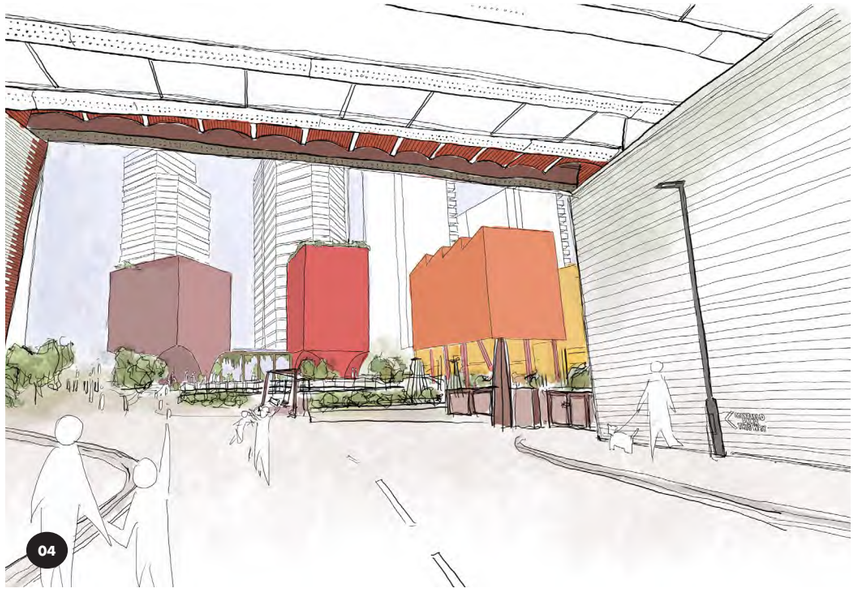
02

## key feedback from pre-app 08

- **Brick** - scheme should be a 'true brick' scheme
- **Metal Cladding** - all metal cladding should be anodised and not PPC




03



04

**01** shedkm response - the Mayfield arches
**02** 4 key park frontage buildings with distinct identities
**03** the arches emerging from the park - vibrant new retail offer
**04** view of Plot J arches from the viaduct

# 03.10 PRE-APP 09

## pre-app meeting 09 • 02.10.24

**shedkm response to feedback from pre-app 08**

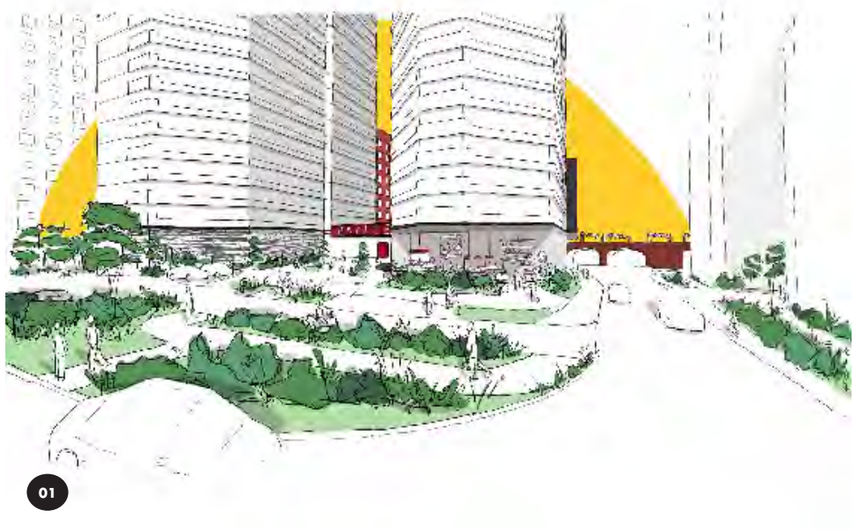
shedkm presented new ground floor public realm areas

**J1 park frontage**
- a new arched arcade provides a short-cut route into the park from Hoyle Street and reduces the mass of J1 by cranking the park frontage 45 degrees to face the way the river Medlock flows through the site

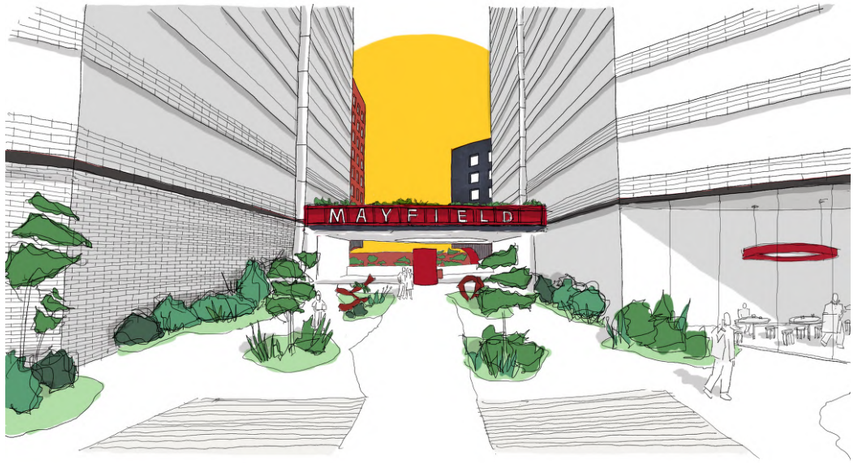
**The Yard**
- a southfacing entrance yard between the two slipped buildings

**Southern public realm**
- by relocating J1 northwards we can create a more substantial public realm area adjacent to loading bays and parking places planted with trees for an effective buffer to Mancunian Way

**New glasshouse + rain garden canopy**
- a new covered civic square amongst the arches for welcome cover on a rainy day



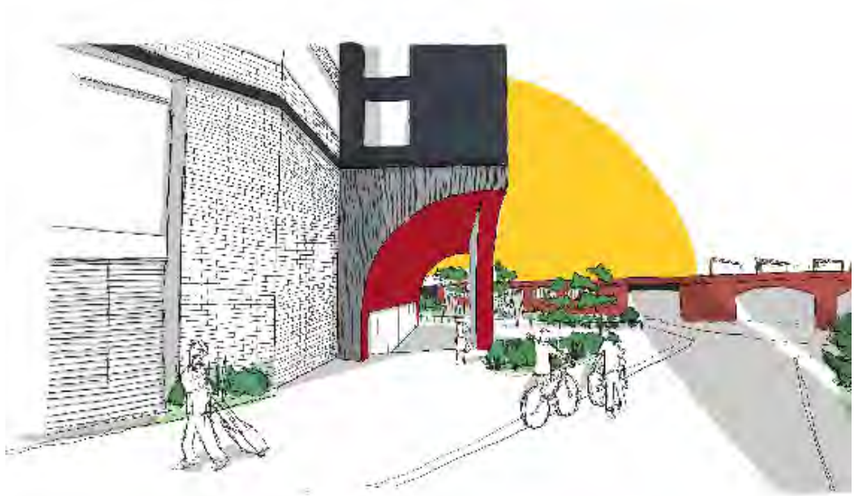
01




02

**key feedback from pre-app 09**

- **Scale + Massing** - LPA now content with the scale/ massing of the buildings and should now be a case of refining details in line with pre-app feedback ahead of submission
- **Window Frames** - frames should drawn as they will be delivered (window frames often get thicker and LPA are resistant to that type of change post-planning)
- **Balconies** - balustrade details should be bespoke rather than off the shelf railings and are an opportunity to be a piece of art not just utilitarian
- **Ventilation** - all MVHR ventilation louvres to be located in the window heads



03



04

**01** approach from Ardwick - slipped building massing
**02** retention of the early conceptual thinking - the yard suntrap
**03** new arch arcade cut through to the park
**04** play with internal/external public realm - Mayfield arches to Depot arches

# 03.11 PRE-APP 10

## pre-app meeting 10 • 16.10.24

**shedkm response to feedback from pre-app 09**

shedkm presented materiality of the tower, J1 and J2 park frontages:

**J1 park frontage**
- polished GRC (GRC with lacquered finish)
- as struck ribbed and pigmented concrete plinth
- punched windows with precast reveals + slimline frames

**J2 park frontage options**
- red brick arches and warehouse aesthetic
- wrap around balconies with solid balustrades
- punched windows with metal surrounds

**towers**
- horizontal banded architecture
- grey bands made up of fixed glazing, solid cladding and openable windows behind perforated panels for purge ventilation
- sills + window heads are precast concrete not aluminium
- MVHR louvres in window head soffits in all instances

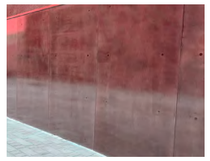
### key feedback from pre-app 10

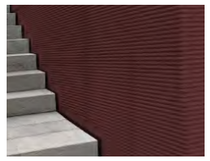
- **GRC** - concerns with quality, finish, precedents
- **Horizontal Banding** - re-examine ratio % of solid to glazing
- **Window Frames** - frames should be slimline
- **Metal Cladding** - all metal should be anodised
- **Balconies** - should be integral and not 'clip on' - should be bespoke decorative feature
- **Window Surrounds** - metal surrounds not considered acceptable
- **Ventilation** - all plantroom + retail louvres must be concealed behind decorative screens



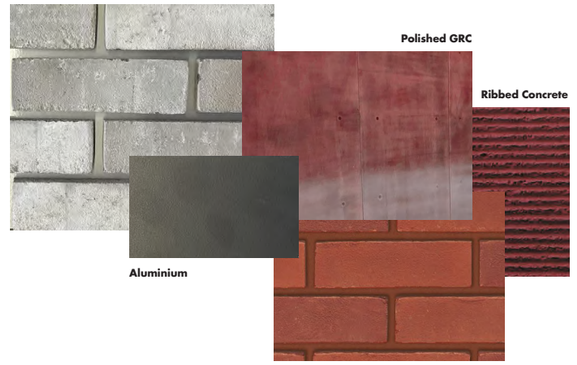
01

- Red brickwork to J02 Parkside
- J02 Brickwork signage
- Coloured metalwork balconies
- Polished GRC to J01 Upper with pigmented ribbed concrete plinth

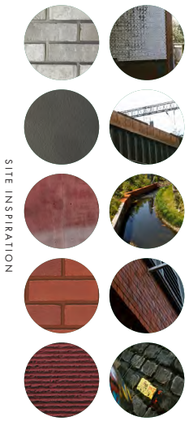




## MATERIAL PALETTE • LOOK AND FEEL




02




shedkm

## ELEVATION MATERIALITY • J01 + J02 TOWERS





03

shedkm



04

01 reflective park frontage material reflecting river
02 new material pallette
03 horizontal banded architecture
04 combined north elevation of new massing

# 03.12 PRE-APP 11

## pre-app meeting 11 • 13.11.24

**shedkm response to feedback from pre-app10**

- **GRC** - GRC replaced with polished precast concreteon J1 park frontage
- **Horizontal Banding** - % glazing to solid ratio increased
- **Window Frames** - Bay studies presented to show 100mm frames to fixed glazing partially concealled by metal cladding and precast panels
- **Metal Cladding** - Bay studies presented to confirm that all metal cladding is anodised finish and all windows are PPC
- **Balconies** - wrap around balconies are bespoke metalwork elements, not off the shelf inspired by the bridges across the Medlock River in Mayfield Park
- **Window Surrounds** - all punched window metal surrounds changed to precast concrete
- **Ventilation** - all commercial + plant louvres to be concealed behind feature concertina screens and located in the arch window heads



01



02

## key feedback from pre-app 11

- **Plinth** - looks heavy with large areas of blank dead frontages
- **Horizontal Banding** - too much solid cladding
- **Square Corner** - square windows give hybrid inconsistent treatement - banding should extend 360 degrees
- **Penthouse Crowns** - crown is poorly integrated + large brick band is too heavy
- **Balconies** - Not convinced by visual heaviness + not read as integral to the design
- **Window Surrounds** - window surrounds are not successful in any material

**01** plot J axo with distinct red penthouse
**02** new material pallette with polished precast concrete
**03** bold square punched windows with precast surrounds
**04** deepset brick plinth with concertina screens concealing louvres




01 fixed light large glazing where rooms can have purge vents elsewhere
02 fixed light small glazing with anodised aluminium perforated spandrel to conceal inward opening window
03 grey handset brickwork
04 dark grey precast concrete window surrounds to accentuate depth
05 bold red precast concrete window surrounds to reference parkhouses and create townscape highlight



Section CC

shedkm

03



01 vertical screening precedent: ellenborough vertical louvre & concealed doors
02 perforated concertina screening precedent: new cross central, manchester





shedkm

04

# 03.13 PRE-APP 12

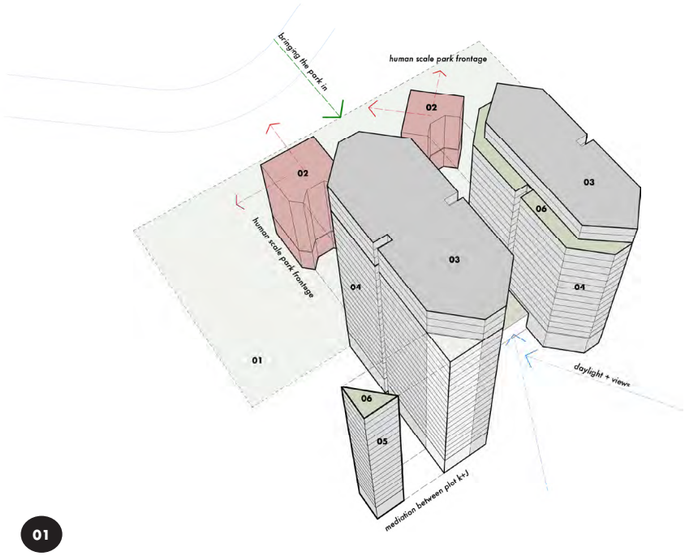
## pre-app meeting 12 • 04.12.24

**shedkm response to feedback from pre-app 11**

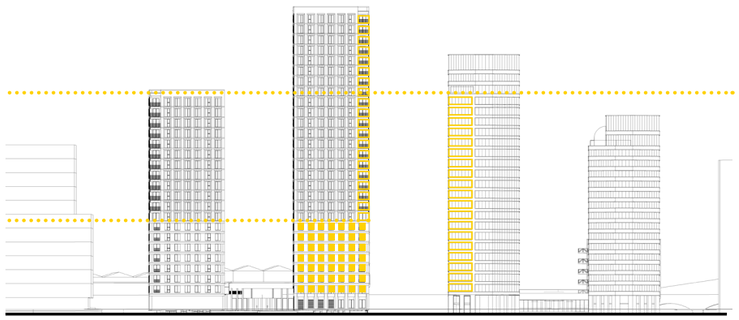
- **Plinth** - curtain wall glazing added to all elevations where possible and feature angled 'Mayfield' brickwork added to all blank brick bays
- **Horizontal Banding** - solid cladding replaced with glazing where possible whilst achieving stringent fabric performance requirements
- **Square Corner** - architectural lamguage of square punched windows replaced with horizontal banding for a 360 degree tower
- **Penthouse Crowns** - distinct red + grey penthouse crowns raplaced with a continuation of the horizontal banded architecture - heavy band omitted
- **Balconies** - detail added and narrative inspiration from riparian and warehouse gantry steel engineering presented
- **Window Surrounds** - details for J2 red brick park frontage provided from shedkm precedent projects. Mixture of deep 1.5 brick reveals interspersed with sharp, metal surrounds with examples of shedkm's portfolio

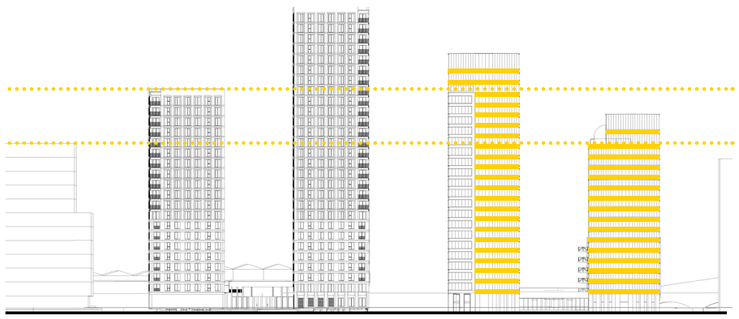
**key feedback from pre-app 12**

**No further feedback at this stage.**




01





03



new proposal • east elevation



previous scheme • east elevation

shedkm

02



04

01 key moves + massing diagram
02 plinth study to increase activation
03 townscape studies of square corner + penthouses
04 combined plot J + K rendered elevation

# 03.14 COMMUNITY ENGAGEMENT

## interactive workshops

The Mayfield Phase 1B public consultation engaged Manchester's community through four in-person events at Mayfield Arches 5 + 6 and a session in Ardwick, complemented by an online platform with 2,787 visits. Approximately 194 people attended the exhibitions, with 147 formal feedback submissions. Local schools participated in interactive workshops on park design and urban regeneration, while a public exhibition during the RHS Urban Show showcased plans for the park's expansion and new residential developments. Promoted through targeted advertising and outreach, the consultation revealed strong public support for extending Mayfield Park and integrating housing, ensuring community priorities shaped the proposals.

The RHS Urban Show in April 2024 marked a milestone in Mayfield's transformation. A public exhibition at Mayfield Arches 5 + 6 detailed the site's regeneration progress, including plans for park expansion and its first residential development. Running from April 18 to April 21, the exhibition attracted around 5,000 attendees and was staffed by representatives from Influential, LandsecU+I, shedkm, SEW, and Deloitte, who answered questions and gathered feedback.

Regeneration Brainery, an award-winning non-profit academy, hosted a workshop at Mayfield on December 4th. Dedicated to making careers in regeneration, property, and construction more accessible, the organization connects industry leaders with young people through workshops, mentoring, and networking. The event explored the masterplan's development potential, offering a crash course in property with invaluable insights for aspiring professionals.



01


02


03


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**01** Mayfield Park and Site Tour
**02** RHS Urban Show at Mayfield Depot - local school consultation
**03** Mayfield Regeneration Brainery collaborative workshop
**04** Mayfield Regeneration Brainery collaborative workshop

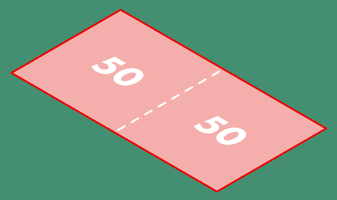


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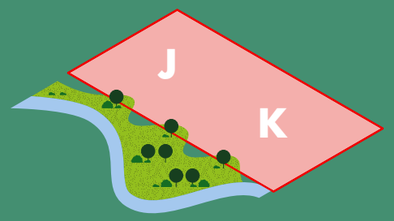
# DESIGN PRINCIPLES

In this section we share the design journey we have been on, beginning with an empty site in the corner of Mayfield's glorious new park, learning valuable lessons from Manchester, and crafting a bold, brave, and appropriate response.

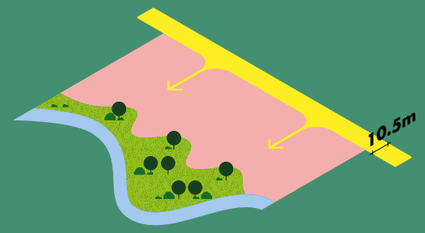
# 04.01 12 POINT DESIGN CODE




**01** ONE PLOT > TWO SCHEMES




**02** ONE SEAMLESS PARK INTERFACE



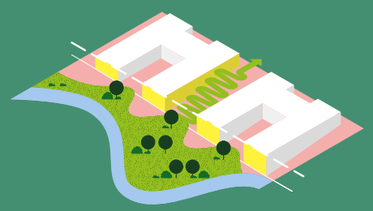

**03** ONE SEAMLESS SERVICE STRATEGY



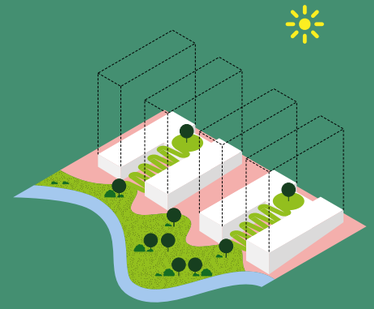
**04** PEDESTRIAN ROUTES




**05** 4 FINGERS / 2 OPERATORS



**06** ONE MAYFIELD DATUM + ACTIVE FRONTAGES



**07** DISTINCT BTR AMENITY



**08** VARYING HEIGHTS



**09** RESPONDING FORMS



**10** MID LEVEL AMENITY



**11** HIGH LEVEL PLANT




**12** MATERIALITY

# 04.02 INITIAL CONCEPT DIAGRAM

## diagrammatic plan

To focus our efforts and keep ourselves true to original and important principles, we distilled our thoughts into a diagrammatic plan consisting of five distinct volumes.

**01 The 'Parkhouses'** are a pair of bright and bold volumes that address the park and create a welcoming, smaller scale entrance to and route through the building.

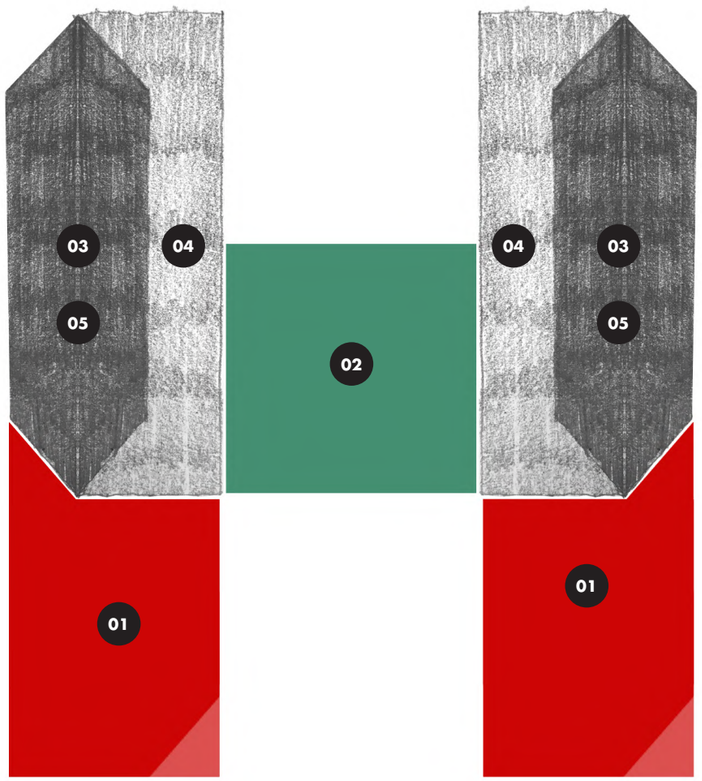
**02 The 'Glasshouse'** is a lightweight glazed volume between the two major masses. The greenery of the park and people flow into and out of the space.

**03 The 'City Blocks'** are light grey diamond-shaped forms and are the tallest of our elements. They stand shoulder to shoulder with our neighbours, contributing to the cityscape and creating a sense of protection and shelter in the central space. The canted corners refer to the historic architecture of the city, allow extra light to pass between the buildings, and soften these forms.

**04 The 'Community Blocks'** are bright white and reflect light into the centre of the scheme with special, large-format windows on their gables enjoying views across the park and city.

**05 The 'Penthouses Crowns'** rise above the other volumes and enjoy access to a roof top garden and breath-taking views across Manchester.

Our architectural approach seeks to articulate the distinct volumes of the design, employing forms, colors, and materials that are sensitive to their specific functions, locations, and the surrounding context. By fragmenting the massing into several distinct components, we aim to create a composition that reads as a cluster, rather than a monolithic structure. This approach is intended to reduce the perceived scale of the proposal, allowing it to engage in a dialogue with its neighboring buildings. Ultimately, our goal is for the development to mediate between its surroundings, integrating seamlessly into Manchester's evolving urban fabric.

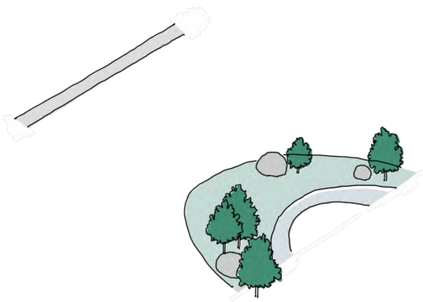


# 04.03 DESIGN DEVELOPMENT SUMMARY

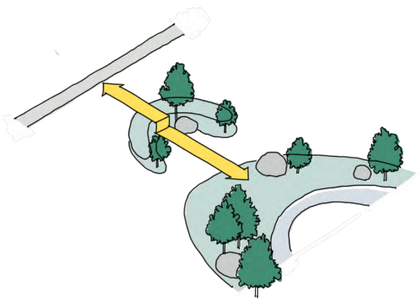
## narrative

This series of sketches serves as a critical analysis of the design's formation and its intended interaction with the surrounding environment. The design aims to seamlessly extend the park through the building, introducing a new 'glasshouse' winter garden that acts as a bridge between the green space and the urban fabric. The park-facing elements are conceived at a more intimate scale, echoing the proportions of the adjacent buildings, while the taller residential towers rise in response to broader townscape precedents, drawing inspiration from the city's distant architectural context. This thoughtful juxtaposition of scales ensures the proposal integrates harmoniously with both its immediate and more expansive surroundings.

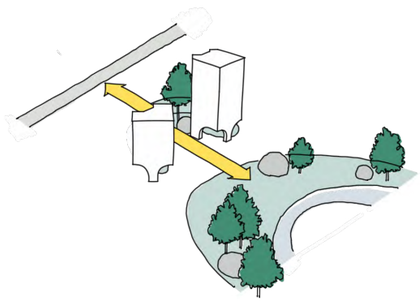
**01** Existing.
**02** Mayfield park is extended creating a new route across the site and a generous and welcoming tiered internal garden, protected from the Manchester weather by a lightweight glass structure.
**03** A pair of Parkhouses define the entrance to the Glasshouse.
**04** They are carved and rotate to address the park and ease and encourage access to the Glasshouse.
**05** Each floor is articulated adding architectural detail and human scale.
**06** Manchester red references the red bricks of the city and announces the building's arrival in Manchester.
**07** Apartments, all with views of the park, create a sheltered communal rooftop garden at the centre of the scheme. The space between them allows the sun to shine through the building and into the park. It also allows views to and from the city beyond.
**08** Vertical circulation is expressed breaking these volumes into smaller, more elegant elements.
**09** The towers have a strong, deep plinth and continuous horizontal banding the whole way up as a means of softening the verticality and establishing a visual calm that is important when building at this scale.
**10** The grey towers against the red Parkhouses are remininscent of the Manchester skyline where traditional red brick Victorian warehouses sit against a backdrop of the more muted tones of modern towers.
**11** The corners of the City Blocks are canted, referencing traditional Manchester bricks and softening their form - means of further reducing the mass and creating a sense of wrapping and enclosure towards the inner courtyard/"neighbourhood" and providing protection from the big city.
**12** Additional apartments create a protective outer skin which transitions between the scale of the block below and the surrounding towers of modern Manchester.
**13** Glimpses into and out of the stairs and lifts are offered by vertical glazed slots which break the building into smaller, more slender elements and reduce the perceived mass of the building.
**14** The horizontal banding and grey tones allow for visual continuity and strike a balance with the visual variety achieved through plays with form, massing, colour and materiality.



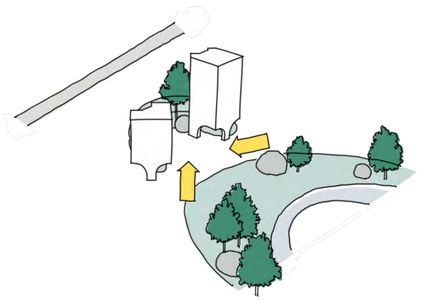
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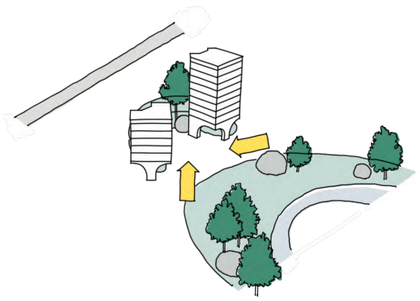
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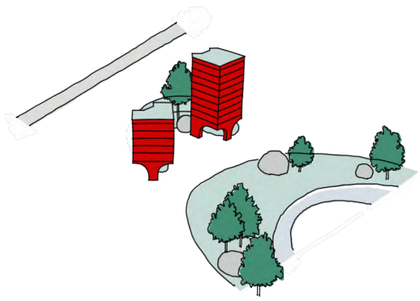
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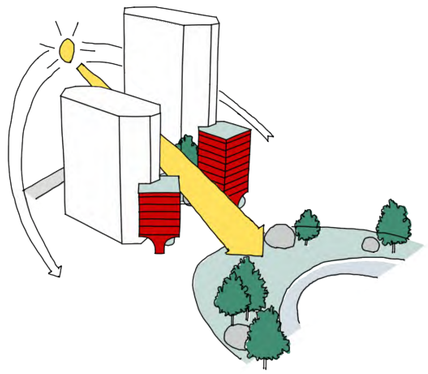
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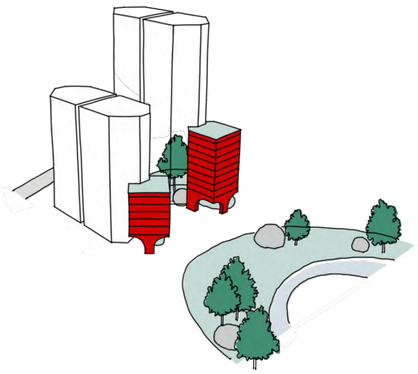
05



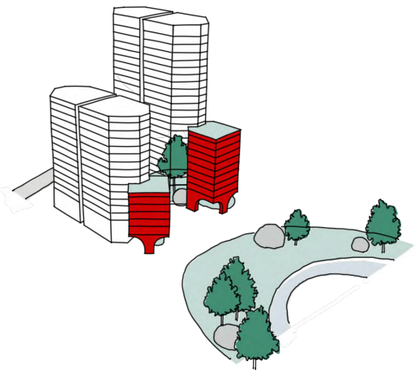
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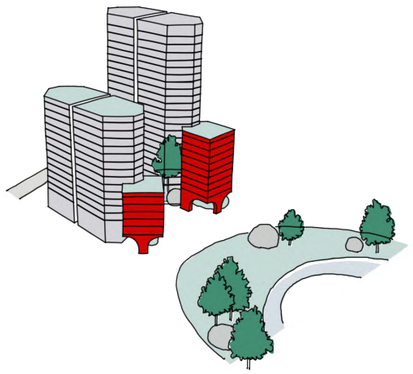
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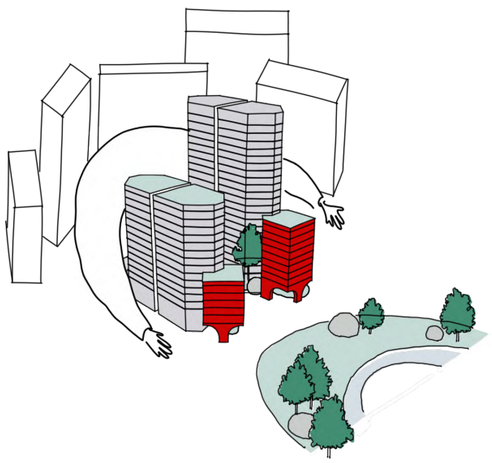
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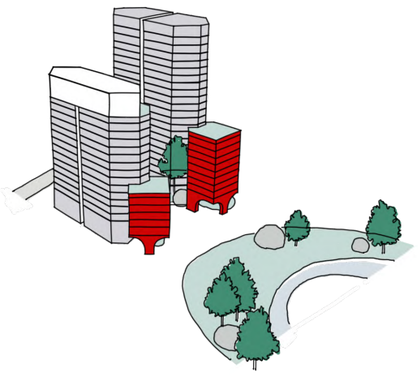
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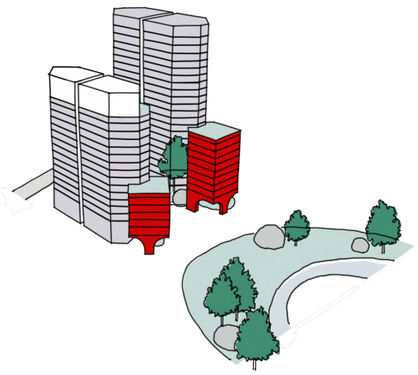
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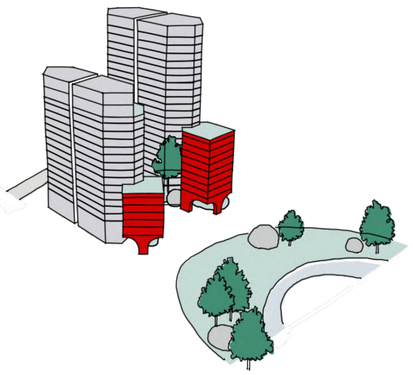
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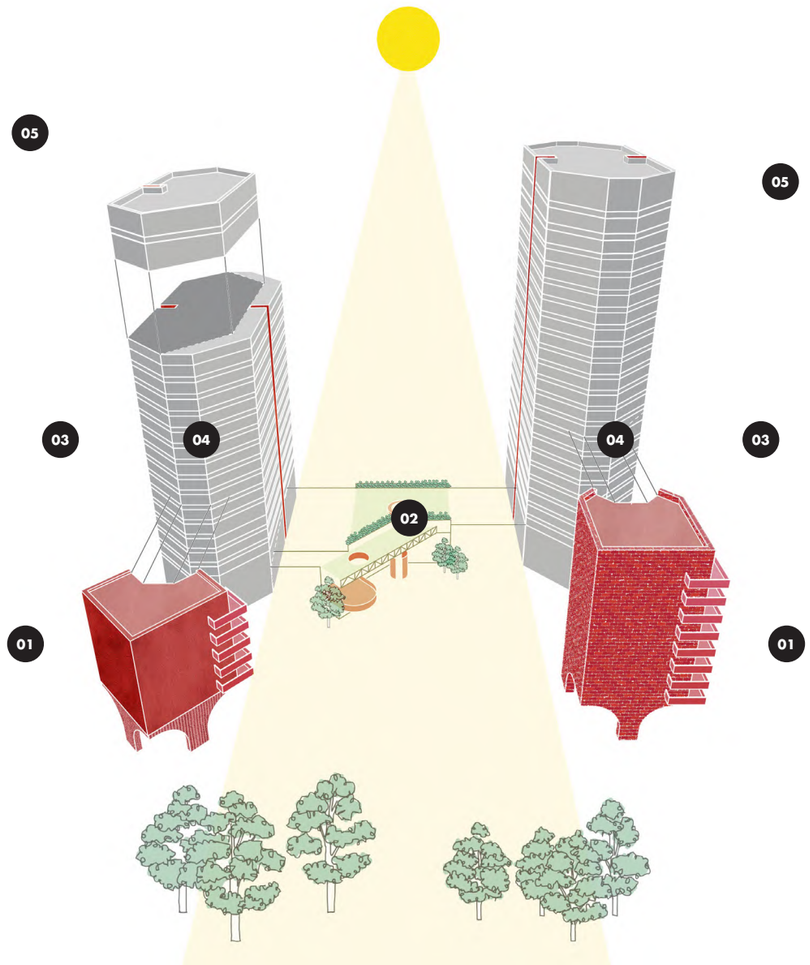
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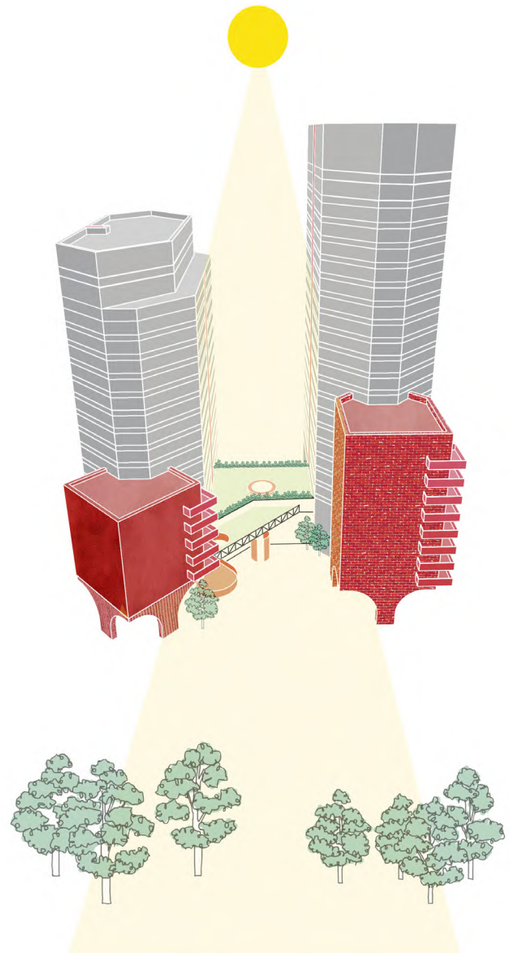
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# 04.04 THE COMPOSITION

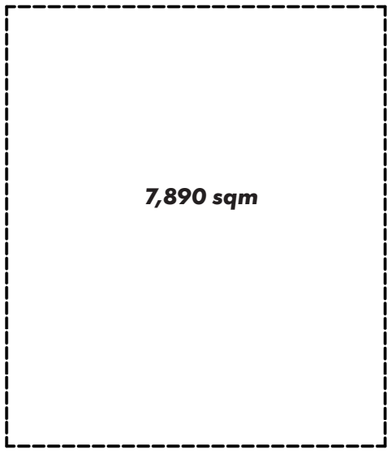
## exploded volumes

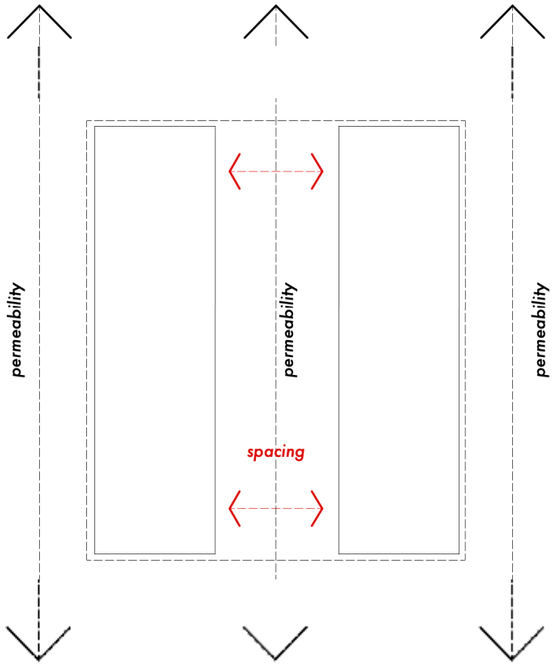


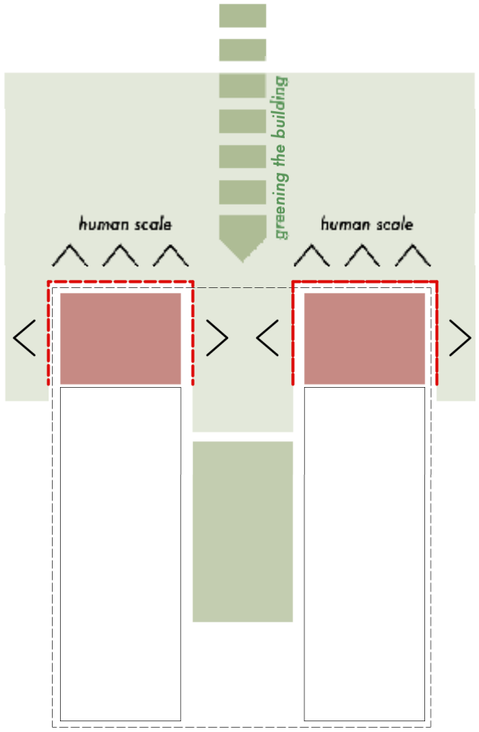

## composed volumes

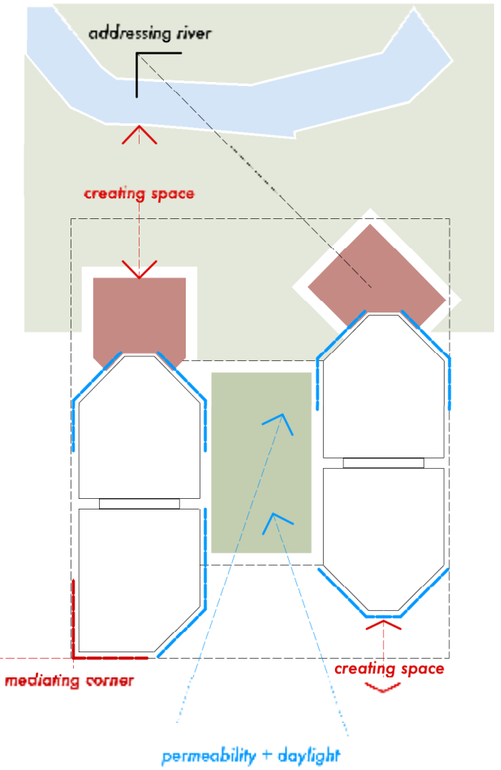


# 04.05 MASSING SUMMARY




## blank slate

We started with the site of Plot J with an area of 7,890 sqm / 0.789 ha.

## permeability

The initial massing strategy focused on site permeability, with careful spacing between buildings to create clear, accessible through-routes. This design fosters connectivity and movement, ensuring the site remains open and navigable while maintaining privacy and enclosure. The approach prioritizes seamless transitions between spaces, enhancing flow and interaction within both the site and its surrounding context.

## scale

The massing was divided into two distinct typologies to integrate the park into the scheme. Smaller-scale buildings were designed to address the human scale and create a welcoming park frontage, while larger towers were set apart to respond to the broader context. This approach ensures a balanced relationship between the park and the development, enhancing the site's connectivity and sense of place.

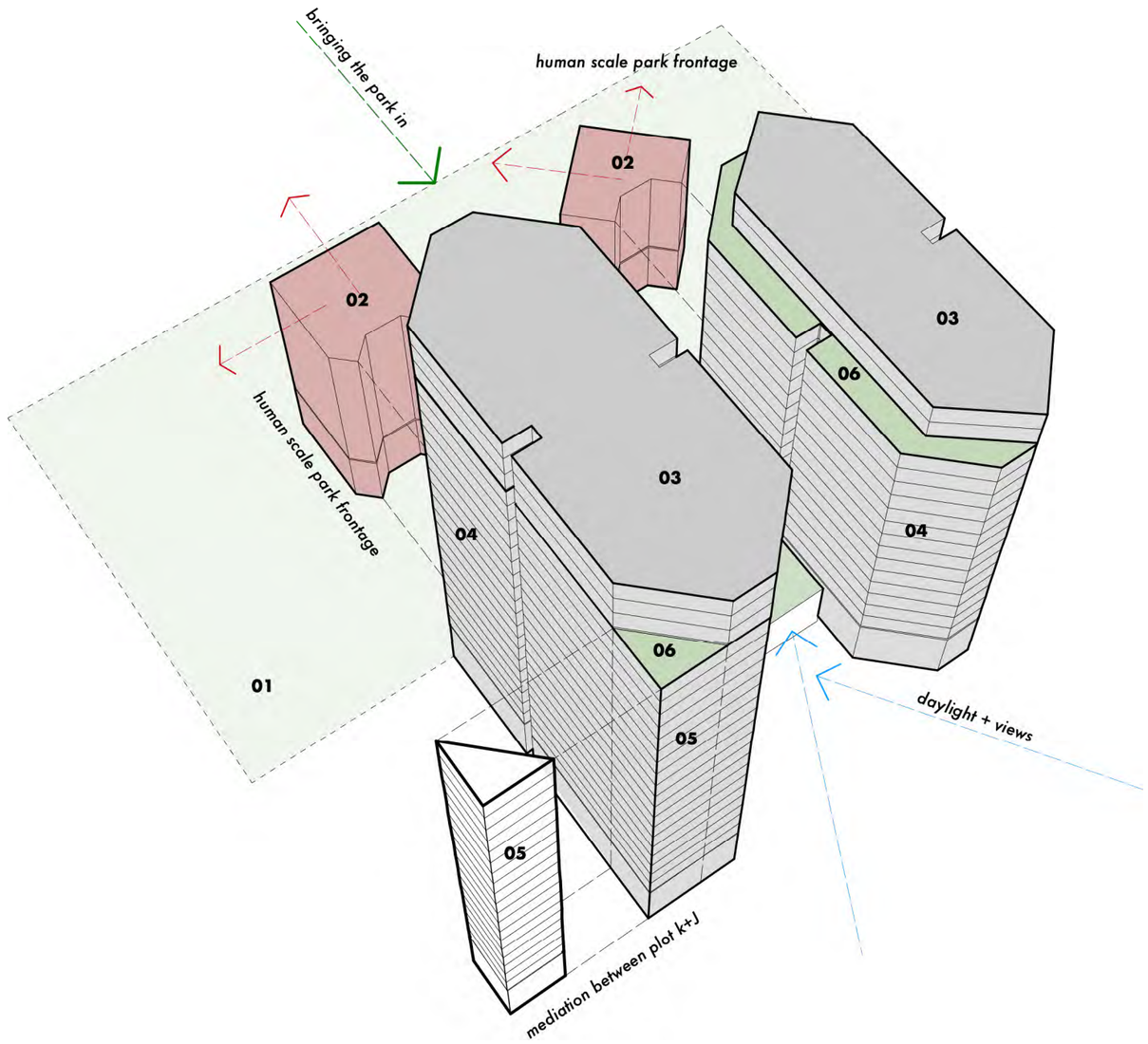
## orientation

The orientation of the buildings has been carefully considered to optimize site lines and maximize daylight. The layout strategically positions units to ensure that every resident benefits from natural light and expansive views, particularly towards the park and nearby river. This careful arrangement fosters a sense of space, improves sightlines, and reinforces the integration of the development with its riverside and park surroundings.

# 04.06 PROPOSED PLOT J MASSING

## building form + transitions

The building massing of this development is carefully designed to respond to its context and create a harmonious urban environment. Human-scale park frontage buildings engage with Mayfield Park, fostering a strong connection between architecture and landscape. The horizontal banded building introduces rhythm and visual continuity, while the massing at Plot J2 is carefully articulated to mediate between Plot K and its surroundings, ensuring a smooth transition in scale. Penthouse structures add vertical variety to the skyline, and rooftop terraces enhance the overall composition, creating a dynamic and cohesive development.




**01** mayfield park

**02** human scale park frontage buildings addressing the park and responding to context

**03** penthouse structures

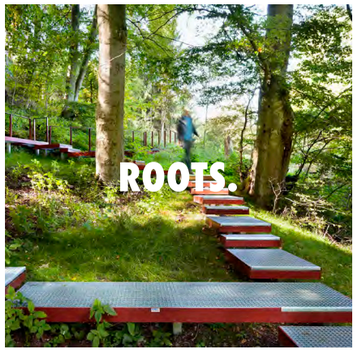
**04** main horizontal banded building

**05** plot J2 corner providing correct mix/numbers and mediating from plot K

**06** rooftop terraces

# 04.07 NARRATIVE



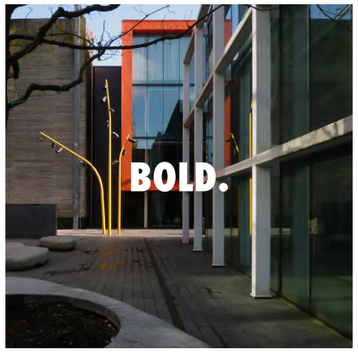


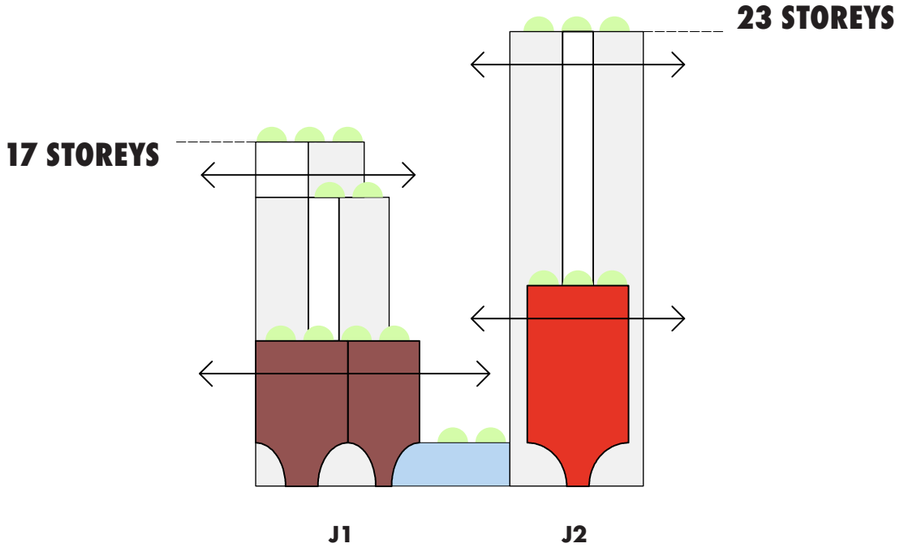


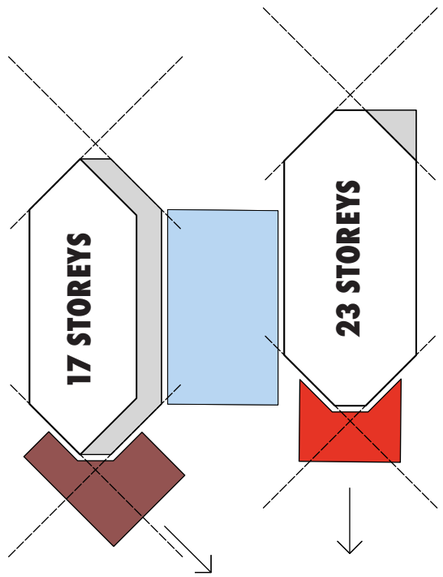








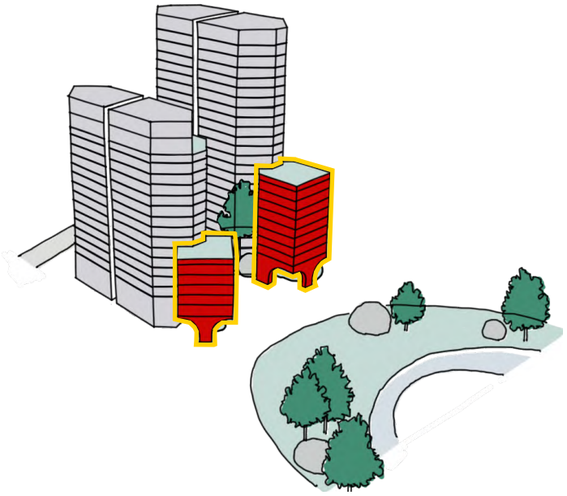



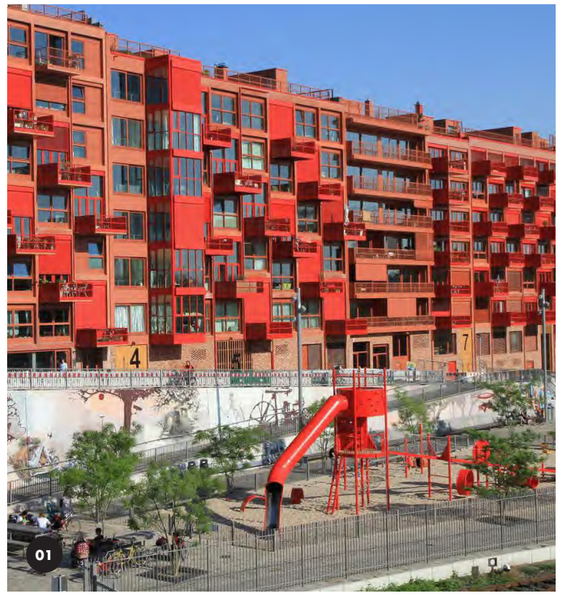
# ARE WE BESIDE OR INSIDE THE PARK?

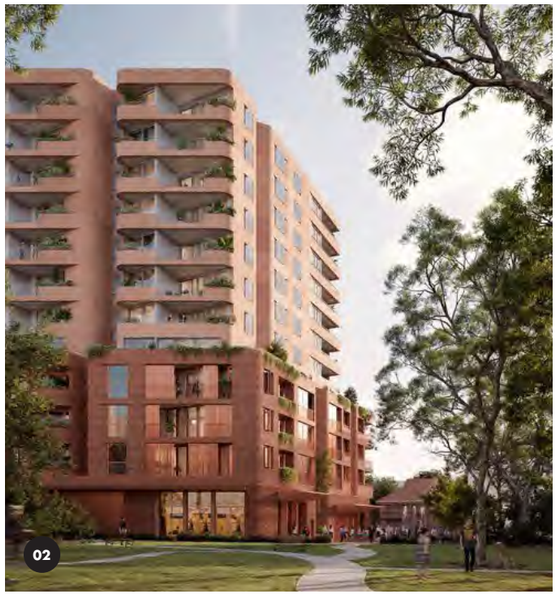
# DESIGN PRINCIPLE 01: PARKHOUSES

## ode to the park

Our proposed 'Parkhouses' are designed to address the park and create an inviting human-scale gesture to the surrounding neighbourhood. These parkhouses aim to bridge the proportion gap between the tall towers and the ground-level public realm, as well as the mix of historic and contemporary architecture in the local area. Their smaller scale will also provide a familiarity and feel of home for the place.

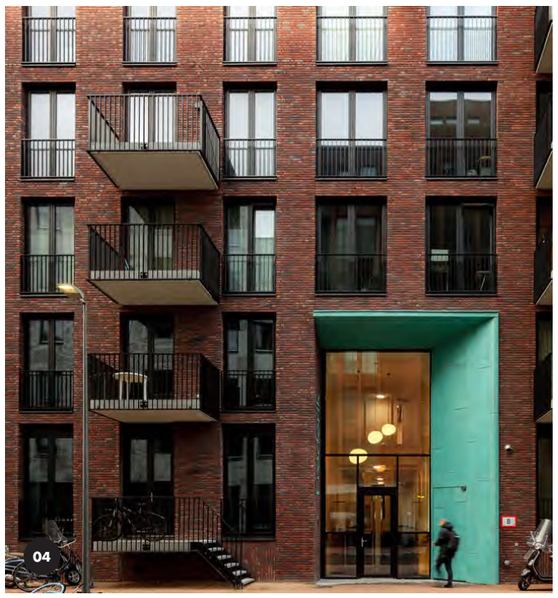








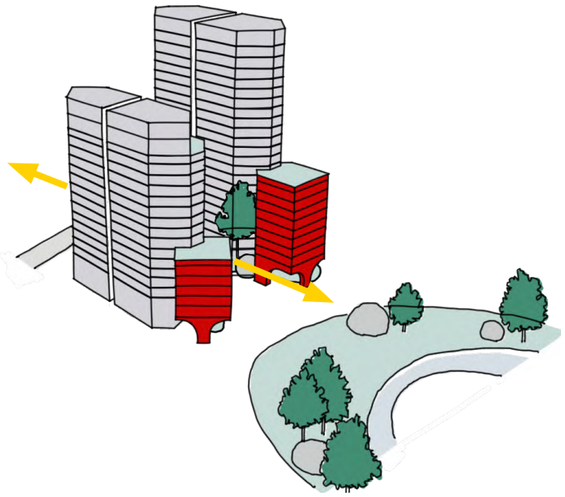


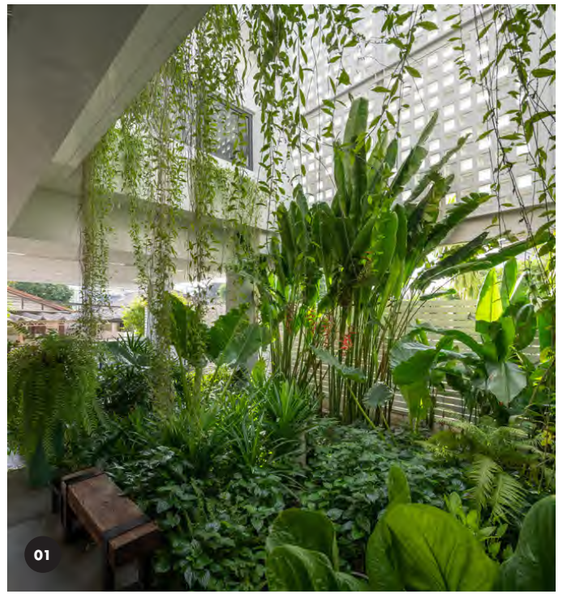

**01** Human scale, bold, and playful public frontage - Lokdepot 123 by Roberneun
**02** Rooftop activation using planting - Danks St District by Dasco
**03** Paying homage to existing brick facades and contemporary additions - Wythe hotel by Morris Adjmi Architects
**04** Clear civic entrance - S-west by Orange Architects

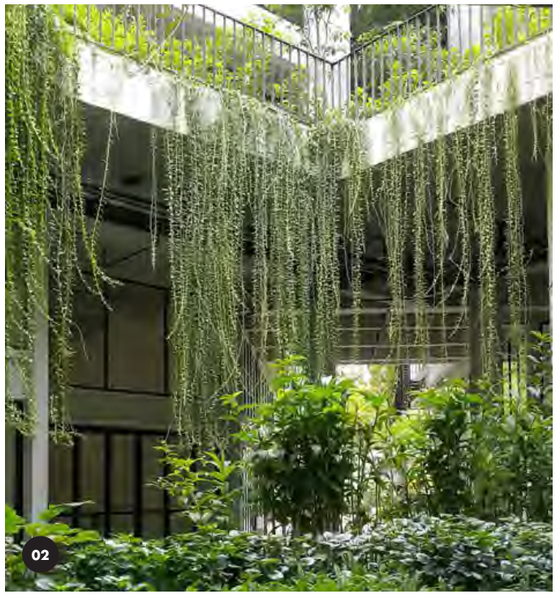
# DESIGN PRINCIPLE 02: GLASSHOUSE

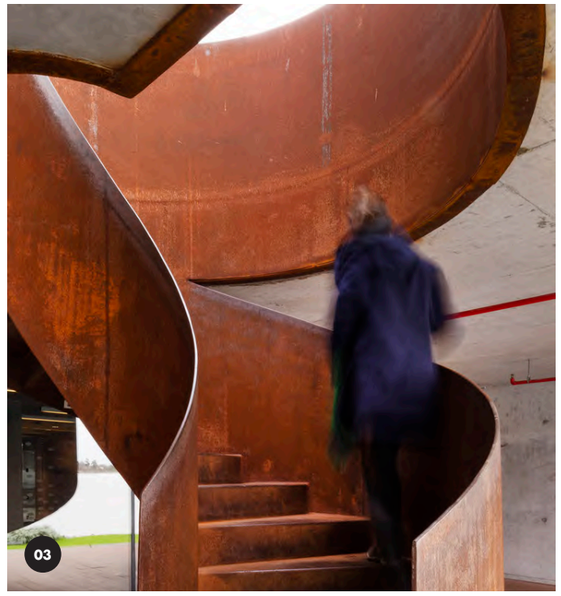
## tiered landscapes

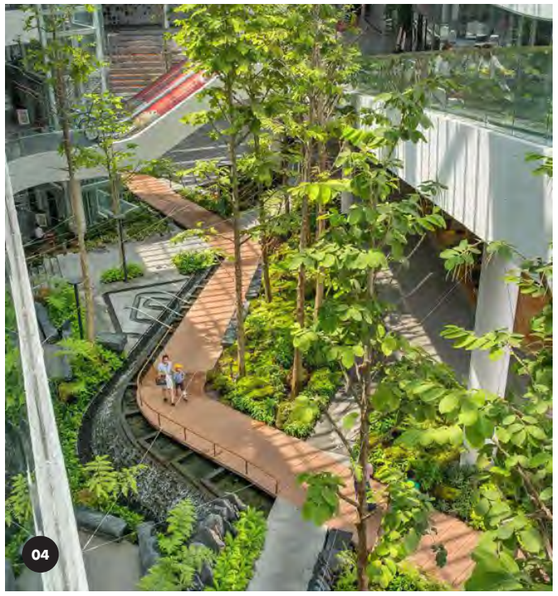
Our two-storey ‘glasshouse’ entrance foyer between the towers draws inspiration from Mayfield Park and the inviting warmth of winter gardens during a rainstorm. This thoughtfully curated space is designed to extend the public realm seamlessly into the development, fostering local connections and encouraging a dynamic mix of uses for both residents and the broader community. By blending nature with urban living, the space offers a flexible environment that invites social interaction while enhancing the experience of the park.




01


02


03


04

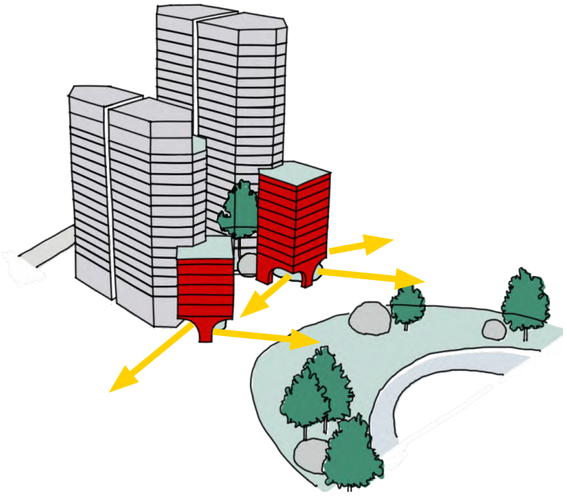
**01** Gardens in voids and double height spaces
**02** Handing greenery in voids and double height spaces
**03** Feature staircase with raw industrial materiality
**04** Wandering routes across internal and external spaces

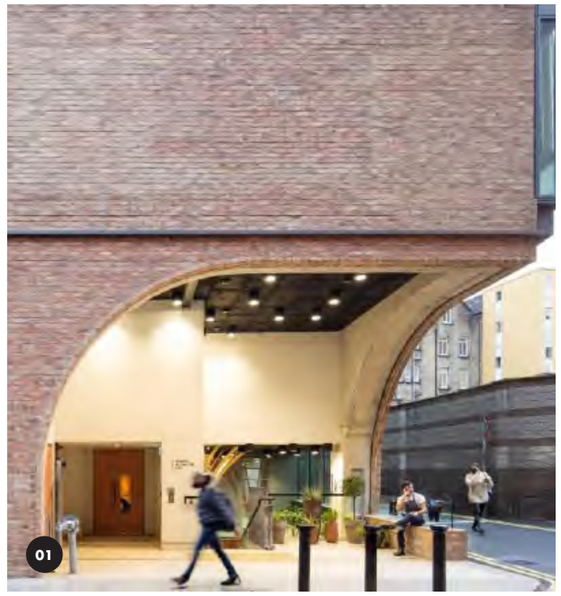
# WHAT IS A MAYFIELD ARCH?

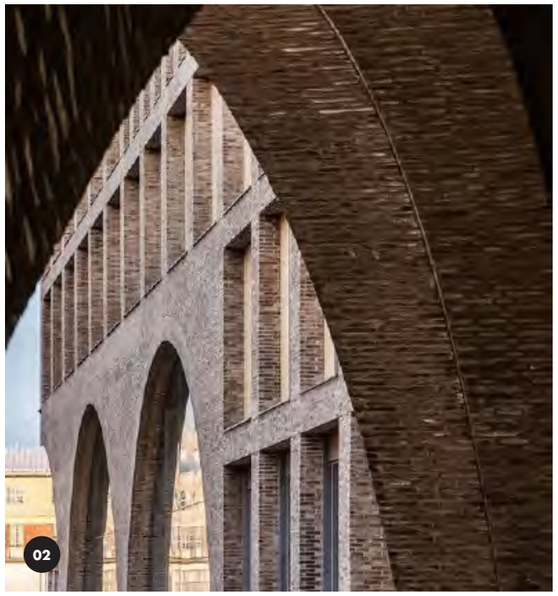
# DESIGN PRINCIPLE 03: MAYFIELD ARCHES

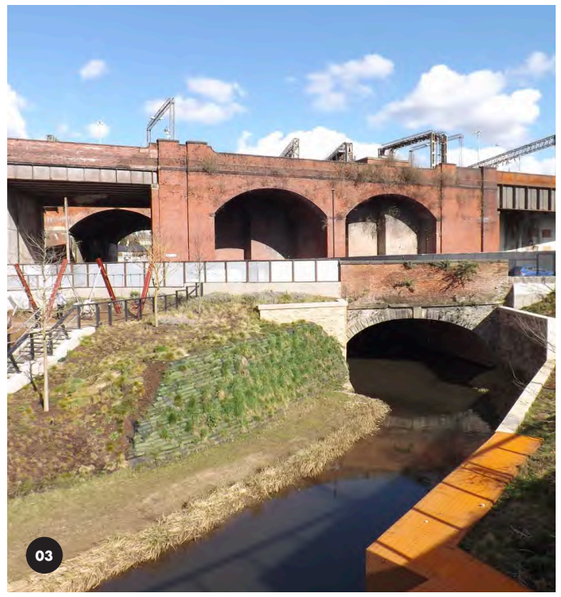
## monumental vs human scale

The proposed arches are inspired by the monumental structures that define Mayfield and its surroundings, particularly the iconic railway arches of Mayfield Depot. These arches celebrate the area's industrial heritage, incorporating rich textures of brickwork and tonal variations that are palpable at the human scale. The design captures the awe-inspiring vastness of these structures, lending the development a strong, commanding presence while maintaining a tactile connection to the historical context. By drawing from these architectural relics, the arches not only reflect Mayfield's past but also anchor the new scheme in its evolving identity, creating a seamless dialogue between the old and the new.









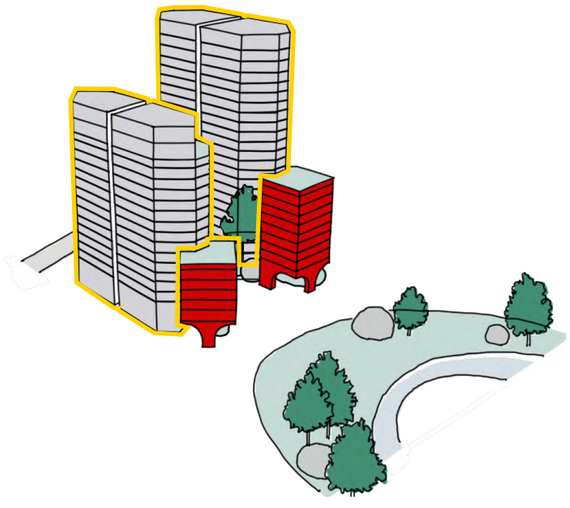
**01** Corner arches as entrances, main frontages, as well as through routes and stops for resting - Wren Urban Nest by BDP
**02** Rigour in arch forms and sharp brickwork geometry - The Urban Environment House by Lahdelma + Mahlamäki architects
**03** Existing Mayfield arches (5+6 on Temperance Street)
**04** Brick arches opening up onto a new public square - The Bermondsey Project

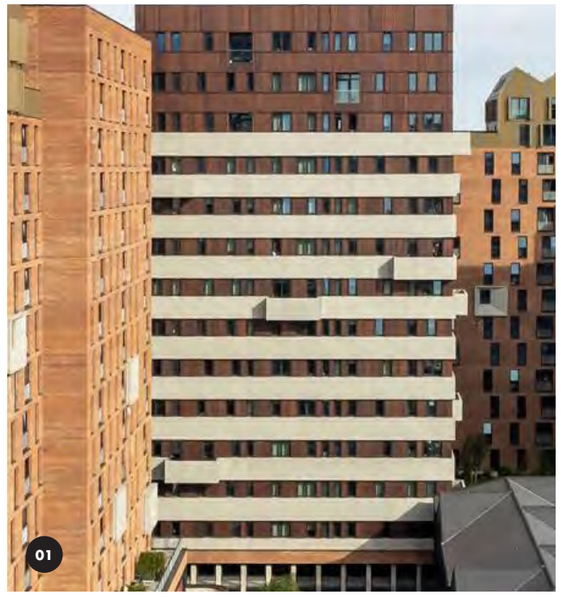
# HOW DO WE REPRESENT THE STRATA OF MAYFIELD?

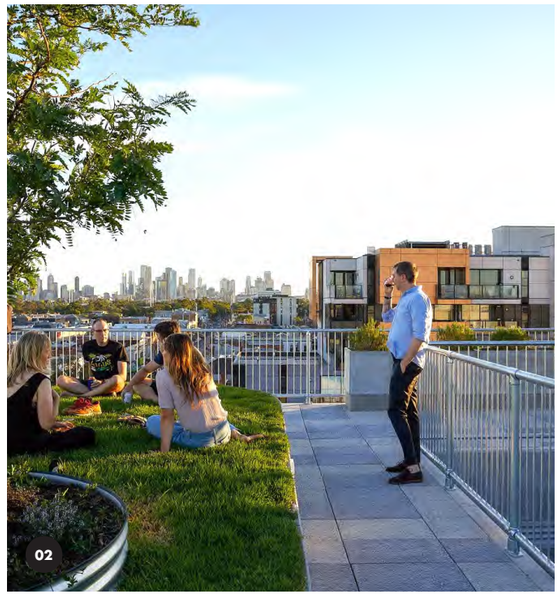
# DESIGN PRINCIPLE 04: TOWERS

## geological forms + horizontal strata

Our towers, the 'City Blocks,' will contribute to Manchester's evolving skyline, presenting strong, octagonal forms that evoke the geological strata of the Pennines. The horizontal banding in our design is not only an aesthetic choice but also a narrative response to Manchester's industrial architecture, emphasizing both strength and elegance. These horizontal divisions create a sense of rhythm and stability, reflecting the qualities that were essential during the city's rapid industrial transformation.









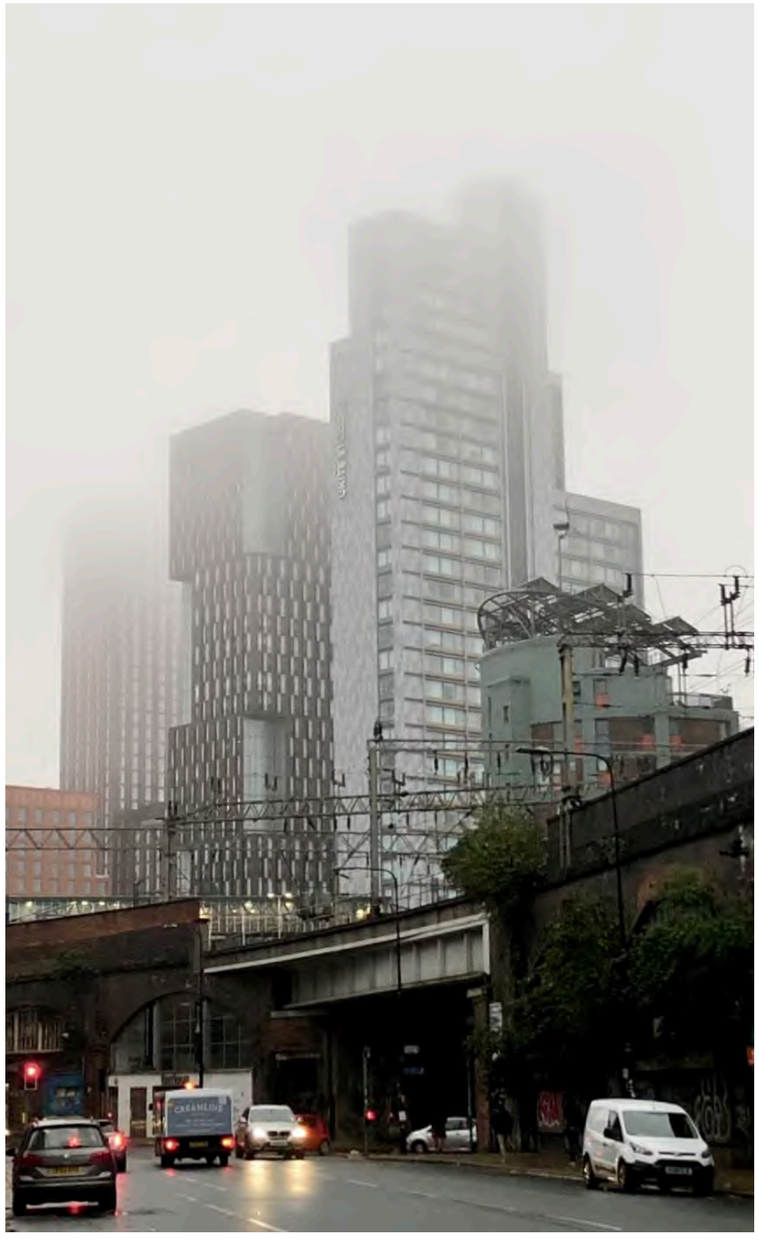



**01** Contemporary detailing and materials in the middle of a redbrick Manchester city centre neighbourhood - Kampus by Mecanoo
**02** Rooftop terrace, outdoor greenery and amenity with city views for residents - Terrace House by Austin Maynard architects
**03** Continuous horizontal banding of light brickwork and fenestration - Wembley Link by Howells
**04** Solid brickwork and faceted forms providing unobstructed balcony views - Hoxton Press by David Chipperfield Architects

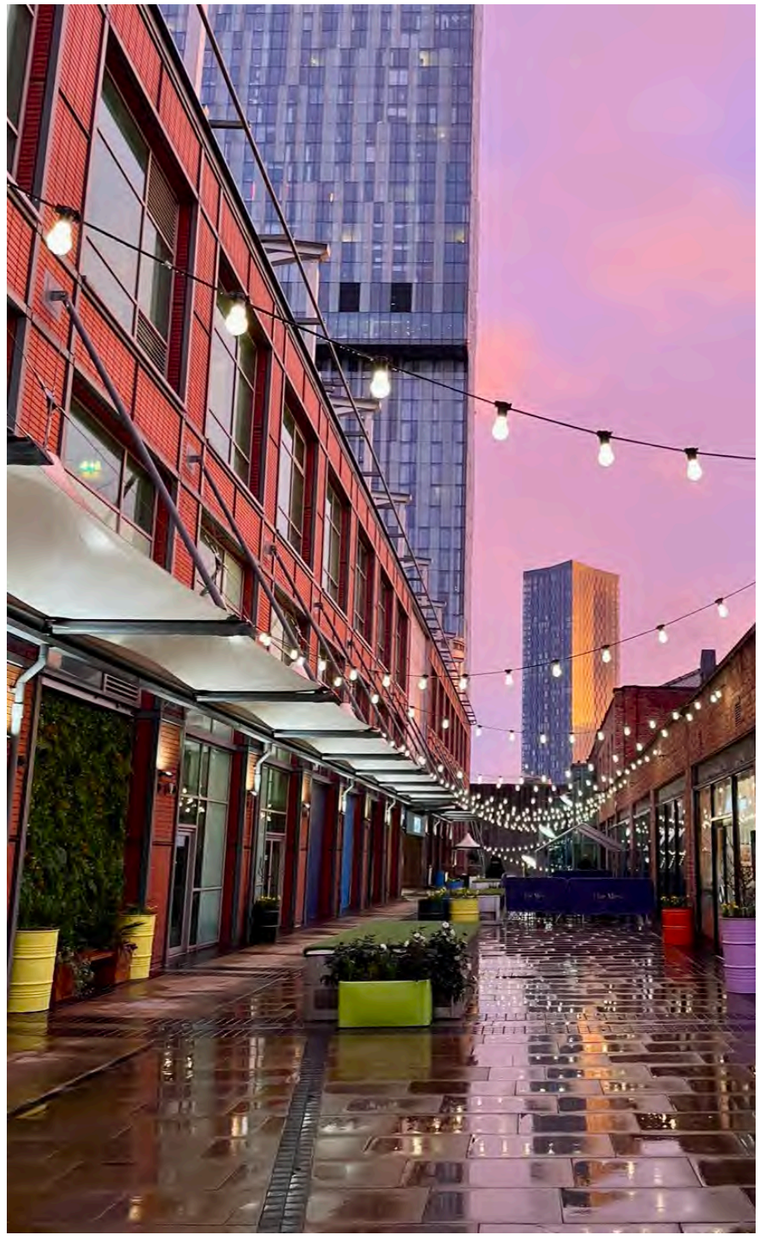
# 04.09 LEARNING FROM MANCHESTER

## manchester strata

The contrast between red parkhouses and light grey residential towers is inspired by the distinctive strata of Manchester's cityscape. This juxtaposition mirrors the relationship between the city's red brick warehouse buildings and the more modern, fading glass towers that rise into the sky. This balance of heritage and modernity captures the essence of Manchester's architectural evolution.



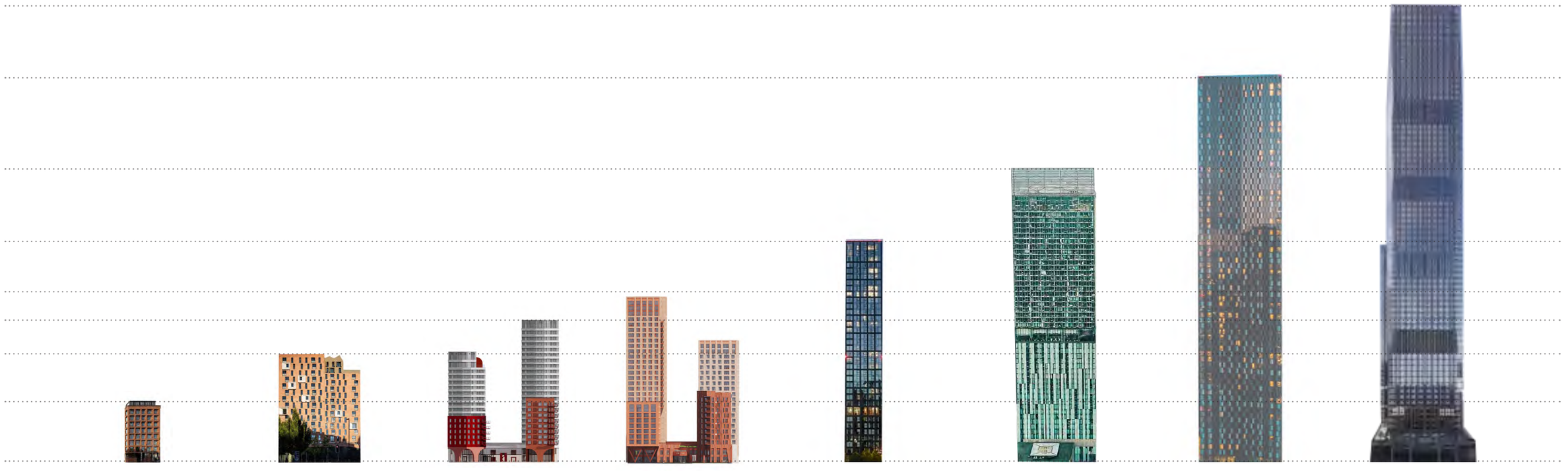




# 04.10 TOWNSCAPE DATUM

## rising developments

The proposed Mayfield development will redefine Manchester's skyline with four striking towers that are not only contextually fitting in height and scale, but also architecturally iconic, enhancing the city's dynamic landscape. Plot J acts as a seamless transition, bridging the low-rise warehouse buildings with the new high-rise towers, ensuring a harmonious blend of Manchester's rich industrial heritage and its modern urban evolution.



| One Silk St | Kampus | Plot J | Plot K | Angel Gardens | Beetham Tower | Deansgate Square | Viadux 02 |
|---|---|---|---|---|---|---|---|
| **9 storey** | **16 storey** | **24 storey** | **28 storey** | **36 storey** | **47 storey** | **65 storey** | **76 storey** |
| FCH | Chapman Taylor | shedkm | Studio Egret West | Fuse/Haus | Simpson Haugh | Simpson Haugh | Simpson Haugh |
| (Built) | (Built) | (Proposed) | (Proposed) | (Built) | (Built) | (Built) | (Planning) |

# 04.11 MAYFIELD DATUM




## mayfield datum

Designed to emphasize the human scale of the park, the ground-floor podiums and two-storey retail units align with the height of Mayfield Depot, creating welcoming entrance and retail spaces. This design strategy also ensures a visual and physical connection between the plots, reinforcing a continuous, tangible Mayfield datum that ties the entire development together.

## parkside datum

The parkside architecture draws its height reference from the Parkside Datum, taking cues from the city's traditional lower-rise red brick warehouse buildings. This mid-rise scale is carefully aligned to resonate with the historic fabric of Manchester's old cityscape. By referencing the surrounding architectural context, the design respects the city’s industrial heritage while integrating a contemporary approach that maintains harmony with the area’s established character.

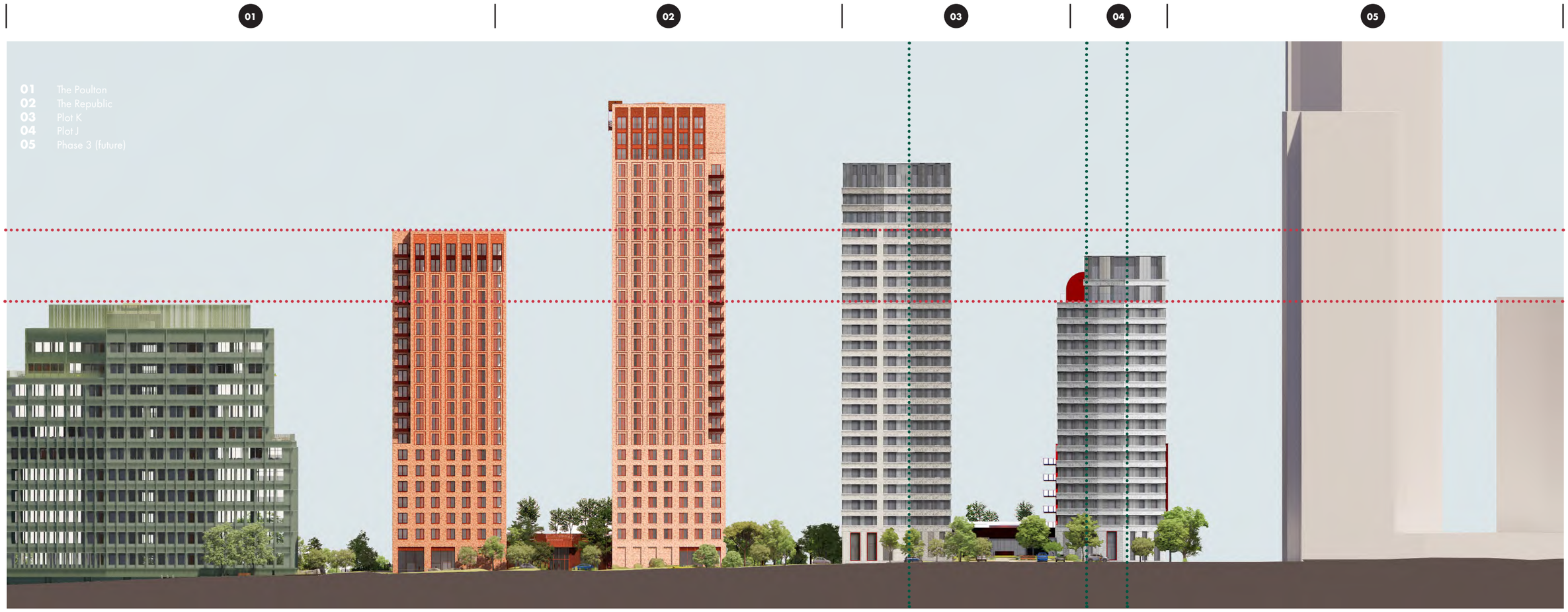
## townscape datum

To complete the ensemble, the Townscape Datum introduces taller, more refined towers that create a striking visual contrast while respecting the surrounding architecture. By elevating the building heights, the design establishes a transition from mid-rise elements to the city's skyline, reinforcing the development’s prominence and enhancing the composition. This approach highlights the relationship between the park's human-scale architecture and the rising ambition of the towers, contributing to a well-integrated cityscape.

## plot J transitional datum

The proposed Plot J towers mediate the transition from Plot K to Phase 3. The reduced massing on Plot J ensures a smoother shift before Phase 3 begins, allowing Phase 1b to integrate seamlessly with the city.

# 04.12 PLOT J IN CONTEXT




## hints of red

Bold red entrance doors + spiral stairsserve as wayfinding devices, leading the way through the buildings. Carefully composed vistas channel movement, drawing the eye from the Mancunian Way towards the proposed red parkhouses and arches, guiding visitors seamlessly towards the park. These elements create a poetic flow, inviting exploration and connecting the spaces in a dance of form and function.

## canted corners

The concept of the humble cant corner brick, a defining motif of Mayfield, shapes the massing and geometry of the buildings. The 45-degree chamfered corners soften the edges, allowing more daylight between the structures and creating a sense of openness. These subtle transitions invite pedestrians to move around the buildings, enhancing the interaction between the built environment and the public realm. This design approach honours the enduring simplicity of the cant brick while introducing a monumental human scale.

## horizontal banding

The horizontal bands of light grey brickwork define the architectural consistency of the towers, connecting the metal banding of perforated panels and large windows. The 'City Blocks' will enhance Manchester's skyline with strong, octagonal forms inspired by the Pennines' geological strata. The horizontal banding not only adds visual rhythm but also pays homage to Manchester's industrial heritage, reflecting strength, elegance, and stability, qualities integral to the city's rapid industrial transformation.

## ode to the park

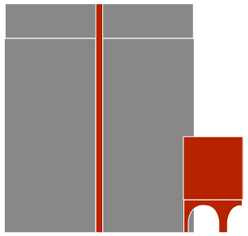
The scheme seamlessly integrates Mayfield Park into the new development through courtyards and terraces, blending greenery with the urban environment. This park-first approach invites residents and visitors to experience the park as part of their daily journey, enhancing the public realm as a vibrant, accessible sanctuary. By expanding the park's presence, the development ensures it remains a central, welcoming feature—an evergreen heart within the evolving cityscape.

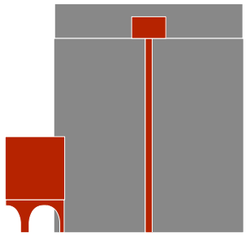
# OUR ARCHITECTURAL APPROACH

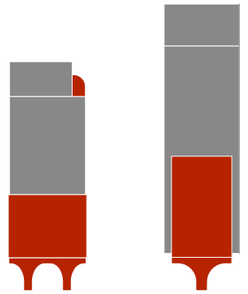
# ARCHITECTURAL APPROACH 01: ELEVATION HIERARCHY

# SPECIAL FACADES

Many of Manchester's historic buildings have intricate, impressive and elaborate facades built using the finest quality and most robust materials. These highly visible faces offered an opportunity to display prosperity and status.











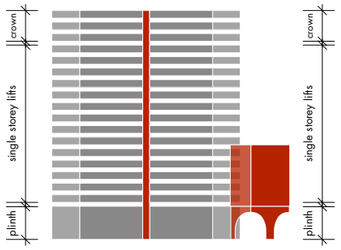


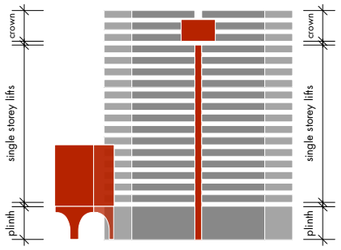
**01** India House, Whitworth Street, Manchester
**02** Uncle, Granby Row, Manchester
**03** Midland Hotel, Peter Street, Manchester
**04** An axonometic view of our proposal

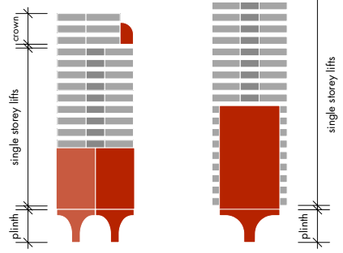
# ARCHITECTURAL APPROACH 01: ELEVATION HIERARCHY

# FUNCTIONAL FACADES

Round the back, the side, and internally, it is a very different story. The same buildings are often stripped of all that is superfluous, creating strikingly simple, practical, and almost modernist elevations that prioritise light and air.

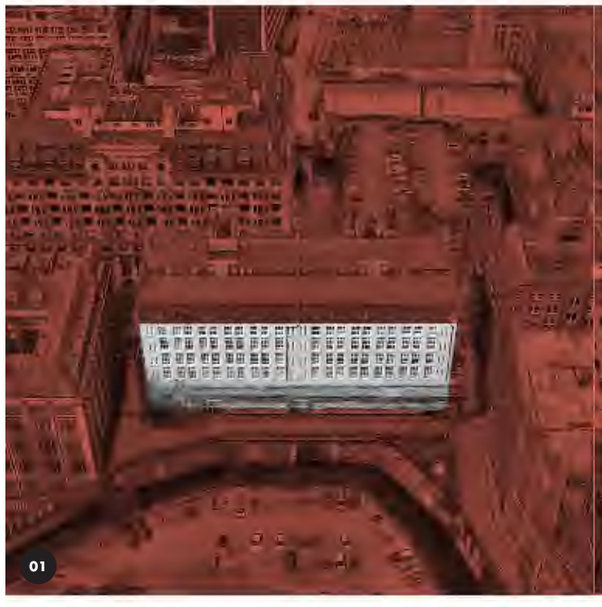


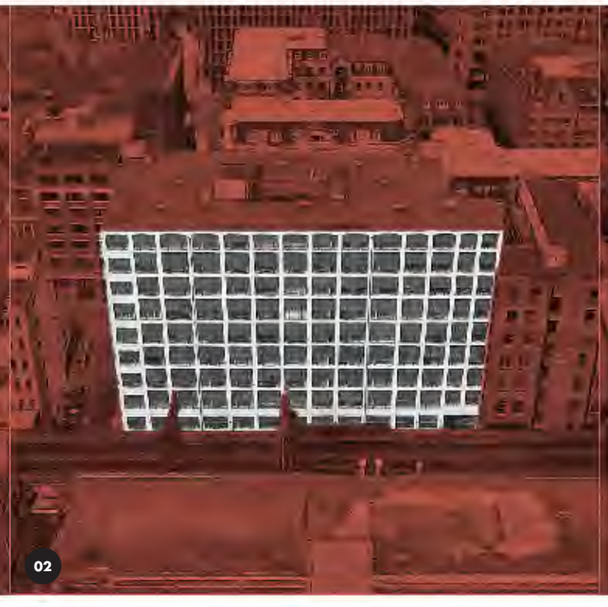








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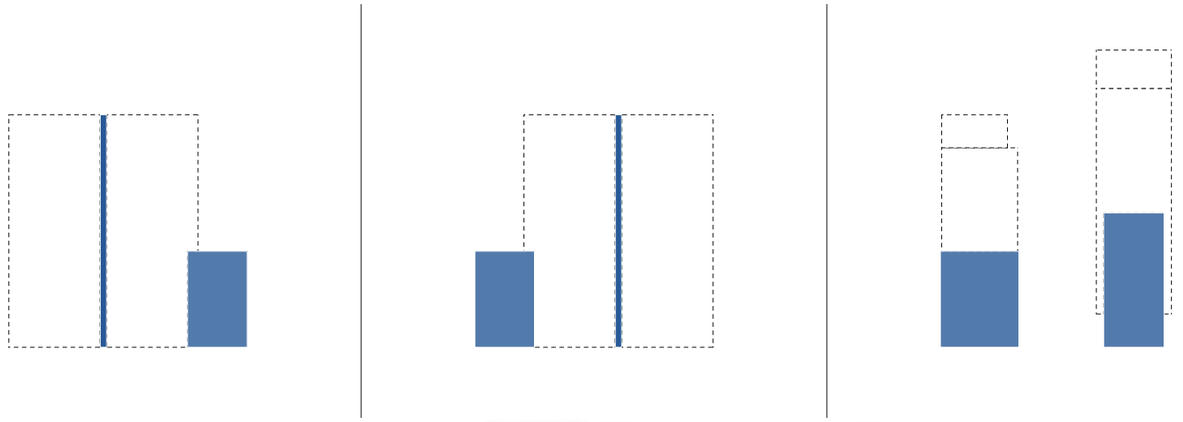

03


04

**01** India House, Whitworth Street, Manchester
**02** Uncle, Granby Row, Manchester
**03** Midland Hotel, Peter Street, Manchester
**04** An axonometic view of our proposal

# ARCHITECTURAL APPROACH 02: VERTICAL BREAKS

Long elevations are broken into smaller elements through vertical breaks, often associated with entrances and vertical circulation.

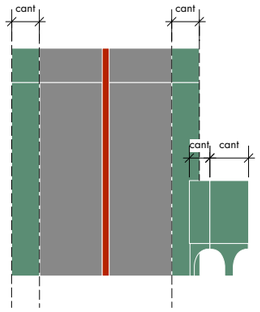


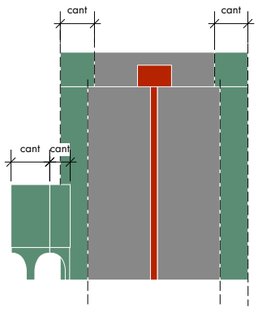


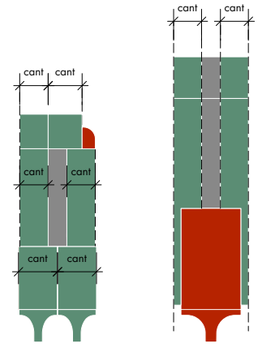

**01** Regency House, Whitworth Street, Manchester
**02** India House, Whitworth Street, Manchester
**03** Lancaster House, Whitworth Street, Manchester
**04** An axonometic view of our proposal

# ARCHITECTURAL APPROACH 03: CANTED CORNERS

Canted facades, typical of Baroque architecture, can be found on many existing and listed buildings around the city. The cant softens the robust forms and creates spacious junctions to increase pedestrian flow.





01


02

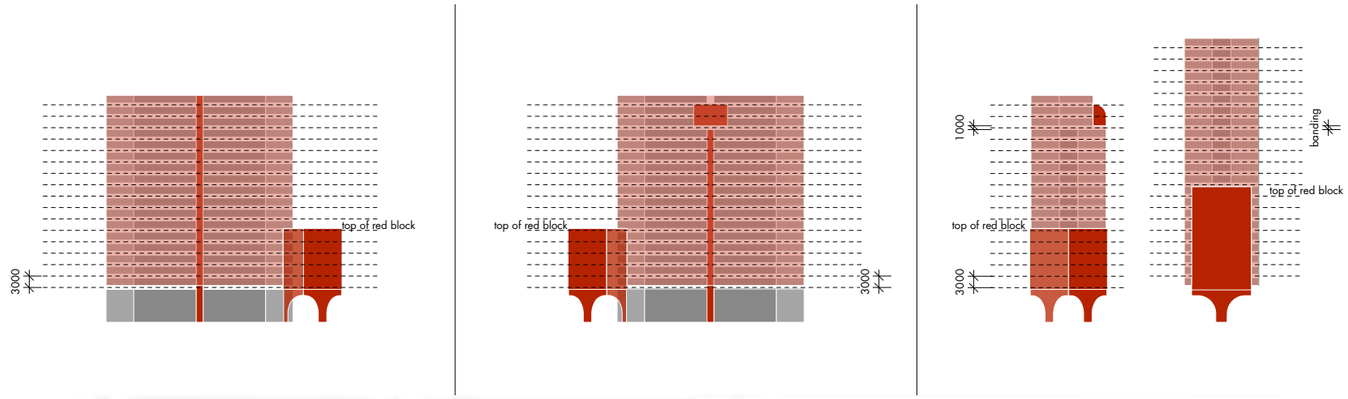

03


04

**01** Regency House, Whitworth Street, Manchester
**02** India House, Whitworth Street, Manchester
**03** Lancaster House, Whitworth Street, Manchester
**04** An axonometic view of our proposal

# ARCHITECTURAL APPROACH 04: HORIZONTAL BANDING

Common building uses of public ground floors and private upper levels were expressed through robust materiality and tones on street level, as opposed to an intricate lightness of floors above.



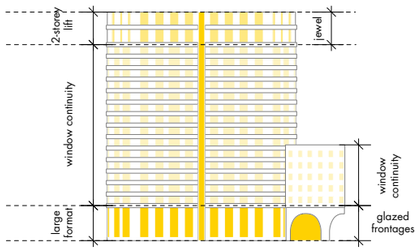


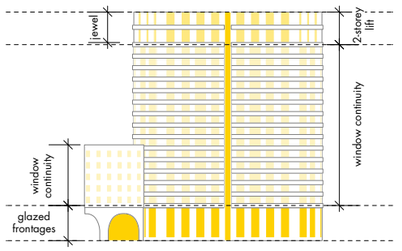


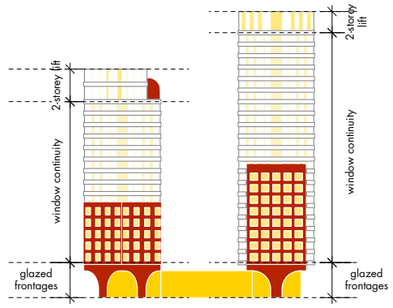
**01** Regency House, Whitworth Street, Manchester
**02** India House, Whitworth Street, Manchester
**03** Lancaster House, Whitworth Street, Manchester
**04** An axonometic view of our proposal

# ARCHITECTURAL APPROACH 05: WINDOW GROUPS

The prominence and nature of industrial structural columns define the grouped characteristics of windows and openings across the monumental facades.

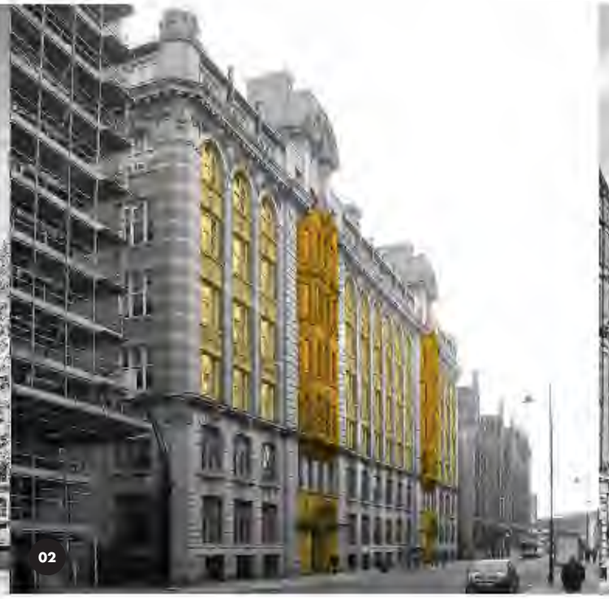


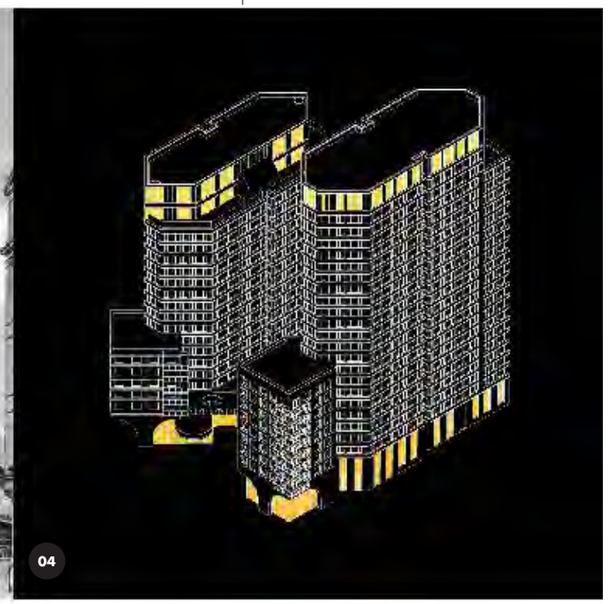





01


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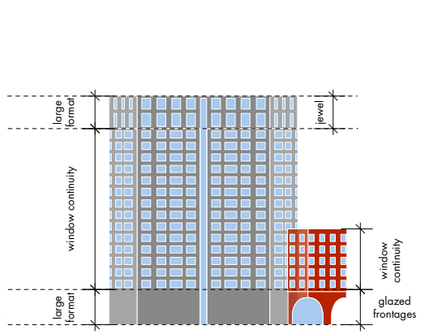

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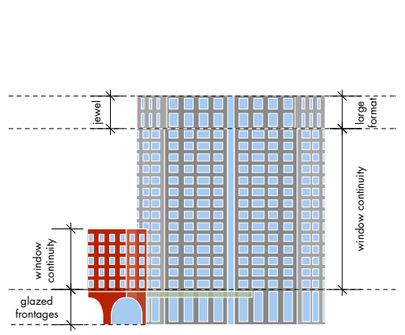

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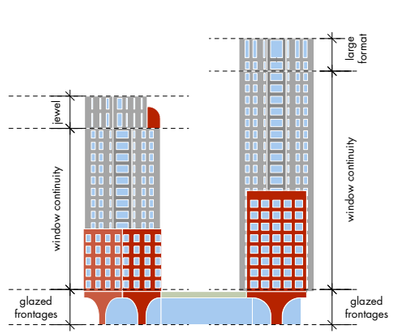
**01** Regency House, Whitworth Street, Manchester
**02** India House, Whitworth Street, Manchester
**03** Lancaster House, Whitworth Street, Manchester
**04** An axonometic view of our proposal

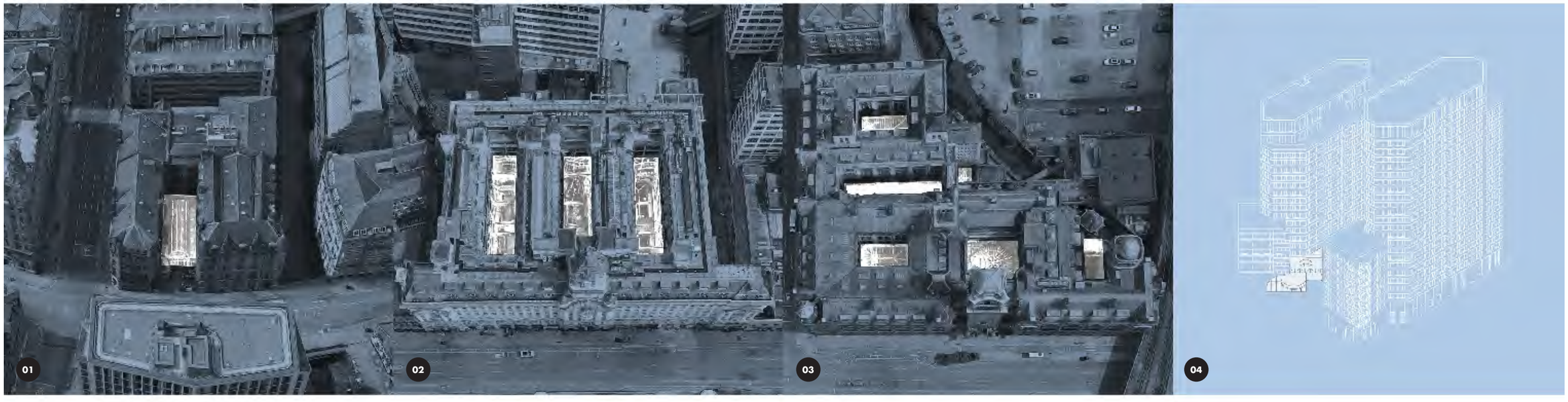
# ARCHITECTURAL APPROACH 06: COURTYARD GLASSHOUSE

There are many elaborate glasshouses and charming courtyards quietly hidden behind the grit and red brick walls around Manchester, usually providing a contrasting environment from that of the bustling city.




**01** Glasshouse, Princess Street, Manchester
**02** St James' Building, Oxford Road, Manchester
**03** The Refuge, Oxford Road, Manchester
**04** An axonometic view of our proposal

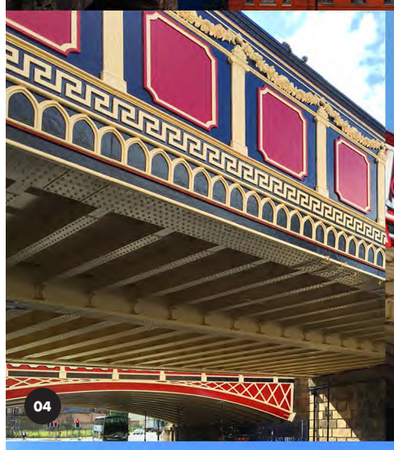
# 04.13 MANCHESTER RED

Whichever way you turn in Manchester, you will see red workplaces, homes, infrastructure, and iconic projects. Red has fabricated itself as a brand, an identity, and portrays both the old and new characters of the city.


01


02


03


04



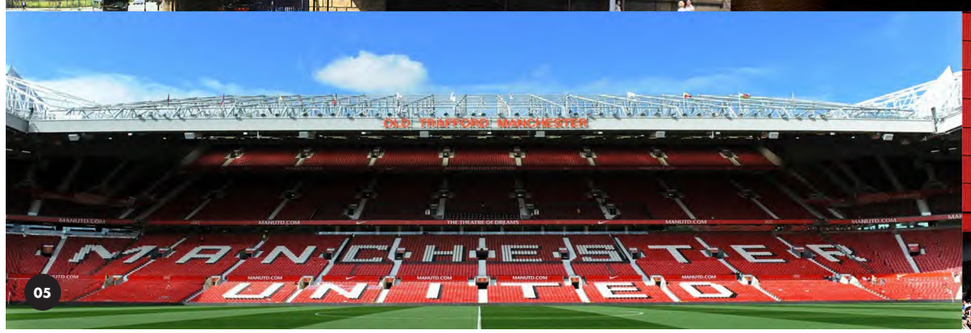




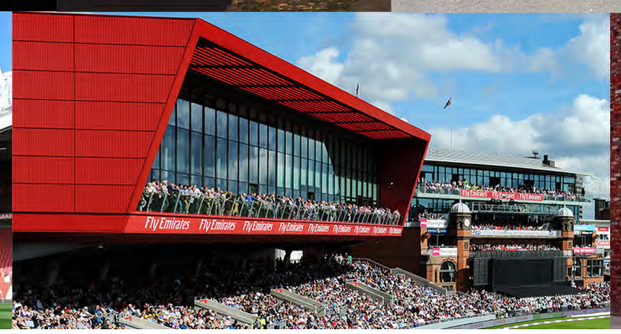








05









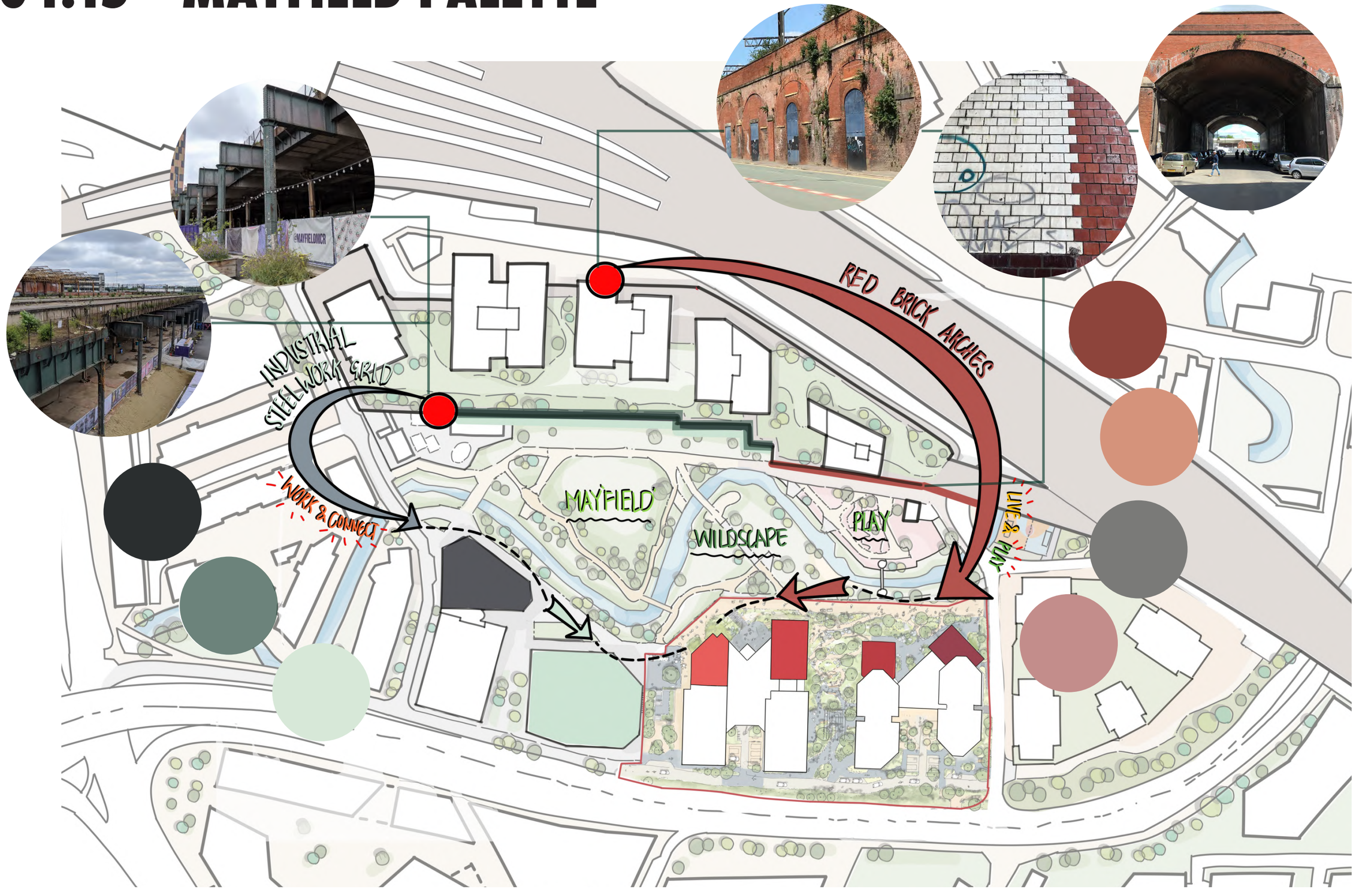
# 04.14 MAYFIELD RED

A walk around the site and surrounding area reveals all shades of red in all shapes and sizes. The bold and brilliant reds are observed to stand out more among the rusty red brickwork.



# PARK FIRST

# 04.15 MAYFIELD PALETTE

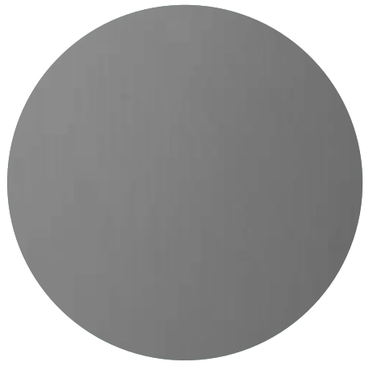


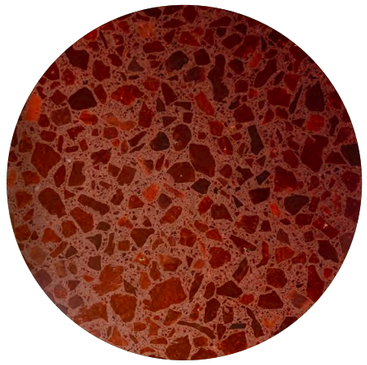
# 04.16 MAYFIELD MATERIAL MOTIFS











## roots

The basis of our material palette stems from the rawness and authenticity of existing materials on site - the Manchester red brickwork aged with time, the weathered railway infrastructure, and life of the park and river.

## reflection

Using River Medlock as the source of inspiration on site, the scheme aims to celebrate its reflective nature through the use of materials with similar properties such as highly polished concrete and metal.

## mancunian

The tonal variety of red and industrial remnants summarise the Mancunian history of the site - with a variety of different combinations of brickwork, metalwork and layers of weathering + reflective sheen brought by the rain.

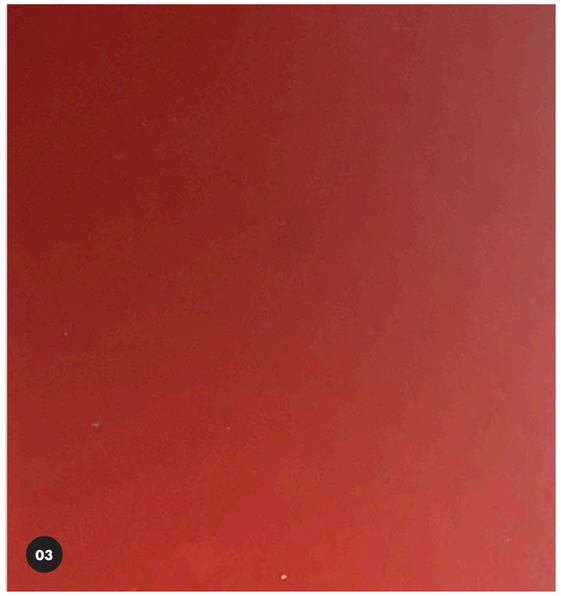
## boldness

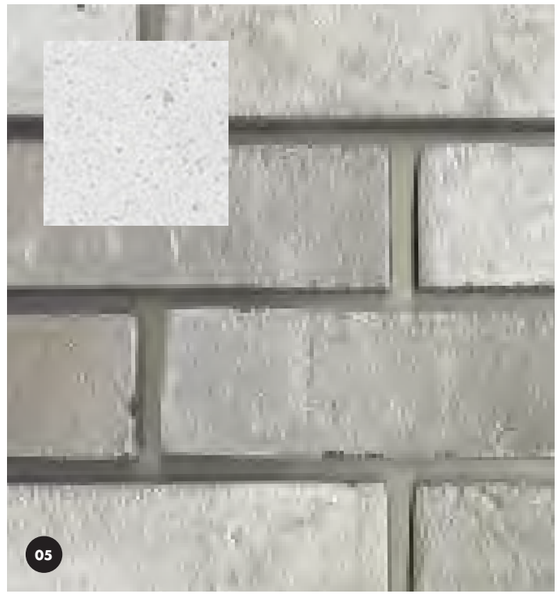
Acknowledging that Mayfield and Manchester have always been (and will continue to be) constantly changing and growing, we propose some dashes of boldness to create new unique motifs on site - to tie in with the past yet welcome an emerging, contemporary future.

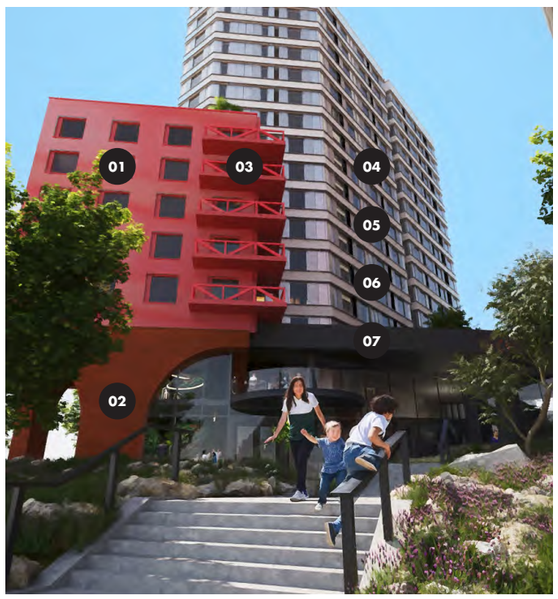
# 04.17 J1 MATERIALS + FINISHES

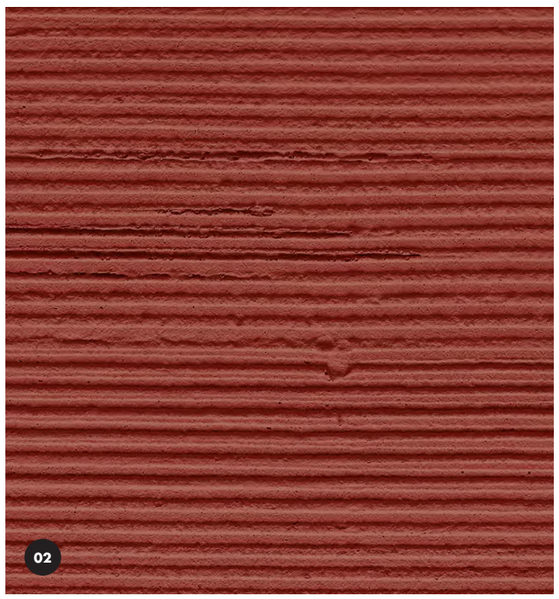
**01** red polished, pigmented precast concrete panels with red aggregate mix
**02** red pigmented as struck concrete arch structure with horizontal formwork
**03** red anodised metal core cladding + red oxide metalwork + PPC windows
**04** dark grey precast concrete windows sills, head + vertical surround
**05** light grey brick with white mortar
**06** dark grey anodised aluminium rainscreen panel + PPC windows
**07** black anodised-effect PPC shopfront glazing + metalwork



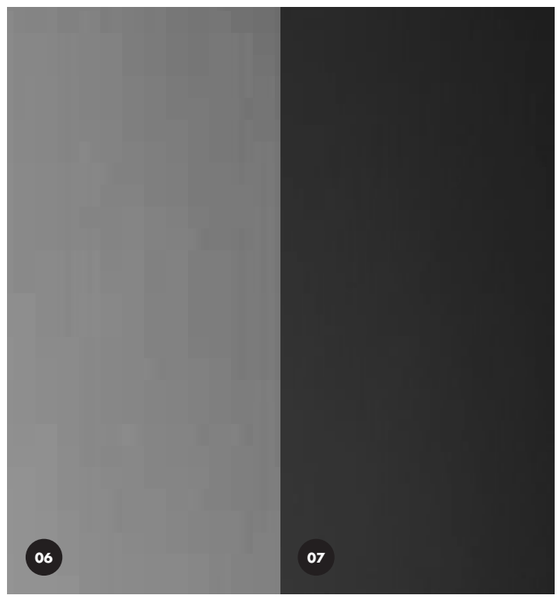





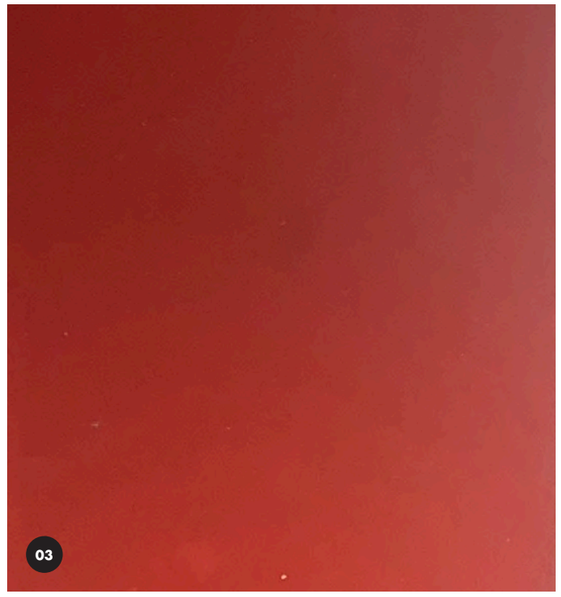


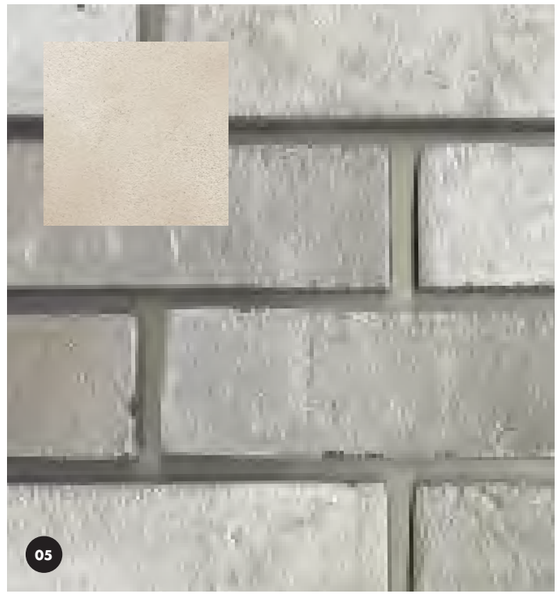


# 04.18 J2 MATERIALS + FINISHES

**01** red brick with red mortar
**02** arch header detail from the Mayfield Depot in red brick
**03** red anodised metal core cladding + red oxide metalwork + PPC windows
**04** dark grey precast concrete windows sills, head + vertical surround
**05** light grey brick with natural mortar
**06** dark grey anodised aluminium rainscreen panel + PPC windows
**07** black anodised-effect PPC shopfront glazing + metalwork

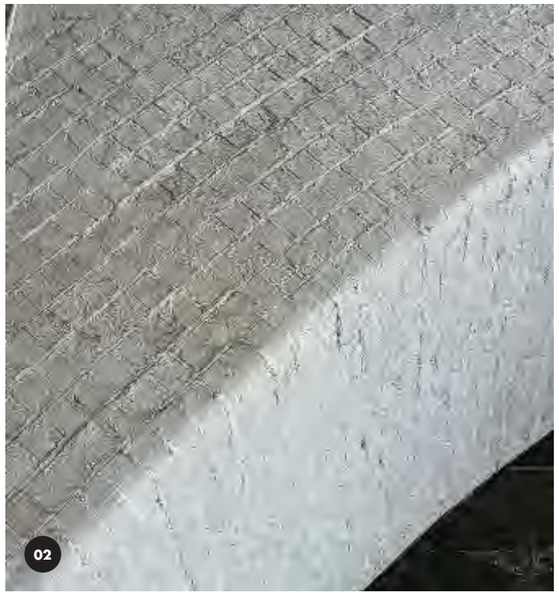


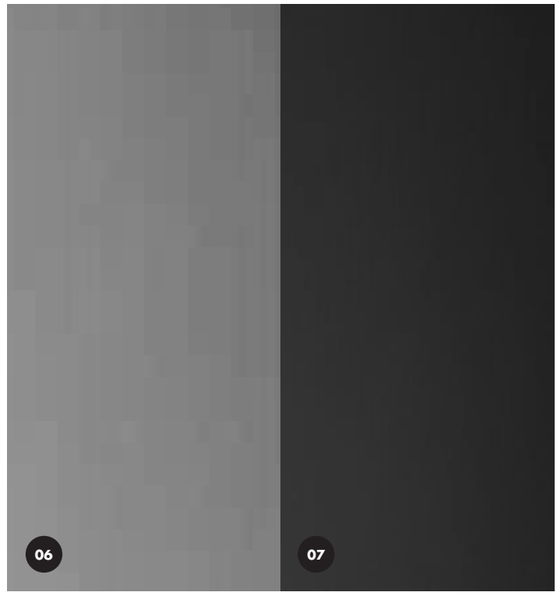












# 05

# PROPOSED DEVELOPMENT

From an empty corner of the park, our design journey blends Manchester's rich heritage with bold, modern architecture, embracing a park-first approach to seamlessly integrate nature with the urban environment.

# 05.01 NORTH ELEVATION

## park frontages

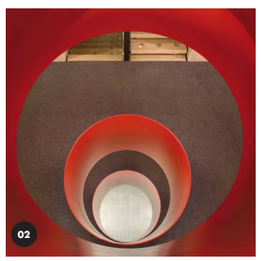
The north elevation has been thoughtfully designed to establish a profound connection with the park, featuring double-height arches that embody the infrastructural heritage of Mayfield while framing the park's verdant landscape. These iconic Mayfield arches not only offer a distinctive retail destination within the masterplan but also define a vibrant new civic square, enriching the public realm for both residents and visitors.

The fenestration and metalwork are finely detailed to reflect industrial motifs, anchoring the architecture in its historical and urban narrative. Medium-scaled parkhouses are conceived as part of a harmonious sequence of character-rich, architecturally distinctive buildings that line the park, complementing the parkhouses of Plot K. Bold tones and reflective textures distinguish these structures, creating a dynamic interplay with the understated grey towers, which recede gracefully into the skyline, blending with Manchester's ever-transforming urban fabric.

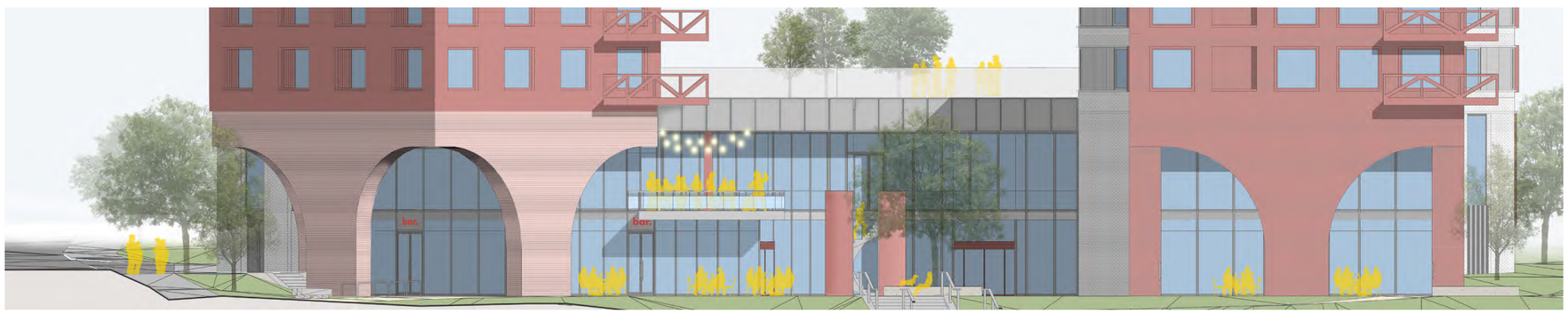


*J1* *J2*





**01** Panorama Residancias da Barra
**02** Matchworks, shedkm



# 05.02 EAST ELEVATION

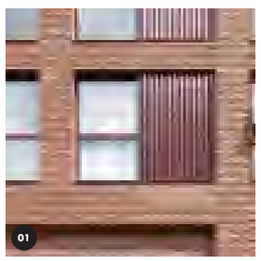
## mayfield red

Building upon the incorporation of red tones in the parkhouses, the east elevation reinterprets this boldness at the heart of the design. A striking red vertical break punctuates the building's massing, articulating the transition of the towers as an evolution from heritage to modernity—a deliberate progression from traditional to contemporary. Distinct Mayfield motifs, such as concertina-style fenestration and intricate metalwork, are meticulously detailed to harmonize with this transformation, seamlessly bridging the historic red brick aesthetic with a refined modern palette of sleek metals and strong horizontal banding.

Our two storey light grey brick plinth is simple, noble and civic in nature with feature angled brickwork detailed and industrial concertina louvre screens.



***J1***







**01** New Cross Central, Hawkins Brown
**02** Camden Hotel, Morris + Company



# 05.03 SOUTH ELEVATION

## the mancunian way

The south elevation addresses the bustling Mancunian Way with a softened edge, incorporating a tree-lined estate road, natural landscaping, and a landscaped courtyard leading to the main upper-floor entrance. Bold red reveals define both the residential entrance to the concierge and the retail shopfronts, enhancing wayfinding and continuing the design's vibrant colour narrative.

At the southwest, J2's square-corner expression mediates between K1's architectural language and the development's bold horizontal banding and octagonal geometry, creating a cohesive yet distinctive identity. The red-expressed arched core of J1 ties visually and conceptually to the arches along the park frontages, reinforcing the heritage-inspired narrative.

Crowning the development, the penthouse level of J1 hosts six 3-bedroom, 6-person duplex apartments. These residences are designed to provide an unparalleled living experience, featuring private amenity spaces at each end of the building and direct access to the expansive communal terrace. The penthouses also offer breathtaking views of Manchester's dynamic skyline and the rolling hills of the Pennines, seamlessly blending luxury, privacy, and a connection to the surrounding landscape.











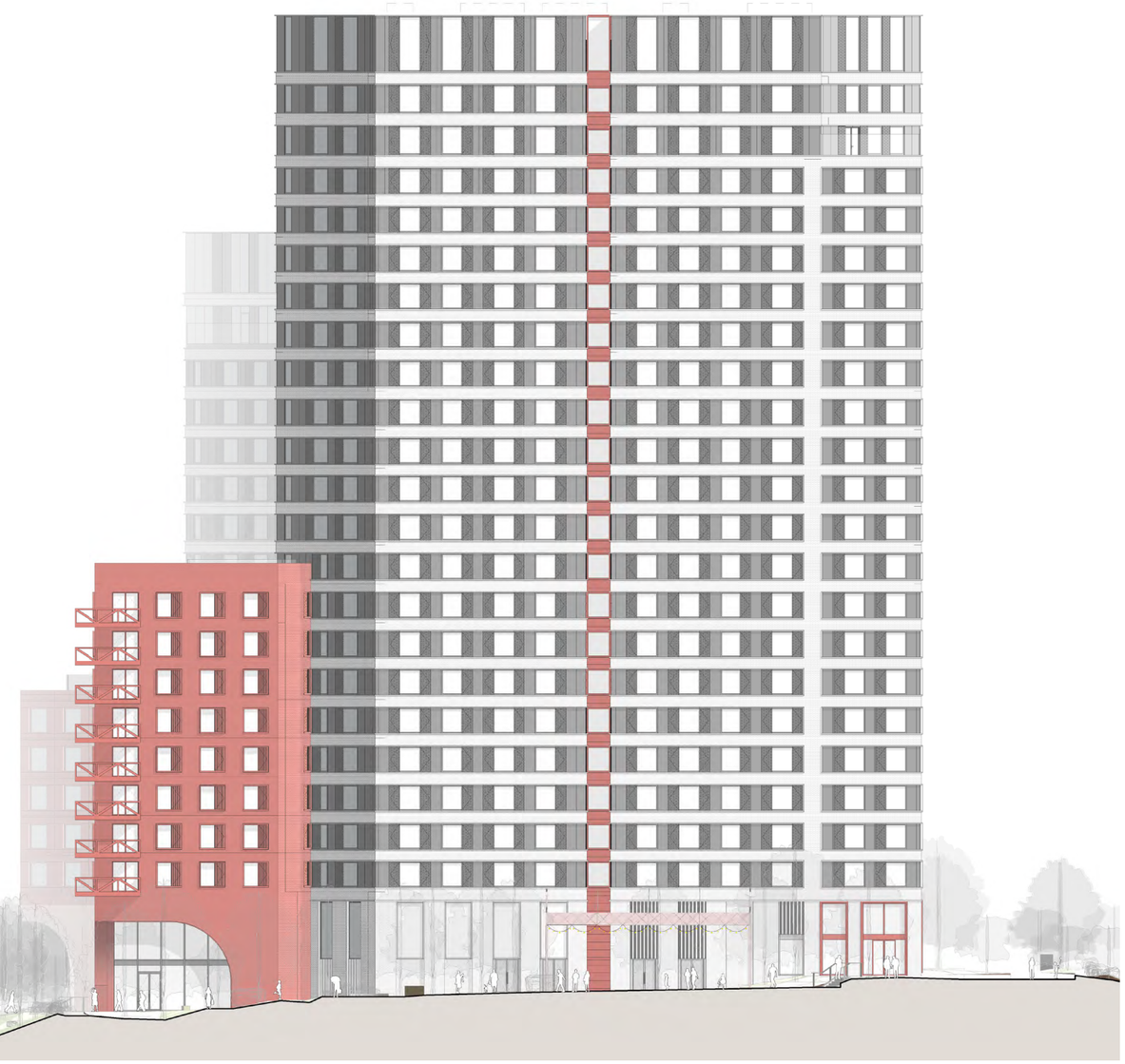
**01** Matchworks, shedkm
**02** Bridge House, Mario Botta

# 05.04 WEST ELEVATION

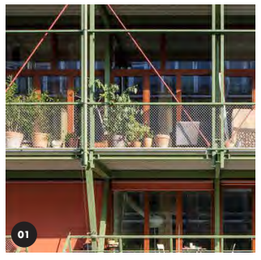
## double height thoroughfare

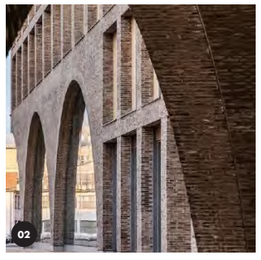
The west elevation continues the architectural narrative established by the east. The vertical fenestration of the plinth is echoed in the penthouse crowns, reinforcing the regularity of the horizontal banding and the warehouse-inspired façades. The robust two-story brickwork at the ground level is animated by decorative yet functional elements, including turned brick, glass, and metalwork, thoughtfully designed to engage with the surrounding natural context. Plantroom and shopfront louvres are cleverly disguised behind feature perforated metal concertina screens.

The interplay of varied materials and textures invites interaction, encouraging appreciation of the architecture's relationship to the new public realm landscaping between Plot J and Plot K. Repurposed steel truss canopies from the historic Mayfield Depot are proposed along the winding, boulder-lined park pathway, providing shelter, shade, and opportunities for spill-out seating from retail units that energize the streetscape. This integration of heritage elements with contemporary urban design enhances the sense of place while fostering a vibrant and active public realm.



***J2***





**01** Residential balconies, Esch Sintzel Architekten
**02** Chiswick Park, RSHP



# 05.05 WEST SECTIONAL ELEVATION

## an extension of the public realm

The lower and upper ground floors of the proposal are thoughtfully designed to draw people in from the park and its surroundings, seamlessly integrating the built environment with the natural landscape through a series of tiered landscapes. These levels include vibrant retail spaces nestled amongst the arches, adaptable flexible-use rooms, and curated resident amenities, fostering activity and interaction throughout the day and into the night.

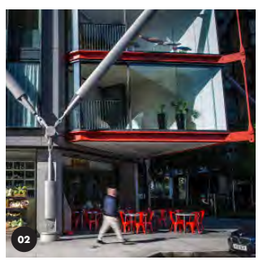
A striking double-height glasshouse anchors a sense of place, creating a light-filled spaces with circular rooflights and voids that blur the boundary between indoors and outdoors while providing a year-round connection to the park. Adjacent to this, a covered civic square offers a dynamic, weather-protected gathering space for events, socializing, and leisure, further enhancing the site's role as a community hub.

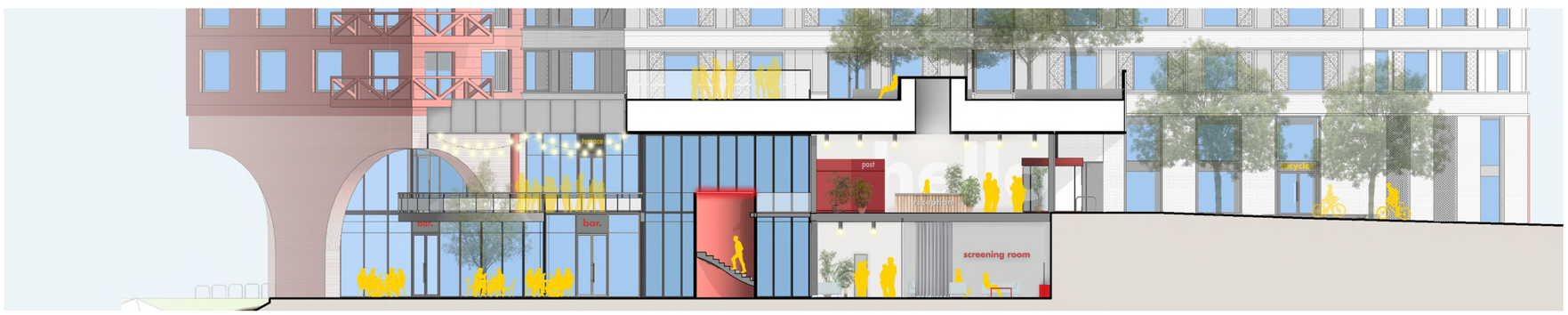
The through-routes for residents, whether entering from the lower-ground park level or the upper-level service road, are aligned along a north-south axis, offering flexibility as well as the opportunity for chance encounters with neighbours.



***J1***








**01** Bunker, shedkm
**02** NEO Bankside, Richard Rogers

# 05.06 PROPOSED BUILDING OVERVIEW

## bold + rigorous

To allow our Mayfield reds to take centre stage, we propose a sophisticated palette of reds, greys, and anodized metals that reflect light, complementing the often-muted skies of Manchester. The textured brickwork adds depth, pattern, and a sense of human scale, while the metal window surrounds on the Parkhouse reveals and the sleek metal balconies introduce sharp, precise forms and openings. This creates a compelling contrast with the rustic, traditional warehouse red brick, enriching the architectural composition with both modernity and texture.

The J1 park frontage is rotated by 45 degrees to align with the River Medlock's flow. Polished precast concrete reflects the water's dappled light, while the pigmented concrete arched plinth, with its horizontal ribbed form, evokes the riverbed's rammed earth.

At penthouse level, the carved geometries create an intriguing roof line, offering stunning views of the city and the Pennines beyond.

**01** polished precast finish

**02** red windows with feature concertina screens

**03** rigorous fenestration

**04** plinth bays with feature brickwork + metalwork

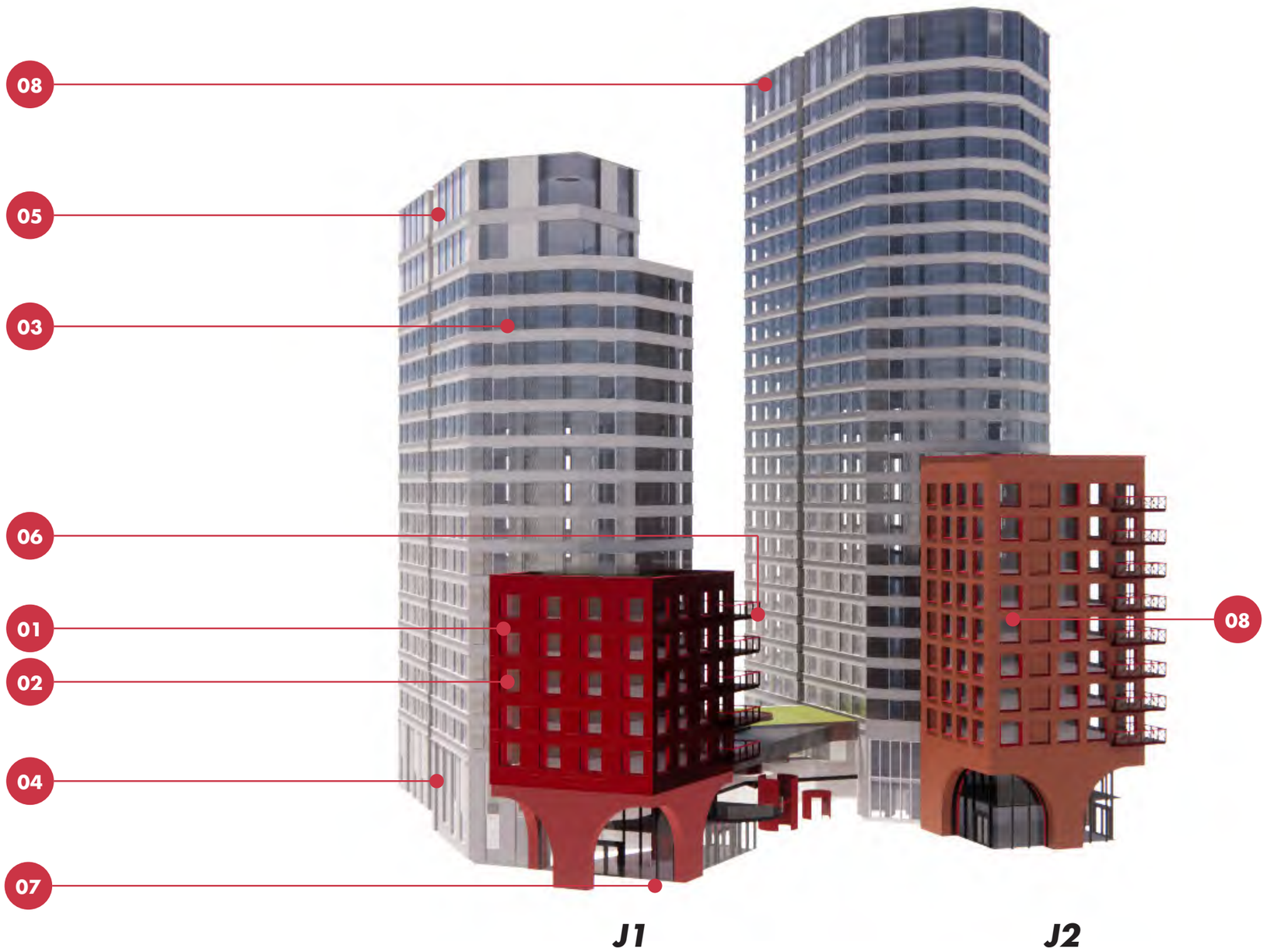
**05** modular continuity in panellisation

**06** industrial + historic reference in balcony design

**07** arched shopfront design with concealed louvres

**08** integrated penthouse language

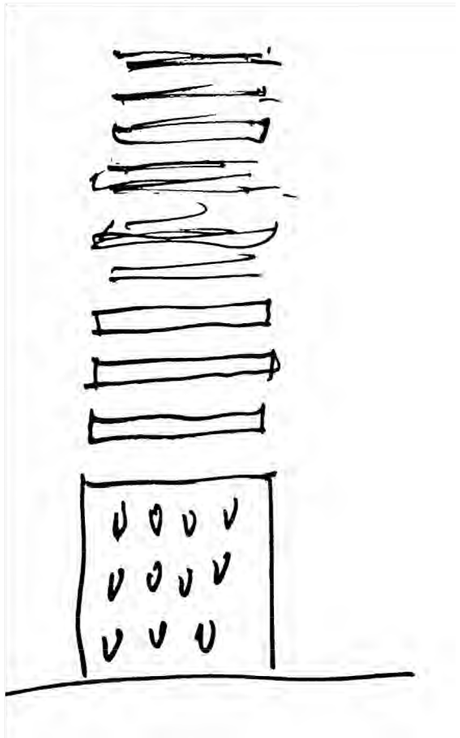
**09** warehouse brick with 1.5 brick deep reveals and feature metal pop-out surrounds

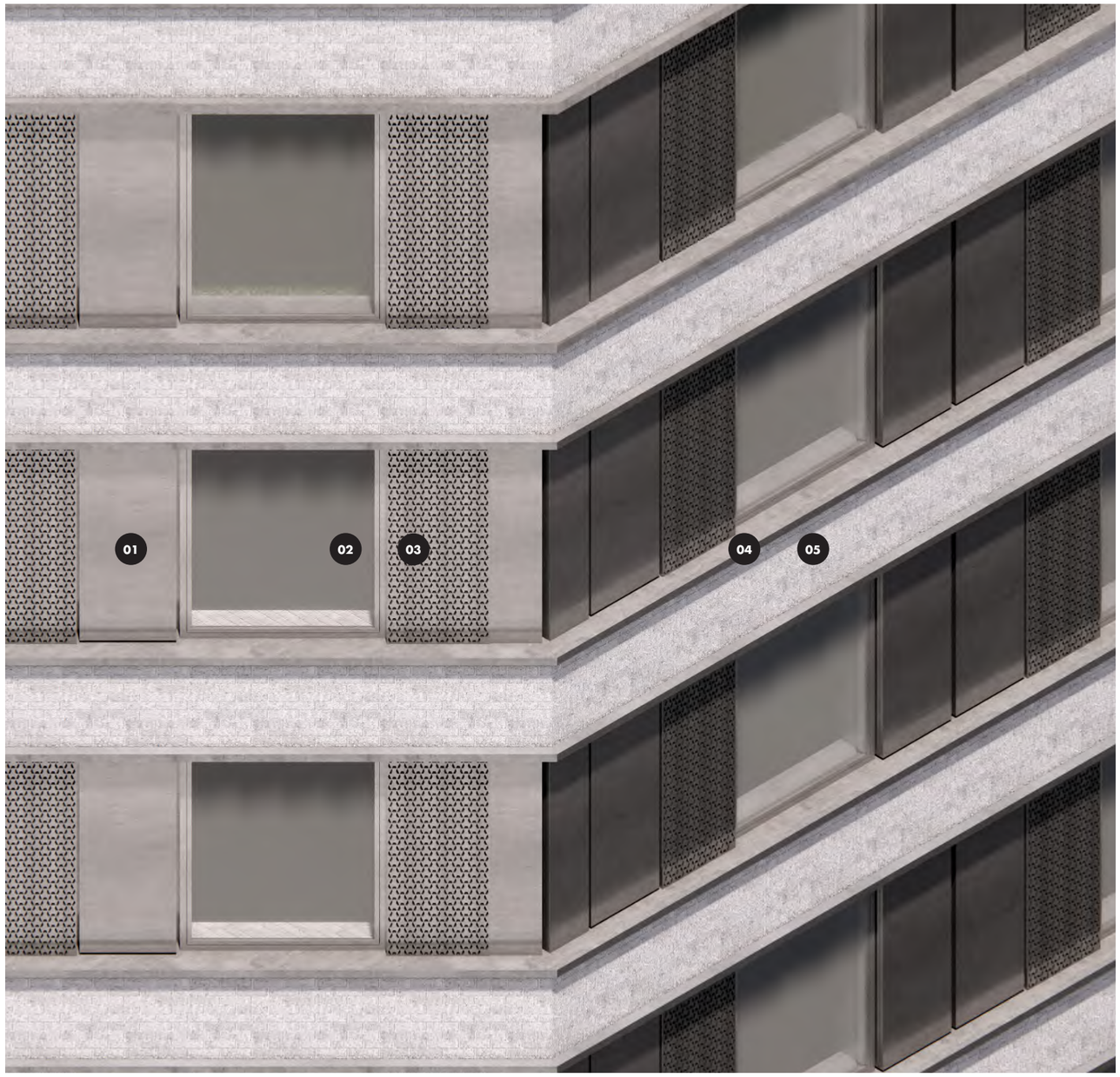


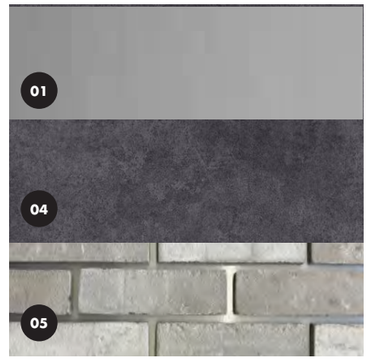
# 05.07 TOWER BAY STUDY: HORIZONTAL BANDING

## industrial rigour

To achieve a clean horizontal banding effect, continuous lines of light grey brickwork with matching grey fenestration accentuated by precast sills will wrap around the towers. The projecting sills are detailed to cast a shadow, further emphasising the banded nature by increasing the impression of facade depth..





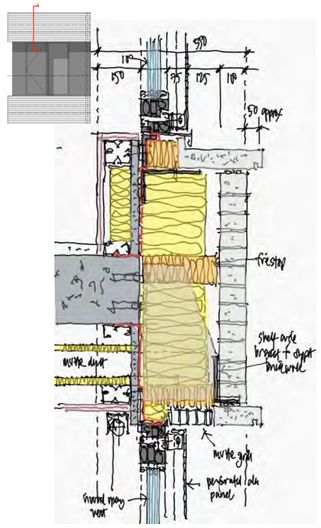


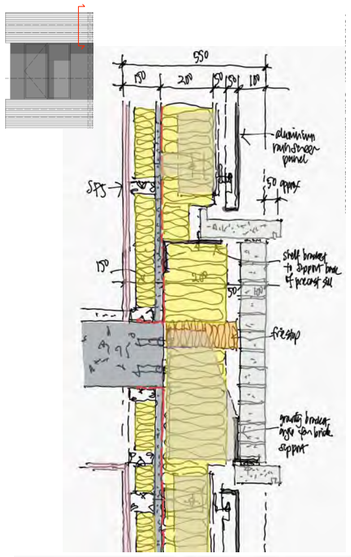


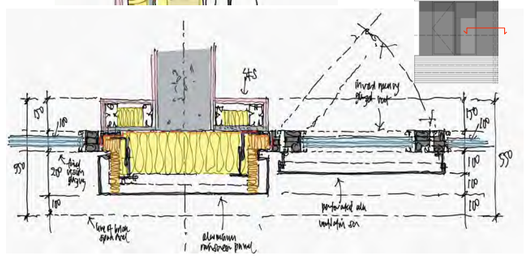


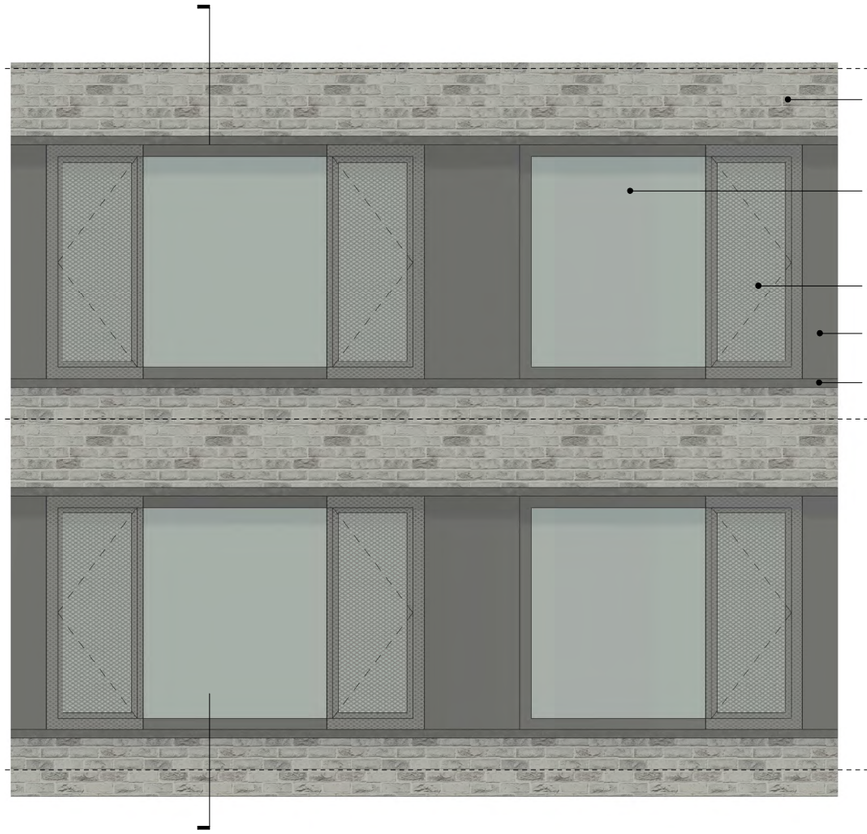

**01** Dark grey anodised aluminium rainscreen panel as seen on Kampus, Manchester and Arthouse, Edinburgh by shedkm
**02** Grey Anodised-effect PPC fixed slimline frame glazing
**03** Grey Anodised-effect PPC openable purge vent glazed panel with 50% perforated flat grey anodised metal panel in front
**04** Dark grey precast concrete window sills, head + vertical surround
**05** Light grey brick with grey/natural mortar

# 05.08 TOWER BAY STUDY: HORIZONTAL BANDING

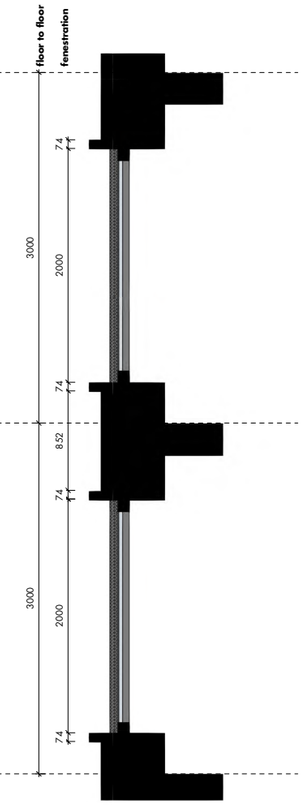


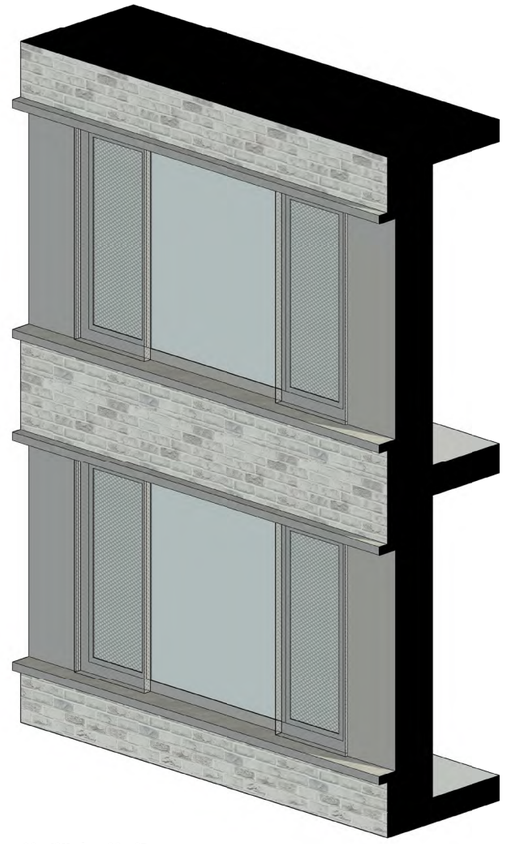



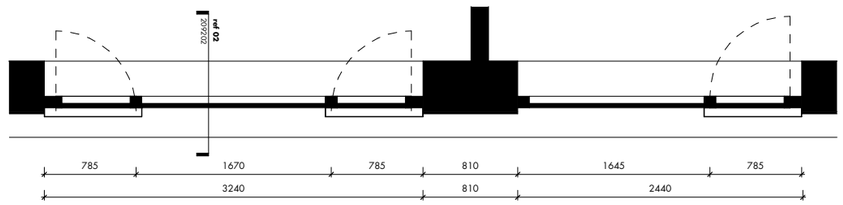

01 - J0X - bay 02 - east elevation 1 : 25




02 - J0X - bay 02- section 1 : 25



03 - J0X - bay 02 - 3D




*sketches by fmdc (left)*
*+ bay studies NTS (right)*

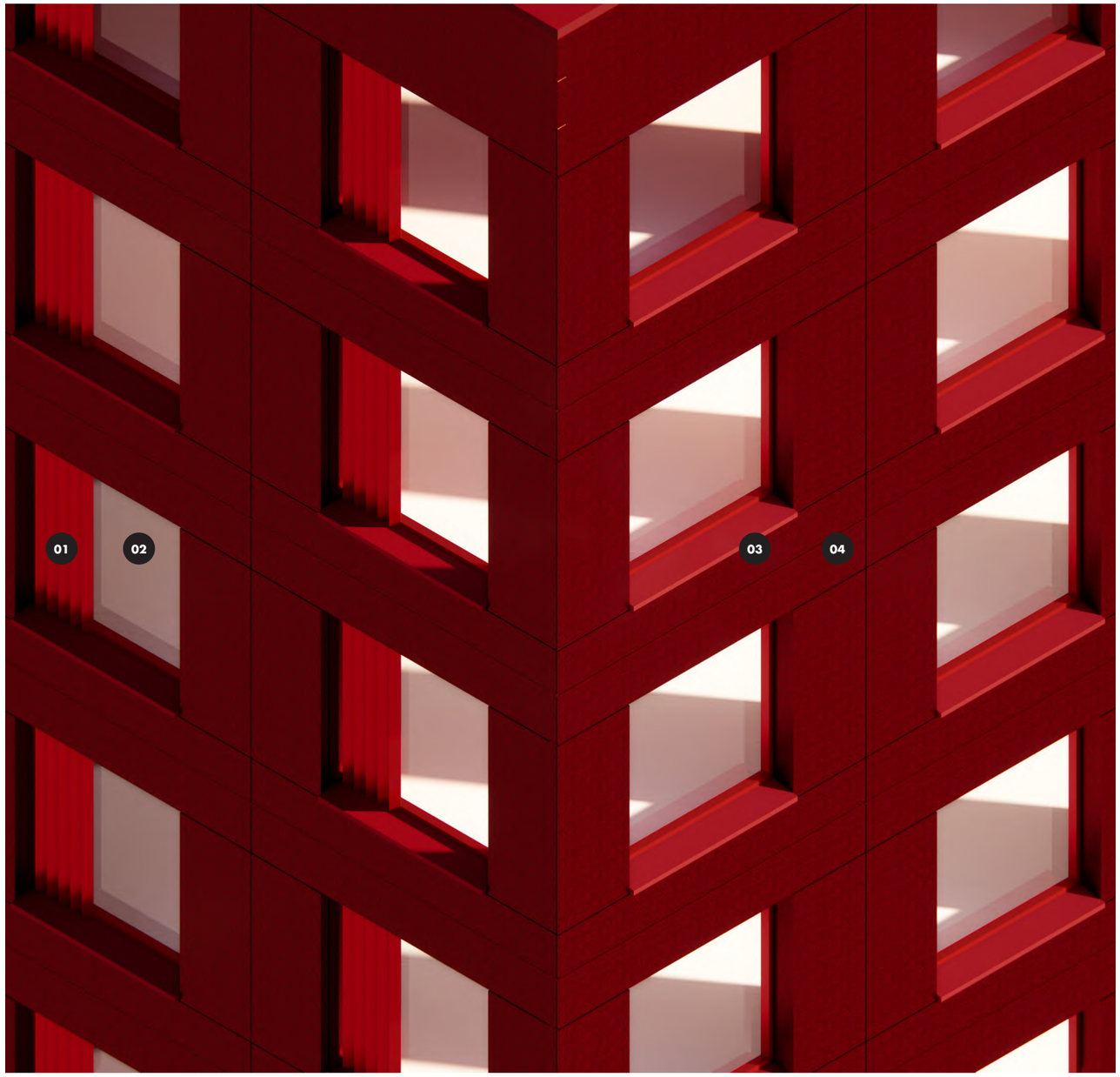
# 05.09 PARKHOUSE BAY STUDY: J1 POLISHED PRECAST

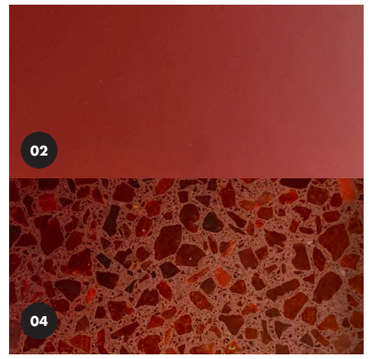
## warehouse aesthetic

The fenestration of the parkhouses draws inspiration from the robust, utilitarian aesthetic of warehouse architecture, featuring deep, regular windows that evoke the rhythm and scale of industrial buildings. Concertina shutter motifs, interpreted through the metalwork, further reference the functional, flexible nature of warehouse designs, adding an additional layer of character and texture to the façade.

The red tones of the parkhouses echo the rich, historic reds found throughout Manchester, grounding the design in the city's architectural vernacular while nodding to the area's industrial heritage. The use of metal throughout the design reflects the hybrid nature of warehouses, where a mix of materials was essential for both structural integrity and adaptability. This combination of red brick and metal creates a striking contrast, blending the old and new in a seamless expression of contemporary urban design.

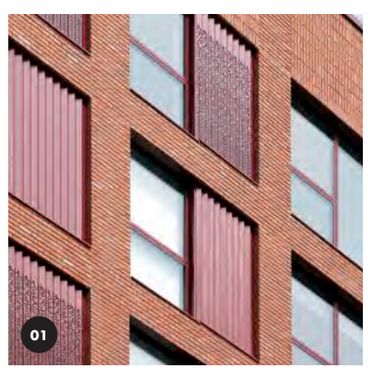
The highly polished precast concrete used on the façade of J1 will reflect the dappled light from the River Medlock, creating a dynamic interaction with the surrounding environment. As light filters through the trees and ripples on the water, it will subtly shift across the reflective surface, creating an ever-changing, tactile experience. This reflective quality not only enhances the visual connection between the building and the river but also evokes the fluid, organic nature of the water, reinforcing the design's relationship with its natural context.



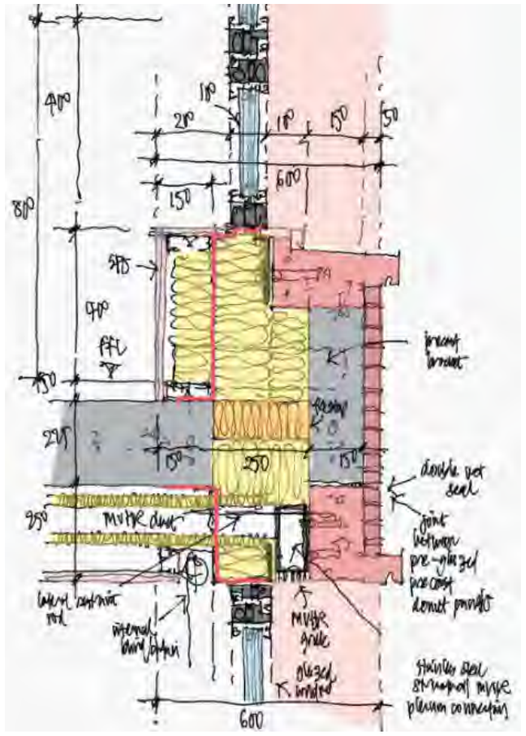


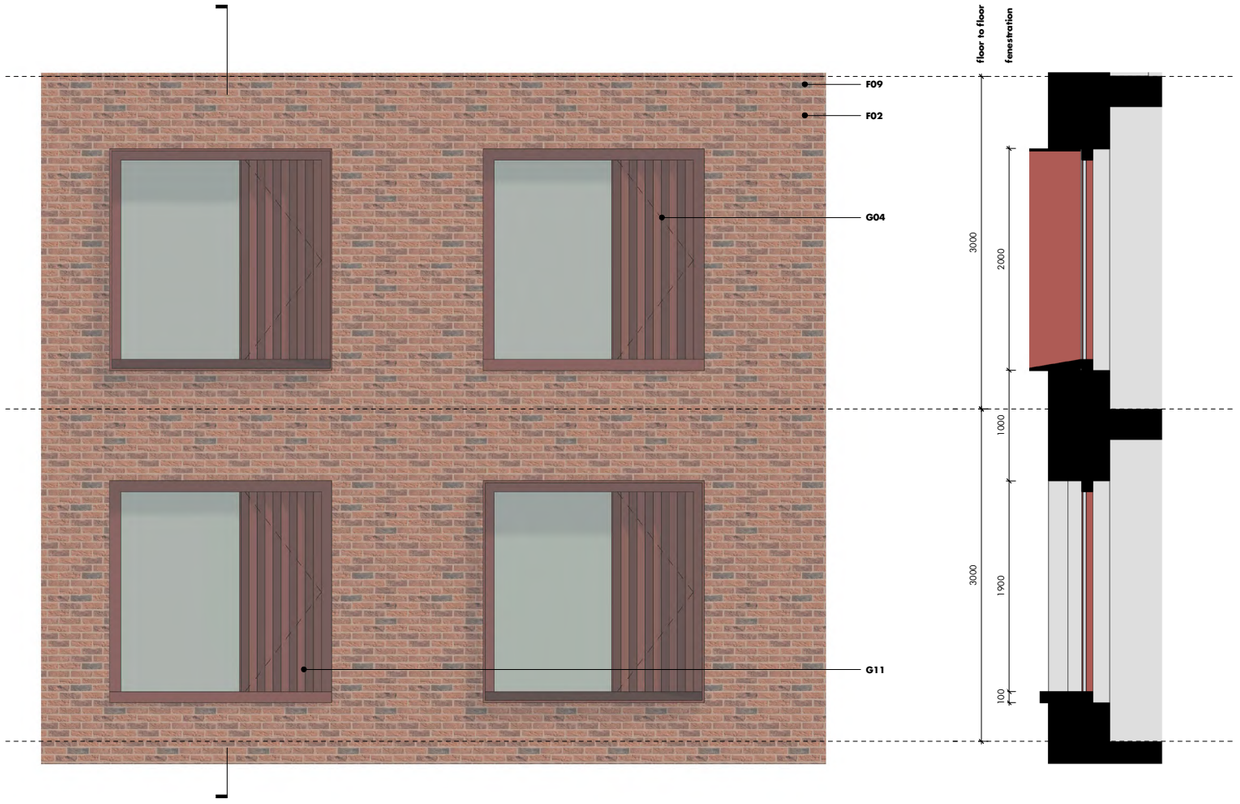





**01** Red Anodised-effect PPC openable purge vent glazed panel with 50% perforated concertina red anodised metal panel in front as seen on New Cross Central by Hawkins Brown, Manchester
**02** Red Anodised-effect PPC fixed slimline frame glazing
**03** Red polished, pigmented precast sills and reveals
**04** Red polished, pigmented precast concrete panels with red aggregate mix

# 05.10 PARKHOUSE BAY STUDY: WINDOW REVEALS

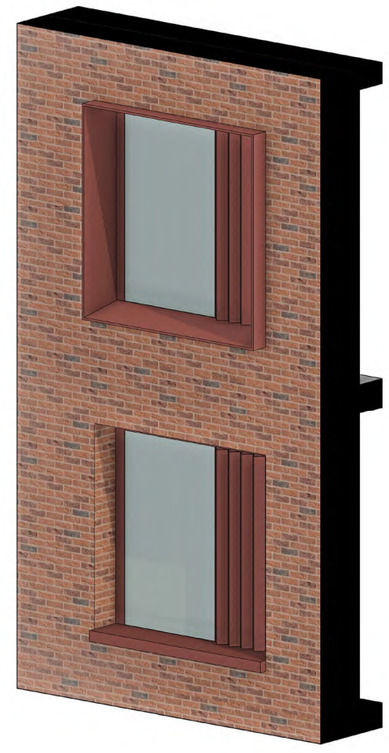


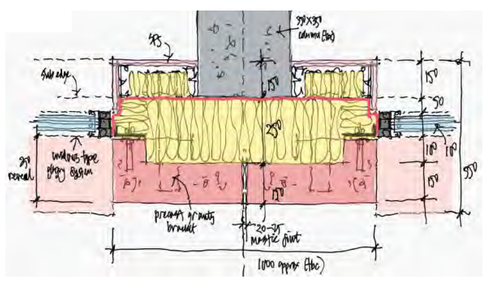

01 - J02 - bay 06 1 : 25

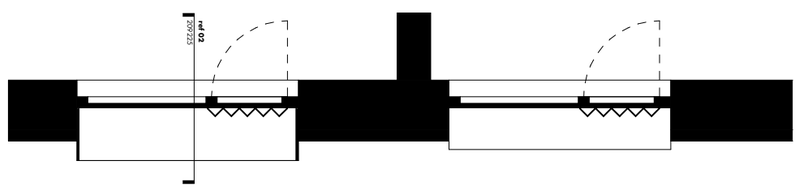



02 - J02 - bay 06 - section 1 : 25



03 - J02 - bay 06 - 3D




04 - J02 - 102L - bay 06- plan 1 : 25

*sketches by fmdc (left)*
*+ bay studies NTS (right)*

# 05.11 RESIDENTIAL AMENITY BAY STUDY: BALCONIES

## parkview balconies

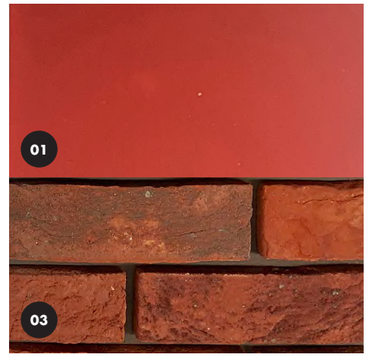
Generous corner balconies extend the 3-bedroom family homes, offering unobstructed views of the park and enhancing the connection between the interiors and the outdoor environment. These bespoke balconies are a distinctive design element unique to Mayfield, contributing to the overall architectural identity of the development. The balustrades are crafted with intricate metalwork, referencing the industrial heritage of the site and the surrounding area.

The design of the balconies draws inspiration from the riparian civil engineering of the bridges spanning the River Medlock. The steel truss motifs, traditionally used in bridge construction, are reimagined in the balustrades at varying scales. This subtle homage to the structural elements of the river's crossings creates a visual dialogue between the building and the waterway, connecting the modern architecture to the industrial past that defined this area of Manchester.

In addition to the civil engineering influence, the balconies also evoke the gantry-style industrial aesthetic that is a hallmark of the city's history. The intricate, geometric form of the metal balustrades reflects the industrial gantries and framework that were once essential to the area's working infrastructure. This thoughtful reference to both the riparian engineering and the industrial aesthetic brings a layer of contextual relevance to the design, enriching the architectural narrative and underscoring the site's transformation from industrial heritage to contemporary living. The result is a harmonious blend of functionality and design, where the bespoke metalwork balconies serve both as elegant architectural features and as a tribute to the enduring legacy of the Mayfield district.

**01** Red feature projecting metal surrounds and sills
**02** Red Anodised-effect PPC fixed slimline frame glazing
**03** Red brick with matching red mortar
**04** Red Anodised-effect PPC glazed double doors onto balconies
**05** Red bespoke metalwork balcony with steel truss balustrade and strong mesh infill as seen on Nestle Chocolate Museum by Metro, Bridge House by Mario Botta, and residential balconies by Esch Sintzel Architekten









# 05.12 GROUND FLOOR BAY STUDY: ARCHES

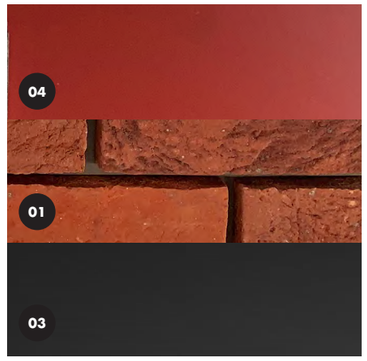
## concealed shopfront louvre design

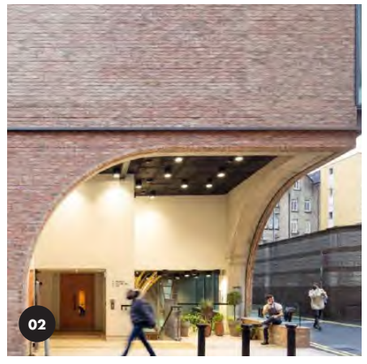
The design of the corner column-free arches cleverly incorporates louvres in the metal arch surround, concealing them from view to maintain the architectural integrity of the structure. This thoughtful detail ensures that the clean lines of the arches are not disrupted by prosaic, visible shopfront louvres at the head of the glazing, preserving the refined aesthetic.

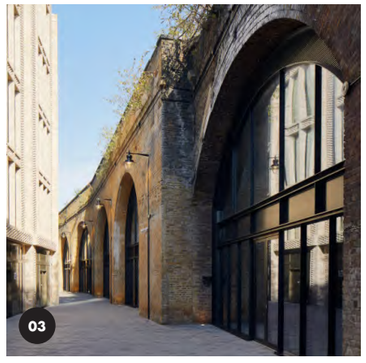
The bold red louvre surround also serves as a functional wayfinding device, with the vibrant accent colour guiding visitors toward the entrance. This integration of colour and design enhances the sense of movement through our Mayfield arches, making navigation intuitive and engaging.

As we work through the detail and construction methodology of the Mayfield arches on Plot J we will also incorporate a 7 deep header detail to the arches which can be found in arches 5 + 6 in the Depot opposite our site. We are very keen to use Mayfield brick motifs from the Depot arches to create a mirroring across the park that frames the play spaces to complete the arch composition on site.



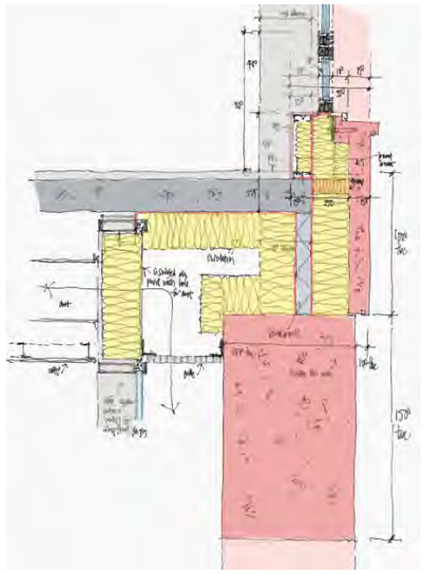



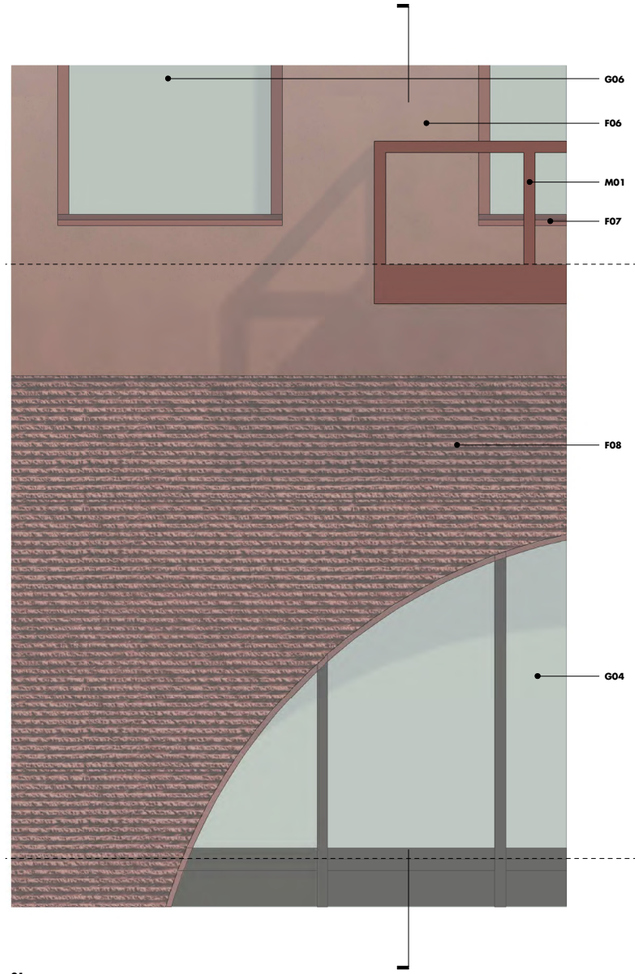



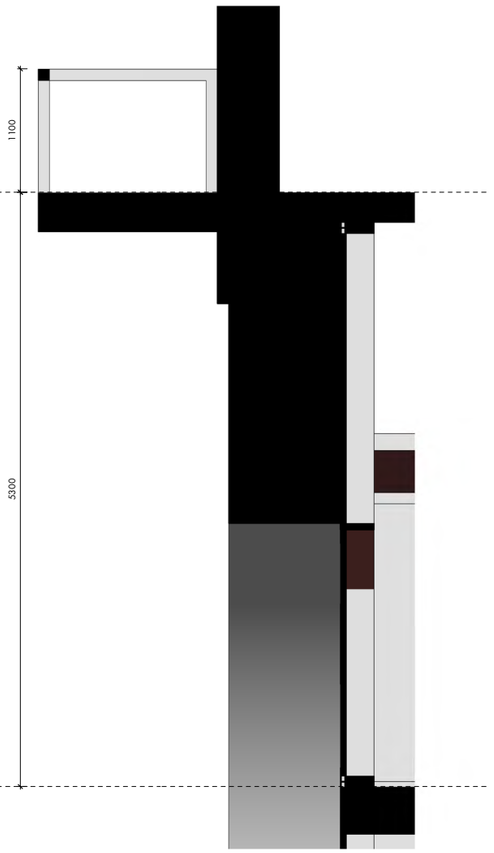

**01** Red brick with red mortar
**02** Red brick arch header detail with red mortar as seen on the arch form of Wren Urban Nest by BDP
**03** Black Anodised-effect PPC shopfront curtain walling and glazed doors as seen within the arches in Borough Yards, London
**04** Red anodised (concealed) louvres to arch surround

# 05.13 GROUND FLOOR BAY STUDY: ARCHES

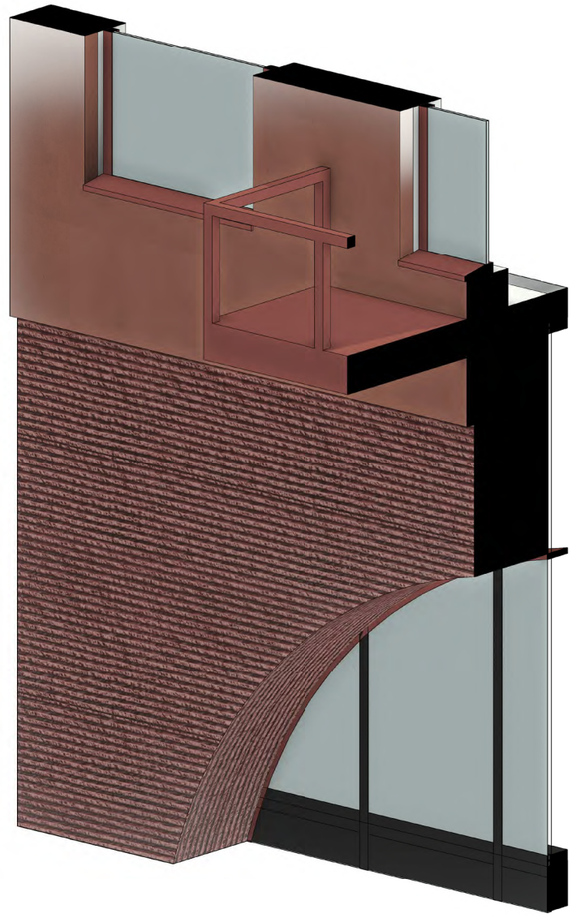




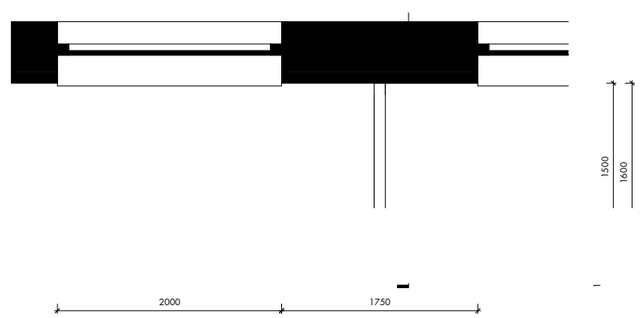

01




02 - J01- bay 01- section 1 : 25



03 - J01 - bay 01 - 3D




04 - J01 101L -bay 01- plan 1 : 25

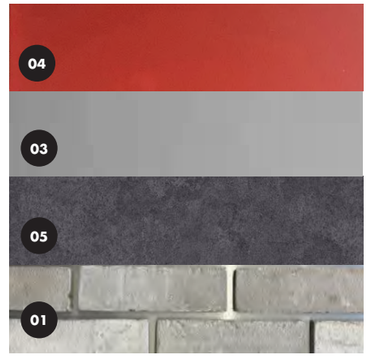
*sketches by fmdc (left)*
*+ bay studies NTS (right)*

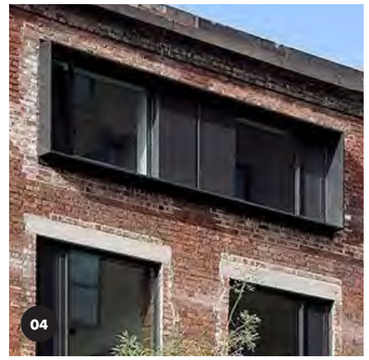
# 05.14 GROUND FLOOR BAY STUDY: PLINTH

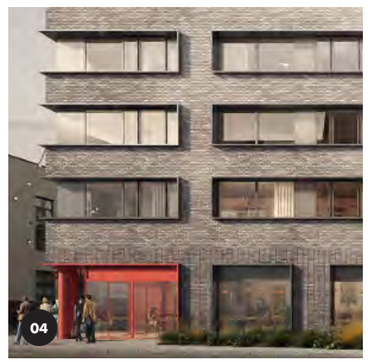
## metal reveals

Inspired by the metal reveals on J2's red park frontages, the southern shopfronts feature sleek metal surrounds that function as both wayfinding devices and bold colour accents. These metal elements define the shopfronts, guiding visitors while adding a vibrant touch to attract passers-by. The sharp lines and reflective surfaces of the metal create a striking contrast with the architecture, enhancing the visual rhythm and reinforcing the development's cohesive design. This integration of form and function creates an engaging, dynamic streetscape that draws attention and enhances the overall sense of place.



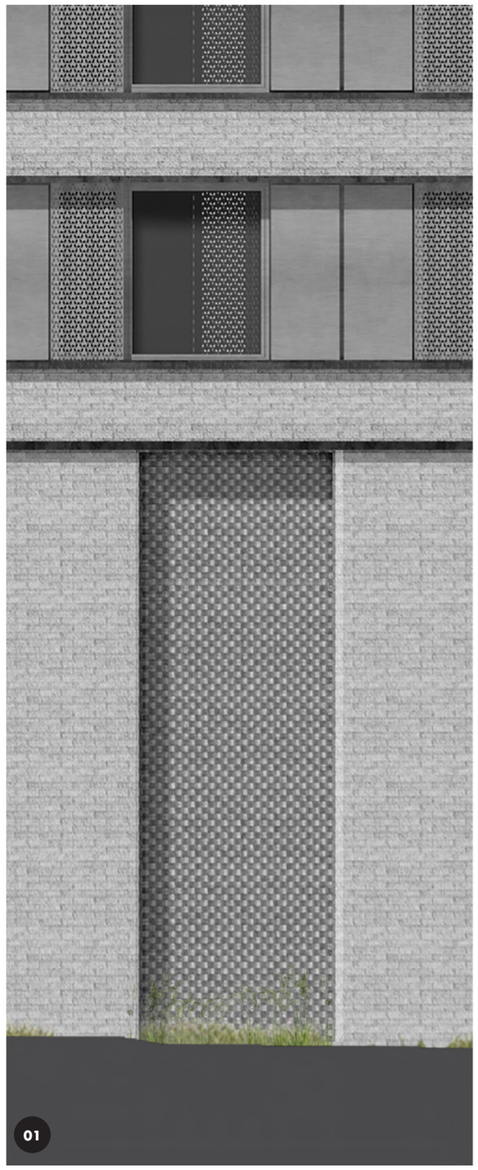

**01** Light grey brick with white/natural mortar
**02** Black back-painted glass spandrels
**03** Grey Anodised-effect PPC shopfront curtain walling
**04** Red steel portal frames set within shopfront piers as detailed on Kampus, Manchester and Arthouse, Edinburgh by shedkm
**05** Dark grey precast concrete window sills, head and vertical surround

# 05.15 PLINTH BAY TYPOLOGIES

## ground floor continuity

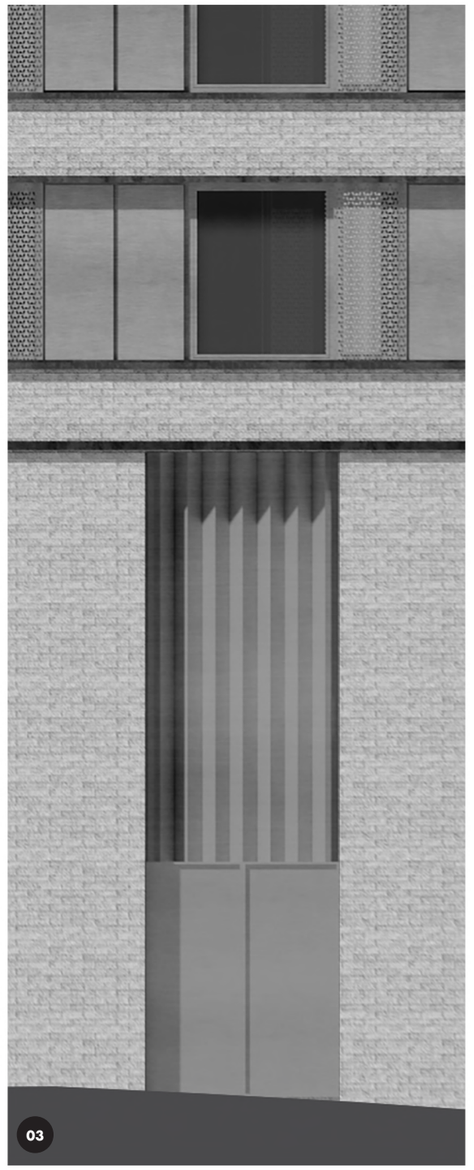
The two-storey plinth in light grey brick integrates seamlessly into the streetscape, offering a refined and civic presence. It features three distinct bay types: one with a 45-degree recessed brickwork detail that echoes Mayfield's industrial heritage, another with curtain wall glazing at the upper residential levels, creating a transparent and open connection to the amenity spaces, and a third with a light grey concertina perforated metal screen. This screen discreetly conceals plant rooms and shopfront louvres, maintaining a clean and elegant facade. Together, these elements balance traditional craftsmanship with modern materials, enhancing both the aesthetic and functional qualities of the development.

This design element is civic in nature, providing a grounded, monumental presence that complements the surrounding streetscape and public realm landscaping.

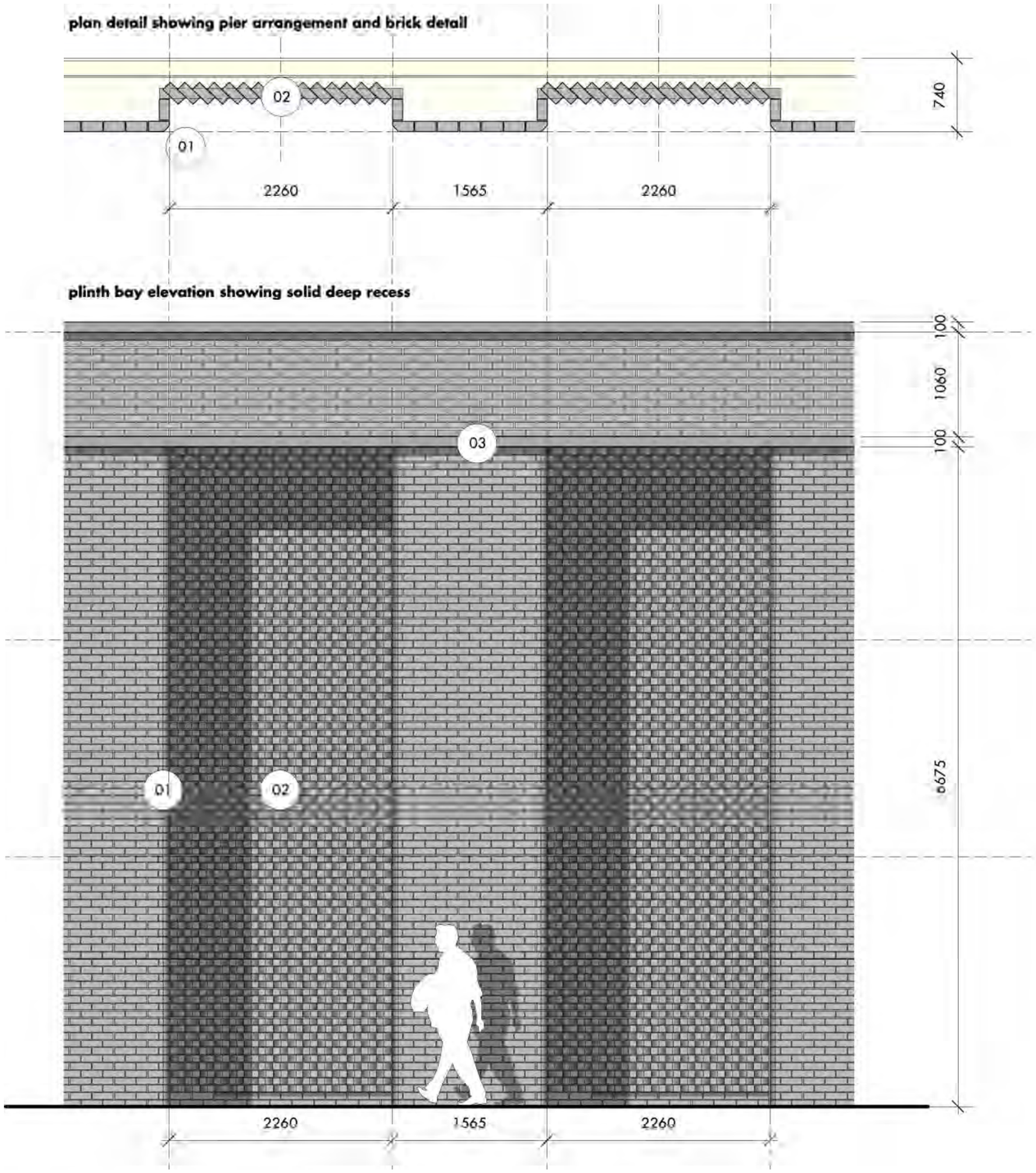


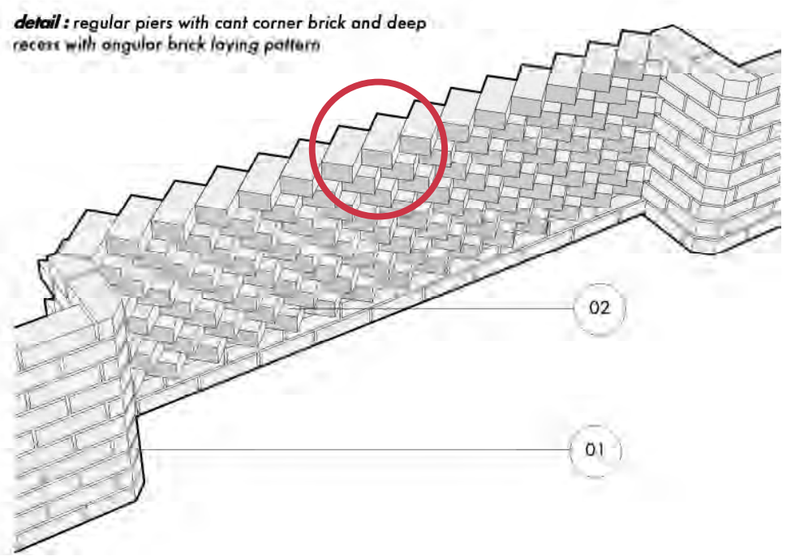







**01** full height rotated brickwork pattern
**02** tall curtain wall window above rotated brickwork pattern
**03** concertina louvre above matching metal double doors




***detail :*** *regular piers with cant corner brick and deep recess with angular brick laying pattern*



**01** - mayfield detail : chamfered brick edge



**02** - mayfield detail : deep recess and angular brick laying pattern



**03** - chamfered building corner with angled brick detail texture

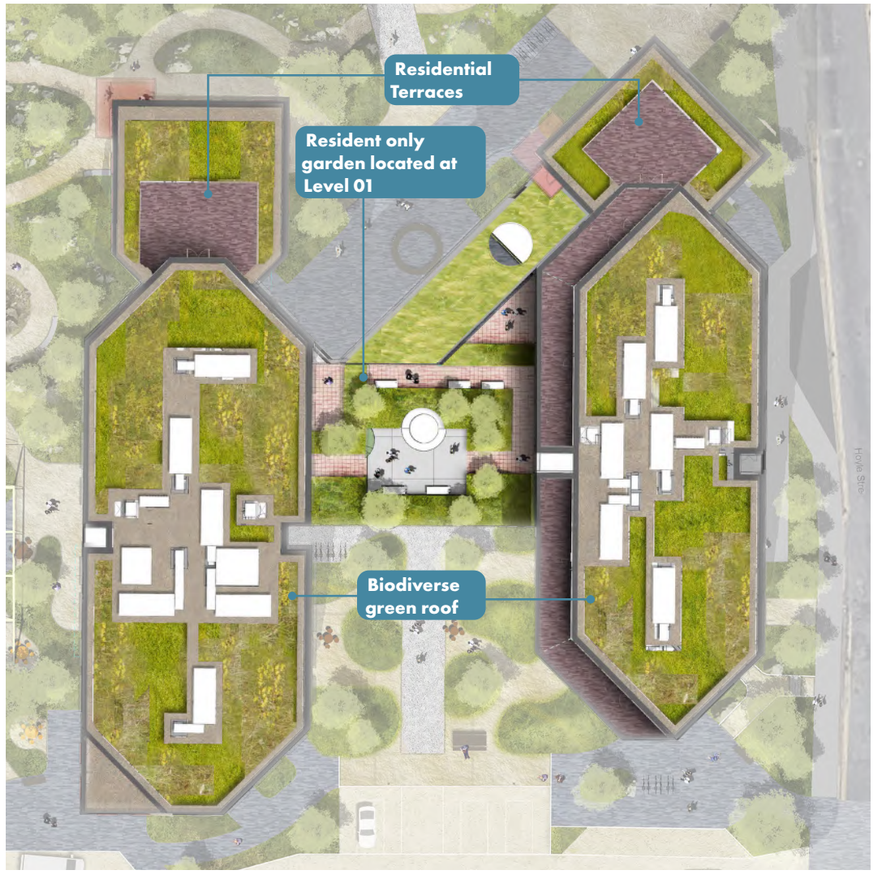


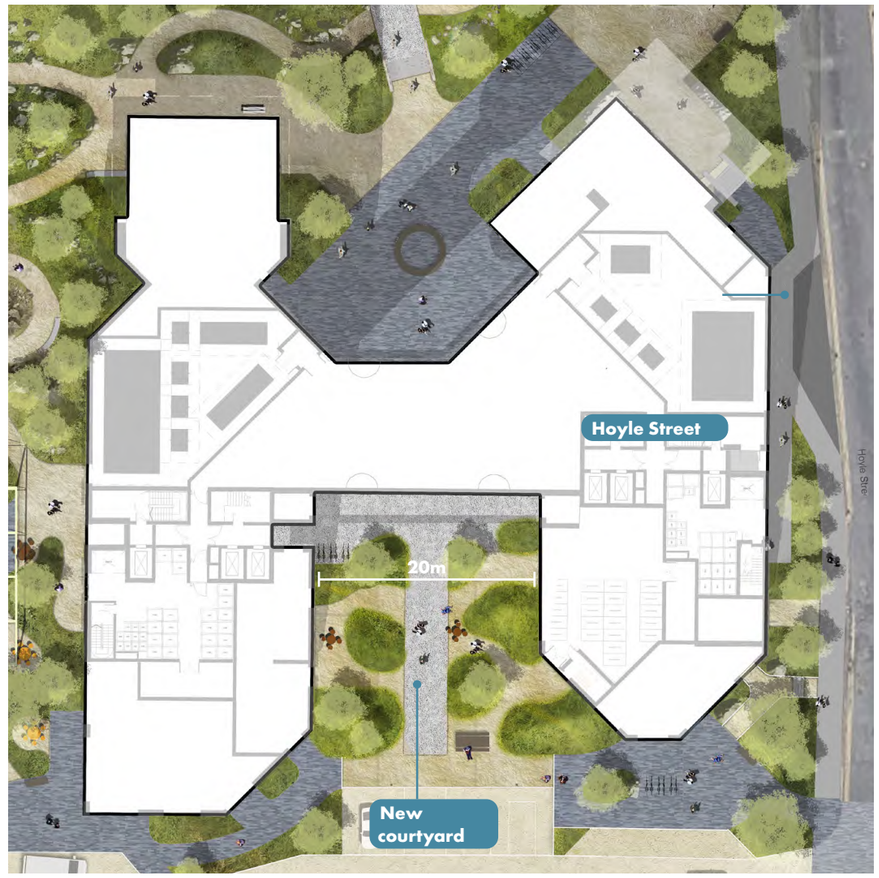
**04** - solid recessed panel with brick detail

# 05.16 LANDSCAPE BY SEW

## landscape design overview

The public realm spaces associated with Plot J feature a resident only 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.





*SEW rendered view  of the J1 parkfront public realm overlooking Mayfield Park*

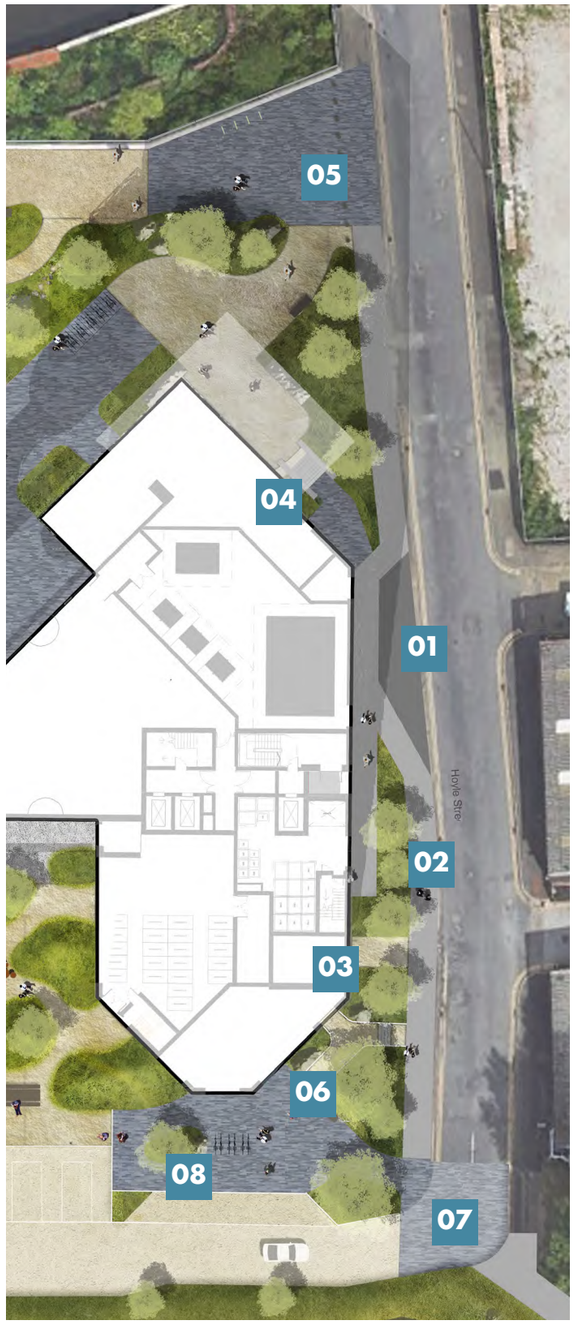
# 05.17 HOYLE STREET CHARACTER AREA

## hoyle street

The interface between Plot J and Hoyle Street follows the existing topography of the street, sloping down over 4m with stepping building entrances and planted banks to overcome the level changes, without the need for retaining walls.

The following bullet points highlight some of the key features of this character area:

**01** Loading bay
**02** Proposed pavement following existing topography of Hoyle Street
**03** Wildflower planted banks between the terraced finished floor levels of Plot J
**04** Stepped access from Hoyle Street into Plot J
**05** A row of HVM-rated bollards ensure security and access control.
**06** Large boulders to the south-east corner of Plot J are proposed along with a series of evergreen and multistem trees to mitigate wind.
**07** Proposed surface change indicating pedestrian crossing between Mancunian Way pavement and public realm.
**08** Sheffield Cycle stands











# 05.18 THE YARD CHARACTER AREA

## plot J courtyard

Inspired by the pre-existing yards before Mayfield Park was constructed, characterized by colonising plants emerging from broken concrete and gravel, Plot J's courtyard draws from this concept.

The courtyard offers a tranquil, garden-like atmosphere with planting beds arranged in a meandering layout, inviting residents and visitors to relax and enjoy the surroundings. Sun-loving, drought-tolerant plants thrive in gravel mulch, while small clusters of seating provide cosy spots for people to sit and unwind.

A central pathway runs through the heart of the space, linking the Estate Road and the residents' arrival point to the bright lobby area, with conveniently placed cycle stands situated near the entrance.



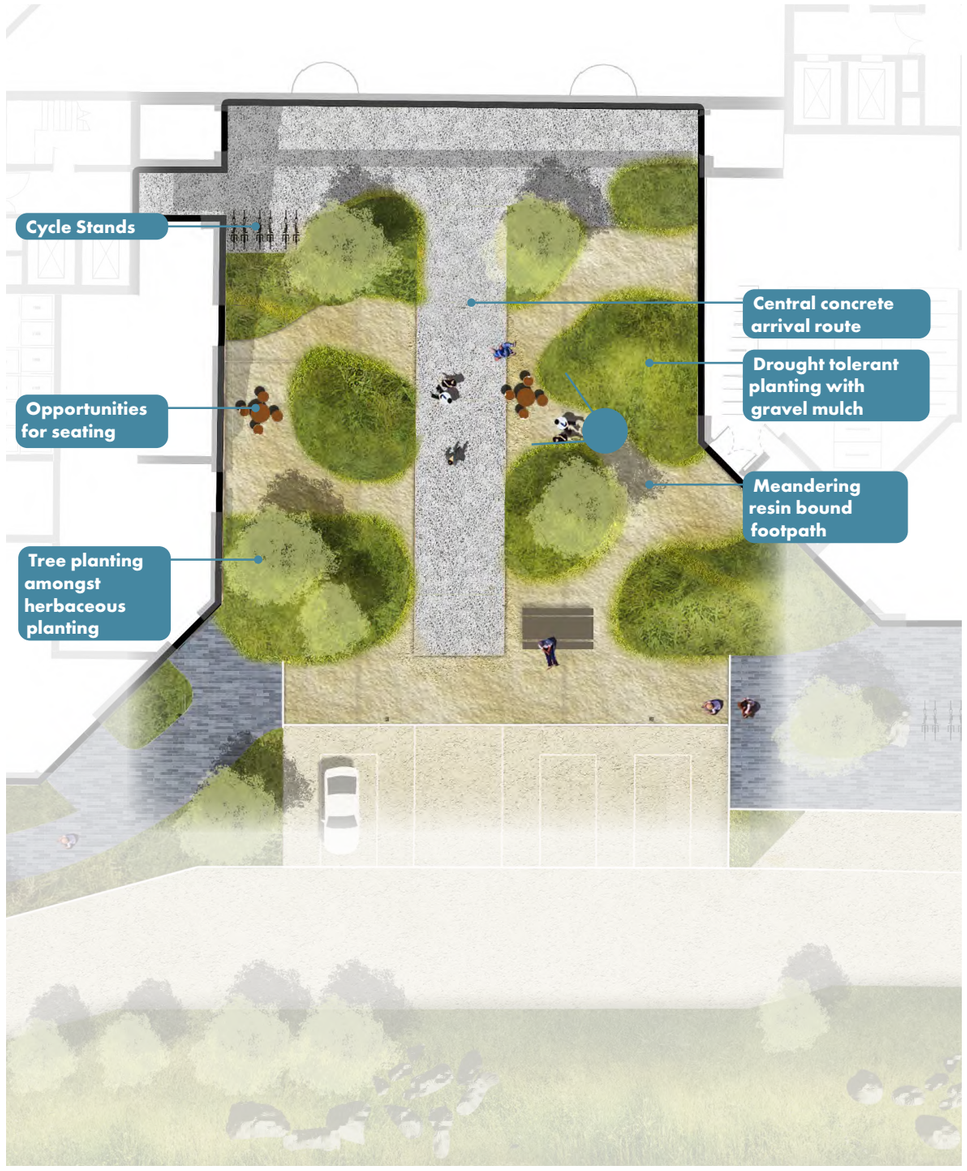
*Historic yards of Mayfield Park*







*Precedent of courtyard seating amongst herbaceous planting*




*View location (see following page)*




*SEW rendered view of Plot J's entrance courtyard*

# 05.20 PODIUM CHARACTER AREA

## landscaped podium design

The level 01 residents-only podium is a carefully designed semi-private courtyard, providing a welcoming environment for relaxation, social interaction, and community events. The central gathering area is bordered by raised planters featuring a variety of perennials, shrubs, and trees, fostering privacy, seasonal interest, and a sense of natural enclosure.

Seating options are thoughtfully positioned to offer different experiences, allowing residents to either enjoy scenic views of Mayfield Park or relax amid the greenery of the central space.

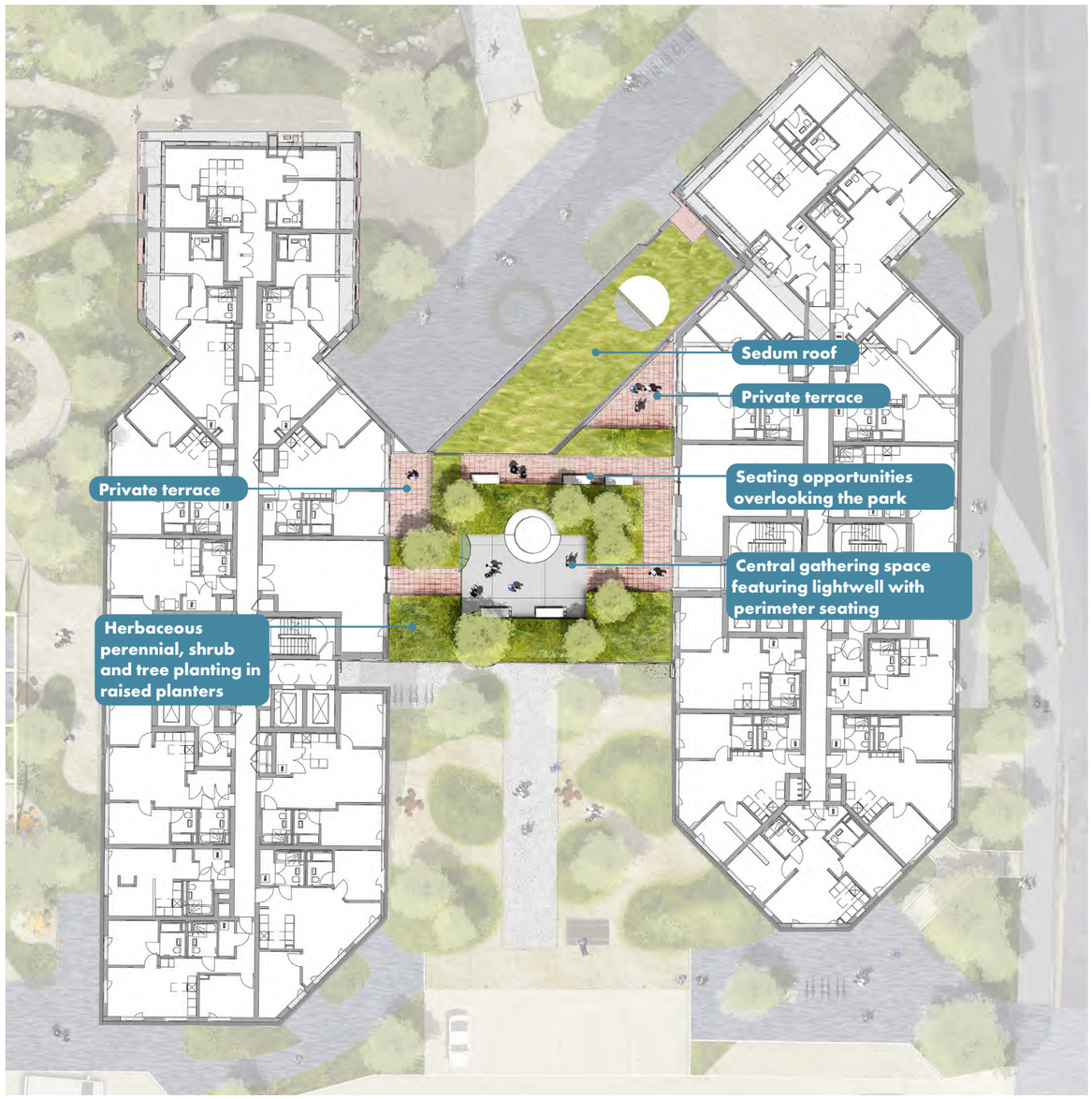
An upper-ground lightwell extends through the podium, serving as both a unique seating feature and a source of natural light for the floor below.

Two private terraces for residents are situated adjacent to the building, separated from the communal terrace for added privacy. Direct access to the level 01 residential amenity spaces ensures convenience and connectivity.









# 05.21 HABITAT FEATURES ON BUILDINGS

## biodiversity net gain

Habitat features will be integrated into the scheme to encourage ecological enhancement. Indicative areas are shown where bat boxes, bird boxes, and invertebrae features could be located.

The brick bat boxes will be detailed into the inside of the parapets to the mid level roofs, out of public sightlines.

Invertebrae features might include green and blue bee posts, bee bricks/blocks/pots, deadwood piles and DIY insect hotels.

Custom brick faced products will be used where appropriate to match the colour of the buildings. Refer to the Sustainability and Ecological report and Biodiversity Net Gain report by Buro Happold for further information.





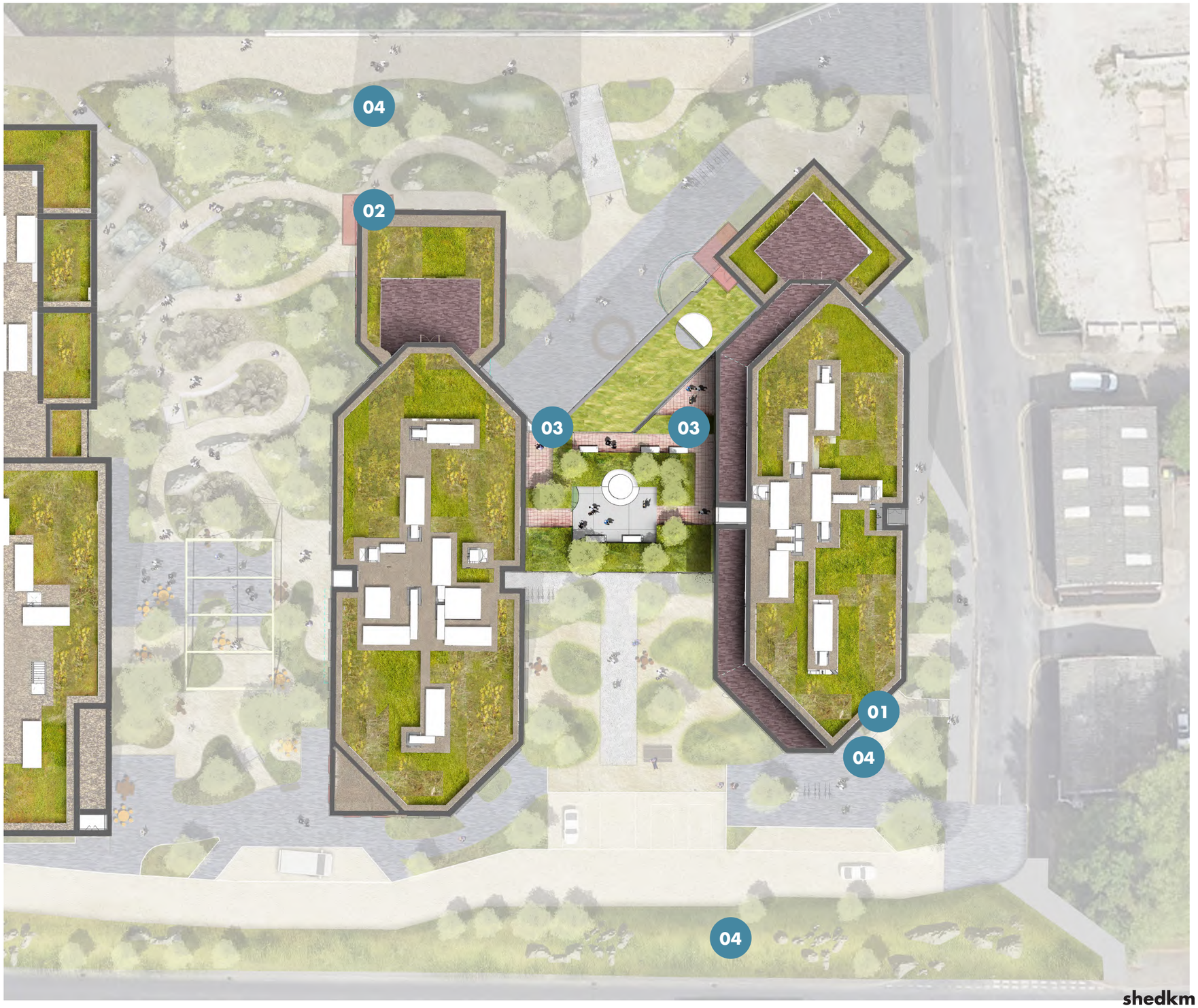








**01** Bat boxes (surface mounted or custom brick faced to match the building colour)
**02** Black redstart nest boxes (colour/finish to match building)
**03** Swift bird boxes (colour/finish to match building)
**04** Invertebrae features



*SEW rendered view of the new public realm area between our plots on a hazy afternoon*

*SEW rendered view of the new public realm area between our plots on a rainy day in Manchester*

# 06 INTERNAL LAYOUT + DESIGN

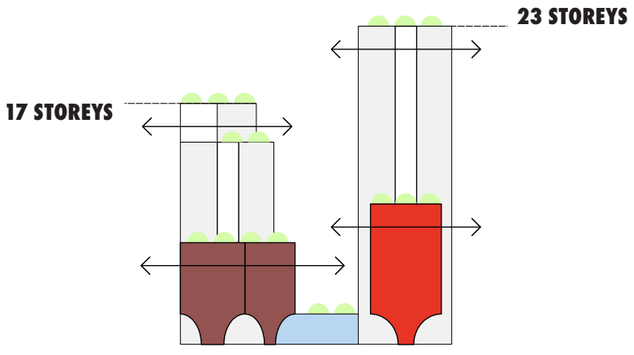
We bring the park inside through a series of tiered landscapes to elevate the daily experience for our residents as they come and go; a seamless interplay of interior design with nature.

# 06.01 USE + AMOUNT

## residential schedule of accommodation

Plot J is a mixed-use development consisting of a 385 apartments in a mix of 1B1P, 1B2P, 2B4P + 3B6P bedroom homes offering both private and communal high-quality amenity spaces and ground level commercial units.

Plot J comprises two buildings on top of a two-storey podium level, with J1 being part 7 storeys (from lower ground) and part 17 storeys (from upper ground) and J2 being part 10 storeys (from lower ground) and part 23 storeys (from upper ground).




| **residential unit quantum** | **units** | | |
|---|---|---|---|
| building J1 | | | 150 |
| building J2 | | | 235 |
| **total plot J quantum** | | | **385** |
| **residential unit mix** | **number** | **habitable rooms** | **percentage** |
| **building J1** | | | |
| 3B6P | 11 | 44 | |
| 2B4P | 84 | 252 | |
| 1B2P | 41 | 82 | |
| 1B1P | 14 | 14 | |
| **total** | **150** | **392** | |
| **building J2** | | | |
| 3B6P | 8 | 32 | |
| 2B6P | 159 | 477 | |
| 1B2P | 43 | 86 | |
| 1B1P | 25 | 25 | |
| **total** | **235** | **620** | |
| **total plot J mix** | | | |
| 3B6P | 19 | 76 | **5%** |
| 2B6P | 243 | 729 | **63%** |
| 1B2P | 84 | 168 | **32%** |
| 1B1P | 39 | 39 | |
| **total** | **385** | **1012** | **100%** |

# 06.02 USE + AMOUNT

## Plot J use class SOA + commercial area summary

The table details the Gross Internal Area (GIA) allocation for commercial units in Plot J, with a total area of 1,175 square meters across four distinct units.

The specific uses of these units are yet to be finalised so all are listed as food and beverage (F+B) units featuring outdoor external terrace and seating areas for the purposes of the planning application. Discussions have held regarding the potential health and well-being uses of the park fronting commercial units (day spa + creche) with the smaller, street-facing units to the upper ground south aspect of the development being envisioned as potentially a coffee shop / cycle store repair hub + bakery.

| use class | C3 residential | | | | E (a, b, c) Retail / Restaurant / Cafe | | Sui Generis (other) | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| area (m2) | GEA | GIA | NIA | UNITS | GEA | GIA | GEA | GIA | GEA | GIA |
| | | | | | | | | | | |
| **phase 1B.2** | | | | | | | | | | |
| **plot J** | | | | | | | | | | |
| plot J podium | 2,199 | 1,715 | 1,156 | 0 | 1,351 | 1,175 | 1,504 | 1,405 | **5,054** | **4,295** |
| plot J1 | 14,828 | 13,624 | 10,314 | 150 | 0 | 0 | 0 | 0 | **14,828** | **13,624** |
| plot J2 | 22,288 | 20,499 | 15,690 | 235 | 0 | 0 | 0 | 0 | **22,288** | **20,499** |
| **subtotal (sq m)** | **39,315** | **35,837** | **27,160** | **385** | **1,351** | **1,175** | **1,504** | **1,405** | **42,170** | **38,417** |
| **subtotal (sq ft)** | **423,185** | **385,746** | **292,348** | | **14,542** | **12,648** | **16,189** | **15,123** | **453,916** | **413,517** |

| commercial units | description | use class | GEA | GIA |
|---|---|---|---|---|
| **building J1** | | | | |
| J1 south | Single storey unit facing Mancunian Way | E (a, b, c) Retail/ Restaurant / Café | 91 | 79 |
| J1 north | Double storey unit facing Mayfield Park | E (a, b, c) Retail/ Restaurant / Café | 417 | 371 |
| **building J2** | | | | |
| J2 south | Double storey unit facing Mancunian Way | E (a, b, c) Retail/ Restaurant / Café | 337 | 300 |
| J2 north | Double storey unit facing Mayfield Park | E (a, b, c) Retail/ Restaurant / Café | 507 | 424 |
| **total** | | | **1,351** | **1,175** |

# 06.03 DESIGN ASPIRATIONS



## buildings *in* the park

The proposed buildings are thoughtfully integrated within the park, with their geometry designed to maximize sunlight penetration throughout the green spaces. This approach seamlessly extends the park into and through the development, creating a harmonious flow of greenery across both residential and commercial areas. Features such as communal terraces, green roofs, and landscaped podiums further embed the park into the scheme, fostering a strong connection to nature. This integration enhances the health and wellbeing of residents and visitors alike, creating a vibrant, park-centred living environment.

## tiered landscapes

The design features tiered landscapes that guide people seamlessly into and through the buildings, with ground floor levels and bold entrances enhancing connectivity and maximizing permeability along the north-south axis. These tiered transitions create a natural flow between spaces, inviting movement while integrating the built environment with its surroundings. On the upper levels, rooftop gardens and terraces add to the concept of tiered landscapes.

## sunlight + city views

The proposed development offers a variety of apartment types, designed to accommodate a diverse mix of residents while prioritizing stunning views of the park and cityscape. Rooftop terraces will connect to resident amenity lounges, creating vibrant communal spaces, while arched commercial shopfronts will seamlessly open into the park and surrounding public realm. A standout feature of the design is the inclusion of windows in the central cores, bringing daylight into the lift lobbies and offering views of the park, the City, and the Pennines. This innovative approach transforms what are typically dark, artificially lit spaces into bright, engaging environments, enhancing the daily living experience for Mayfield residents.

## mayfield arches

The placemaking intent of the proposal draws inspiration from its Mancunian heritage, incorporating recurring Mayfield arch motifs, Manchester reds, and raw brickwork, complemented by contemporary materials. This blend of familiar elements and modern design aims to create a sense of unique identity, while resonating with both residents and passers-by, forging a strong connection to the area's historical roots and its evolving character.

# 06.04 LOWER GROUND

## mayfield park entrance

The main entrance on the northern side of the building is clearly defined by the striking red drum staircase and entrance doors on the lower ground floor, which open directly onto a newly designed square that offers views of Mayfield Park. This entrance establishes a strong relationship with the park, seamlessly drawing pedestrians in from the green space.

The residential entrance is framed by double-storey arches housing retail units, inviting people to walk through, under, and around the space, creating a dynamic interaction between the public and private realms.

The open square in front of the entrance serves as both a social gathering space and a wayfinding landmark, offering a welcoming gesture for those coming from the park. As one moves inward, the design subtly transitions from public amenities to private residential spaces. This thoughtful progression ensures a seamless flow from the park to the building, enhancing the experience for both residents and visitors.




*lower ground floor diagram*

- main J1 + J2 circulation cores
- boh circulation to refuse stores
- refuse stores
- plant rooms and boh
- glasshouse gardens
- glass fronted commercial units + terrace

# 06.05 UPPER GROUND

## mancunian way entrance

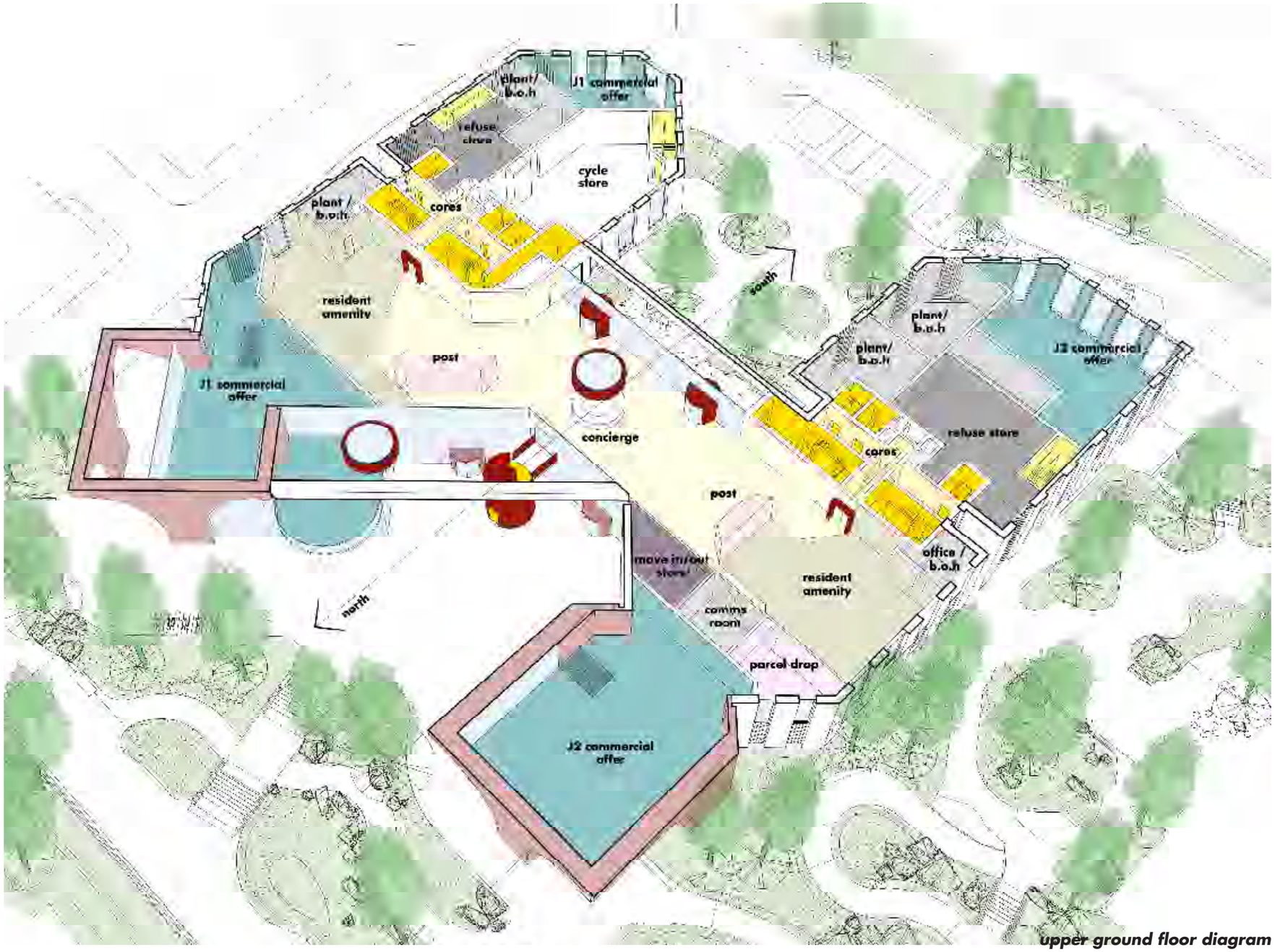
The residential entrances are strategically located at the lower and upper ground levels, aligned along the north-south access and seamlessly integrated with the glasshouse concierge space. These entrances are further connected by a double-height civic square situated between the retail arches, ensuring a cohesive flow between public and private spaces.

Each corner of the site is activated by retail units, creating a dynamic, 360-degree plinth design that eliminates any dead, back-of-house areas.

Residential amenity spaces are strategically positioned across both podium levels, offering highly adaptable spaces that can shift in functionality from day to night.

All concierge facilities  are located on this level - parcel/ post rooms, move in/out storage, lettings office.

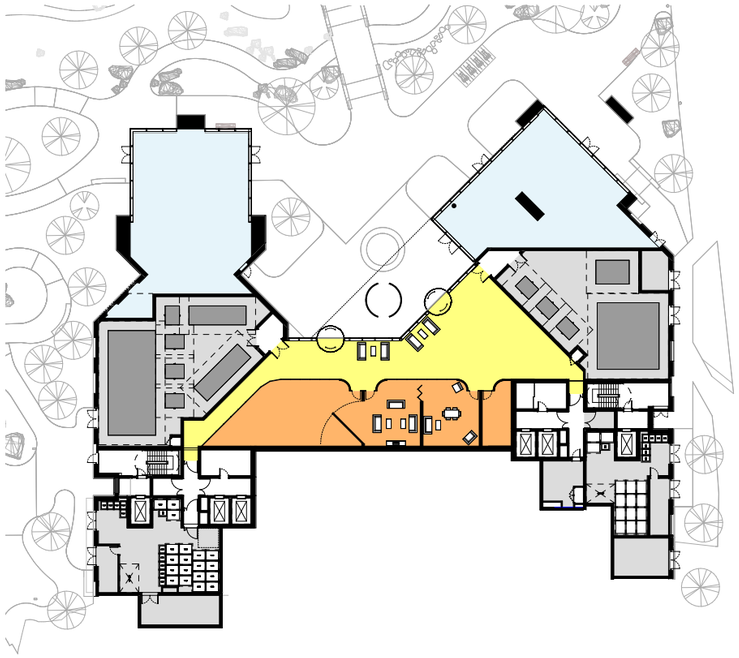
Incorporating nature-oriented spaces into the design has been shown to have significant benefits for residents' mental and physical well-being. These thoughtfully designed outdoor areas offer residents a safe, private sanctuary to connect with nature, fostering a healthier and more balanced lifestyle.



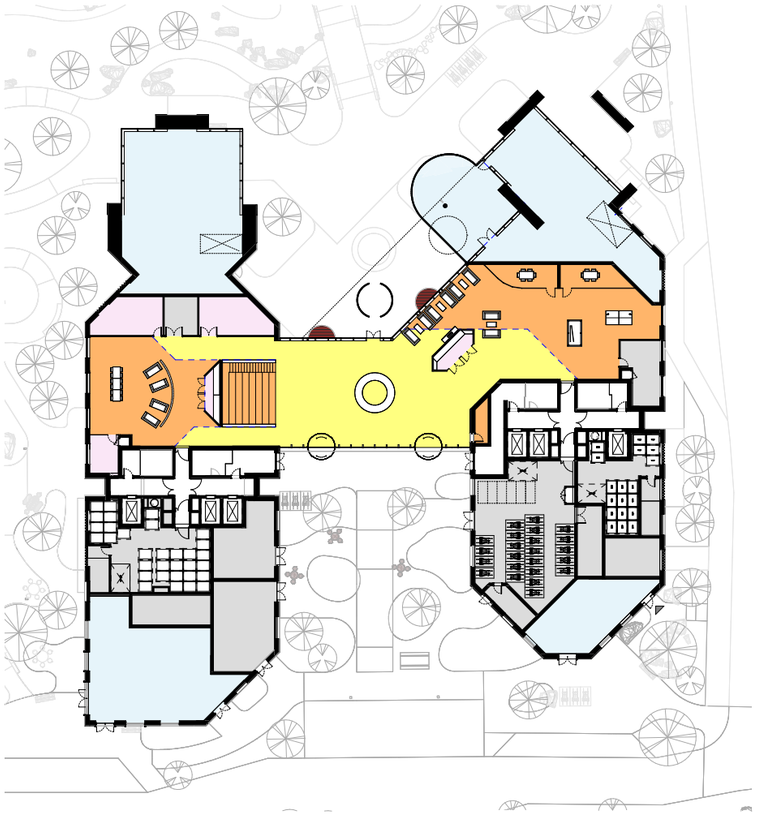

*upper ground floor diagram*

- main J1 + J2 circulation cores
- boh circulation to refuse stores
- refuse stores
- plant rooms and boh
- glasshouse gardens
- glass fronted commercial units + terrace

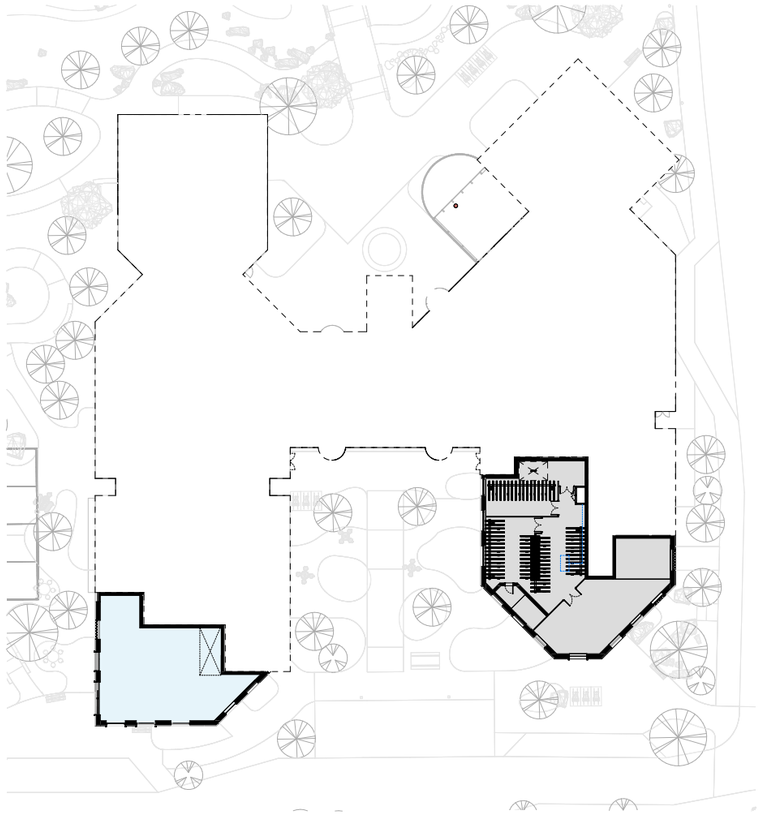
# 06.06 LOWER PLINTH LEVELS



*lower ground floor*



*upper ground floor*



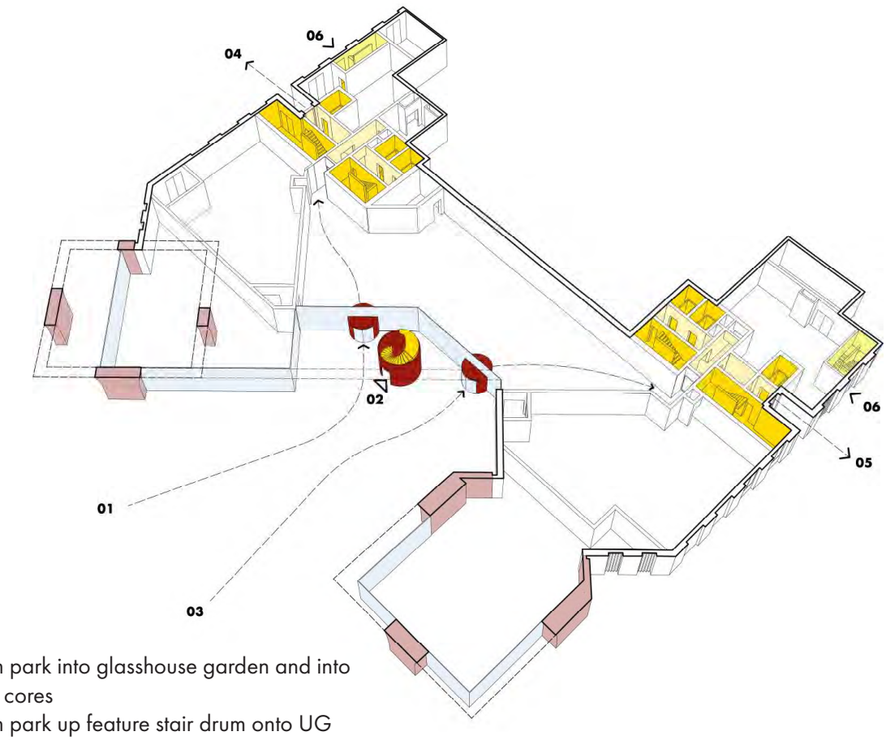
*mezzanine floor*

- lobby - C3 Residential
- residential amenity - C3 Residential
- residential BoH (post/move in-out storage/office)
- commercial unit - E (a,b,c) Retail/Restaurant/Cafe
- other (sui generis) - BoH/Plant

# 06.07 RESIDENTIAL ARRIVAL + CONCIERGE

## lower ground circulation

Access to the residential cores is flexible, accommodating different entry points depending on how individuals approach the building—whether as pedestrians coming through the park from the station or arriving via taxi drop-off in the upper ground lay-by. This thoughtful design ensures convenient and versatile access for all residents and visitors.

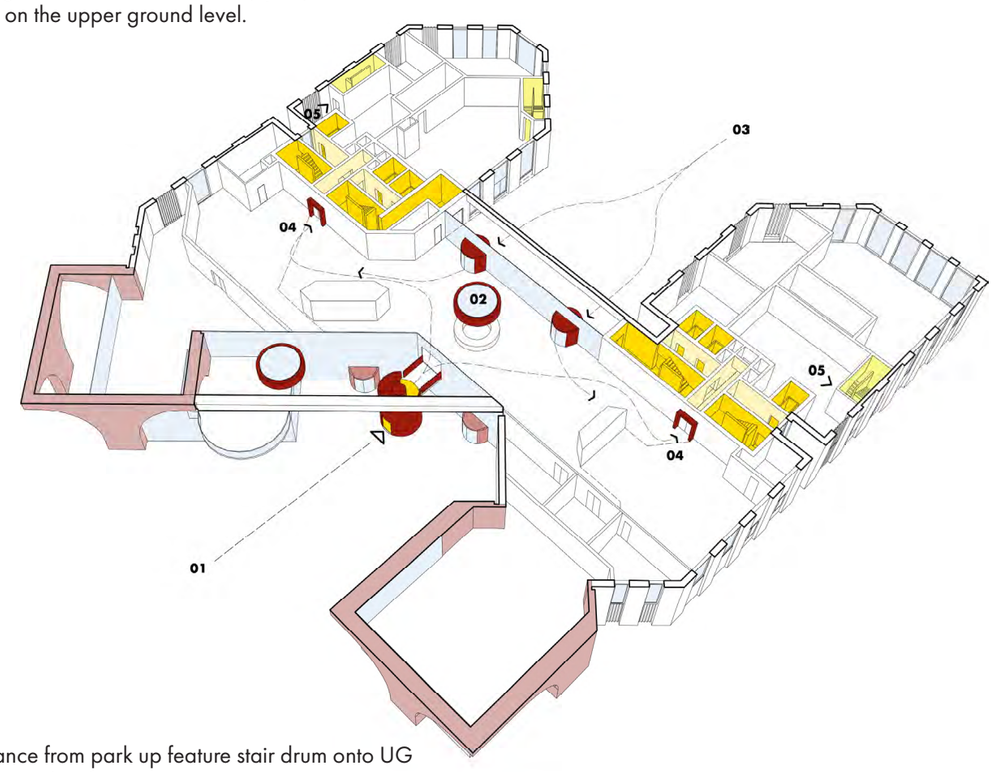



**01** entrance from park into glasshouse garden and into J1 circulation cores
**02** entrance from park up feature stair drum onto UG reception level
**03** entrance from park into glasshouse garden and into J2 circulation cores
**04** escape out from circulation cores of J1 onto hoyle street
**05** escape out from circulation cores of J2 onto new park street
**06** access into internal vertical circulation within refuse stores and BOH

## upper ground circulation

There is a reception desk directly in front of the upper ground entrance point where someone arriving at the building for the first time can gather information on arrival.

All servicing and deliveries (Deliveroo/post/move-in + out etc.) occur on the upper ground level.

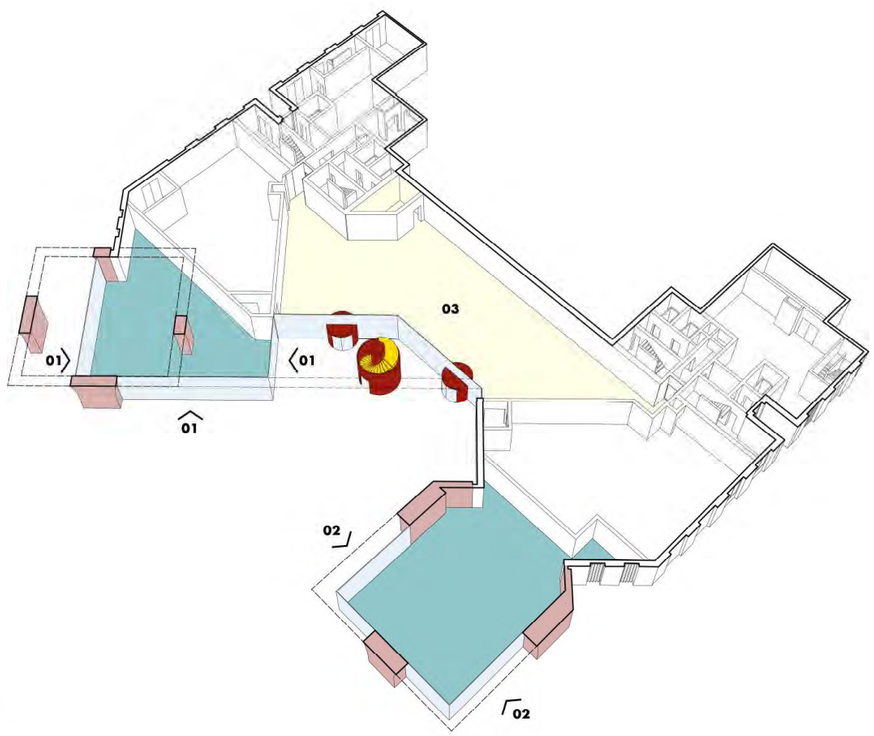



**01** entrance from park up feature stair drum onto UG reception level
**02** reception / concierge hub on upper ground floor foyer
**03** entrance to UG reception level from drop-off and service road
**04** route into J1 + J2 circulation cores from main foyer space
**05** access into internal vertical circulation with refuse stores and BOH

# 06.08 RETAIL OFFER

## lower ground commercial units

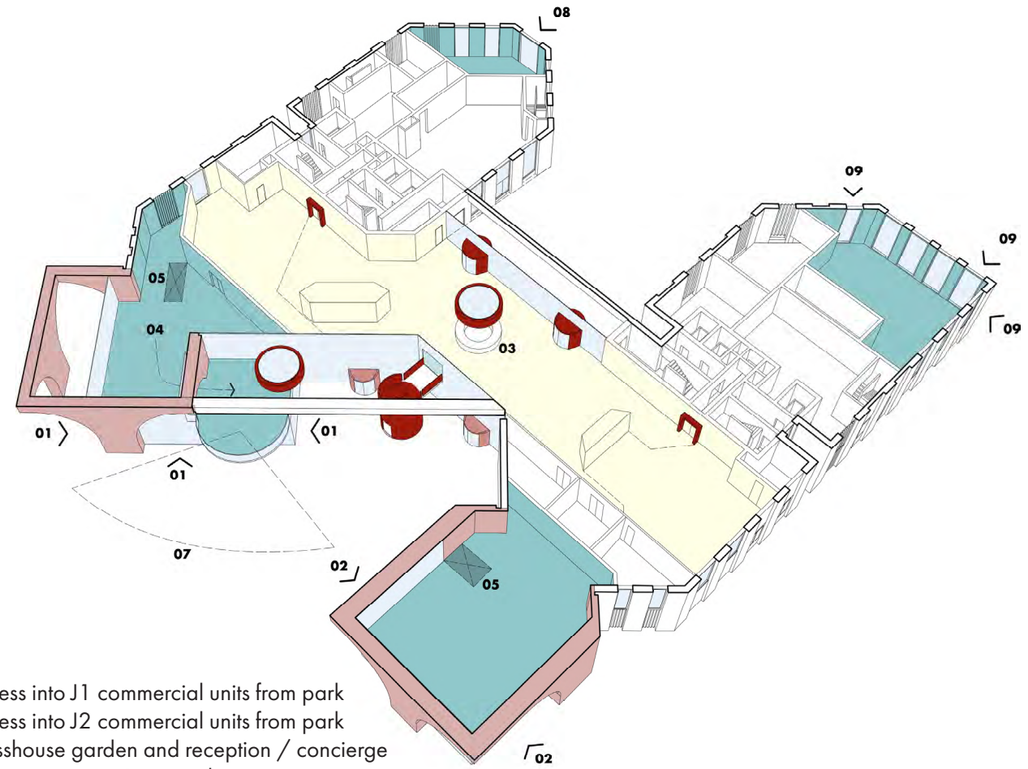
The lower ground floor features two distinct two-storey commercial units, one located at the Northwest corner and the other at the Northeast corner. These units span both the lower and upper ground levels and are situated within the arches of the proposed parkhouses, offering a distinctive and immersive retail experience at Mayfield.




**01** access into J1 commercial units from park
**02** access into J2 commercial units from park
**03** glasshouse garden with smaller kiosks

## upper ground commercial units

The upper ground floor features two retail units facing the green buffer zone, providing a level of acoustic protection for potential external spill-out seating. These units are envisioned to offer grab-and-go café facilities to pedestrians crossing the site from Ardwick. Additionally, they are designed to attract visitors to the site, encouraging them to explore what Mayfield and its beautiful park have to offer.




**01** access into J1 commercial units from park
**02** access into J2 commercial units from park
**03** glasshouse garden and reception / concierge
**04** access out to semi-covered terrace
**05** soft spot for internal staircase with commercial units
**06** possible future access from glasshouse garden into commercial units
**07** views from terrace out over park
**08** entrance into coffee shop / cycle hub
**09** entrance into cafe / restaurant

# 06.09 ACCESSIBLE CAR PARKING + CYCLE STORAGE

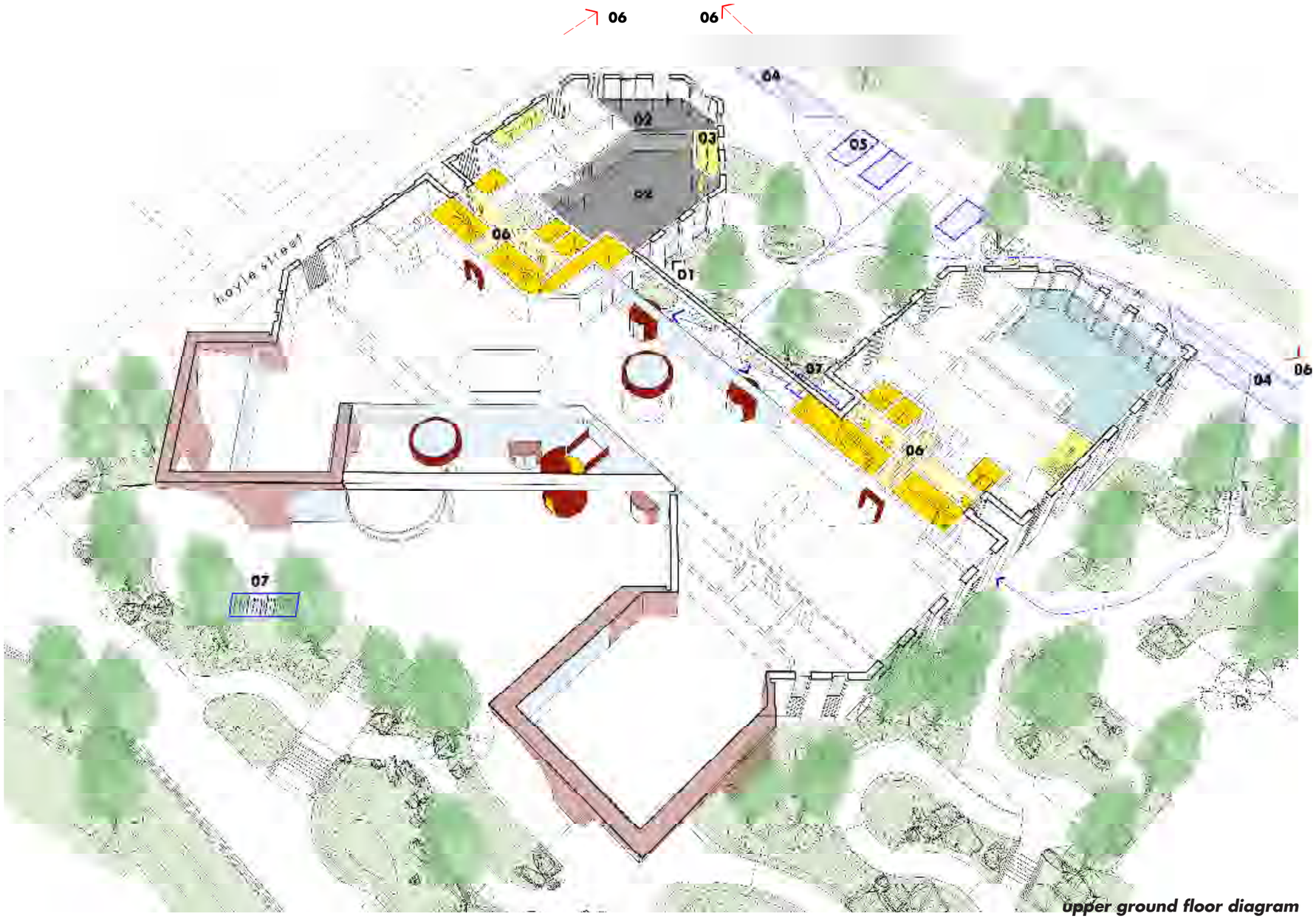
## arrival + landscape

The scheme provides three accessible parking spaces outside Plot J, designed to the latest PAS 1889:2022 standards, with access zones expanded to 1600mm for easier entry, exit, and EV charging. These spaces are within 50m of the main residential entrance, with additional parking available in the MSCP to the west.

A shared drop-off bay between the two blocks exceeds the BS8300-1 minimum dimensions of 3.6m by 9m, measuring approximately 75m from Plot K and 60m from Plot J. Though slightly over the recommended 50m, public seating along the approach offers rest opportunities.

Cyclists are directed to use the estate road and Hoyle Street, which are low-traffic routes, maintaining separation from pedestrians. Cycle parking, including bays for hand cycles and trikes, is provided within a centralised store in J1, with short stay Sheffield stands scattered throughout the development for visitors.

Cycle provision is based on providing 50% of the apartment numbers from day 1 with space designated for future provision up to 80% if it's in demand.




*upper ground floor diagram*

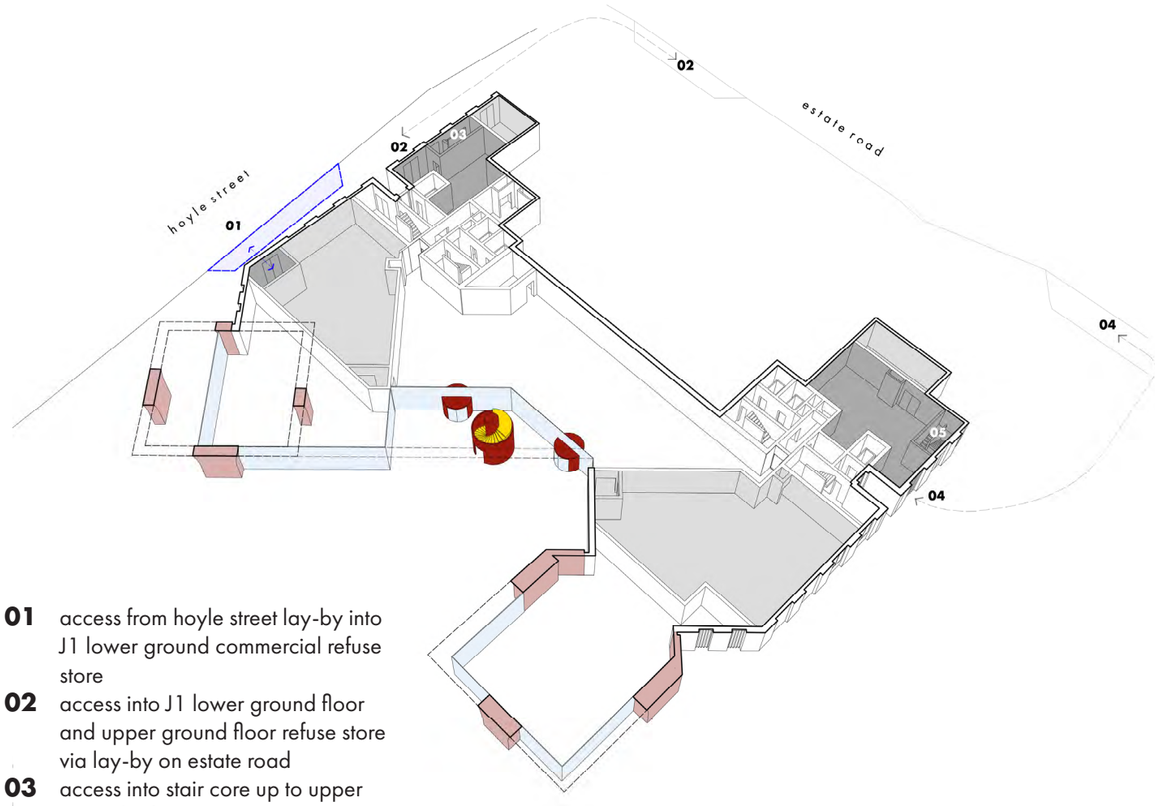
**01** access to J1 cycle storage via internal courtyard with access up to mezzanine level via adjacent stair and platform lift
**02** J1 upper level mezzanine cycle storage shown
**03** J2 mezzanine option to restaurant / cafe
**04** shared drop off bays
**05** accessible parking within 50m from entrances
**06** suggested cycle routes
**07** short stay cycle stands

# 06.10 SERVICES STRATEGY

## BoH areas

Sprinkler tank plant rooms are located discretely on the lower ground with all other substations etc... located off of street level. Temporary move-in/out storage is located adjacent to the concierge desk to facilitate residents.

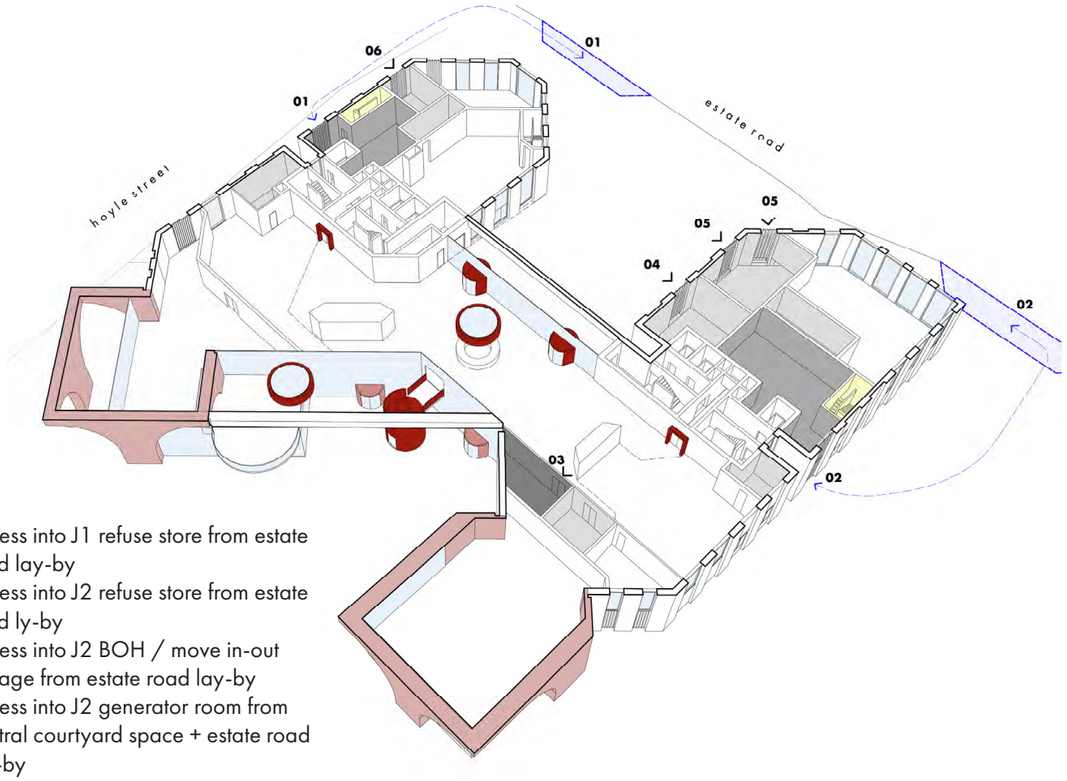
+ Commercial waste holding area.




**01** access from hoyle street lay-by into J1 lower ground commercial refuse store
**02** access into J1 lower ground floor and upper ground floor refuse store via lay-by on estate road
**03** access into stair core up to upper ground refuse store
**04** access into J2 lower ground floor and upper ground floor refuse store via lay-by on estate road
**05** access into stair core up to upper ground refuse store

## refuse strategy

The waste management strategy for Plot J includes a refuse chute, bin compactor, and quad separation system. Buildings J1 and J2 each have bin chutes placed so no apartment is more than 30m away. All bin chute rooms have a 1500mm turning circle to ensure accessibility for those with mobility impairments. Full bin provisions are located on the lower ground floors of J1 and J2, based on waste consultant calculations. A bin tug system transports bins to the collection point on designated days, with a tug room located in the Plot K upper ground bin stores. Waste is collected fortnightly by MCC, with optional paid private collections in alternate weeks. Refuse vehicles access the site via two vehicle lay-bys connected to the servicing route. Additionally, the development includes bulky waste storage in the bin stores, meeting MCC requirements and accommodating potential future tenure changes.




**01** access into J1 refuse store from estate road lay-by
**02** access into J2 refuse store from estate road ly-by
**03** access into J2 BOH / move in-out storage from estate road lay-by
**04** access into J2 generator room from central courtyard space + estate road lay-by
**05** access into J2 double sub station from central courtyard space + estate road lay-by
**06** access into J1 sub station from hoyle street + estate road lay-by

# 06.11 EMERGENCY ACCESS

## fire tender access

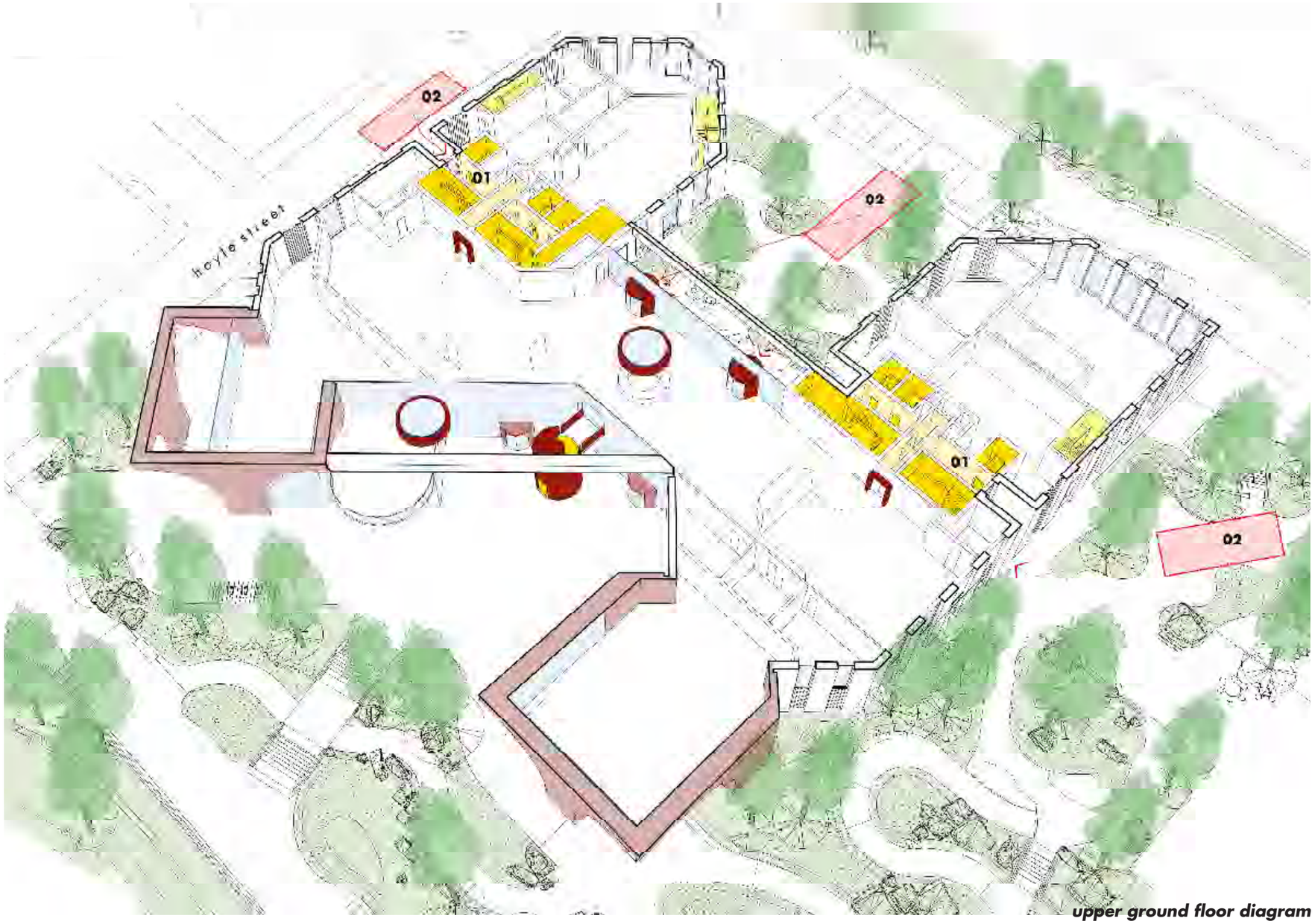
Fire tender access is provided via the Estate Road, the public realm area between the plots, and along Hoyle Street for access to all residential cores.

Fire vehicle access will be provided within 18m and in sight of the access point to each fire fighting shaft and to the fire main inlets serving the wet riser top-up. Where the fire vehicles need to reverse, the reversing distance will not exceed 20m.

The design includes facilities for the fire service, including wayfinding systems for fire-fighters and appropriate access routes to key areas of the building.

The evacuation lifts and stairs provide clear exit routes directly to ground-level exits, ensuring residents can evacuate safely in an emergency.

This strategy ensures safe evacuation for residents, fire-fighters' access for emergency operations, and meets contemporary fire safety standards for high-rise residential buildings.




**01** main stair cores and entrances
**02** fire tender positions within 18m from entrances

***upper ground floor diagram***

# 06.12 FIRE STRATEGY

## designing for safety

The emergency access strategy for Plot J in the Mayfield Phase 1b development focuses on providing comprehensive fire safety and evacuation measures. The key points for emergency access are:

The buildings will operate a 'defend-in-place'. Wheelchair refuges are shown in all cores at all levels.

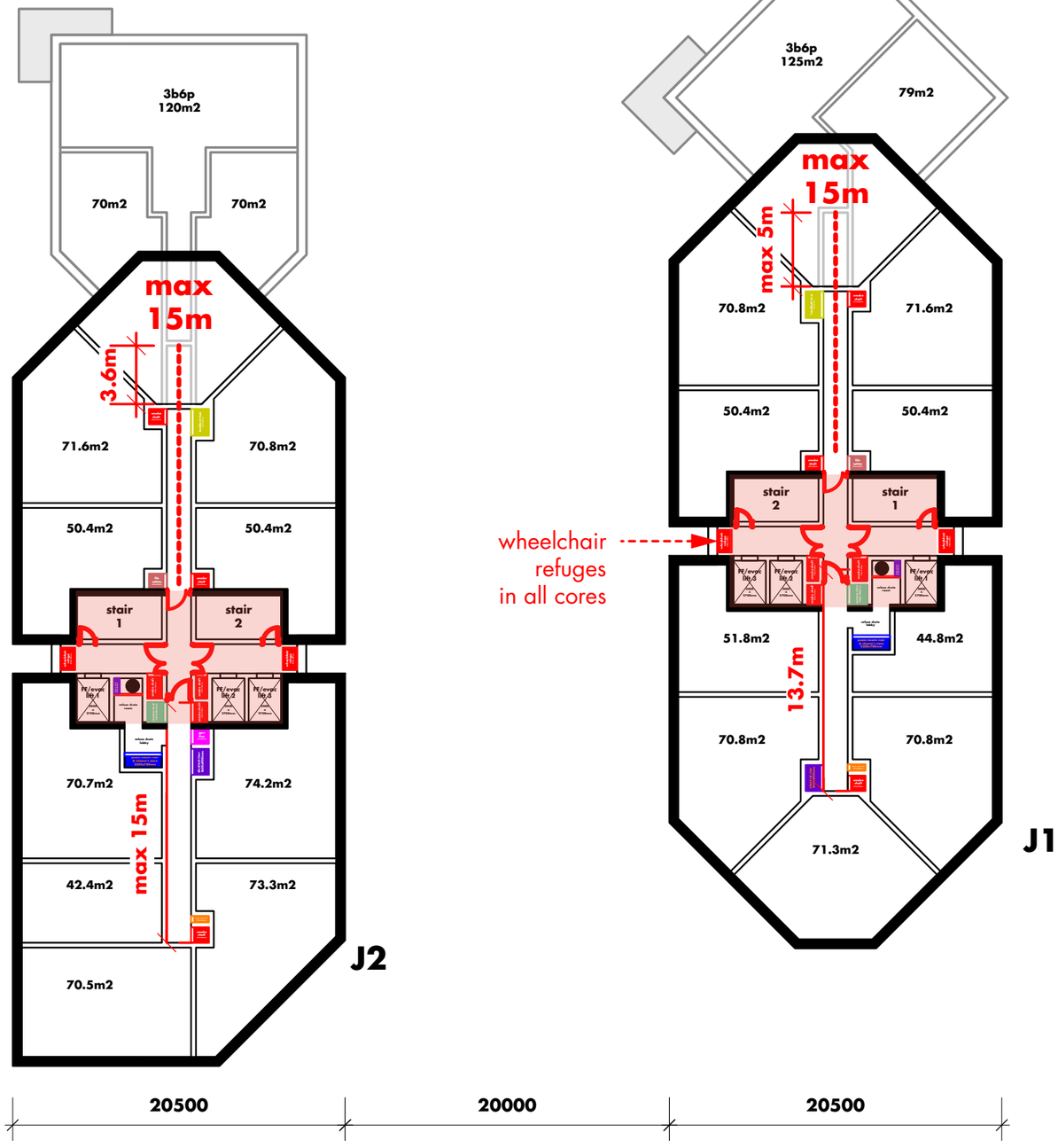
The single direction of travel towards the central cores are maximum 15m as recommended in BS9991 for sprinklered residential buildings. Any dead end corridors are maximum 5m from the smoke shaft to the front door of the farthest apartment.

Each tower will have dual-purpose fire-fighting/evacuation lifts located within designated fire-fighting cores. These lifts are intended to support both evacuation efforts and fire-fighting operations, with safe lift lobbies provided for waiting before evacuation. These lifts discharge to the street via a protected route.

Two evacuation shafts will be provided, one in each tower. These will house evacuation lifts, alongside disabled refuge points on each level, equipped with two-way emergency communication to connect to building management.

Stairs will be wide (at least 1100mm) and will discharge directly outside at Lower Ground or Upper Ground levels. The stairs are protected by smoke vented lobbies to ensure safe evacuation routes.

Smoke control is integrated throughout common corridors and evacuation areas to keep escape routes clear. Mechanical smoke shafts will be used in corridors and lift lobbies, with systems designed to effectively manage smoke in line with safety standards.



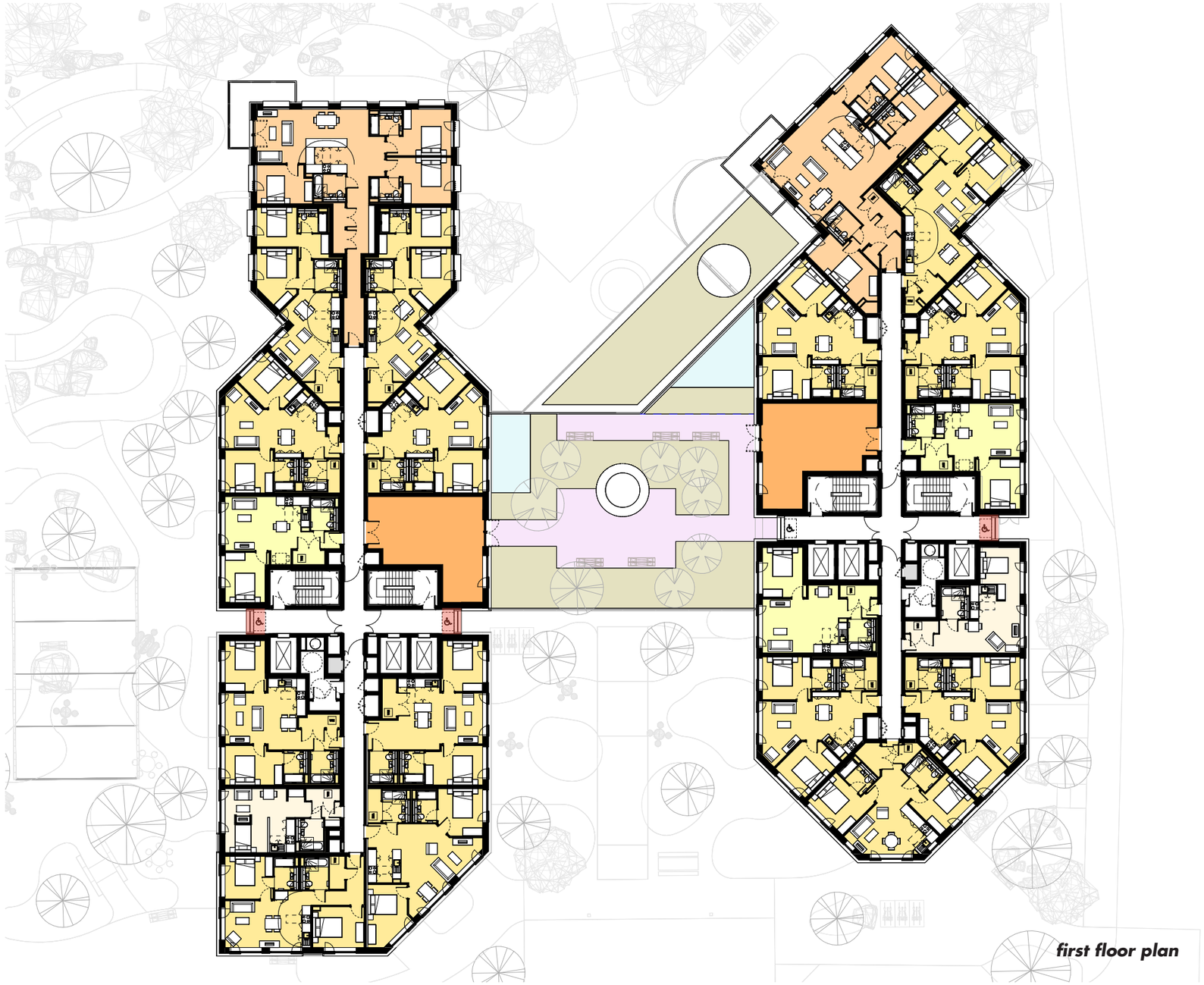

**BS9991 fire strategy**

# 06.13 RESIDENTIAL AMENITY OFFER

## podium + terraces

The Level 01 podium serves as a key feature of the building's tiered landscape, offering residents a thoughtfully designed "secret garden" amenity space. Elevated above the glasshouse, this tranquil outdoor terrace provides a secluded retreat, blending greenery with open communal areas. The podium connects the two towers, creating a shared yet intimate environment where residents can relax, socialize, or enjoy quiet moments surrounded by nature.

Accessible from exclusive resident-only rentable rooms, the secret garden enhances the overall living experience by bringing an element of privacy and natural beauty into the heart of the development. The design maximizes both visual and physical access to green spaces, reinforcing the connection between residents and the park.



*first floor plan*

- 1b1p apartment
- 1b2p apartment
- 2b4p apartment
- 3b6p apartment
- residential amenity - C3 Residential
- residential external amenity (communal)
- residential external amenity (private)

# 06.14 RESIDENTIAL AMENITY OFFER

## rooftop terraces + communal lounges

The design incorporates tiered landscapes throughout the building, providing residents with practical and visually appealing communal spaces. On the first floor, a podium links the two towers and features a spacious terrace above the glasshouse. This outdoor space, accessible from exclusive resident-only rentable rooms, offers a private and functional retreat.

Mid-level rooftops along the park frontages include privately accessed terraces for select apartments, while the remaining roof areas are planted with sedum, creating a visually green amenity for all residents.

At the top of the building, the 15th-floor penthouse terrace of J1 includes larger resident amenity rooms connected to a rooftop green space. This area provides expansive views of Manchester and Mayfield, offering both functional and aesthetic value. These tiered landscapes, from podium to rooftop, enhance the building's physical and visual amenities for residents.

Crowning the development, the penthouse level of J1 hosts six 3-bedroom, 6-person duplex apartments. These residences are designed to provide an unparalleled living experience, featuring private amenity spaces at each end of the building and direct access to the expansive communal terrace.

- 1b1p apartment
- 1b2p apartment
- 2b4p apartment
- 3b6p apartment
- residential amenity - C3 Residential
- residential external amenity (communal)
- residential external amenity (private)





***level 15 (J1 penthouse) floor plan***

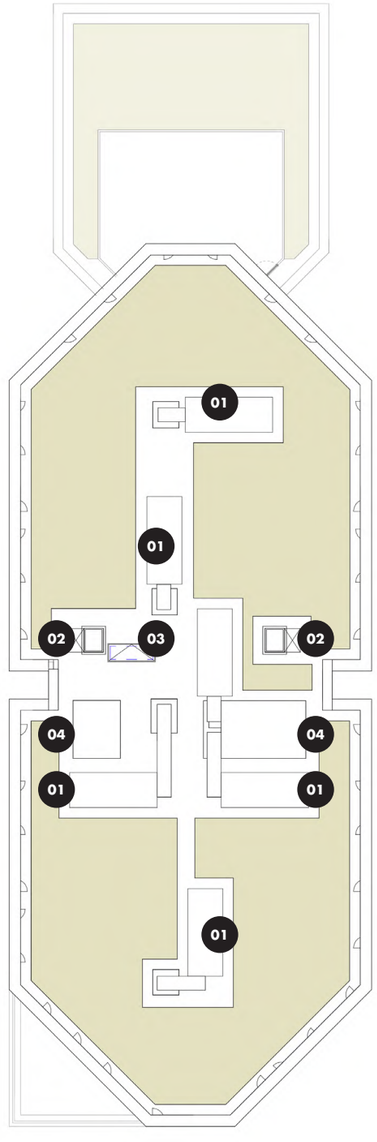
# 06.15 GREEN ROOF

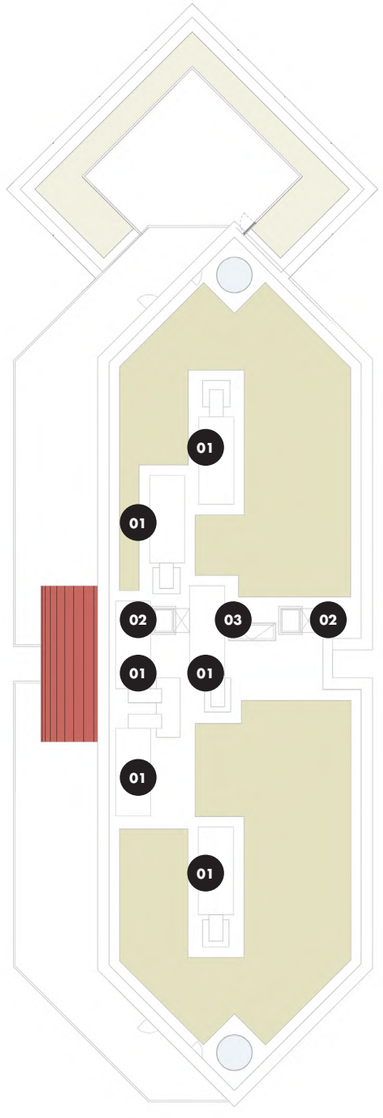
## roof plans

The green roofs on top of both J1 and J2 parkhouses and towers will add biodiversity to the site, as well as act as visual amenities to the taller phase 3 towers that will overlook them in the future.

The parkhouse roofs will partially serve as private balconies to the park-facing apartments while the tower roofs will house external mechanical systems and can only be accessed by maintenance staff.

Further details on maintenance and access can be found in section 08 of this document.




**01** mechanical fans
**02** automatic opening vent (aov)
**03** roof access hatch
**04** lift overrun

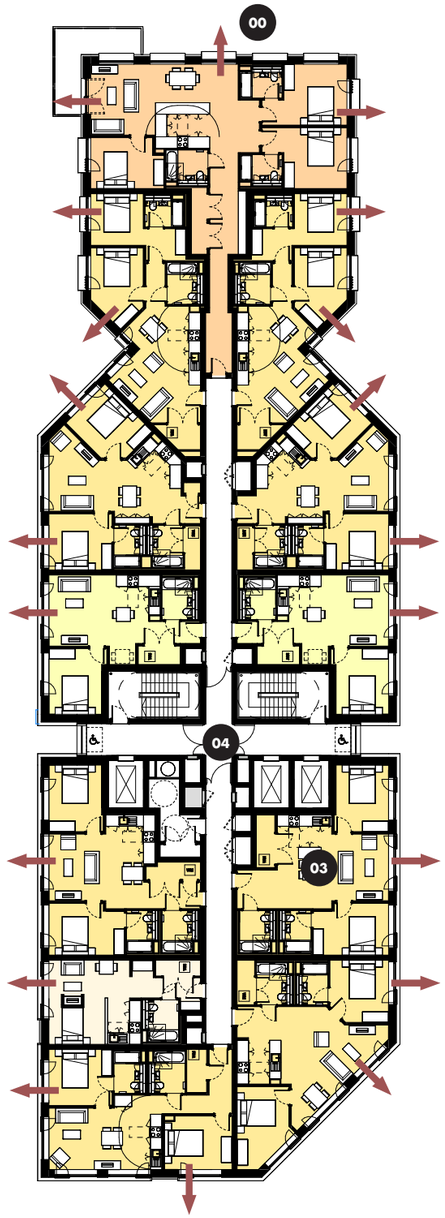
***roof plan***

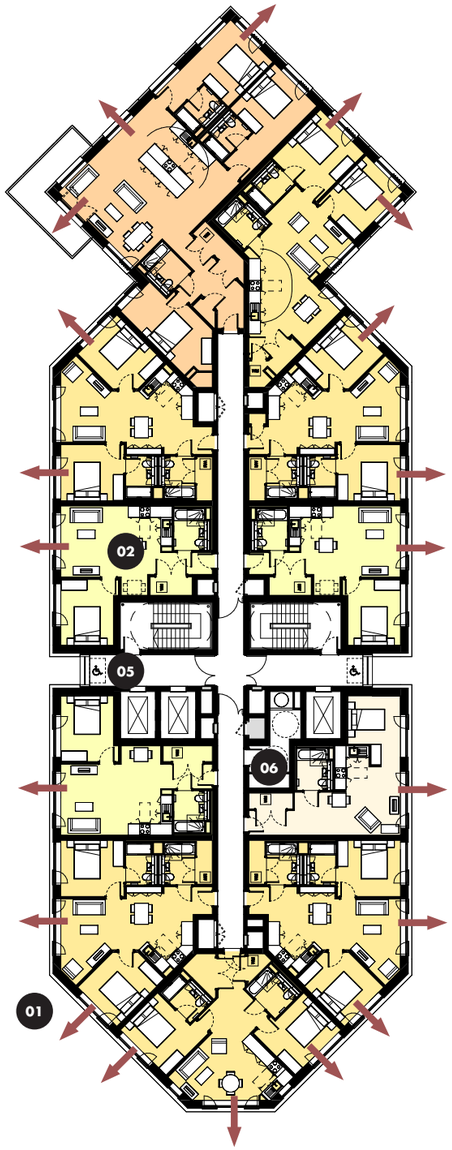
# 06.16 TYPICAL LOWER FLOORS

## horizontal circulation

All horizontal circulation routes are designed to be 1500mm wide, exceeding the minimum width requirements for M4(2) compliant dwellings. Doors along these routes provide an effective clear width of over 850mm, with a 300mm clear leading edge on the pull side to facilitate ease of use. Lobbies are designed with a minimum 1500mm clearance between doors, ensuring smooth navigation for individuals with mobility impairments.

Within each tower, wayfinding is intuitive, with a single straight central corridor efficiently serving all apartments in each block. While finishes are yet to be finalized, they will be developed in future stages to ensure adequate visual contrast, further enhancing accessibility and usability throughout the building.




***typical lower floor plan***

**00** dual or triple aspect on all north-facing units with curated view onto Mayfield Park
**01** majority of apartments are dual or triple aspect
**02** all apartments rated to approved document part M4(2)
**03** all apartment layouts meet or exceed NDSS
**04** 1500mm wide corridors
**05** wheelchair refuges in each core
**06** cleaners store on every 5th storey

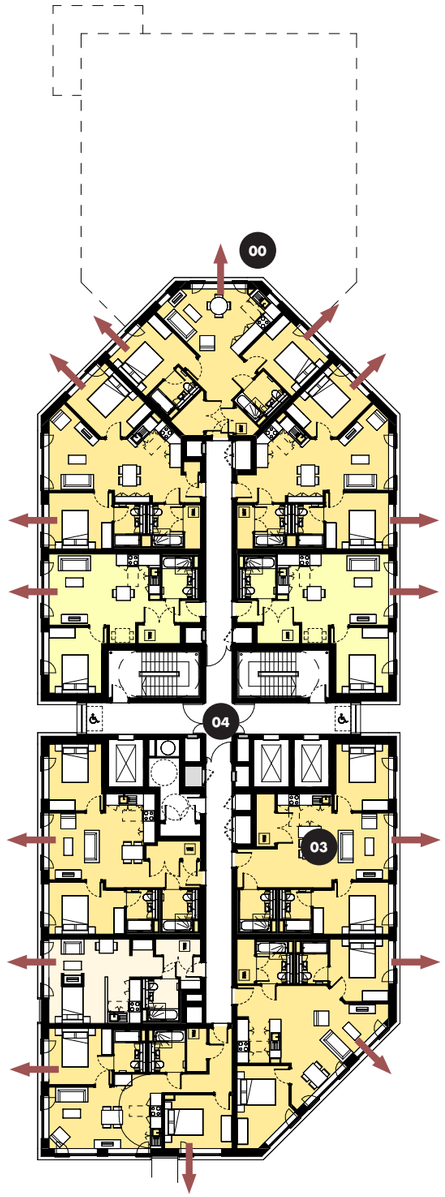
# 06.17 TYPICAL UPPER FLOORS

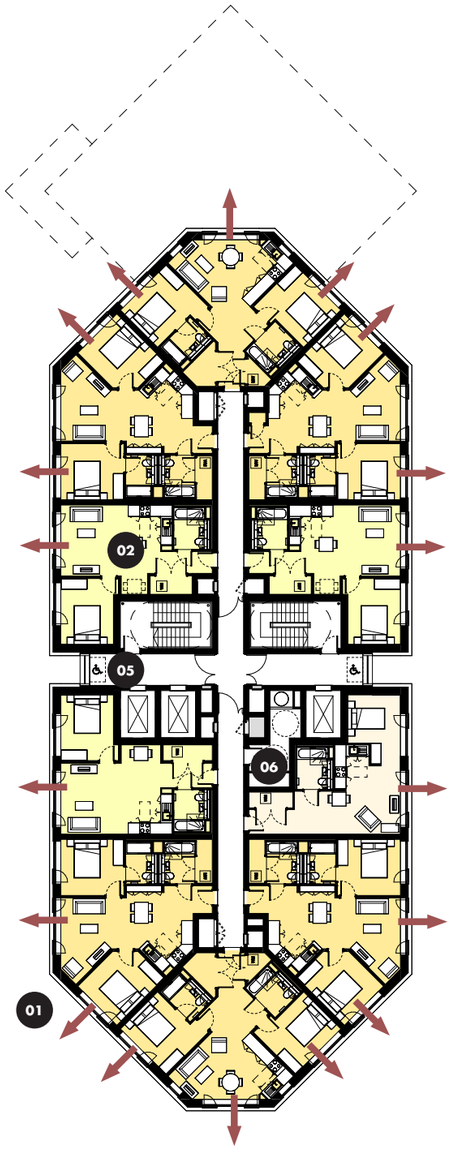
## vertical circulation

The buildings have two vertical circulation cores, serving the J1 and J2 towers. Each tower includes three dual-purpose FF and evacuation passenger lifts and two stair cores.

All lifts, with 1100mm x 2100mm cabins and 900mm-wide doors, exceed Approved Document M standards. A clear 1800mm x 1800mm waiting area at each lift entrance enhances accessibility for wheelchair users. Stair cores comply with Approved Document K, ensuring safe and comfortable use.

A spiral stair provides access from the lower ground to the main foyer, but alternative accessible lifts and stairs are nearby and located via wayfinding signage.




*typical upper floor plan*

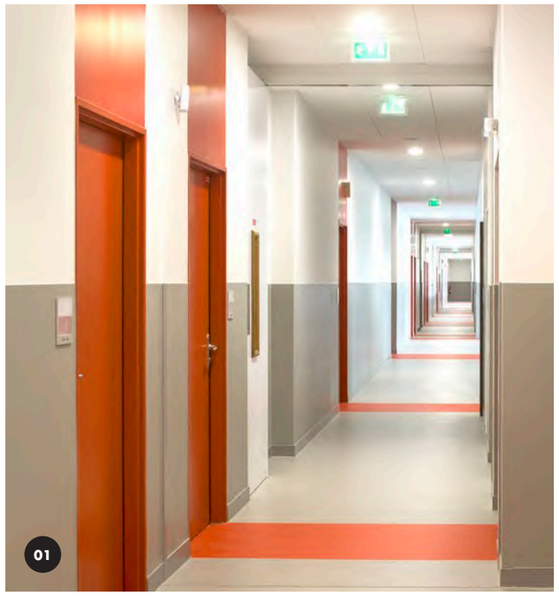
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**02** all apartments rated to approved document part M4(2)
**03** all apartment layouts meet or exceed NDSS
**04** 1500mm wide corridors
**05** wheelchair refuges in each core
**06** cleaners store on every 5th storey

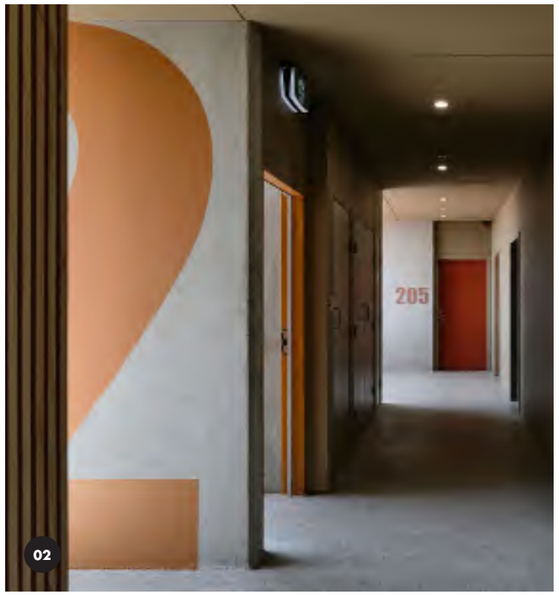
# 06.18 COMMON SPACES + ENTRANCES

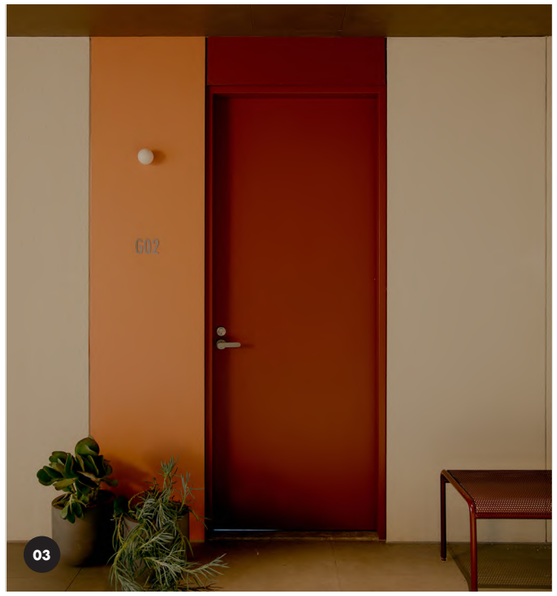


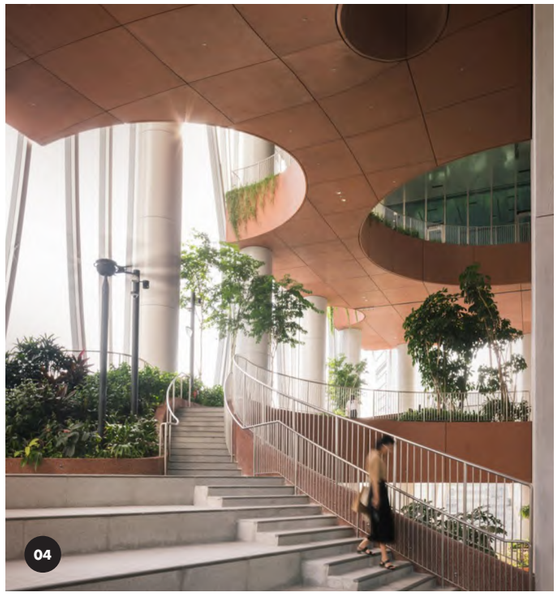
## bold to neutral material palette

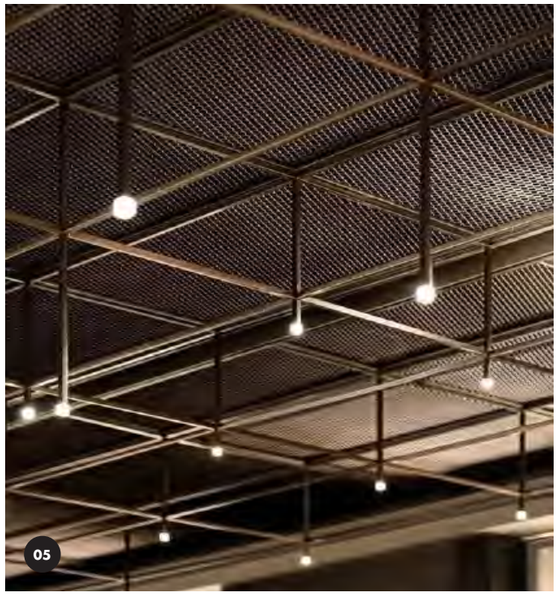
The ground floor seamlessly integrates the public and private realms by extending the park into and through the building. This is achieved through a series of open and fluid levels that create a sense of connection between the interior and exterior spaces. The material palette is carefully curated to blend harmoniously with the existing site and its surroundings, using neutral, earthy tones and textures that reflect the natural environment.

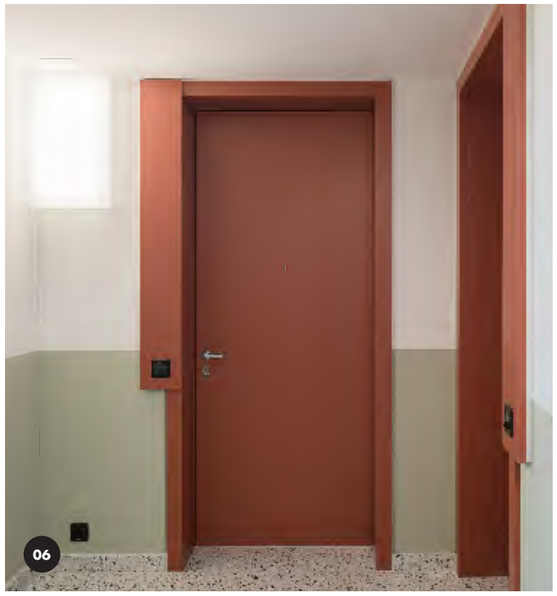



**01** simple corridor runs with contrasting colours to aid in wayfinding
**02** bold tones to numbering systems on neutral surfaces to aid in wayfinding
**03** mixture of tones to add character to apartment front doors
**04** entrance foyer with planting and special feautures to allow for natural light and views onto park
**05** industrial aesthetic and exposed services
**06** corridor lighting and door systems as part of integrated design

# 06.19 INTERNAL VIEWS

## early visuals

The natural, earthy tones that welcome residents into the Glasshouse carry through the entire building, creating a seamless transition from the park to the front door and into the apartments. The design avoids jarring primary colours, offering a calm, continuous flow that makes residents feel at home the moment they arrive. The result is a space that feels both comfortable and connected to nature.

Curated artwork reflecting the northern soul cultural scene adds personality and a sense of history to the space, bringing an extra layer of character to the design.
In the living rooms, raw concrete exposed soffits give a nod to warehouse loft-style living, adding an industrial touch. Large-format glazing lets natural daylight fill the space, bringing light deep into the home and connecting the interior to the outside environment.













**01** initial visual: bedroom with openable window behind red perforated panel
**02** initial visual: functional corridor with unique lighting and hidden storage
**03** initial visual: bathroom with natural colour palette and quality finishes
**04** initial visual: apartment open kitchen and living space with generous window views

# 01

# ACCESSIBILITY + INCLUSIVE DESIGN

In this section we show how the design provides inclusive access for all residents and visitors regardless of age and ability.

# 07.01 M4(2) 1 BED + 2 BED

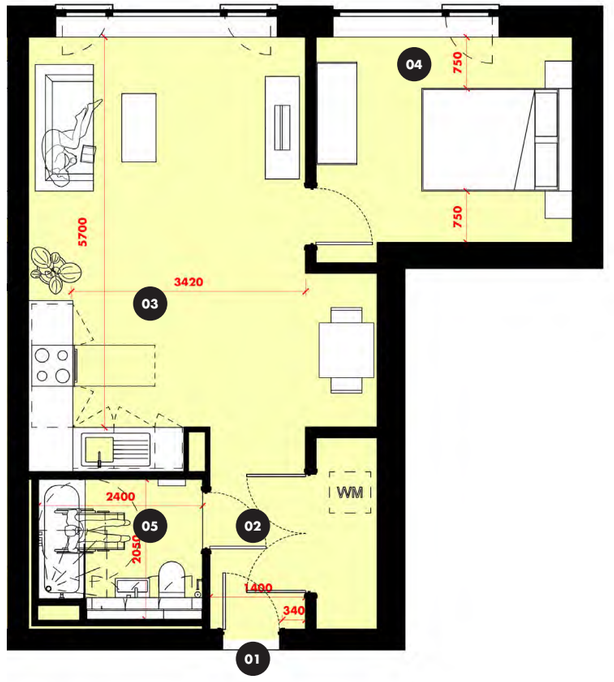
## accessible dwellings

Our proposed apartment layouts are designed based on a full accessibility review by Buro Happold.

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

**01** Accessible entrance doors with clear landings and an 850mm clear width on entering
**02** Corridors that meet the clear widths of 1050mm
**03** A living space on the entrance storey with a kitchen that has a 1200mm clear movement zone in front of the cabinets
**04** Bedrooms with min 750mm clear access to each side of the bed and the windows
**05** 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

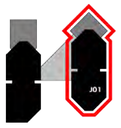












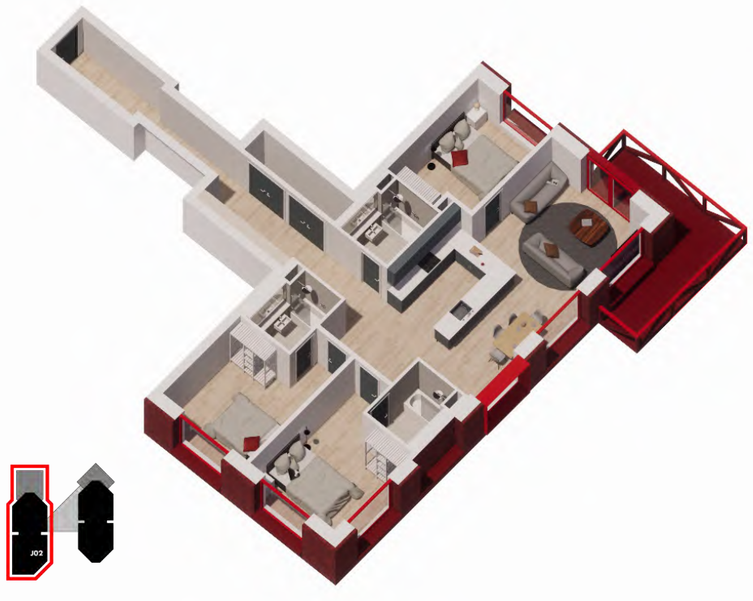
# 07.02 M4(2) 3 BED

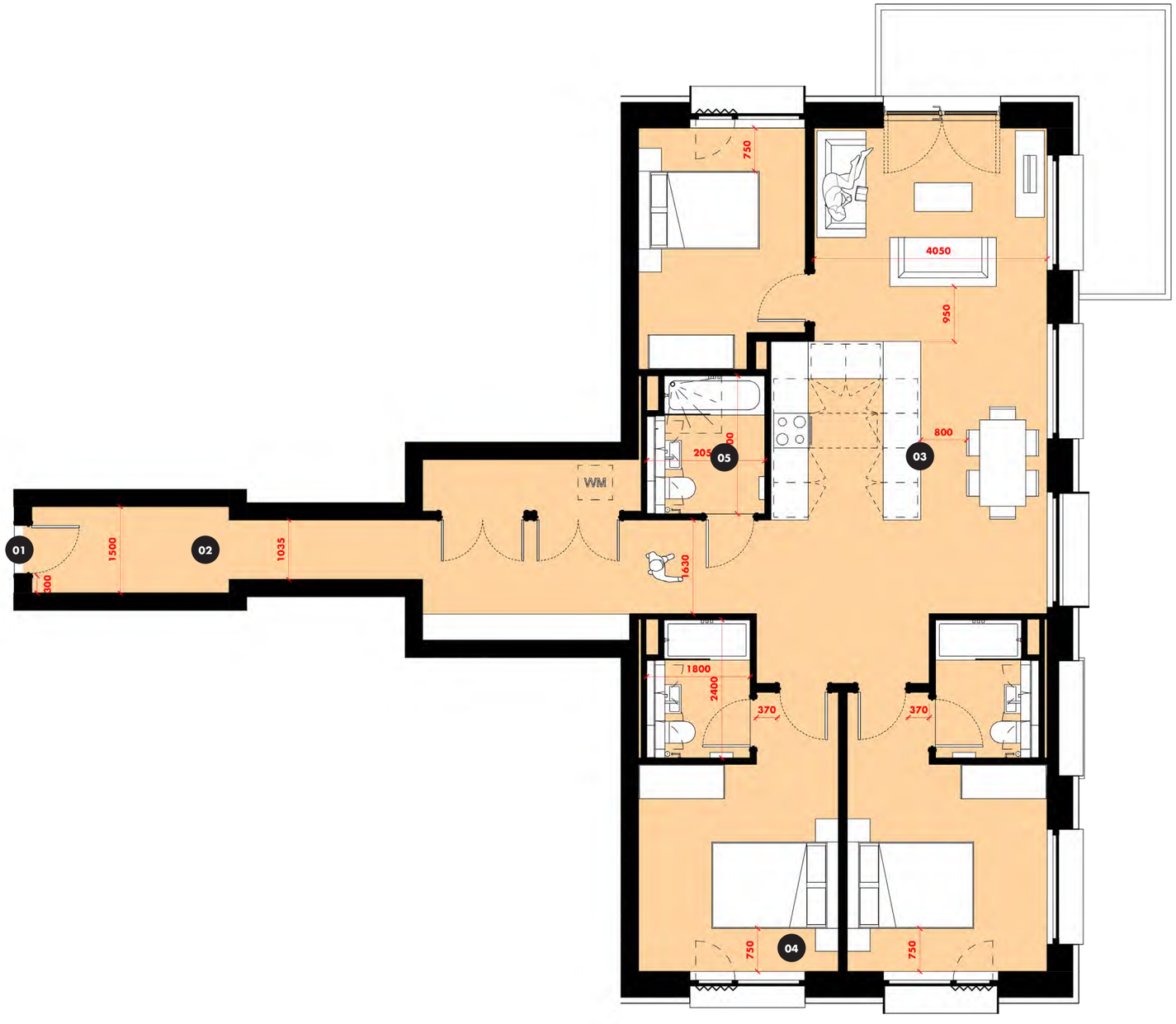
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# 07.03 ACCESS STATEMENT

## by Buro Happold

Our proposed apartment layouts are designed based on a full accessibility review by Buro Happold.

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

BURO HAPPOLD

## Mayfield phase 1b Plot J 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 J access statement.docx

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Notwithstanding the foregoing, the content of this Report shall remain subject to the following

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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 J 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 ensure the tower is 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 3 new accessible parking spaces located directly outside Plot J. 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 4 main retail units on each corner of the plan;

- A two-storey commercial unit on the lower and upper ground of the Northwest corner
- A two-storey commercial unit on the lower and upper ground of the Northeast corner
- Two small commercial Units to the southwest corner of the plan.
- A retail unit to the

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
- Cut outs have been provided to the slab in the 2 story units where appropriate lifts and stairs can be installed
- The Northeast commercial unit 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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shedkm

## 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 are automated sliding doors and there is a clear lobby upon entering.

There is a reception desk directly in front of the upper ground 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 sperate park side entrance to the north of the building. Here someone can enter the building from the North of the site and then take the lift up to the upper ground floor. This would reduce the overall travel distance to access the accommodation when approaching the building from the North.

### 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.

Once you enter the tower, wayfinding and circulation in the building is very simple with a single straight central corridor serving all apartments in each block.

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 2 vertical circulation cores within the building. One serving the East tower and one serving the West tower. Each tower has three passenger lifts and two stair cores serving it.

All lifts have a cabin of 1100mm wide x 2100mm long, exceeding the minimum spatial requirements for a lift within 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.

There is a separate spiral stair that can be used to access the main foyer from lower ground level. This does not provide an ideal accessible route but there is alternative lift and stair provision in close proximity which someone can take.

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


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### 2.3.4 Communal spaces

#### 2.3.4.1 Residential amenity spaces.

There are residential amenity spaces at the podium level and on upper floor. The communal facilities provide enough circulation space for people with mobility impairments and wheelchair users to be able to effectively use these shared facilities.

#### 2.3.4.2 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, allowing a range of people to enjoy this space.

Second terraces are also located from the upper floor residential amenity spaces, and these will also be designed to be accessed by all.

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.

#### 2.3.4.3 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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# 08

# MANAGEMENT + MAINTENANCE

This section shows the facade access and maintenance report by REEF.

## 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

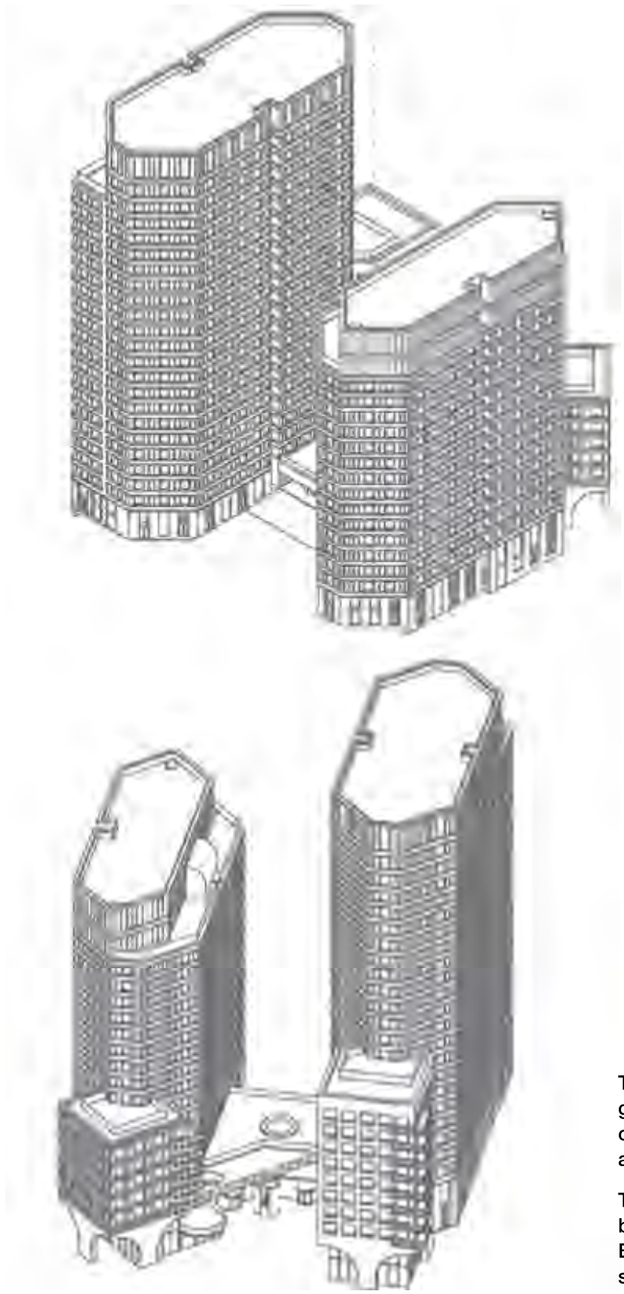
The systems shall provide access that is in accordance with current good practice and compliant with statutory regulations, codes and guidelines appropriate in UK/Europe, and in accordance with the particular requirements of the local authority.

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

## 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.

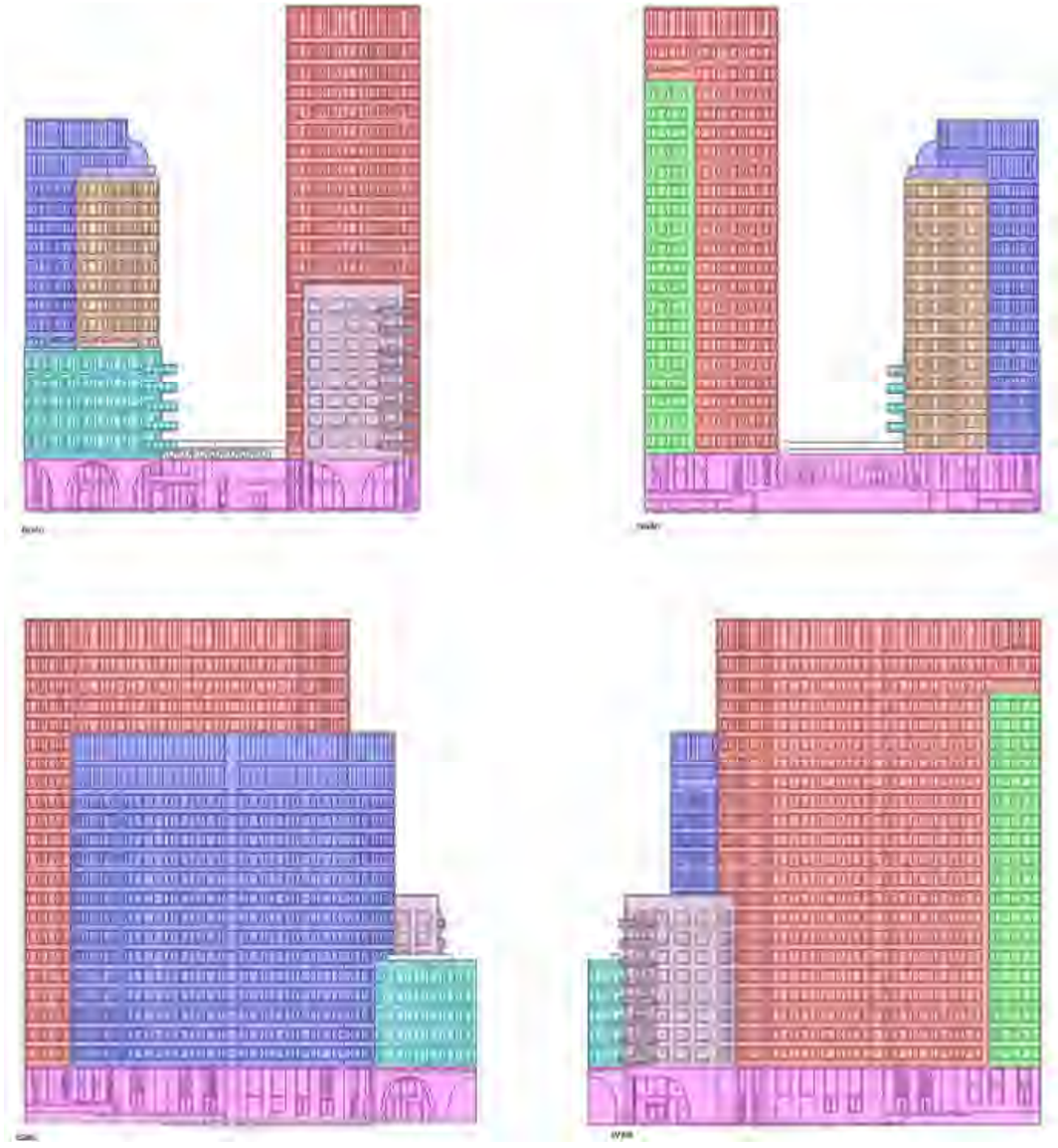
The limited areas of high-level private terraces shall be initially accessed from above, with operatives descending into the landlord perimeter operational zones of the terraces, allowing transfer at those levels to serve the areas beneath.

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 corner terrace: diversion of roof level rope access davits
3. L17 roof: rope access davits
4. L15 roof/terrace: rope access davits
5. L9 roof private terrace: rope access/PPE rail + davits
6. L6 roof private terrace: rope access/PPE rail + davits
7. Ground Level: direct and mobile equipment access

## 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.

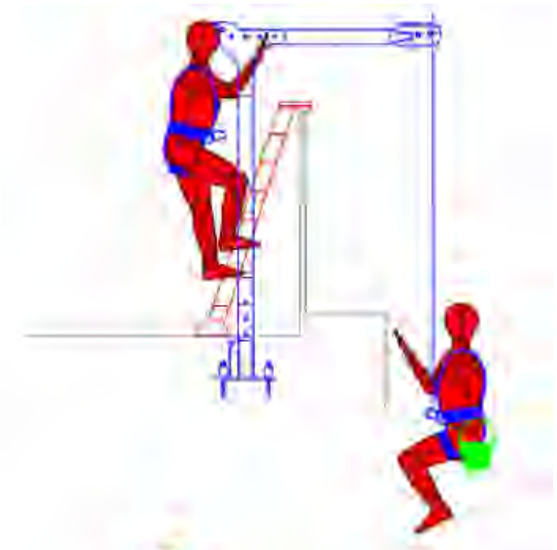
The aim is for all external access to commence/be served from Landlord areas as it is not just the operatives, but also their cleaning tools/materials and access equipment that needs to pass through private domains.

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.

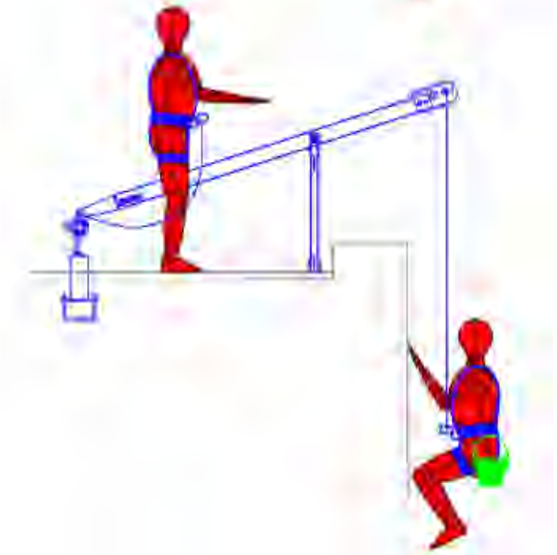
The proposals for such areas will be for the provision of any permanent equipment to be stored at the working level that will be accessed by operative transfer from the roof above

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



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.

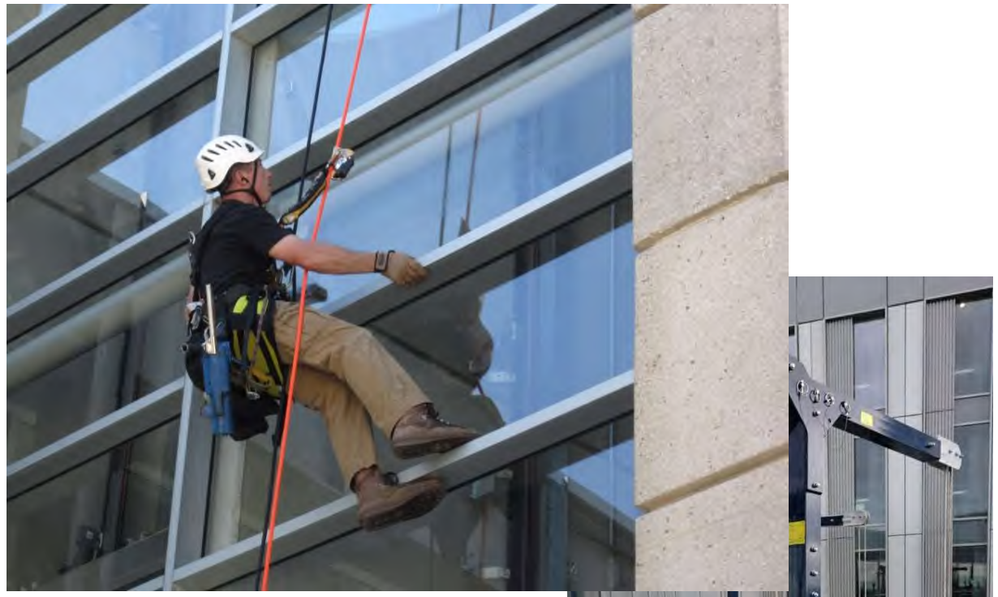
From the balcony the operative is able to exit by ascending the ropes to then continue the descent to the area beneath.

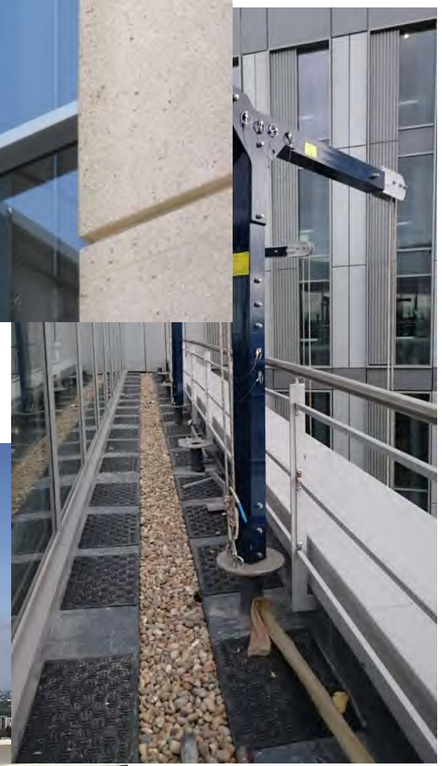
Emergency escape/rescue

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.







## Areas of high demand having direct access

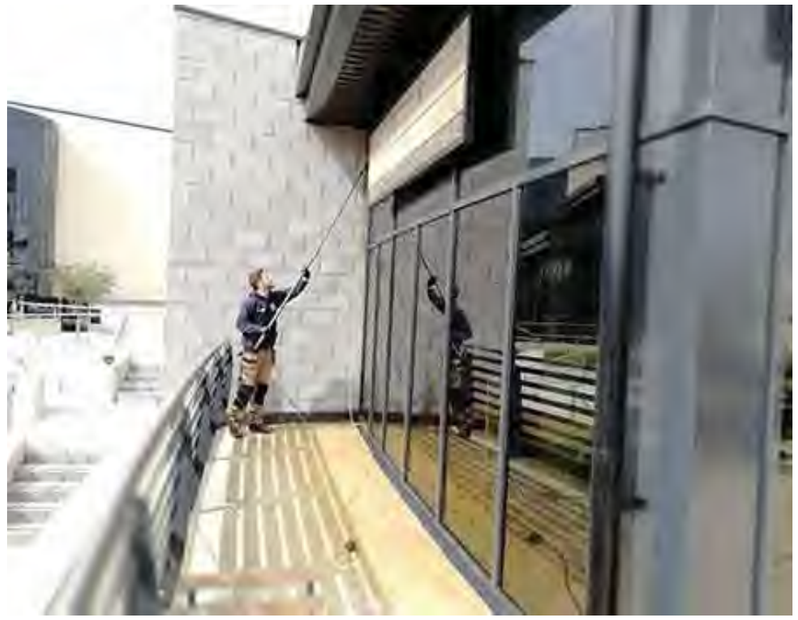
Areas of high demand are considered to be areas susceptible to contact with the passing of occupants and public typically with ground level glazing, glazing adjacent to general circulation areas, entrances and glazing onto larger terraces.

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.



## 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.





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.



## 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.

# THANK YOU

**shedkm**

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**liverpool** +44 (0) 151 709 8211

**london** +44 (0) 207 253 8881

**manchester** design@shedkm.co.uk