MAYFIELD

Studio Egret West

Phase 1b

Masterplan & Landscape

Design and Access Statement

19.12.24

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

Executive Summary

The Vision

Mayfield: Reawakening a Forgotten Piece of Manchester

A central part of Manchester is undergoing a remarkable transformation. Once derelict and closed off for decades, Mayfield is being re-imagined as a connected, green urban district that will generate over £7 billion in socio-economic benefits for the region over the next decade.

Leading this ambitious project is The Mayfield Partnership, established in 2016, a collaboration of public and private sector leaders: Manchester City Council, Transport for Greater Manchester, LCR (the UK Government's property agency behind the iconic King's Cross development), and development manager LandsecU+I. Together, they are creating a live blueprint for how towns and cities can reinvent themselves for the good of society.

A Green Legacy for the Next Generation

Mayfields transformation is a story of renewal and innovation. The reopening of the historic Depot in 2019 welcomed millions of visitors back to this long-neglected site as a world-class home for music, culture and art.

In 2022, Manchester celebrated its first significant new green space in over a century: Mayfield Park. During a time marked by the uncertainty and disruption of the Covid-19 Pandemic, the park became a symbol of resilience and civic pride, offering nature, play, and hope to all. Two stand out achievements of the park was the reuse of industrial materials found on site, contributing to a carbon saving of c230 tonnes, and the daylighting and cleaning up of the River Medlock, a vital yet long-hidden part of Manchester's history. After centuries buried underground, 365 meters of the river has today been restored, bringing life back to its waters. Decontaminated and flowing freely, the Medlock is now home to kingfishers, trout, and other wildlife, reconnecting the city to its natural heritage.

The park has received high praise from industry experts and a number of nature-based awards for ecology, design, management including The Green Flag Award in 2024. Welcoming more than 100,000 guests since opening, Mayfield Park has a high satisfaction rating from visitors with 4.7* on Google Reviews across 444 reviews. The general sentiment of feedback is overwhelmingly positive with the number of trees, quality of planting and children's play area highlighted as stand out features. The high-quality playground and family friendly facilities for all abilities and ages is celebrated regularly on social media.

An Illustrious Future Built on an Industrious Past

The river is the key as to why this part of Manchester has always had an industrious edge. Its roots stretch back to the 12th century when it was farmland sustained by the Medlock. The river then became the lifeblood of Mayfield's evolution, fuelling its rise as a textile hub during the Industrial Revolution. Legend has it that the owner of the land in 1782, Thomas Hoyle, named the plot of land as a tribute to his wife, May Fielden. Today, Mayfield celebrates its heritage while embracing a bold new future of industry.

The SRF (strategic regeneration framework) outlined that a high quantum of office space be provided as part of the rebirth of Mayfield. In 2024, the first commercial plot received an updated consent to deliver the first part of that workspace with 325,000 sq ft of workspace and an increasing of the already established park, on the Southern side of the site by Mancunian Way. Due to start on site in 2025, this is not only an important moment for the project, but for Manchester. Phase 1a at Mayfield will substantially contribute to the commercial floorspace needed for the city to meet its growth ambitions, especially in the context of a challenging office market that saw no new build office starts in 2024

Living in a Park

As the transformation of Mayfield continues, the first residents for over a century will return to this site. This planning application outlines the first homes on site as part of the regeneration and how they sit within a growing park. Staying true to the project mantra of a place for all, the first apartments will contain a high number of three-bedroom family homes. All residents as part of this first phase of development will benefit from perhaps the best back garden in Manchester.

These residences will bring life and vibrancy to the district, creating a truly Mancunian neighbourhood where families, students, and professionals can live, work, and thrive. The first homes mark the next chapter of Mayfield's story - a place where Manchester's past and future come together to create something special.

LandsecU+I, the specialist mixed-use regeneration developer, are submitting this planning application for the initial phase of homes at the site. The application and eventual delivery of phase 1b reflects our continued investment in Mayfield.

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INTRODUCTION

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1.0 Introduction

Purpose & Structure

This Design and Access Statement has been prepared by SEW on behalf of Mayfield Medlock Limited (the Applicant) in support of a planning application for Hoyle Street West (Phase 1b) of Mayfield SRF framework, comprising:

- The extension of Mayfield Park by 2.5 acres;
- Two residential parcels (Plots J and K) comprising of 879 homes across four buildings, ranging from 7-28 storeys in height;
- A wide range of ground-floor spaces for use by the local community and residents
- A new cycle-friendly Estate Street and associated highways works providing dedicated access;

The purpose of this Design and Access Statement is to set out the reasoning behind the revised masterplan layout, and to form the overarching design and access strategy for the Phase 1b planning applications.

It should be read in conjunction with the plot specific Design and Access Statements submitted as part of the applications.

The Document is organised in the following sections:

01 Introduction

02 Site Context and Surroundings

03 Design Evolution

04 Delivering the Vision of the SRF

05 The Proposals

06 Appearance

07 Use and Amount

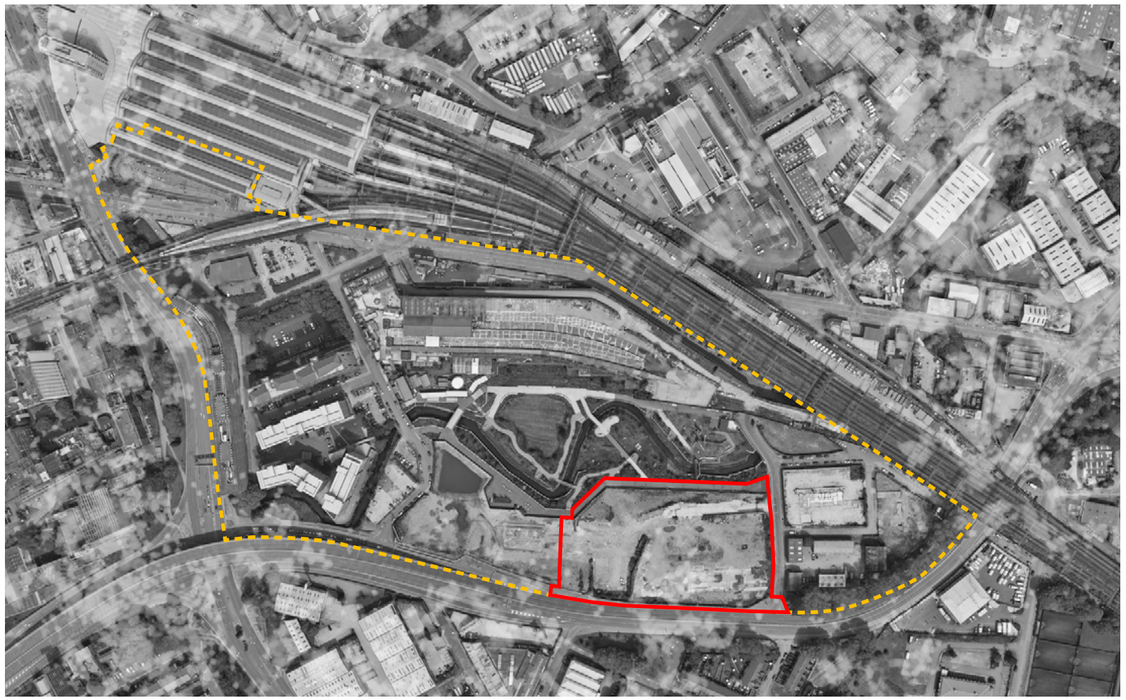
08 Layout

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10 Landscape and Public Realm

11 Sustainability

12 Management and Maintenance



Mayfield SRF Boundary

Phase 1B Boundary

1.1 Summary

Background

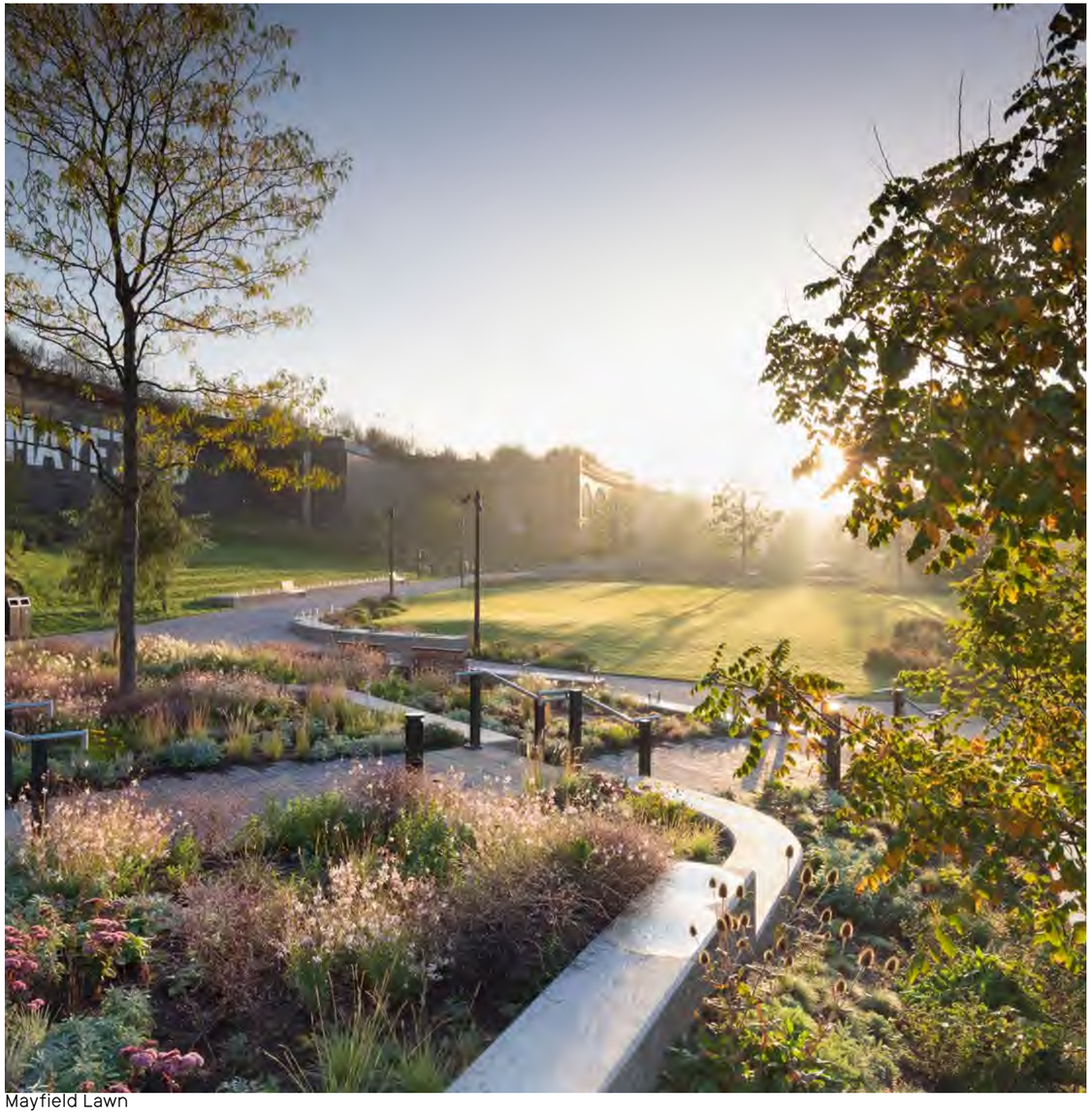
The proposals form the first residential phase of development as part of a wider regeneration priority area. In 2018, Manchester's Executive Committee endorsed the 'Mayfield Strategic Regeneration Framework' ('SRF'), which sets out a clear ambition to guide the redevelopment, re-modelling and refurbishment of the site within SRF boundary.

The ambition for Mayfield, as set out in the SRF, is to deliver a world class, transformational, distinctive and imaginative commercially led neighbourhood, anchored by Mayfield Park, which will become a powerhouse of socio-economic productivity. Following the endorsement of the initial SRF by Manchester City Council in 2018, applications were submitted in 2019 and approved in 2020 relating to the Poulton, multi-storey car park, Mayfield Park and the Republic.

This comprised over 400,000 sq. ft.(GIA) of commercial floorspace, and these planning permissions were implemented through the discharge of pre-commencement conditions and physical works being undertaken on site in 2021.

The Mayfield Park phase of development is now complete and operational, and the Mayfield Depot has been reactivated by the existing tenant, Broadwick, who operate it as a mixed-use leisure, food, and drink destination. The permissions for each building were revised in June 2023 to account for design changes brought about by a changing regulatory environment and because of Landsec's acquisition of the previous development partner, u+i, in 2021.

The Mayfield Partnership therefore now incorporates LandsecU+I as its development partner, alongside Manchester City Council, TfGM, Network Rail and London Continental Railways.



Mayfield Lawn

1.2 Applicant and Project Team

Project Design Team

This planning application has been prepared through a process of collaboration by the full design team.

The team and their roles include:

- Client - Mayfield Medlock Limited
- Landowner - The Mayfield Development Partnership
- Development Manager: LandsecU+I
- Masterplan Architect: Studio Egret West
- Landscape Architect: Studio Egret West
- Plot Architect (K): Studio Egret West
- Plot Architect (J): Shedkm
- Planning Consultant: Deloitte LLP
- Cost Consultant: Arcadis
- Structural, Civil & Transport Engineers: Civic Engineers
- MEPH, Sustainability, VT, Energy, Acoustic, Utilities, Security Engineers: 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

Design Team

Studio Egret West
Urban Design, Landscape & Architecture

Since its establishment in 2005, SEW has delivered high quality place making through the symbiosis of memorable architecture, strategic urban design and ecology-driven landscape. The strand that ties our thinking and design work together is the fundamental principle of storytelling. It is through strong narrative that the coherent design of places emerges, our ability to think at the varying scales of masterplan, public realm/ landscape strategy and architectural detail allows us to embed memorable, value adding narrative into the DNA of the place.

shedkm
Architecture

shedkm is an innovative RIBA registered architectural practice working from studios in Manchester, Liverpool and London.
They have built nationally recognised, award winning buildings across all sectors. From highly bespoke private houses to complex, multi-million pound regeneration projects, they produce critically acclaimed, high-quality architecture often from limited budgets and with difficult constraints.
Every project is underpinned by a clarity of thought and consistency of approach. Their work embodies simple yet bold ideas that give our buildings a unique and strong identity.

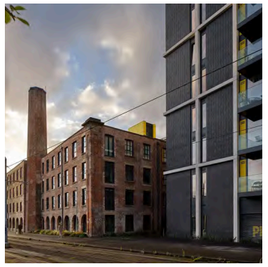












1.3 Scheme Brief, Objectives and Development Process

Brief and Objectives

Mayfield Park has transformed a largely concrete, forgotten place, into Manchester's back garden, creating the first new city-centre park in Manchester in over 100 years. The park will continue to grow as the rest of the masterplan progresses.

The new residential, commercial and leisure spaces which make up the Baring Street Campus and Hoyle Street West now have an important role to play in Mayfield's future. They are the building blocks for a new city centre community and will provide the revenue to ensure the exceptional standards of management, security and care that Mayfield Park has become known for can be maintained long into the future.

New high quality residential development that is attractive to a professional and skilled workforce is essential to support the continued economic growth and productivity in Manchester.

Summary of Proposals

- Remediation and reprofiling works for the site to allow for the phased erection of two residential Plots (J and K) comprising Phase 1b.
- The development plots comprise two podium levels to address the site level changes and provide a generous amount of ground floor frontage, comprising commercial space, supporting residential amenity areas that are accessible to the public, and various back of house storage spaces, surrounded by new high quality public realm.
- Above the two storey podium levels, residential blocks will provide accommodation in four buildings providing a mix of 1-, 2- and 3-bedroom units in each. The total number of residential units is 879.
- Plot J comprises two buildings on top of a two-storey podium level, with J1 being part 7 and part 17 storeys and J2 being part 10 and part 23 storeys.
- Plot K comprises two buildings on top of a podium level, with K1 being part 9, part 28 storeys and K2 being part 11 and part 20 storeys.
- Creation of an at-grade multi-modal access route to the south of the residential blocks that will be traffic calmed to encourage pedestrian flows whilst allowing for a service road to be created, with a buffer zone between this route and the Mancunian Way.



The Mayfield Site today

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SITE CONTEXT AND SURROUNDINGS

2

2.0 Surroundings

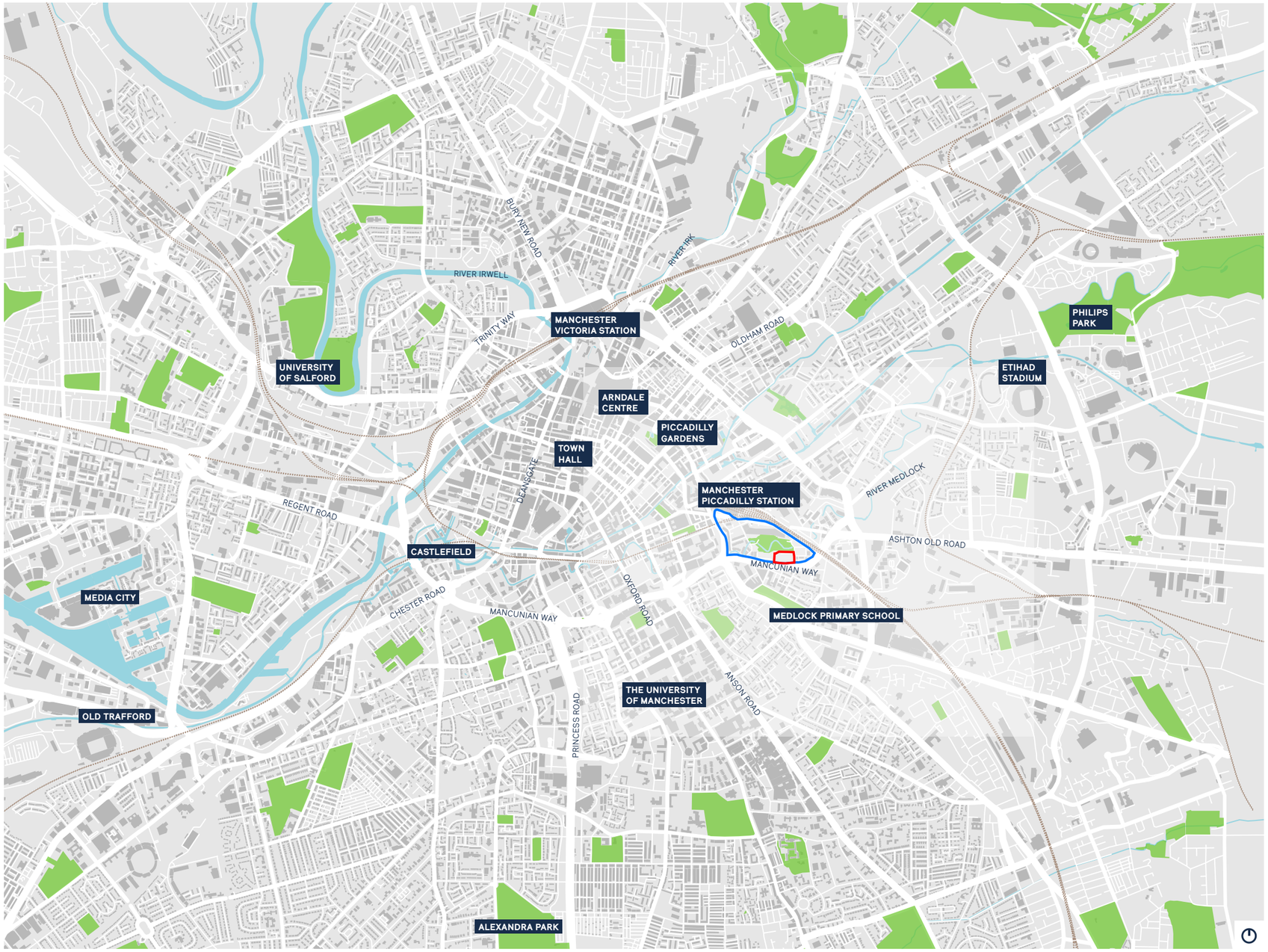
Location

The Mayfield site is located within Manchester City Centre, to the South of Manchester Piccadilly station, positioned immediately North of the Mancunian Way. It's position is peripheral to the city centre's main public spaces but still within walking distance, approximately 10-12minutes walk from Piccadilly Gardens or 15-20minutes walk from Albert Square.

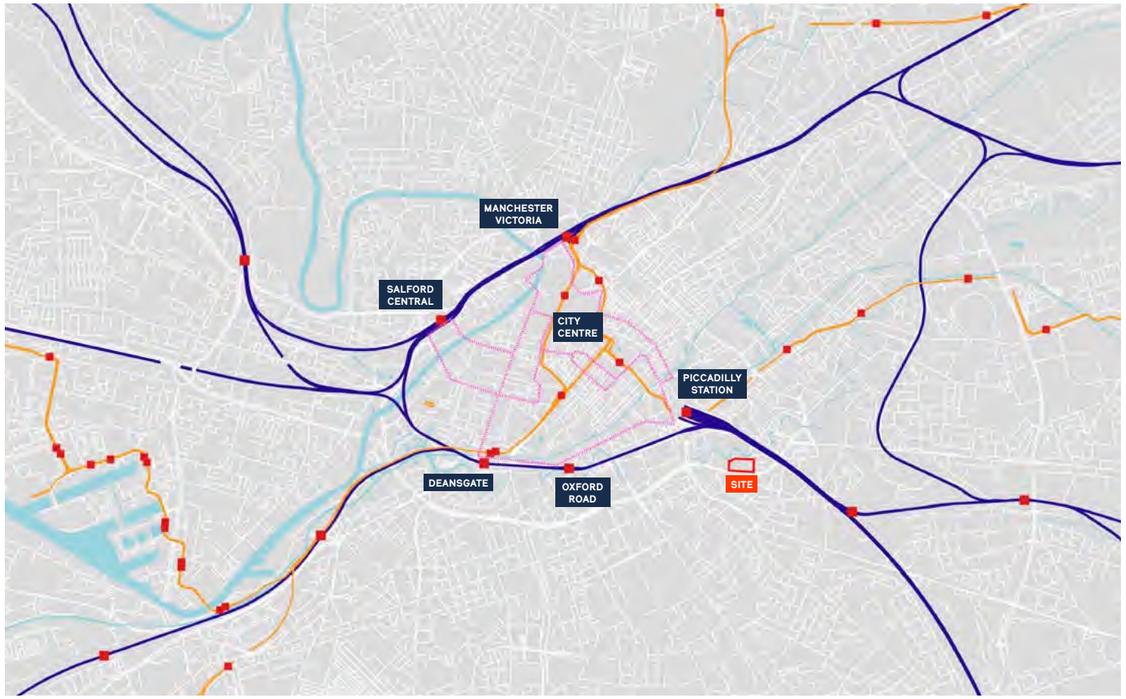
East of the site the River Medlock meanders through a number of green spaces including Phillips Park, Clayton Vale and more immediately the River Medlock Park.

Ardwick is located to the South of the site beyond the Mancunian Way. Ardwick is a community mostly comprised of semi detached and terrace homes, municipal green space, interesting local heritage buildings and a primary school.

West of the site London Road serves as a key route into the city centre from the South. A campus of existing Manchester University buildings are located beyond London Road with a series of small courtyard green spaces.



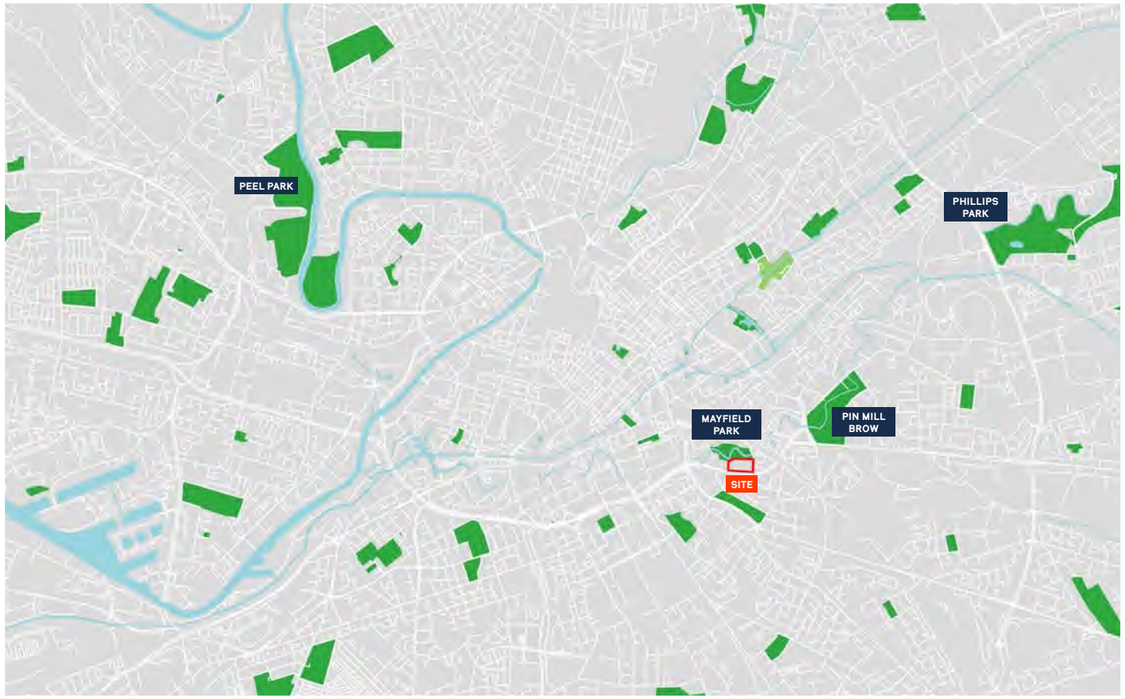
Sustainable transport / active travel links



The North West of the site is currently well connected with strong sustainable transport links provided via rail, tram and free city centre bus links.

- Phase 1b
- Rail System
- Rail Station/Tram stops
- Tram Line
- Free city centre bus

Parks and open green space



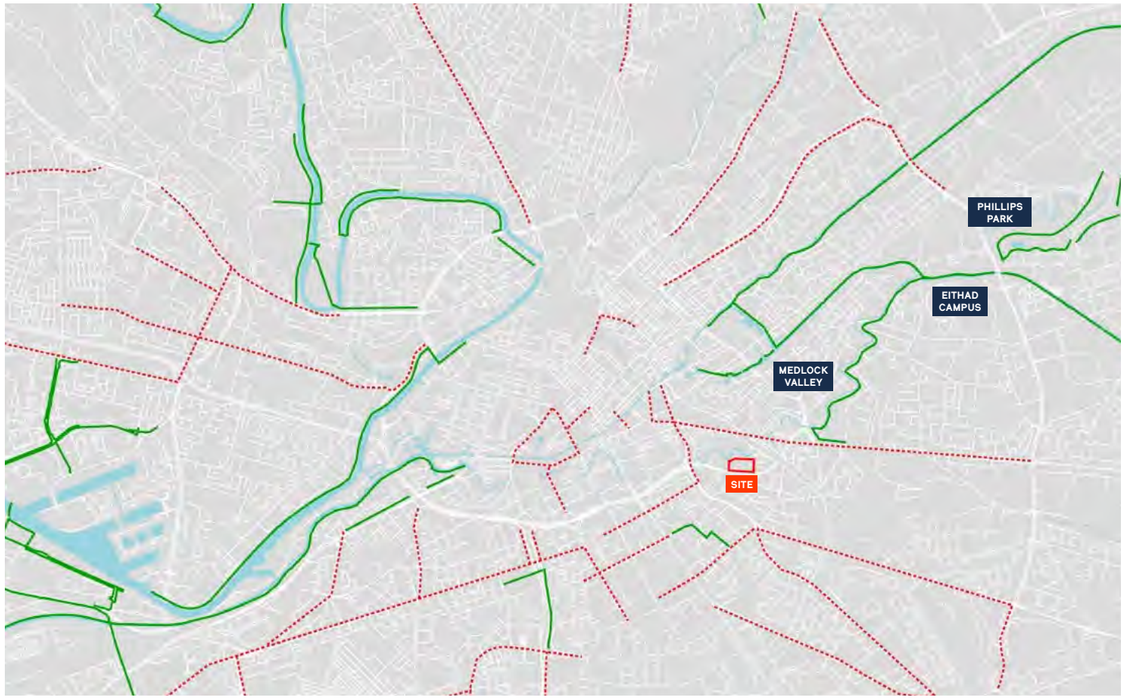
Within the city centre there are no substantial parks. There are a number of small green spaces such as Cathedral Gardens, Vimto Park, Parsonage Gardens, Sackville Gardens or Angel Meadows.

Heaton Park, Alexandra Park and Platt Fields represent Greater Manchester's most significant public parks.

Mayfield Park directly to the north of the site, was completed in 2022.

- Phase 1b
- Parks + Flexible open green space
- Traffic free routes

Cycle network

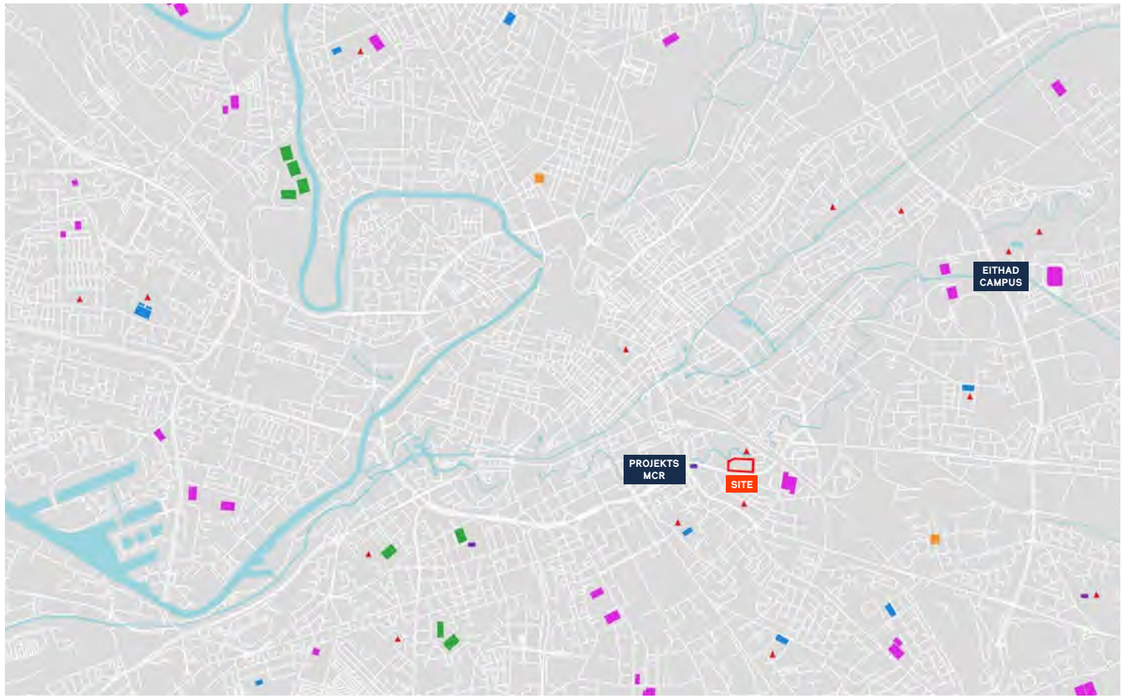


The site does not have a strong relationship with high quality cycle routes. There are on road cycle lanes along Fairfield Street to the North and London Road to the West.

East of the site there is a traffic free cycle route through the Medlock Valley Park, route 86. This route leads to the Etihad Campus, Velodrome, BMX centre and Philips Park. There would be merit in creating better connections to this route through the Mayfield site.

- Phase 1b
- Road and cycle segregation
- Traffic free route
- Road route

Activity, play and exercise



An existing skate park called Projekts MCR provides a positive footfall through the site.

Both have become a real community hub and centre of activity in the area. Other than the skate park there is very little in the way of formal activity, play or exercise facilities. The same can be said for the wider city centre which offers little in the way of play facilities. Much of this type of activity takes place beyond the inner ring road.

- Phase 1b
- Public sports facilities
- Free sports pitches
- Multi use games area
- Indoor Climbing Centre
- Skatepark
- Outdoor Children's Play Area

2.1 Planning Context

Framework

The Framework Area

Mayfield SRF area, which is part of the Piccadilly Strategic Regeneration Framework, lies to the South of Fairfield Street in close proximity to Piccadilly mainline railway station.

Emerging developments and regeneration areas

The Mayfield SRF is positioned within a context of significant strategic change. Outside the masterplan area, there are a number of identified regeneration areas:

- Manchester Piccadilly SRF; endorsed June 2018
- Piccadilly Basin SRF; endorsed October 2016
- North Campus SRF; endorsed March 2017
- Aytoun Street “Kampus” SRF: endorsed August 2015
- Ardwick Green NDF; endorsed 2020, updated in 2021



The Mayfield area within the wider Manchester context and in relation to other existing and emerging neighbourhoods

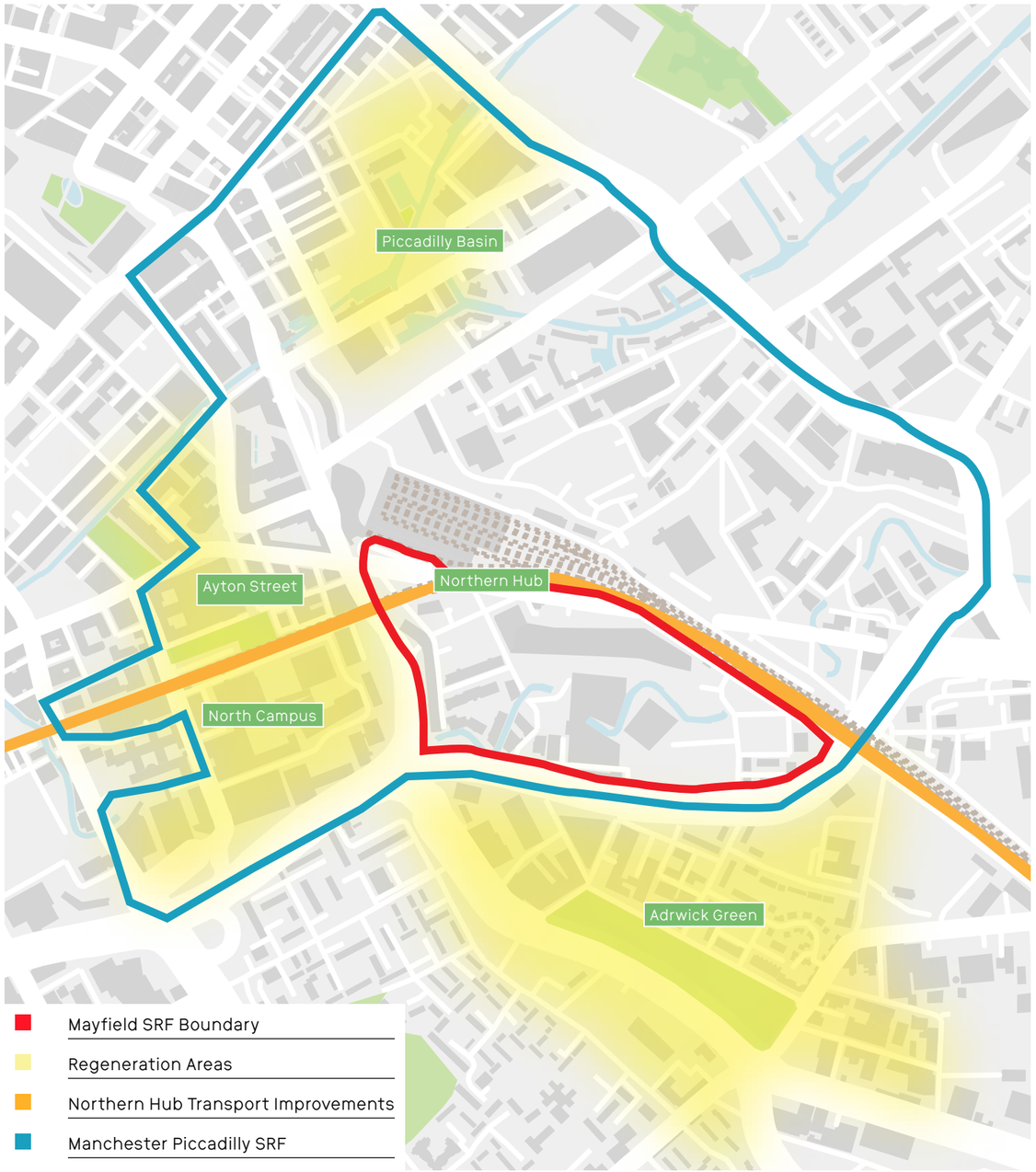
Transport Improvements

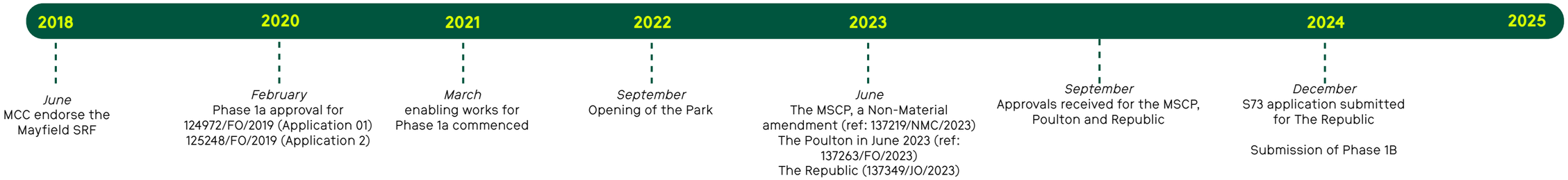
The HS2 project was announced by the government in 2009 and would have seen a high speed railway line being constructed from London up to Manchester via Birmingham and Crewe.

However in October 2023 the government announced that Phase 2 of HS2 was going to be abandoned, with Phase 1 terminating in Handsacre to the north/east of Birmingham.

The Northern Hub, a second infrastructure initiative, was intended to improve the congested rail network on the approach into the Piccadilly Station and alleviate the congestion at platforms 13 and 14 by creating two additional railway tracks to the south of the Station area, however this too was officially cancelled in May 2023.

Following the cancellation of HS2’s Phase 2, the Conservative government proposed the £36billion earmarked for these projects would be re-invested into ‘Network North’. The Network North initiative allocated funds to expand the Northern Powerhouse Rail (NPR) programme, with £2 billion being allocated towards a new station at Bradford and connection to Manchester, electrification of additional lines in the North and an additional £12 billion “to better connect Manchester to Liverpool” as part of the Liverpool-Manchester-Leeds element of the NPR network.





Planning Context

As mentioned, MCC has endorsed a regeneration strategy in the form of Mayfield Strategic Regeneration Framework (2018) (SRF) to help guide the future development area in line with defined place-based regeneration objectives. The comprehensive strategy will guide the creating of five distinctive neighbourhoods; Wyre Street, Baring Street Campus, Hoyle Street West, Hoyle Street East, and the Mayfield Depot. The proposals for 1B are located within the Hoyle Street West campus to the south of the Mayfield SRF area.

The proposals for Phase 1B follow the approval in February 2020 of Phase 1a under planning permission references 124972/FO/2019 (Application 1) and 125248/FO/2019 (Application 2).

Application 1 comprised enabling works, provision of a public park, including hard and soft landscaping to be delivered in phases with new bridges across the River Medlock, a 9 storey office development (the Poulton), a 10 storey multi storey car park ('MSCP'), highways and infrastructure works. Application 2 also was approved on 14 February 2020 and comprised a 13-storey office development.

Following formal discharge of all relevant planning conditions for Phase 1a, construction commenced in March 2021, comprising the enabling works for the development including the removal of on-site structures, re-profiling of the site, works to the River Medlock, infrastructure delivery and remediation works.

Design changes to the park, driven by further investigatory and modelling works, were incorporated as part of 132255/JO/2021 (a variation of condition planning permission for 124972/FO/2019). This permission confirmed the amendments to the profile of the park, river strategy, ecological planting, landscaping design and approach to drainage and other civil engineering elements.

This helped to significantly improve the sustainability of the design through reuse of materials and construction approach, which in turn added authenticity to the delivered scheme. The opening of the park in September 2022 represented a landmark moment for the city through the creation of a new verdant green space that sits at the heart of the emerging neighbourhood.

In June 2023, applications were submitted to amend the designs of the Poulton, the MSCP and the Republic, approved as part of Applications 1 and 2. The revised proposals sought to capitalise on the substantial progress made since the formation of the Mayfield Partnership, and the introduction of Landsec to the Partnership. The primary driver for amending the extant permissions related to sustainability credentials for the development as a whole and the component parts, as well as reflecting the new regulatory environment and more stringent accreditations building designs.

In relation to the MSCP, a Non-Material amendment (ref: 137219/NMC/2023) to application 132255/JO/2021 was submitted in June 2023 and approved in September 2023 to change the description of development, required to facilitate a concurrent Section 73 amendment. This Section 73 application (ref: 137350/JO/2023) reflected several design changes to the MSCP; including the introduction of a basement and ground floor uses, internal reconfigurations, structural and external changes; and rationalised the conditions discharged as part of the enabling works package.

A new application was submitted in relation to the Poulton in June 2023 (ref: 137263/FO/2023) deemed to be required by the LPA due to the proposed extent of the building changes, which was approved in September 2023. This application reflected changes to the height and massing, external appearance, and internal configuration.

A Section 73 application was submitted in June 2023 in relation to the Republic (137349/JO/2023), which was approved in September 2023 to amend LPA ref. 125248/FO/2019 (as amended by 134907/NMC/2022 and 135956/NMC/2023, altering the wording of conditions to allow for commencement of development on site). This amendment application reflected design changes including changes to the massing, external appearance, and materiality as well as internal layout and entrances.

For context, a further design update is currently being brought forward for the Republic to reflect changes to the massing and external appearance. The current intention, subject to agreement with the Local Planning Authority, will be agreed via a S.73 application.

Overall, the driver for the changes is centred on the maturing of the office market since 2019, due in combination to office perceptions brought about by the COVID-19 health crisis, the needs of modern offices as a result of Building Regulations changes and internal Landsec design standards.

With regard to programme, the aim is to fully commence construction on Phase 1a in 2025, with Phase 1b to follow subject to planning approval.

The 2018 SRF

The Vision

The 2018 framework's ambition was to capitalise on the rich historic heritage of the site and create a unique place rooted in the identity, character, and history of Manchester.

It envisaged reshaping and extending the city towards Ardwick, building on the benefits of the Northern Hub rail expansion plans and acting as a catalyst for the regeneration of the wider Piccadilly area in anticipation of HS2.

The framework proposed to create a mixed-use neighbourhood comprising a new park, approximately 1500 homes, 154,800 sqm of office space, a 650-bedroom hotel, as well as retail and leisure facilities. At the heart of the scheme lies Mayfield Park, a layered public space supporting a mix of activities and natural qualities.

The proposal generates up to 10,000 office, retail, leisure and construction jobs and deliver a series of significant regeneration benefits, which will help drive wider economic growth within Manchester city centre and adjacent neighbourhoods.



Indicative sketch of the Mayfield neighbourhood within the future context of the emerging Manchester Piccadilly area and the North Campus area



Aerial view looking east from Baring Street



Re-imagined Ticked Office, the entrance to Mayfield



View of Mayfield Park from one of the Hoyle Street West Apartments

Framework Plan from the 2018 SRF



Typical upper level

Framework Plan from the 2019 Optimised SRF

Two key factors led to the revision of the 2018 framework plan, Re-thinking the car parking strategy and Improving building design.

The revised approach looked to consolidate car parking from across the masterplan into one MSCP. The MSCP, replaces the office use previously proposed on this site and will support residential as well as commercial uses across the entire masterplan.

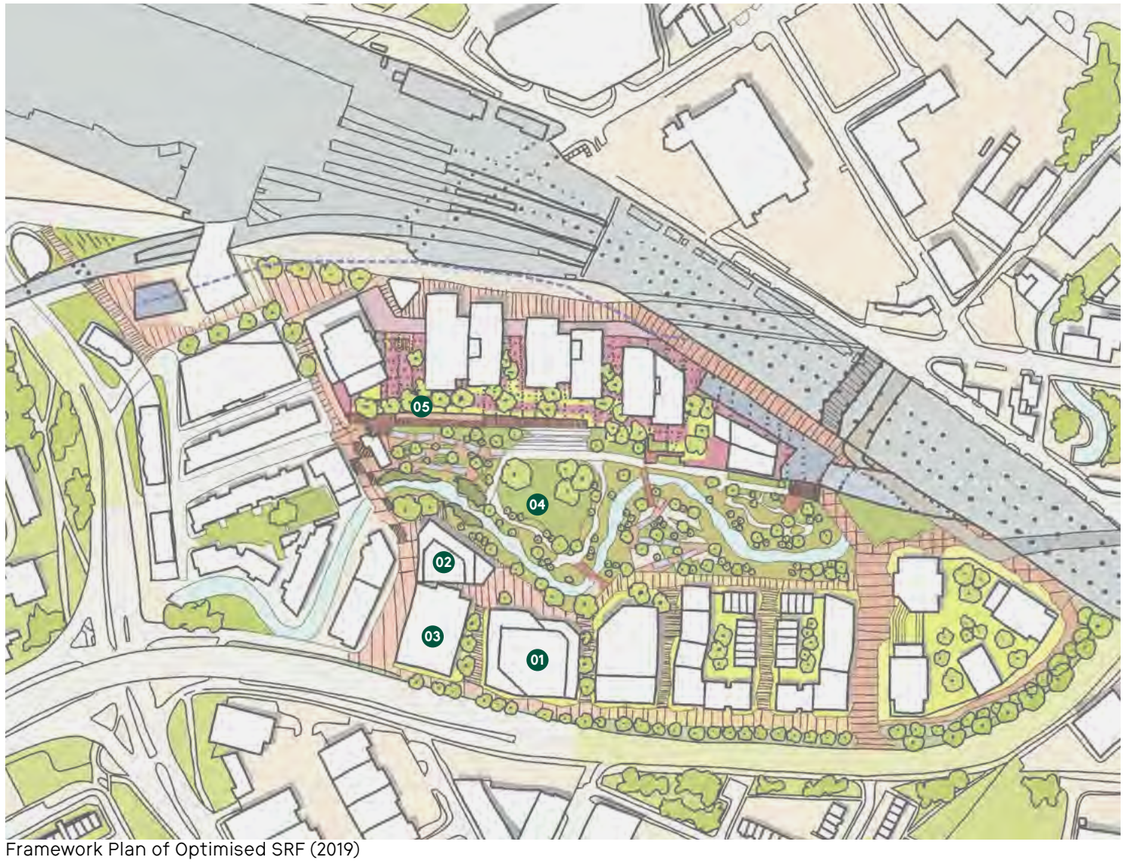
Office plots within the Baring Street Campus underwent optimisation to deliver more efficient plots that better responded to market requirements. Plot L was converted from residential to office.



Typical upper level

Existing and Emerging Context

Future developments on the Mayfield site will add a new commercial character to the neighbourhood, whilst exuding the rich industrial heritage of the site.



Framework Plan of Optimised SRF (2019)



MSCP - Phase 1a



Mayfield Park - Phase 1



The Republic - Phase 1a



The Poulton - Phase 1a



Freight Island - Phase 0

2.2 Site Context

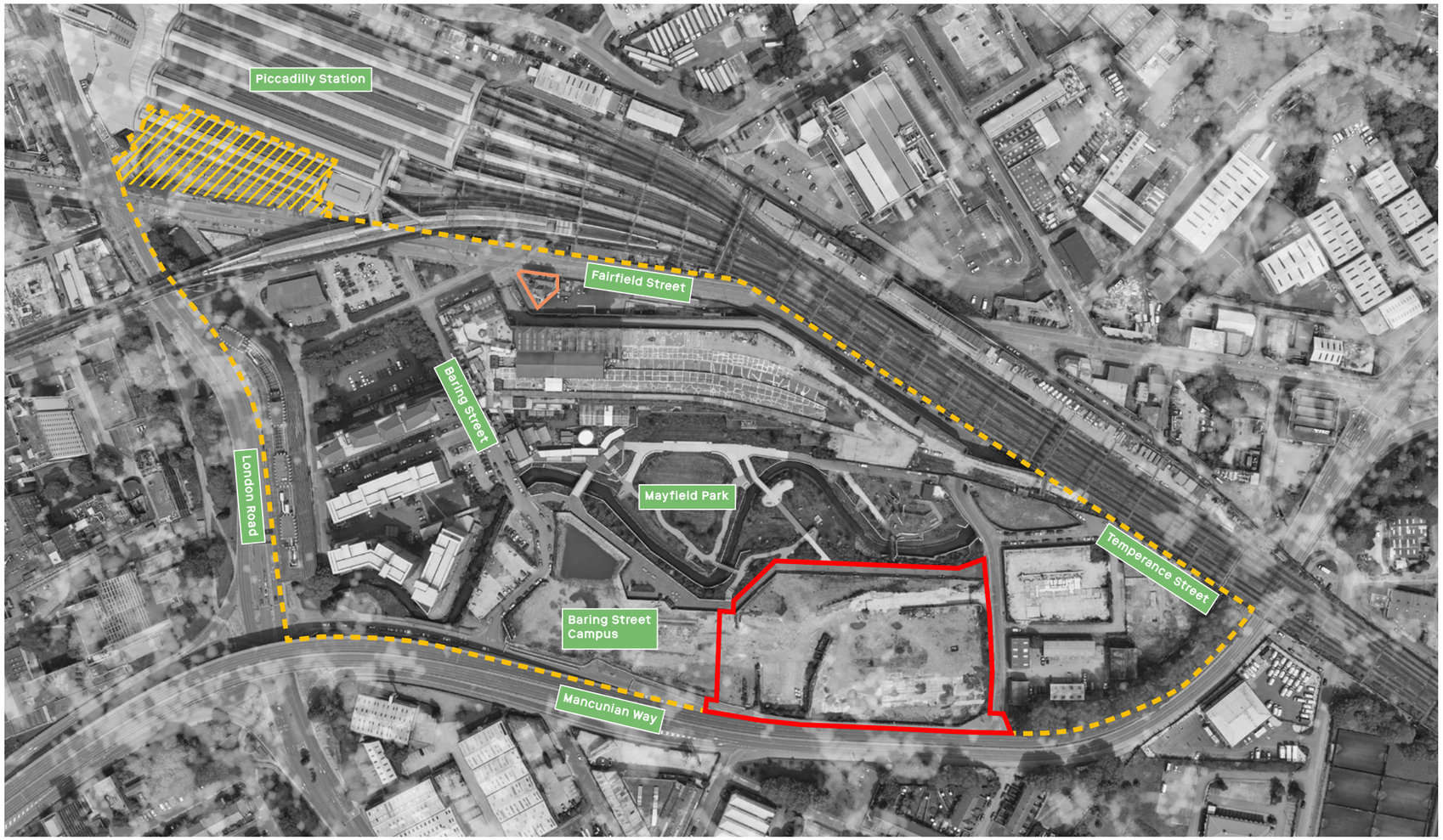
Mayfield

The Site is located adjacent to the north of the Mancunian Way, to the south of Mayfield Park, to the west of Hoyle Street and to the east of the Baring Street Campus (Phase 1a), with Baring Street beyond.

The site has been cleared of all existing buildings prior to this application. Existing topography around the development boundary indicates a general level difference across the site, with levels falling south to north and east to west.

The Mayfield area has a varied topography, the lowest levels forming a valley along the meandering course of the Medlock, with the land rising towards the periphery of the site. A number of footbridges cross the river along the river's path.

The Site itself is not located within a conservation area, nor does it contain any listed buildings. The nearest site of historical importance is the Grade II listed Star & Garter public house, located within the Mayfield site boundary.

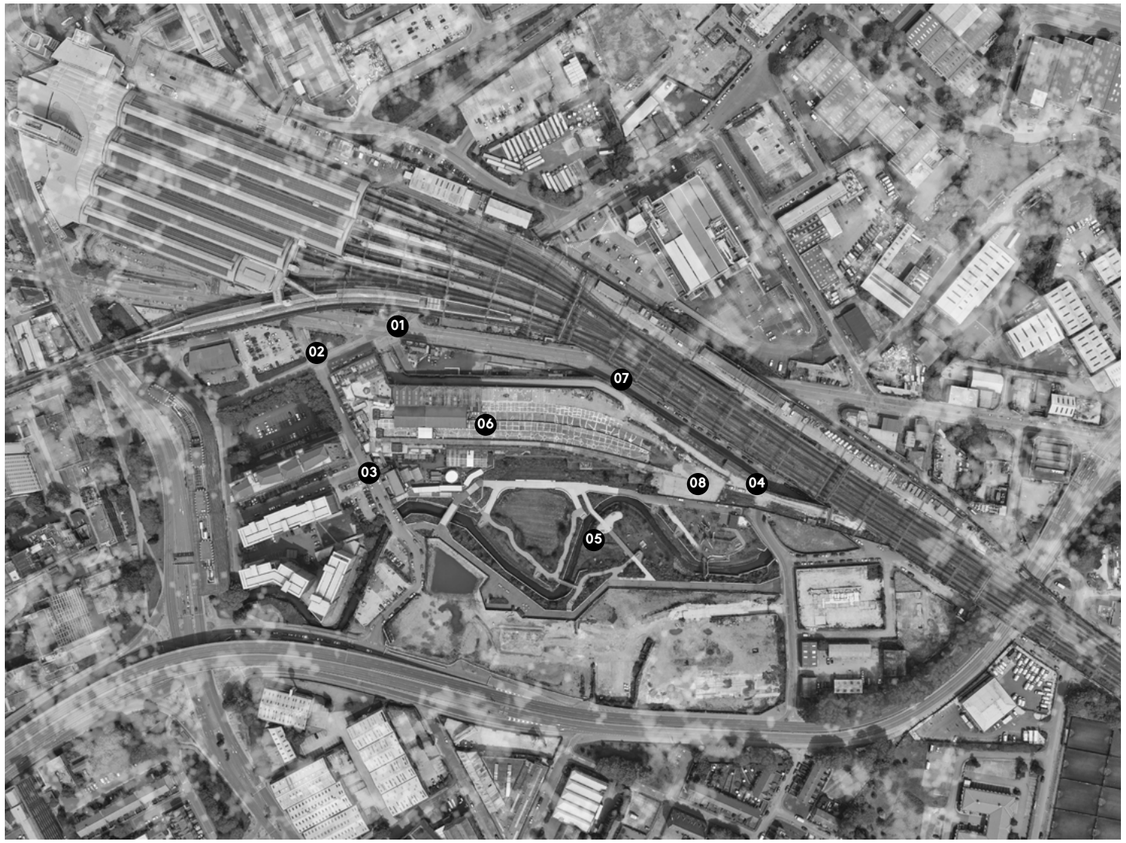


Mayfield Site

- Mayfield SRF Boundary
- Phase 1B Boundary
- Piccadilly Station Taxi Rank
- Grade II Listed

Mayfield's Existing Character

Today, Mayfield is home to an eclectic juxtaposition of structural, architectural and textural elements that give the site its character and atmosphere.



















Mayfield Park

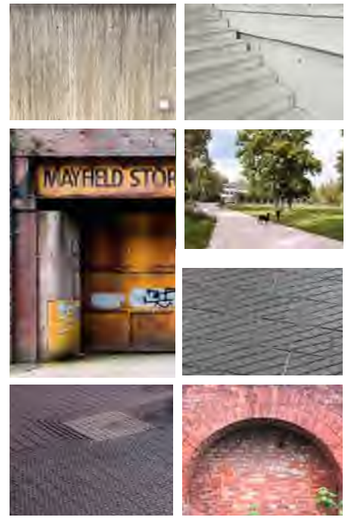
Mayfield Park was completed and opened to the public in September 2022. The Mayfield development is unusually a park first project as such the future landscape and public realm phases of the adjoining development plots, inspired by the park design, will have the opportunity to continue to deliver additional public realm of the highest quality.

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

The spatial concept for the park is 'a sequence of spaces', not just one vacuous greenspace but a series of interlocking character areas organised by the meandering river which naturally creates separation between areas as it snakes through the greenspace. The consideration behind this is that a park with multiple character areas can provide more for a variety of users.

The phase 1 landscape will aim to deliver the next sequence of park character space, extending the park south from the wildscape towards ardwick green continuing the spirit and quality of the phase 1 park but with a new original quality.





Industrial materials



Natural planting aesthetic



MAYFIELD PARK VISION

2.3 Historical Context

Mayfield & Chapel Field

Manchester is seen by many as the world's first industrial city. The city's growth and prosperity were founded on the rapid expansion of its cotton industry in the early 1800s and were further fuelled by heavy industry and manufacturing which, by the latter half of the 19th Century, saw Manchester become firmly established as a global trading powerhouse. This unprecedented rate of growth and industrialisation attracted mass immigration to new industrial suburbs.

Thomas Hoyle established the Mayfield Print Works on a former country house estate on the edge of Manchester in 1782. Hoyle chose Mayfield because he needed ready access to the water provided by the River Medlock. The works mastered methods of printing colours – particularly purple – onto calico cloth, pushing the boundaries of that day's scientific knowledge.

By 1845 David Moseley and Sons had relocated to Chapelfield Dye Works in Ardwick. Later to be known as Chapelfield Works, the company manufactured a range of India rubber and gutta percha goods for over 100 years, employing over 2,500 people by 1914, the company was bought out in 1964.

The Britannia Brewery was first established within the site, to the north of Broadie Street in the 1830's, befitting from an excellent supply of water form it's own well, and capable of brewing 300 barrels a week.

Mayfield Baths opened in 1857, was built by a small number of factory owners to nurture the well-being of this new urban population. These baths representing one of the first civil engineering projects that was implemented explicitly for the poor.

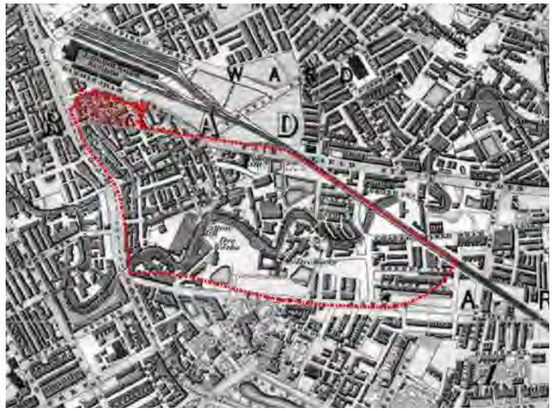
The print works and dye works across the Mayfield site had grown to be an industrial city within a city, but at the start of the 19th century these were demolished to make way for the expansion of the railway. Replaced by the new Mayfield train station which opened in August 1910 by the London & North Western Railway to alleviate the pressure of increasing passenger numbers on the London Road (later Piccadilly) Station. Five platforms were provided and passengers could reach London Road Station directly via a high level footbridge.

Mayfield operated as an overflow station until August 1960 when additional capacity at Piccadilly rendered Mayfield redundant.

The buildings remained unused until they were re-opened as a parcel depot in 1970. Royal Mail constructed a sorting office on the opposite side of the main line and connected it to Mayfield with an overhead conveyor bridge, which crossed at the throat of Piccadilly Station. The depot closed in 1986 following the decision to abandon rail transport in favour of road haulage; the tracks were removed three years later. The parcel conveyor bridge was removed in 2003 and the station building itself was gutted by fire in 2005.

Full details of the Site's history are provided in within the Heritage Statement submitted with the Application.





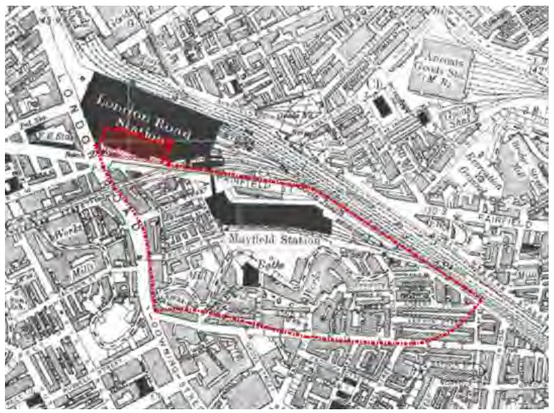
1848 Ordnance Survey map of the Mayfield site



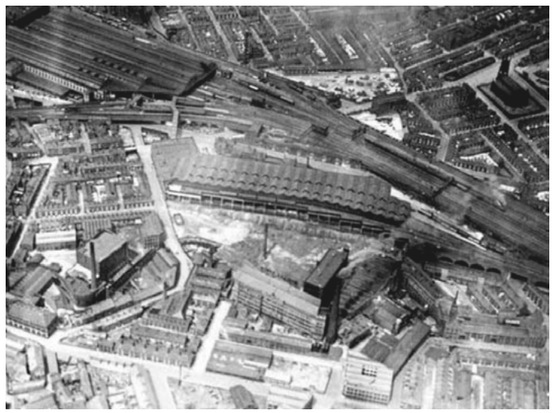
1872 Hoyle's Insurance Plan - Mayfield - north of the Medlock



1891 Site Map - Chapel Field - south of the Medlock

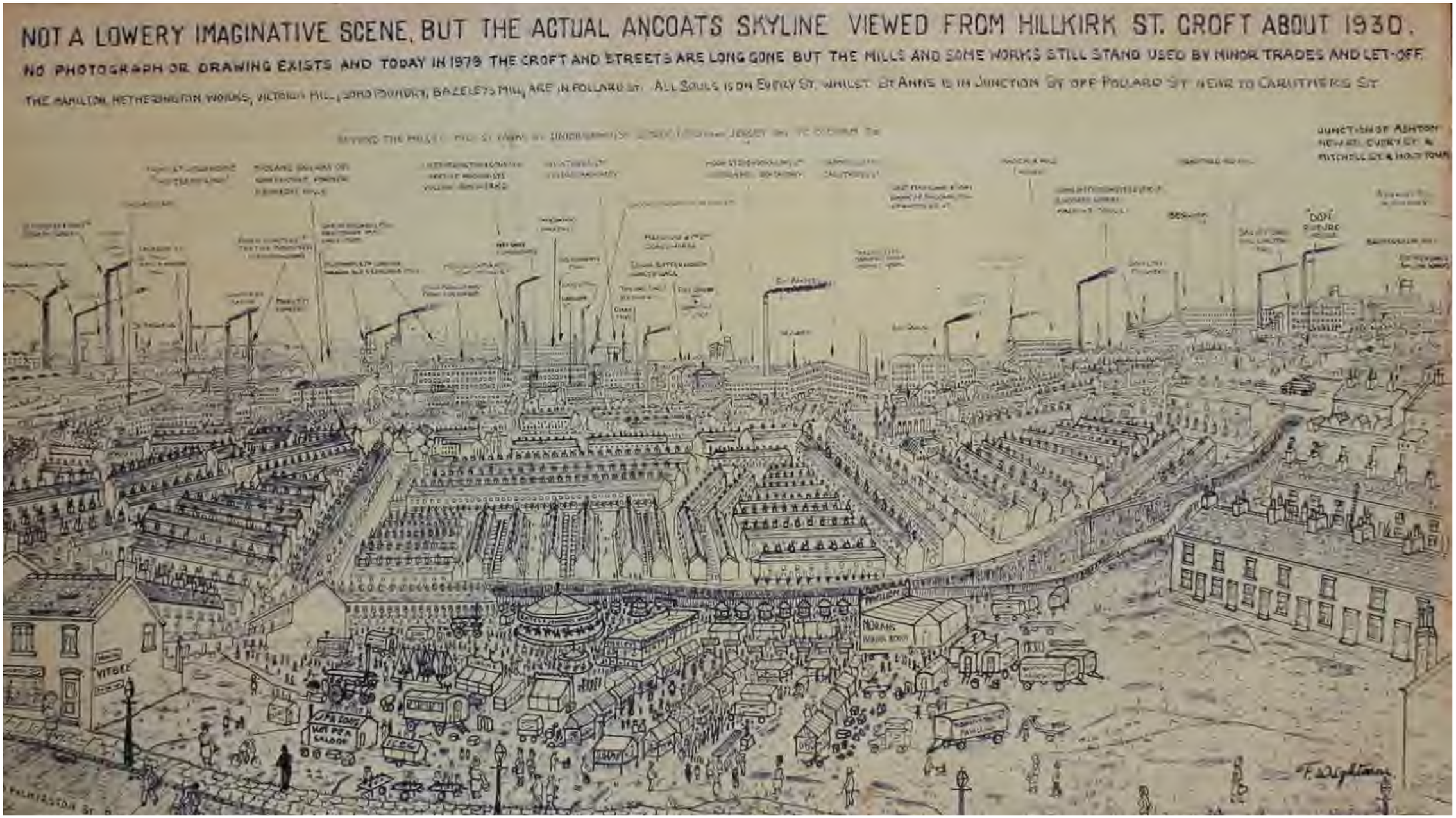


1823 Ordnance Survey map of the Mayfield site



Mayfield from above, 1924

The Manchester Skyline in the 1930s



Sketch of the Ancoats skyline in the 1930's by Frank Wightman

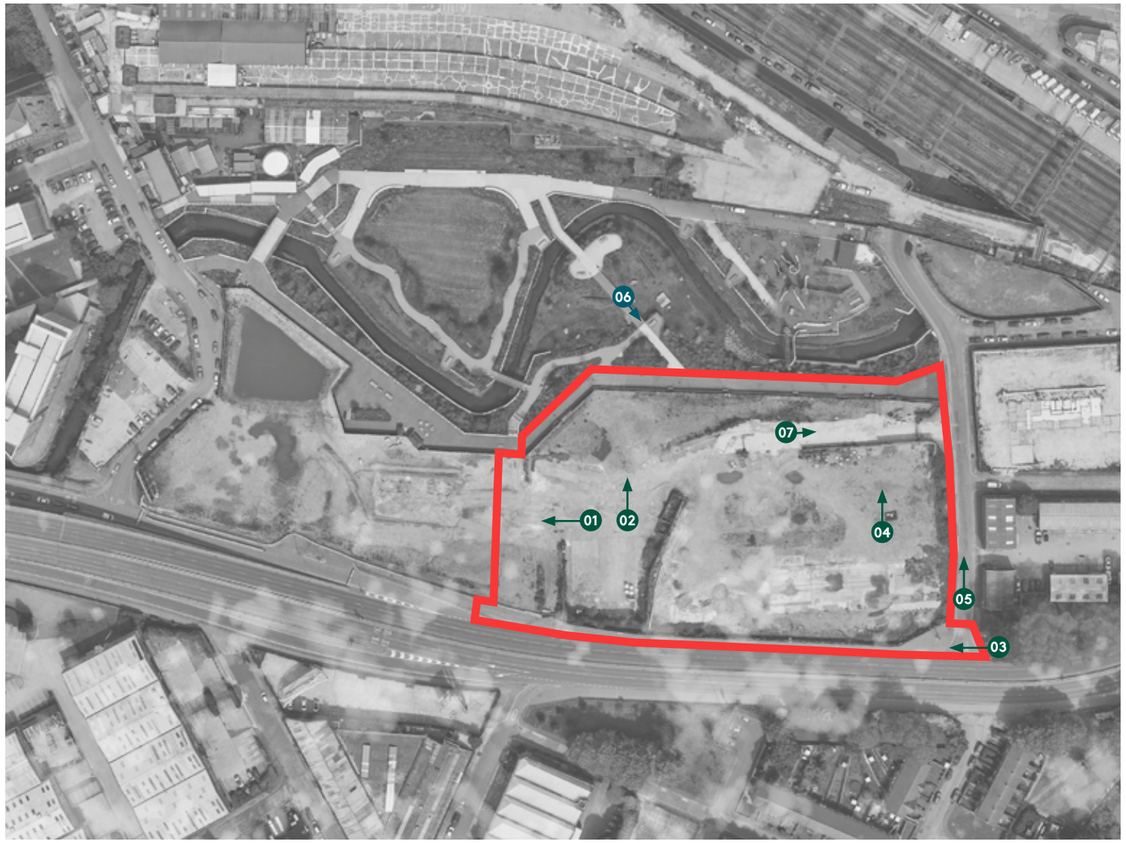
2.4 Existing Site

The site

The western end of the Mayfield SRF area is bordered by Baring Street, beyond which the area is characterised by more recent development, including the Macdonald Hotel and purpose built student accommodation.

To the south of Mancunian way there are a number of 19th century warehouses. Beyond which, the ward of Ardwick has a rich collection of buildings including the art Deco Manchester Apollo and Georgian terraces around Ardwick Green.

The Mancunian Way segregates the site from its southern neighbours by four lane dual carriageway; with crossing points at London Road and Fairfield Street. There are a number of billboards along the Mancunian Way, one of which is situated within the Mayfield site on the south west. Whilst it does not affect the footprint of the building, it currently obstructs views of the Site along the Mancunian Way, however it will be removed in the short term.

















Introduction
Site Context and Surroundings
Design Evolution
Delivering the Vision of the SRF
The Proposals
Appearance
Use and Amount
Layout
Reconciliation with the SRF
Landscape and Public Realm
Sitewide Strategies

DESIGN EVOLUTION

3

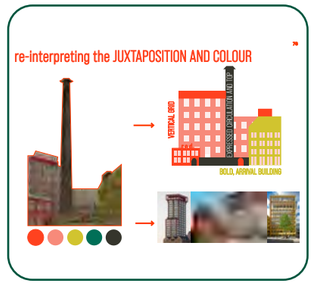
Introduction
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3.0 MCC Pre-App Consultation Timeline

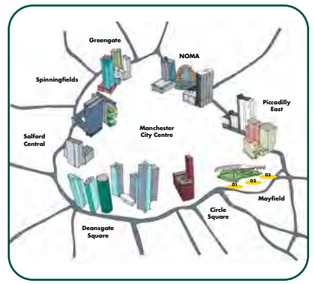
The proposed development has undergone an extensive consultation period with Manchester City Council, the public and various other stakeholders. The dates below outline the critical Pre-Application meetings relating to the evolution of the design.



Pre-App 01
11 December 2023



Pre-App 03
01 May 2024



Pre-App 05
19 June 2024



Pre-App 07
06 August 2024



Pre-App 09
02 October 2024



Pre-App 11
13 November 2024

2023 2024 2025

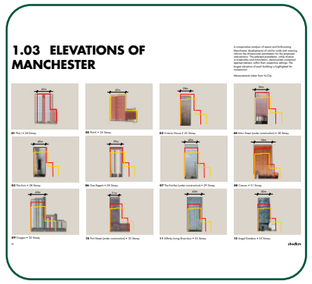
Pre-App 02
04 March 2024



Pre-App 04
15 May 2024



Pre-App 06
02 July 2024



Pre-App 08
22 August 2024



Pre-App 10
16 October 2024



Pre-App 12
4 December 2024



3.1 Pre-App Process

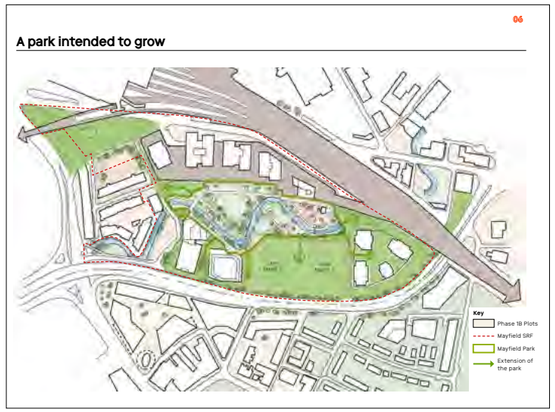
Pre-App 1

11 December 2023

Discussions with Planning and Regeneration officers focused around the evolution of proposals and how that related to the overall masterplan.
The team confirmed that the overarching vision for the site remains the same and the principles of the Framework are being adhered to despite a likely increase in height in comparison to that envisaged in the SRF.
The presentation also touched upon contextual cues and wider design inspiration for the character of the scheme.

The feedback;

- Consider whether there was merit in updating the SRF or whether any future application could in fact explain the rationale for the departure from the indicative height in the SRF.







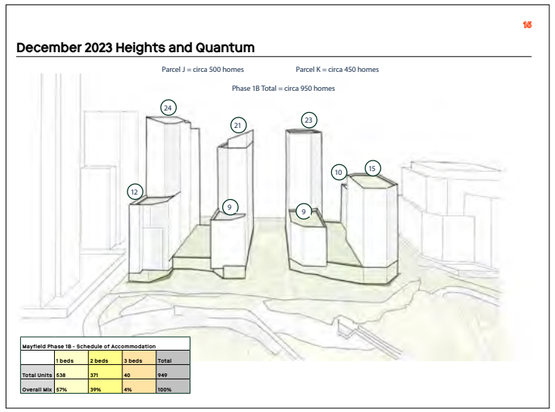
Pre-App 2

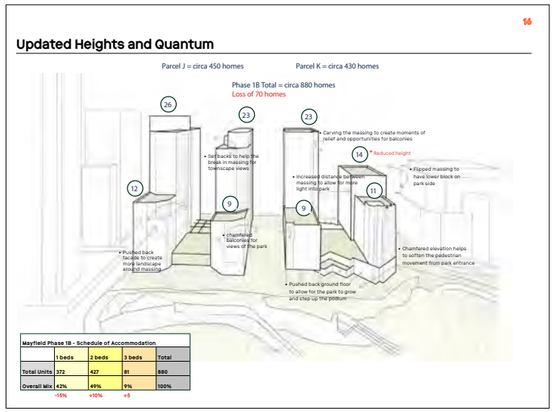
04 March 2024

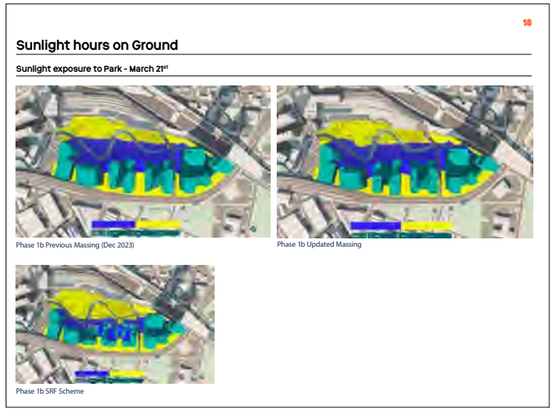
Discussions during this session focused mainly around microclimate and the impact of the proposals on the public realm. Height and quantum of units were discussed with a reduction in 1Beds (and overarching unit numbers) proposed since Pre-App 01. Early architectural narratives were also tabled.

The feedback;

- MCC requested that the place was carefully curated and distinctively ‘of Mayfield’.
- They also wanted more information on the microclimate effects of the scheme as designed and whether this was the optimum solution.
- They pushed back again on the unit mix, despite the number of 1 beds coming down overall, highlighting that 33% would be the maximum they would be willing to accept.







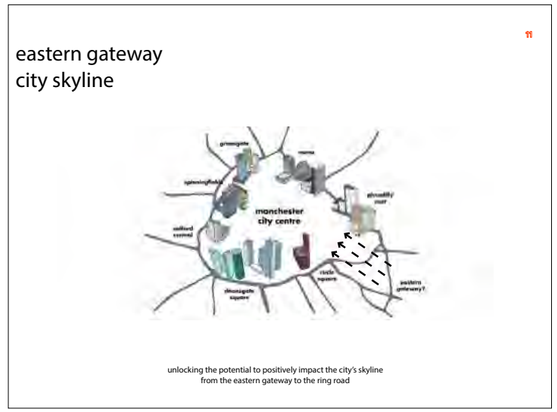
Pre-App 3

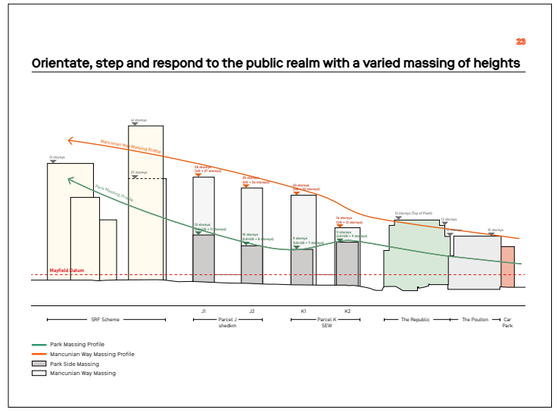
01 May 2024

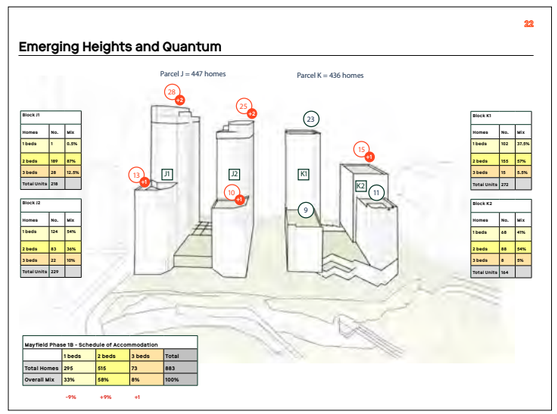
Pre-App 03 focused around understanding the wider cityscape and how the Phase 1b proposals sat within this. These studies provided scale comparisons of elevations, storey heights, densities and public realm based on other schemes across the city in the hope of providing comfort to officers regarding overarching scale. Early townscape views were tabled along with a more in-depth look at the microclimate results. The architectural teams then discussed evolving narratives and early elevational treatments for the two parcels.

Feedback;

- The scheme needed to comply with MCC's requirement of maximum 33% 1 bed across the scheme unless there was a significant contribution above policy for affordable housing delivery.
- They also raised concerns about the easternmost block (J1), and it's impact on townscape. The feeling being it formed a bookend to one side of the scheme and was too wide when viewed specifically from the east / the train viaduct into Piccadilly.







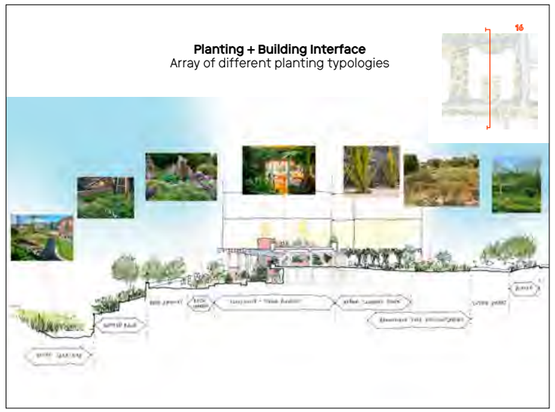
Pre-App 4

15 May 2024

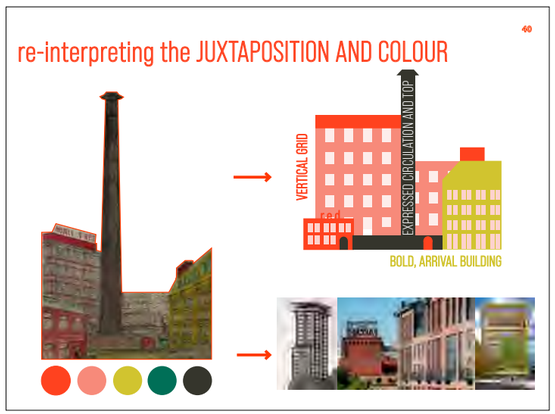
Pre-App 04 continued discussions around daylight and sunlight to Mayfield Park and how the design team were evolving the character areas within the public realm, ensuring the proposals were an extension of the existing park south, providing a sequence of new urban green spaces that built upon our understanding of what the Park might lack currently (shade, evergreen planting, shelter.)
Architectural development was presented through a series of sketches for both parcels, with form, materiality and colour key topics.

Feedback;

- Supportive of the overall approach to the evolving landscape and public realm.
- Officers still had concerns about the height of one of the buildings and wanted to test whether alternative forms of development might be more sensitive to microclimate and townscape issues.
- Happy to see a maximum number of 33% 1 bedroom apartments across the scheme.







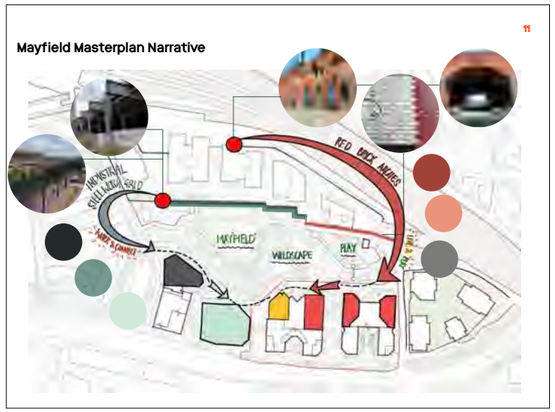
Pre-App 5

19 June 2024

Both architectural teams took the opportunity to contextualise proposals, looking to the city's existing and emerging architecture to draw material and tonal cues. The masterplan narrative was presented discussing the emerging park frontage buildings, and Mancunian Way towers along with a masterplan material palette. The architects then took officers through facade composition for both plots through a series of elevations, bay studies, physical models and views.

Feedback;

- Was consistent with previous feedback in regards to the physical scale and length (width) of the eastern plot.







Pre-App 6

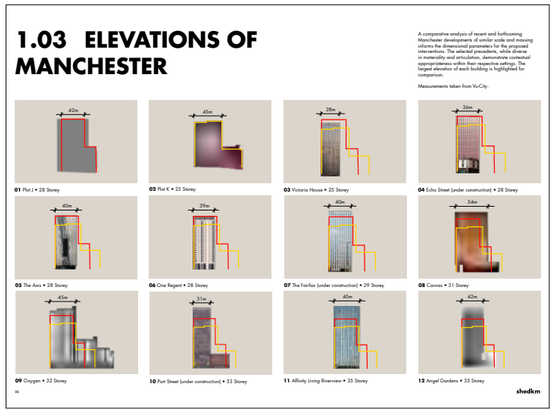
02 July 2024

Further attempt at presenting various elevational comparisons across Manchester, along with different townscape viewpoints across the city centre, from within the park and from the train tracks. Scale and density comparisons with other developments across the city were also presented. Shedkm also tried to break down the rational behind the massing and elevations of the building that was causing a concern.

Feedback;

- Again, the design team was unable to convince MCC that the approach presented was the right one for Mayfield. Concerns were raised about the easternmost block feeling like a sheer wall.
- MCC encouraged the team to consider all options available to us to bring this site forward.

Following this session, the Design Team paused to take stock of the feedback received to date and returned to the original masterplan diagrams to try to resolve the key areas of concern MCC has raised.







Early Townscape Analysis

"It is imperative that Mayfield is of the highest possible quality, in its materiality, design, execution and environment. This is particularly true of the taller elements within the Mayfield area, which will become prominent features on the Mancunian skyline, particularly from the eastern approaches via road and rail, and from the inner ring road."

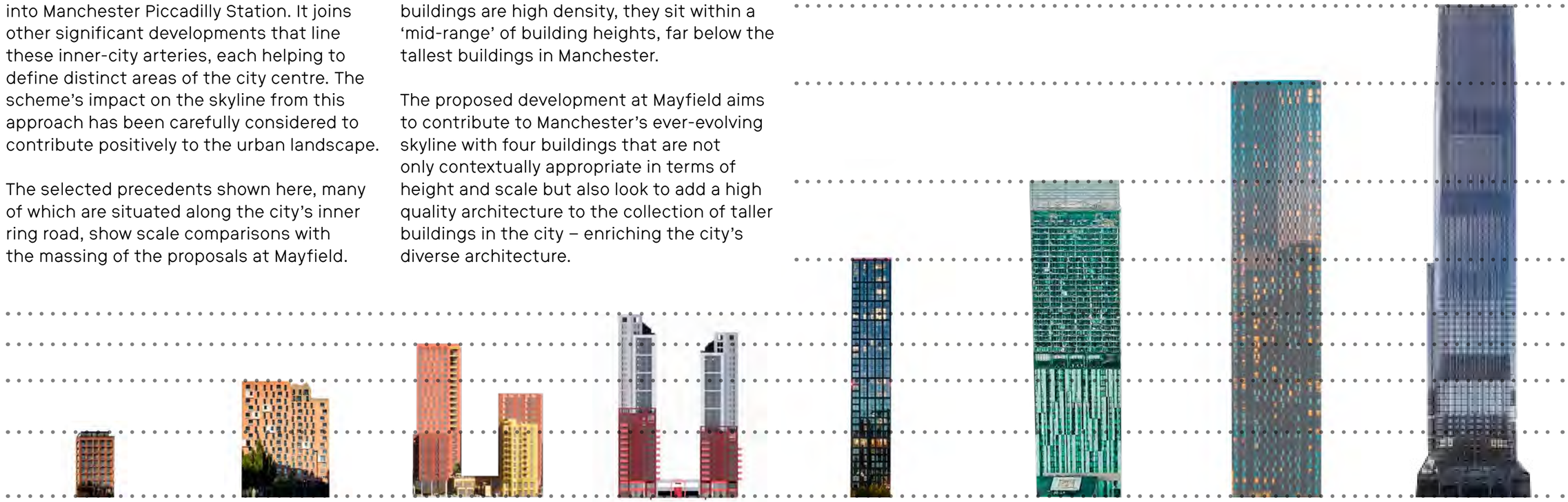
Mayfield Strategic Regeneration Framework (2018)

The scheme has the potential to positively impact the city's skyline, in particular from the eastern approach when arriving by car along the Mancunian Way or by rail into Manchester Piccadilly Station. It joins other significant developments that line these inner-city arteries, each helping to define distinct areas of the city centre. The scheme's impact on the skyline from this approach has been carefully considered to contribute positively to the urban landscape.

The selected precedents shown here, many of which are situated along the city's inner ring road, show scale comparisons with the massing of the proposals at Mayfield.

This study demonstrates that the scale and massing of the proposals is in line with other high-quality projects in the city. It also demonstrates that, whilst the proposed buildings are high density, they sit within a 'mid-range' of building heights, far below the tallest buildings in Manchester.

The proposed development at Mayfield aims to contribute to Manchester's ever-evolving skyline with four buildings that are not only contextually appropriate in terms of height and scale but also look to add a high quality architecture to the collection of taller buildings in the city – enriching the city's diverse architecture.

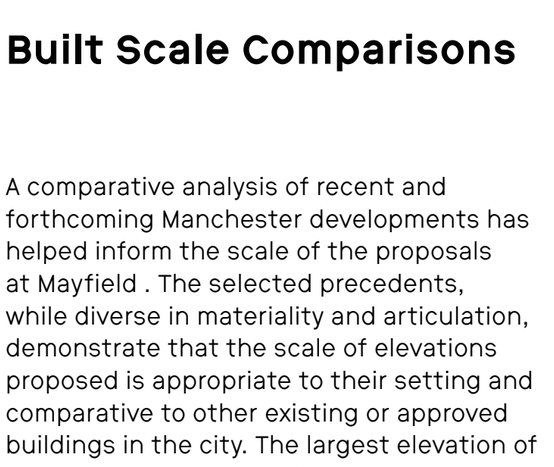


One Silk St	Kampus	Plot K	Plot J	Angel Gardens	Beetham Tower	Deansgate Square	Viadux 02
9 storey	16 storey	24 storey	28 storey	36 storey	47 storey	65 storey	76 storey
FCH	Chapman Taylor	Studio Egret West	shedkm	Fuse/Haus	Simpson Haugh	Simpson Haugh	Simpson Haugh
(Built)	(Built)	(Proposed)	(Proposed)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

Manchester Townscape Analysis - Proposals based on work presented at Pre-App 06 in July 2024

Built Scale Comparisons

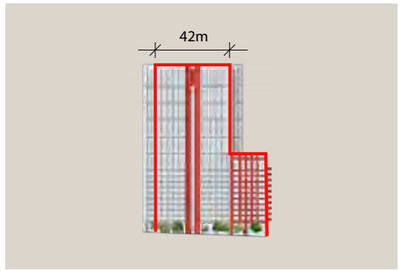
A comparative analysis of recent and forthcoming Manchester developments has helped inform the scale of the proposals at Mayfield . The selected precedents, while diverse in materiality and articulation, demonstrate that the scale of elevations proposed is appropriate to their setting and comparative to other existing or approved buildings in the city. The largest elevation of each building is highlighted in yellow or red in each comparison diagram.



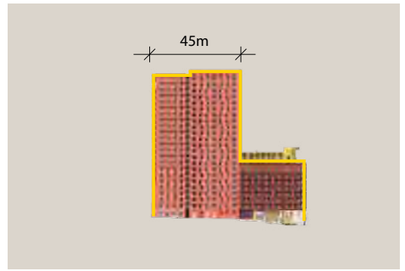
Manchester Ring Road Development Diagram

Plot J

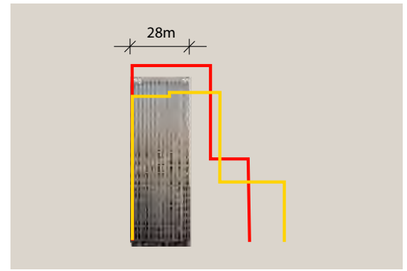
Plot K



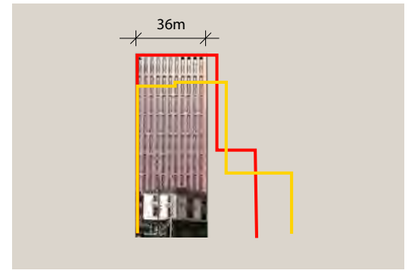
01 Plot J
28 Storey



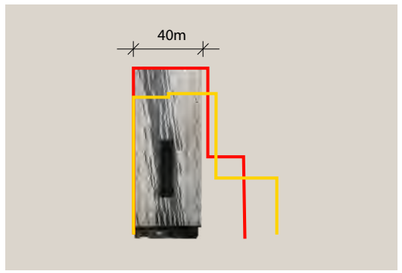
02 Plot K
24 Storey



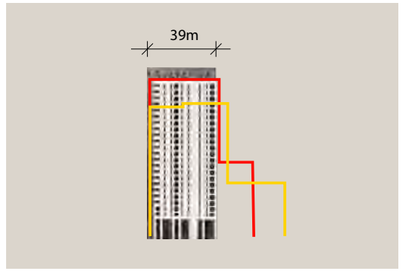
03 Victoria House
25 Storey



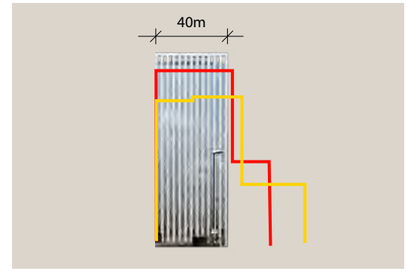
04 Echo Street (under construction)
28 Storey



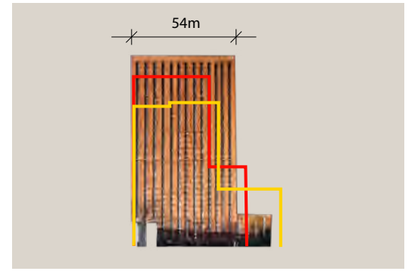
05 The Axis
28 Storey



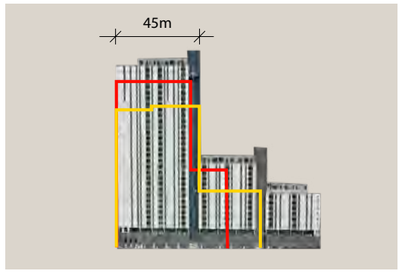
06 One Regent
28 Storey



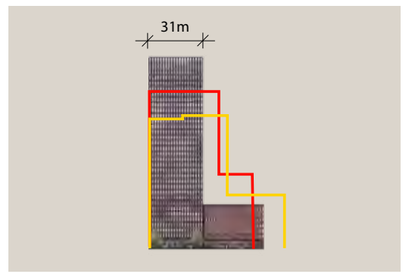
07 The Fairfax (under construction)
29 Storey



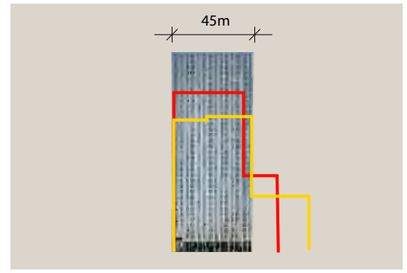
08 Canvas
31 Storey



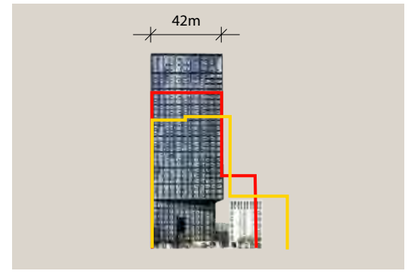
09 Oxygen
32 Storey



10 Port Street (under construction)
33 Storey



11 Affinity Living Riverview
35 Storey



12 Angel Gardens
35 Storey

Built Scale Comparison Analysis - Proposals based on work presented at Pre-App 06 in July 2024

Manchester Density Studies

A series of studies investigating the comparative density of developments across Manchester in similar urban areas. This demonstrates that the density proposed at Mayfield is at the mid to lower scale compared with other local developments.

01 Plot J + K (proposal) by shedkm + SEW
28 storey max
883 apartments
1.4 hectares
623 units/ha

02 Oxygen by Jon Matthews
32 storey max
373 apartments
0.4 hectares
932 units/ha

03 Kampus (new build) by Mecanoo + Chapman Taylor
16 storey max
478 apartments
0.99 hectares
482 units/ha

04 Manchester New Square by Simpson Haugh
15 storey max
351 apartments
0.53 hectares
662 units/ha

05 Swan House by Simpson Haugh
31 storey max
358 apartments
0.3 hectares
1193 units/ha

06 Fairfax (under construction) by Jon Matthews
29 storey max
488 apartments
0.88 hectares
554 units/ha

07 Port Street (under construction) by Simpson Haugh
33 storey max
485 apartments
0.48 hectares
1010 units/ha

08 Piccadilly East by CallisonRTKL
25 storeys max
352 apartments
0.40 hectares
880 units/ha

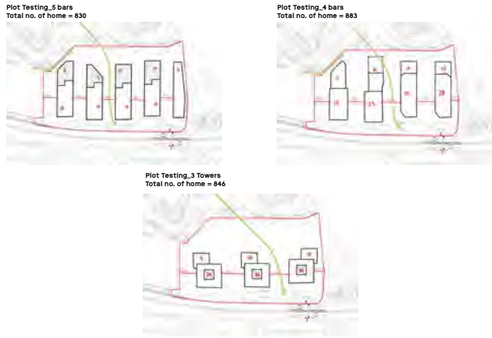


Manchester Density Studies - Proposals based on work presented at Pre-App 06 in July 2024

Plot and Mass Testing

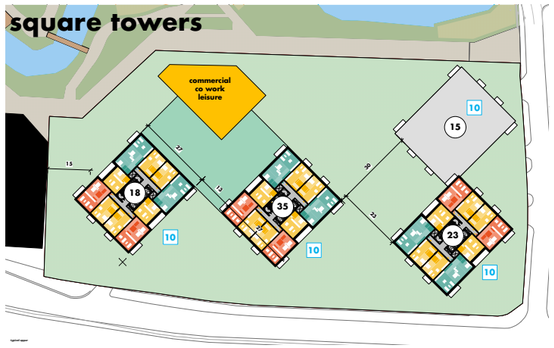
Whilst the scale, massing and density studies showed that the proposals broadly aligned with other developments of a similar nature. The planning officers raised concerns over the length and bulk of the taller tower elements and whether the development was unified enough by a single overarching character. To respond to this the design team stepped back and re-examined the site layout to make sure that the overarching approach was the right one. This incorporated various studies of the layout and massing shown here. Multiple configurations of three, four and five bar options were tested, looking at variations of form, orientation and massing distribution.

This exercise reaffirmed the suitability of four north/south bars within the site boundary. But in order to address the length of the towers, the distribution of one bed homes would need to be better balanced between the two plots, and a more significant distinction created between parkside buildings and skyline towers.



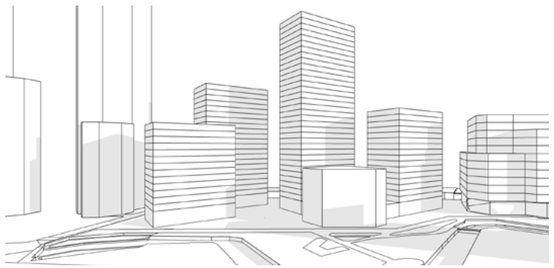


3 tower scheme - Hexagon
846 homes

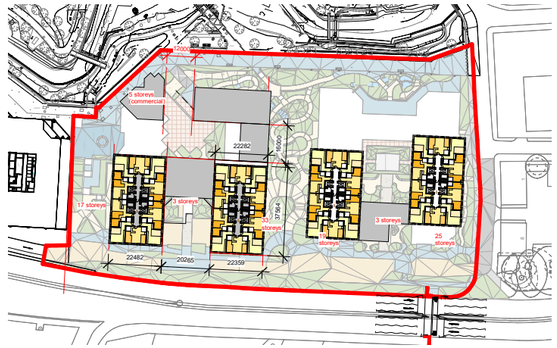




square towers

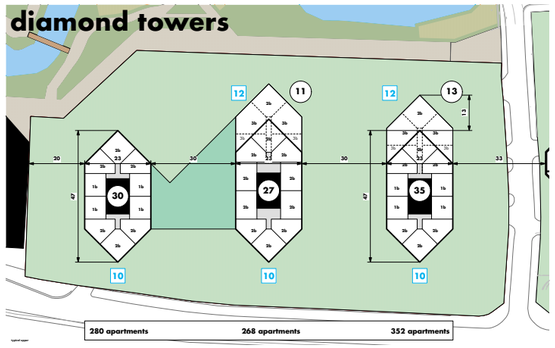


3 tower scheme - Square
830 homes

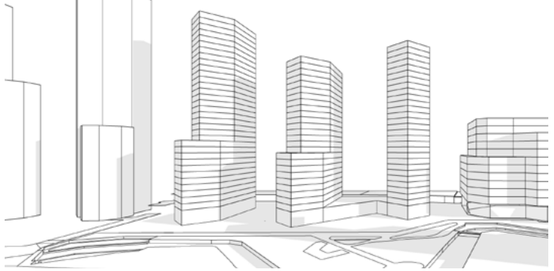




4 tower scheme - Square
870 homes



diamond towers



3 tower scheme - Diamond
900 homes

A Revised Concept

A revised concept was prepared that made two key distinctions. The first was the create a hierarchy of two clearly identifiably forms - parkside buildings and townscape buildings each with their own architectural approach. The second was to redistribute the height along the Mancunian Way leading to the tallest buildings being in the centre of the site and stepping down to the east and west. This led to a series of revised concept sketches that would form the framework for the two architectural teams to begin refining the design.

Key to these concepts were;

Foreground Warehouses: A series of vibrant, geometrically varied low-rise structures in warm earthy tones such as reds, oranges and yellow. These hark back to the city's historic warehouses buildings with distinctive architectural styles, such as large angular façades and grid-like patterns.

Background Towers: Tall, modern high-rise buildings that form a skyline. These towers appear functional and minimalistic in contrast to the playful designs in the foreground. Materially they are subservient to the buildings in the park, and should appear 'lighter'.

The Mayfield Datum: Emphasising a datum that will sees the plots tie in with the monumental arches and railway infrastructure of the Depot to the north of the park. This datum houses a continuous rhythm of commercial activation and entrances around the parks edges.





Concept Sketch - View from the Bridge



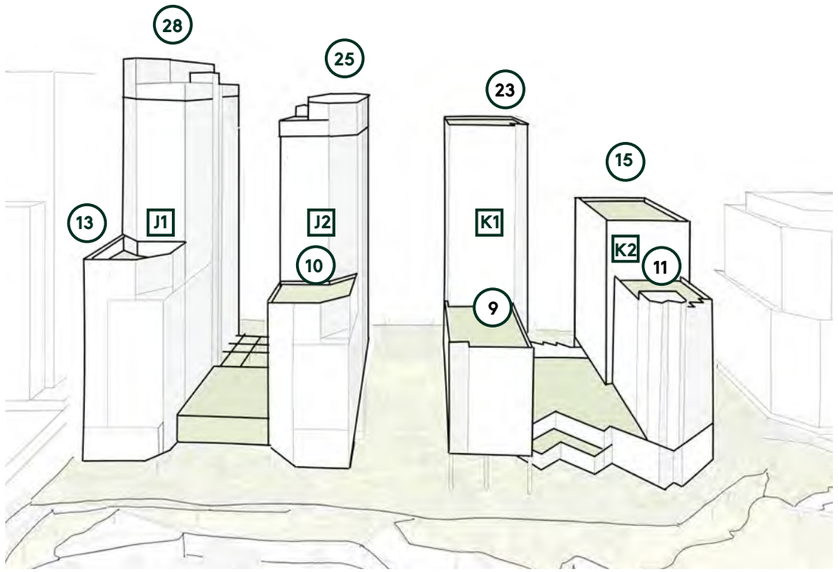
Concept Sketch - Aerial View

Redistributing the height and massing

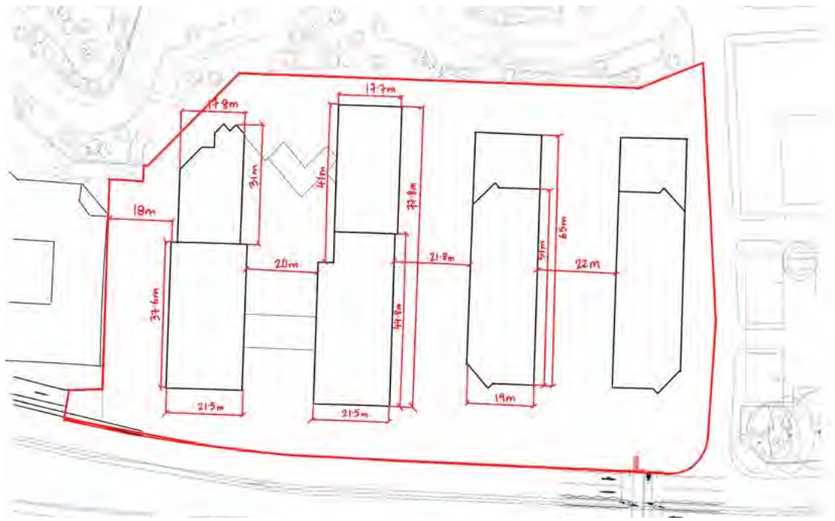
Amendments made between Pre-App 06 and Pre-App 07 to the masterplan parameters:

- Significant massing move from four linear bars to park front buildings and tower typologies
- Reduction in the height of the park front plots to feel more in line with Manchester's historic warehouses
- General redistribution of massing from a townscape point of view, with the tallest building become K1 as opposed to J1 previously.
- Reduced length on K1 tower typology from 45m to 39m
- J1 and J2 tower length reduced from 51m to 39m
- Redistribution of 1beds across Plots J and K to achieve 33% 1beds in both parcels.
- Greater separation between K1's tower and its parkside building, with the introduction of sawtooth roofscape.
- Cranking of J1's parkside building to address the bend in the River Medlock, and differentiate it from J2's parkside building.
- Introduction of arches to the base of both Parcel J's parkside buildings, to mirror those on the northern edge of the park
- Commercial uses continue to activate the southern park boundary within a split level podium

Pre-App 06
Total Quantum = 833 homes

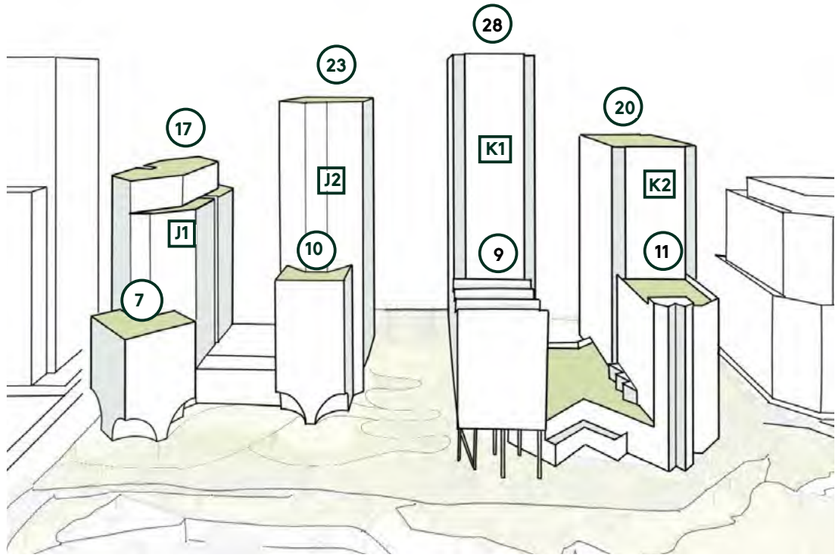


Massing and Heights - Pre-App 06

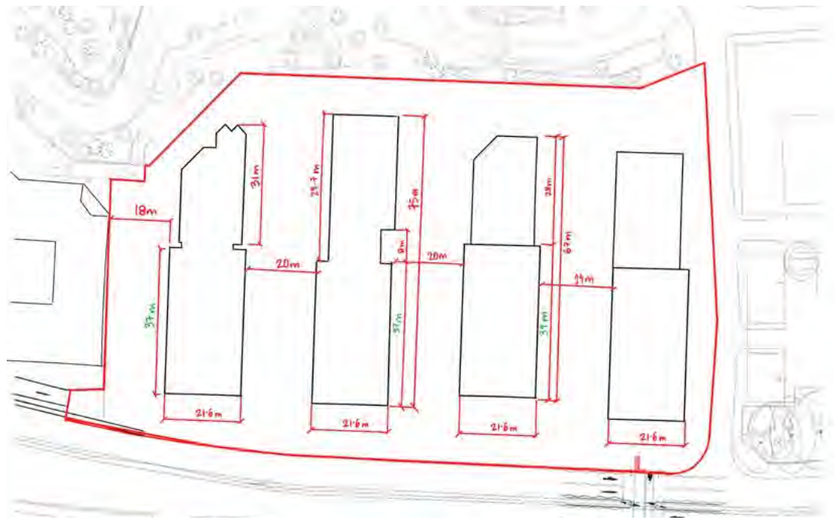


Building Offsets - Pre-App 06

Pre-App 07
Total Quantum = 879 homes



Massing and Heights - Pre-App 07



Building Offsets - Pre-App 07

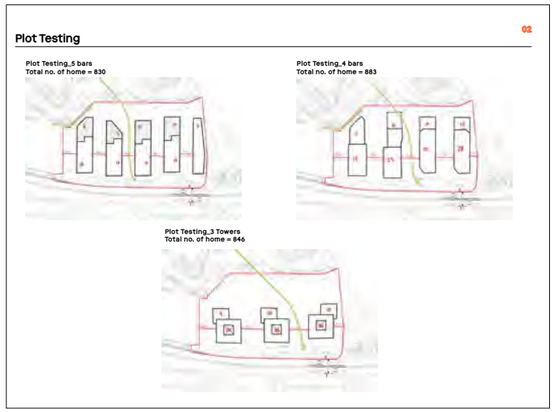
Pre-App 7

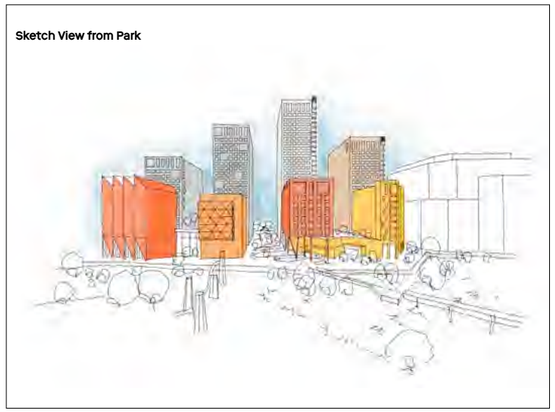
06 August 2024

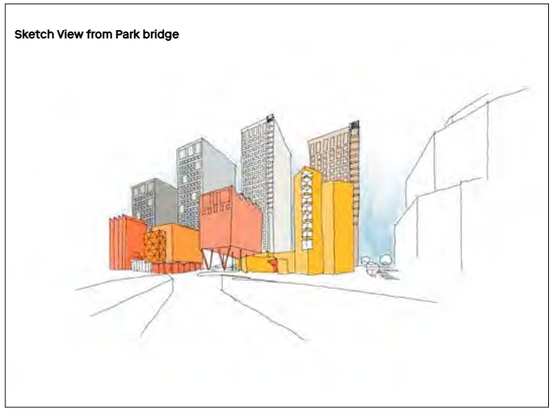
In August the team presented a series of options to MCC that outlined the exploration of various layouts of development across the Phase 1B site. This included 5 bars, 4 bars (as before), 3 towers, but it was important to acknowledge that a certain quantum of development, and building typology efficiencies would be required in order to create a viable scheme.
As a collective it was decided that the four bar scheme was the most appropriate, but the distribution of height across the site could be dealt with in a more sympathetic way, appreciating the comments that MCC had set out previously. The team also worked hard to ensure the overarching length of the buildings was reduced, and that the forms of the four linear bars began to read more as a series of four park frontage buildings, with four towers behind.

Feedback;

- Overall, MCC believed that the new scheme could be supported in principle, subject to further detailed design reviews.







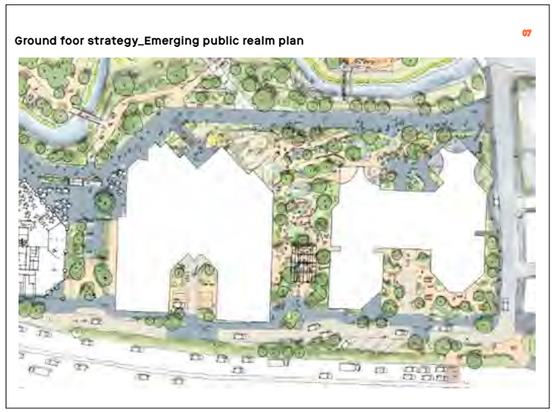
Pre-App 8

22 August 2024

The main focus of this session was maximising the scheme's contribution to new public realm based upon the revised footprints of the buildings after co-ordinating the designs. This latest iteration increasing the public realm in Phase1B by over 2,200m2 from the 2019 SRF Update. Shedkm presented their latest thinking on the revised Parcel J. The team presented an updated approach to masterplan materiality further emphasising the variation between park side buildings and the towers that sit behind them.

Feedback;

- MCC made comments in relation to needing to be a true brick scheme, requiring any aluminium primary façade elements to be anodised rather than PPC.







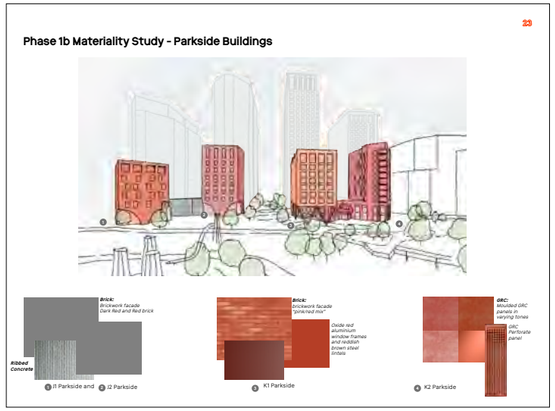
Pre-App 9

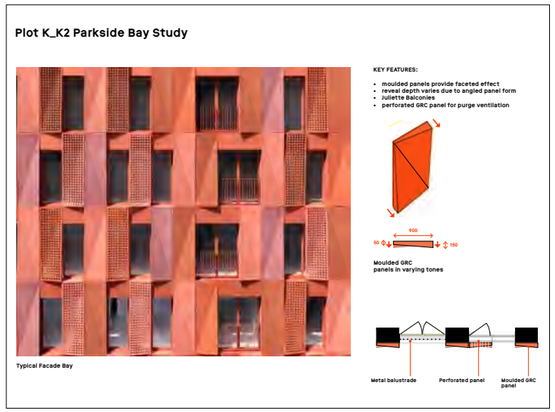
02 October 2024

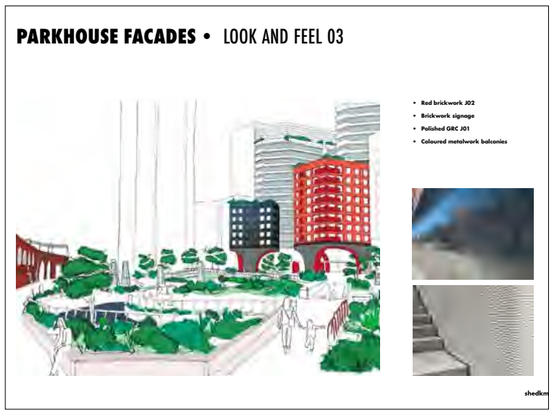
After a pause in Pre-App meetings to co-ordinate the designs further, the team went back to MCC to present updates to the landscaping & public realm as a result of the redesign.
Then the team discussed the importance of delivering a scheme of “high quality” and what that means in a Mayfield setting. This was discussed in both plan form and then through precedents, massing, 3D views, bay studies and materiality. The team discussed the option to use GRC rather than PPC aluminium on the arrival building (K2 north), plus further refinement on the form of the park frontage buildings in particular, covering detailed design elements such as reveals, lintels, sills, purge panels and balconies.

Feedback;

- MCC requested that the balconies are not “stuck on” and should be of a bespoke design.
- The depth of window reveals should be as deep as possible.
- Vent panels for apartments should be obscured in the window heads.
- MCC showed particular interest in Polished GRC proposed for J1





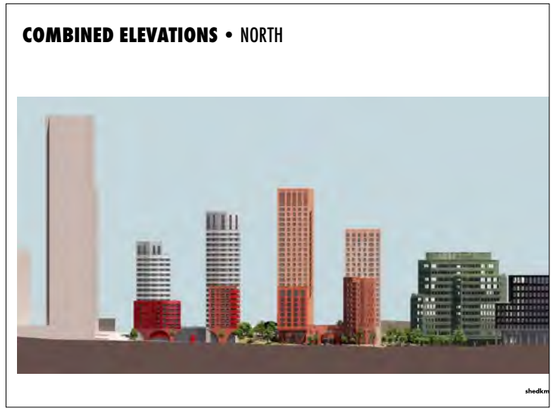


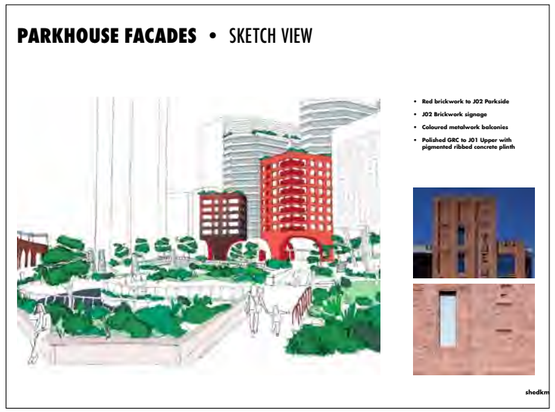
Pre-App 10

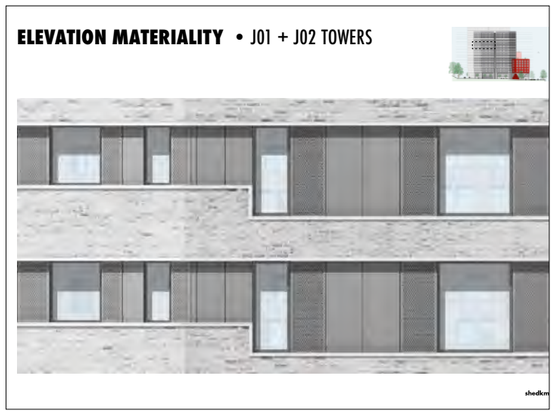
16 October 2024

Having undergone a more significant redesign Pre-App 10 was used to allow shedkm the opportunity to present more on their evolving design. The session went into further details about the use of materials and the introduction of polished GRC and ribbed concrete on the ShedKM park frontage buildings, as well as introducing how they would represent the strata of Mayfield in the approach to their tower façades.

Feedback;
No feedback was given on the day, as MCC wanted time to review the packs following the session. More detailed feedback followed.
These comments will be picked up in the plot specific design development sections of the DAS.







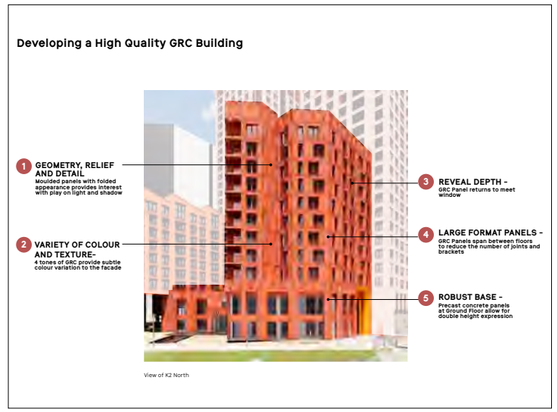
Pre-App 11

13 November 2024

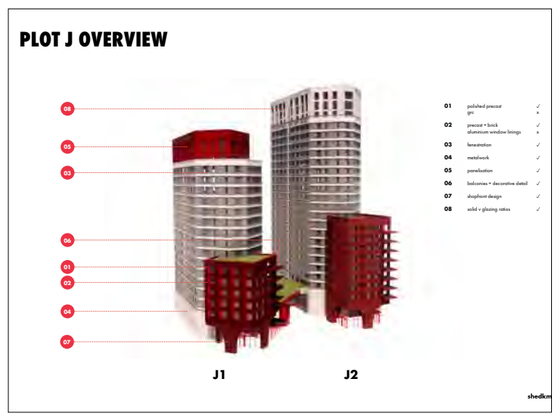
The penultimate Pre-App session went into lots of detail on the use of the GRC system proposed on the SEW plot to create texture, reduce the visibility of movement joints and maximising the size of the panels to create a 3D and textured, rather than flat, facade. With the hope of addressing MCC's concerns about GRC and issues in the past.
The design team also presented the individual parcel's approaches to perforate panels, louvres, balconies, balustrades in terms of adding bespoke expression/detail that is 'of Mayfield'.
SEW provided details in relation to the articulation of the sawtooth crown area on the Plot K1 parkside building in response to previous comments made, and how we were trying to add further articulation to the crown of K1 through use of brick tones.
Final element of detail discussed was around the use of accent colours in specific locations such as commercial and residential entrances.

Feedback;

- MCC queried whether a centralised system would be possible to avoid the need for louvres at ground level entirely, which the city council are keen to minimise across the city.







Pre-App 12

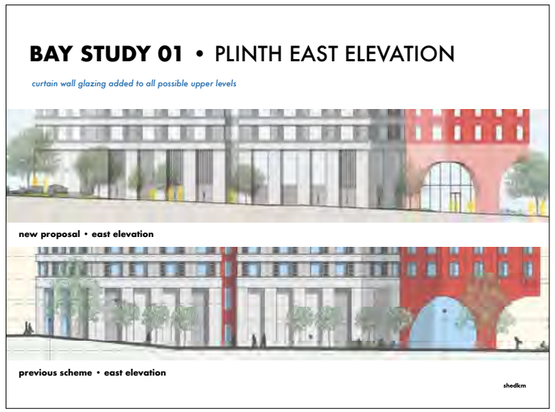
4 December 2024

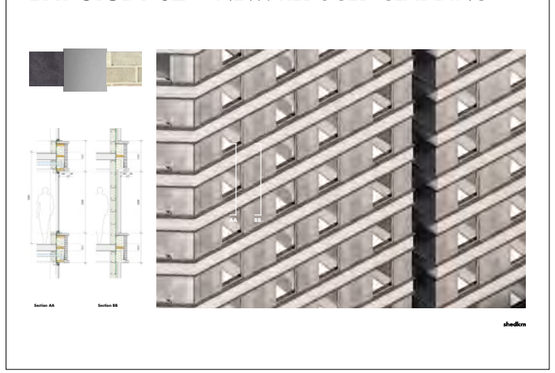
This Pre-App session focused mainly around Parcel J and the more detailed feedback that was received from MCC on the 26th of November.
Key themes addressed within the presentation were;

- Reducing blank frontages around the plinth where possible - this was relevant to both parcels
- Detailing around the horizontal banding, and increasing glazing overall within the tower elevations, working into the southern corner of J2 in particular to ensure a consistent facade treatment
- The penthouses, and how these can form a more considered crown in regards to the language of the tower body beneath
- Window surrounds and reveals
- Balconies and how these can be better integrated into the building form so as not to appear stuck on - relevant to both parcels

Feedback;

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







3.2 Public Consultation

Public Engagement Events

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

To ensure high visibility and to encourage wide and inclusive participation, the consultation took the form of four public drop-in events underpinned by an online exhibition, extensively promoted via a leaflet distribution (to over 9,000 local addresses), media adverts, public relations activity and a geo-targeted paid social media advertising campaign across Facebook and Instagram.

The public exhibition events were attended by 194 people in total and the consultation website received 2,787 visits during the consultation period.

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









Public consultation events in Mayfield Arches 5 & 6

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

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

Please refer to the Statement of Community Involvement produced by Influential that accompanies the application for the full consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate.



Illustrative ground floor axonometric prepared by Studio Egret West for the Public Consultation events.

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DELIVERING THE VISION OF THE SRF

4

Mayfield is just a part of Manchester, no gates, instead it is a place glued together by landscape, historic fabric and history

Buildings on the edge of a Park





Buildings in the Park

We intend to continue this blurred relationship moving away from traditional urbanism that places buildings around the edge of greenspaces. Instead, we propose a more cohesive relationship, where the buildings themselves feel like an organic part of the park.

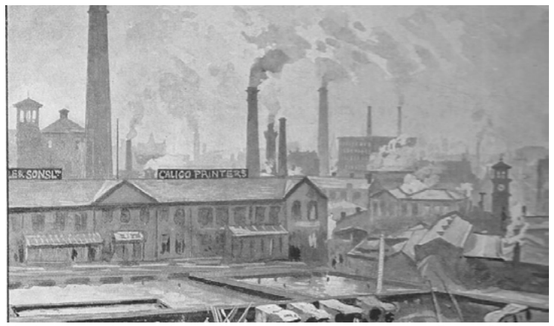


Not overly curated, not a dominant style.

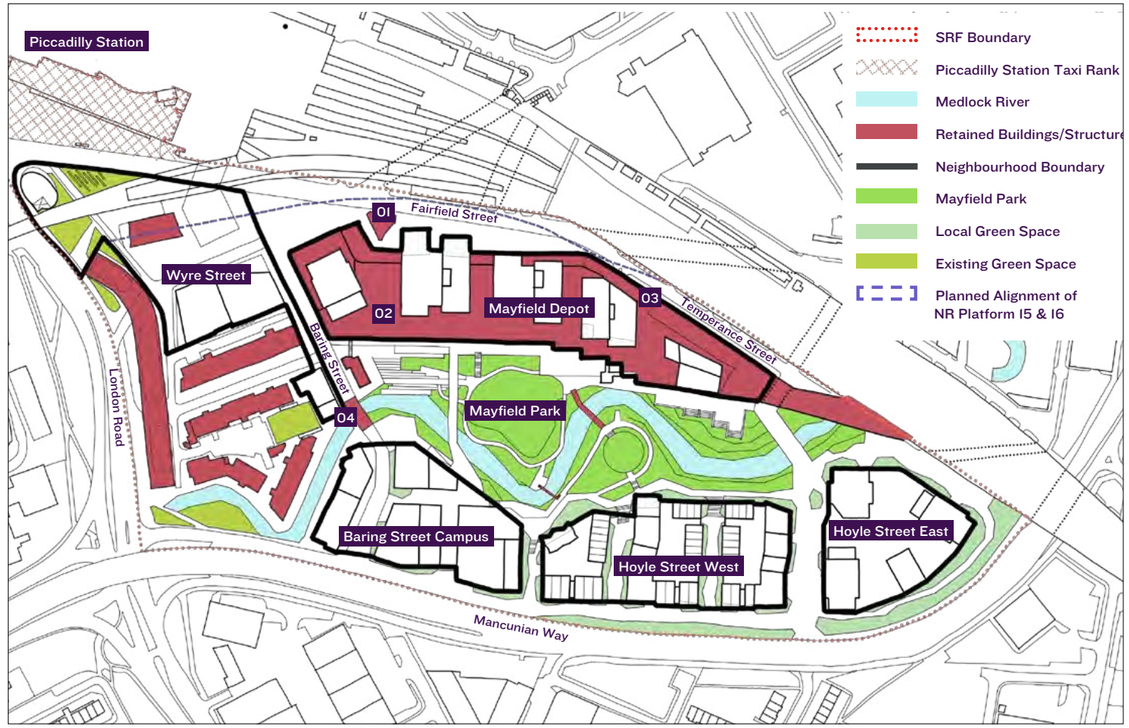
The expansive Mayfield Park lies at the heart of the Mayfield area with five distinct neighbourhoods located around it, all demonstrating their own unique character.

Delivering stunning views of Mayfield Park and providing a buffer between the peace of the park and the busy Mancunian Way, the proposals for Hoyle Street West will provide Mayfield's first new homes at the centre of With distinct individual looks, rather than one dominant and overly curated style, and plenty of design inspiration from Mayfield's historic buildings, they have been conceived to look at home in the park from day one.





Historic sketch of the site as seen from London Road Station



Indicative form and layout diagram, SRF (2018)

BENNETTS ASSOCIATES

Poulton



MORRIS+COMPANY

Republic



Baring Street Campus

Studio Egret West

Parcel K



shedkm

Parcel J



Hoyle Street West

4.0 Placemaking principles

"x" Objectives/ambitions/ principles from the 2018 SRF

Mayfield SRF

Phase 1b boundary

Expansion of the park

Outward facing perimeter

Set back from Mancunian Way

Alignment in the urban grain

Potential pedestrian crossing

Estate Road - new mixed mode frontage and access street



A park intended to grow

"The vision for Mayfield is to deliver a world class, transformational, distinctive and imaginative commercially led neighbourhood, anchored by Mayfield Park, which will become a powerhouse of socio-economic productivity."

Phase 1b's public realm will be conceived as an extension of the park, pulling green and high quality hard landscapes through the commercial and residential areas. The open spaces will be generous and predominantly pedestrian, with street planting and sustainable urban drainage water elements for rainwater management and harvesting



Southern park character

"Given the zones of influence of the Mayfield framework area and the potential for it to act as a catalyst for further regeneration the site frontages are extremely important."

Phase 1b has a prominent location within both the Mayfield Masterplan and the city as a whole. As such it has the opportunity to create a locality that has its own distinctive character while also feeling like a continuation of the city centre.



Tackling the Mancunian Way

"Ample room has been left for substantial planting along the Mancunian Way frontage. At street level clusters of trees are preferred to single rows of boulevard trees, this will provide a greater feeling of protection from the Mancunian Way creating a comfortable human scale."

New, high quality, residential development will be set back from the Mancunian Way to allow for an extension of the existing tree line along Hoyle Street East, and the creation of a generous planted buffer and an improved street environment. Air quality and noise will be key considerations requiring mitigation in the detailed design of Phase 1b.

The proposed urban grain will respond to that of Ardwick Green to the south, helping define visual connections between the neighbourhoods and retain the SRF's ambition for pedestrian crossing across the Mancunian Way.

"x" Objectives/ambitions/ principles from the 2018 SRF
Phase 1b boundary
Four linear blocks
Accessible pedestrian routes
Public F&B focus
Public Health and Well-being focus
Smaller scale local facilities



Two land parcels, four linear blocks

"To create a diverse and inclusive neighbourhood, in a new and vibrant district close to the heart of the city centre... These new homes are essential to attract a professional and skilled workforce that will support the continued economic growth of Manchester, and the range provided will be attractive to different groups, including families."

Phase 1B's new homes will be designed to complement and extend the park. These are not buildings on the edge of the park, they are buildings in the park – which by their very nature bring new spaces and amenities for visitors and residents alike to enjoy.

The plots urban grain will have a predominant north-south orientation with generous building to building offsets, maximising sunlight and daylight through to the park and creating a quality environment that people want to work, live and socialise in.



Creating accessible routes through the site

"The Mayfield Park and public realm will be key to this successful enhanced connectivity. The intention is to bridge, landscape and forge connections wherever possible to firmly establish Mayfield as a keystone within the areas it interfaces, improving and prioritising pedestrian and cycle connections to and from the Mayfield area, and consolidating vehicular access from the perimeter."

It is important to create an environment that welcomes and accommodates everyone. Better connectivity will increase the sense and pride of place for people living close to a regenerated Mayfield.

The vision for the Phase 1b is to create inclusive through routes and connections which will be accessible to all those visiting, living and working in Mayfield, regardless of age and ability.



Activating the park frontage with public and private amenity

"Active frontages are fundamental to the quality of place and a myriad of outward-facing uses will inhabit the street and lower levels of the buildings, creating a hustle and bustle of activity in key areas throughout the day. The environment created will be welcoming and inclusive."

Phase 1b will aim to solidify Mayfield's draw with a sequence of activating cultural and social spaces.
Responding to the residential brief, the site will feature an extensive health and well-being offer, providing a gym, swimming pool, cafe and co-working spaces.
Public residential amenity will front the park and Hoyle Street, whilst the more private uses will face the green corridors.

"x" Objectives/ambitions/ principles from the 2018 SRF

Mayfield SRF

Park arrival zone

Estate Road drop off

One way access

Two way access

Gated access



A New Gateway

"The Mancunian Way frontage is occupied by residential lobbies and ancillary residential areas. Small commercial spaces are located on the corners of the residential shared surface streets, on the desire lines between Mayfield and Ardwick Green to the south...

Planting will communicate a hint of the park and riverside environment that lies within the heart of the development, and will draw people across the new crossing points in to Mayfield and beyond to Piccadilly Station and the city centre."

A welcoming arrival point, highlighted by new built form that can act as a guiding landmark from the south, will invite pedestrians into the site and through to the park.

Phase 1b's plots can accommodate smaller scale local facilities and services for residents within Hoyle Street West and for pedestrians making their way to Mayfield from the south.



Creating controlled access along the Estate Road

" A shared surface street running alongside the Mancunian Way provides servicing and emergency access to the plots, allowing the streets between the plots to be car free."

Phase 1B will provide a controlled one way road through the site that ensures the plots can be accessed and serviced efficiently, whilst ensuring a pedestrian friendly route and arrival into Mayfield Park.

The Estate Road will allow a focused vehicle route that runs east/west, and keeps as much vehicular movement as possible away from the park edge.

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THE PROPOSALS

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5.0 Design Principles

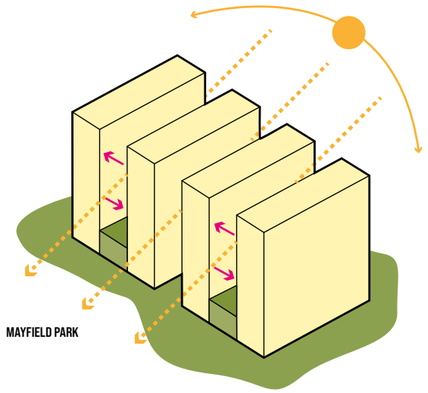
Phase 1b Principles

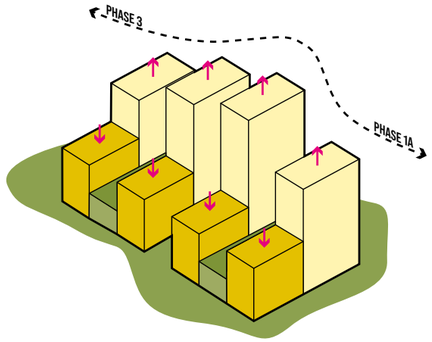


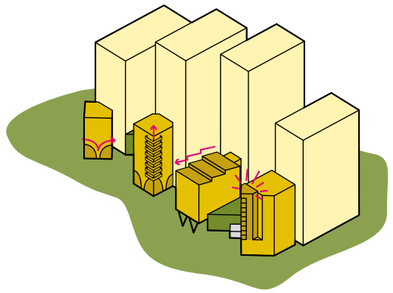


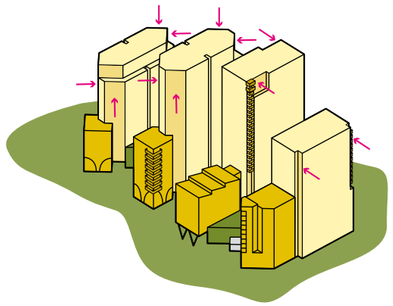












Two parcels, four linear forms

The layout and orientation of the four linear forms has been designed to maximise daylight and sunlight exposure to Mayfield Park, whilst optimising residential aspect.

Establish parkside and Mancunian way massing

Concentrate the height towards Mancunian Way, stepping down towards the park, responding to future context and minimising overshadowing impacts on the park.

Create characterful parkside forms

Introduction of elevated moments, dynamic roofscapes, expressed balconies and rotated forms to create a series of visually engaging parkside buildings.

Curate the massing of the towers

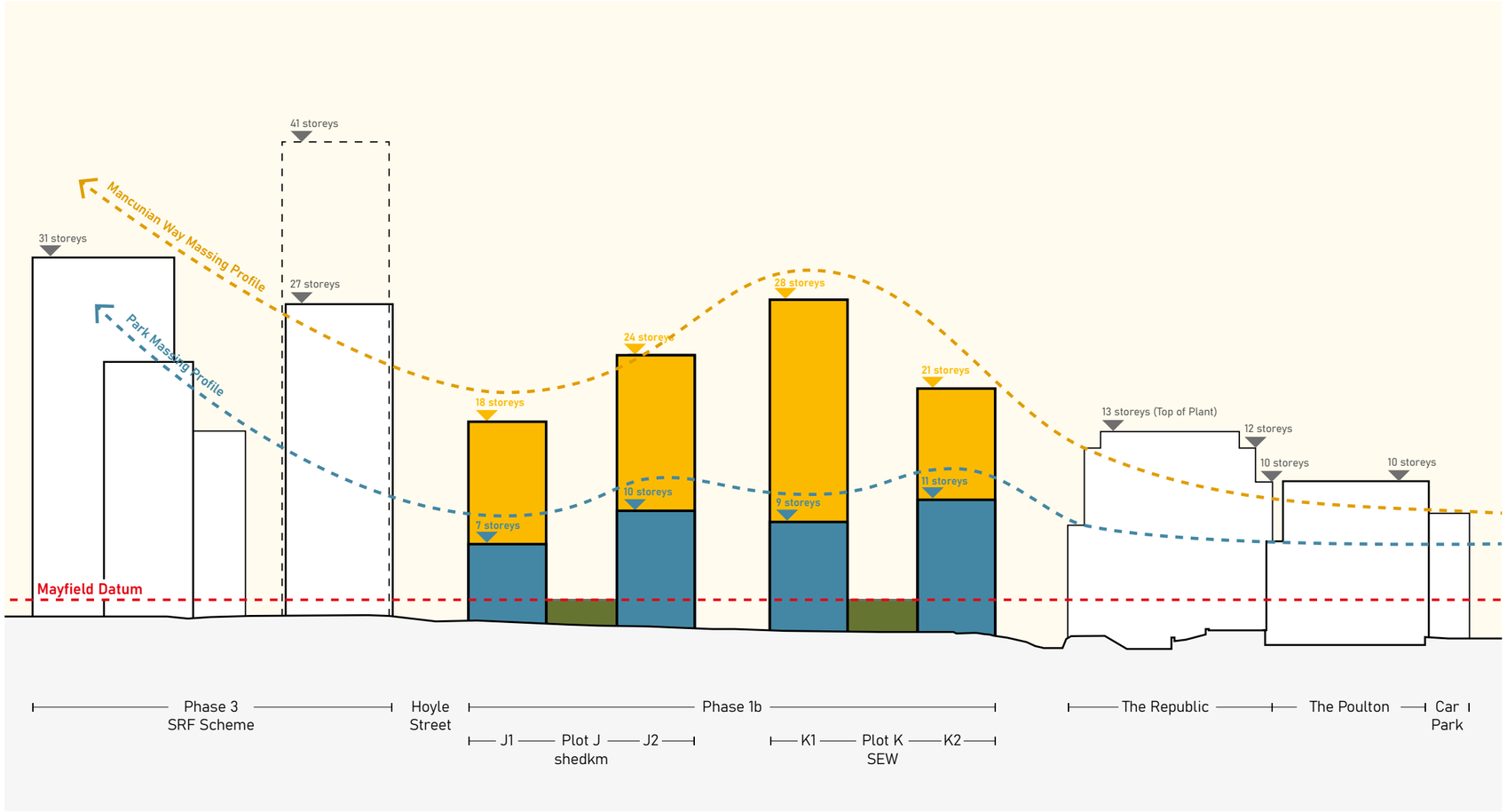
Refine and reduce the overarching mass of the towers by stepping, insetting and chamfering façades to break down the forms and enhance visual interest.

Phase 1b massing profile in the Mayfield Context

The SRF proposes that the massing to the south of the park is lower to the west and rises to the east. Phase 1b's approach delivers this but also adds additional layers of consideration to work more specifically with the urban design approach of the site.

The yellow mass shown here represents the taller buildings (along Mancunian Way) the hight of these buildings pick up the height of The Republic and step this up to a maximum building height of 28 storeys marking the new public route to the park. The mass then steps down slightly before growing again though Hoyle Street East (as per the SRF)

The blue mass shown here captures the ambition for lower buildings along the park edge. Each building has a distinct character and therefore each have their own height and roofline. The tallest building within this parkfront group is the western most plot which is most visually prominent from the park itself, particularly from the entrance and northern walkway.





Parkside massing

Mancunian Way massing

Residential podiums

The following views are taken at key points as you head east through Mayfield Park.

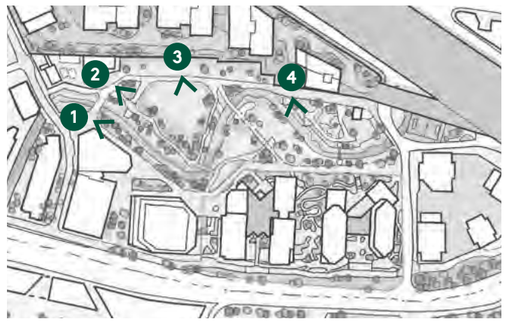
The ambition is to create a clear distinction between parkside (green) and taller townscape massing (yellow).

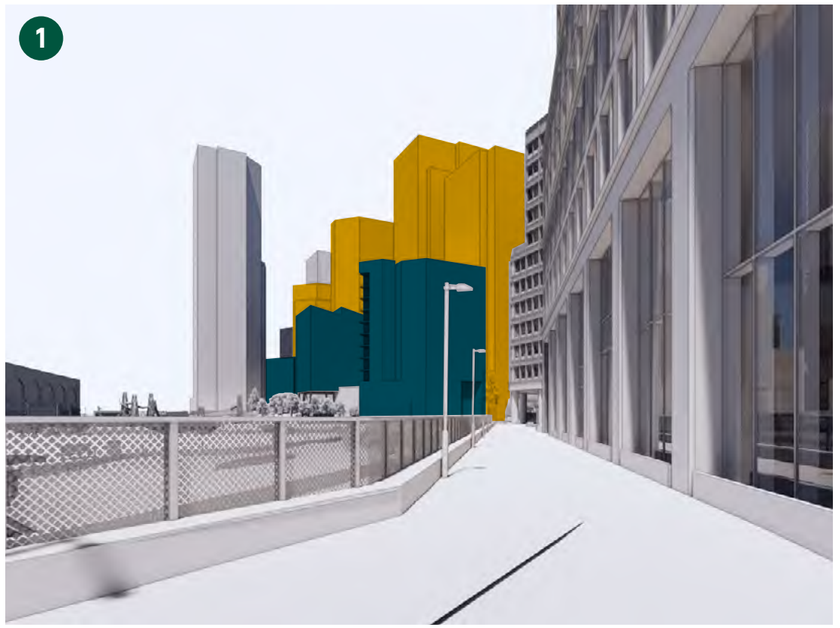
These views demonstrate the prominence of the tallest parkside plot facing west and the importance of the set back between the two typologies.

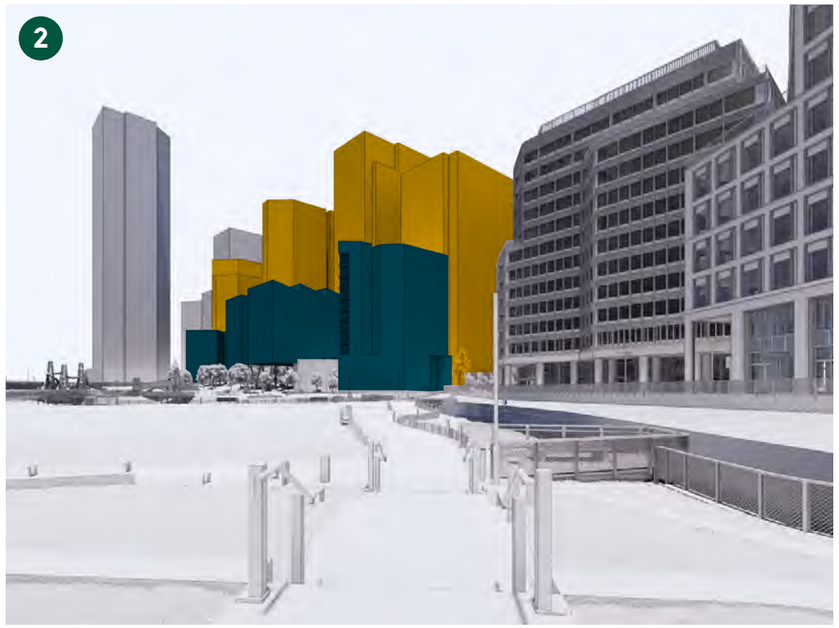
It is inevitable that the building forms will overlap as they are viewed from an acute angle. This highlights the importance of the parkside buildings having individual architectural characters so that they are visually distinct when viewed from the east and west.

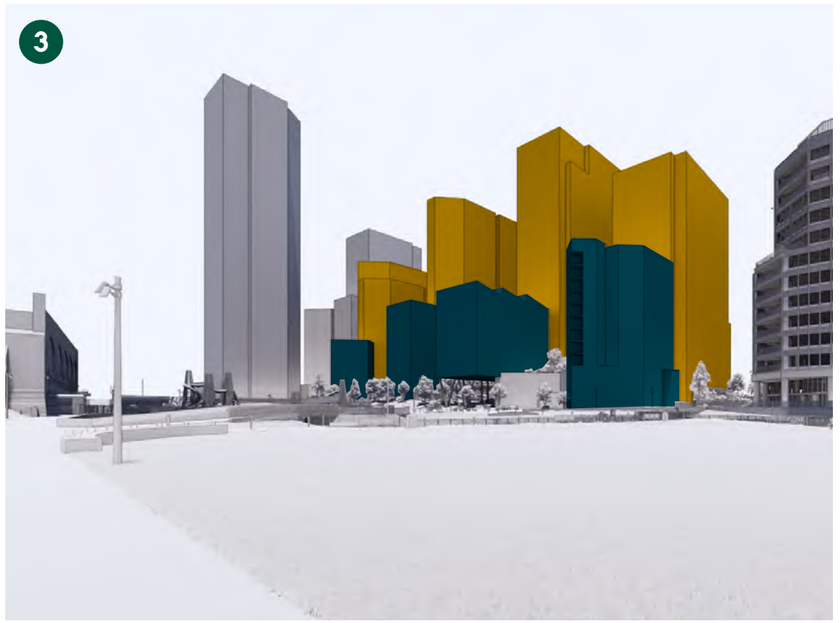
Parkside massing

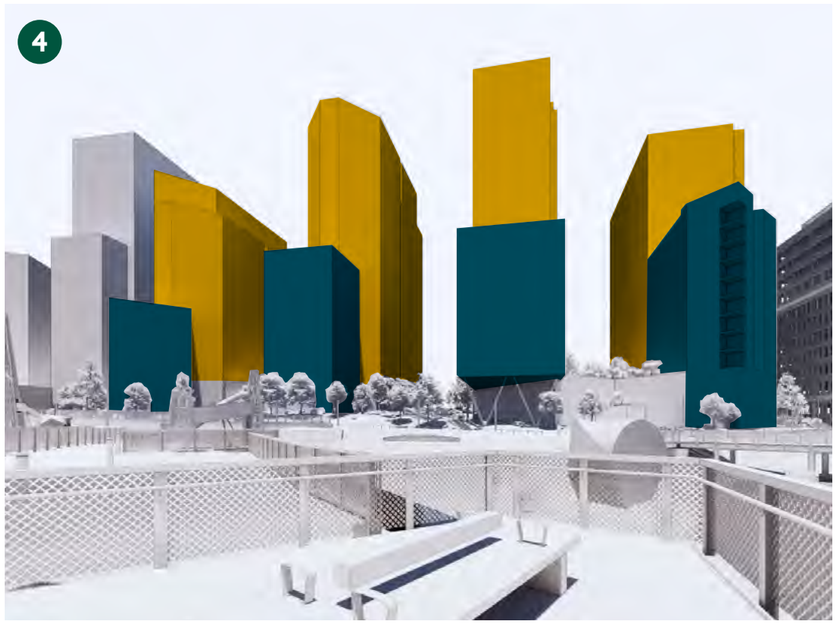
Mancunian Way massing











Concept Sketches

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

These sketches explore the emerging design and the intended strong character of the parkside buildings and the more recessive character of the taller townscape buildings.



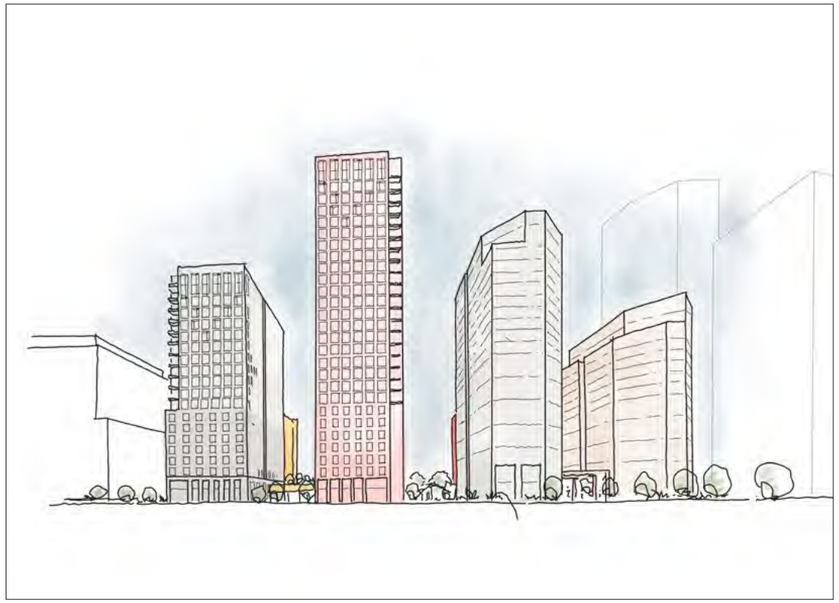
View looking south from the Depot



View from Hoyle Street



View looking west from the Poulton



View from Macunian Way

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APPEARANCE



6.0 Contextual Observations

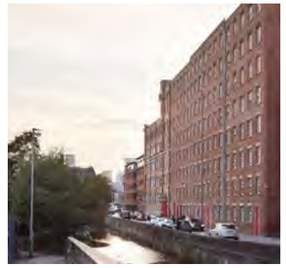
Layers of Manchester

Manchester's historic warehouses and its emerging skyline represent two distinct chapters in the city's architectural and urban evolution, each with its own character and significance.

Historic Warehouses:
The historic warehouses of Manchester are relics from the city's industrial past, specifically from the 18th and 19th centuries, when it was a key hub in the Industrial Revolution. These warehouses reflecting Manchester's role as the world's first industrialized city.

Emerging Skyline of Development:
In contrast, Manchester's current skyline is defined by a wave of new developments that are shaping the city as a vibrant, modern metropolis. These developments are characterized by cutting-edge design and a focus on high-density living, commercial spaces, and urban regeneration.

Scale and Massing:
The warehouses are typically low-rise, dense, and spread out across the city in clusters, whereas the modern skyline features towering skyscrapers that dominate the city's visual identity. The blend of old and new creates a dynamic cityscape, where history and modernity coexist and shape the city's identity.

















Historical Warehouse Vernacular

Transitions in scale

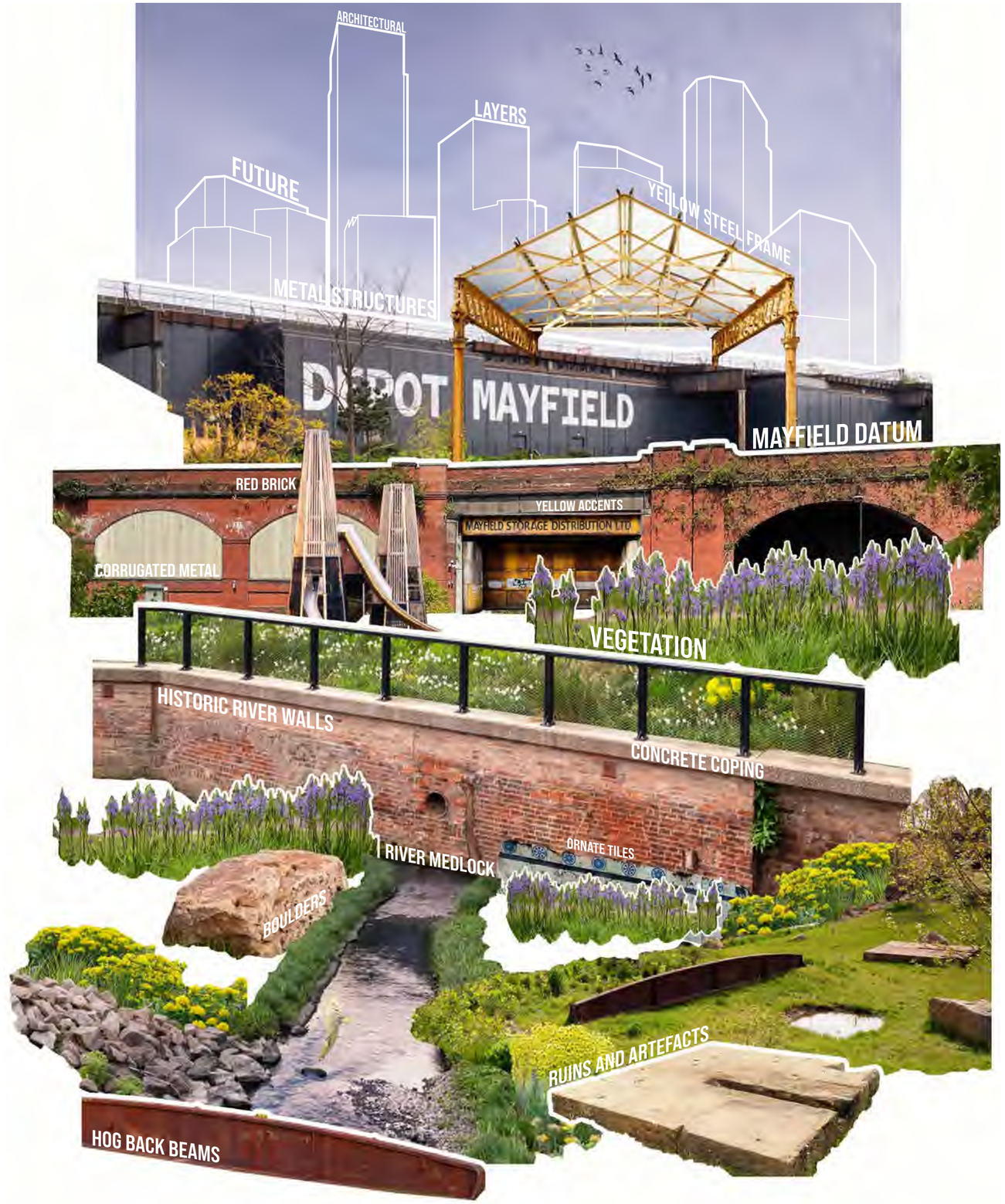
Emerging Townscape Vernacular

Layers of Mayfield

Mayfield is a site with a rich, diverse, and industrious history, reflected in its many layers of heritage and design. Its character is defined by industrial remnants such as its ruins and artefacts, historic river walls, red brick arches, yellow steel structures, and the iconic Depot building, which serve as striking evidence of its industrial past.

The parks is designed to protect, retain and thoughtfully incorporate these features which are central to the site's identity. A key aspect of its vision was to reveal the river, creating habitats that encourage wildlife while offering people the opportunity to connect with a wilder, more natural landscape within the heart of the city.

Against this industrial backdrop, Manchester's evolving skyline forms a striking contrast, blending modern architecture with the site's historic features and reinforcing the city's dynamic relationship between past and present.



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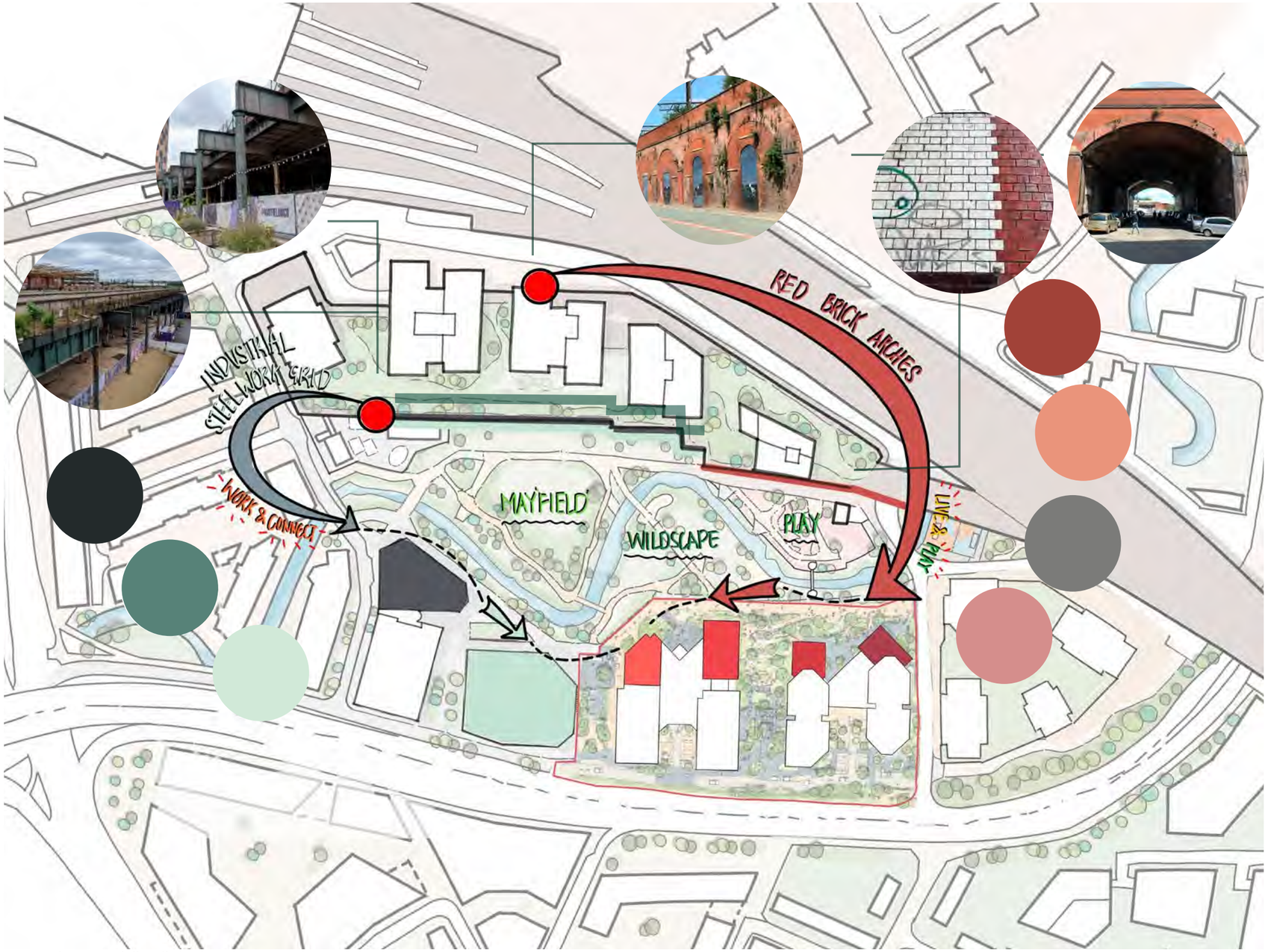
6.1 Materiality

Masterplan Approach to Materiality

The rich history of the site will be drawn upon as the new neighbourhood is crafted around it. The new buildings will learn from the past, adopting a raw and robust vernacular that is differentiated and accentuated by the use of a contemporary form and material palette. This approach will help to build character early on.

Durable and long lasting materials will be prioritised to prolong the lifespan of buildings and landscapes, complementing the traditional materials of the retained structures, such as red brick and steel.

The colour palette of the Mayfield phase 1a and phase 1b parcels is taken directly from the existing colours and materials of the depot building. Intended to provide visual balance when standing in the central park, phase 1a draws on the dark greys and greens of the steel structure opposite while phase 1b draws upon the red brickwork of the existing arches opposite.



Masterplan Materiality diagram














REPUBLIC
MSCP
POULTON



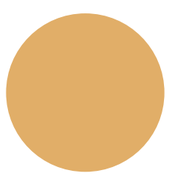



MAYFIELD





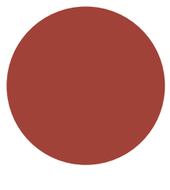


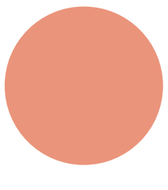


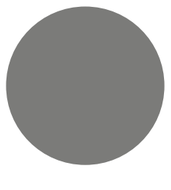

DEPOT MAYFIELD





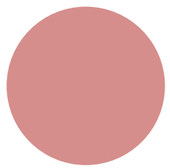


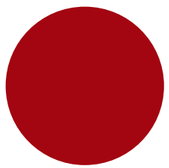


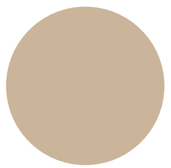





MAYFIELD STORAGE DISTRIBUTION







Phase 1b

6.2 Masterplan Elevations

Parkside northern elevation



Mayfield Datum
Designed to embrace the human-scale nature of the park, the ground floors podiums are dramatically oversized to create generous entrance spaces and a continuous tangible Mayfield strata, taking inspiration from the monumental arches and railway infrastructure.

Manchester Datum
The parkside architecture takes its height reference from the Manchester Datum, using the architecture nearby to define a mid-rise scale and resonate with the old cityscape.

Townscape Datum
To complete the ensemble, the Townscape Datum strikes a higher, more elegant proportion to create a set of taller and purposeful towers upon the site.

Mancunian Way southern elevation



Republic Datum
A shoulder datum created by the adjacent Republic Building, sets a base to the two towers within Plot K. The level or detail within the façades that sits beneath this datum has been deliberately enhanced where it will have the most meaningful impact.

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USE AND AMOUNT

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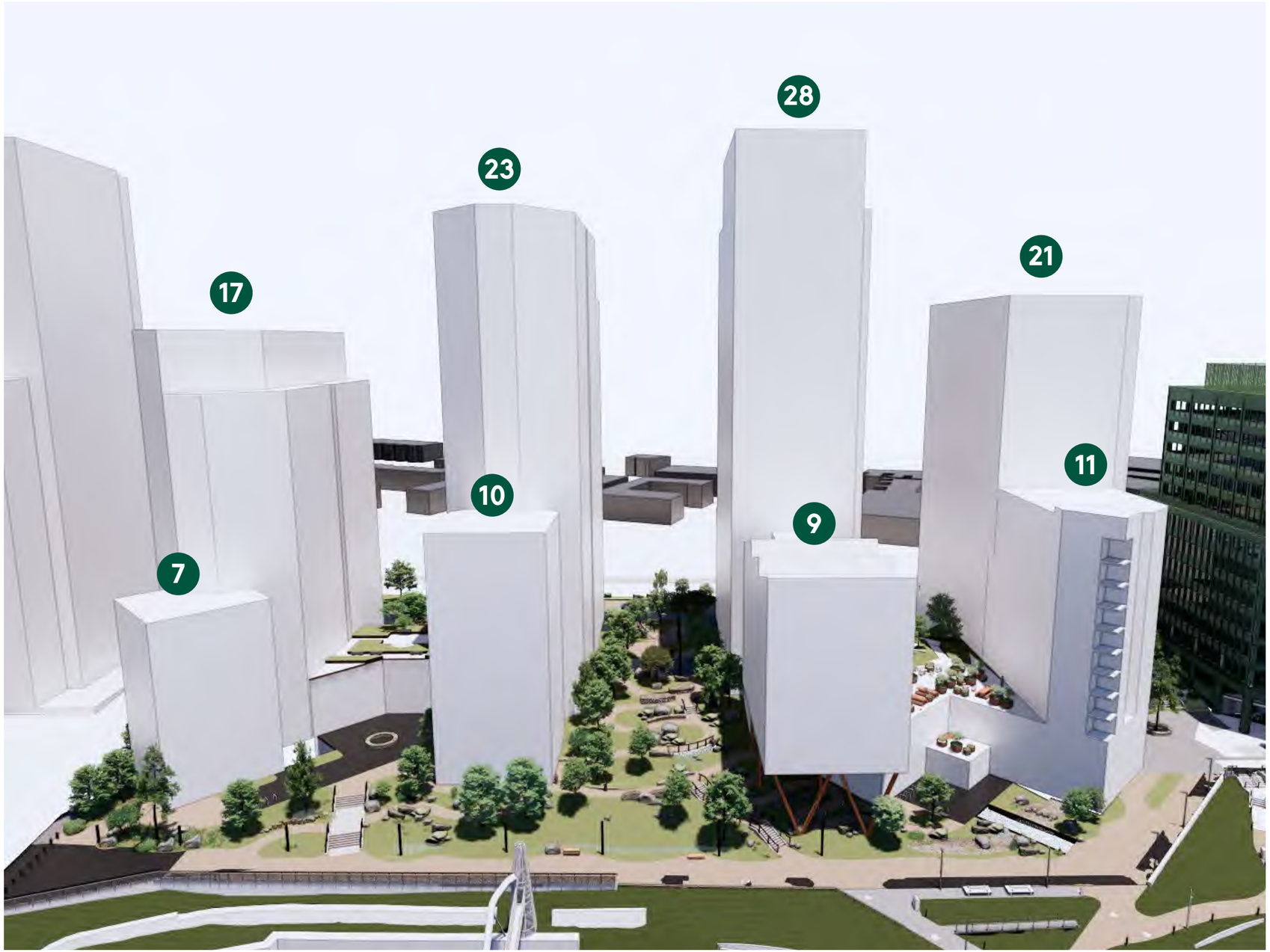
7.0 Heights and Massing

Scale and massing

The scale and massing of the site has been directly influenced by existing and emerging Mayfield context.

The key principles that have influenced the massing are:

1. Four linear blocks - To allow the park to extend through the site
2. Maximising the offsets between plots, by working to reduce the width of the plots, offsets between buildings are very generous. This maximises the ability for light to penetrate through to the park.
3. Stepping down to the park - To ensure the park achieves optimum levels of daylight and sunlight



Scale and massing overview

7.1 Quantum

Development summary

The proposals will provide 38,869sft (GIA) of commercial space to deliver a range of active uses within the park.

Alongside this 862,048sqft (GIA) of residential floorspace is provided delivering 879 homes.

Use Class	C3 Residential				E (a,b,c) Retail/ Restaurant/ Café		E (d) Sport & Recreation		Sui Generis (Other)		Total	
Area (sqm)	GEA	GIA	NIA	Units	GEA	GIA	GEA	GEA	GEA	GIA	GEA	GIA
Phase 1B.1												
Parcel K Podium	1,511	1,443	310	0	721	664	1,865	1,772	2,214	2,118	6,311	5,997
Parcel K1	26,941	24,673	18,956	278	0	0	0	0	0	0	26,941	24,674
Parcel K2	19,751	18,134	14,069	216	0	0	0	0	0	0	19,751	18,134
Subtotal	**48,203**	**44,250**	**33,335**	**494**	**721**	**664**	**1,865**	**1,772**	**2,214**	**2,118**	**53,003**	**48,805**
Phase 1B.2												
Parcel J Podium	2,199	1,715	1,156	0	1,351	1,175	0	0	1,504	1,405	5,054	4,295
Parcel J1	14,828	13,624	10,314	150	0	0	0	0	0	0	14,828	13,624
Parcel J2	22,288	20,499	15,690	235	0	0	0	0	0	0	22,288	20,499
Subtotal	**39,315**	**35,837**	**27,160**	**385**	**1,351**	**1,175**	**0**	**0**	**1,504**	**1,405**	**42,170**	**38,417**
TOTAL (sqm)	**87,518**	**80,087**	**60,495**	**879**	**2,072**	**1,839**	**1,865**	**1,772**	**3,718**	**3,523**	**95,173**	**87,222**
TOTAL (sqft)	**942,037**	**862,048**	**651,162**		**22,303**	**19,795**	**20,075**	**19,074**	**40,020**	**37,921**	**1,024,435**	**938,849**

Residential Mix

The scheme provides 879 build-to-rent homes across four linear forms.

Phase 1b Total = 879 homes



Phase 1b model overview

Plot Architect	Building Plot	1 storey dwelling						Total - All Storeys	Total - by Phase
		1B1P	1B2P	2B3P	2B4P	3B5P	3B6P		
ShedKM	Block J.01	14	41	0	84	0	11	**150**	**385**
	Block J.02	25	43	0	159	0	8	**235**	
SEW	Block K.01	27	51	0	181	0	19	**278**	**494**
	Block K.02	19	67	0	121	0	9	**216**	
Total Units		**85**	**202**	**0**	**545**	**0**	**47**	**879**	
Percentage of Mix		**33%**		**62%**		**5%**			



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LAYOUT



8.0 Layouts

Lower Ground Floor

The proposed layout looks to optimise the southern edge of the park by utilising the natural level change between the Mancunian Way and the park's southern walkway. By integrating plant and back-of-house uses into the ramped earth, valuable retail and commercial spaces are freed up along the northern edge of the plan. This design fosters an active interface with the park, encouraging vibrant public use through a series of commercial spaces and activities.

Residential entrances are also present at Lower Ground Floor, enabling direct access for homeowners via the park. These entrances have been designed to ensure a sense of address on the park and seamlessly bring this feeling of nature into the buildings footprint.



Lower Ground Floor Plan

Upper Ground Floor

The design for the Upper Ground Floor thoughtfully introduces a new Estate Road to the south of the Mayfield site, serving multiple purposes. This one-way street, running west to east, is designed as a multifunctional corridor, incorporating:

- A dedicated cycle route
- A safer pedestrian-friendly environment
- Service access
- A defensible buffer from the Mancunian Way
- Accessible parking spaces
- Loading and drop-off bays

Commercial activation continues to be a core principle of the plan, with efforts made to minimize back-of-house uses along building façades. The goal is to maintain vibrant activity across all character areas of the public realm, enhancing the overall user experience.

Private residential entrances at the Upper Ground Floor are strategically positioned centrally between the pairs of buildings. These are accessed via landscaped courtyard spaces to the south, offering residents a serene and welcoming arrival experience while integrating harmoniously with the site's overall layout.



Upper Ground Floor Plan

Typical Lower Floor Plan

The lower levels of the residential buildings have been thoughtfully designed to prioritise comfort, natural light, and a strong connection to the surrounding environment. Key features of the design include:

- North-South Orientation: Four north-south-oriented residential bars, accommodating between 12 and 15 homes a level per building, ensure efficient use of space and optimal layout.
- Dwelling Orientation: The majority of homes are oriented east or west, avoiding single-aspect north-facing units across the masterplan. This enhances natural light and views for residents.
- Family-Friendly Design: Larger three-bedroom homes are strategically located along the northern edges of the buildings, featuring balconies that overlook the park, offering expansive views across Mayfield Park and the city beyond.
- Dual-Aspect Living: Approximately 45% of homes at the lower levels are dual aspect, enhancing cross-ventilation, daylight penetration, and overall spatial quality.
- Naturally Lit Cores: Residential cores and corridors are designed to incorporate natural daylight wherever possible, creating bright and welcoming interior spaces.
- Private Podium Spaces: At Level 01, all four buildings provide access to private residential podium spaces. These landscaped areas are designed as communal zones where residents can gather, relax, and enjoy further interaction with the outdoors.



Typical Lower Level Floor Plan

Typical Upper Floor Plan

The upper levels of the residential buildings have been thoughtfully designed to prioritise comfort, natural light, and a strong connection to the surrounding environment. Key features of the design include:

- North-South Orientation: Four north-south-oriented residential bars, accommodating between 9 and 10 homes a level per building, ensure efficient use of space and optimal layout. The overarching footprints of the ‘towers’ have been reduced in length and width as much as possible to respond to planning officers previous comments.
- Dwelling Orientation: The majority of homes are oriented east or west, avoiding single-aspect north-facing units across the masterplan. This enhances natural light and views for residents.
- Family-Friendly Design: Larger homes are strategically located along the northern and southern edges of the buildings, some featuring balconies, offering expansive views across Mayfield Park and the city beyond.
- Dual-Aspect Living: Approximately 50% of homes at the upper levels are dual aspect, enhancing cross-ventilation, daylight penetration, and overall spatial quality.
- Roof Terraces: Terraces at upper levels are generally for access and maintenance purposes and will be formed with green roofs.



Typical Upper Floor Plan

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RECONCILIATION WITH THE SRF

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9.0 Comparison to SRF

Evolved height and massing

The 2018 SRF proposed that the masterplan massing would step down to the south, in response to the smaller scale of neighbouring Ardwick Green and to allow as much sun as possible into Mayfield Park throughout the day and across the seasons.

Since 2018, when the original blueprint for the regeneration of Mayfield was approved by Manchester Council, the world, and the city has changed an incredible amount. Over the past 12-18months, additional considerations have been made to optimise the design and guarantee the most sustainable and deliverable strategy.

In order to reflect a major shift in market dynamics, including a circa 25% increase in construction costs, and a shortage of high-quality new homes in Manchester city centre, the proposed number of homes within Hoyle Street West has risen from 330 to circa 880.

Between December 2023 and December 2024 the design team has worked closely with MCC to address any concerns raised in regards to the distribution of the proposed massing, and the further refinement of the two plots architectural proposals to ensure that the final proposals are suitable and sympathetic within the wider masterplan.



SRF (2018)



Optimised SRF (2019)



Proposed Scheme (2024)

- SRF Boundary
- 1-6 Storeys
- 7-14 Storeys
- 15-25 Storeys
- 26-40 Storeys
- 41-50 Storeys
- Planned Alignment of NR Platform 15 and 16

Note that floor to ceiling (storey) height varies for different uses

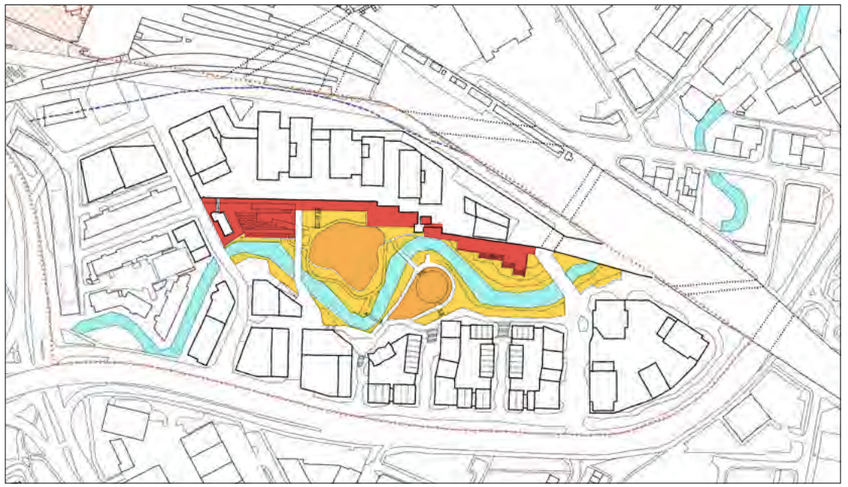
Anticipated shading effects

Sunlight plays a vital role in the health of Mayfield Park, contributing significantly to its ongoing success as a leading urban green space distinguished for its award-winning horticultural design and internationally recognized ecological initiatives. The park's design takes into account the anticipated shading effects from planned development south of the river, aligning with the scale and massing outlined in the 2019 SRF.

Low Priority:
Consequently, areas like the southern walkway and planted shelf south of the river are expected to receive less sunlight, leading to their prioritisation as lower in terms of sunlight requirements compared to more open and exposed zones within the park. This prioritisation, however, does not imply complete shade but signifies a lower priority in comparison to other sunlit areas.

Medium Priority:
Play yard is designate this zone as a moderate to high priority for sunlight, acknowledging its significance in fostering an inviting space for families to spend prolonged hours. Ensuring that the river corridor and floodable wildscape area consistently receive enhanced sunlight is also crucial to foster a flourishing wildlife corridor.

High Priority:
The Mayfield lawn area, south-facing terrace, railway embankment planting, and arrival terrace from Baring Street have been specifically designed to thrive in full sun conditions using drought tolerant species, emphasising a high priority for sunlight and aligning seamlessly with the intended leisure and social uses of these spaces.



SRF (2018)



Optimised SRF (2019)



Proposed Scheme (2024)

Daylight, Sunlight and Overshadowing

Daylight is the amount of natural light from the sky from which a surrounding property can benefit.

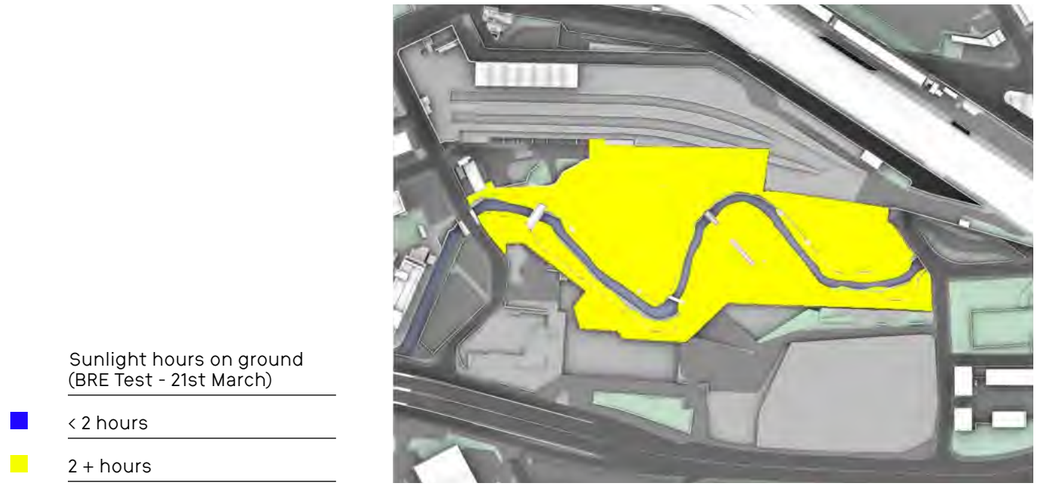
Sunlight is the amount of direct sunlight from which a surrounding property can benefit.

Overshadowing is the amount of shadow which is cast by surrounding structures upon areas of amenity space such as gardens and parks.

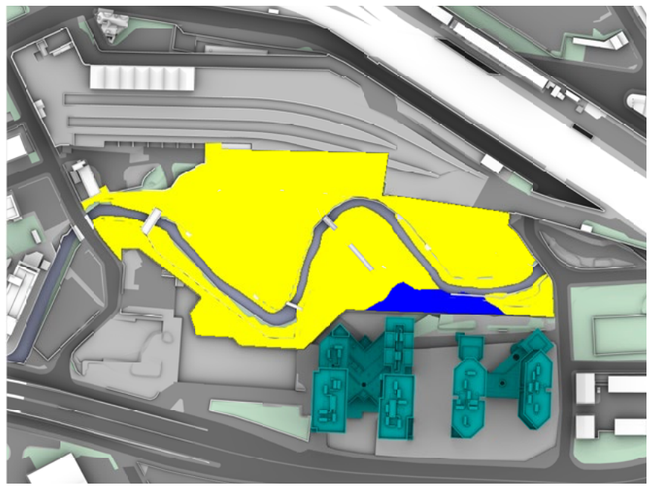
Assessment

The assessment of daylight, sunlight and overshadowing effects is based principally on the amount of visible sky before and after the construction of a new development. Using a 3D model of the Site and surrounding properties and specialist software, the amount of natural light and direct sunlight within the surrounding residential properties has been assessed both before the construction of the Proposed Development and after it.

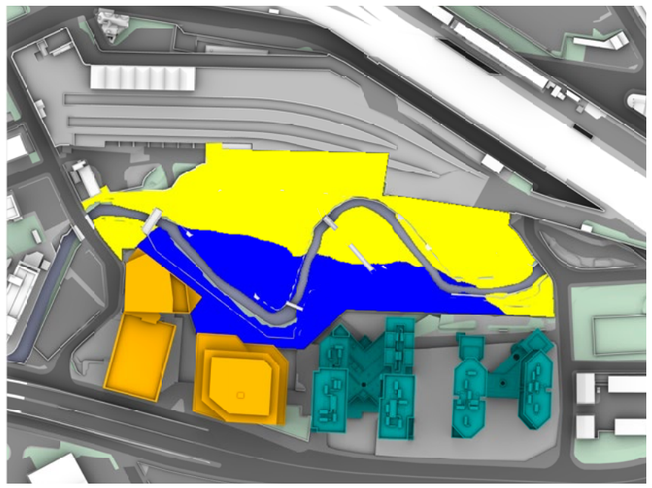
The before and after assessment results are then compared and reviewed against the guidance given in the Building Research Establishment's (BRE) document entitled Site layout planning for daylight and sunlight: A guide to good practice (the BRE Guidelines).



Existing Site; Sunlight hours on the Ground 21st of March



Proposed Scheme; Sunlight hours on the Ground 21st of March



Cumulative Scheme; Sunlight hours on the Ground 21st of March with the addition of consented Phase1a

What is the effect of the Proposed Development on Daylight, Sunlight & Shadow?

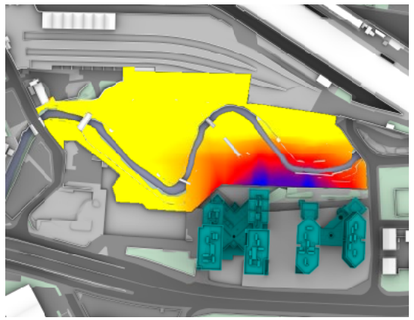
Whilst the construction of the Proposed Development will result in some changes in the levels of daylight amenity within some of the surrounding properties that will be beyond the levels discussed within the BRE Guidelines, the levels of change and retained levels of amenity are, however, considered to be reasonable in context.

Any changes in sunlight amenity and overshadowing will be fully BRE compliant.

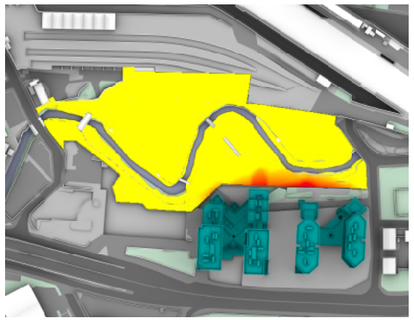
The overall effect of the Proposed Development upon the daylight within the surrounding residential properties is considered to be no greater than minor adverse (not significant).

The overall effect of the Proposed Development upon the sunlight amenity within the surrounding residential properties and the overshadowing of surrounding areas of amenity space is considered to be negligible (not significant).

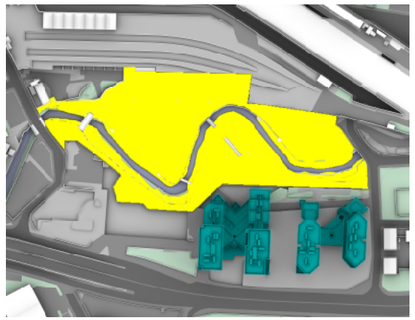
For the full impact assessment please refer to the EIA Chapter on Daylight and Sunlight prepared by GIA.



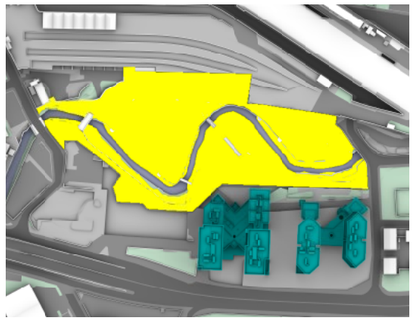
Proposed Scheme; Sunlight exposure 21st of March



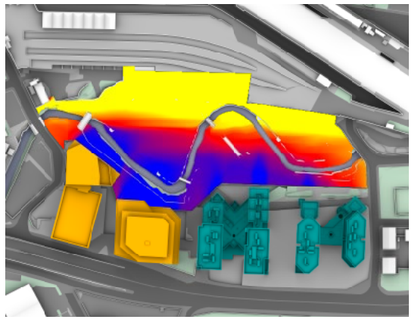
Proposed Scheme; Sunlight exposure 21st of April



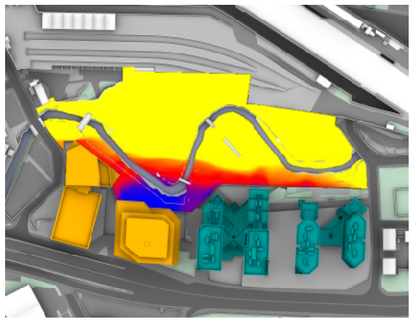
Proposed Scheme; Sunlight exposure 21st of May



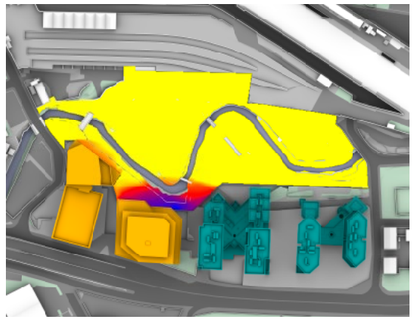
Proposed Scheme; Sunlight exposure 21st of June



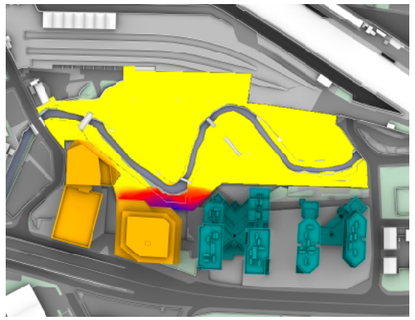
Cumulative Scheme; Sunlight exposure 21st of March



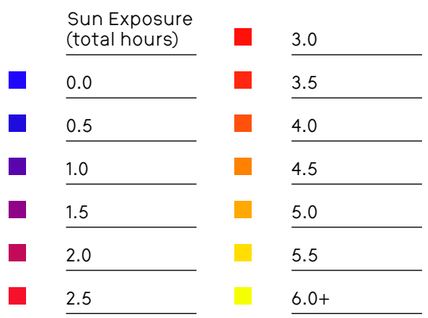
Cumulative Scheme; Sunlight exposure 21st of April



Cumulative Scheme; Sunlight exposure 21st of May



Cumulative Scheme; Sunlight exposure 21st of June



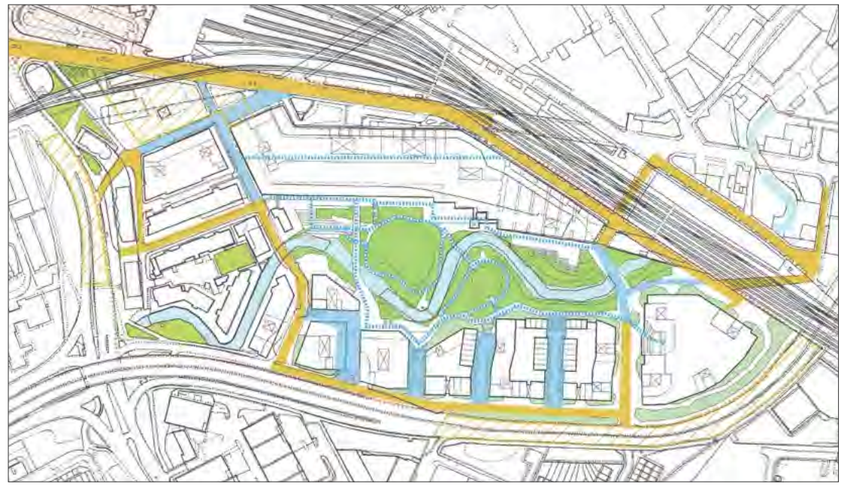
Indicative pedestrian movements

The Mayfield area is very well connected to the public transport network via the existing rail/bus/metro hub at Piccadilly Station. It will also be able to link into existing pedestrian and cycle routes which connect to the city centre and local amenities in order to encourage shorter journeys by foot and cycle. There is significant opportunity, therefore, to create a highly sustainable development in transport terms.

Both the Ardwick NDF and the Mayfield SRF both envisage creating an additional pedestrian connection to address the barrier of the Mancunian way but this will be subject to a feasibility study on the form and location to be agreed at a later date with the relevant statutory consultees.

There are existing crossing points at London Road and Fairfield Street that provide pedestrian connections until this feasibility study has been concluded. These pedestrian and cycle routes will be improved by the addition of the estate road and stopping up of Hoyle Street proposed as part of this application.

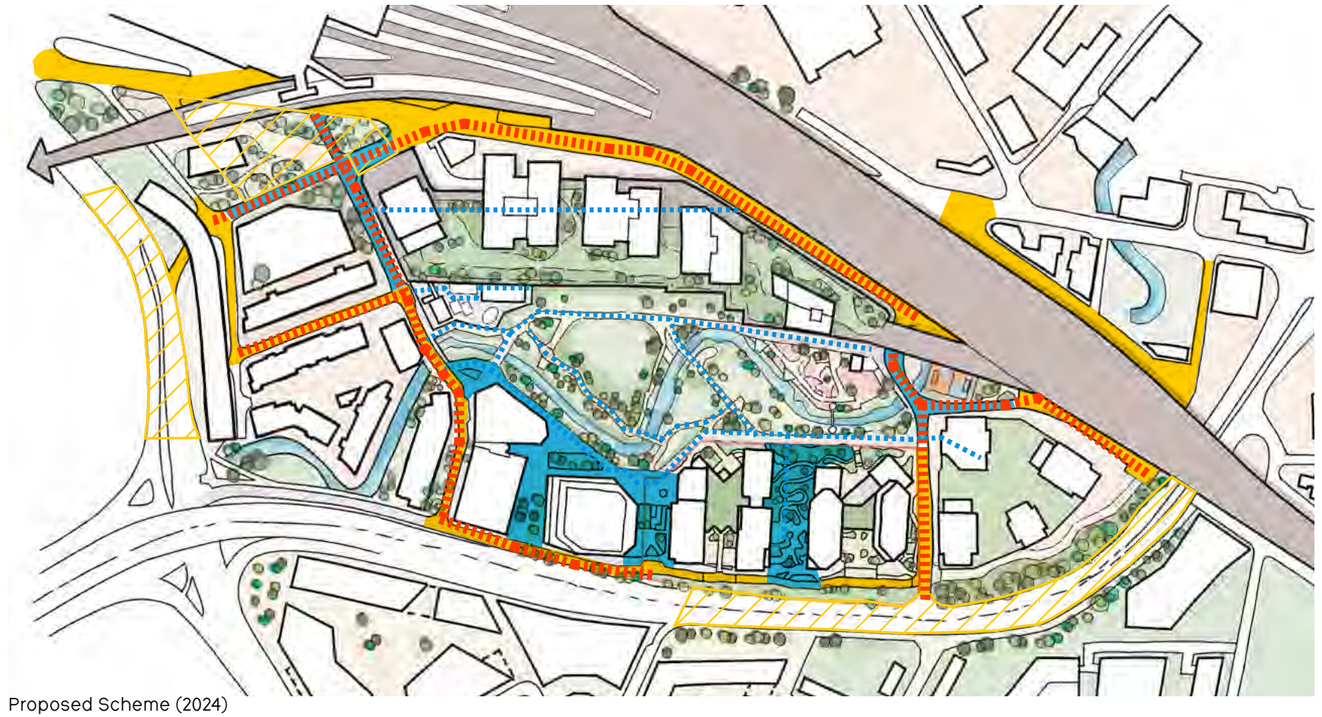
Creating pedestrian and cycle friendly routes through the Mayfield area will maximise permeability and create a neighbourhood that is people focused. The proposed pedestrian movement is consistent with the ambitions set out in the SRF proposal.



SRF (2018)



Optimised SRF (2019)



Proposed Scheme (2024)

Open Space Provision

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

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

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



SRF (2018)



Proposed Scheme (2024)

Park Frontage
Streets
Estate Road

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

Total Public Open Space: 8,430m²

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

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

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LANDSCAPE AND PUBLIC REALM

10

10.0 Landscape Approach

Integration of park and architecture

Buildings on the edge of a Park



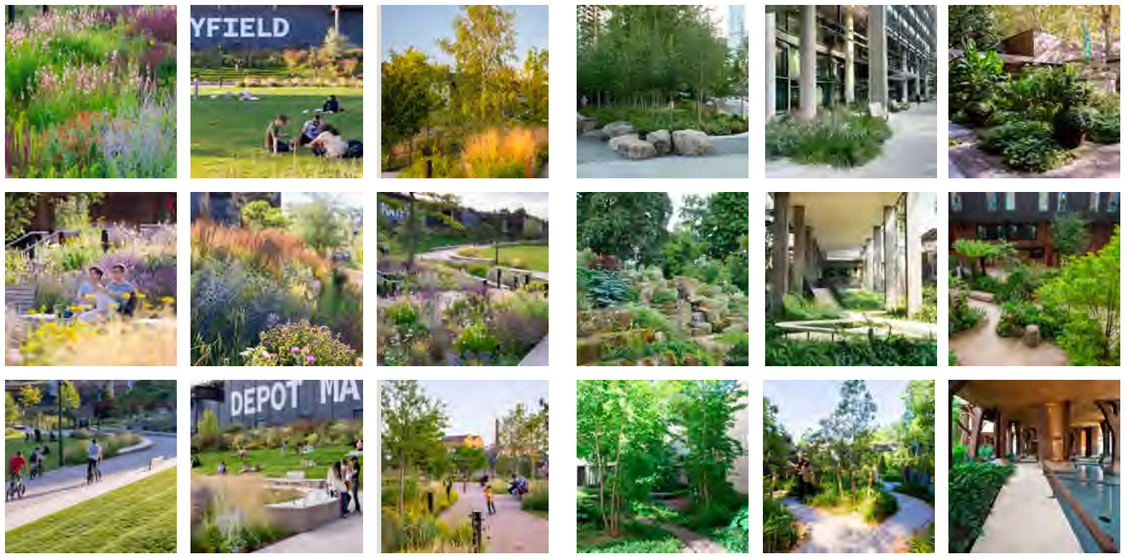


Buildings in the Park

The established park sets the tone for the place. Crafted with a strong reuse strategy, elements of the park feel rooted in Mayfield's industrial past whilst substantial greenspace and new layers of planting help to deliver on the city's promise of a greener future. The distinction between heritage, architecture and landscape blurs throughout the Park.

We intend to continue this blurred relationship moving away from traditional urbanism that places buildings around the edge of greenspaces. Instead, we propose a more cohesive relationship, where the buildings themselves feel like an organic part of the park.

Park meets built form



Mayfield Park

Built Form

The planting strategy in the existing park favours a naturalistic aesthetic with meadows and grassland style planting enhanced through flowering perennial displays throughout the year.

The planting style subtly changes throughout the park with a greater focus on creating habitat using native species in the river corridor and a horticultural led approach to planting design using a mixture of natives and non natives within the others areas of the park.

As the Park begins to interface with built form this character will evolve in response to a different microclimate. We see this as an opportunity to introduce the next sequence of park character spaces implementing a planting scheme that has more year round structure than the first phase of the park, with more evergreen species and increasing the amount of shrub planting.

The design of the landscape around the base of the residential buildings will aim to root the buildings in a landscape offering views out from the ground floor spaces into lush, evergreen environments designed to support active building uses all year round.

10.1 Landscape Concept

Sequence of spaces

Mayfield Park has been structured as a sequence of different spaces. The river meanders through the park helping to organise and distinguish one space from another. There is also an overall ambition to bring nature into the city park and so the planting qualities of the park reflect this with informal and wilder planting styles preferred throughout.

Where the Phase 1b site interfaces with the park, there is a break in the riverside retaining wall, it therefore feels intuitive to allow the plot site to open up to the wildscape extending existing planting characters and ecologies into the plot. Riverside features such as rip-rap rocks and scattered boulders inspire a rugged topographical landscape that steps and meanders between the proposed residential buildings. Whilst this character of space feels related to the wider park it also offers a distinct landscape in its own right.

Our concept for the rock garden not only continues the natural language of the river flood plain but also establishes a better physical and conceptual connection to Ardwick Green. A meandering route creates an accessible connection and the rugged rock garden qualities enrich the story of the Ardwick glacial erratic which is a centrepiece feature of the Victorian greenspaces across the Mancunian way.



Existing Wildscape Area within Mayfield Park



Existing Wildscape Area within Mayfield Park



Precedent of RHS Wisley

Ardwick erratic

This unique rock, composed of green slate believed to originate from the Lake District, journeyed on a glacier during the ice age. Discovered in the 18th century during Ardwick Green excavations, it was relocated to the green space over a century ago.



Historic image of Ardwick Green



Sketch showing the park extending into Phase 1b

Urban Interpretation of Rock Landscapes

Rock gardens frequently appear in historic landscape designs, parks, and gardens.

Given the sites adjacency to river we see an exciting chance to incorporate a robust rocky terrain into Mayfield Park. Instead of replicating historical examples, our goal is to craft a contemporary and urban interpretation. This involves establishing various evolving planting styles while seamlessly integrating rainwater management, filtration, and designing for both drought and future climate considerations.

Inspiration from Manchester's surrounding landscape can further enrich the goals of the original SRF vision 'to bring in the countryside'. Using local rock and stone continues a regional priority of material sourcing for the Mayfield landscape.

Inspired by nature





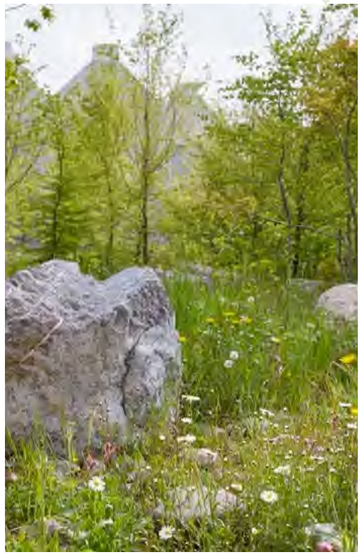




Urban interpretation



Moments to collect and retain rain water, whilst using dry or wet drainage channels to enliven the space through play.



Opportunities to mimic local peak district landscapes in areas that are more exposed and receive the most sunlight.



Integration of water as a feature and a sustainable piece of design.

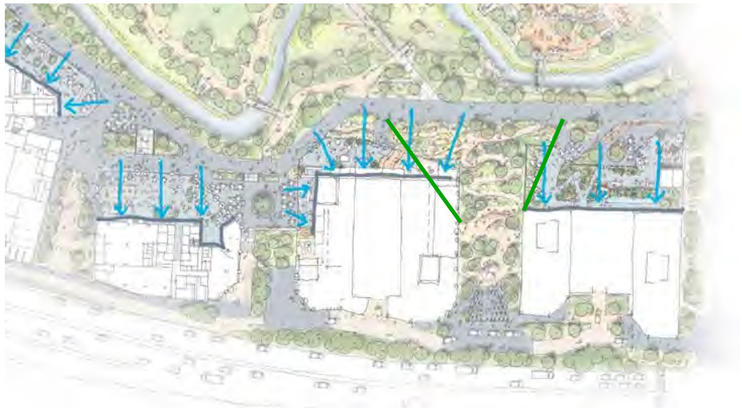


Use of natural materials to create rocky habitats beneath building overhangs where sunlight levels will be too low to support heavily planted environments.

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10.2 Landscape Design Moves

01 - Blurring the boundary between Park and built form



To establish a generous interface between the building plots and the park we propose to sculpt the base of the built form and allow wider views out towards the play yard and wildscape. The park perimeter features Staffordshire blue heritage clay pavers from Stoke, echoing the lower blue brick of the Mayfield Depot and the Victorian canal paths found in many northern industrial cities. To further enhance the connection between the park and adjacent buildings, we propose extending this material into their ground-floor areas. Additionally, we envision introducing vegetation into spacious lower-ground lobbies, evoking the traditional glasshouse aesthetics of Victorian landscapes.

02 - Establishing a new park square and arrival point to a key public amenity offer



We propose to establish a new park square, nestled between two building plots, Phase 1A and 1B. Positioned at the midpoint along the southern walkway, it creates a tucked-away nook, offering a space for ground floor activities to spill out seamlessly.

This location presents a visible moment within the park, providing long-distance views along the key approaches. This presents a unique opportunity and an ideal address for a public amenity to be situated, enhancing the overall appeal of the area.

03 - Stitching into the wider pedestrian network



The goal is to establish connections seamlessly, integrating into the current park route network and broader pedestrian pathways.

Accessibility is a priority, with a focus on making long-term plans feasible for crossing the Mancunian Way. The aim is to create an inclusive environment that is welcoming to everyone.

The design is carefully aligned with key park desire lines and movement patterns, ensuring harmony with the surrounding landscape.









04 - Gravity fed nature based systems connected to the Park



Designing an integrated and sustainable urban drainage system involves connecting roof water runoff and surface water runoff, utilising the landscape to decelerate, store, and filter water.

The approach integrates new nature-based systems with existing park systems, transforming water runoff into a visible and playful element. Leveraging level changes enables the implementation of a gravity-fed system, guiding water through cascading planting beds. Moreover, rainwater is harnessed for irrigation, fostering an environmentally conscious and harmonious water management solution.

05 -Design a welcoming entrance experience from the South for buildings and park



To elevate the design of the southern arrival and vehicular drop-off point, our proposal includes the integration of a re-purposed structure.

This concept involves relocating and reusing an existing roof structure currently situated above the Depot. This approach aligns with the park's established design principles, which re-purpose elements from Mayfield's heritage to create distinctive gateways or arrival markers.

06 - Enhance Mancunian Way with planting, prioritising pedestrians and cyclists.



The Mancunian Way stands as a significant barrier along the southern edge of the site. Its recent reduction to a 30mph road has contributed to a mitigated impact. Within our site's boundaries, we envision introducing a meandering shared access street, strategically designed to decelerate both vehicular and cycle movements.

Moreover, our plans include the establishment of a dedicated zone for planting, intended to serve as a buffer and bring a softening effect to the roadside location.










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10.3 Opportunities

Growing Mayfield Park

Mayfield Park's first phase opened to the public in September 2022 and has since received multiple awards for its design and stewardship.

The park has quickly become a popular greenspace for city residents and a destination for visitors from further afield. Over this time, we've taken the opportunity to learn and reflect on what the park does well and where it could be improved.

For the upcoming phases, our aim is not just to build on the park's successes but to use this as an opportunity to enhance and elevate it further.

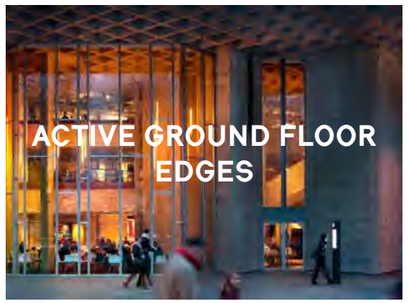
With this in mind, we have identified the following opportunities:



The phase 1 park lacks successful evergreen structure in the planting palette, the phase 1b landscape could integrate more shrub planting and evergreen ground cover.



The play yard has been a very successful and at times a busy part of the initial park. More opportunities to play would be welcomed.



There are no active buildings interfacing with the park at present, Phase 1b offers an opportunity to create an active relationship between the park and the ground floor uses.



In hot weather or in wet weather the lack of shelter is evident in the initial park. Opportunities to sit and shelter beneath structures or canopies would help support the year round function of the park.



At peak times the park can become very busy and so more opportunities to sit and enjoy the space would be welcomed.



The Mancunian Way currently severs the site from Ardwick green, any opportunities to improve this relationship would begin to improve the visual and physical connectivity.



The first phase of the Park integrates rain gardens and flood attenuation, Phase 1b offers an opportunity to take sustainable urban drainage to the next level, connecting building run off to a sequence of nature base systems that eventually connect back into the park.



Commuter cycling is currently not encouraged through the park. Phase 1b creates an opportunity to incorporate cycle friendly connections along the Southern edge via the estate road.

10.4 Landscape Proposal

Illustrative Plan

The public realm consists of the following character areas:

1. Rock Garden
2. Plateau
3. Estate Road
4. Republic Terraces
5. Plot K and J Courtyards
6. Hoyle Street
7. Podium Gardens

The following pages will explain each character area.



Illustrative Landscape Plan

Section cut (See following page)

Illustrative Section

Our connected ecological narrative has an opportunity to stitch into the phase 1 park and continue the spatial sequencing from the river channel up to the edges of the site. We propose to sculpt level changes to introduce linked but varied planting characters as one moves through the space and climbs up away from the river corridor.

We hope to establish a more evergreen and lush environment between the buildings and combine it with a reclaimed canopy structure to encourage year round use and a reason to visit and dwell within these more peripheral spaces on the Southern edge of the main riverside park.



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10.5 Southern Walkway

Softening the edge

As the phase 1b site meets the southern walkway of the park we have folded and softened the edge of this existing footpath which is at present a hard line. This is the low point of the plot and as such where surface water run off accumulates at the base of a gravity fed sustainable urban drainage system. A linear rain garden follows the edge and is broken where footpaths and routes to building entrances zig zag up the bank. Seating along the south side of the southern walkway looks across the completed park and encourages people to dwell and enjoy the surroundings.



View 01 - Looking along the rain garden whilst stood on the mesh walkway


Informal opportunities for seating amongst boulders
Shade tolerant shrub and perennial planting
Accessible resin bound gravel path
Locally sourced boulders and rocks within southern walkway rain garden
Informal stepping stones and boulders within rain garden
Existing Southern walkway resurfaced with resin bound gravel

10.6 Rock Garden

A meandering embankment

A level difference between the existing park and the plot has been negotiated through a meandering embankment. The topography has been carved and shaped in a similar way to the adjacent areas in the existing park. Meandering routes provide accessible and characterful journeys up between two new residential buildings with formal and informal opportunities to sit and look back across the park.

The buildings are respectful of this sculpted landscape and pull back their ground floor areas to widen the view from the top of the bank creating interesting sheltered spaces beneath over sailing structures. A rocky terrain cascades through the space, serving as both a nature-inspired play feature and a sustainable drainage system during heavy rainfall. Scattered boulders extend this rocky aesthetic, visually drawing elements of the riverside wildscape into the space between the residential buildings.



V1 View location (Page before last)

V2 View location (Previous Page)

V3 View location (Following Page)



Looking towards the Park at the top of the winding rock garden



View sat within the winding rock garden

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10.7 Playable Tributary

Meandering through the rock garden

A rocky tributary meanders through the rock garden, serving as both an engaging play feature and a sustainable drainage solution. It establishes a visible connection to sustainable design while offering a playful, interactive experience.

Cascading stepping stones and a walkable channel create a seasonally dynamic landscape that comes to life during rainfall.

An accessible footpath criss-crosses the tributary, providing frequent opportunities to engage with the feature, along with seating areas that invite moments of rest along the way. This element also enlivens the undercroft spaces beneath the overhanging building. During wet weather, the area offers shelter, while the tributary flows at its most vibrant and playful, enhancing the sensory experience and connection to nature.





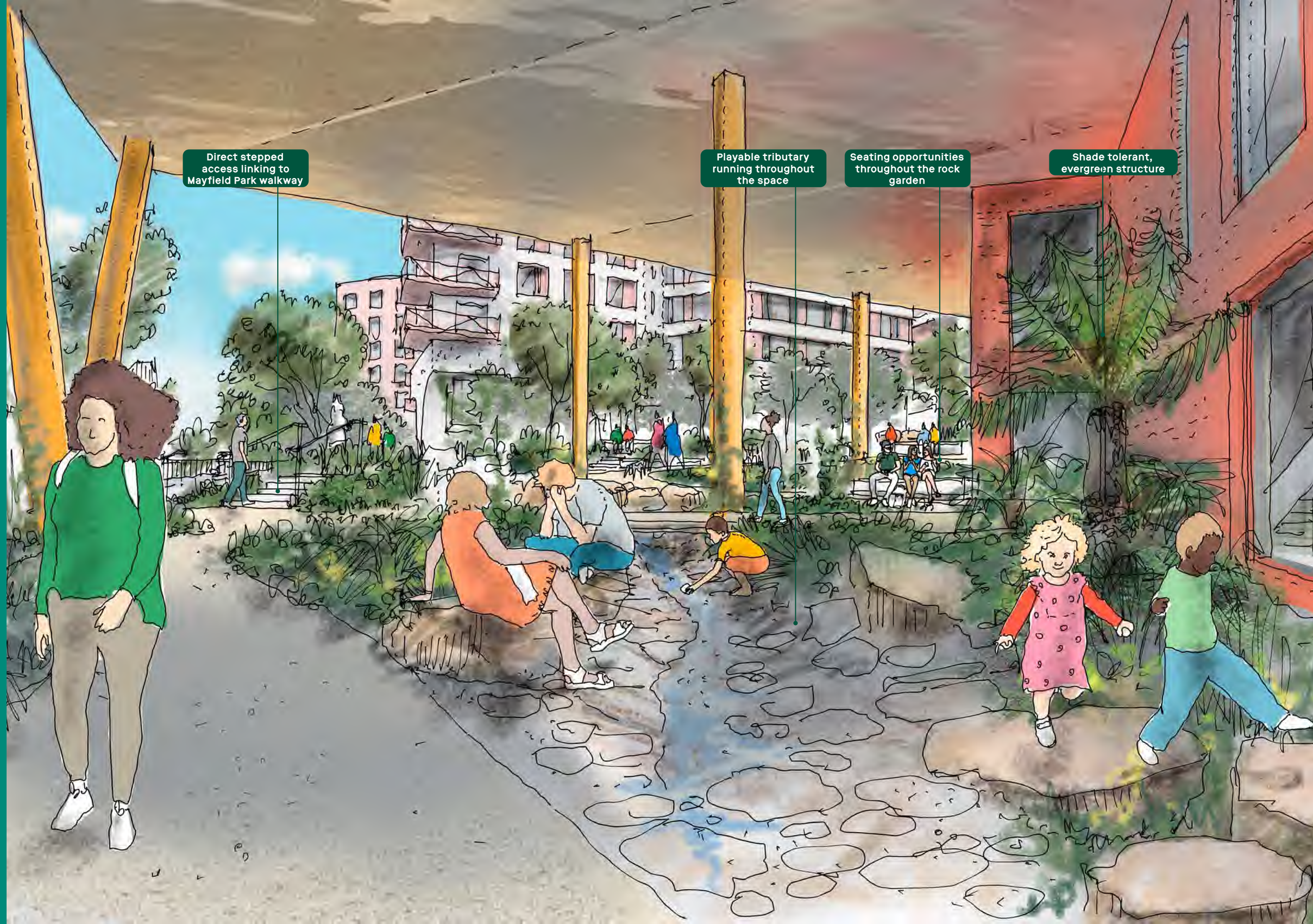


‘Dry’ river bed to transfer water in high rain fall



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10.8 Plateau

Plateau

At the crest of the rock garden, the landscape transitions into a levelled area, forming a sequence of intimate garden square spaces. The boundary between the rock garden and the plateau is intentionally blurred, with elements of the rock garden's materiality and planting style spilling into the flatter spaces. This integration helps the area feel connected to the larger park setting.

Overhead, a reclaimed industrial heritage structure reduces the scale of the space, creating a more inviting and comfortable atmosphere. Clusters of seating are thoughtfully placed throughout, with structural planting wrapping around and partially enclosing these areas to provide a sense of intimacy. This design approach has been particularly effective in the Kampus garden space adjacent to the Rochdale Canal.

Ground-level activation from the surrounding buildings will further enliven and animate the space.



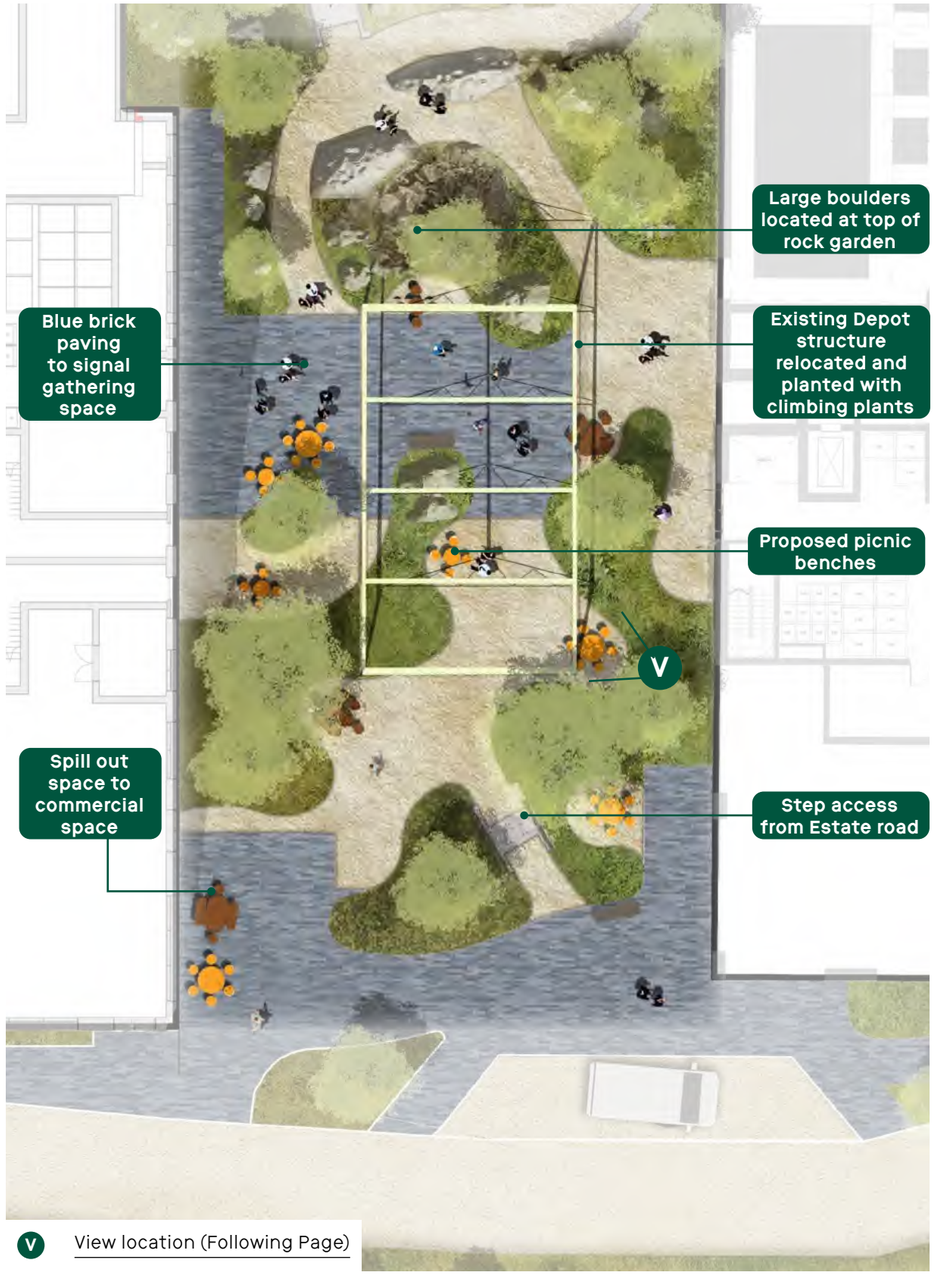


Climbing plants on frame (MFO Park)





Meandering planting with seating opportunities planting



V View location (Following Page)

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10.9 Republic Terrace

Republic Terrace

Between the Republic and Plot K, a tiered landscape of terraces descends northward toward Mayfield Park, addressing a 3.5m level change. A central staircase, designed to align with the park's existing stepped route, provides seamless connectivity, while a mid-level terrace offers pedestrians a place to rest and take in the views. At the top, a grove of trees creates a tranquil space before descending into the park.

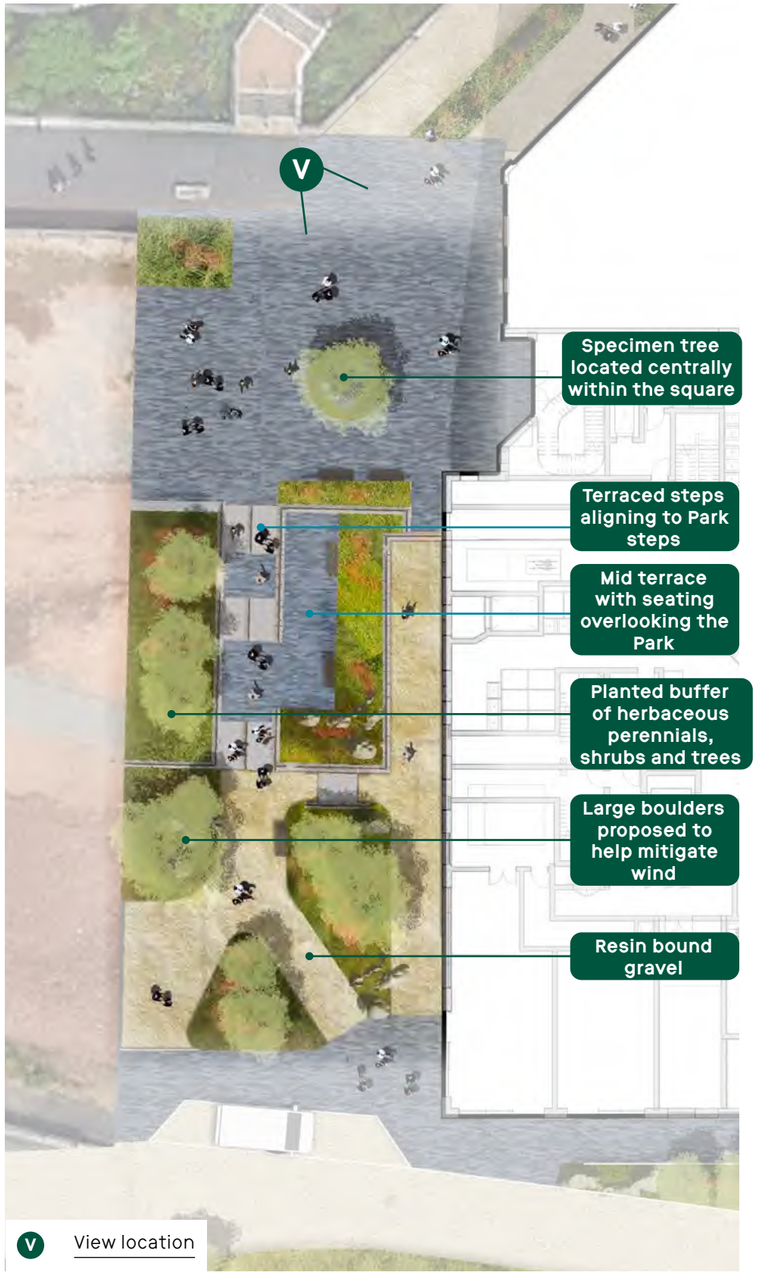
The square is located between The Republic and Plot K. It serves as a gathering and arrival point to either building. Anchored by a feature pine tree and circular bench, it offers space for commercial spill-out and a welcoming meeting point before entering the lobby.







View looking towards entrance lobby



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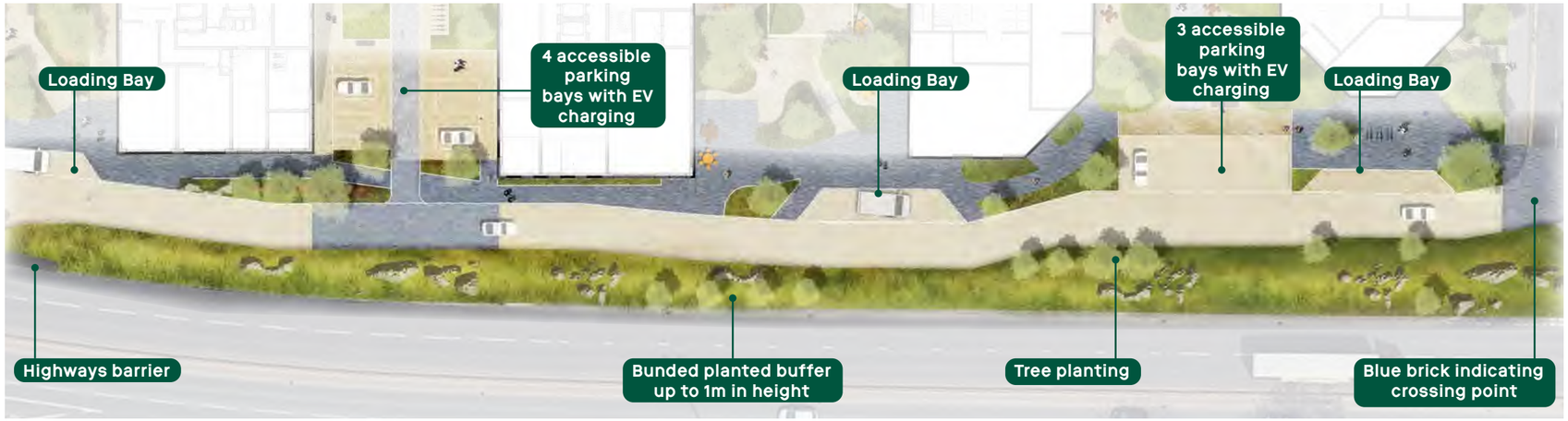
10.10 Estate Road

Estate Road

The Estate Road is a one way street running from Phase 1a to Hoyle Street along the south of the site. A planted bund up to 1m high sits between the Estate Road and the Mancunian Way, providing a defensible buffer and habitat corridor, incorporating boulders, tree and shrub planting where possible. The Estate Road allows contraflow cyclists, whilst a pavement hugging the south of the plots, provides a safe route into the site and beyond. The buffer will be a managed by the Estate team.

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

- Loading bays for servicing, taxi drop off/ pick up, refuse and deliveries
- Accessible parking bays with EV Chargers
- Crossing over Hoyle Street connecting existing Mancunian Way pavement to Estate Road
- Short stay Sheffield cycle stands
- Estate road buffer, including trees, shrubs and boulders providing a biodiverse bund between the Mancunian Way and the Estate Road.









Early sketch of Estate Road showing rain gardens along road

Plot K Courtyard

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

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

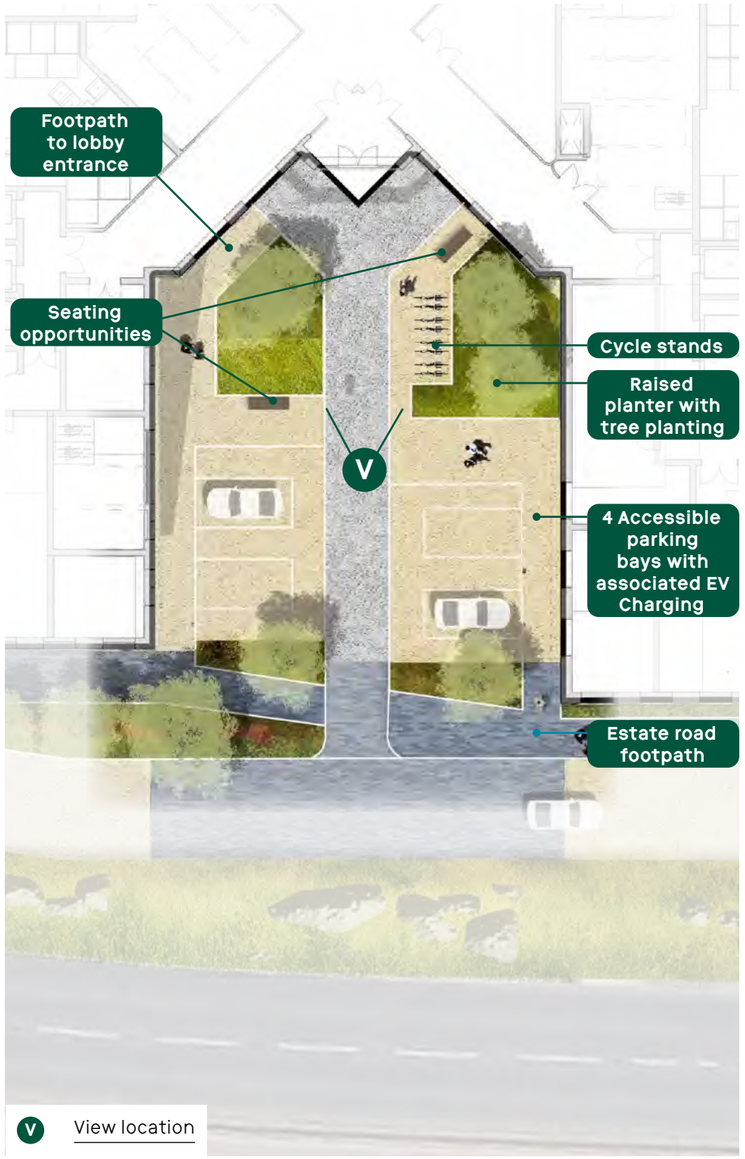
The courtyard includes four accessible parking bays equipped with EV charging pedestals, alongside Sheffield bike stands for visitors and residents.



View looking towards arrival lobby







Plot J Courtyard

Inspired by the pre-existing yards before Mayfield Park was constructed, characterised 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.



Drought tolerant planting



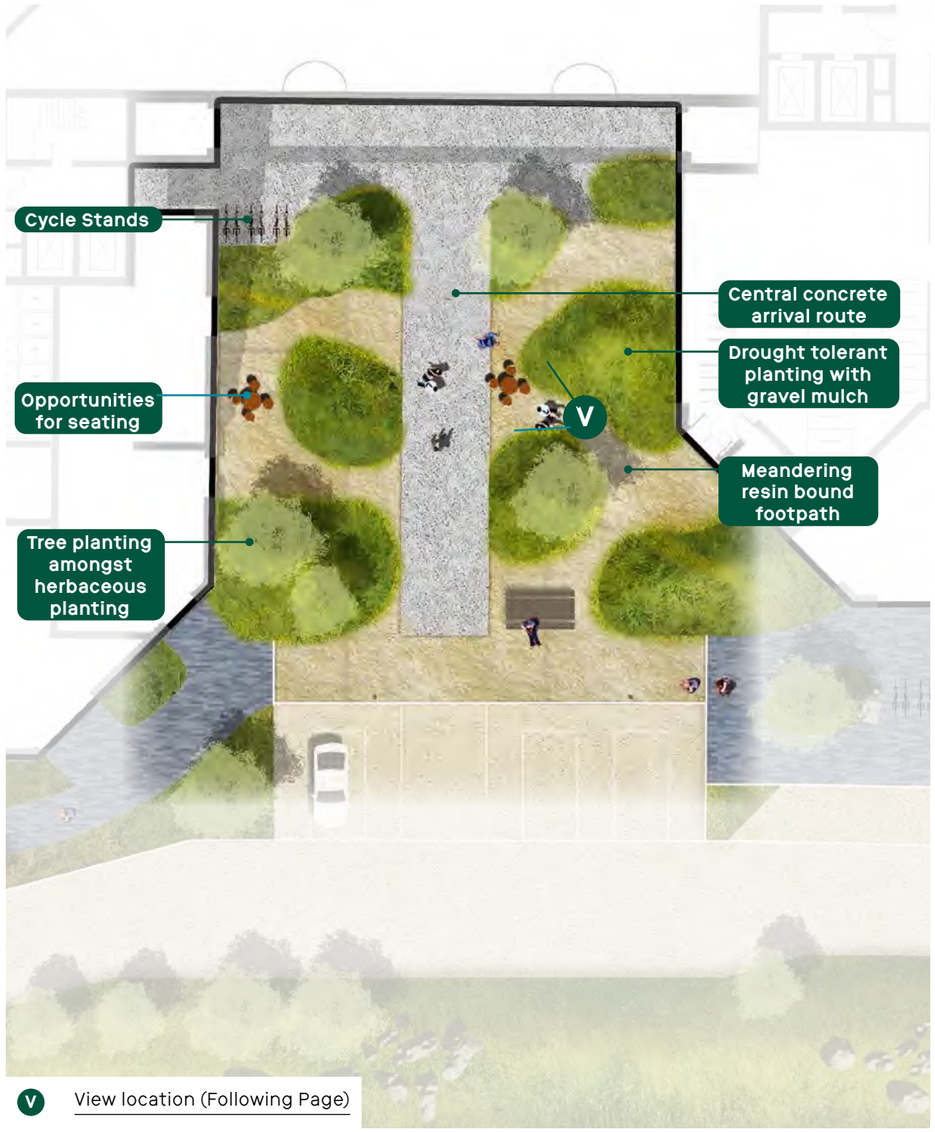
Early sketch of Plot J courtyard



Precedent of courtyard seating amongst herbaceous planting



Historic yards of Mayfield Park



V View location (Following Page)

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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

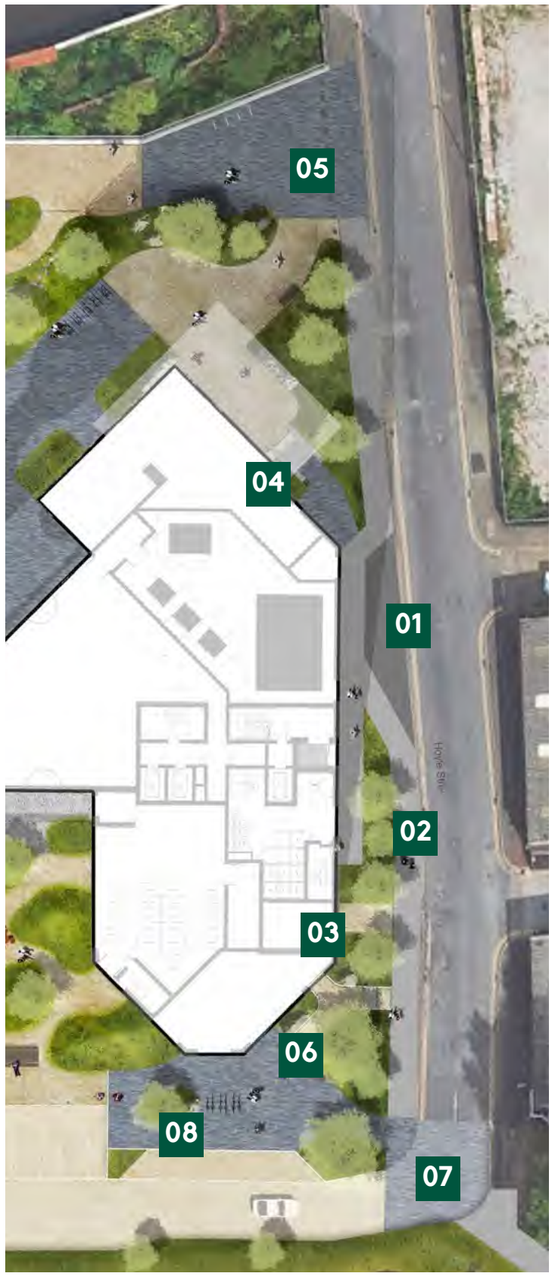
04 Stepped access from Hoyle Street into Plot J

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





Early sketch of looking down Hoyle Street





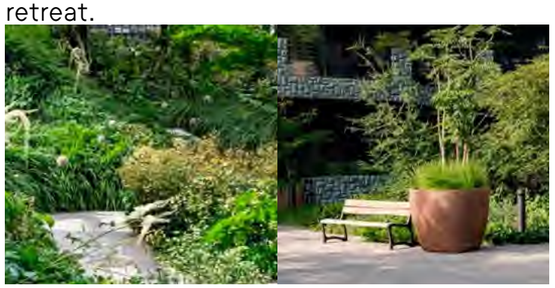
Podium Gardens

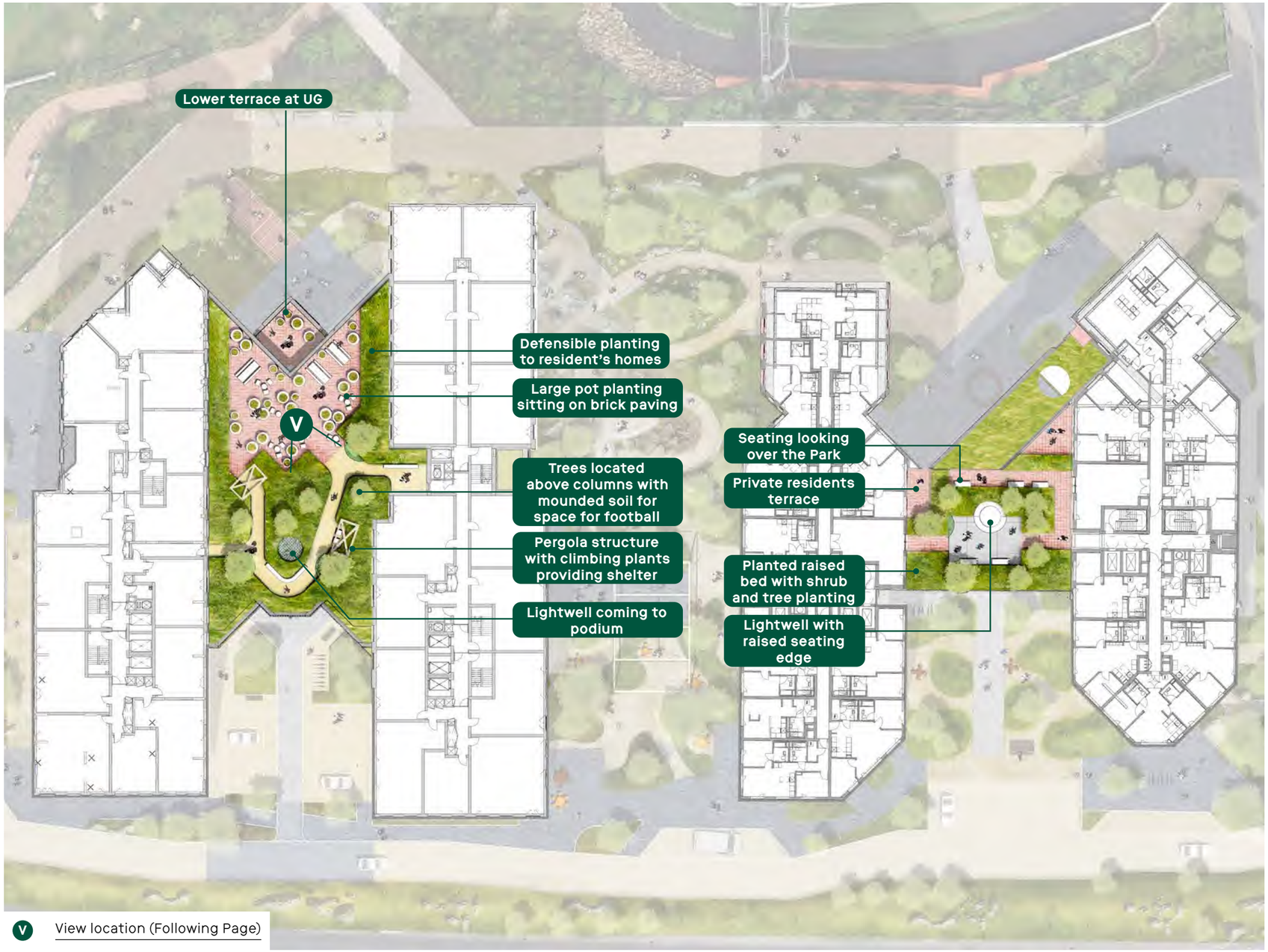
The podium gardens provide residential amenity at first floor. These two garden spaces offer semi-private opportunities for gathering, relaxing or holding communal activities for residents.

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

Access to the Plot K podium is provided via the single lift core from K1 and through the central corridor from K2. For Plot J, access is through residential amenity spaces.

Plot K's podium includes a series of pergolas with comfortable lounge seating, integrated "play on the way" features for children, and spacious communal picnic benches for group gatherings and events. In contrast, Plot J's podium offers a centrally positioned terrace with scenic viewpoints overlooking the park, surrounded by a rich mix of herbaceous plants, shrubs, and trees, creating a peaceful and inviting outdoor retreat.





V View location (Following Page)

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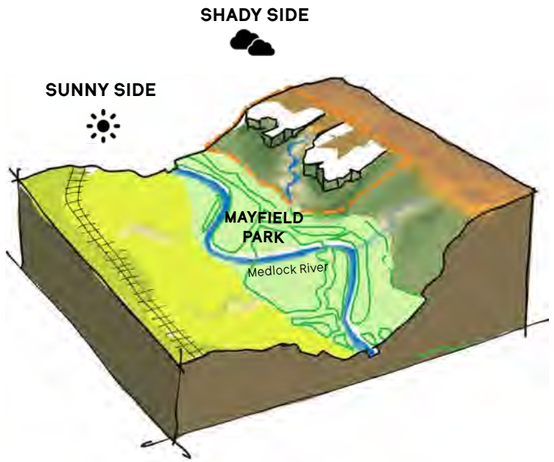
10.11 Landscape Strategies

Planting Concept

The Mayfield Phase 1B site, set on a shady slope overlooking Mayfield Park and the Medlock River, draws inspiration from the natural landscapes of the Peak District, known for its plateaus, slopes, and valleys. The planting approach aims to create an amplified version of these natural conditions.

This principle is exaggerated in the adjacent diagram, highlighting how the site sits on a shady slope adjacent to the River Medlock, similar to that of a valley condition in nature.

A riverbed character cascades from the highest to the lowest point of the landscape, with the planting being intentionally sparse within this riverbed to create open views toward Mayfield Park. At the edges of the river bed, the planting becomes denser, creating a natural frame for this view. At the highest point of the landscape, the 'plateau' showcases heathland-inspired planting, with hardy upland vegetation thriving in the sunlit, south-facing aspect.



Conceptual diagram showing how the site is similar to a slope, valley and basin of a natural landscape







Shade tolerance

Unlike the open, sunlit, herbaceous planting found within Mayfield Park, the planting within Mayfield Phase 1B is designer for a shadier condition.

This enhances the park's existing habitats by introducing new and distinct characters, enriching the diverse tapestry of planting styles throughout Mayfield.

The new planting scheme brings a fresh dimension to the park, offering a year-round verdency that adds depth and vibrancy to the existing planting styles.



The Park's tapestry of planting characters extents south

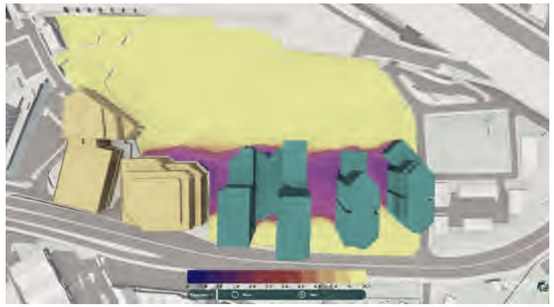


Diagram illustrating sun exposure on the 21st of June

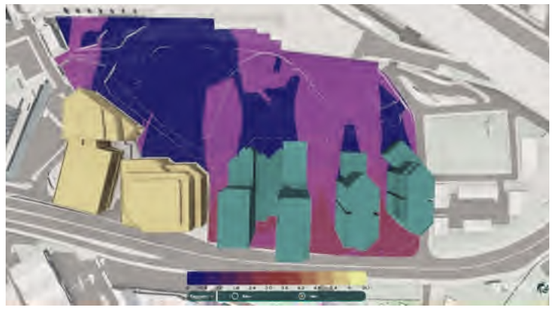


Diagram illustrating sun exposure on the 21st of December

Planting characters

The planting characters throughout Mayfield Park change and evolve, adding diversity and botanical interest through the sequence of spaces.

We propose continuing this evolution, enhancing botanical richness and horticultural variety while integrating seamlessly with the wider planting strategy. This approach will introduce new, complementary planting characters within the Phase 1b site. The eight distinct planting characters are summarised in the adjacent images and detailed on the following pages.

Mayfield Park Planting



New Planting Characters



Resilient shade and drought-tolerant species amongst boulders and crevices.



Shade tolerant, leafy, year round structure with herbaceous planting, shrubs and trees distributed across the area.



Inspired by heathland ecosystems, reinterpreted for an urban context to create a low-maintenance, biodiverse, and visually distinctive planting.



Planting inspired by resilient colonising species found on brownfield sites, south-facing courtyards will feature drought-tolerant herbaceous and ornamental species.



Native wildflowers, shrubs, and hedges are proposed to create a biodiverse habitat corridor along the length of the Estate Road.



A mix of pines, ornamental grasses, and shrubs creates an extension to the adjacent planting characters of Mayfield Park providing dynamic, herbaceous arrangements with year round structure.



A mix of herbaceous perennials and shrubs with ornamental vegetables, culinary herbs and edible flowers.



A tapestry of low-growing sedums and mosses form a hardy, drought-tolerant base, while native grasses and wildflowers rise above, providing seasonal bursts of colour.

Rock garden - dry tributary

The central dry river bed planting design draws inspiration from natural landscape features, where resilient shade and drought tolerant species thrive amongst boulders and crevices. These plants are selected for their ability to adapt to fluctuating moisture levels and limited light conditions. The density of rocks to planting changes as the landscape transitions away from the centre of the tributary. Limited use of shrubs/trees in this central area helps frame and maintain views towards the park.

Below are examples of species that could be included in this planting character:

Sesleria autumnalis,
Persicaria x fennica 'Johanniswolke',
Thalictrum 'Black Stockings',
Phlomis tuberosa,
Campanula glomerata 'Alba'
Bergenia stracheyi brahms,
Monarda bradburiana,
Helleborus argutifolius,
Polystichum setiferum proliferum,
Geranium macrorrhizum



Rock garden - dry tributary location plan



Example species: Sesleria autumnalis, Persicaria x fennica 'Johanniswolke', Thalictrum 'Black Stockings', Phlomis tuberosa, Campanula glomerata 'Alba'



Example species: Bergenia stracheyi brahms, Monarda bradburiana, Helleborus argutifolius, Polystichum setiferum proliferum, Geranium macrorrhizum









Example of expected planting distribution is at the edge of the tributary character area. Few small trees/shrubs, 50% rocks, 50% planting

Transition of planting character

Example of expected planting distribution as the centre transitions to the edges of the tributary character area. Limited trees, 60% stones, 40% planting

Example of expected planting distribution in the centre of the tributary. No trees, 70% gravels, 30% planting

Rock garden - shady slopes

The slopes will be treated as a unified planting character, but with variations to the planting structure. The overall planting character is one of shade tolerant, leafy, year round structure, with the distribution of herbaceous planting, shrubs and trees varying across the area. The following planting sub characters vary across the beds:

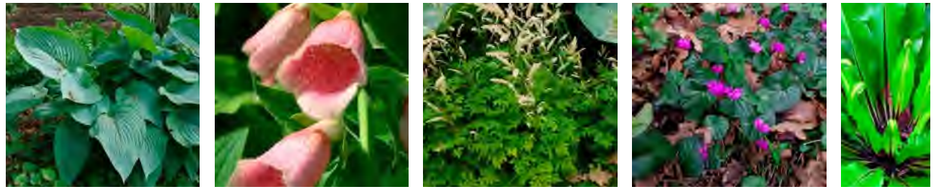
- Shrubby Valley: Ornamental shade tolerant perennials and trees with clear stems sit towards the dry river bed. This is a transitional zone.
- Woodland Valley: Towards the buildings, the intensity of shrub and tree planting builds, whilst providing a rich evergreen understorey.
- Undercroft Area: Features a dense monoculture of evergreen, drought-tolerant ferns, with pockets of moisture to sustain them. This area will adopt a striking, minimalist aesthetic.
- Southern Walkway Rain Gardens: The rain garden along the southern walkway will have a collate and infiltrate water, the planting will be shade and drought tolerant. The structure will be a mix of shrubs, trees and herbaceous planting, allowing interaction and play amongst the stepping stones.



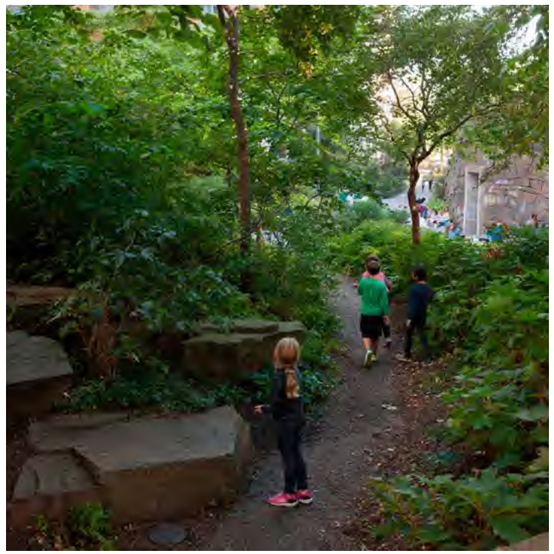
Rock garden - shady slopes location plan



Example species: *Dryopteris wallichiana, Liriope muscari, Geranium macrorrhizum 'Album', Epimedium rubrum*



Example species: *Hosta 'Snowden', Digitalis x mertonensis, Aruncus aethusifolius, Cyclamen coum, Asplenium antiquum*





Example of expected planting distribution at the edge of the character area. Dense shrubs and tree planting, 20% stone slabs, 80% planting

Transition of planting character





Example of expected planting distribution as the centre transitions to the edges of the character area. Sparse shrubs and tree planting, 30% boulders, 70% planting





Example of expected planting distribution in the centre of the character area. Ornamental woodland cover and trees, 30% boulders, 70% planting

Plateau

The proposed planting takes inspiration from heathland and scrubland ecosystems, reinterpreted for an urban context to create a low-maintenance, biodiverse, and visually distinctive landscape.
Naturally, heath is composed of shrubs growing in low nutrient areas where large homogeneous patches of different species mix. Our urban interpretation features a mosaic of hardy, drought-tolerant species such as grasses, heathers, and low shrubs, to introduce seasonal colour and support pollinators. This planting strategy replicates the open, textured character with an increase of structural shrubs which provide year round interest. This integrates seamlessly into the urban environment, offering a resilient and ecologically rich landscape that thrives in poor, well-drained soils.

Below are examples of species that could be included in this planting character:

Calluna vulgaris
Ulex europaeus 'Flore Pleno'
Armeria maritima
Erica Carnea
Molinia caerulea windspiel
Dianthus arearius
Polystichum setiferum
Achillea millefolium 'Kirschkönigin'
Thymus praecox
Nassella tenuissima
Cotinus coggygria



Plateau location plan



Example species: *Calluna vulgaris, Antennaria dioica borealis, Achillea millefolium 'Kirschkönigin', Thymus praecox, Armeria maritima*



Example species: *Ulex europaeus 'Flore Pleno', Molinia caerulea windspiel, Polystichum setiferum, nassella tenuissima, cotinus coggygria*



Plateau Arrival planting character





Courtyards

Drawing inspiration from the resilient colonizing species found on brownfield sites, the south-facing courtyards will feature a herbaceous and ornamental planting palette. Drought-tolerant species will emerge from a gravel mulch base, as did brownfield species in times gone by. The design will emphasize low-maintenance, flowering perennials, grasses, and textured foliage to provide a silvery and dynamic aesthetic. Scent will play a key part in the species choice, to ensure residents and guests can sit amongst the planting. This approach combines naturalistic and ornamental cues, providing a welcoming arrival into the plots lobby spaces.

Below are examples of species that could be included in this planting character:

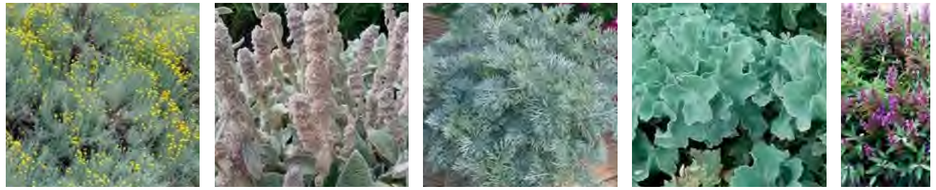
Pseudodictamnus acetabulosus
Santonlina chamaecyparissus
Helichrysum italicum
Salvia officinalis
Verbascum thapsus
Cistus creticus
Stachys Silver Carpet
Artemisia 'Powis Castle'
Aruncus aethusifolius
Papaver orientale Pinnacle Pink
Epimedium rubrum
Crambe maritima



Courtyards location plan



Example species: *Pseudodictamnus acetabulosus, Verbascum thapsus, Helichrysum italicum, Papaver orientale 'Pinnacle Pink', Cistus creticus*



Example species: *Santonlina chamaecyparissus, Stachys Silver Carpet, Artemisia 'Powis Castle', Crambe maritima, Salvia officinalis*



Courtyard planting character





Estate road buffer

Native wildflower, shrubs, and hedges are proposed on the bund to create a biodiverse habitat corridor along the length of the Estate Road. Existing services below ground, creating constrained conditions. Designed for low maintenance, the planting will be managed by the Mayfield Estate team, providing ecological value while enhancing the natural character of the area.

Below are examples of species that could be included in this planting character:

Prunus spinosa
Sorbus aucuparia
Leucanthemum vulgare
Glebionis segetum
Rosa canina
Crataegus monogyna
Viburnum lantana
Lychnis flos-cuculi
Echium vulgare
Serratula tinctoria var. seoanei
Centaurea nigra
Primula vulgaris
Lolium pratense
Phleum pratense



Estate road buffer location plan



Example species: *Sorbus aucuparian, Glebionis segetum, Prunus spinosa, Lychnis flos-cuculi, Leucanthemum vulgare*



Example species: *Crataegus monogyna, Viburnum lantana, Echium vulgare, Serratula tinctoria var. seoanei, Primula vulgaris*



Estate Road Buffer planting character



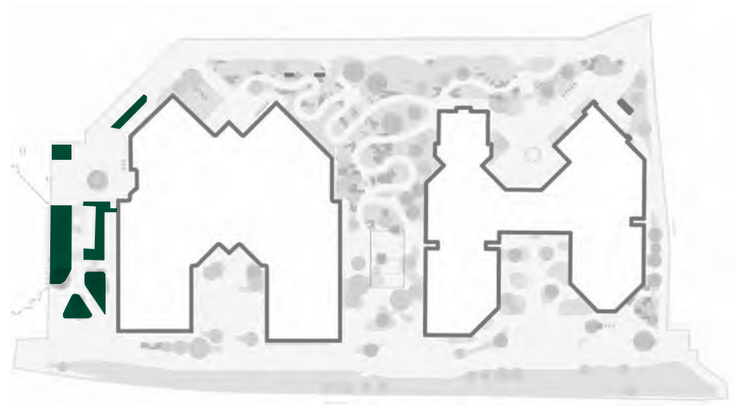


Republic terraces

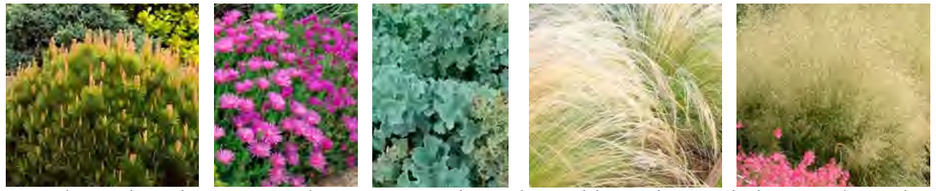
Expanding the existing planting from within the park, this mix of pines, ornamental grasses, and shrubs creates a dynamic, herbaceous arrangement, creating year round structure. Evergreen species such as Arbutus, Pine, Myrtle, Juniper, and Pinus mugo are strategically placed to shield the area from wind, ensuring both comfort and continuity throughout the year. This ornamental and structural

Below are examples of species that could be included in this planting character:

Pinus mugo
Viburnum opulus ‘Compactum’
Calamagrostis × acutiflora ‘Karl Foerster’Serratula tinctoria var. seoanei
Crambe maritima
Artemisia ‘Powis Castle’
Myrtus communis
Stipa tenuissima
Deschampsia cespitosa
Helichrysum italicum
Hylotelephium telephium (Atropurpureum Group)
Serratula tinctoria var. seoanei
Juniperus squamata ‘Blue star’



Republic terraces location plan



Example species: *Pinus mugo, Delosperma cooperi, Crambe maritima, Stipa tenuissima, Deschampsia cespitosa*



Example species: *Viburnum opulus ‘Compactum’, Helichrysum italicum, Calamagrostis × acutiflora ‘Karl Foerster’ Hylotelephium telephium, Artemisia ‘Powis Castle’*



Republic Terraces planting character





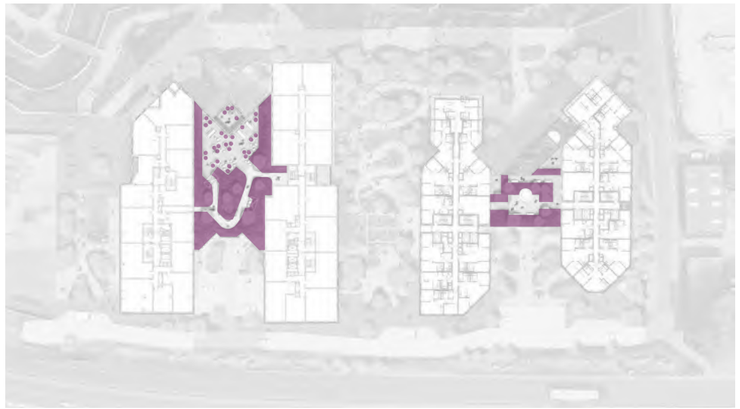
Podium gardens

The podium gardens offer a mix of herbaceous perennials and shrubs with ornamental vegetables, culinary herbs and edible flowers. It features an eclectic mix of herbaceous perennials and ornamental shrubs, interwoven with striking ornamental vegetables, aromatic culinary herbs, and delicate edible flowers. This will provide a sensory experience through texture, fragrance, and flavour.

Predominantly composed of shade-tolerant species, the planting will thrive in low-light conditions, ensuring a lush, verdant appearance year-round.

Below are examples of species that could be included in this planting character:

Tropaeolum majus
Fragaria vesca
Galium odoratum
Melissa officinalis
Thymus vulgaris
Lavandula angustifolia
Aloysia citrodora
Rheum rhabarbarum
Athyrium niponicum
Monarda didyma
Calendula officinalis



Podium gardens location plan



Example species: *Monarda didyma, Galium odoratum, Melissa officinalis, Aloysia citrodora, Calendula officinalis*



Example species: *Fragaria vesca, Athyrium niponicum, Thymus vulgaris, Rheum rhabarbarum*



Podium Gardens planting character





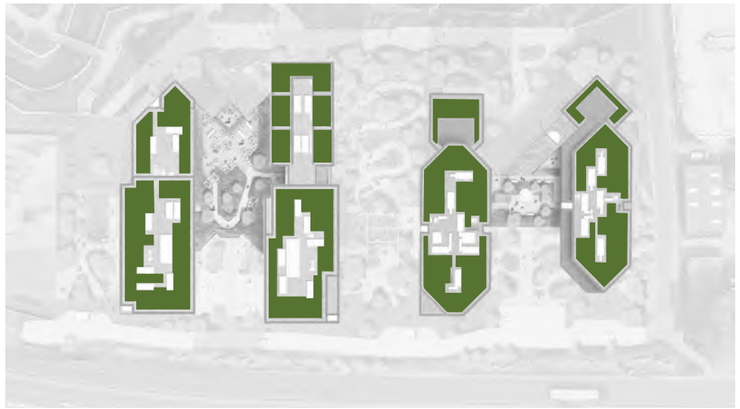
Biodiverse green roof

The planting character of the biodiverse green roof is dynamic and layered, mimicking natural ecosystems. A tapestry of low-growing sedum forms a hardy, drought-tolerant base, while native grasses and wildflowers rise above, providing seasonal bursts of colour. A ratio of 60:40 should be achieved between wildflower and sedum species. These form microhabitats for insects, birds, and pollinators. Varying depths in substrate between 80-150mm create small localised micro-habitats due to exposure to sun, wind and rain. The rich diversity ensures year-round visual interest and ecological function, with plants selected to thrive in the roof's unique microclimate, fostering resilience and self-sustainability.

Habitat features are proposed at roof level. Refer to Plot DAS reports.

Below are examples of species that could be included in this planting character:

Anthemis tinctoria
Achillea millefolium
Campanula rotundifolia
Daucus carota
Echinacea purpurea
Pilosella aurantiaca
Alyssum saxatile
Linum perene
Origanum vulgare
Sedum reflexum
Sedum acre



Biodiverse green roof location plan



Example species: *Anthemis tinctoria, Campanula rotundifolia, Daucus carota, Linum perene, Pilosella aurantiaca*



Example species: *Origanum vulgare, Sedum acre, Alyssum saxatile, Sedum reflexum*



Biodiverse Green Roof planting character

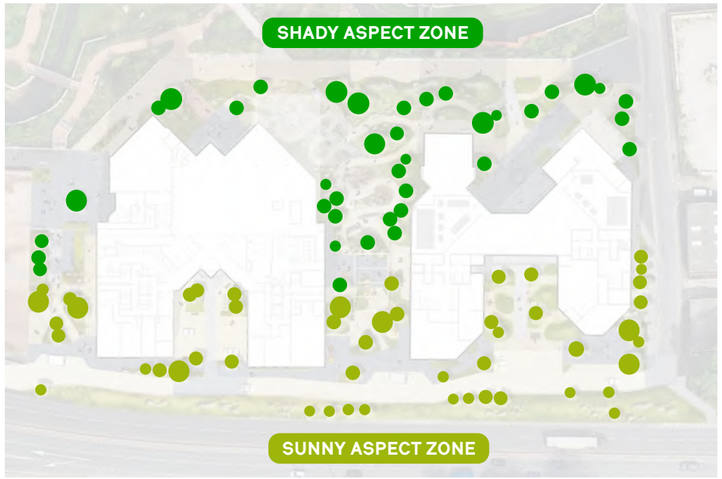




Tree planting strategy

Our tree strategy focuses on promoting a diverse selection of species across the site, aligning with a wider ambition to strengthen the feeling of a Mayfield arboretum. In this specific area, tree selection will be tailored to the microclimate conditions: the sunnier southern section and the shadier northern section. This approach ensures that trees are well-suited to their environment. Additionally, prioritising species diversity enhances resilience to climate change and mitigates risks from tree diseases, such as those that have impacted ash and oak trees in recent years. A mixture of evergreen and deciduous trees have been developed to help mitigate wind impacts.

Adjacent are examples of species that could be included in this species mix:



Planting character reference



Liquidambar styraciflua



Tilia cordata



Coryllus avelana



Acer miyabei



Mahonia x media



Salix rosmarinifolia



Salix caprea



Sciadopitys verticillata



Pinus heldrechii



Sambucus nigra



Cornus snaguinea



Pinus nigra



Gleditsia triacanthos



Arbutus undedo



Pieris purity



Prunus serrula



Hippophae rhamnoides



Sorbus aria

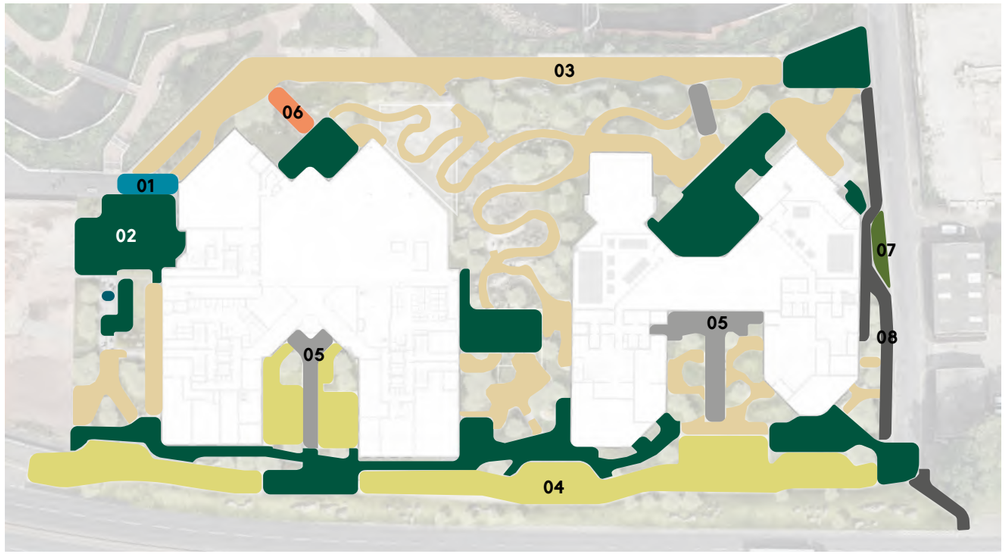


Quercus cerris

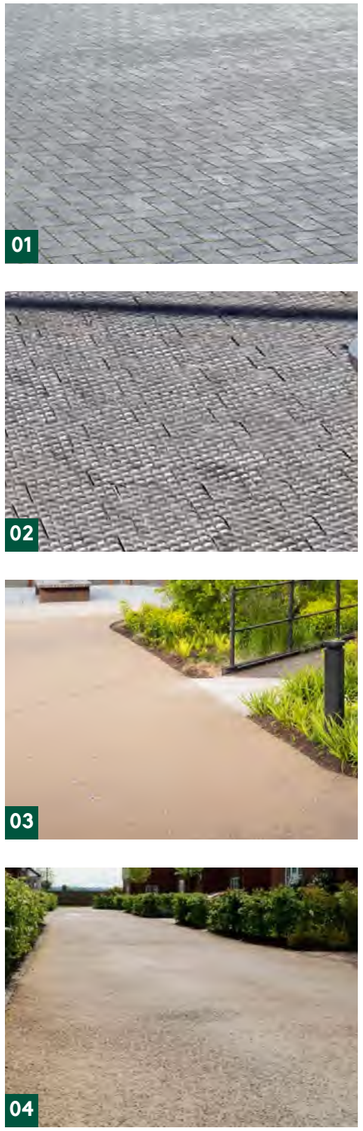


Amelanchier arborea

Materiality



Mayfield Park's materials palette draws inspiration from its industrial heritage, grounding the park in Mancunian authenticity. Avoiding imported materials, the design emphasises UK-sourced elements that reflect the site's character. Locally sourced concrete incorporates red and pink aggregates, echoing the character of nearby red brick mills and stations. Staffordshire blue bricks reference the adjacent depot's distinctive brickwork, while galvanised steel gratings create an industrial character to the metalwork. Permeable resin-bound gravel provides a seamless connection to the surrounding area. Together, these materials create a hard landscape that complements the wild, natural aesthetic of the park's soft landscape, maintaining its post-industrial character.



Materials

01 Clay Paving Bricks (Diamond Chequer)

02 Clay Paving Bricks (Smooth)

03 Resin Bound Gravel

04 Buff Asphalt

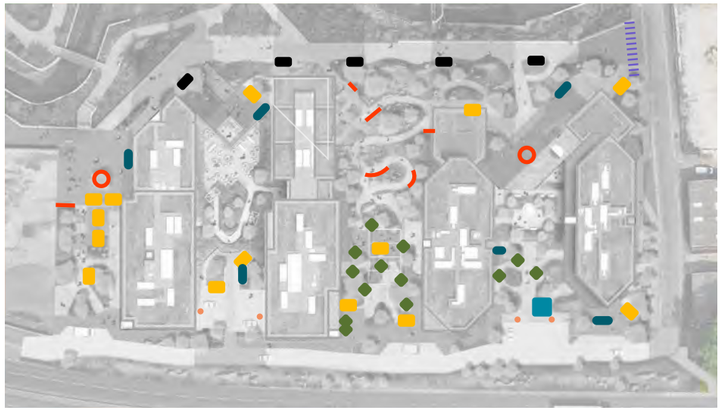
05 Reinforced concrete surface

06 Steel grating walkway

07 Temporary asphalt with stone chippings

08 Temporary asphalt pavement

Furniture



















Large Timber Bench

Large Picnic Bench

Table and Chair Set

Proposed cycle stands

EV Charging Pedestal

Bollards

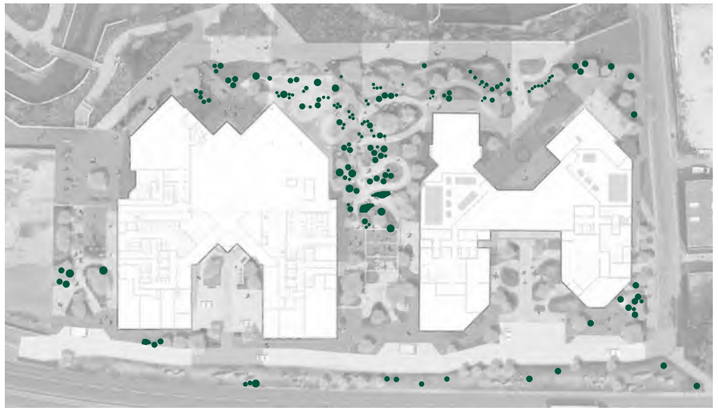
Concrete wall with timber seating and armrest

The furniture strategy is inspired by the existing aesthetic of Mayfield Park. A combination of reclaimed timber, weathered steel and concrete seating walls are proposed.

Below the re purposed depot structure, circular tables encourages spill out within the courtyard space.

Sheffield stands and accessible cycle parking is located at key entrances. 20 spaces + 1 accessible cycle stand are provided per plot.

Boulders



Boulders play a central role in the public realm strategy, forming a key part of the original landscape concept and creating a connection to the Mayfield Park Wildscape area that sits to the north of Phase 1B. This natural aesthetic offers a range of benefits across the public realm, including:

- Wind baffling
- Visual connection between Mayfield Park and Phase1b
- Climbable elements for informal play including stepping stones
- Seating opportunities

All the boulders are proposed at 500mm - 2500mm diameter and could be sourced locally at Shire Hill Quarry (Marchington Stone) to match the boulders within Mayfield Park.





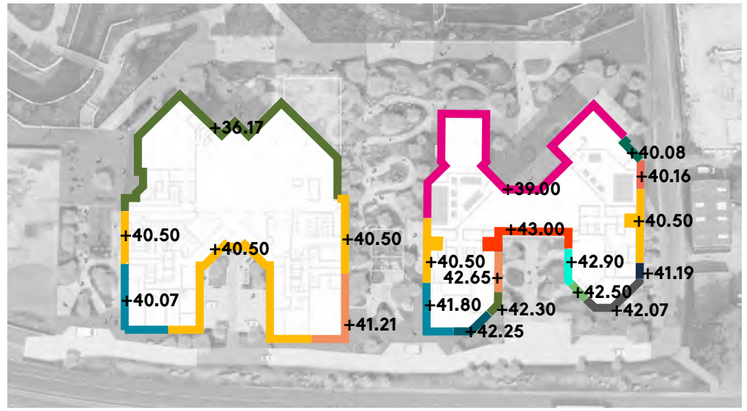
Proposed Levels



There is a significant level change across the site of around 6m. The levels strategy responds to the existing levels of the site, with the lowest point to the North East of the site and highest point located along the South Eastern edge of the Mancunian Way.

The main accessible route runs between Plot J + K whilst a steeped route is located between the Republic and Plot K due to the reduced space allowance. The levels along Hoyle Street follow the existing topography of the road.

Finished Floor Levels



The finished floor levels of the building is of a stepping nature to respond to the level changes across the site. The FFL's have been coordinated with the plot architects to ensure there is sufficient internal head room, access and internal ramps/steps within the buildings.

Existing flood levels have been considered when setting out the FFLs of the plots.

- FFL for residential use on ground floor = +36.47mAOD (this includes a 600mm freeboard to the 1in100yr+climate change flood levels).
- FFL for other uses at ground floor = +36.17mAOD (this includes a 300mm freeboard to the 1in100yr+climate change flood levels).

Accessibility



A series of accessible routes made up of slopes and resting points traverse the site. Direct stepped connections are also created throughout the proposal, whilst resting/stopping points are located at minimum 50m intervals.

An accessibility consultant has been consulted and measures have been included to ensure accessibility is embedded within the design. The following suggestions have been integrated:

- Accessible cycle parking bays included adjacent to northern commercial units.
- Slopes no steeper than 1:20 with resting points every 500mm rise.
- Accessible EV Charging Bays with 1600mm access zone.
- Transfer zones for wheelchair users and seating walls of varying heights for inclusive seating.

Steps

Accessible Route

Accessible Cycle Stand

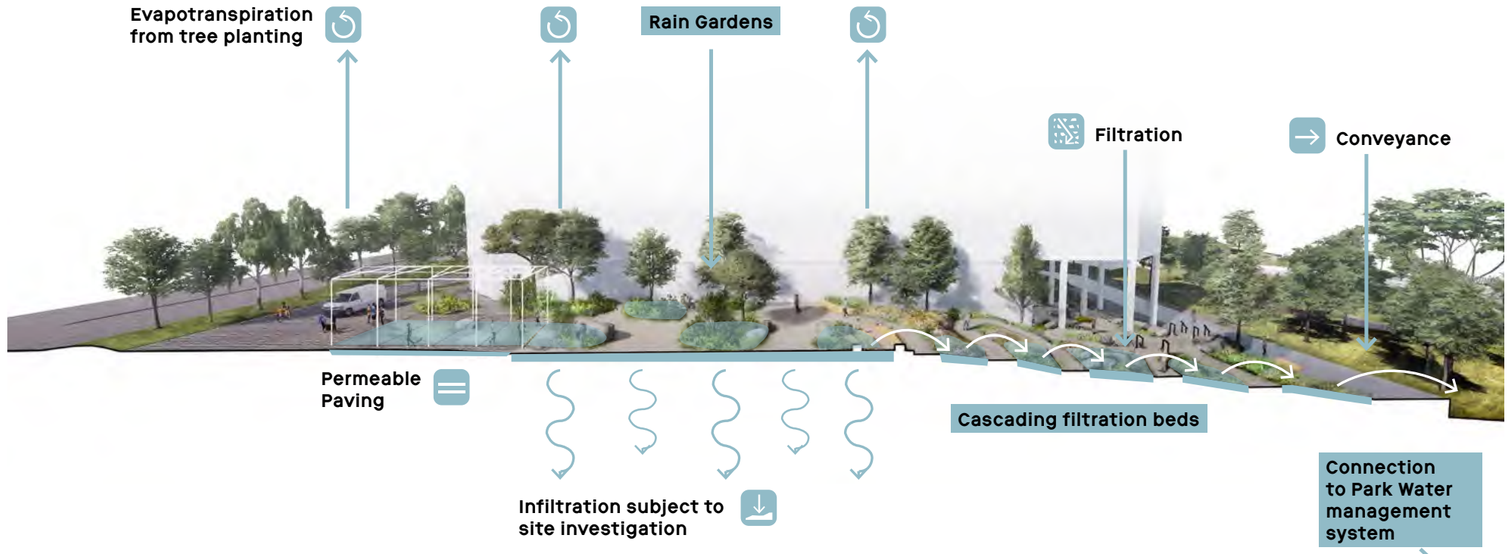
Sustainable Urban Drainage



The proposed design aims to elevate the role of water as a valuable and dynamic feature within the public realm. The strategy uses a series of blue roofs, rain gardens and permeable paving. These elements work together to effectively manage rainwater by slowing its flow, reducing runoff, and enhancing urban resilience to flooding.

A key visual highlight is the creation of a ‘dry’ riverbed, designed to come alive during periods of heavy rainfall, symbolising the natural movement of water through the landscape. In addition, external gullies and channels will be thoughtfully designed to make the flow of water from podium blue roofs to rain gardens a visible and engaging experience. This approach not only promotes environmental sustainability but also fosters public awareness of water’s essential role in urban ecosystems. Refer to the Drainage Strategy report for more information.

- Rain Garden
- Blue Roof
- Detention Basin
- Permeable Paving



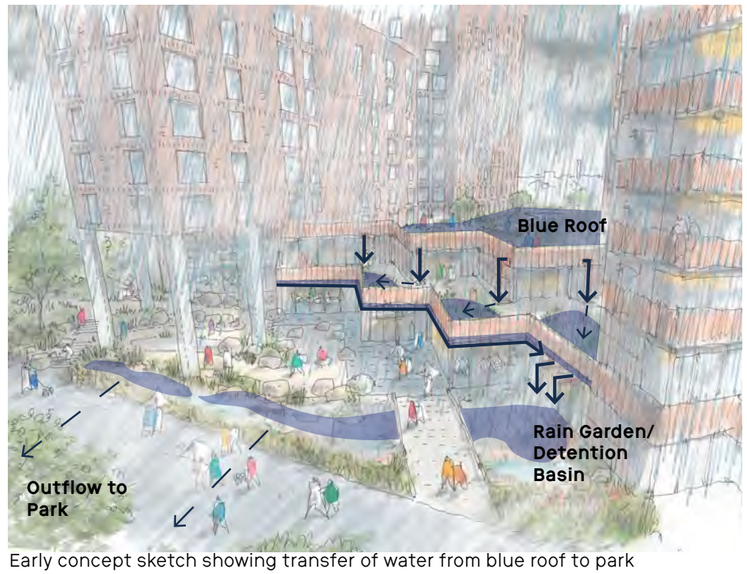








Methods to transfer water



Early concept sketch showing transfer of water from blue roof to park



Illustration of Southern Walkway rain garden capturing surface water run off during heavy rainfall



Illustration of rock garden conveying water through the landscape during high rainfall event

Biodiversity and Ecological Enhancements

The landscape design features a diverse range of planting styles and habitats, combining wildflowers, herbaceous perennials, ornamental grasses, shrubs, and trees. This substantial increase in planting has played a key role in meeting and surpassing the mandatory 10% Biodiversity Net Gain (BNG) target, resulting in a +120% BNG improvement.

However, the compensation requirements for the loss of broadleaved woodland, as specified by trading rules, have not been fully met. To address this, woodland habitat will be secured through offsite biodiversity units. For additional details, please refer to Ecology with BNG technical note.

A variety of habitat features are proposed within Mayfield Park and this continues into the southern phase. The proposed features benefit invertebrates, mammals and birds.

The ecological enhancements are located in both the public realm and on the buildings. For habitat features on the buildings, refer to the Plot reports. These proposals have been developed in co-ordination with the project ecologist.

There are further opportunities to include bird boxes within the trees.





Invertebrate features
Invertebrate features may include insect hotels, towers, and log piles. Insect hotels and towers will be placed at least 1m above ground, facing south or southeast for sunlight, near flowering plants for food, and in a sheltered spot for wind and rain protection.



Log Piles
Log piles are best situated in a damp, shady area, with logs stacked loosely to create gaps for invertebrates, and kept moist by occasional watering, especially during dry periods.

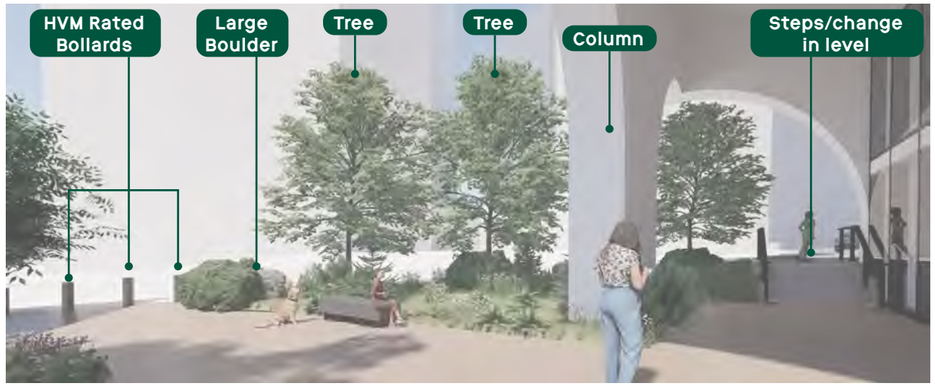
Security

Greater Manchester Police were consulted. Two areas were identified that could benefit from security mitigation. Refer to the Crime Impact Statement for further details.

Estate Road Buffer
A planted bund consists of mounding up to 1m with a minimum depth of 4m. Additional boulders and tree planting are also scattered along the length of the buffer. A highways barrier is proposed to the Western edge of the Estate Road where it connects into Phase 1A.

Hoyle Street
A planted bank is located between Hoyle Street and Plot J, including trees, boulders, steps/railings and columns. The existing HVM rated bollard line is extended to meet a planted bank.





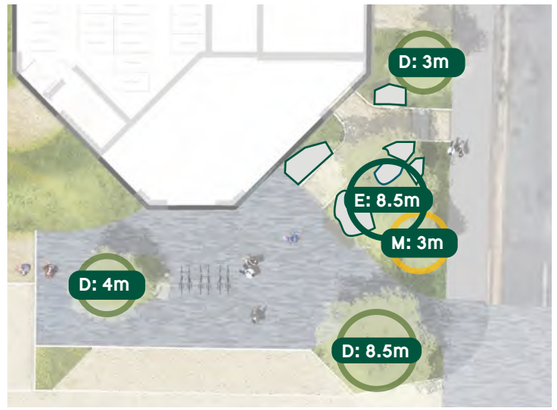
Hoyle Street informal security mitigation

Wind



Wind mitigation has taken place across scheme, testing the buildings and landscape together. Refer to Wind ES Chapter (Chapter 9 and associated appendices) for further information. The below points summarise the proposals in the public realm that help mitigate the wind impacts.

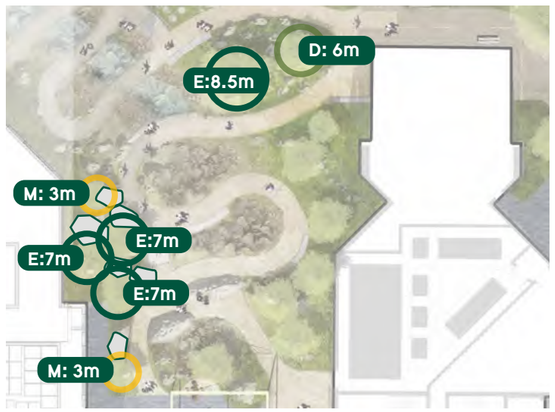
Area ‘5’ is identified as an additional area that requires mitigation.
The southeast corner of K1 has wind acceleration. It is proposed that a suitable measure to mitigate the impact of wind is via a combination of canopy/screen. The architectural integration of these elements will be conditioned and agreed at a later date to minimise impact on placemaking.



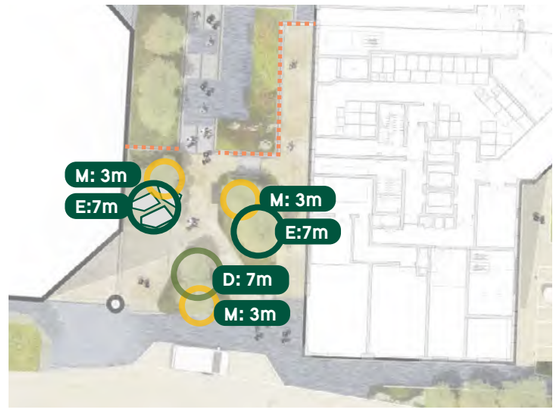
The impact of increased wind speeds on the southeast corner of J1 was mitigated through a mix of boulders, evergreen, deciduous and multistem trees.



The impact of increased wind speeds to the north of J1 was mitigated through a mix of boulders, evergreen and multistem trees.



The impact of increased wind speeds to the east of K1 was mitigated through a mix of boulders, deciduous, evergreen and multistem trees.



The impact of wind speeds between the Republic and K1 was mitigated through boulders, deciduous, evergreen, multistem trees and porous balustrade infills.

D: Deciduous

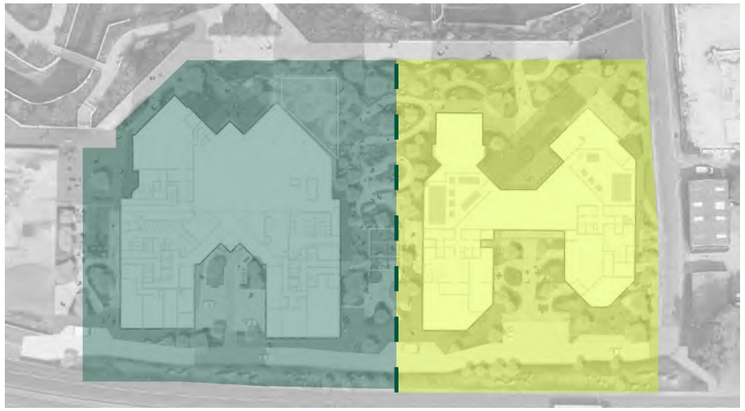
E: Evergreen

M: Multistem

Porous infill balustrade

xm Height of tree at installation

Phasing



Regarding construction phasing, it is assumed that Plot K will be developed before Plot J. It is likely a temporary landscaped route is provided between the two plots before work begins on Parcel J. Further coordination of this phasing line with consultants will be required closer to that time. In the interim, alternative accessible routes to the park are available.

Plot K

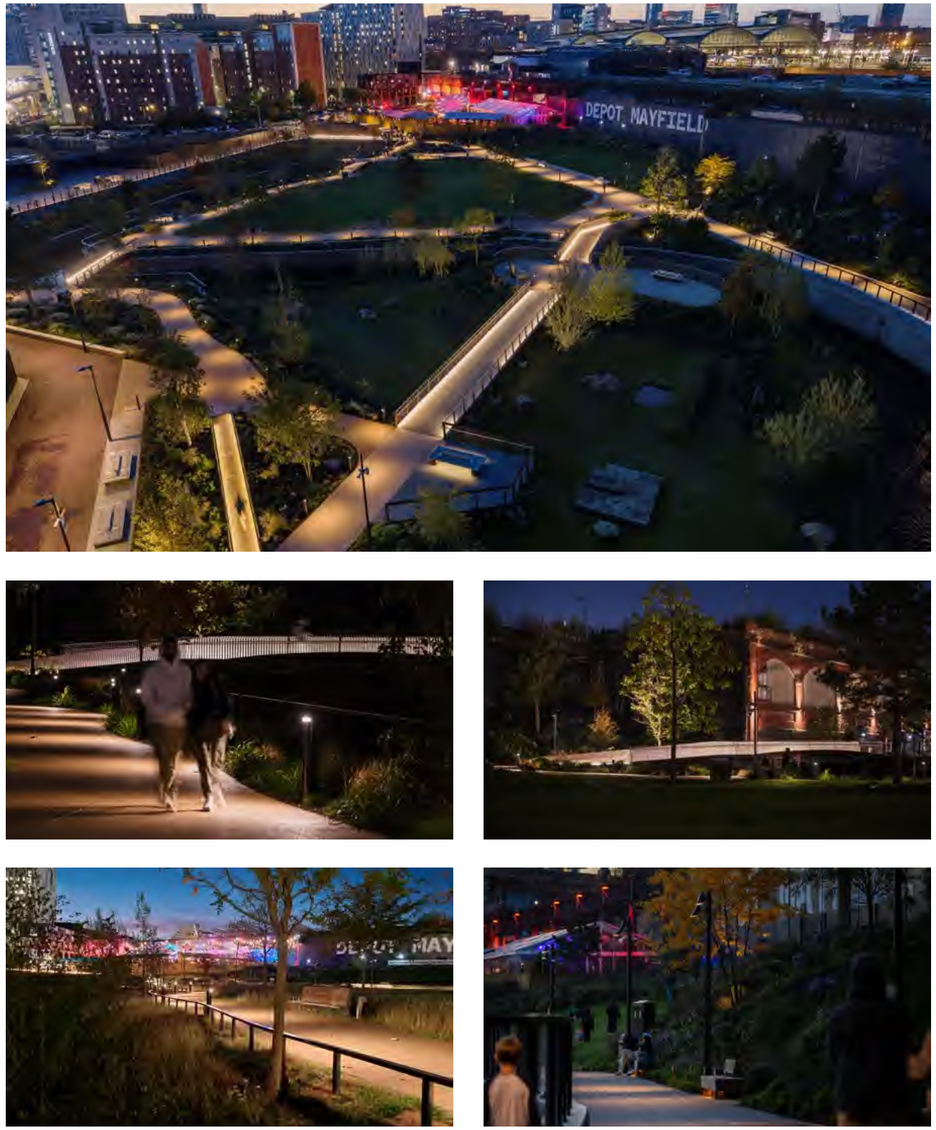
Plot J

Indicative phasing line

Lighting

The lighting approach builds upon the distinctive character, hierarchy, and luminance already present in Mayfield Park, ensuring a cohesive and harmonious integration with its existing landscape. By complementing the park's established lighting scheme, the proposed design seeks to enhance both functionality and aesthetics, creating a well-lit, inviting environment.

Key features such as the K1 undercroft and the re purposed Depot structure offer unique opportunities for additional lighting installations. These elements will function as prominent wayfinding landmarks, enhancing navigation and spatial awareness within the public realm. Thoughtfully designed lighting in these areas will also contribute to a sense of safety, comfort, and visual interest throughout the park.



Existing Lighting of Mayfield Park (Images by Studio Fractal)

Maintenance and Management

Across the public realm, the maintenance and management strategy will mirror and build upon the existing strategy set out for Mayfield Park. The estate is managed and maintained by the Park Estate team and the ambition for Phase 1b is to continue this. A comprehensive maintenance and management strategy is required to ensure the quality of spaces is consistent from completion and project lifespan.
Final details of the maintenance strategy will be set out via planning conditions.

Phase 1b will align to the key objectives set out for Mayfield Park:

- To facilitate an efficient and sustainable landscape management and maintenance regime through the lifetime of the development;
- To provide a safe, high quality external environment for all site users;
- To maintain a robust and visually appealing landscape setting;
- To ensure that the landscape develops in a manner commensurate with the original design intentions;
- To ensure the successful establishment and continued growth through to maturity of the trees and other planting identified in the Landscape Proposals;
- To function and operate as fully accessible

Planting
A detailed planting maintenance plan has been prepared for Mayfield Park that identifies the maintenance operations for the various planting characters within the Park. It identifies an establishments period of 5 years and ongoing maintenance. Phase1b will align to this. These include:

- Tree Planting
- Forb Rich Grassland
- Mixed Shrub & Herbaceous Planting

Hard Landscape
Cleaning and maintenance of hard landscape elements, following suppliers' recommendations, can theoretically extend their lifespan before reaching the end of their product lifecycle. This not only offers practical advantages by reducing the frequency of replacements but also provides environmental benefits by lowering the project's overall embodied carbon.

Access to facade
The access and maintenance strategy to the building facade from the ground is via a spider system.



Mayfield Park is awarded a Green Flag Award

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Design Evolution
Delivering the Vision of the SRF
The Proposals
Appearance
Use and Amount
Layout
Reconciliation with the SRF
Landscape and Public Realm
Sitewide Strategies

11 SITEWIDE STRATEGIES

11.0 Sitewide Strategies

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Commercial Servicing

Commercial units are situated along the Southern Walkway, creating active frontages that enhance engagement with the park.

To maintain the pedestrian-friendly nature of the walkway, the servicing strategy for Plot K is via the Estate Road and proposed lay-bys. A goods lift is provided within Plot K to take larger deliveries from Upper Ground to Lower Ground.

Along the Estate Road, commercial units activate corners on each of the 4 buildings and are serviced from adjacent lay-bys.

For Plot J, the park-facing commercial units are serviced via Hoyle Street and the proposed lay-by.

- Phase 1b boundary
- Lower Ground Commercial spaces
- Upper Ground Commercial spaces
- One-way vehicular route
- Lower Ground Servicing access route
- Upper Ground Servicing access route
- Vehicle lay-by



Split level plan showing both Lower and Upper Ground Level

Commercial Waste

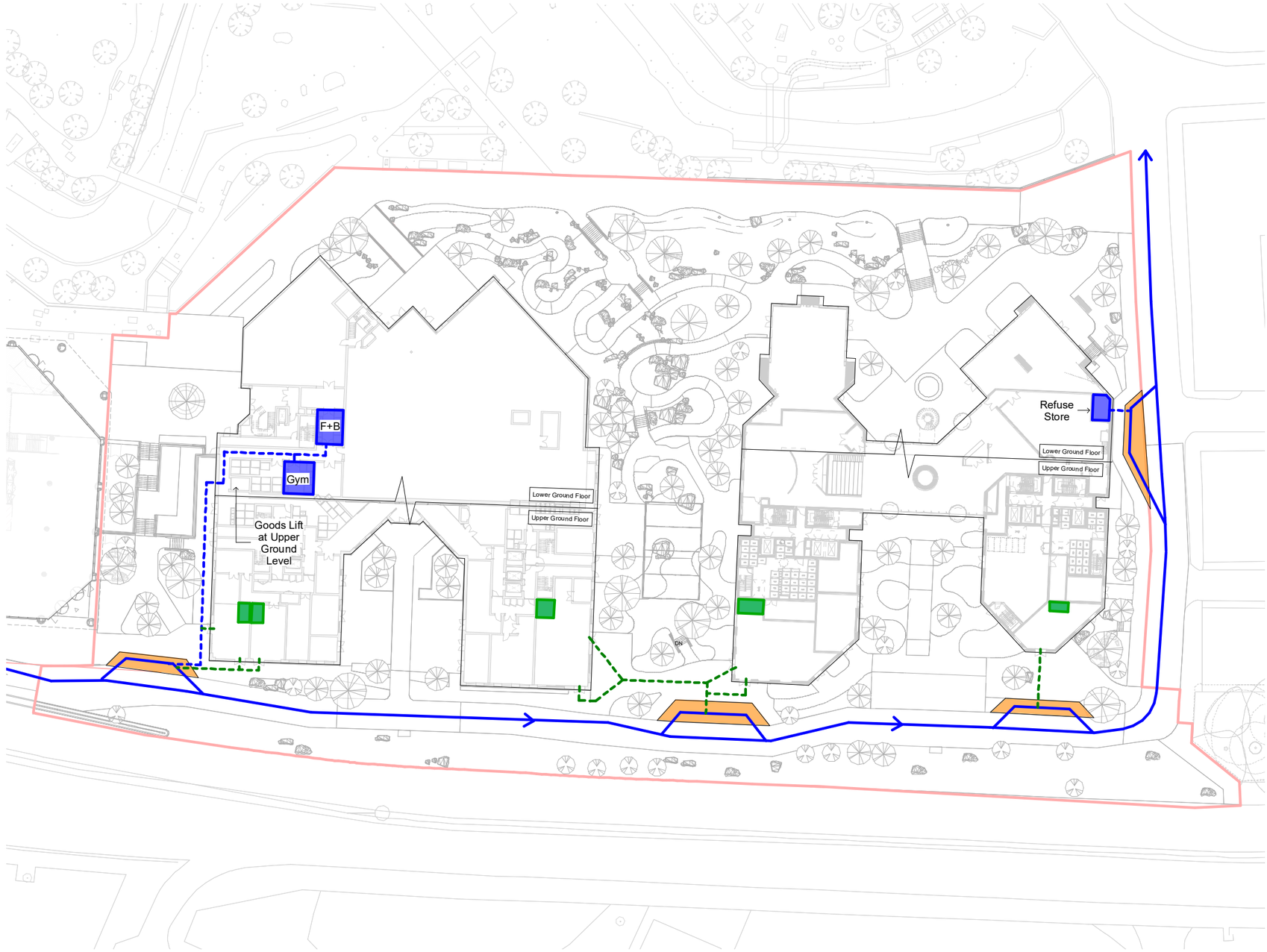
Similarly to the servicing strategy, the Southern Walkway is not to be used for refuse collection. This is in order to ensure it remains a pedestrian priority area. In both plots, designated commercial bin stores are provided within the commercial units at lower ground floor level.

For Plot K, waste is to be collected via the Estate Road and proposed lay-bys. The goods lift can be utilised to transport bins from Lower Ground to Upper Ground.

For Plot J, waste is to be collected from the proposed lay-by on Hoyle Street. An adjacent holding store offers additional storage capacity to streamline the collection process.

Smaller commercial units along the Estate Road will store commercial waste within their demise. This waste can be collected by refuse vehicles via any of the three proposed lay-bys.

- Phase 1b boundary
- Commercial refuse stores
- One-way vehicular route
- Lower Ground Servicing access route
- Upper Ground Servicing access route
- Vehicle lay-by



Split level plan showing both Lower and Upper Ground Level

shedkm to mark up location of parcel rooms and move in/ out spaces

Residential Servicing

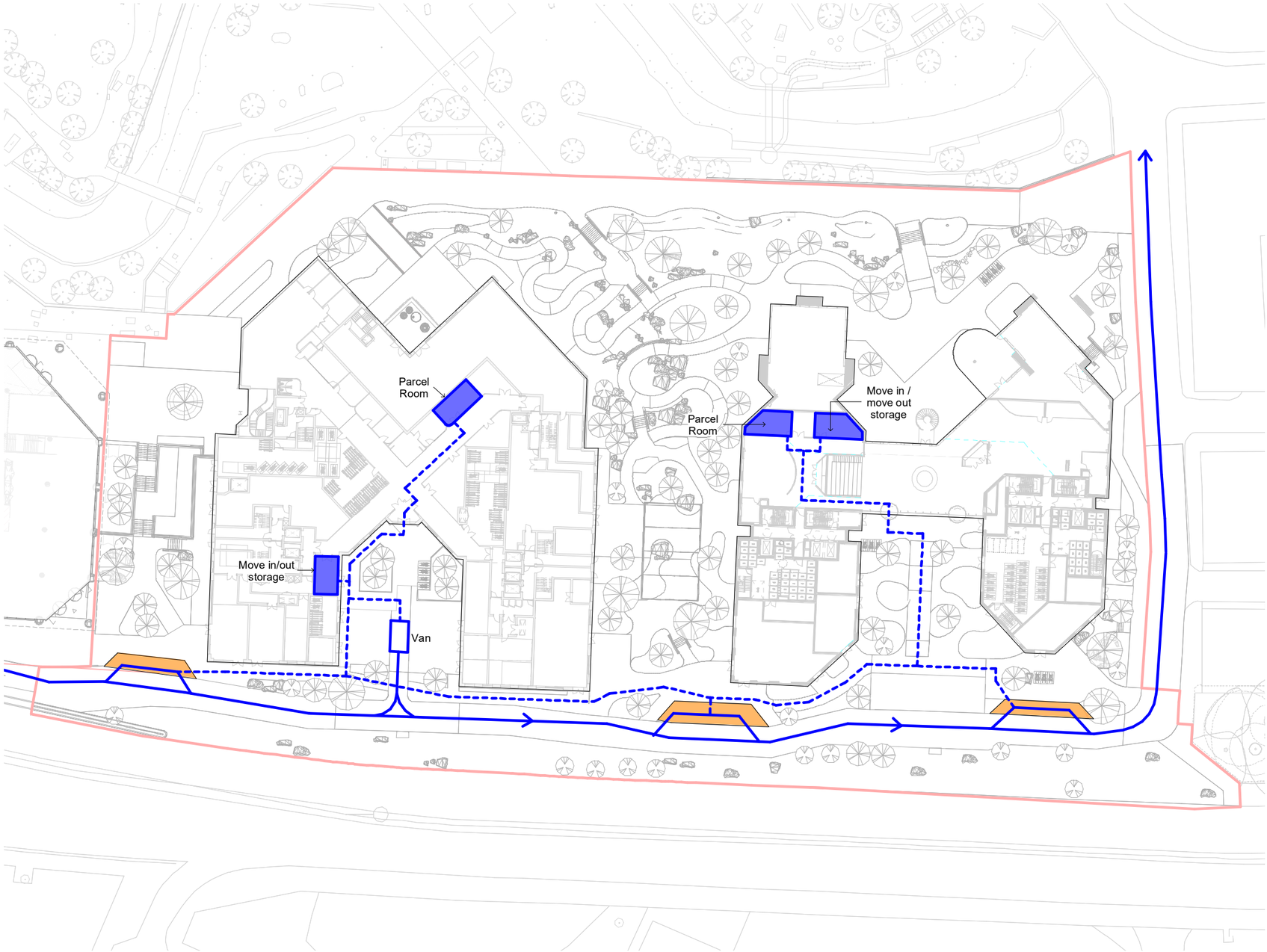
Move in / move out spaces, parcel drop off and post boxes are provided in both plots and are accessed from the south of the site via the proposed Estate Road. The 3 vehicle lay-bys can be used to facilitate this servicing.

In Plot K, the parcel room/post boxes are accessed via the southern entrance and the move in/move out storage is easily accessed externally, adjacent to the car parking spaces.

In Plot J, all 3 residential spaces are accessed via the main southern entrance.

For food deliveries, deliveroo drivers can utilise the 3 lay-bys along the Estate Road for drop-off.

Space has been provided within the post rooms for the collection of cardboard from parcels and packages.



Upper Ground Level

- Phase 1b boundary
- Residential parcel rooms, move in/move out storage
- One-way vehicular route
- Servicing access route
- Vehicle lay-by

Residential Waste

Residential bin stores are located on the Upper Ground level and as close to the residential cores as possible. Both plots utilise a split level approach to these stores to minimise their footprint at UGF. The second levels are accessed via platform lifts providing the additional required bin storage.

On collection day, refuse vehicles can use all 3 lay-bys along the Estate Road. A managed solution of bi-weekly council collection, subsidised by a bi-weekly private collection, will mean that at any one time (and based on the worst case residual waste stream) a maximum of 45 bins will require collection. Bin tugs are located in the stores to support the waste collection and adequate temporary holding areas have been provided within the landscape.

It has been assumed that other waste streams will be collected at different times/ days across the week.

For further details on waste collection please refer to the Operational Waste Management Strategy produced by SLR that accompanies the application.

- Phase 1b boundary
- Residential refuse stores
- One-way vehicular route
- Servicing access route
- Vehicle lay-by



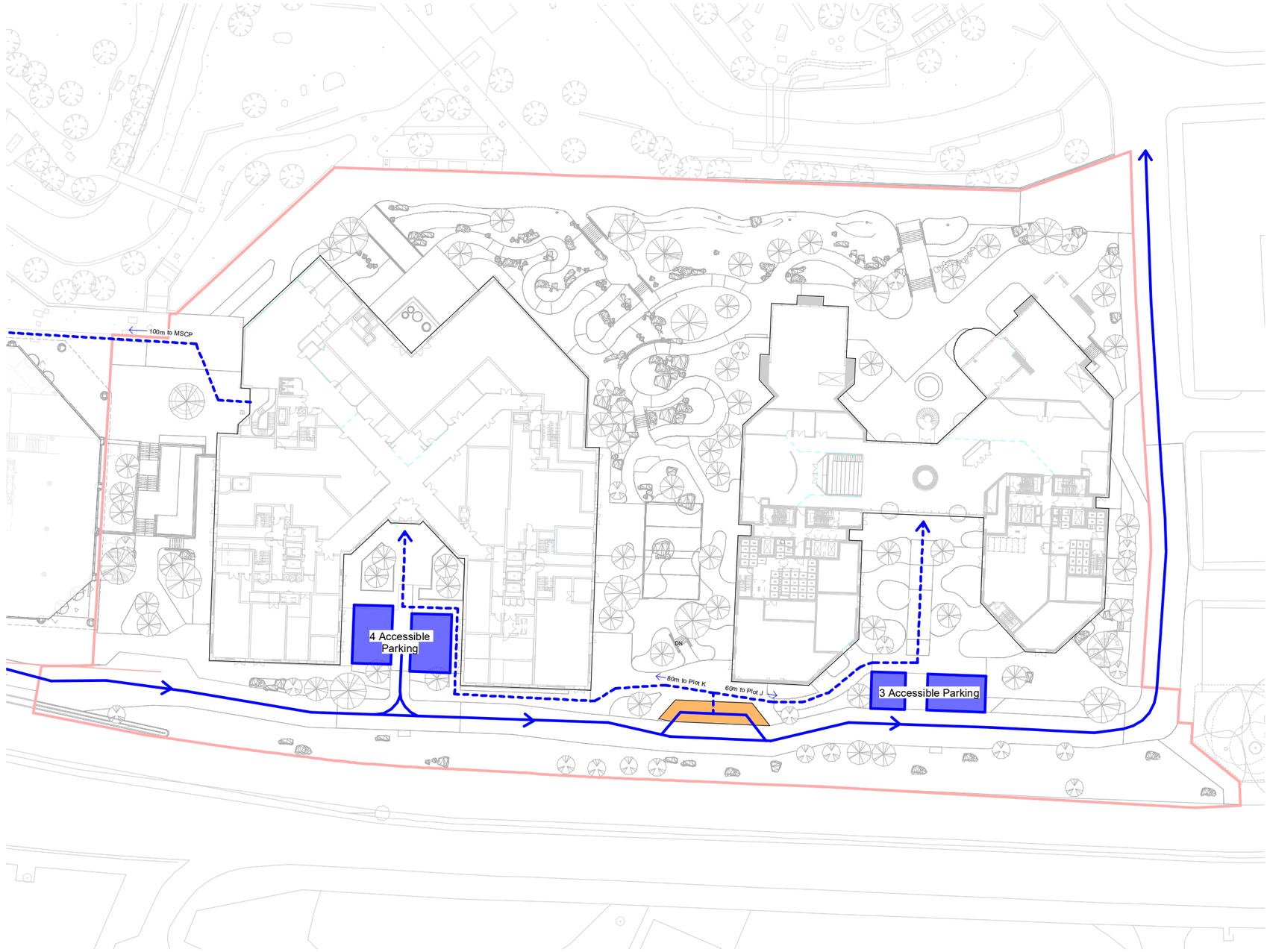
Upper Ground Level

Blue Badge Parking and Vehicular Drop Off

7 parking bays are proposed in the public realm and are designated as accessible, meeting the guidance of Approved Document M of the Building Regulations. 3 bays are located near Plot J, and 4 are near Plot K. Each are equipped with EV charging facilities and designated transfer zones for manoeuvring around the vehicles.

Vehicle access on-site is intentionally limited to maintain a pedestrian-friendly environment. Residential parking for Plot J and K is accessed via the proposed one-way Estate Road, with a centrally located taxi drop-off zone incorporated into the central loading bay.

Additionally, all residents have access to parking in the nearby Multi-Storey Car Park (MSCP), which is a short, accessible walk from Plot J and K.



Phase 1b boundary

One way vehicular route

Accessible pedestrian route

Accessible parking

Central loading bay - taxi drop off

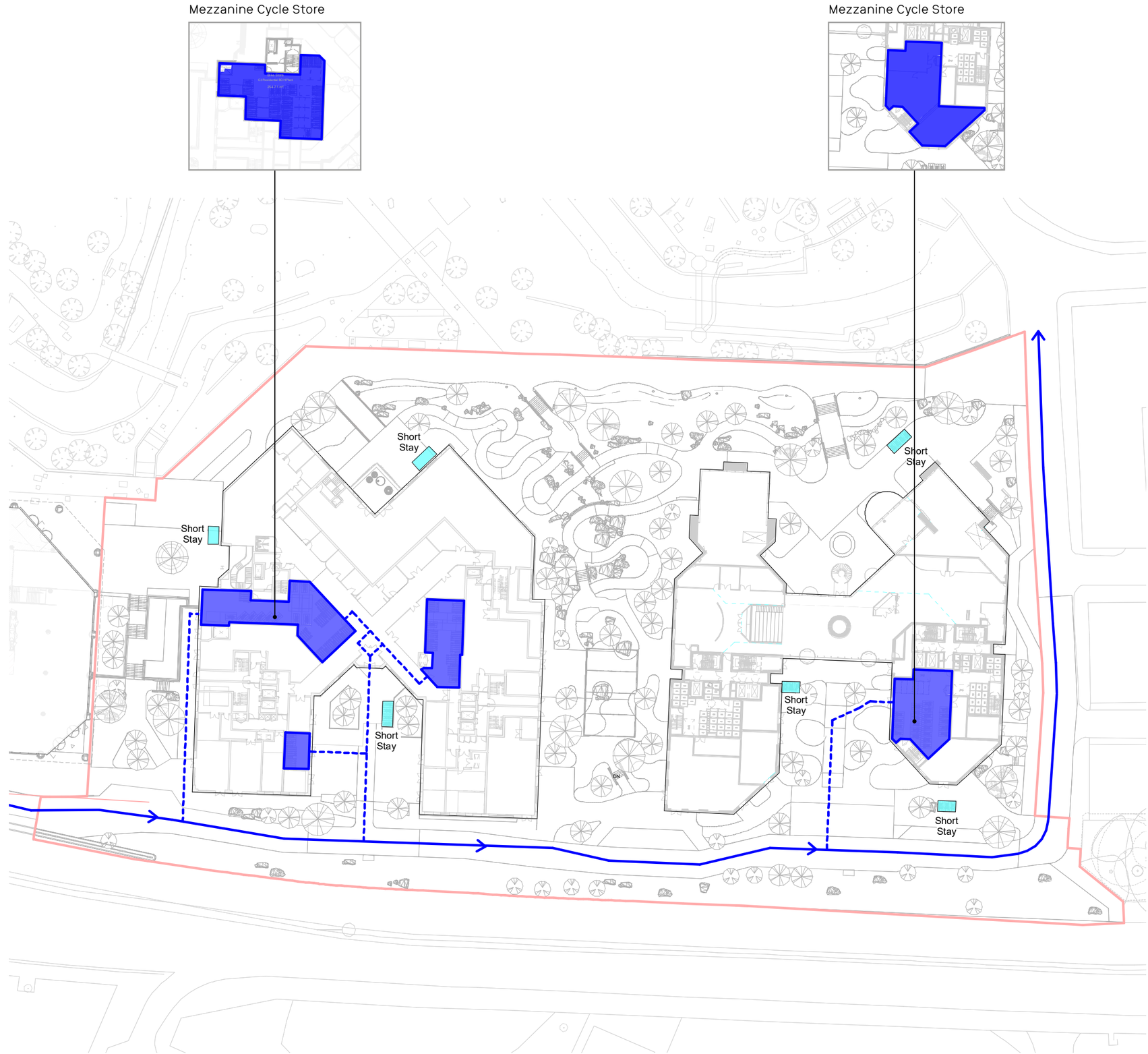
Upper Ground Level

Cycle parking

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

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

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



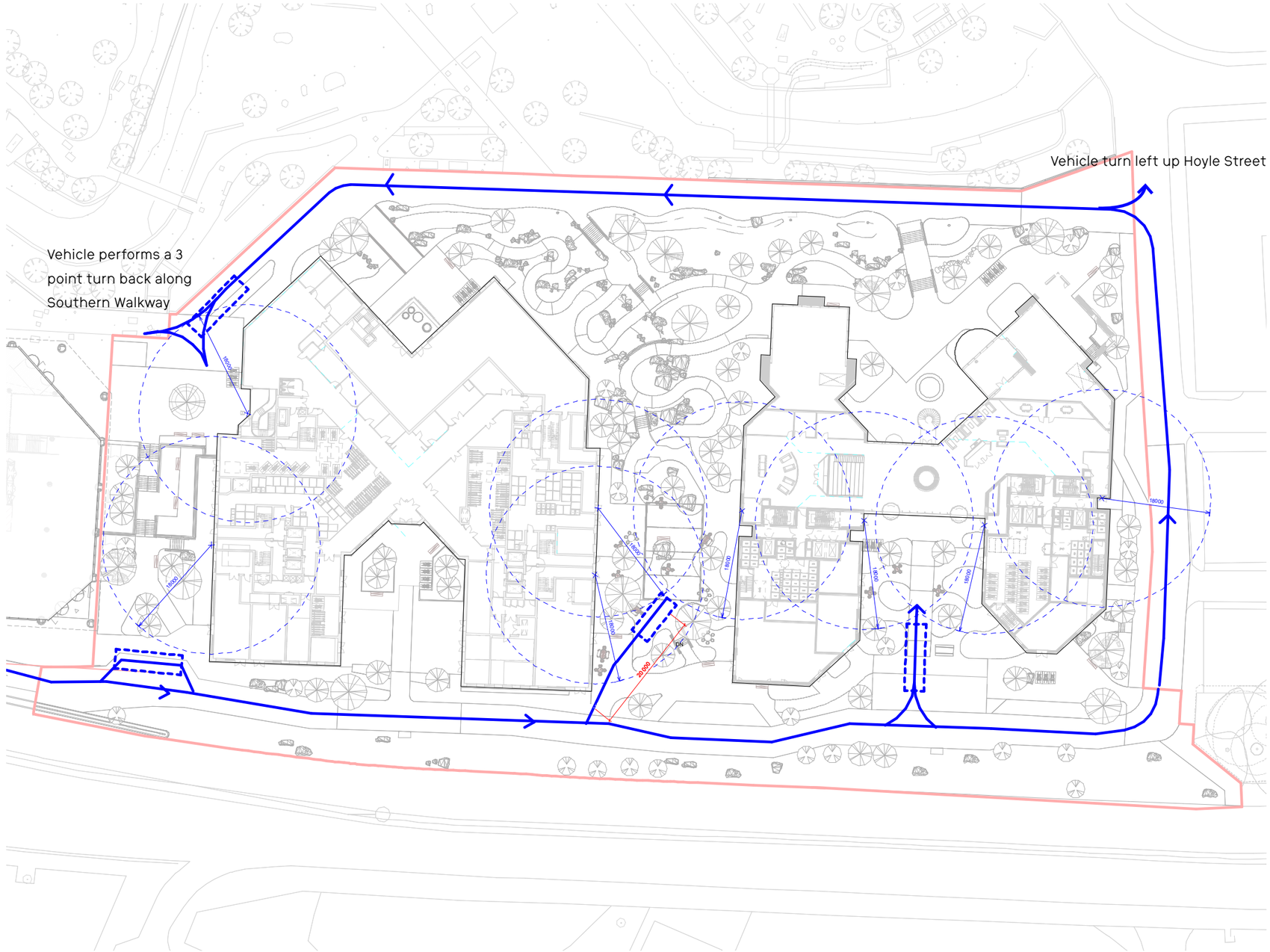
Upper Ground Level

Fire Tender

Fire tender access is provided along the Estate Road and Southern Walkway to allow for access to all residential cores. Fire Tender access routes to the site are shown in blue.

Fire vehicle access will be provided within 18m of the core, in sight of the access point to each firefighting 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.



Upper Ground Level

- Phase 1b boundary
- Fire tender parking
- Fire tender route
- 18m minimum distance

Studio
Egret
West