Mayfield Baring Street Office 1

Planning Design & Access Statement

June 2023



BENNETTS ASSOCIATES

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1.0 Introduction

1.1 Summary

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1.3 Scheme Brief, Objections and Develop Process

1.1 Summary

Purpose of Report

This document relates to Plot 0, The Poulton and is a new application capturing amendments to the design of the development which gained planning consent on 14 February 2020, submitted in 2019.

The purpose of this document is to explain the drivers behind the amendments of the scheme while demonstrating that the key design principles for the development remain as per the previously consented design. It outlines the process, analysis and design principles that have informed the proposal and illustrates how the local physical, social and environmental context has influenced the project.

The Poulton was originally submitted for planning as part of an application which included the Masterplan, the Mayfield Park and the Multi-Storey car park. Each of these elements were originally presented in separate Design and Access statements. This document supports a stand alone planning application while still making reference to the original Masterplan and Mayfield Park Design and Access statements where applicable.

A full summary of the planning application strategy for The Poulton in relation to the original planning application is provided in the Planning Statement Addendum prepared by Deloitte.

Document Structure

This document aligns with guidance on Design and Access Statements, in particular with CABE's 'Design and Access Statements – How to write, read and use them.' The document comprises four main sections:

Site Context – describes the context of the application, evaluating the historic and present day.

Surroundings and Process – describes and analyses the future SRF context of the site and design development process.

Design Statement - describes changes from the previously consented scheme, overall revised design proposal and architectural influences and response to the local Mayfield context.

Access Statement - describes the approach to access in the widest sense, including the emphasis on inclusive public access to the Site and within the proposed internal layout.

Proposal Overview

The Poulton is a new landmark commercial office building within Phase 1 of Mayfield, which is located within the Mayfield Strategic Regeneration Framework (SRF) area. The Mayfield SRF area lies to the south of Fairfield Street in Manchester city centre, in close proximity to Piccadilly mainline railway station. The Mayfield SRF area is bounded by Fairfield Street to the north; Temperance Street to the north-east; the Mancunian Way Ring Road (A635) to the south; and Baring Street / London Road (A6) to the west.

Since the development gained planning permission in 2019, factors such as the new revised British Council for Offices (BCO) guidance, emerging local and national sustainability and embodied carbon targets, as well as the COVID 19 pandemic have changed the criteria for delivering innovative and successful commercial developments. A key aspiration for the client and the building has always been to deliver an ambitious world-class and contemporary development offering flexibility and creating a unique and distinctive commercial opportunity. In order to fulfill these aspirations and meet current market demands the proposal for the building has been amended.

The original ideas and aspirations are still strongly present within the amended design, which like the consented scheme, references Mayfield's heritage and in particular historic sites such as the former Mayfield Baths and Wash-House. The ground floor of The Poulton will aspire to form a similar sense of community, acting as an early focal point for the initial Phase 1 of the Mayfield development. Engaging heavily with the park, the dramatic space will be publicly accessible and provide a range of potential amenities and uses to help put Mayfield on the map.

The design philosophy makes a strong focus on an innate character inspired by heritage, a desire to foster a new community, attracting tenants and improving the health and wellbeing of occupants.



2019 Consented Scheme Proposal

1.2 Applicant & Project Team

Client
Mayfield will be delivered by The Mayfield Partnership, a public private joint venture partnership between LCR, Manchester City Council, Transport for Greater Manchester and regeneration specialist U+I. The first phase of the development will be funded and delivered by LandsecU+I. The Applicant for this proposal is Mayfield Poulton Limited.

The Client has engaged consultants with considerable experience in similar complex, urban, sustainable buildings. All team members are recognised as leading exponents of their disciplines and have won a wide range of awards for completed projects.

This report has been compiled on behalf of the Client, Mayfield Poulton Limited with input from the following appointed consultants:

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1.3 Scheme Brief, Objections and Development Process

Vision

The vision for the proposed development is very much aligned with the original key aspirations for the previously consented scheme. Baring Street Office 1, also referred to as Plot O or The Poulton, stands on the south bank of the River Medlock, overlooking the new Mayfield Park and depot. Situated at the west end of the park, views wrap the building to the north, east and west and provide a truly unique offering to Manchester's market of commercial floorspace. The Poulton seeks to maximise the potential of this opportunity by bringing the park and its amenity into the building at ground floor. This setting stimulates the office space above and establishes a starting point to make the most desirable office space in Manchester. Fundamental to this vision is the ambition to:

Set the Standard - Mayfield is to be one of Manchester's most unique locations so, as one of the first buildings, The Poulton needs to set the benchmark.

Make a Mark – as the Mayfield Partnership's first major scheme in Manchester, the first buildings need to help identify the difference between what Mayfield partnership have to offer compared to other developments.

Compete for Occupiers – The Proposed Development will need to offer something that allows it to stand out from the crowd in terms of commercial space in the city.

Support the Pioneer – in its early days, Mayfield will be 'off pitch' as a commercial location and will need to offer something magnetic in its appeal to the pioneering occupiers that will come here.

Objectives

Baring Street Office 1 is a new office building in a prime location that capitalises on views of the park and its principal address off Baring Street. The ambition for the development is to create a landmark building that is distinctive to the commercial office marketplace, whilst also being deeply rooted in its Mayfield and Manchester context.

To realise this the project team and client have refined and updated the series of key objectives since the design development gained planning consent:

- Optimise the building massing and height within the site constraints
- Improve connections with the park, maximise views towards it and the depot.
- Update the development in line with the latest guidance and requirements for commercial buildings.
- Prioritise sustainability and reduction in embodied and operational carbon to deliver a design in line with emerging local and national carbon targets
- Develop a commonality between the architectural language of all three buildings which form part of Phase 1 to improve the link between them
- Be distinctive, contextual and world-class
- Offer characterful and flexible commercial space.
- Create a ground floor public amenity space that fosters the activities and communities

  emerging within the uses in the depot and the park.
- Maximise external amenity space
- Maximise net lettable area
- Maximise office floorplate efficiency

Proposed Development

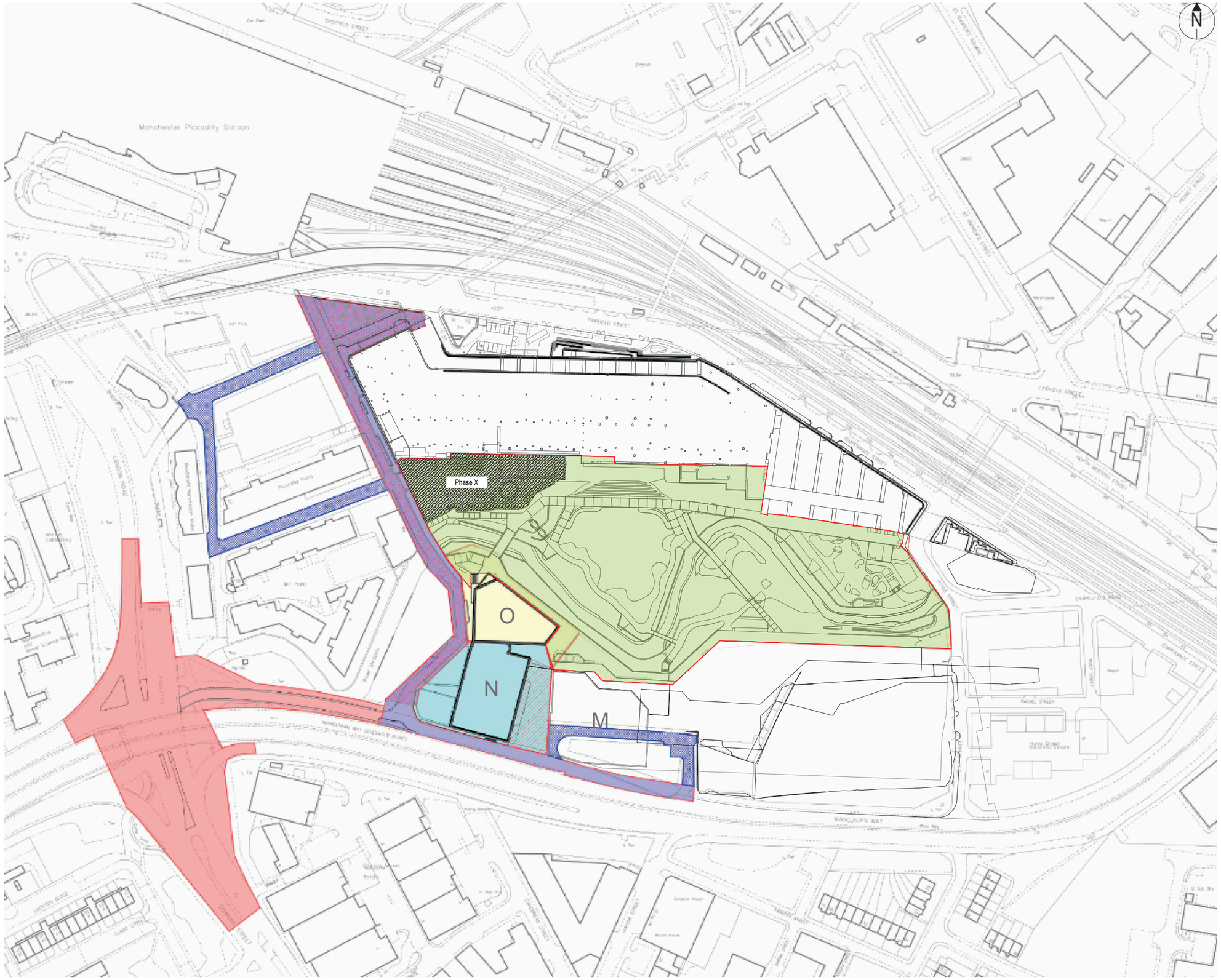
The original planning application, referred to as Application 1, for Phase 1 of Mayfield comprised of the following elements:

- Demolition and site clearance Mayfield Park
- 2.4 hectare of park provision
- Plot O, The Poulton 1 - 9 storey (including ground and mezzanine) with additional roof level for plant and an event space
- Multi-storey car park (MSCP) - 10 storeys including ground with open top roof level parking spaces.
- Highways and infrastructure works"

Since the approval of Application 1 for Phase 1 the majority of on-site structures have been demolished under a separate Prior Approval process with the Mayfield Park being delivered in 2022. Application 2, which comprises of Plot M was submitted shortly after Application 1.
Details of the planning submission and its wider context are set out in detail within the Planning Statement Addendum prepared by Deloitte

This document relates to Plot O, The Poulton, only.

The Mayfield development will be delivered in several phases of construction, including temporary access and layout, which will be confirmed as proposals and phasing are finalised. The assessments should be prepared based on the development quantum set out above.



—Mayfield Phase 1 Site Plan by SEW
Refer to the Park, Plot N and Plot M Planning Application documents for details of associated design and access proposals

2.0 Site Context

2.1 Existing Site
2.2 Historical Context
2.3 Site Heritage
2.4 Present Day Context

2.1 Existing Site

Location

Since the decline of the industrial activities that took place in Mayfield, the site sat empty for a long period of time. It's prime position between Manchester Piccadilly and the Mancunian Way is key to unlocking it's potential to become an exciting location ready to be re-imagined as a new creative and productive neighbourhood for the city.

Originally, across the Site sat fragments of Mayfield's rich and industrious past. The Site comprised of an array of demolished former industrial buildings with the River Medlock at their heart. These existing buildings are / were diverse in their palette of materials and colour and produced a rich tapestry throughout the site.

More recently, as part of the Phase 1 Mayfield SRF, the Mayfield park was delivered. The park and adaptive re-use activities located in the depot, have played an instrumental part in creating excitement around the Mayfield development plans while fostering a growing creative and vibrant community. The delivery of the park and its growing community as well as Mayfield's prime location adjacent to Piccadilly Station and the city centre have the potential to not only transform the immediate neighbourhood, but to also act as a catalyst for regeneration and growth of the communities around it.

The vision for Mayfield is to deliver a world class, transformational, distinctive and imaginative commercially-led neighbourhood, anchored by Mayfield Park. The Mayfield Partnership proposes to capitalise on the site's existing assets: the Mayfield Depot; the River Medlock; and its gateway location at the heart of an extensive transport network, to become a destination for work, play and living for all.

The Mayfield area will deliver a series of significant regeneration benefits, which in turn will help drive wider economic growth within Manchester city centre and adjacent neighbourhoods, including Ardwick and the communities of East Manchester, as well as improving connectivity to these areas.



—Manchester Map

PICCADILLY STATION

MACDONALD HOTEL

MAYFIELD DEPOT

PICCADILLY TRADING ESTATE

TRAIN LINES

RIVER MEDLOCK

*DEMOLISHED

BARING STREET OFFICE 1

*DEMOLISHED

*DEMOLISHED

*DEMOLISHED

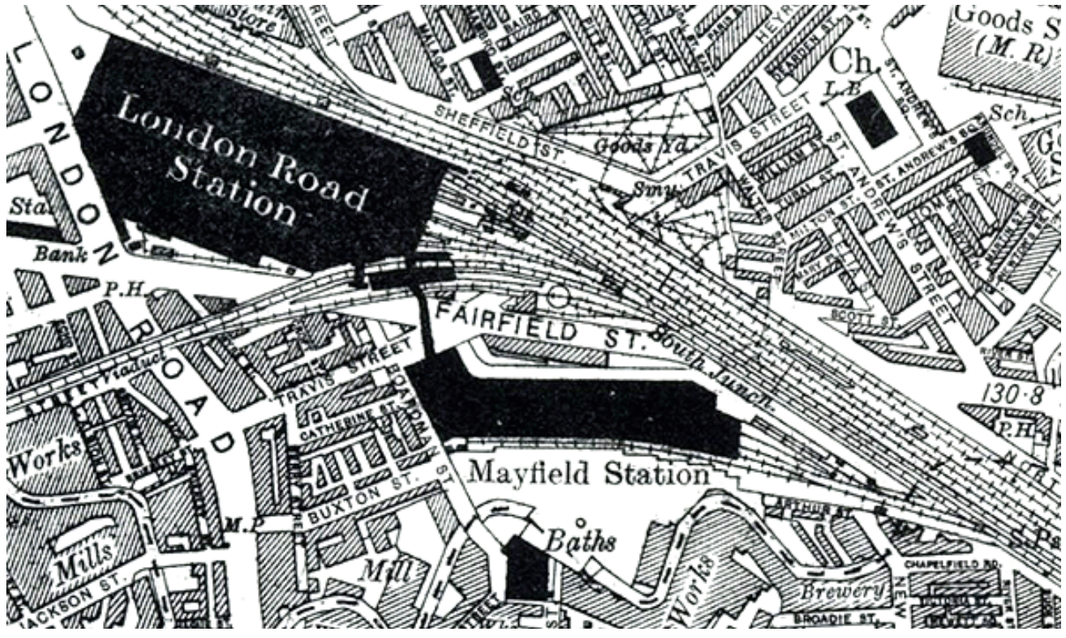
MANCUNIAN WAY

ARDWICK

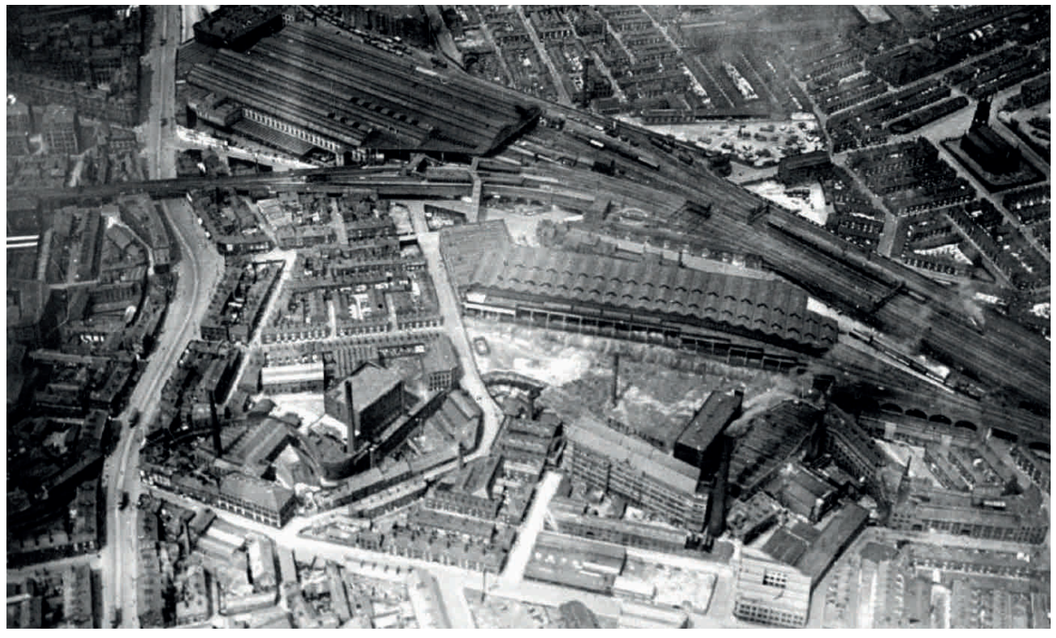
—Mayfield Aerial Image

2.2 Historical Context

The Mayfield Baths and Wash-House was a decadent treat, a luxury for the everyday worker and their families amongst the soot and grime of the industry surrounding them.



—Mayfield map, 1912
Industrious future, illustrious past.



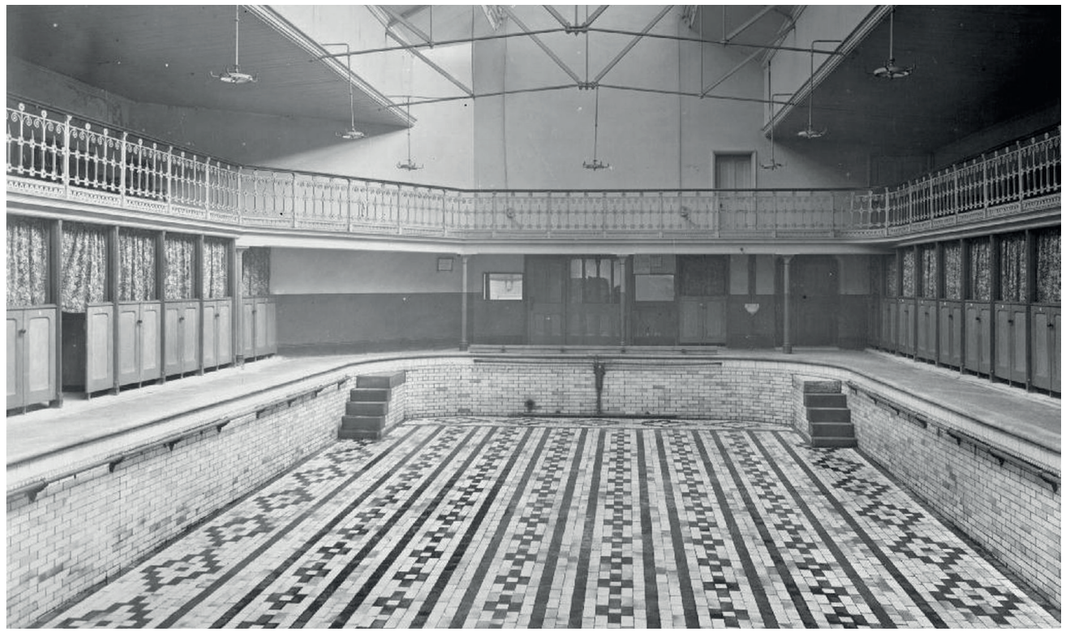
—Mayfield map, 1910
Mayfield Print Works still exists to the south of Mayfield Station.

Mayfield

Mayfield's diverse history is evident in a rich palette of contextual materials and scarred landscape. Through its center runs the River Medlock which has been covered since the Victorian era, the finer grain of workers slums and industrial cottages have been replaced by larger warehouses and bounded by the busy, elevated Mancunian Way. The revival of Mayfield has been established by many meanwhile uses that have animated the viaducts, depot and the New Gatehouse.

Thomas Hoyle

Thomas Hoyle put Mayfield on the map when he established the Mayfield Print Works in 1782. The area became synonymous with Hoyle and his factories as Hoyle and his sons successfully mastered methods of rapidly printing colours onto calico cloth. Hoyle brought in colours such as purple, which had previously been reserved for the rich and the clergy, to the everyday Georgian. In its heyday Mayfield Print Works was an intensely populated site with a collection of low rise industrial buildings in a organic arrangement. Mayfield flourished until the turn of the century which brought a changing economy and the decline of the globally renowned Mayfield Print Works.



—Mayfield female baths , 1902
Photograph , 1902.

Baths

For more than a century, the Hoyle's contributed to the industrious Cottonopolis, unleashing the productivity of the tens of thousands of modern workers. Mayfield Baths opened on the then Stove St. in 1858 to support the many families of workers living around the area. The Victorian Mayfield Baths was the second of its kind in Manchester, designed by Thomas Worthington in an Italianate style with roman interior detailing. The gallery or mezzanine was typical of pools in this era, this along with many other links are shared with the existing Victoria Baths in nearby Withington. The complex comprised of: three pools, each 63ft long and 25ft wide; a short-lived boy's penny bath and a myriad of washrooms, each volume appears to vary in their decorative quality. Mayfield Baths were well used by the community, 160,518 bathers were recorded to have used the baths in 1905. The Baths were sadly destroyed in the 1940 Christmas Blitz, and finally demolished in 1947 never to be rebuilt.



—A view looking west through Mayfield Station 1960
Photo by JW Sutherland.

Station / Depot

As the numbers of commuters from Manchester's southern suburbs increased, a secondary station (Mayfield Depot) was built to alleviate pressure on London Road (Piccadilly) Station. This comprised of a further four platforms accessed by a high level footbridge (which was met with hesitation as passengers disapproved of an additional seven minute round trip to their commute). The Station remained open for half a century, surviving two land mines in the 1940's blitz. Mayfield station closed as a passenger station in 1960, 50 years after it opened and began operating as a parcel depot for the Royal Mail until it closed with the modernisation of the rail network.

2.3 Site Heritage

The volume of the Mayfield Baths and Wash-house appear to be situated either side of Baring Street such as the map on the right. The organisation of these plots can be identified from aerials and images of internal spaces.

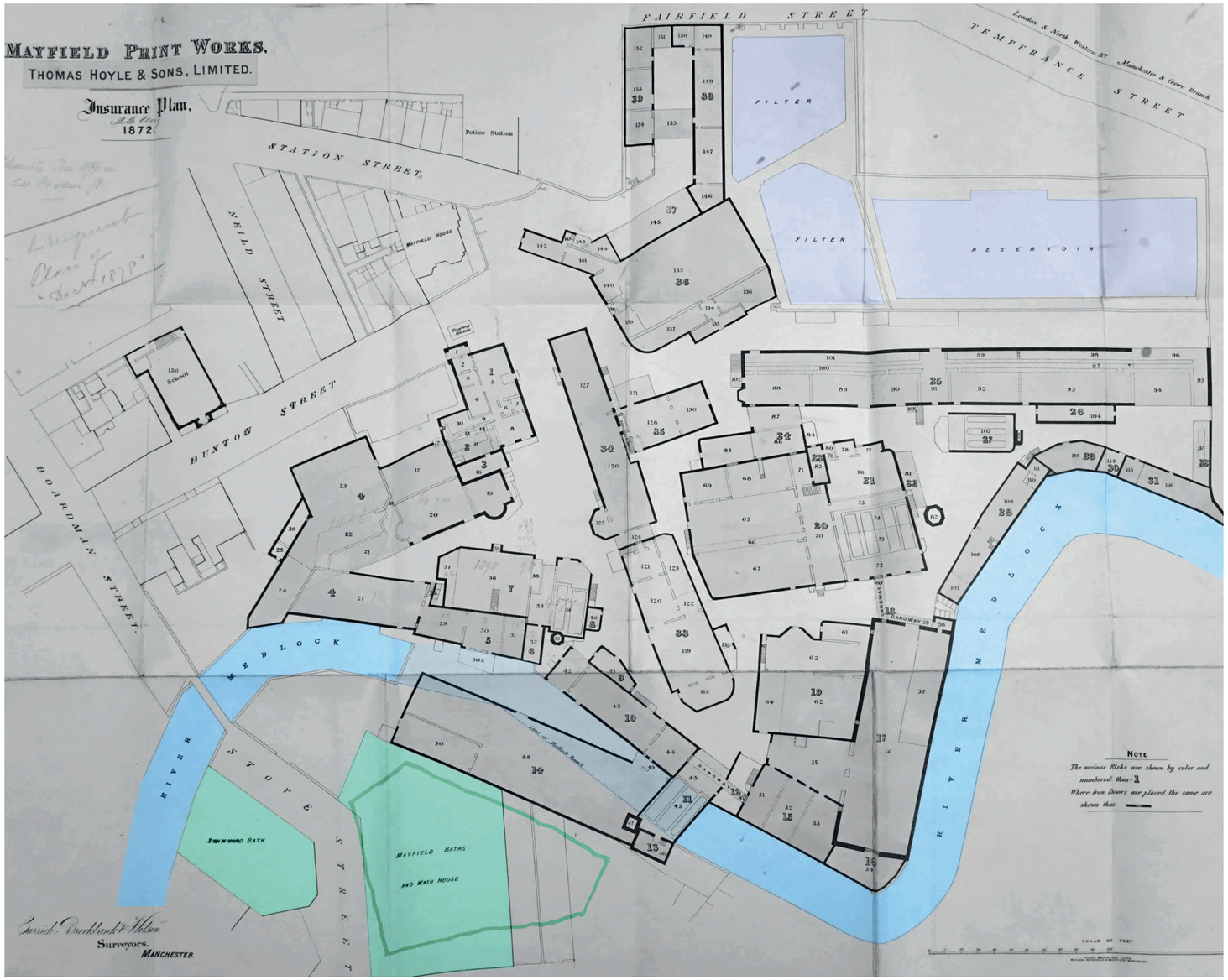
The west plot was approximately 55ft wide and 95ft long, the east plot was approximately 90ft by 150 ft. These plots were sub-divided into pool lengths. Typical pools were 75ft (or 25 yards) by 40ft, 35ft, and 30ft for first class, second class males and females respectively.

River Medlock

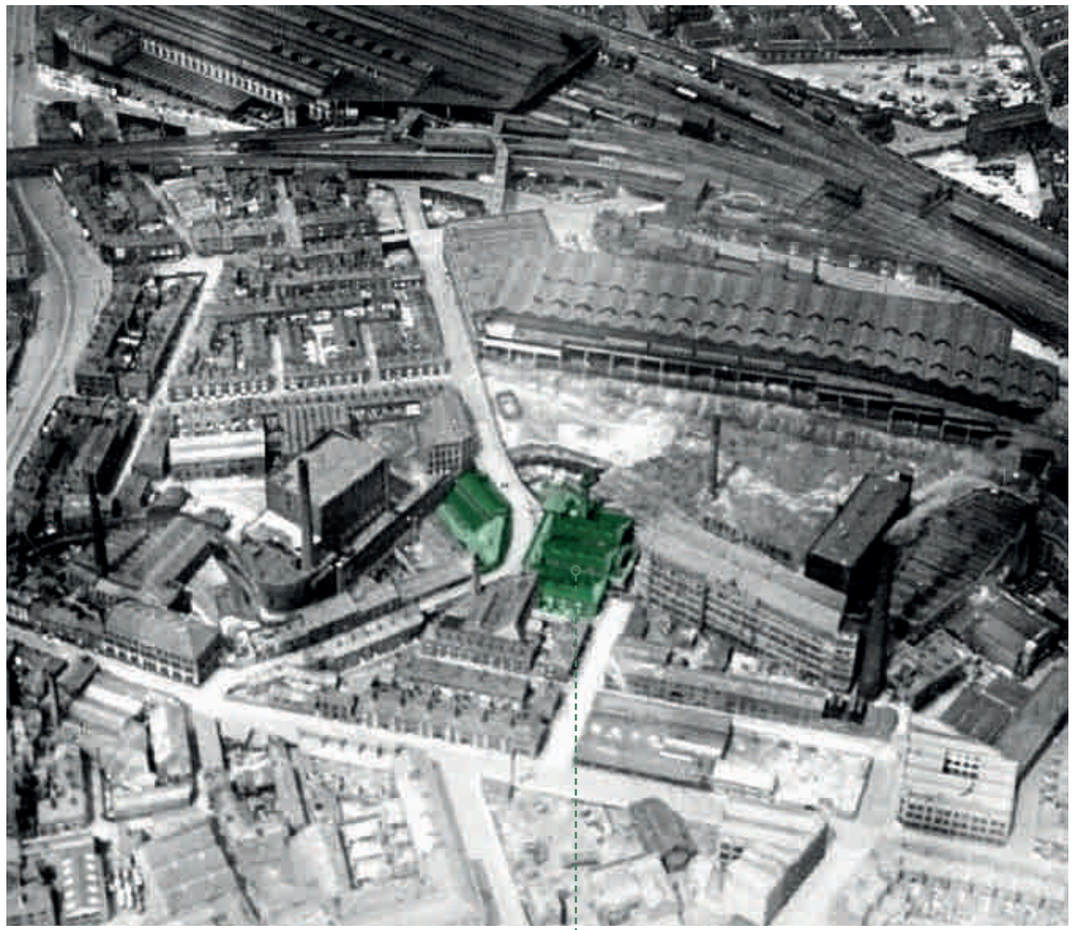
Mayfield Baths

Resevoir and Water Works

Proposed Baring Street Office 1

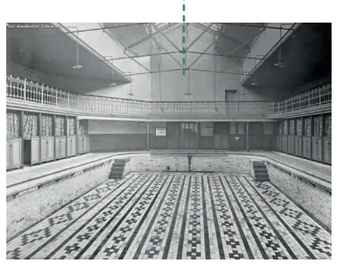


—Right, Annotated map of Mayfield 1872
Plan overlaid with footprint of Baring Street Office 1

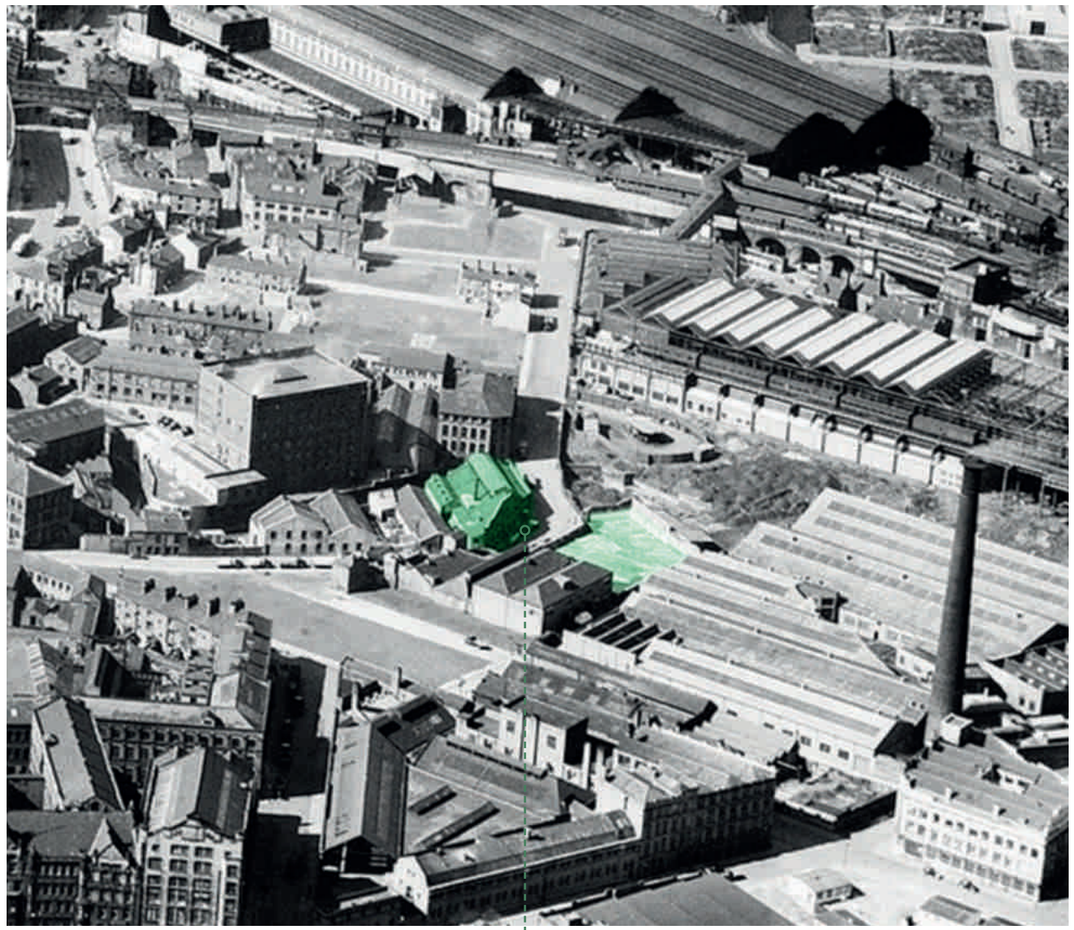


—Pre - War Aerial Image

—A modern and metal framed buildings can be identified as the female baths and wash-house.
We know these buildings to be later from the Carnegie Report and likely to be located below the chimney on the above image.

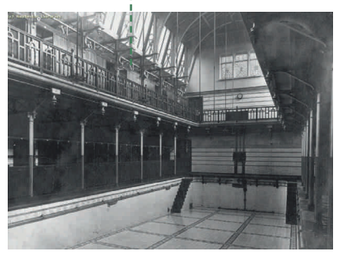






—Post - War Aerial Image

—The building on the west of baring street remains. It is likely that the original male baths are located here.
We know male volumes to be timber framed, designed for leisure notated as swimming in drawings and the Carnegie report.





2.3 Site Heritage

"I am now 88 years of age and remember well my mother doing the family washing at Mayfield Wash-house in the 1930s; I also learned to swim at the Mayfield Swimming Pool. We lived nearby on Tipping Street, a long straight street running from Downing Street to the Fairfield railway arches. It [The Wash-House/Pool] was another world when most families like ours suffered from a deep poverty of the purse – but not of the mind. In those days, we were truly all in it together. Yes, we were poor – very poor - but I think we were enriched by the experience."

Edward Gill, 08 August 2018

"The council (on the recommendation of the committee) purchased ... Mayfield Baths and Wash-Houses and took possession [in] 1877.... Shortly after the acquisition of these establishments, the wash-houses attached thereto were dispensed with and swimming baths for females substituted." p.3

"originally public wash-houses were equipped with an open washing stall, dolly-tub and peggy, and the washers themselves had to do all the washing and scrubbing. These appliances have been superseded by the rotary washing machines, run by electric motor.. Thus time and hard labour are saved."p.4

"by a strange mischance of fate, the two original establishments, Mayfield and Leaf Street, were both extensively damaged by enemy action on the same evening in 1940. The Mayfield development was demolished." p.139

The Carnegie Report. Campbell, 1918.



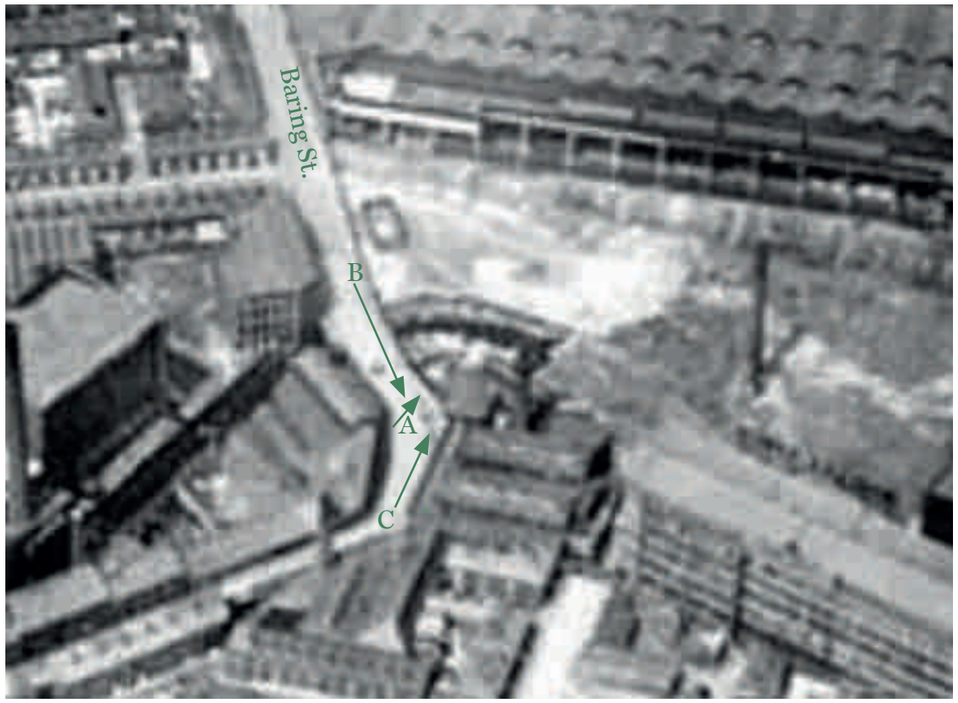
—A - View North from Baring St.



—B - View south from Baring St.



— C - View south from Baring St.



—Aerial image of Manchester
A historic image showing Baths and Wash-house.



— Illustration of First Class Bath, 1858

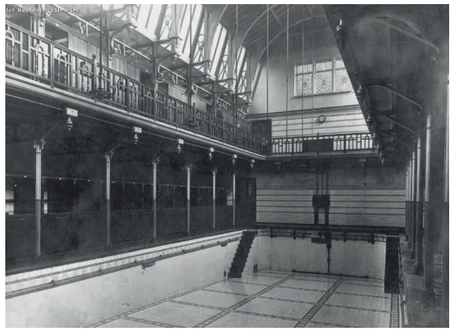
Mayfield Baths & Wash-House

The specifics of the history of Mayfield Baths and Wash-House are a little hazy, although the images on the right show the internal volumes of the Mens first, second and Female pools and their associated wash-houses. The architectural detail seems to vary between the men's and the women's spaces (although this is true of most bath-houses).

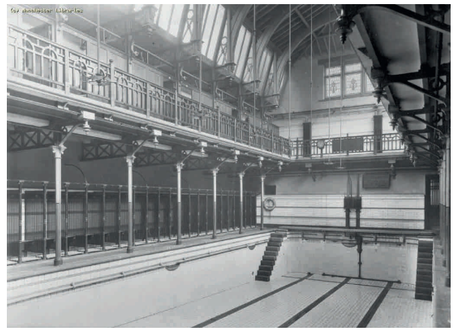
The original timber trussed and vaulted ceiling from the 1856 men's plunge pools created a cathedral-like structure in scale and in its detail, a real spectacle for the user. Worthington's pools were luxurious and indulgent, contrasting from the functional, female pool and wash-houses that opened shortly after 1877, the year Manchester Town Hall was completed. The purposes of these pools was to improve the health and wellbeing of the community through the baths and wash-houses act and as such baths were being built all around the city. As a consequence the spaces differ completely in their internal aesthetic.

The aerial image on the facing page hints at the arrangement of these volumes straddling both sides of Baring Street. The chimney rising out of the Site is an indication of the location of the wash-house and their boilers, the volumes south and east would likely be the baths themselves. It was common that each bath would have their own entrance, turnstiles, waiting room, and baths for the classes and gender assigned to use. These entrances are visible on images A, B and C on the facing page.

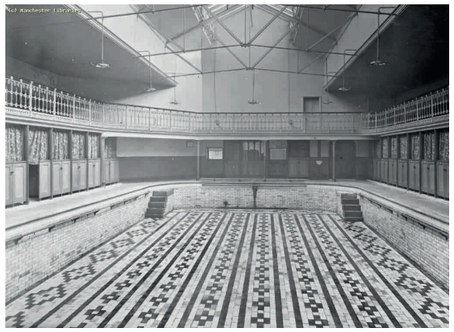
The heart of the community was the baths, home to lavish social gatherings, sporting galas, recreational festivities and essential public amenities of the time.

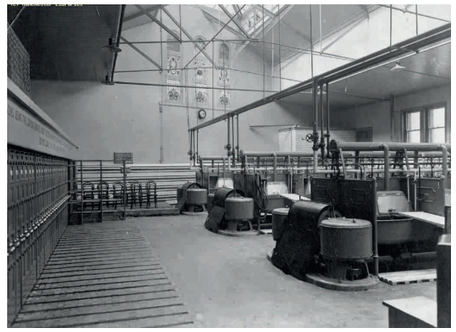




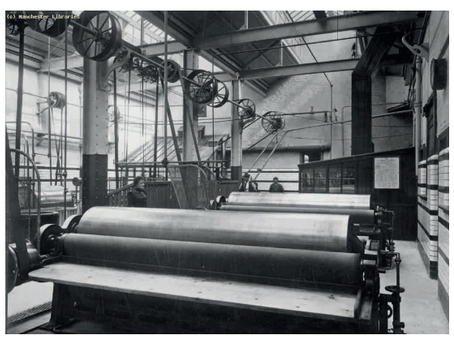


—A timber framed and vaulted ceiling for the men, two volumes



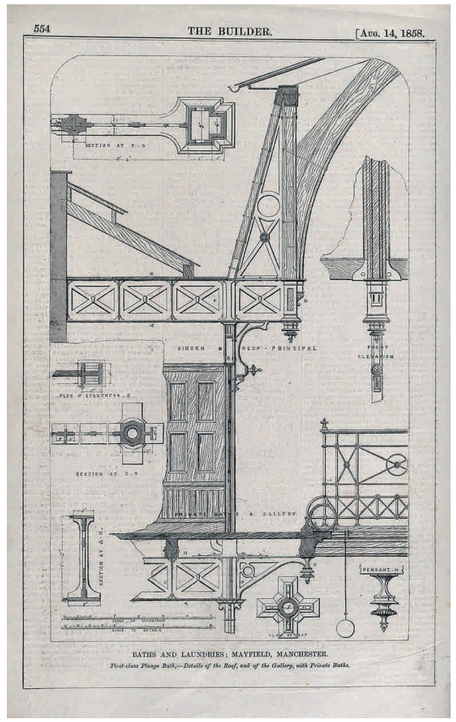


—Steel framed and double pitched ceiling for the women, two spaces





—The drums of the Mayfield washrooms



—Mens First Class Swimming Gallery

2.4 Present Day Context

Boundaries and Access

The Site was originally occupied by a surface carpark and low rise warehouse and industrial units to the east, with the latter being demolished and cleared ahead of the Phase 1 Planning Application in 2019. Since then, the Mayfield Park has been completed and has delivered a rich in biodiversity environment enhanced by entertainment and social meanwhile uses such as Freight Island and The Warehouse Project. The proposed development will seek to extend and further enhance these assets.

To the north of the Site resides the River Medlock, contained within man-made brick banks. The river was originally culverted but is now exposed to create an exciting and ever-changing landscape meandering through the park.

The Proposed Development is bound to the west by Baring Street, beyond which the area is characterised by more recent residential-based development, including the Macdonald Hotel and purpose-built student accommodation. Baring Street forms the main pedestrian and vehicular access, connecting the Site to Fairfield Street to the North and the Mancunian Way to the South. Baring Street is currently occupied by taxi rank queuing, serving Manchester Piccadilly.

On the opposite south-west side of Baring Street is the proposed Logic site, anticipated to become new residential apartments.

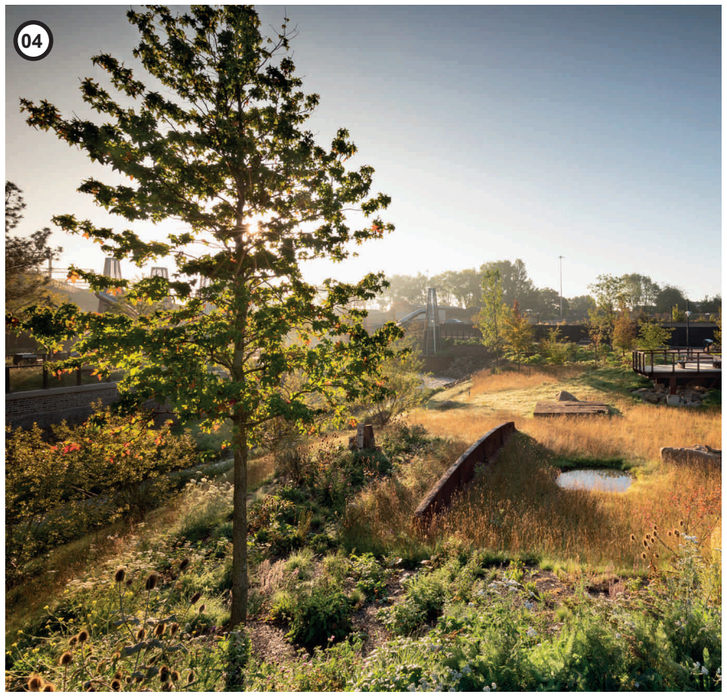


—Mayfield drone photograph by Jarrell Goh











—Photohraphs of the completed park by Richard Bloom

3.0 Surroundings & Process

3.1 Mayfield SRF
3.2 SRF Principles
3.3 Site Analysis
3.4 Site Challenges
3.5 Architectural Typologies
3.6 2019 Consented Scheme
3.7 Massing Design Development
3.8 Consented Scheme Material Palette
3.9 Building height

3.1 Mayfield SRF

Masterplan Proposals

The vision for Mayfield is focused on delivering a distinctive, imaginative and sustainably developed neighbourhood anchored by its unique asset, Mayfield Park. To culturally embed this emerging district, the Mayfield Partnership seeks to capitalise its existing assets; the depot and the river. As has been tested through events held in Freight Island, The Warehouse Project, and MIF, Mayfield has the potential to act as a catalyst for regeneration, and the transformation of the immediate neighbourhood. The newly completed Mayfield Park will be the heart of this emerging area, incorporating a variety of unique activities for the city centre, and enhancing the river, habitat and its new surrounding architecture. In its development the vision incorporates a palette that reflects the rich and ingrained character of the existing site.

Ingrained between the existing and proposed architecture sit a diverse array of spaces, uses and natural habitats, offering the Mayfield Park user and future tenants the ability to connect to their environment, creating a unique and vibrant opportunity for the wider Manchester community.



—Mayfield Park Sketch
By SEW from Mayfield 2018 SRF.



—Gantry walkway sketch
By SEW from Mayfield 2018 SRF.

—Aerial Sketch
By SEW from Mayfield 2018 SRF.

3.2 SRF Principles

Key Principles

The ambition of the Mayfield 2018 SRF is to create a destination neighbourhood with a mix of uses starting with the delivery of the major new 6.5 acre park, the impact of which will create a ripple effect in the surrounding area and help to facilitate further regeneration within Manchester's eastern neighbourhoods. To support this the development proposals which form part of the SRF are underpinned by a series of key principles:

Quality of Place: Aspirations for the creating of an exemplary architecture and landscaping, creating a high quality place.

Place Making, Park and Public Realm: Creating a quality of place that builds upon the existing character of Mayfield ,with the hustle and bustle of activity, forming an environment that is welcoming and inclusive.

Form and Layout: The 6.5 acres Mayfield Park lies at the heart of the Mayfield area with five distinct neighbourhoods located around it, all demonstrating their own unique character.

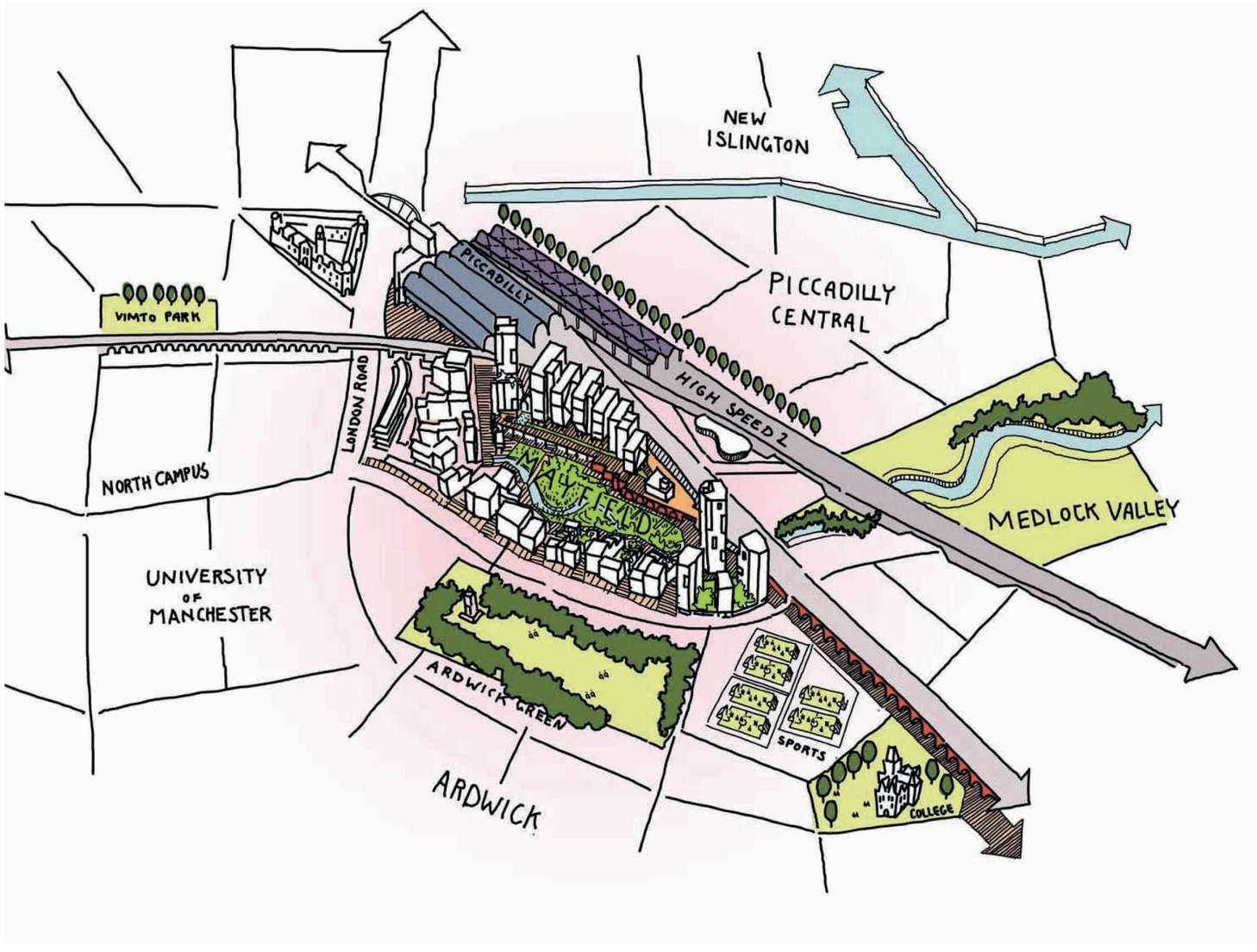
Scale and Massing: Well considered scale and massing to celebrate and provide optimum sunlight to the park, whilst providing opportunity for landmarks to the east and west.

Use and Quantum: Creating a layered and mixed-use neighbourhood split in to five distinct areas, each with its own distinct offering.

Site Frontages: Complimented by the enhancement of key gateways and the softening of existing barriers, site frontages are extremely important, acting as a catalyst for further regeneration.

Transport, Movement and Connectivity: The Mayfield framework area is in a pivotal location and will enhance connectivity east-west and north-south, with improved public realm and prioritising pedestrian and cycle connections to and from the Mayfield area.

Sustainability: An opportunity to create the most sustainable district in Manchester. Bringing new life to a derelict site, creation of new ecological habitats and improving health and welling, combined with a holistic approach to minimise energy use and CO2 emissions.



—Local context diagram
By SEW from Mayfield 2018 SRF.

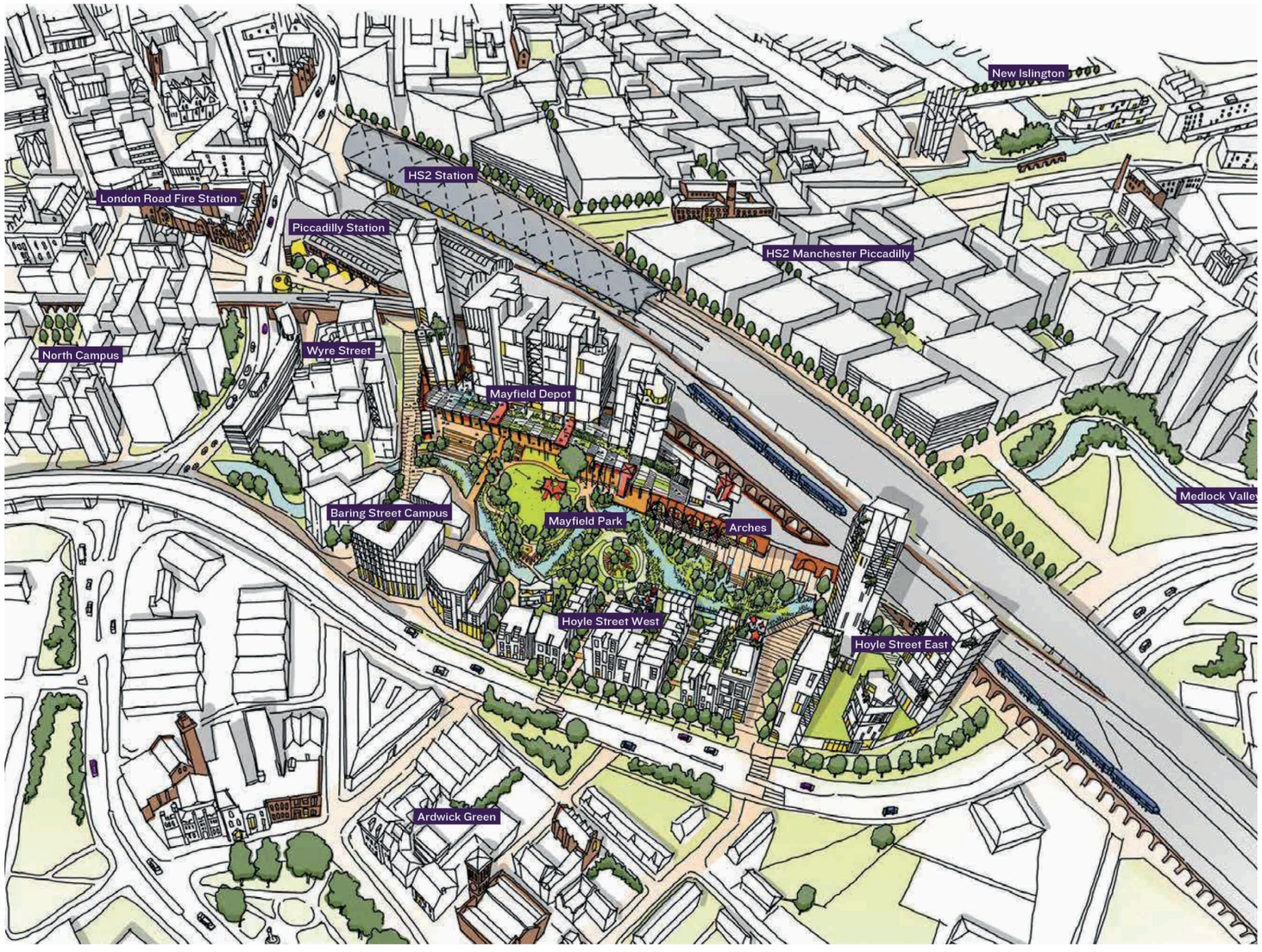
3.3 Site Analysis

SRF Future Context

The 2018 SRF creates a flexible framework plan for the future development of Mayfield. As such the design and use of Baring Street Office 1 has evolved in direct response to the future masterplan context, as well as complimenting existing site conditions.

The Phase 1 Site is located within the Mayfield Strategic Regeneration Framework (SRF) area. The wider SRF regeneration site extends to approximately 12.14ha / 30 acres overall, of which 8.5ha / 21 acres is subject to either permanent or temporary redevelopment, enabling or highways works.

The following site analysis diagrams assess the Proposed Developments relationship with its future context and the now delivered park.



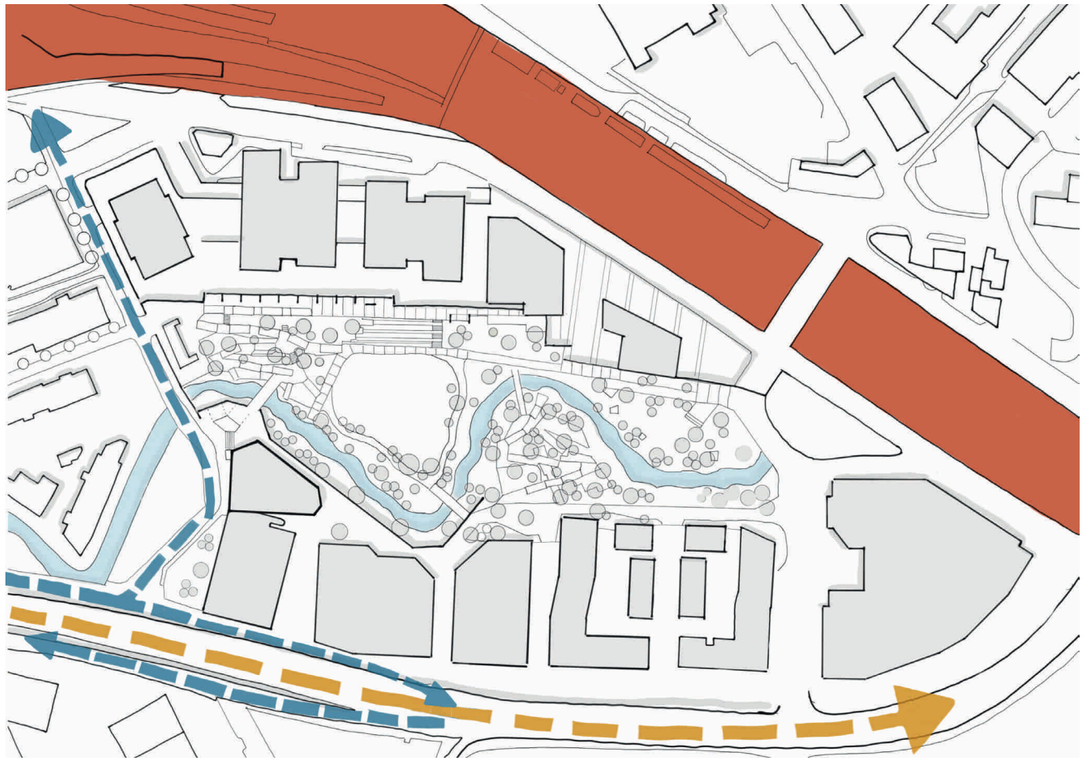
—Indicative Mayfield future context sketch
By SEW from Mayfield 2018 SRF



Environmental

The blue shade shows the direction of views to the city and Piccadilly Station, and green the views of the park. To the south is the main source of noise from the passing Mancunian Way. The form of the office building must also respond to the sun path, allowing sunlight access north to the park.

- View of Park
- View to Beetham Tower
- Sun path
- Noise



Routes and Access

The Site is located on Baring Street which will give access to the Mancunian Way ring road, a key link to the rest of Manchester. Across Fairfield Street to the north is Piccadilly Station with direct links to the rest of the country. Mayfield Park now promotes walking and cycling links such as the Medlock Valley Way, and the Regional Cycle Route 86.

- Mancunian Way
- Baring Street
- Piccadilly Station

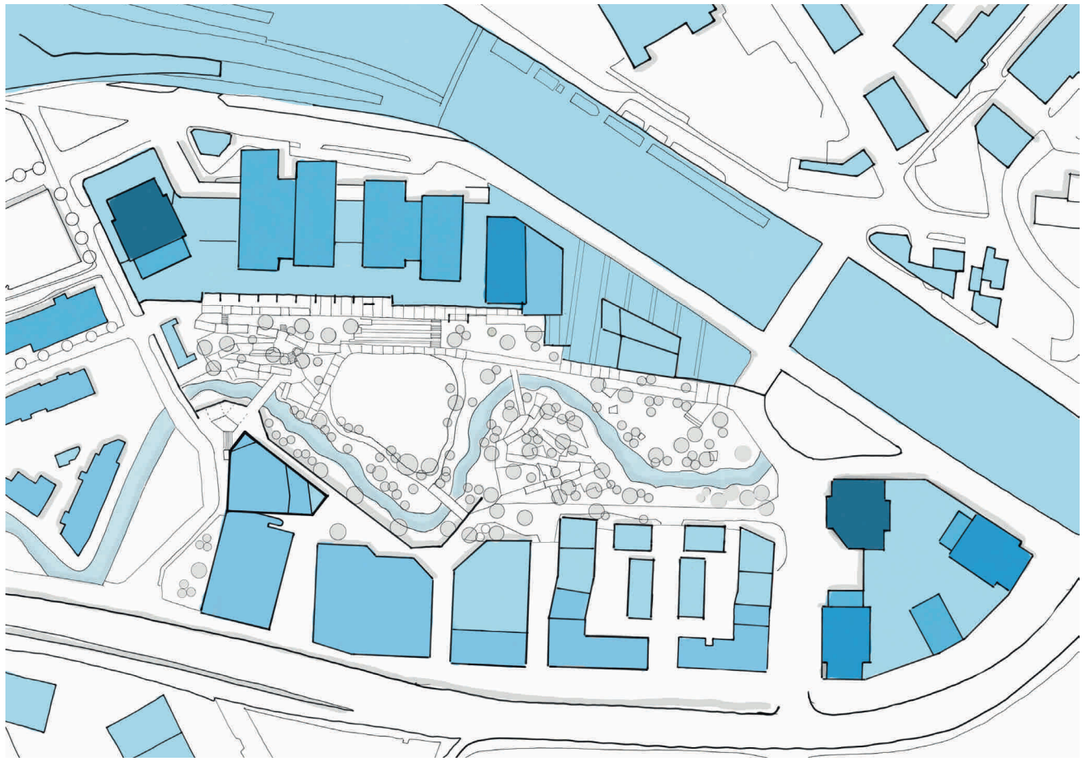
**Refer to SEW Masterplan Design and Access Statement for additional detail and information on the wider Mayfield proposals*



Park and Regeneration

Mayfield Park is the first new inner city park to be delivered in Manchester for over a century. The Proposed Development's location will act as a gateway to this new asset from the city and provide panoramic views from the office space.

- Grass
- Tree
- River Medlock

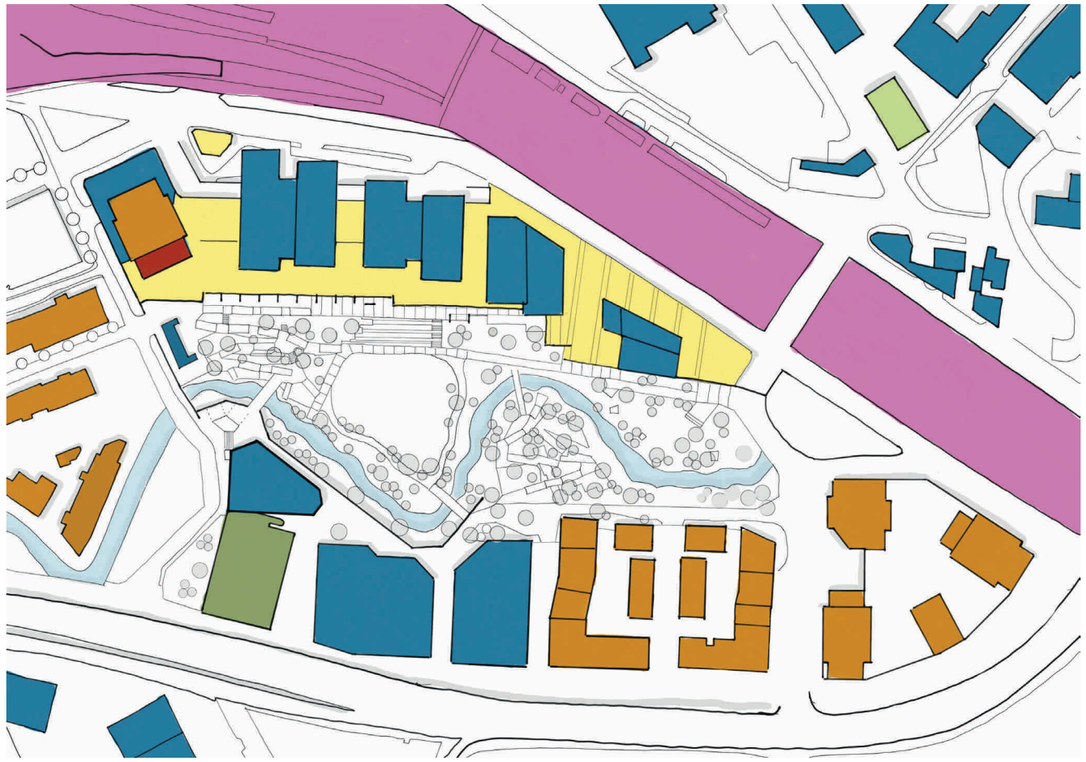


Building Heights

The proposed SRF area is characterised by a variety of building heights, which will allow the park to have good levels of daylight and sunlight. The above diagram describes the relative building height from light to dark representing low to tall.

- 1-6 Storeys
- 7-14 to Storeys
- 15-25 Storeys
- 26-40 Storeys
- 41-50 Storeys

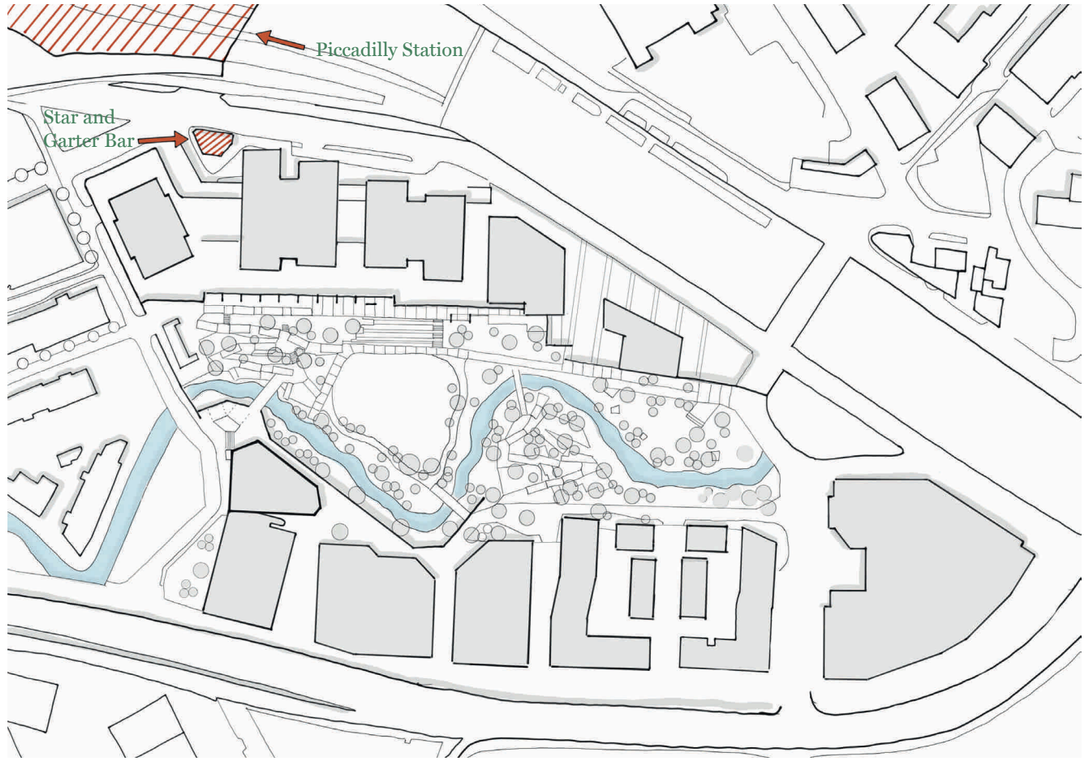
**Refer to SEW Masterplan Design and Access Statement for additional detail and information on the wider Mayfield proposals*



Uses and Occupancy

Mayfield is bound by railway infrastructure to the North, and the Mancunian way to the South, with existing buildings to the West being mostly student residential and hotels. The SRF development proposes a genuine and broad mix of active uses and typologies with predominantly commercial uses to the north-west and residential to the south-east.

- Office
- Residential
- Retail/Leisure
- Car Park
- Hotel
- Train Station
- Church



Heritage and Conservation Area

Mayfield Station was considered for listing in October 2003; however, the quality of the station was considered not sufficient. It is however included on the Historic Environment Record and can therefore be considered a non-designated heritage asset. The Star and Garter pub is the only listed building within the SRF, it was Grade II listed on 20 June 1988.

- Grade 2 Listed

**Refer to SEW Masterplan Design and Access Statement for additional detail and information on the wider Mayfield proposals*

3.4 Site Challenges

Opportunities and Constraints

Our analysis of the site, its surroundings and the future masterplan has led to the defining of several key constraints and responsive key opportunities. These associated challenges are described below as:

- First delivered building on SRF – quality to set benchmark
- Highly visible prominent corner site – potential for landmark gateway building
- Triangular site plot – forming interesting building shape
- Light cone sunlight access to park – fueling creative design / massing response
- Baring Street flood risk – increased ground floor focus on higher park side
- Proximity of Baring Street MSCP to south – core and back of house arranged to face



—Opportunities and constraints diagram

3.5 Architectural Typologies

Site Character

The rich Victorian and industrial legacy of the site is evident in its permanence, reflected by durable and long-lasting materials that express a distinct engineering character. As such material, detail and typological influences are revealed throughout the site, providing the Proposed Development with many opportunities to connect to its context.

The historical buildings and structures on site are dominated by the use of red brick, engineering brick and painted steel, which is clearly visible for the Mayfield Depot, the Temperance Street viaducts and girder bridges, the Fairfield Street arches, and the Baring Street Bridge over the River Medlock. To these areas playful transition details emerge where the use of white glazed brick stands in contrast to the prominent red brick.

In parallel the heavy structures are layers of complimentary materials, the extensive use of corrugated metal, lightweight steel and the colour green add a more textured and tactile layer appearance. The appearance of these elements is important, as they reflect industrial functionality and do not compete for grandeur against the body of the main historical buildings.



—Mayfield depot
Interior photograph of expressed structural frame.



—Platform ramp interior



—Playful mix of colour and materials



—Corrugated metal fencing



—Black metal gatehouse



—Industrial steel doors



—Green steelwork to platform edge



—Expressive Victorian weight and detailing



—Nature finds a way



—Red and white glazed brickwork

3.6 2019 Consented scheme

Overview

The consented in 2019 scheme was designed to respond to the client requirements and market demands at the time, as well as the proposed design for the SRF and Mayfield Park.

The massing of the proposal responded to its context via three key moves highlighted in the facade strategy with a different treatment to the cladding:

- The entrance which addresses Baring Street and is carved away from the massing at the lower levels to sit under a cantilever.
- The foyer, a double height public space along the elevation facing the park, highlighted in a different facade system and colour to emphasise the connection between the park and the building.
- The terrace, a communal external amenity at level 04, formed by another carve within the massing which also reduces the overshadowing on the park.

The top occupied level of the building was eighth floor which sat below 30m and avoided the need for sprinklers within the development.

Since the proposed development gained planning consent, the Mayfield Park has been delivered with some amendmends in response to excavations found during construction with one of the amended areas being around the proposed entrance to Baring Street Office 1. The design for the neighbouring Plot M, part of Phase 1 of the Mayfield SRF, has also since been developed and granted consent.

These factors along with changes within the guidance for commercial buildings, national and local targets for sustainability and embodied carbon as well as development within the commercial building market demands have aided the need to re-visit the design of the scheme to bring it in line with current guidance and regulatons and to improve it's relationship with the completed park and proposed neighbouring developments.



—2019 Consented scheme, view from Baring Street

2019 Consented Scheme Proposal

3.7 Massing Design Development

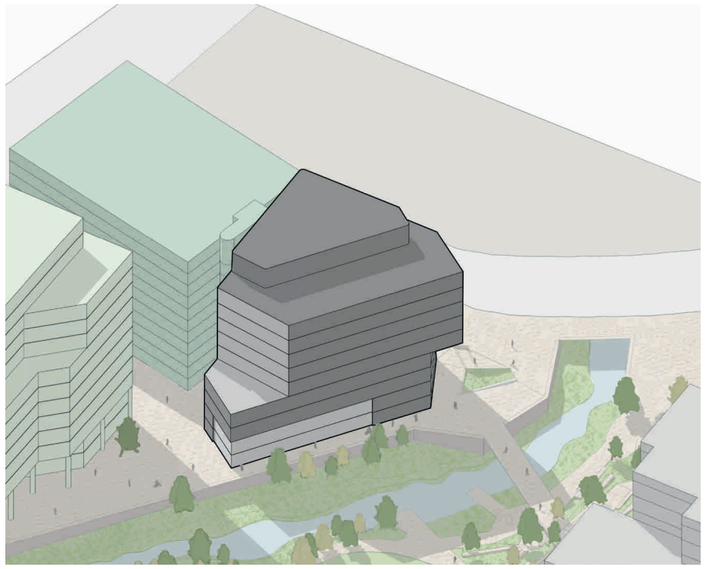
Revised massing

The 2019 consented scheme has been reassessed in response to the ambitious embodied carbon targets set out by teh Client. The identified opportunities to reduce the upfront carbon of the development form the main drivers behind the revised massing and have aided changes such as the omission of the cantilever to Baring Street.

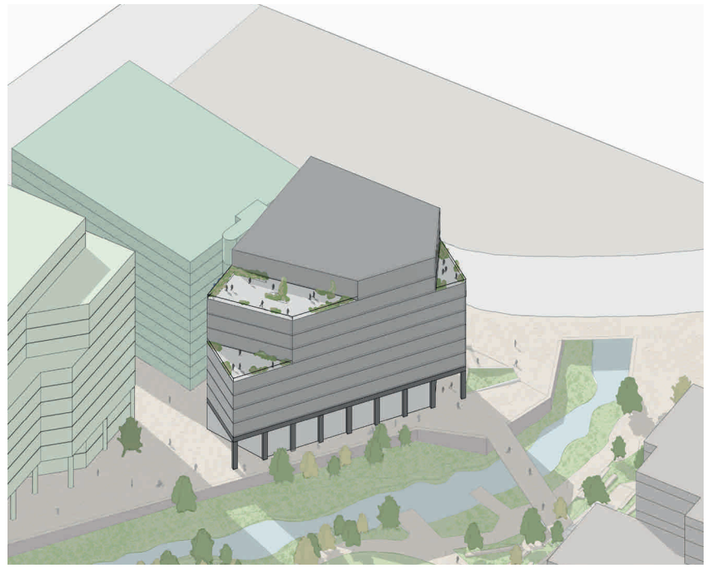
The revised massing is based on the principles of the previously consented scheme by addressing key contextual views and routes via chamfers within its base and at higher levels. The chamfer to Baring Street strengthens the presence and visibility of the building from the approach from Piccadilly Station, while the chamfer facing the park helps to reduce the scale and impact of the massing. The cut backs formed by the chamfers are utilised as external amenity spaces, doubling the provision of the 2019 scheme, and responding to current market demands.

The ground and first floor of the building form a heavier and more robust base in response to the 'Mayfield datum' – an architectural approach incorporated within all three buildings which form part of Phase I of the Mayfield masterplan. The Mayfield datum reflects the industrial and architectural language of Mayfield and the depot.

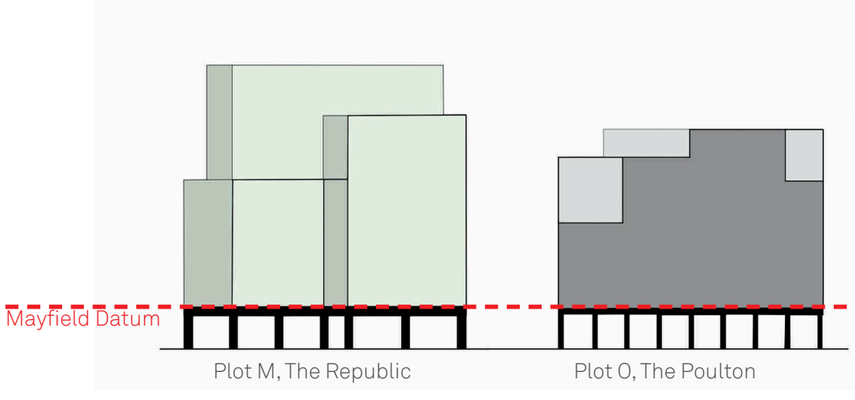
The revised massing is, therefore, split into two distinct elements – a heavier base reflecting the Mayfield datum, and a lighter volume which sits above.



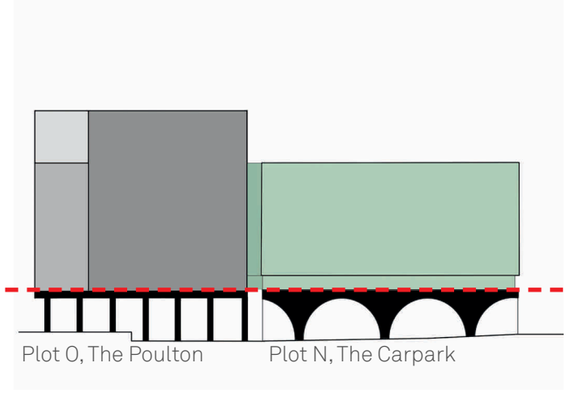
—2019 Consented scheme massing



—Proposed massing



—North Elevation



—East Elevation

3.8 Consented Scheme Material Palette

Materiality

The 2019 scheme façade strategy and materiality paid homage to the industrial spirit of Mayfield and the robust and solid language of the depot. The composition of the main body of the façade reflected Manchester's Victorian mill heritage in its deep window reveals and solid to glazing proportions, offering the heft of traditional masonry construction.

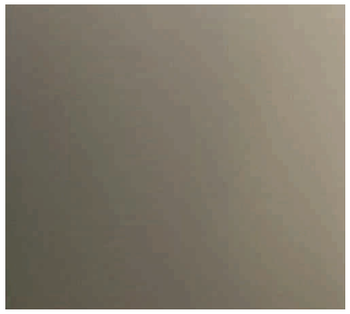
Across the primary façade a dark corrugated metal was selected to provide the proposal with an industrial character, a rich natural appearance and texture. The use of this material was intended to pay homage to the contextual / historical installation of corrugated metal throughout Mayfield and to create a development that is both contemporary and distinctive.

The entrance, park elevation foyer and the terrace were highlighted as the three key areas responding to the contextual relationship between the site and the building. These areas were carved away from the main massing to reveal contrasting warm toned anodised aluminium curtain walling.

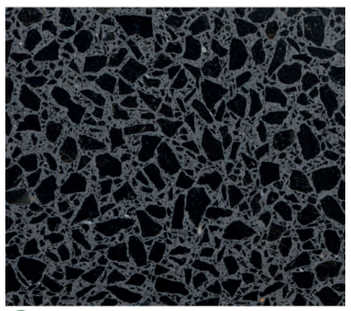
Where the primary façade meets the ground, the dark metal was replaced with corrugated concrete with a matching profile in response to the requirements for robustness and durability to those areas.



01 Corrugated Dark Metal



02 Anodised Aluminium



03 Corrugated Concrete



Consented scheme bay studies

01. Corrugated off-black metal cladding

02. Double glazed window unit

03. Profiled window caps, polyester powder coated off-black

04. Profiled continuous drip detail, polyester powder coated off-black

05. Parapet flashing / coping, polyester powder coated off-black

06. Profiled window caps, anodised aluminium

07. Double glazed window unit

08. Glazed doors

09. Planters / seating



Primary elevation bay study

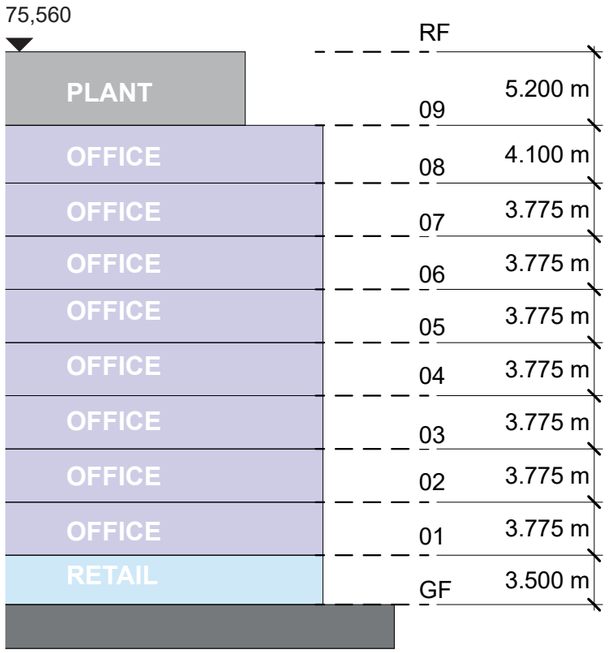


Ground floor park elevation bay study

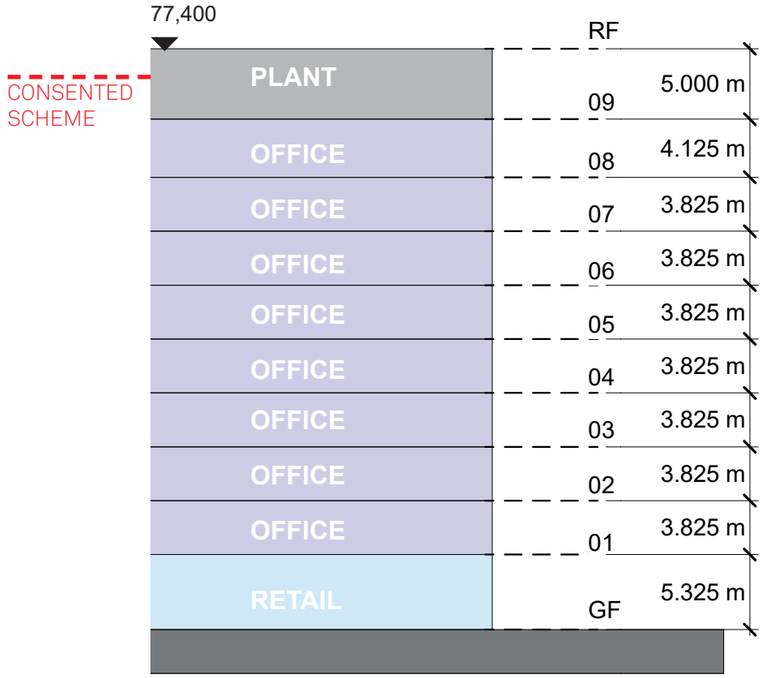
3.9 Building Height

The overall height of the revised building proposal has increased compared to the consented scheme. To bring the development in line with the latest BCO guidance the floor to floor height on the office floors has been increased. The clear head height to ground floor has also grown in order to provide a competitive offer for retail tenants in line with other developments being delivered around the city. The changes are summarised below and illustrated to the right.

- Ground floor – clear height increased to 4.0m to provide flexibility for ground floor uses.
- Typical floor – increased from 3.78m to 3.82m to meet latest BCO requirements.
- Sprinklers added – provides flexibility meaning that overall height of top accommodation level is not capped at +30m.
- Overall height - Building rises +1.840m



2019 Consented scheme



Proposed amended design

4.0 Proposed Design

4.1 Architectural Influences
4.2 Building Form
4.3 External Appearance
4.4 Elevation bay studies
4.5 Materials
4.6 Layout & Organisation
4.7 Accommodation Schedule
4.8 Sustainability
4.9 Substation
4.10 Lighting Strategy

4.1 Architectural Influences

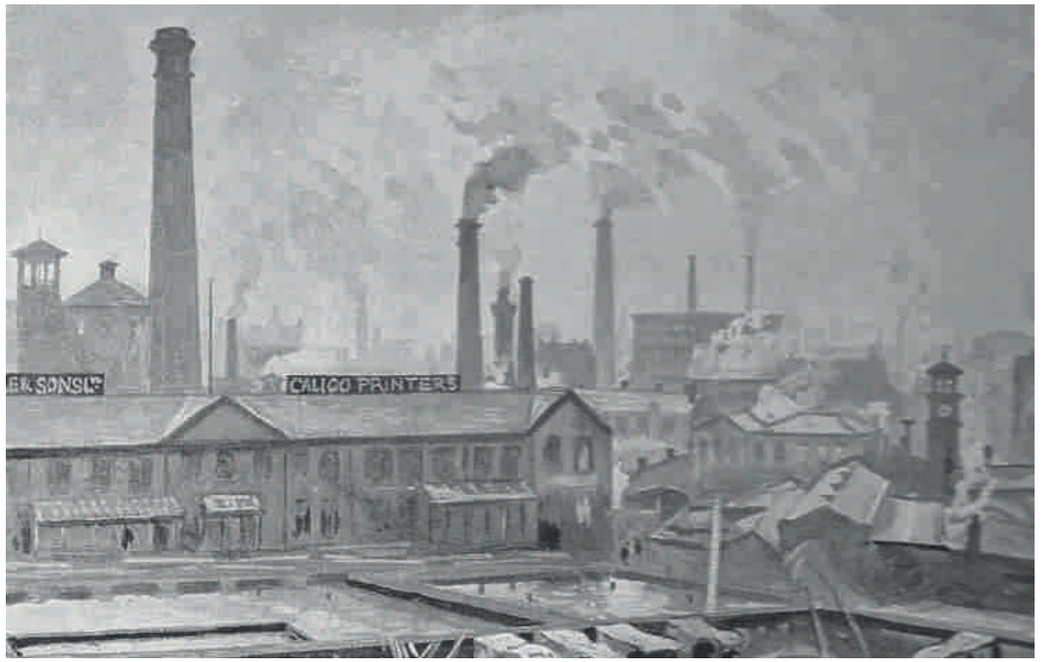
Mayfield

Much of Manchester's history has developed around close-knit, colourful and characterful communities. This is vital part of the approach for the new neighbourhood and is key to the Proposed Development. A distinctive Mayfield identity will establish an architectural relationship that equals the character of a Mancunian, who is guilty of a civic pride that can't be rivalled, and a radical rebellious charm to match. The design is inspired by an iconic heritage but with a current and contemporary manner, setting the standard for a new Mayfield.

The heritage and history of the Site has inspired a concept based on bringing quality to the public, an amenity that makes no distinction on class or background.

Warehouses

The Victorian heritage is ingrained in the image of Mayfield. The grand volumes of thundering scale, erected from feats of Victorian engineering elevate Mayfield's innate character. From the Depot to the Mayfield Print Works that Thomas Hoyle established in 1782, Manchester's warehouse typology was very much present on the Site, and has had major influence on the Proposed Development. The proportions, repetition and asymmetry aid to route the building in its context, whilst also providing beneficial quantities of glazing to maximise on daylight and views, and a large extent of solidity to allow material qualities to shine through.



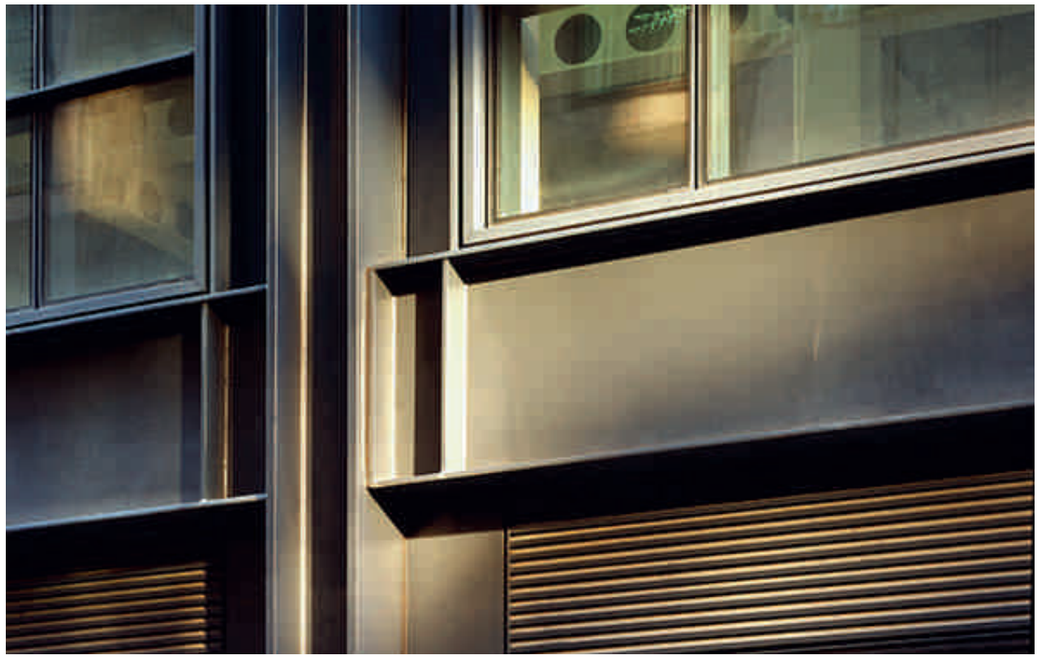
—Historical painting
Hoyles Calico printers.



—Mill photograph
Example of Manchester's Victorian industrial heritage.

Industrial

The design of the Proposed Development evokes an emotional connection to soul of the place by reflecting the atmosphere of the spaces through an industrious material palette Mayfield has a wealth of soul and character like much of many of Manchester's Victorian quarters, however the continued evolution and degrading of the site has arguably added to the charm of the place, providing a more diverse range of industrial architecture and materials, both temporary and permanent. The Proposed Development has a unique opportunity to draw from this aesthetic and create a complimentary new addition to Mayfield.



—Industrial facade photograph
Devonshire Square, London.

Contemporary

Conceptually drawing from the past but re-imagining the site heritage in contemporary style. Taking forward the enduring qualities of the industrial building stock typically associated with the city which embodies the character and excitement intended for the new building. Common themes of solidity, materiality and functionality have been identified, but reinvested and applied with a modern twist . The robust nature of these concepts lend themselves to an adaptable building, worthy of the modern pioneers of Mayfield and will forge the way for the site's ultimate regeneration; anchored by the distinct qualities of Mayfield.



—Contemporary building photograph
Complimentary use of historical and industrial influence.

4.2 Building Form

Massing

Responding to the unique conditions of the Site within the wider masterplan, the massing has been developed through a series of key moves as outlined on the following page. Each move has been made to integrate the building into its context while making bold gestures through the massing, which articulate these key moves through the resultant form. This has generated an angular building with several set backs which address areas of the park, key pedestrian routes, Baring Street and the approach from Piccadilly.

The setbacks at the base of the building address primary pedestrian routes around the site and highlight the main entrance locations from Baring Street and the shared public space between the Poulton, Plot N and Plot M. The set backs at the upper levels break down the appearance of the massing, in particular when experienced from the park, providing open terraces which face the park on the east, and Piccadilly station on the west. This then informs a natural arrangement of the floorplate which wraps the accommodation around a central core, maximising the views of the park. On the roof is located a communal shared terrace which will offer incredible views of Mayfield, the river and landscaping.

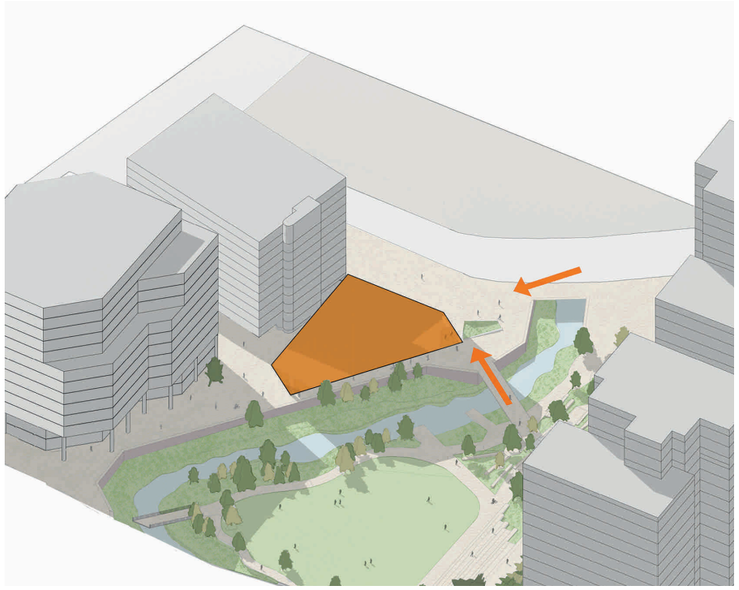
The characterful and bespoke floorplates are then situated between an open and active ground floor foyer space open to the public. The base of the building will tie into the Mayfield datum and have an appearance reflecting the solidity of the surrounding industrial heritage. The entrance will be clearly visible and the connection between external and internal space emphasised.

Height

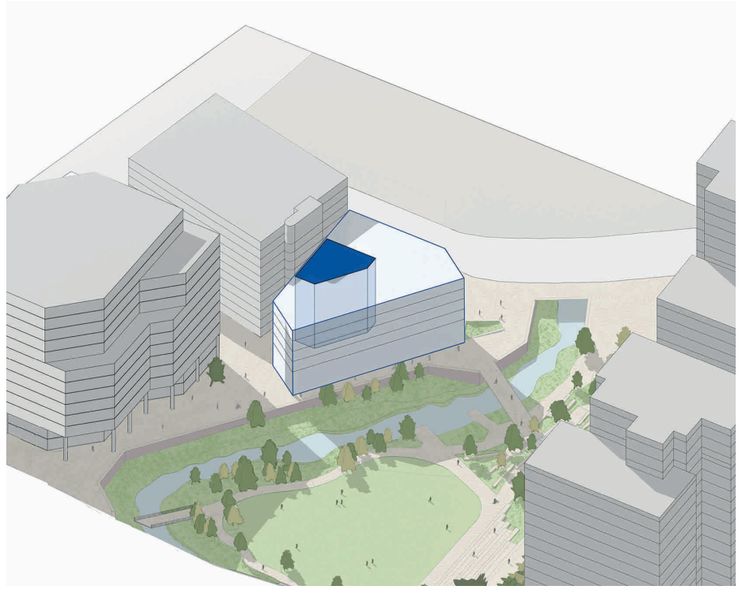
The overall height of the Proposed Development is defined by the site-wide massing approach has been tested from a microclimate perspective, with the Baring Street Campus to the south-west corner of the Masterplan being of a smaller scale to allow sunlight access to the new park. In order to accommodate a roof terrace within the proposed design, the plant at roof level wraps around the West and North-West elevations of the building, bringing it in line with the primary facade. A subsequential daylight analysis has been undertaken to confirm that there is still good daylight access to Mayfield Park. The daylight study and other environmental studies information are appended to this application.

The overall height of the consented scheme was below 30m AFFL, thus avoiding the need for a sprinkler system. Amendments of the floor-to-floor height of the typical office floors and the ground floor, led by revised BCO requirements and latest commercial building market, have resulted in the overall height of the proposed design exceeding 30M AFFL. In response, the fire strategy for the development has been revised to incorporate a sprinkler system .

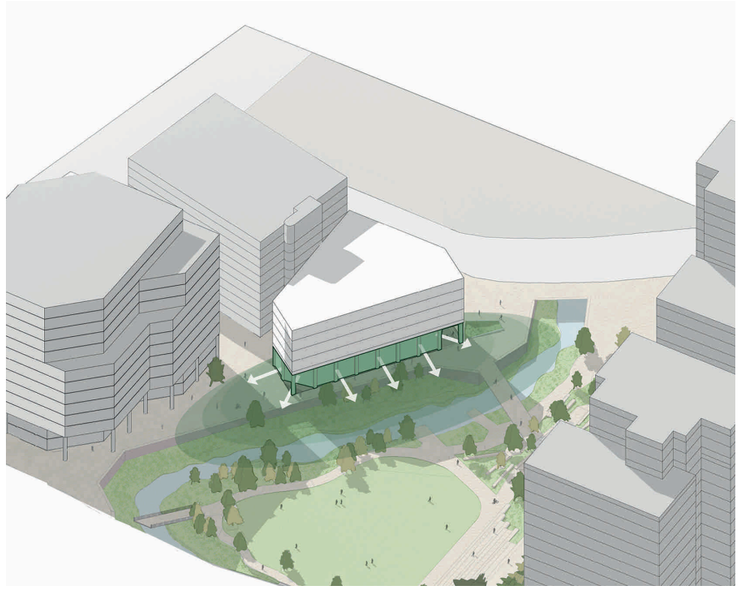
—Opposite
Massing design development diagrams



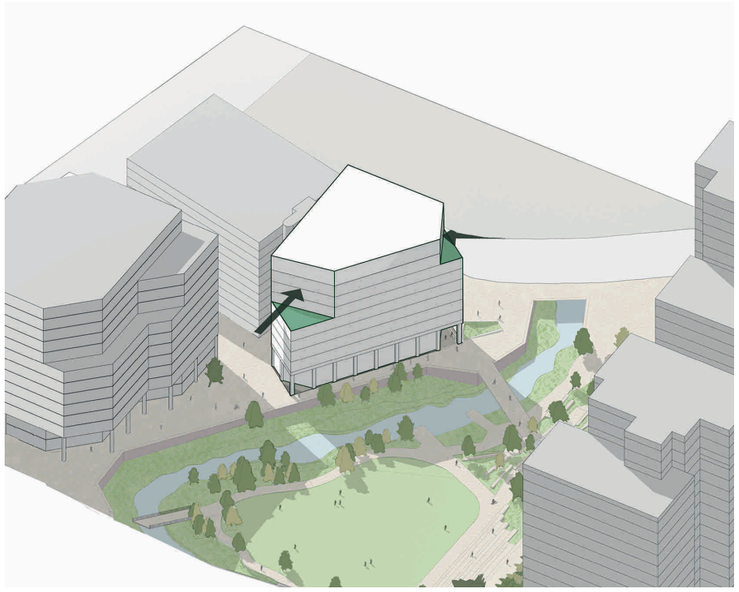
—1. Maximise site footprint and respond to key pedestrian routes



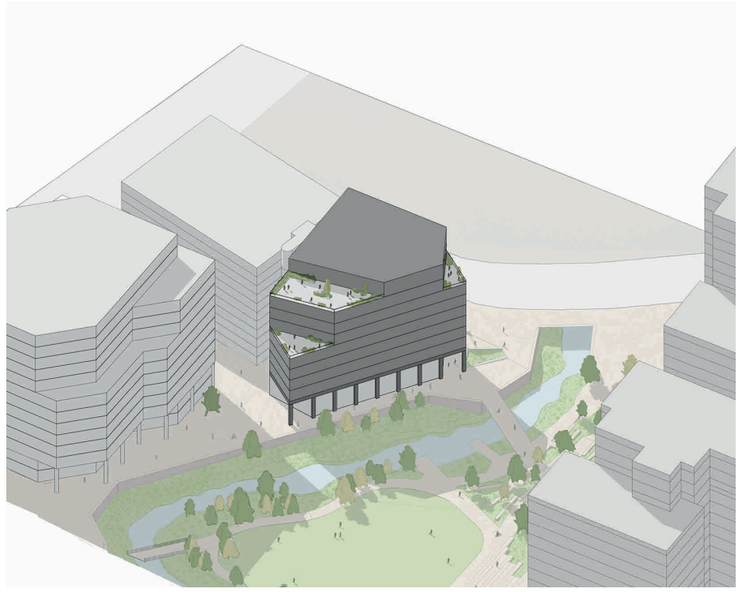
—2. Core located to maximise windows and views



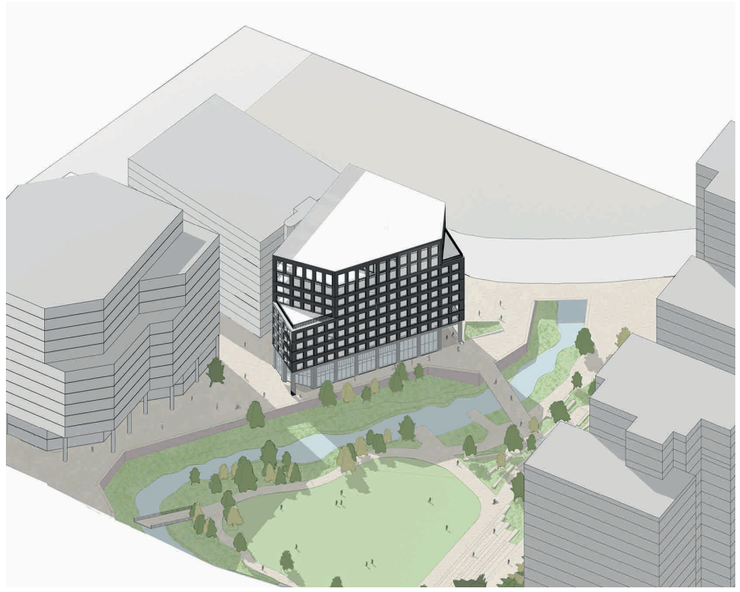
—3. Bringing the park into the building and extending the public space



—4. Massing carved to allow sunlight to park and address key views



—5. Set backs utilised as external amenity space



—6. Facade approach establishes a base and a volume sitting on top

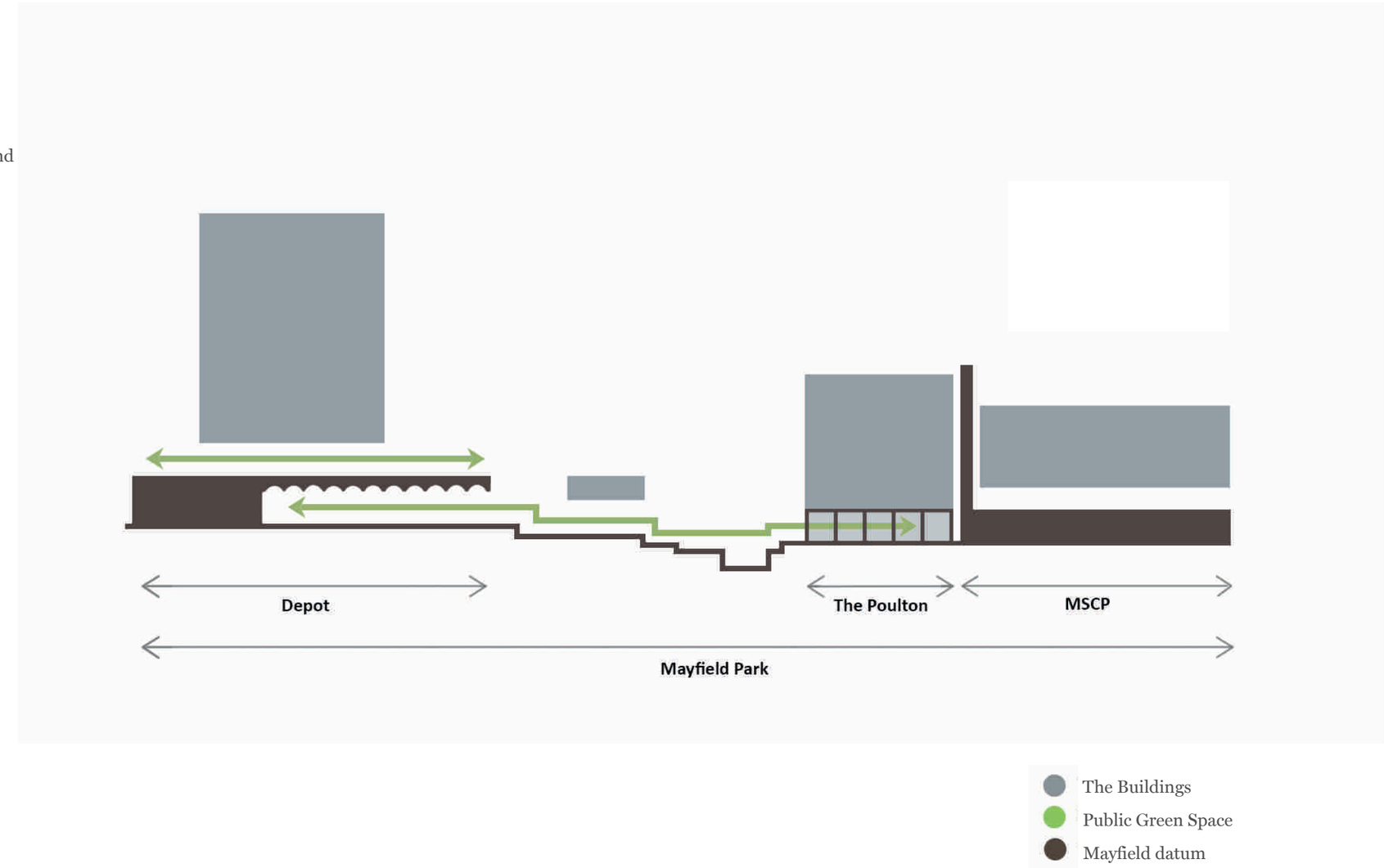
Cladding concept

The evolution of the external appearance of the massing seeks to express key relationships between the building and its context. The facade approach plays an important role in characterising the development, providing a contextual, contemporary addition to the townscape. The base of the building responds to the Mayfield datum and has depth and solidity. In contrast, the volume above is lighter and responds to the industrial heritage of the site. Dark corrugated metal cladding is used to establish the primary facade language of the building with a kit of parts, such as vent panels and handrails, adding texture to the facade and forming a secondary language.

01. The base
The base establishes the Mayfield datum, a common architectural language for the three developments which form Phase 1. Within the Poulton, the datum is established via an expression of the structural grid of the building to form deep reveals and a choice of more robust and solid materials. Tall glazing sits between the expressed structure, to maximise access to light and views of the park throughout the ground floor.

02. Top volume
The volume sitting on top of the base has a distinct and contemporary language with a material palette inspired by the industrial history of the site.

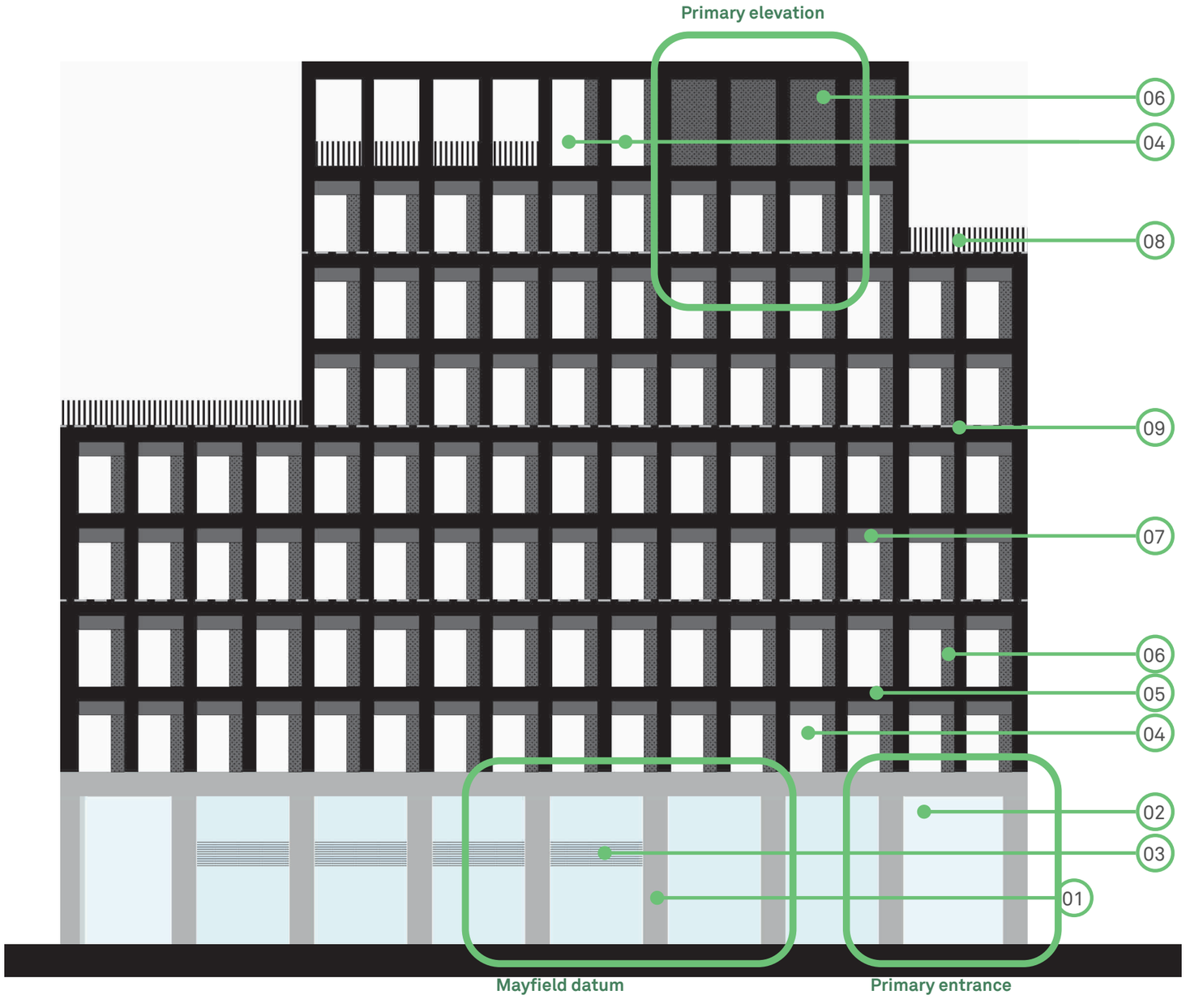
03. The terraces
The set backs, which carve the massing to the east and west, respond to key views from and of the development. These setbacks are utilised as external amenity space, doubling the provision from the previously consented scheme.



—Mayfield dialogue diagram
Plot O proposed development conceptual relationship with surrounds.

Facade materiality key

- 01. Concrete finish cladding
- 02. Curtail wall system
- 03. Architectural louvres
- 04. Window unit
- 05. Corrugated dark metal cladding
- 06. Perforated corrugated dark metal cladding. Secondary facade element applied to ventilation panels and plant screen
- 07. Metal finish spandrel panel to top of window
- 08. Metal balustrade to terraces Providing continuation of secondary facade language, colour to match dark metal cladding.
- 09. Flashing detail
- Bay studies



4.3 Materials

External Palette

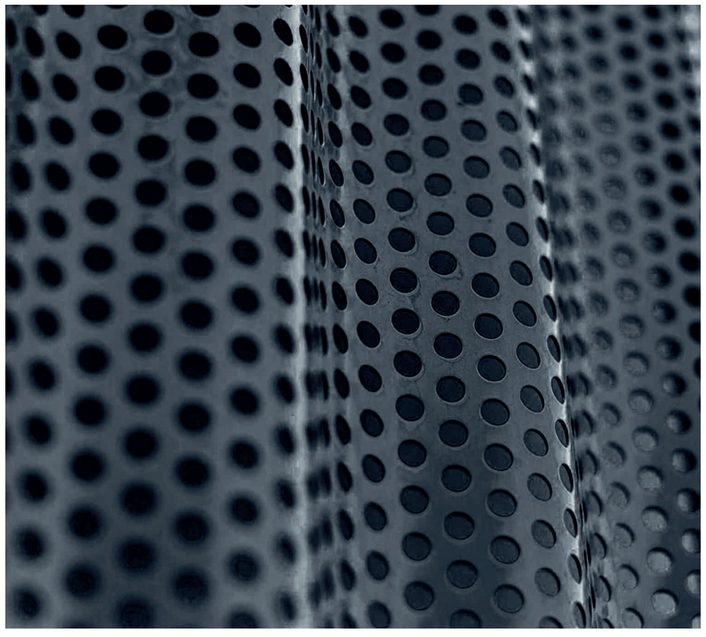
The material palette of the Proposed Development has been selected to reflect the industrial character of Mayfield but reinterpreted with a modern and contemporary influence.

The texture, colour and variation of solidity have been well consider to both compliment one another, and provide contrast in response to the building form and cladding concept. Detailing will be well considered to ensure the success of interfaces and the longevity of the proposed external façade treatments.



Corrugated metal

Used extensively in Mayfield's more recent history, corrugated / profiled metal is visible throughout the site, from the recently demolished Depot service ramp, industrial unit roofs, fences and the newer Gatehouse building. Corrugated metal has a functional robustness but also provides an undulating texture that catches light and shadow in a playful manner. As such, an increasing number of contemporary developments and high-end houses are using this façade treatment.



Perforated corrugated metal

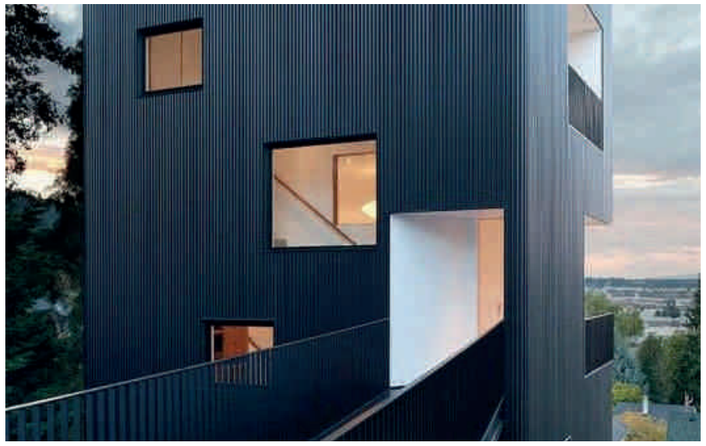
Perforated corrugated metal with a tighter sine wave is applied to ventilation panels and plant screen adding a layer of texture and richness to the primary facade.

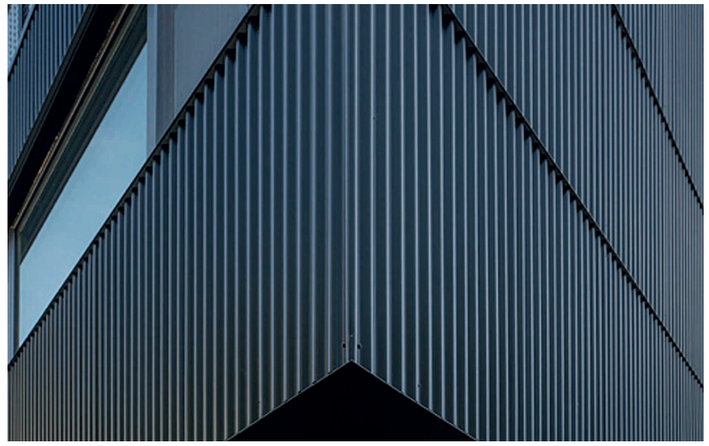


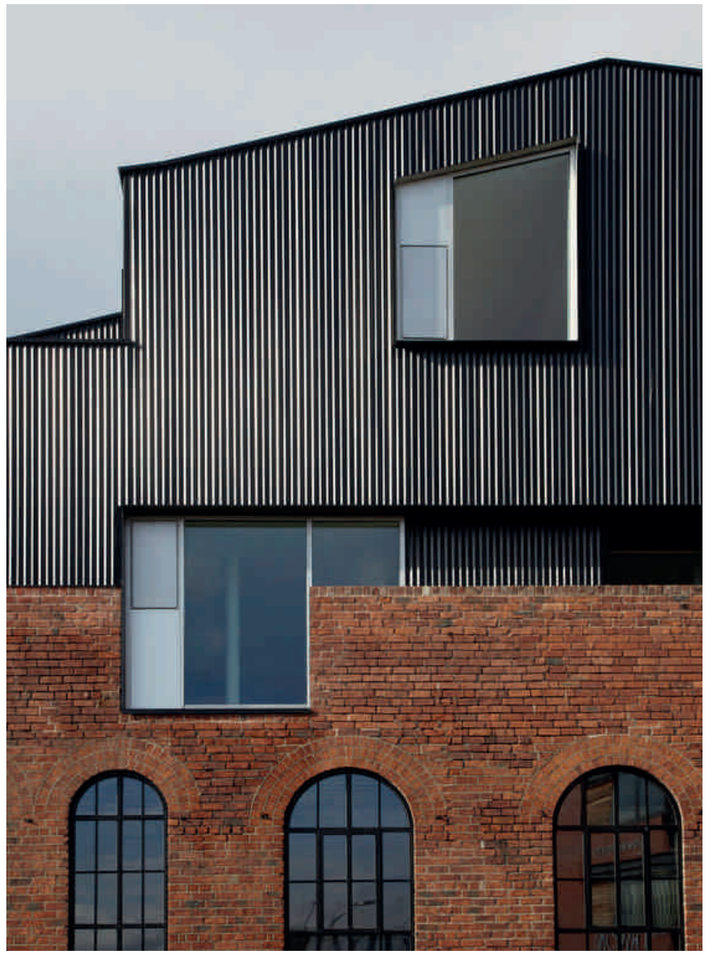
Concrete

Concrete finish cladding is applied to the expressed structural elements of the Mayfield datum for its robust properties and heavy appearance as a continuation of the material palette within the park.

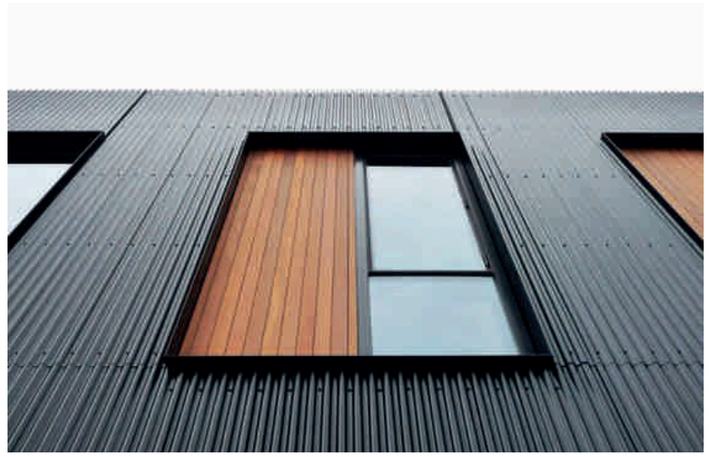














—Material photographs
Examples of successful application of proposed external materials.

Proposed view

— Looking at north-west corner from Baring Street gatehouse

4.4 External Appearance

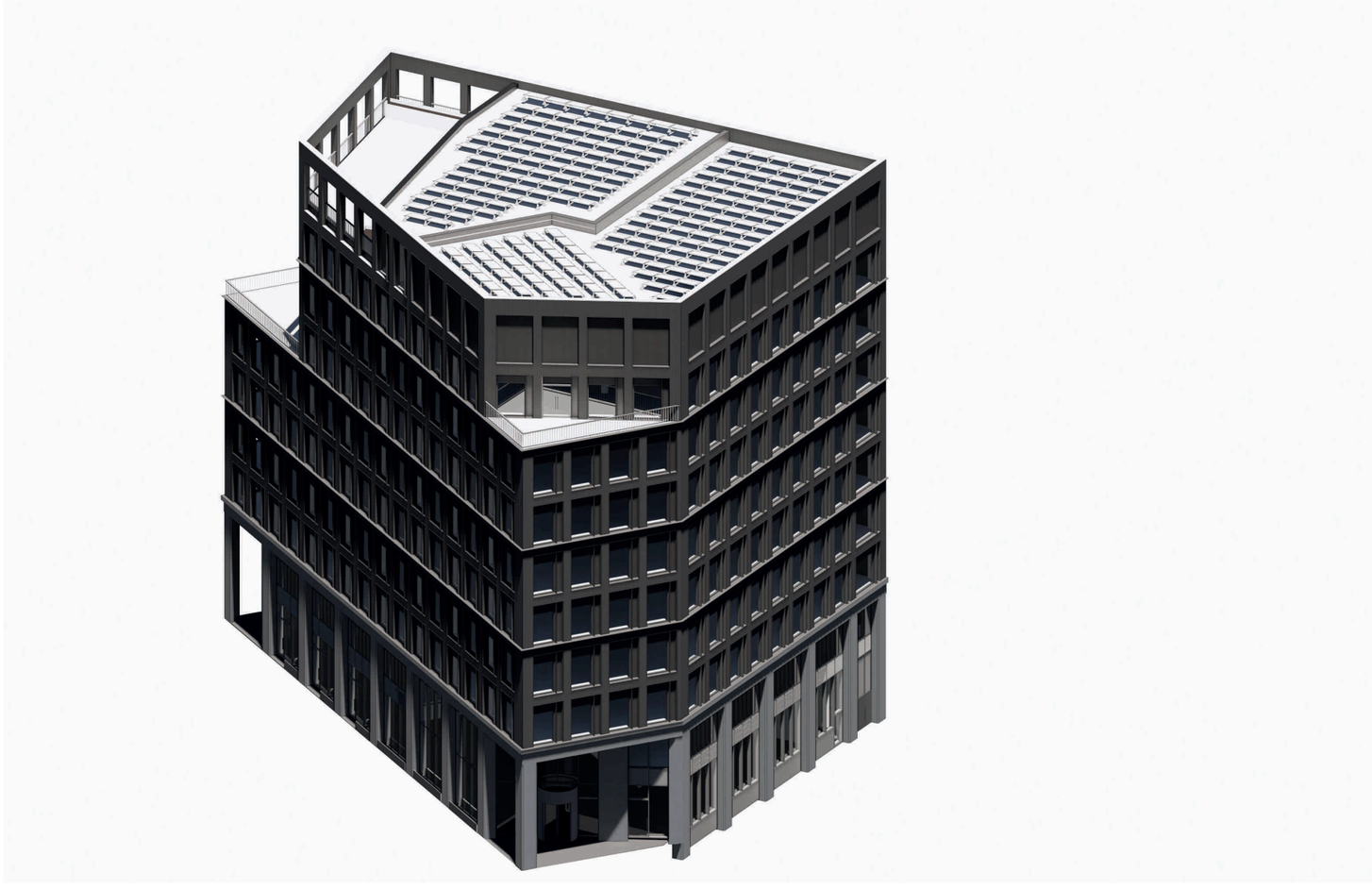
Baring Street

Elevations and materials

The base of the building reflects the robust nature of Mayfield and the solidity of its contextual buildings, such as the depot. Establishing a two-storey base, the Mayfield datum, provides a common language between The Poulton, The Republic and the MSCP carpark and strengthens the link between the three buildings in Phase 1. Within The Poulton, the Mayfield datum is realised via an expression of the structure to form deep reveals and the choice of heavier and more robust concrete finish cladding, continuing the material palette of the park. Double height curtain walling sits between the expressed columns, maximising the views and connection to the park and blending the threshold between external and internal space.

In line with the 2019 consented scheme, dark corrugated metal is used as a primary material across the main elevations. As previously referenced in the consented scheme, the use of this material is intended to pay homage to the historical presence of corrugated metal throughout Mayfield. The finish and pattern of the dark metal are developed further within the revised proposal to provide a rich texture and industrial appearance in a contemporary way. Opening ventilation panels with fixed perforated screens have been introduced to all elevations to allow access to fresh air into the work spaces, adding flexibility to the ventilation strategy and a layer of interest and texture to the façade.

The window proportions and solid to glazed ratio remain as per the consented scheme, where the ratio was carefully considered to prevent overheating and reduce energy usage.



—Aerial axonometric view
From north-west corner of development

Proposed view

— Looking at north-east corner from Mayfield Park

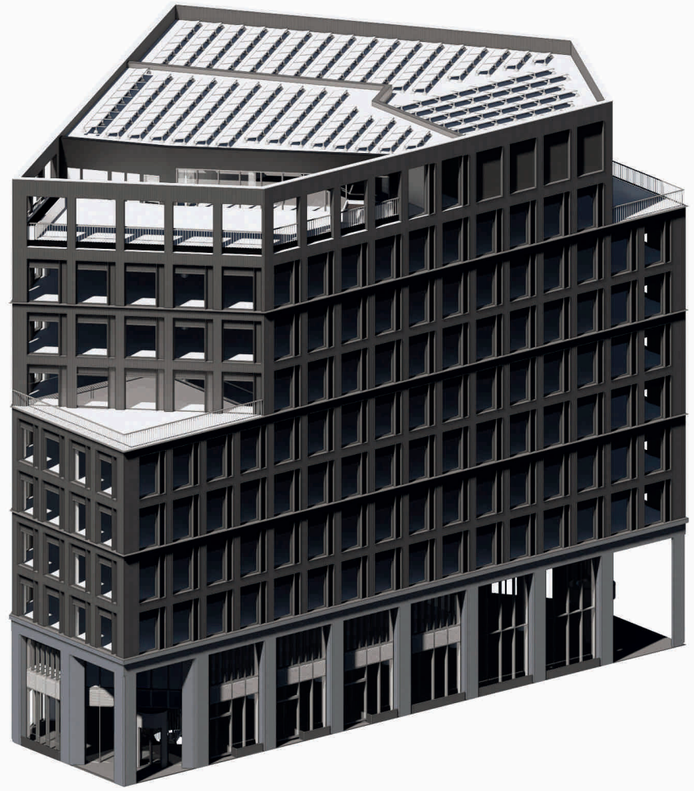
Mayfield park

The revised massing of the building is informed by its context. Cutbacks at ground floor allow for easier flow around the building while highlighting the two primary entrances from Baring Street and the public space between The Poulton and The Republic.

At high level, setbacks reduce the impact of the massing to the park providing an elegant form and opportunity for incorporating external amenity space. Upon approach from Baring Street a setback addresses a key view from Piccadilly station, while the setback to the east responds to the stepped massing of The Republic and the orientation of the MSCP carpark.

The south façade faces the proposed multi-storey carpark, with approximately half of the elevation in close proximity.
Internally, the core is located along the party wall to maximize flexibility of the floorplate facing the park, while glazing quantities facing the Carpark are reduced to suit. As a continuation of the façade language, the solid corrugated metal wraps around the exposed external areas of the south elevation facing the Carpark.

The rooftop has a slightly increased dimension to aid proportions of the building and incorporate a communal roof terrace as well as the plant space. The façade wraps around the open terrace providing a consistency to the massing while balustrades and greenery add a subtle variation to the appearance. The plant on the roof is carefully concealed without adding complications to the massing. The ventilation required for the plant equipment is provided via perforated screens which have a consistent appearance to the vent screens on the levels below.



—Proposed view
Looking at north-east corner from Mayfield Park.

4.5 Elevation Bay Studies

Mayfield datum

The first two floors, which establish the Mayfield datum, form a heavier base for the building, upon which a lighter volume sits.

The structural grid is expressed via a robust and heavy material palette with glazing in-between to promote light, transparency and connectivity between the public areas within and the park.

In order to provide maximum flexibility and future proof the uses accommodated within the retail / F&B units on ground floor and in the basement, the ventilation strategy is for MVHR units to be installed by future tenants to suit their needs. Providing ventilation via the landlord system was assessed, however, this would have either significantly limited the occupancy numbers or substantially increased the riser sizes within the core and the plant space on the roof, thus also negatively impacting the shared amenity terrace. Another benefit of separating the two ventilation systems is reduced operational energy - where the retail/F&B unit may have longer operational hours compared to the office spaces, the ventilation system can run independently. Ownership and maintenance of the ventilation kit can also be separated and is, therefore, a more desirable for retail tenants.

In order to accommodate flexibility within the ground floor façade and meet the ventialtion requirements of future tenants, architectural louvres are incorporated in the areas below the mezzanine. The architectural louvres will match the colour of the curtain walling to form a coherent language and appearance.

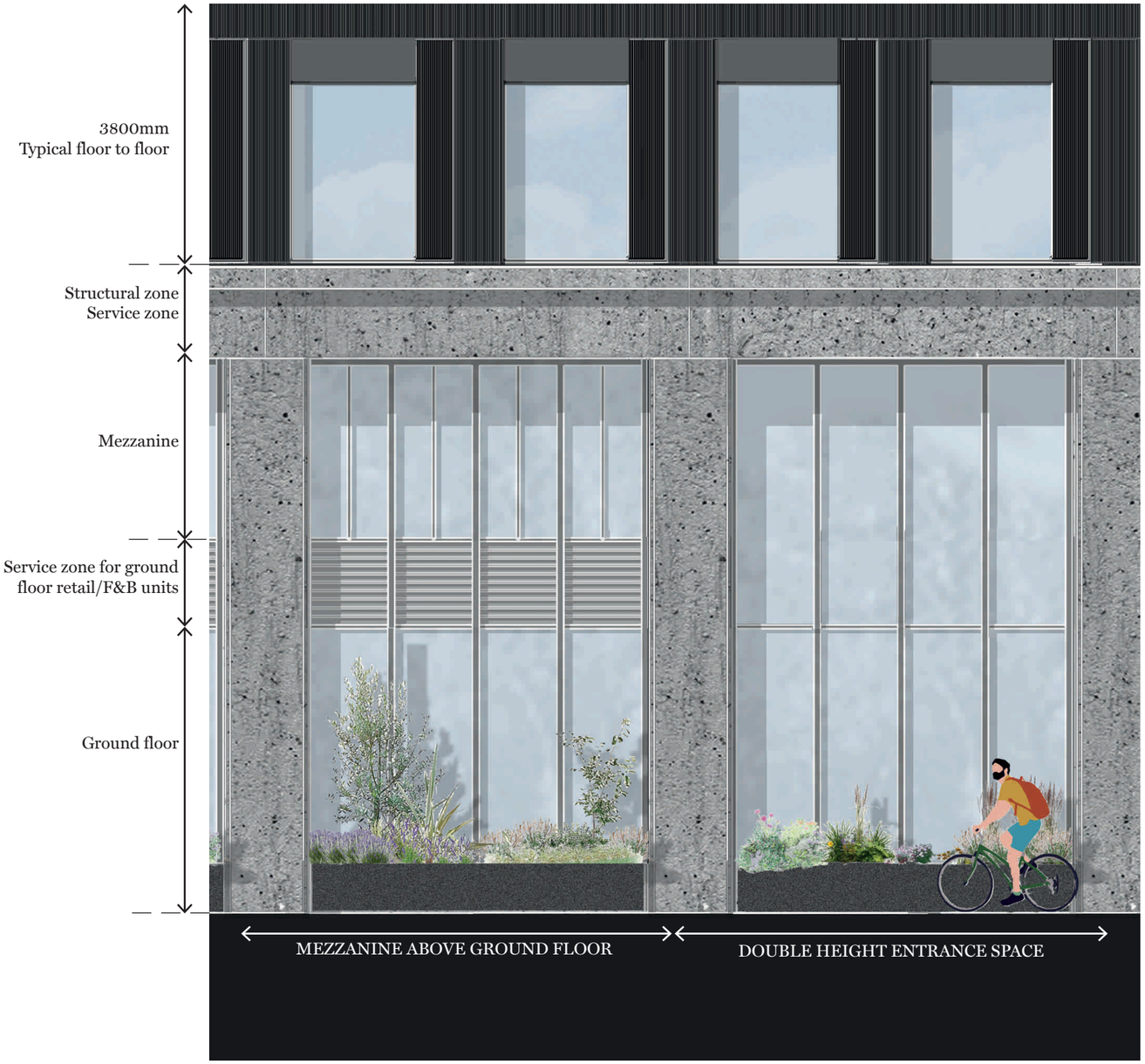


—Mayfield datum architectural language reflecting space use

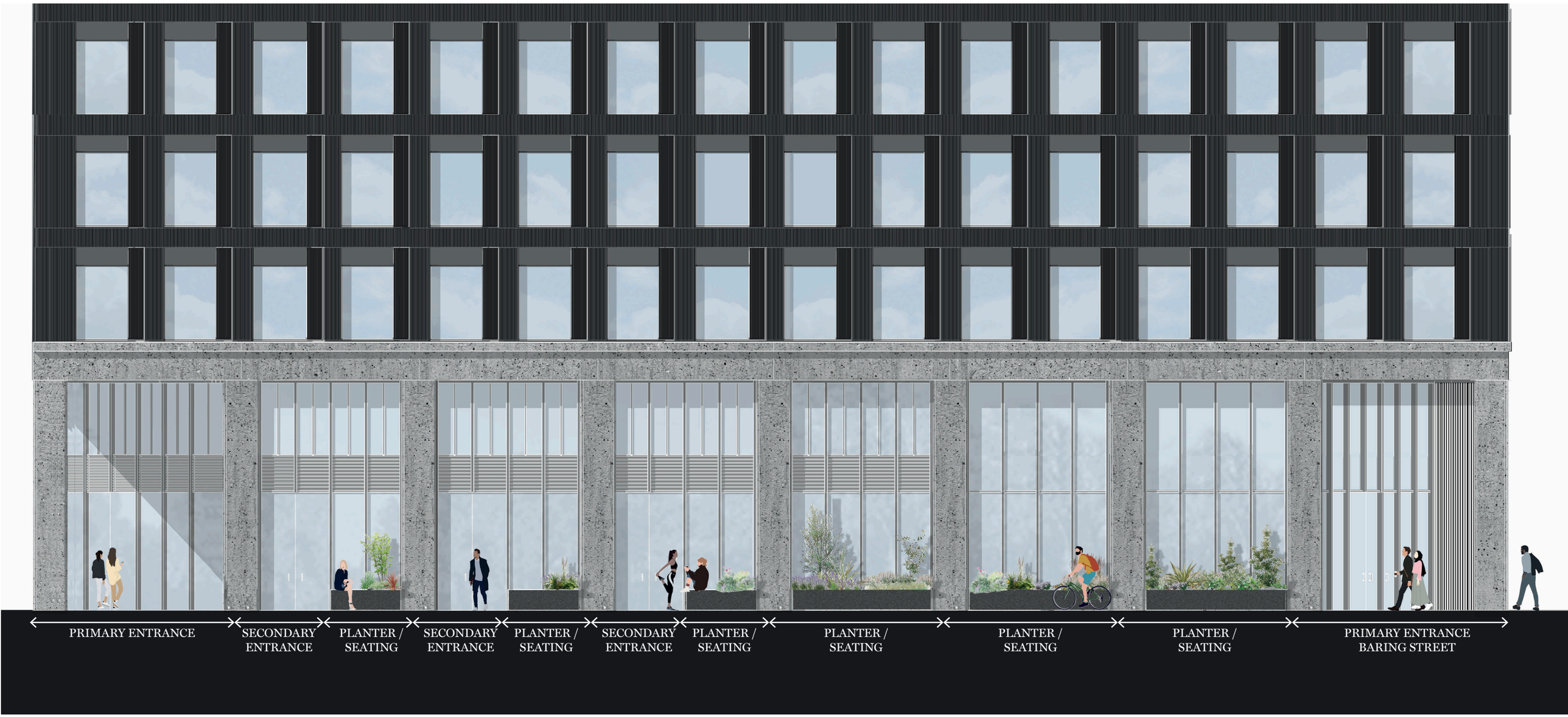
Uninterrupted curtain wall to double height space

Retail / F&B unit

Denser curtain wall grid to mezzanine



—Mayfield datum, bay study



—North elevation facing the park

Mayfield datum bay study

The structural grid is expressed via a robust and heavy material palette with glazing in-between to promote light, transparency and connectivity between the public areas of the building and the park.

01. Concrete finish cladding
02. Curtain wall system
03. Architectural louvres, colour and finish to match curtain wall
04. Glazed double doors
05. Metal planter / seat, dark colour finish



Entrance bay study

The primary entrances to the building are carved out of the base via chamfers to address key pedestrian routes. This approach is used to highlight and establish the entrances and celebrate the arrival sequence.

Signage / active frontage

The vertical element with concrete finish which separates the main entrance from the retail unit entrance is seen as an opportunity for signage or artwork to be integrated within the entrance area.

01. Concrete finish cladding
02. Curtain wall system
03. Solid metal panel, colour and finish to match curtain wall system
04. Revolving door
05. Single glass door
06. Opportunity for signage / artwork, design TBC



Elevation Bay Studies

Upper volume primary elevation

The architectural language of the volume above the Mayfield datum is reminiscent of the proportions of Victorian mill architecture. Dark metal profiled cladding is used in two different scales highlighting the primary grid and secondary elements to add depth and texture.



01. Corrugated off-black metal cladding
02. Double glazed window unit
03. Perforated corrugated off-black metal cladding with tighter sine wave
04. Metal finish spandrel panel to top of window
05. Profiled window caps, off-black colour
06. Profiled continuous drip detail, off-black colour
07. Parapet flashing/ coping off-black colour

4.6 Layout & Organisation

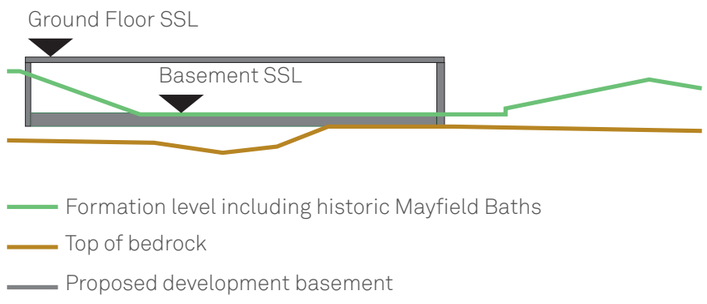
Basement

The proposed basement of the building extends under the full footprint and houses a mix of uses such as plant spaces, staff areas and a lettable unit which could facilitate a gym or an F&B use.

The core extends to the base of the building to service the level. The structure is designed to achieve a minimum of grade II water resisting construction in accordance with BS8102:2009. It is set at a level which works with the existing historic levels of the Mayfield Baths, reducing the extent of excavation required to accommodate a basement. Raft foundations are proposed to sit on the natural ground conditions of the site, accounting for the reduction in ground level needed in order to remove the likely obstructions that remain in the ground from previously demolished building(s).

The provision of a basement with raft foundation bearing on the natural ground conditions is an efficient way to gain area which frees up space at ground floor level.

Originally, the consented scheme provided cycle storage and showers within the basement level, however, following a re-assesment of the cycle provision strategy across Phase 1 these will now be provided within the neighbouring Plot N. Please refer to the relevant documentation for Plot N for more information.



—Proposed basement and existing conditions



—Proposed basement plan

Ground Floor

The main entrance for the office tenants is located on the north-west Baring Street corner, addressing the primary approach route to the building from Manchester Piccadilly and along the bridge from the Mayfield Park. A generous double height space forms a foyer along the elevation facing the park to welcome building occupants and the public. The main focus of the ground floor layout is to maximise the accessible shared public spaces that face and connect to the park. To achieve this, the core and back of house facilities are focused to the South-West of the building adjacent to the multi-storey carpark.

The main entrance for the retail / F&B unit facing the park is located on the North-East corner of the building off an external public space shared between The Poulton, Plot N and Plot M. Double doors along the north elevation provide an opportunity to blend the internal and external space of the F&B unit.

The lift lobby is located centrally on the plan, both to create clear wayfinding and improve accessibility. A lettable unit is positioned along the Baring Street elevation to animate the frontage. A separate entrance can be accommodated for the unit in the future should the potential tenants wish to run the unit independently from the rest of the spaces. Next to the retail frontage is located the BOH entrance, here the finished floor level is lowered to create level threshold with the street whilst the rest of the accommodation is raised to be above the flood risk zone and level with the park.

Back of house and plant spaces such as the substation are positioned on the South elevation with external access to the servicing route between The Poulton, Baring St. MSCP and Plot M.



—Proposed ground floor plan

First floor / Mezzanine

The first floor is intended as a flexible space suitable to for co-working or lettable office space.

The double height atrium cuts through the floorplate to form a mezzanine which is visually connected with the activities within the public space below. To maximise the provision of office space area, the mezzanine level extends to meet the facade along the South, West and part of the North elevations.

Office
WCs
Circulation



—Proposed first floor plan

Second-fifth floor

Levels two to five have the largest floorplates within the building. The structure for the proposed design has been revised to reduce the embodied carbon of the development. The design for the structure has been revised from steel columns and beams with concrete slabs to concrete structure throughout. The structural grid along the facade remains as per the consented scheme, however, in order to accommodate shorther spans required for the revised structural approach, the internal grid has been revised from 12 to 9m.

The layout of the upper levels is arranged to maximise available daylight and views of the park by pushing the core to the centre of the South elevation. This provides a shallow floorplate depth of 13m that is complimented by a simple structure and MEP strategy - key to providing a commercial space that is flexible to be split into multiple tenancies.

The lift and washroom provision are provided to accommodate a 1:10 occupancy ratio, with quantities meeting relevant BCO and BS guidance.



—Proposed second to fifth floor plan

Sixth - seventh floor

Levels six and seven have an identical footrpint, slightly reduced in comparison to the levels below. A set back to the east shapes the typical upper floors above level 6 to reduce overshadowing Mayfield park and improve views from the office space towards the park.

Level six is one of the two levels which offers an external amenity space. The terrace is intended to be used as a private space for the tenants occupying the floor. A communal shared terrace is provided on the top floor of the building.



—Proposed sixth to seventh floor plan

Eighth floor

Level eight has the smallest area within the building as it is shaped by a second set back towards Baring Street within the massing. The office space occupants on level eight would have access to a private external terrace located on the North-West corner of the building with views towards the city.



—Proposed eighth floor plan

Ninth Floor

The main roof level of the Proposed Development contains the plant enclosure, event space and a shared communal terrace. In order to maximise the terrace area and accommodate access to the event space from the core, the plant wraps around the North and West elevations of the building. The event space offers a flexible area suitable for holding events and two meeting rooms which will offer spectacular views of the park and Mayfield.

To the East of the building is located a generous communal terrace accessible for all tenants within the building, completed with planting and offering incredible views of the river and the park.

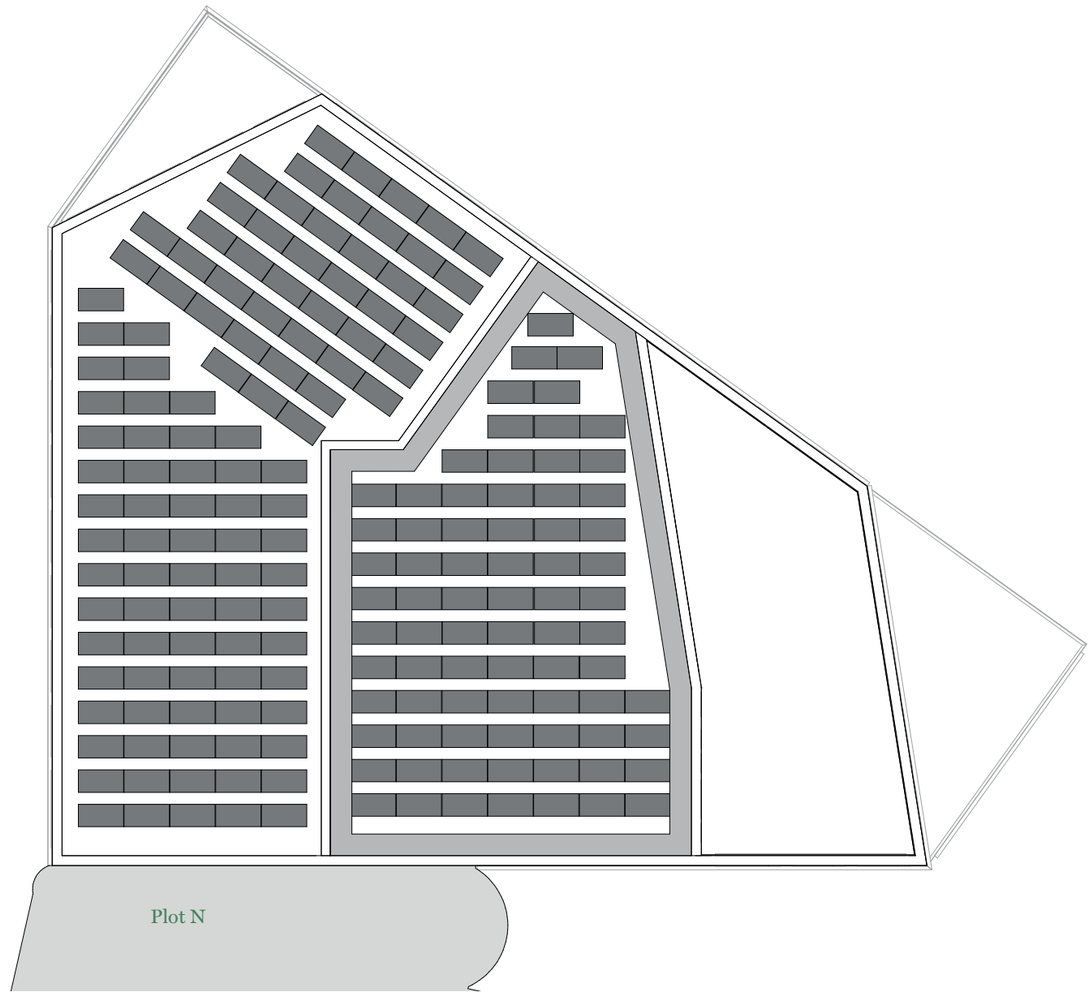
A perimeter enclosure acting as a continuation of the cladding houses all of these uses to provide a consistency to the massing.



—Proposed ninth floor plan

Roof

The rooftop of the plant enclosure incorporates metal grillage to accommodate PV panels to be installed above. The roof above the core and amenity space is also utilised to maximise the provision of PV panels within the development.



—Proposed roof plan

4.7 Accommodation Schedule

Proposed areas

The proposed use of the development is commercial office, with the respective areas and use classes for the development indicated below :

The Mayfield SRF identifies the Proposed Development as a commercial office opportunity which will contribute to the creation of the mixed-use neighbourhood envisaged for Mayfield.

As such the Proposed Development is predominantly B1 office accommodation on level 1-8 and flexible amenity spaces on ground floor and basement with the potential to house A1-A4 uses including a gym. Level 9 houses a managed event space which will primarily be used as a flexible space for meetings, coworking etc. and occasionally used for private events.

The respective areas of the proposed use classes for the development are indicated in the below table:

Level	Use Class	GEA		NIA	
		(GEA sqm)	(GEA sqft)	(NIA sqm)	(NIA sqft)
Basement	Amenity (Class A1-A2)	1208	13003	680	7319
Ground floor	Amenity (Class A1-A2)	1116	12013	682	7341
Level 1 / Mezz	Office (Class B1)	1116	12013	740	7965
Level 2	Office (Class B1)	1217	13100	942	10140
Level 3	Office (Class B1)	1217	13100	942	10140
Level 4	Office (Class B1)	1217	13100	942	10140
Level 5	Office (Class B1)	1217	13100	942	10140
Level 6	Office (Class B1)	1138	12249	868	9343
Level 7	Office (Class B1)	1138	12249	868	9343
Level 8	Office (Class B1)	1098	11819	831	8945
Level 9	Amenity (Class A1-A2)	399	4295	148	1593
Total (m2)		12081	130039	8585	92408

—Area schedule
Proposed development GEA and NIA areas (refer to appendix A schedule of areas for more detail)

4.8 Sustainability

Environmental and wellbeing strategy

The 2019 consented scheme sustainability targets were based around the Manchester Core Strategy (2012 - 2027), BREEAM and Carbon Targets were not originally pursued in the original strategy. Since then, key national and local policies, along with the Client's own ambition to decarbonise their portfolio and transition to net zero carbon have evolved and shaped the sustainability targets for the revised in 2023 proposal.
In addition, the development aims to align with the ambition of the Manchester Climate Change Agency roadmap to net zero carbon for new developments from 2023 which targets reducing energy demands, measuring embodied carbon in-use performance and low-carbon energy supply .

The developed approach for the revised scheme is to focus on targets that better benefit people and the environment of the development by selecting the most appropriate elements of various certification schemes to reflect project specific aspirations, requirements and constraints. The development employs a bespoke solution that captures elements of BREEAM, WELL Building Standard, NABERS and other guidance. The revised scheme also targets to achieve upfront embodied carbon of 600kgCO2e/m2 or less. The sustainability targets are summarised below:

Embodied carbon modules A1 - A5 – To align with Manchester's Roadmap to Net Zero Carbon, the proposed development should target an upfront embodied carbon of <600kgCO2e/m2 (Lifecycle modules A1-A5).

Whole life carbon modules B-C - Along with the upfront embodied carbon target, the development will aim to meet a target of 370kgCO2e/m2(GIA) for modules B-C, therefore meeting the ambitions set out in the Roadmap to Net Zero Carbon New Buildings in Manchester.

NABERS 5* – The Design for Performance, or NABERS, rating system uses operational energy modelling from early design stages to assess the intended output of the proposed development's Landlord energy consumption and how this can be modified to allow for a more energy efficient design.

BREEAM Excellent with aspirations for Outstanding - BREEAM targets encourage significant inprovement to Approved Document Part L.

WELL Enabled Gold with aspirations for Platinum– WELL is the first standard of its kind to focus solely on the health and wellbeing of the building occupants.

Heat and Building Strategy – Released in October 2021 as a stepping stone to the Future Homes and Buildings Standard 2025, the Government's Heat and Buildings Strategy outlines the mechanisms required to reduce the cost of low-carbon heating technologies to support transition away from fossil fuels.

For more details for Baring Street Office 1 refer to Hoare Lea's Sustainability statement and Energy Strategy accompanying this application.

4.9 Green & Blue Infrastucture

Existing green & blue infrastructure

The Site of Baring Street Office 1 has no notable existing G&BI, however in close proximity to the proposed development are the following featuring:

- Directly North the River Medlock meanders around the Site.
- Plants and trees are established along the banks / walls of the River.
- Due to the man-made nature of the Site there is an absence of typical River habitats.
- A variety of plants can be observed growing from existing brickwork walls throughout.

Refer to the Mayfield Park Design and Access Statement for further details on the existing and proposed G&BI of the Site surrounding Baring Street Office 1.

Proposed green & blue infrastructure

Manchester's Green and Blue infrastructure strategy highlights the vision and objectives of the city to preserve, enhance and grow its natural green spaces and waterways, promoting the value of attractive and high environmental quality places for people and wildlife to enjoy.

The four key objectives defined in the strategy are:

- Improve quality of existing G&BI
- Use appropriate G&BI as component of new developments
- Improve access to G&BI
- Improve and promote benefits of G&BI

In response, Baring Street Office 1 makes the following proposals to improve the G&BI infrastructure of the Site:

Environmental contribution

- External amenity flora and to aid pollinator insects population growth.
- Contribute to the wider River Medlock green corridor enhancements.
- Help to regulate climate change, combat urban heat island affect and improve air quality.
- Provide attenuation to manage flow of rainwater to below ground drainage.

Social contribution

- Benefits from access to natural space provided by Mayfield Park.
- Excellent access to local public transport links to wider G&BI.
- Creation of planted external roof terrace spaces for occupants to enjoy.
- Green publicly accessible foyer amenity space, creating early sense of community.
- Enhanced health and wellbeing of building users through beneficial materials and colours.
- Internal planting and views to the Park promote the benefits of biophilia and connection to nature.

Economic contribution

- Form part of the catalyst for regeneration, attracting people and businesses into the area.
- Improved creativity, enjoyment and satisfaction.
- Improved business productively and reduced absenteeism.
- Improved profitability and growth.

4.10 Lighting Strategy

Spiers and Major

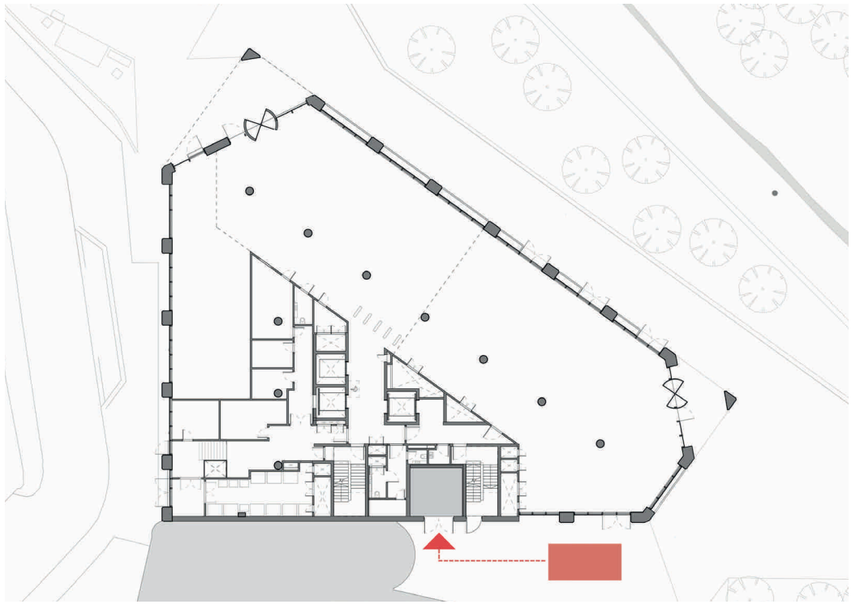
The approach to external lighting across the Mayfield SRF is important as it must act as a unifying and complementary strategy across all building and the public realm and provide a feeling of safety and security in the darker hours of the day.

For details of the external lighting strategy please refer to the Spiers and Major documentation.

4.11 Substation

ENW substation

The substation is located at ground floor level on the south elevation, positioned specifically to be raised above the flood risk zone associated with Baring Street. The substation will have 24 hour secure external access, with vehicle entry from the serving area between Baring Street MSCP and Office 2.



—Ground floor plan
Highlighting substation location and access.

5.0 Public Realm

5.1 Context
5.2 Extending the park
5.3 Design moves
5.4 Public Realm
5.5 Public realm - general arrangement
5.6 Sketch views
5.7 Landscape strategies

5.1 Context

A Park First Project

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 will aim to extend and continue the quality of the park.

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 public realm will continue these design themes to provide the next sequence of space within a wider park setting.



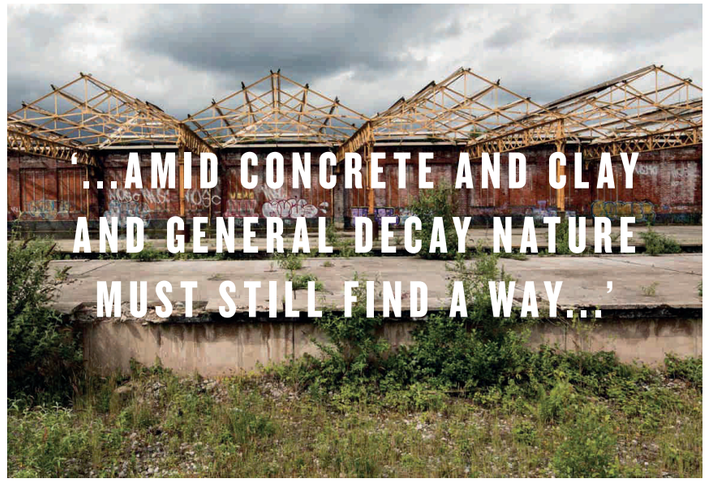
—Mayfield Park Concept
Urban to Wild/Sequence of spaces



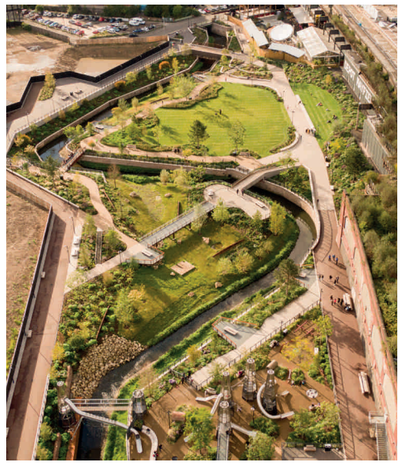
—Industrial materials



—Natural planting aesthetic



—Mayfield Park
Vision









—Phase 1 Park completed in September 2022

5.2 Extending the park

Buildings in the park

The public realm around the Poulton, MSCP and The Republic buildings aim to create a park setting. This is about openly interfacing and connecting to the completed Mayfield Park and also embedding more planting, park features, creating a stronger internal and external relationship between buildings and landscape and extending character planting areas to the different spaces in between and around the various building plots.

The following design moves explain how we propose to achieve this:

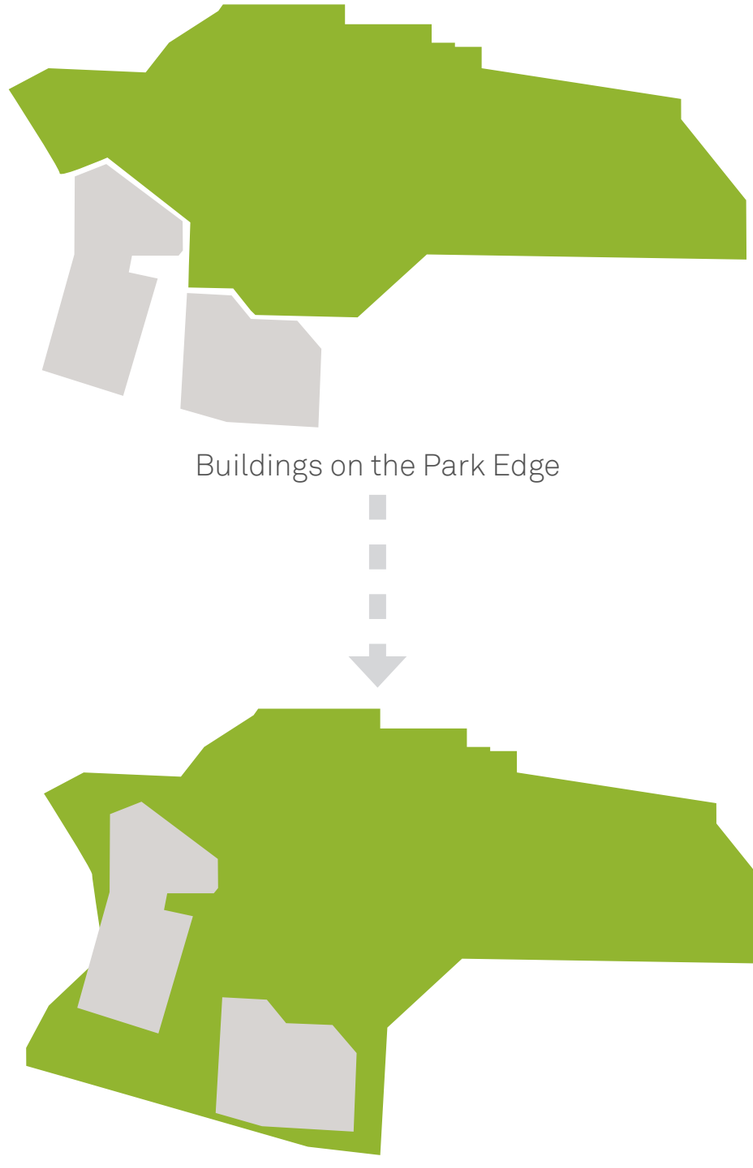
1. Introduce more planting, ecology and rain gardens
2. Continue the language of bridges, platforms and structures
3. Blur landscape to building interfaces by extending floor finishes into ground floor areas
4. Respond to ground floor uses making space for outdoor dining
5. Create better defined building thresholds by framing entrances with planting
6. Extend strong planting characters into all phase 1 public realm areas



—Canal Reach, Kings Cross
Planting up against buildings and columns



—Mayfield Park
Variety of planting tones and textures



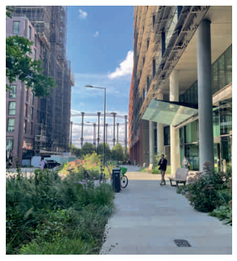
5.3 Design Moves

1. More planting, ecology and rain gardens



Horticulture and ecology are crucial components of the completed park. We propose to extend planting into the phase 1 public realm and increase the amount of planting across the Phase 1 public realm to bring a sense of botanical richness from the park and increase the opportunity for habitats and sustainable urban drainage.

Below is an example where planting and workspace lobby areas work well together. The planting areas subtly define entrances, movement routes and create comfortable spaces to sit.







2. Continued language of bridges, platforms and structures



Bridges, platforms and structures are scattered throughout the park and contribute to maintaining the sites industrial heritage qualities. We propose to use a series of level structures to cross planted rain gardens and emphasize key building entrances. We propose to use steel grating to match the materiality of the jetty and boardwalk surfaces and allow the rain gardens to connect beneath maximizing sustainable drainage capacity.

Below are photographs of the completed park and some of the characterful bridges, platforms and structures.







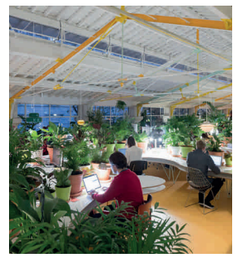
3. Blurred landscape to building interface

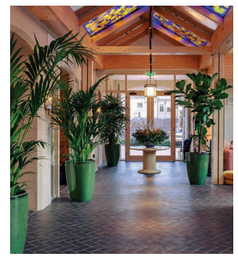


The perimeter of the park uses a staffordshire blue heritage clay paver sourced in Stoke. This material references the lower blue brick material of the mayfield depot building and also the materiality of Victorian canal and waterside pathways throughout many industrial northern cities. We propose to continue a similar material into the ground floor areas of adjoining buildings. This design move is intended to help create a seamless relationship between the park and building.

Images below show the public realm clay paving and internal Staffordshire quarry tiles. We also make reference to internal biophilic design opportunities.





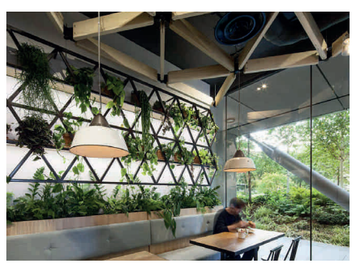


4. Respond to groundfloor building uses



The public realm will respond to groundfloor uses creating comfortable and protected outdoor seating space for the building's F&B uses to spill out and animate the external space.

Below are examples from Neo Bankside where a close visual connection between internal cafe spaces and planting areas improve the internal building environment and achieve a sense of being within a greenspace even if you are indoors. Cafe space at Neo bankside also uses the building overhang to provide sheltered and protected outdoor seating provision.



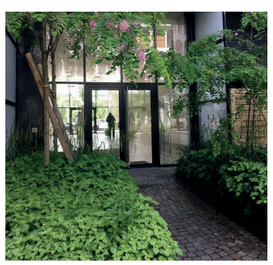


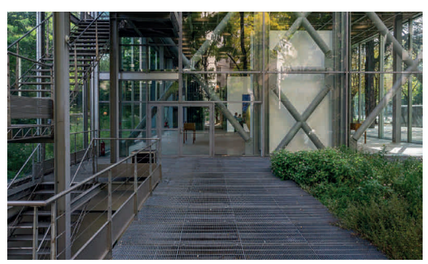
5. Create better defined building thresholds



Public realm and landscape outside office space can often be empty and vacuous. We propose to root the buildings in a park setting and at key entrances use planting and alignment of crossing points through the planting to emphasize and frame the sense of arrival.

Below are examples where planting and change of ground surface can be used to frame building entrances.





6. Extend strong planting characters into public realm areas



Planting in the park helps to create and distinguish changing characters across the site. In particular between the building plots we propose to use impactful seasonal colourful to distinguish a strong sense of identity. Tree groupings here are also important to mitigating wind and creating a comfortable environment for pedestrians.

Below are examples where blossom trees can transform a space in a spectacular way for certain moments of the year.





5.4 Public Realm

The Poulton within the wider masterplan

The adjacent sketch plan illustrates the setting and location of The Poulton within the wider masterplan and its strategic position adjacent to the Park and main entrances into the development.



—Emerging Phase 1 public realm sketch plan

5.5 Public Realm - General Arrangement

The Poulton public realm

The public realm around The Poulton has largely stayed the same. The continuation of the blue brick creates a stronger relationship between the park and buildings whilst the increased level of soft landscaping improves the overall environment and connection with the park. The entrance has been development to better align with the key bridge connection into the park.



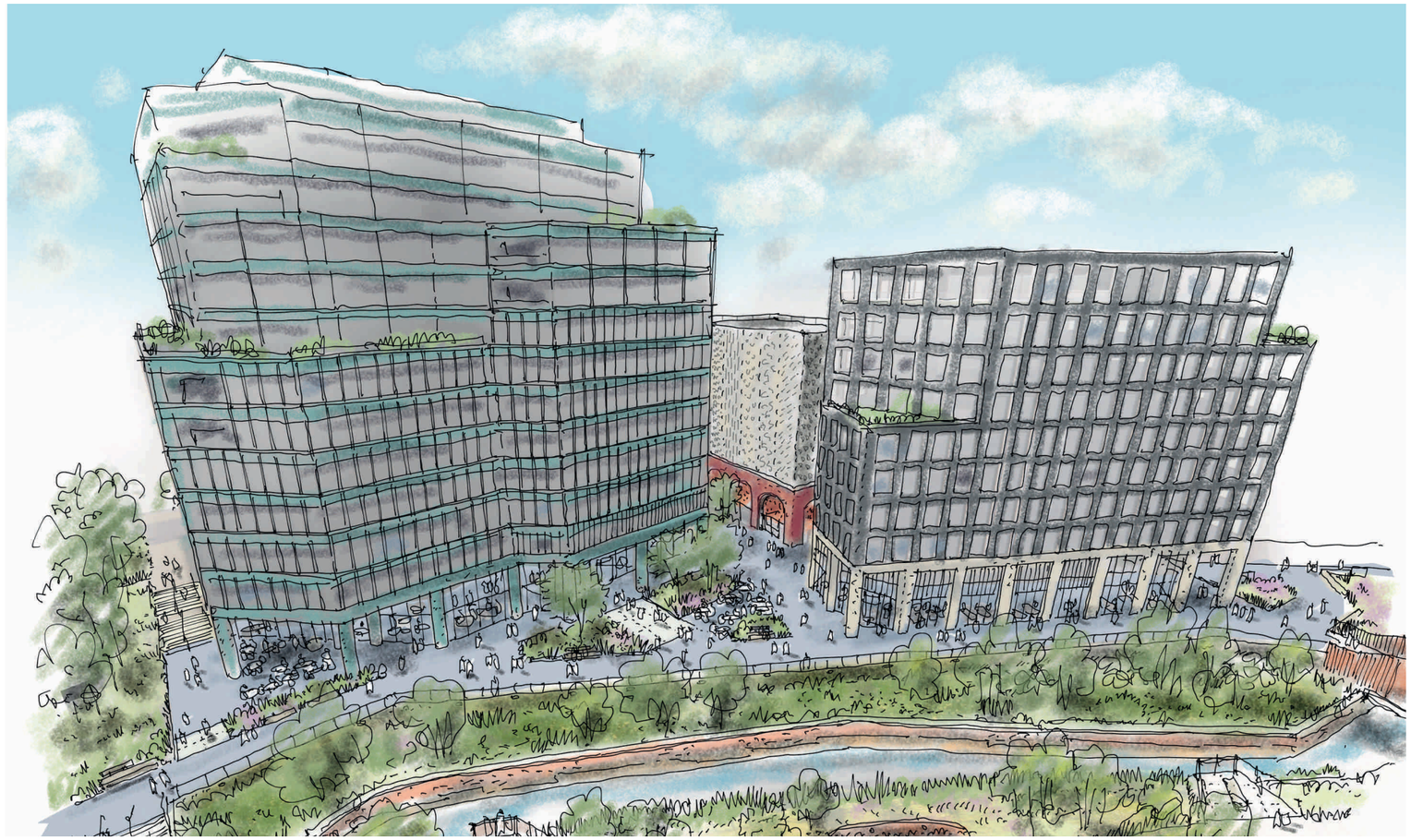
—Previous planning application illustrative plan

01. Existing rain garden
02. Stepped access to the main entrance
03. Existing sloped access to main entrance
04. Planting along Baring Street elevation
05. Loading Bay
06. Continuation of the external finish internally
07. Opportunity for external spill out from ground floor use
08. Existing riverside walkway

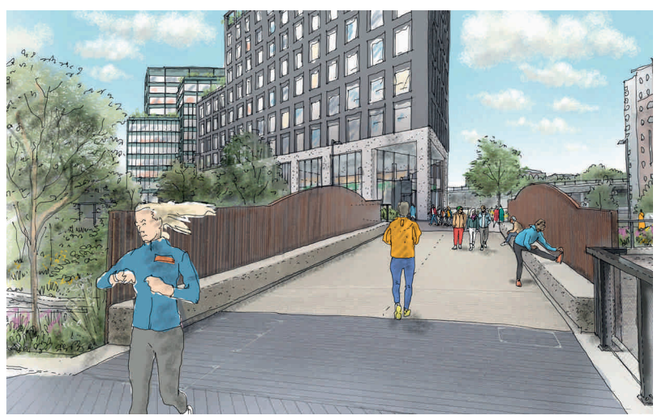


—The Poulton public realm sketch plan

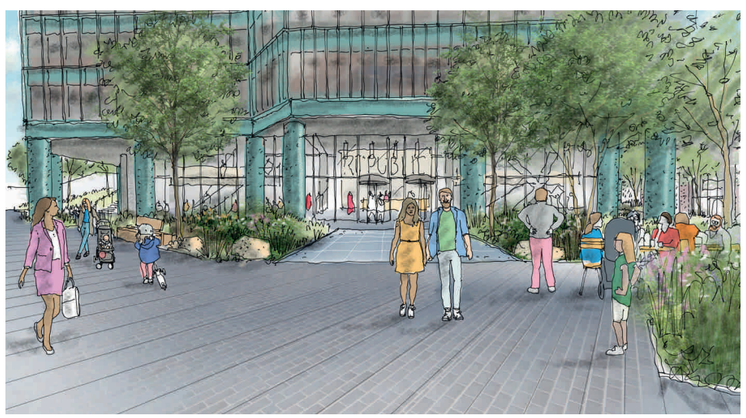
5.6 Sketch Views



—Aerial sketch view showing the phase 1 development in context with the river and park



—Eye level sketch view towards The Poulton from the culvert bridge within Mayfield Park



—Eye level sketch view towards the main entrance of the Republic from the riverside walkway



—Eye level sketch view towards The MSCP from Baring Street

5.7 Landscape Strategies

Sustainable Urban Drainage

Sustainable drainage is an integral part of Mayfield Park. There is a variety of SUDs techniques that have been used to limited the amount of traditional surface water drainage and encourage a variety of planting.

We are looking to introduce some of these elements within the Phase 1 public realm. These include:

- Rain Gardens
- Positive falls to soft landscape
- Increased areas of soft landscape
- Permeable paving



—Rain gardens
Provides an opportunities to hold and soak surface water whilst increasing the variety of planting types



—Increased areas of soft landscape
The reduction in hard standing will naturally slow the flow of surface water



—Positive falls to planting
Allowing the opportunity for all impermeable surfaces to fall towards soft landscaping



—Permeable paving
Creates a large area to store surface water

Materials

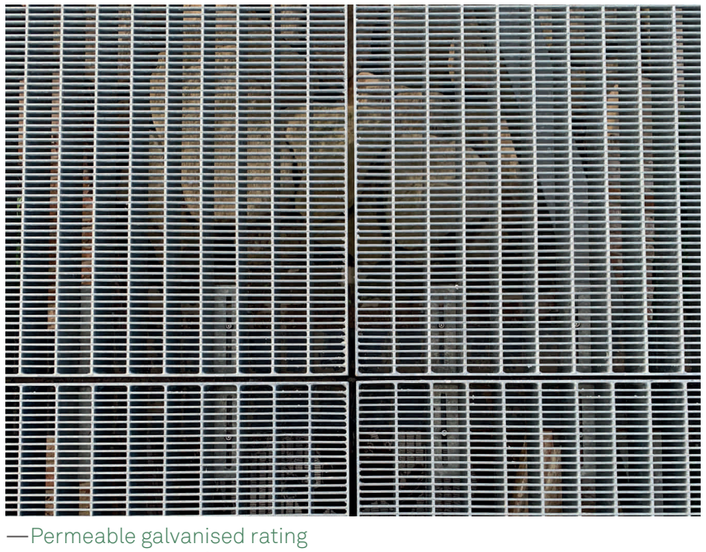
Mayfield Park's materials palette plays a key part in the Mancunian grounding and creating an authentic park. The design has looked to the existing site for influence which has meant resisting the temptation to import fashionable materials from far and wide. Instead, the hard landscape in particular pays tribute to the site's industrial heritage. These materials also contrast and compliment the wild aesthetic of the soft landscape.

The Phase 1 public realm will be a continuation of the material palette found within the park.

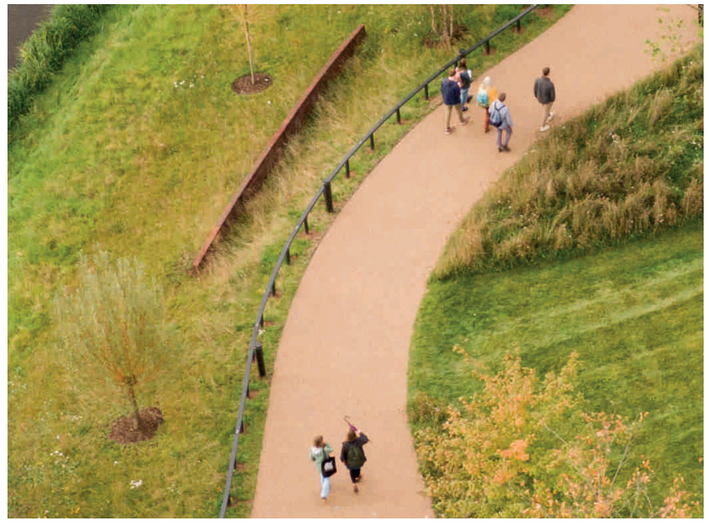
All of the hard materials are UK-sourced. To maintain the site's post-industrial aesthetic and Mancunian authenticity we've chosen materials to reflect the details and features we found when we first visited site back in 2016. Concrete uses locally sourced aggregates, including red/pink tones that reference the warmth of the various nearby red brick mill and station buildings. Staffordshire blue brick references the striking blue brick datum of the adjacent depot building and will be sourced from Staffordshire. Galvanized steel grating refers back to the abundance of tones and textures of metals found across the site and allows for a permeable surface to be introduced. Permeable resin bound gravel provides simple palette that helps connects Mayfield Park with the surrounding areas.



—Staffordshire blue brick paving
To match the riverside walkway footpath within the park



—Permeable galvanised rating
To match the decking used on the bridges across the park



—Permeable resin bound gravel
To match the meandering river walkway within the park



—Temporary asphalt and stone chippings
To match other temporary surfaces within the park

Planting

Mayfield Park features a naturalistic planting design that can adapt to changing climate conditions. The design includes sequences of different plant arrangements, planting beds, and grasslands, to create journeys through distinct character spaces. Planting is mindful of both dry and wet extremes. The plant mixes creates a visually striking yet functional landscape that is able to withstand the spectrum of different environments of the site. Sustainable Urban Drainage Systems are integrated throughout.

For the phase 1 public realm the planting will provide the next sequence and series of planting characters. These characters will follow the overall naturalistic aesthetic established in the main park area but given the shadier aspect of many of the public spaces adjacent to buildings we will propose planting more suited to shade and semi shade. We also intend to use more structural evergreen shrubs and ground covers in these areas to ensure the planting in close proximity to building uses has a lush year round impact.

Where there are temporary areas of planting interfacing with future plots we are proposing wildflower to provide short-term impact.



—Gateway planting
Variety of herbaceous planting amongst grasses to provide seasonal interest.



—Shade tolerant planting
Variety of textural shade tolerant shrubs and plants to create a different planting character between the buildings.



—Rain garden planting
Variety of planting to deal with both drought and wet conditions.



—Wildflower
Located within temporary landscape areas

Tree Planting

Mayfield Park contains 140 newly planted trees with 43 different species. This variety creates seasonal interest, increased climate resilience and biodiversity. The species selection also responds to the varying micro climates across the park; from South facing dry banks to river edges.

The trees within the Phase 1 public realm will help create a pedestrian friendly environment and frame key entrance points to the buildings.

Trees will be used in two distinct ways within the Phase 1 public realm. One being within rain gardens to support the SUDs features and pedestrian environment and the second will be to create key seasonal moments of interest between the building.



—Precedent image of a group of blossom trees
Demonstrating the impact of a group of same species blossom trees



—Trees within Mayfield Park
Variety of trees across Mayfield Park



Street furniture

The street furniture within the park reflects Mayfield's industrial past and simple palette of materials.

From standalone benches to informal low concrete wall benches, the variety of seating will provide opportunities for groups and individuals to populate areas across the park. Smaller seating will be found along the quieter secondary routes whilst larger, integrated seating will form part of the main focal areas of the park.

Other furniture such as litter/recycling bins, bollards, cycle stands and water fountains are distributed throughout the Park.

There will be seating opportunities along the Riverside Walkway looking out towards Mayfield Park and each building. Opportunities for spill out areas for ground floor building activation will be provided.

Both fixed and retractable bollards are used between Baring Street MSCP and The Republic to provide emergency and maintenance access.



—In-situ concrete wall/bench
Exposed aggregate vertical face and polished horizontal face as per concrete walls and informal seating across the park



—Corten cycle stands
Relocated and proposed corten cycle stands matching the ones within the park



—Large timber and corten bench
Relocated and proposed timber and corten benches matching the ones within the park



—Flexible moveable furniture
Furniture to be introduced outside ground floor units to provide spill out space

6.0 Access

6.1 Access Strategy
6.2 Inclusive Access
6.3 Servicing
6.4 Cleaning & Maintenance
6.5 Safety & Security
6.6 Fire Strategy

6.1 Access Strategy

Introduction

The purpose of this statement is to explain the thought process and analysis behind the proposal on all issues concerning access to and from the building. It is split into several sections to cover issues relating to inclusive design, vehicular and transport links, cleaning and maintenance, servicing, cycle facilities and fire strategy.

Pedestrian Access

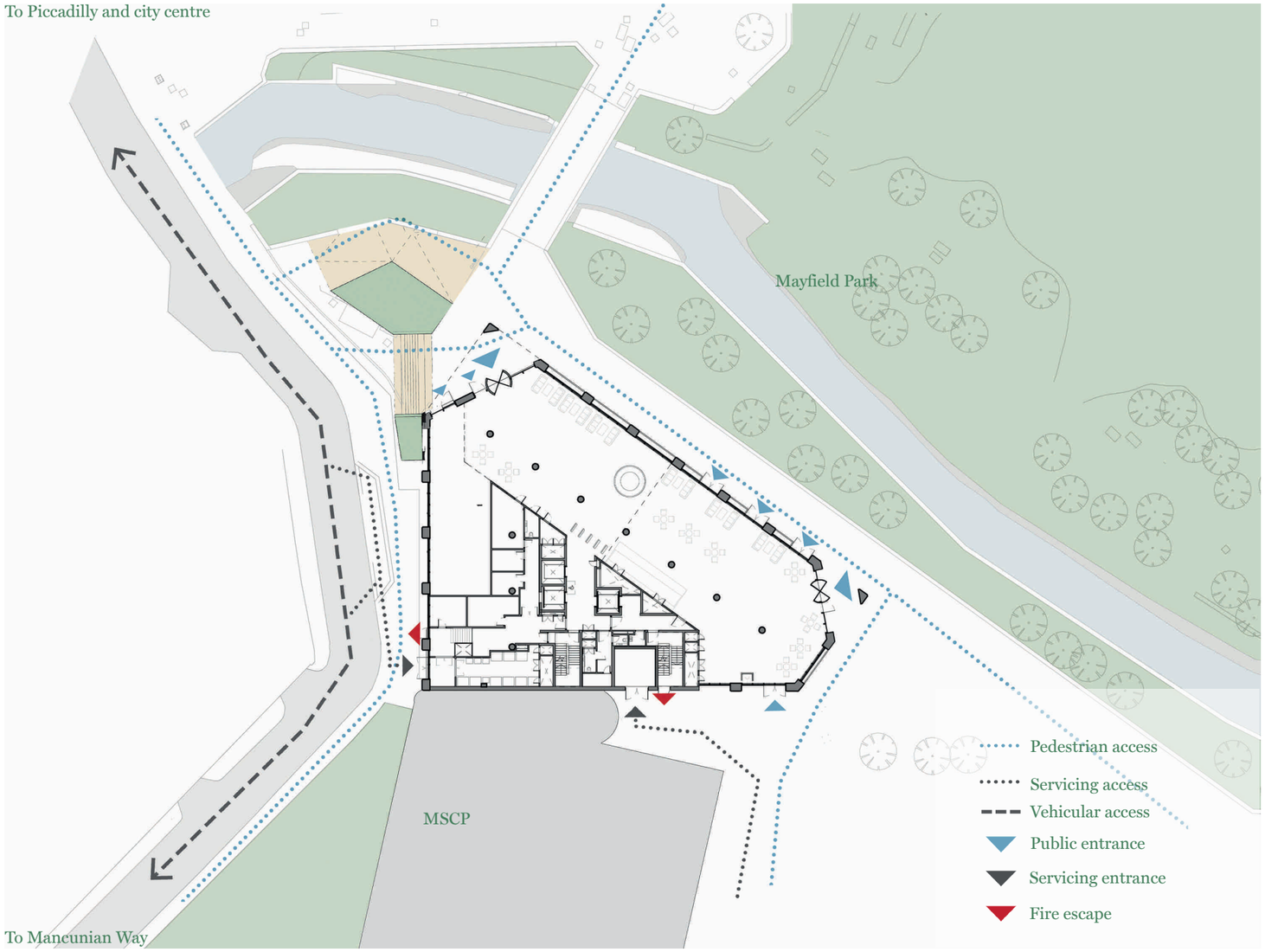
The Primary pedestrian route from the city centre and Manchester Piccadilly is from the North via Baring Street and along the bridge from the park. To provide accessibility the public realm has been ramped to offer all pedestrian access points to the North and East of the proposed development with a consistent level threshold.

From the South and the multi-storey carpark, a highways footpath route is provided to the external ramp and same route into the development.

Vehicular Access

On the west side of the proposal Baring Street provides the main vehicular access for drop-off, waste collection, deliveries and servicing. Fire services and substation access is planned via the servicing route between Baring Street MSCP and Office 2 to the south-east corner of the development.

There is no proposed car parking or cycle storage as part of this application, with the Baring Street MSCP offering provision for the development and wider Mayfield masterplan.



—Ground floor site plan
External access to proposed development.

6.2 Inclusive Access

The scheme

The proposed development is a new nine storey office building (B1) with amenity space (A1-4) at ground and basement levels as part of the Baring Street campus of the Mayfield SRF development. The existing buildings and structures on the site have been cleared prior to this application. There is no car parking on site but the ground floor will contain refuse and plant.

Purpose of the report

This Access Statement has been prepared to support the Planning Application for the proposed development. The project requires the approval of Manchester City Council and describes and appraises the inclusive design provisions.

Scope of report

This Access Statement describes how the architect has developed the design proposals with consideration and understanding of the principles of inclusive design.

The scheme has been designed with specific regard to disabled people as:

- Occupants of the development.
- Visitors to the development.

The Access Statement does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in line with the scope of Schedule 1 of Approved Document Part M (2015 edition) to the Building Regulations 2010.

If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work. Any building adjustments that are required would be carried out retrospectively as and when the need is identified.

The meaning of 'disabled' in this Access Statement is the definition stated in the Equality Act 2010.

Method of review

The Access Statement describes the access provisions using a sequential journey through the proposed building layout. It progresses into the building entrances, circulation and facilities, ending with emergency evacuation. The report considers the requirements of all users, notably those with mobility impairments, blind and partially sighted people and people who are deaf. In doing so it is implicit that issues relating to older people and people with small children are also considered where relevant. Step-free external and internal routes, lifts, stairs, WCs and other access features are highlighted on plans throughout this document.

The standards

The main access standards and regulations referred to in writing the access statement are:

- The Building Regulations 2010, Access to and Use of Buildings, Approved Document M, HMSO, 2015 edition;
- The Building Regulations 2019, Fire Safety, Volume 2- Buildings other than Dwellings, Approved Document B, HMSO, 2019 edition incorporating 2020 and 2022 amendments;
- The Building Regulations 2010, Protection from falling, collision and impact. Approved Document K, HMSO, 2013 edition;
- British Standard 8300-1&2:2018 Design of an accessible and inclusive built environment - Code of Practice, British Standards Institution;
- British Standard 9999:2017 Fire Safety in the Design, Management and use of Buildings - Code of Practice, British Standards Institution.
- Manchester City Council, Design for Access 2, 2003

Interpretation of the standards

While frequently used documents such as Approved Document M and BS 8300:2018 +A2010 – Design of Buildings and their Approaches to Meet the Needs of Disabled People, provide general advice, other guidance may be more specific.

Access standards are in a continuing state of development with no single authoritative document as a source of reference. Instead several separately authored documents have to be referred to, inevitably revealing anomalies and contradictions. This report also seeks to interpret those standards where there is an absence of clarity.

Overview of proposals

Access aims

The project team aims to achieve the following as part of the design development process:

To maximise access to all parts of the development, its facilities and services for people who are residents, visitors and members of staff regardless of disability and as required by local, regional and national policy;

- To ensure that required standards for accessibility are met at the outset and as part of mainstream inclusive design wherever possible;
- To design inclusively, which means designing beyond the minimum requirements of the Building Regulations Part M to ensure that all people, regardless of age, sex or ability can use and enjoy the built environment;
- To address the anticipated, substantial increase of older people in proportion to the working-age population and their future needs;
- To meet the aims of the Equality Act (2010), where applicable; and
- To follow design guidance given in relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people and inclusive design.

Summary of access provisions

The proposals for the development at this stage demonstrate that a good level of inclusive design can be achieved.

Details of the access provisions are described in the following pages but in brief will include:

- Transport - close proximity to public transport via Manchester Piccadilly;
- Parking - no on-site car parking provision but multi-storey carpark is adjacent to the proposed development with disabled parking provision.
- Cyclists storage and showering facilities - no on-site cycle storage provision but multi-storey carpark is adjacent to the proposed development with disabled cycle storage and shower provision.
- Entrances - direct and convenient approach at street level, well defined within the building façade, and logically located in relation to the surrounding streets;
- Lifts - three lifts in building core to enable back-up in case of lift failure / maintenance and reduced waiting time.
- Circulation - step-free circulation routes at each level (exception to plant spaces only within roof level and ground floor).
- Escape - internal escape routes suitable for independent escape, with the availability of a Firefighting lift to assist with the safe and efficient evacuation of disabled people if needed;
- Deliveries and services – scissor lift provided for level change and ease of goods and waste movement.

Please see set of drawings in this section of the statement to illustrate the strategy.

Office and amenity / public provisions

The commercial elements of the development will comprise eight floors of offices (B1) and public amenity space (A1-4) at basement, ground floor and level 9.

Parking

- No provision for accessible parking will be provided on site.
- Disabled visitors arriving by taxi will be set-down and collected at Baring Street and / or within 50m of the principal entrance to the offices and amenity space.

Entrances

- The main building entrance will include automatic opening.
- Secondary entrances serving the foyer amenity space will be subject to detail design and Cat-B fit-out and required to meet Approved Document Part M standards.

WC Provision

The office reception and foyer amenity space have shared unisex self-contained wheelchair accessible WC. The retail / F&B units provision is subject to Cat-B-fit-out and required to meet Approved Document Part M standards..

Circulation

- This area will be subject to Cat-B fit-out and compliance with Part M standards.

Emergency Egress

- An egress strategy to protected lobbies and refuges will be the responsibility of each office and amenity tenant.

Entrance and Foyer

The main entrance to the offices on the North-West and the F&B unit on the North-East will be serviced by an external automatic sliding door and a power-assisted pass door.

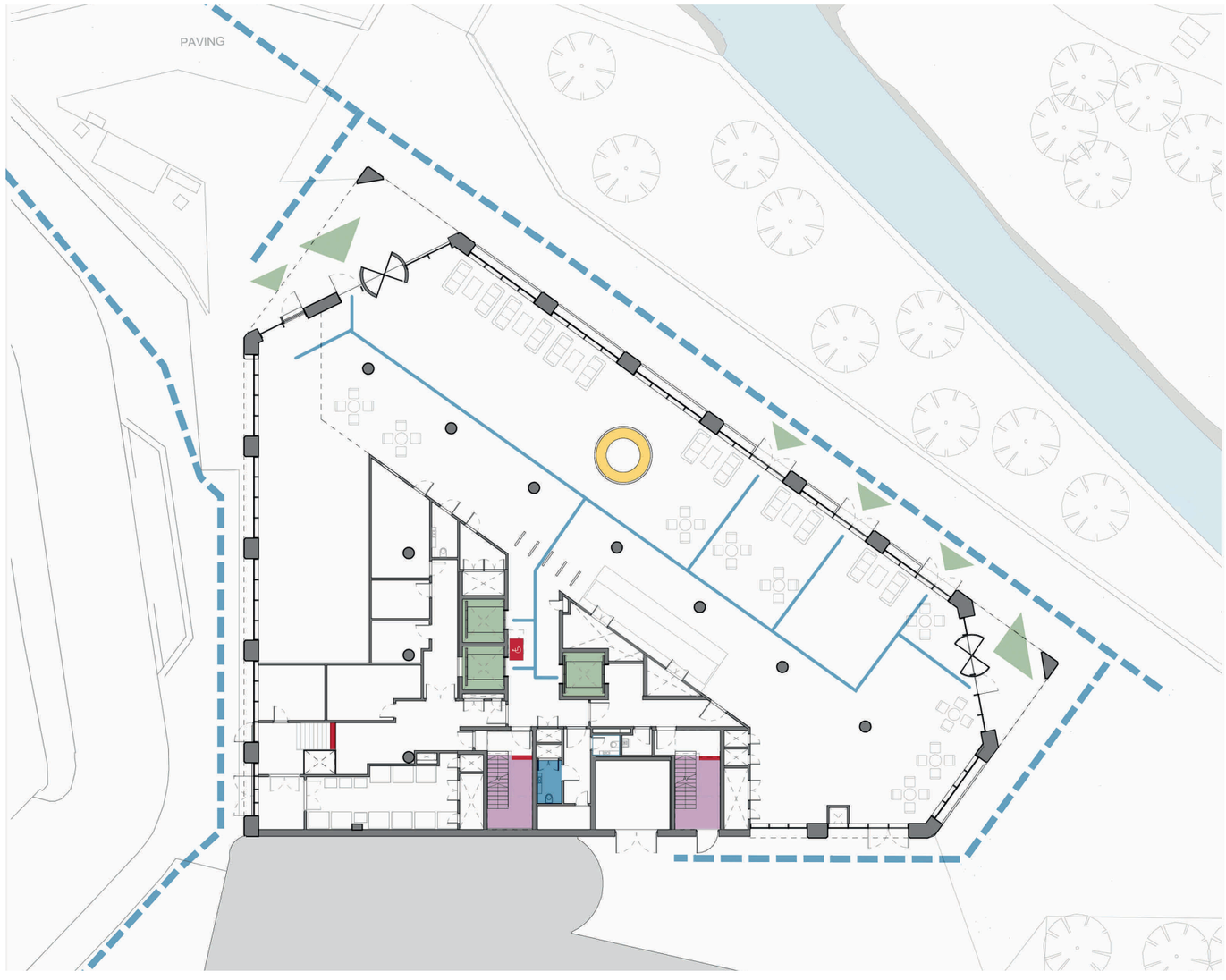
These entrance doors to the office lobby will be maintained and available for people to use at all times without requiring assistance because they are also fire escape doors. The hours of operation of the F&B / retail unit doors are subject to tenant management.

The office principal entrance is to be designed to meet the Building Regulations Part M (Section 2) standards and include:

Manifestation to glazed screens and doors, dependent on their detailed design;

- Any out of hours intercom will be located to suit wheelchair users and have a speech reinforcement system included;
- Transitional lighting from outside, and into the foyer will have similar lighting levels;
- An entrance matting area will be provided to remove water as people arrive at the office foyer; and
- The internal finishes will seek to avoid highly reflective surfaces that might confuse or disturb people with sensory disabilities, and use materials with adequate slip resistance to the floor surfaces especially when wet.

The reception desk to the office entrance will be located in full view of the entrance doors and fitted with an induction loop. This will ensure that reception staff are able to identify and offer assistance to those visitors and staff who need help when entering or leaving the building.



—Ground floor plan
Inclusive design strategy.

Foyer public amenity space

At ground floor there will be provision for approximately half of the foyer space to be amenity space (Use Classes A1-4). Several glazed double-door entrances are provided direct from the external pavement. These doors are used for both general access and fire escape provision and will include manifestation where required.

Back of House service entrance

The service / waste collection area is accessed from Baring Street. An internal scissor lift is provided to address finished level difference and aid in the movement of goods and waste.

- External wheelchair accessible route
- Internal wheelchair accessible route
- Accessible entrance
- Passenger lift
- Escape stairs
- Step
- Safe refuge
- Accessible WC
- WC
- Accessible shower
- Shower
- Reception desk

Horizontal circulation

Each level has circulation routes that are step-free and reached from the ground floor foyer via lifts (or stairs) within the office accommodation. The lower ground floor has a split level from the service area, plant room and the general BoH circulation space. The vertical connection is provided by a scissor lift and stairs between two levels.

Lifts travel to each level to enable wheelchair access throughout, except to the ground floor plant rooms that are confined to servicing and plant maintenance.

Generally the scheme design will be developed to ensure that:

- Décor will distinguish the walls from the floors, and doors within walls to all circulation spaces and corridors;
- Any highly reflective surfaces will be carefully chosen so that they avoid causing confusion or might disturb people with sensory disabilities;
- Doors on all circulation routes will be designed with minimum opening pressures of less than 30 Newtons or where this is not possible are either power assisted or on hold open devices;
- All doors on routes to be used by people in wheelchairs will have 300 mm offsets and will be a minimum of 800 mm wide per leaf unless power operated or held open;
- Corridors and lobbies will meet Building Regulations Part M standards and doors that open across corridors will be recessed. Generally all corridors on principal circulation routes will be at least 1500 mm wide.
- Any restricted areas accessed by security controlled pass doors will be wheelchair friendly so that their operation and closure arrangement can be accommodated to suit independent access by wheelchair and stick users.



—Typical upper floor plan
Inclusive design strategy.

Terrace

Private on floor terraces are located on levels 6 and 8 and a communal terrace is located on level 9. Floor finishes to all terraces will be selected to have appropriate slip resistance.

Vertical circulation - lifts and stairs

The proposed lifts and stairs within the building core provide a consistent arrangement of connection to lifts and stairs at upper office levels as well as basement, ground level reception and entrance foyer. This will help people to navigate from the lifts and stairs at each level.

All lifts will be designed to meet current standards of AD Part M as a minimum and BS EN 81 – 70 with suitable controls for people with sensory disabilities.

Lifts

There will be 3 passenger lifts, of which one also serves as a firefighting lift and one a goods lift. The goods lift continues to the basement and roof levels for plant and maintenance access. There is a small scissor lift at ground floor within the servicing entrance to aid in the movement of goods and refuge.

Internal Stairs

There are two principal stairs within the core - the Firefighting stair and escape stair. These both serve office levels. Both stairs continue to the roof to service the event space and communal terrace. A single flight of stairs are provided to the ground floor servicing entrance and refuse store for maintenance access.

All stairs will be designed to afford ease and meet Part M regulations in respect of stair profile, number of risers and handrails, etc, or defer to later design guidance in BS8300:2018, that is considered to be best practice.

Fire escape stairs will also be designed in accordance with BS9999:2017 and Approved Document B 2019.

Toilets and showers

Unisex accessible WCs will be available at each level with transfer spaces that will offer LH usage with an alternative RH arrangement at First floor level.

On office levels there are unisex self-contained WC's and these will also include for an ambulant disabled toilet. This means that people can choose a WC that suits their needs. The location of toilets serving the offices is consistent at each level. The average maximum distance is within a maximum range of 40 metres.

Staff showers, including an accessible shower, will be provided at basement level.

Wayfinding and orientation

Signage for the building both internally and externally for each occupancy will be located at strategic places and within the central circulation areas at ground level to enable people to navigate easily.

The proposals will be subject to detailed consideration for internal signage at a later stage as part of a tenants fitting out scheme.

Communications

Hearing enhancement systems
The extent of provision depends upon future detailed requirements but these may include Induction Loop systems (or Inductive Couplers) at the entry points for staff and public, reception desk and at any security controlled gates and doors and the equivalent speech reinforcement facility at any safe refuge communication points.

Two way communications systems with inductive couplers will be provided within each lift car so that communication in an emergency can be successfully conducted with a person who has impaired hearing / or a speech impairment. This is subject to further specialist advice and most equipment will be provided as and when required by the occupants in the tenanted areas.

The base build will ensure that such installations can be potentially accommodated.

Management policies, practices and procedures

The effectiveness of the access provisions of the building will be dependent on how well the building's management policies and procedures are implemented. Whilst this is not a duty placed directly upon the designers or developers there will be an implicit requirement for suitable handover procedures that will enable the building management and individual tenants to plan and accommodate any special needs of the occupants.

This includes the awareness and training of staff responsible for day-to-day contact with the people.

Emergency escape

This guidance should not be relied upon in isolation of the fire strategy, which will take precedence. The safe evacuation of people, including those with disabilities, will be of paramount importance in the fire strategy and evacuation plans for each part of the accommodation. Vertical escape will be by either a Firefighting lift or protected stairs.

The following measures will be considered in addition to a full fire strategy report and plan:

An approach to assess the building for risk and to plan a fire evacuation strategy that ensures best practice procedures for disabled people across the whole building.

- Management procedures for the occupants will need to include the training and provision of staff to assist with the evacuation of disabled people from their relevant parts of the building.
- Evacuation in an emergency for people who are unable to use the escape stairs with be either the use of a disabled stair evacuation chair or the use of the Firefighting lift as part of an agreed strategy with the rescue services and the individual tenants throughout the building. This will require a management agreement with all tenants.
- All designated escape routes will allow people to reach a safe area or a safe refuge location (to await assistance) at each level where there is wheelchair access.
- Each safe refuge will have a two way communications system, within reach of a user sitting in a wheelchair at the location that enables people using the refuge to communicate directly with the fire controlling authority in accordance with BS 9999:2017.
- Alarm systems will provide visual as well as audible signals in an emergency where disabled people may be in an isolated location such as unisex wheelchair accessible toilets, and general toilets. An alternative method for using vibrating pagers may be considered where the occupants have established the individual needs of an occupant through a Personal Emergency Evacuation Plan (PEEP) assessment.

Criteria for inclusive design

Legislation

- Equality Act 2010

The majority of the Equality Act 2010 (the Act) came into force on October 1, 2010. The Act replaces various, separate anti-discrimination laws, including most of the Disability Discrimination Act 2005 (DDA) and subsequent amendments, with further sections replaced over a period of time. The Disability Equality Duty in the DDA continues to apply.

Disability is one of nine 'protected characteristics' defined by Part 2 of the Act. Definitions of discrimination are also described.

Service providers and employers will have ongoing duties, similar to those in the DDA, under the Equality Act. These duties might include removing physical barriers to disabled people, provision of aids and equipment and ensuring management policies and practices do not discriminate against disabled people.

The Act does not contain any specific requirements for the built environment and therefore has no relevance to 'compliance' in respect of physical building standards.

- Planning and Compulsory Purchase Act 2004

In April 2010, the government introduced changes to the planning applications process. The circular Guidance on Changes to the Development Control System, effective from 10th April 2010, set out the formal requirements for Design and Access Statements to accompany most applications.

Building Regulations

- The Building Regulations 2010, Access to and Use of Buildings, Approved Document M, HMSO, 2015 edition;
- The Building Regulations 2010, Fire Safety, Volume 2- Buildings other than Dwellings, Approved Document B, HMSO, 2019 edition;
- The Building Regulations 2010, Protection from falling, collision and impact. Approved Document K, HMSO, 2013 edition;

It is essential to understand that the Regulations require Building Control approval.

The Regulations make clear that designs other than those shown in the document can be approved if they are justified as being equally or more effective. Approval confers acceptance that the building meets all reasonable standards in respect of physical access for disabled people with regard to the DDA and the Equality Act 2010.

British Standards

- British Standard 8300-1&2:2018 Design of an accessible and inclusive built environment - Code of Practice, British Standards Institution;
- British Standard 9999:2017 Fire Safety in the Design, Management and use of Buildings - Code of Practice, British Standards Institution.

These standards include guidance for the safe evacuation of disabled people from buildings in an emergency.

Policy

- National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2019

The NPPF states that all developments should be designed to be inclusive and that this should be addressed by local policies. It also advises that local planning authorities should assess their housing requirements by considering the needs of the different groups in the community including children, older people and disabled people.

Regional policy

- Manchester City Council, Design for Access 2, 2003

Manchester City Council expect developments to comply with standards detailed in it's 'Design for Access 2' manual, which identifies the City's philosophy and approach to inclusive design.

General guidance

- Design and Access Statements – How to Write, Read and Use Them, Commission for Architecture and the Built Environment (CABE), 2006

This guide is intended as best practice guidance in support of the Government circular Guidance on changes to the development control system, issued in August 2006

- Guidance on Information Requirements and Validation, Department for Communities and Local Government, 2010

This guidance accompanies Government policy on information requirements for planning applications, including design and access statements and the validation process. This replaces the Validation of Planning Applications: Guidance for local planning authorities published on 7 December 2007.

- Access Principles, Disabled Persons Transport Advisory Committee (DPTAC)

All access statements should recognise the DPTAC principles in advising Government and industry, which are as follows:

- Accessibility is a condition of any investment;
- Accessibility must be a mainstream activity; and
- Users should be involved in determining accessibility.

Principles of inclusive design

The following key points about inclusive design are from Cabe's 2006 publication

The Principles of Inclusive Design - They Include You, which also gives more detailed explanations of each point

01. Inclusive design places people at the heart of the design process.
02. Inclusive design acknowledges diversity and difference.
03. Inclusive design offers choice where a single design solution cannot accommodate all users.
04. Inclusive design provides for flexibility in use.
05. Inclusive design provides buildings and environments that are convenient and enjoyable to use for everyone.

6.3 Servicing

Waste Collection

Office waste will be collected at each floor level and transferred via the goods lift to the dedicated refuse and recycling store, whilst the foyer amenity space will utilise the back of house service corridor. The store is located on the lower ground floor with direct access to Baring Street where highways alterations including a lay-by for the servicing of the Proposed Development. This external servicing area has been analysed using swept path analysis and demonstrates that the area is large enough to accommodate a 12m refuse vehicle.

The proposed refuse and recycling store includes Eurobin provision that has been sized based upon a twice weekly collection frequency for both the office and amenity uses. As such a total of 14 bins are provided:

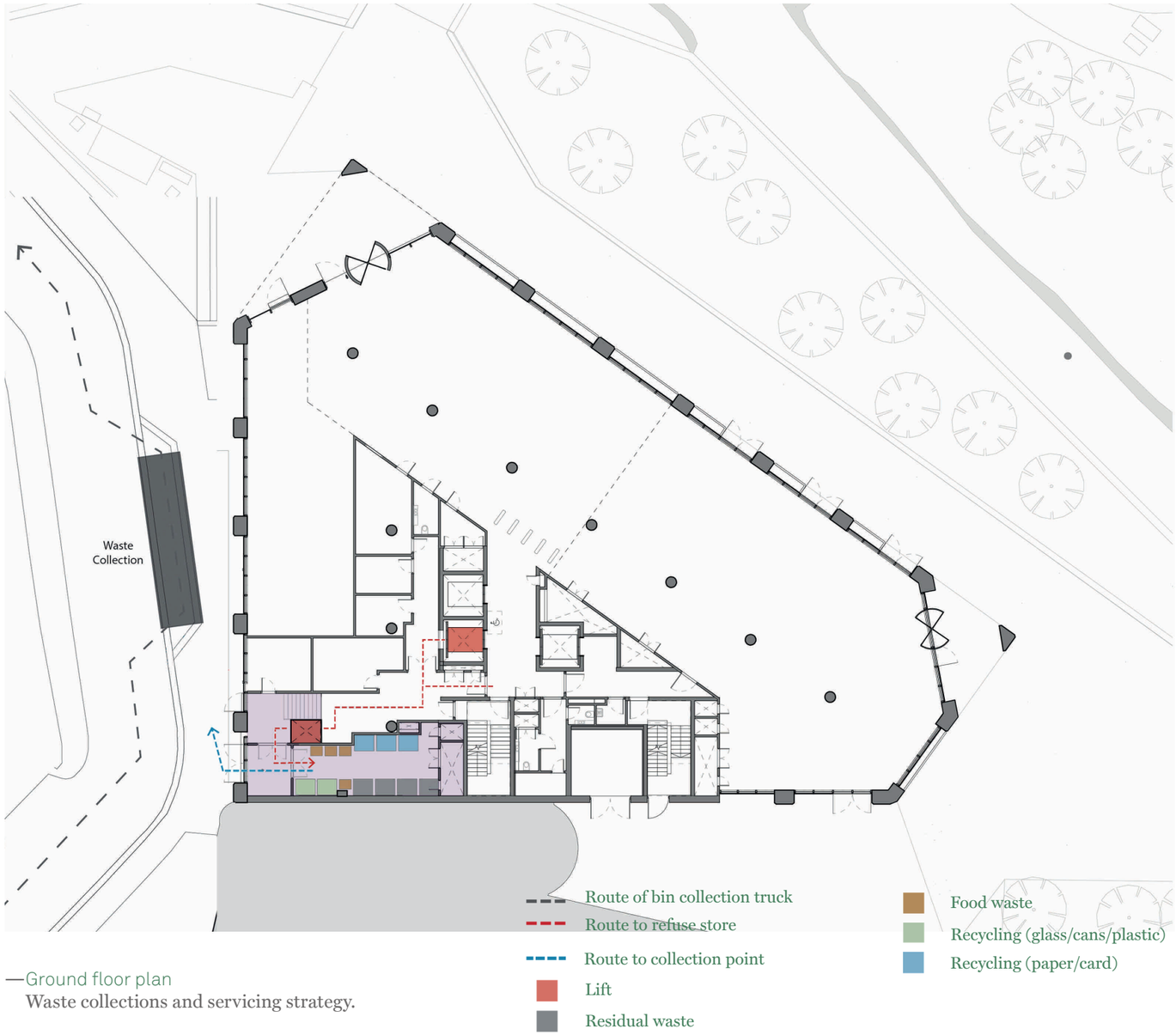
- 2no. 1100 litre bins for recycling glass, cans and plastic
- 3no. 1100 litre bins for recycling paper, card and cartons
- 4no. 1100 litre bins for residual waste
- 4no. 240 litre bins for food waste

The approach to waste disposal and volumes has been advised by BuroHappold based on Manchester City Council guidance document GD 04 Waste Storage and Collection Guidance for New Developments. For more detail refer waste management strategy submitted as part of this application.

Servicing & Deliveries

In parallel with the waste collection strategy, the new lay-by provided as part of the Baring Street highways works will also be used to access the building for servicing. Using the dedicated / controlled servicing entrance and corridor to gain access to the goods lift, upper floors and foyer space. At this stage is it not possible to predict frequency or type of goods vehicle that may require access, but given the use of the proposal is predominantly office, the duration and quantity is likely to be fairly low.

All external services access into the building will be secure and controlled, with external 24 hour access also provided to the substation on the south elevation of the building.



—Ground floor plan
Waste collections and servicing strategy.

6.4 Cleaning & Maintenance

Facade Access Strategy

The strategy for cleaning and maintenance of the facade has been developed with input from a cleaning and maintenance specialist consultant. The curtain wall system along the base of the building can be cleaned and maintained from ground level with cleaning performed via a water fed long reach pole. At the upper levels cleaning and maintenance can be accommodated via MEWPs. The replacement strategy will be developed further with the specialist consultant once a facade system is selected. For more information please refer to the apended Access and Maintenance report by D2E.

- Lower level access can be made from ground level. Set back access can be made from the external terraces. Cleaning to be performed via a long reach pole.
- External high-level access can be made by MEWPs from the ground.



Cleaning: via long reach pole

—Ground to fourth floor
Cleaning and maintenance strategy.



Cleaning: via long reach pole

Cleaning & maintenance via MEWP

—Fourth to ninth floor
Safety and security strategy.

6.5 Safety & Security

Crime Impact Assessment

The safety and security of employees, staff, and other users of the Proposed Development is absolutely critical to the success of the scheme, and has been given careful consideration. Consultation was undertaken with Greater Manchester Police during the design process on 13th March 2019 to discuss the layout and design of the building and to make any necessary design changes based on feedback received.

A Crime Impact Statement was produced for the wider Mayfield area in April 2019, with a consequential plot specific statement produced for the proposed development in September 2019 which is included in the set of documents submitted in relation to this planning application and should be review to assess risks and design considerations.

Consideration has been given to the physical security measures outlined in the Crime Impact Statement, and these features / standards will be incorporated into the scheme during the detailed design phase.

Refer to opposite summary of Crime Impact Statement recommendations and associated responses, to be developed during the detailed design stage of the Proposed Development.

GMP Comment	Response
Consideration should be given to providing a access control doors for cyclists to access the cycle store at Ground floor, ensuring that genuine cyclist working within the building are able to use the amenities.	Access control to be provided on doors to into the cycle store.
Landscape generally. Any landscape features (hard or soft) should not impede natural surveillance of/from the adjacent buildings or reduce the effectiveness of lighting or any CCTV systems. Future soft landscaping growth and maintenance must be taken into account at the design stage. Hard landscape features should be designed to withstand casual acts of vandalism, and the potential impact on street furniture should be taken into account. Consideration should be given to the level of maintenance likely to be carried out when selecting landscape materials, in particular robustness and ease of repair or replacement following damage.	Landscaping to be developed in further detail during the detailed design stage in response to comments.
Ground floor glazed elevations to the premises should be protected from ram-raid type attacks by creative use of hard landscape features in the adjacent public realm.	The Baring Street elevation/glazing is raised above street level by approx. 1.6m. Works as part of the public realm works will restrict unauthorised vehicular access to the other elevations. (refer to SEW masterplan information)
Collection of rubbish should not involve leaving bins on the street for long periods of time following a waste collection.	As part of the proposed waste management strategy, the selected waste collection company will be responsible for moving and returning bins to the internal refuse store at the time of collection.
Access beyond the reception lobby should be controlled so that intruders cannot easily reach restricted parts of the building. Access to the stair core and lifts from the entrance lobby should require passage through access-controlled turnstiles or doors. The main entrance doors should be capable of being controlled remotely by reception staff if required, to prevent unauthorised access or nuisance/antisocial behaviour in/around the entrance lobbies.	Security gates are being provided to the lift lobby entrance, restricting unauthorised access to the upper floor. Access control override to be provided within the reception desk and/or security room.
It should not be possible for the staff/visitors of one office floor/suite to access another. All individual office levels or suites should be fitted with self-closing access-controlled doors, operated by staff swipe cards/fobs or by intercoms linked to individual receptions and all rooms within office suites should be capable of being deadlocked when unoccupied. Access to plant/service/storage areas should also be fitted with auditable access controls (authorised personnel only).	Doors to office / tenant floorplates, will be equipped with access control and self-closing / locking mechanism to preventing unauthorised access.
Staff should be given flexibility over permitting access into the building at different times of the day and night. The main entrance doors should be capable of being controlled remotely by reception staff if required, to prevent unauthorised access or nuisance/antisocial behaviour in/around the entrance lobbies. If the building is to be open at any time without a concierge or security presence in the lobby area, the main entrance doors should be secured and one of the single-leaf entrance doors should be controlled by means of a video access control system linked to each individual office suite (allowing staff to vet callers before allowing them entry).	Main entrance access control override to be provided within the reception desk and/or security room. To be developed during detailed design stage.
Subdivision of Floor Space. Where the upper floor office areas are subdivided into smaller individual units, each suite of offices should be capable of separation with their own individual access controls.	To be developed with tenants before / during subdivision fit out works.
Any short-stay cycle parking should be located within sight of entrances and overlooked by reception staff and CCTV.	No short stay cycle parking is proposed within Baring Street Office 1. This is provided as part of the external Park public realm proposals.
Post. Reception and distribution of post within the building should be considered. Incoming post and deliveries should be processed at one single point, in an area that can be easily isolated. Post rooms should not be located close to main exit routes as this could affect prompt evacuation.	Post room will not be located near main entrance door, access will be provided via the servicing / deliveries doors on Baring Street. Process to be developed during detailed design stage.
It is essential that all of the physical security measures listed in the Crime Impact Statement are incorporated into the scheme. Refer to CIS for list.	Integration of physical security measures to be developed during detailed design stage.

6.6 Fire Strategy

Firefighting Access

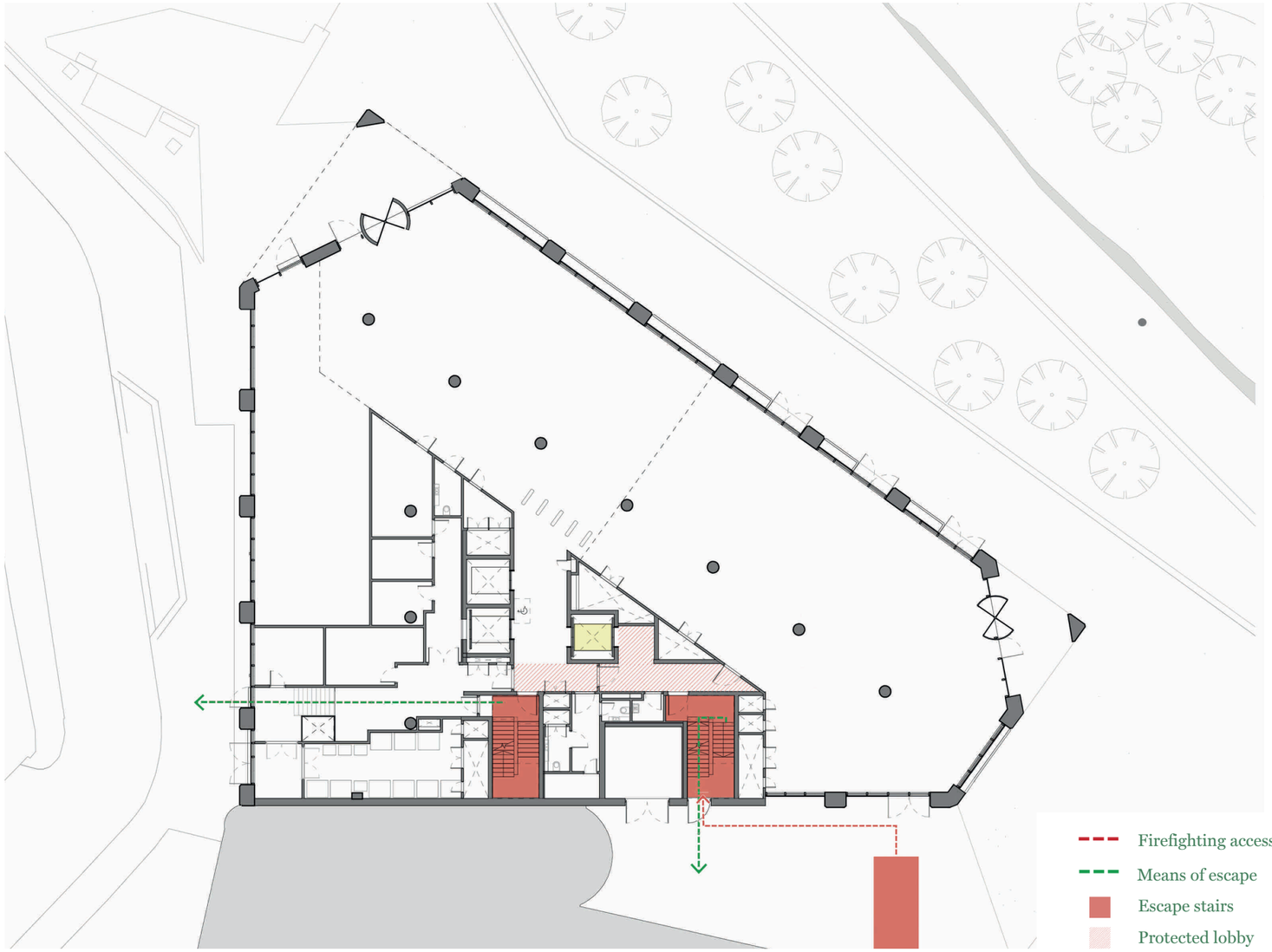
Firefighting vehicle access is available on three sides of the development with the exception of half of the southern elevation that is in close proximity to the adjacent multi-storey car park. Consequently, this area of the elevation is predominately solid.

The top occupied floor of the building, level 9, is above 30m and so the development will have sprinkler protection. Mechanical ventilation will also be provided at basement level.

Main access to the firefighting shaft is via the south-east servicing area between Plots N and M, with the south-east stair 2 being arranged as a firefighting shaft with the following provisions:

- 2 hour fire protected.
- Mechanically ventilated lobby using 0.6m2 shaft.
- Dual entry firefighting lift, with fire smoke curtain across doors opening onto lift lobby.
- Dry rising mains system.
- Secondary power supplies to electrical equipment associated with the firefighting shaft.

Firefighting vehicle access will be to within 18m from the dry riser inlet that will be located adjacent to the external firefighting shaft access door.



—Ground floor plan
Firefighting access and escape.



—Typical upper floor plan
Firefighting access and escape.

Means of Escape

The building is provided with two protected stair cores which serve all levels from basement to level 9. Stair 2 will be arranged as a firefighting shaft with a firefighting lobby providing access to firefighting stair and the side access of a dual entry firefighting lift. Stair 1 will be arranged as a protected stair that will be accessed via a protected lobby at each storey. This strategy allows for both stairs and the firefighting lift to serve the event space and terrace on Level 9. All levels will be provided with a sprinkler protection system.

Both fire escape stairs 1 and 2 discharge directly to atmosphere at ground floor. The main ground floor foyer area has multiple exits routes directly to atmosphere on the north elevation of the proposal.

Escape provisions from each floor for disabled occupants is provided by way of refuge areas located in the protected lift lobby and firefighting lobby, from here occupants can await further assistance by the building management. Each refuge will be sized to accommodate a standard disabled chair and have means of two-way communication with the building management. Evacuation of disabled users will require the use of disabled stair evacuation chair to assist the management in vertical transport of disabled persons.

The development of a management strategy will be required to facilitate the evacuation of disabled occupants in line with the above provisions, and with reference to recommendations given in BS9999.

Appendices

A	Schedule of areas	87
B	Architectural drawings	91
C	Public realm drawings	117
D	Schedule of external materials	121

A

Schedule of Areas

Document number	Revision	Title
1811(SC)0009	P4	Indicative area schedule

document title	Mayfield Plot 0 - Indicative area schedule	rev	date	originated by	checked by	details
		P1	09/06/2023	IN	IN	Issue for Information
document no	1811(SC)00010					
revision	P1					
date	09/06/2023					

Indicative Area Schedule

Level	Use Class	GEA		NIA	
		(GEA sqm)	(GEA sqft)	(NIA sqm)	(NIA sqft)
Basement	Amenity (Class A1-A2)	1208	13003	680	7319
Ground floor	Amenity (Class A1-A2)	1116	12013	682	7341
Level 1 / Mezz	Office (Class B1)	1116	12013	740	7965
Level 2	Office (Class B1)	1217	13100	942	10140
Level 3	Office (Class B1)	1217	13100	942	10140
Level 4	Office (Class B1)	1217	13100	942	10140
Level 5	Office (Class B1)	1217	13100	942	10140
Level 6	Office (Class B1)	1138	12249	868	9343
Level 7	Office (Class B1)	1138	12249	868	9343
Level 8	Office (Class B1)	1098	11819	831	8945
Level 9	Amenity (Class A1-A2)	399	4295	148	1593
Total (m2)		12081	130039	8585	92408

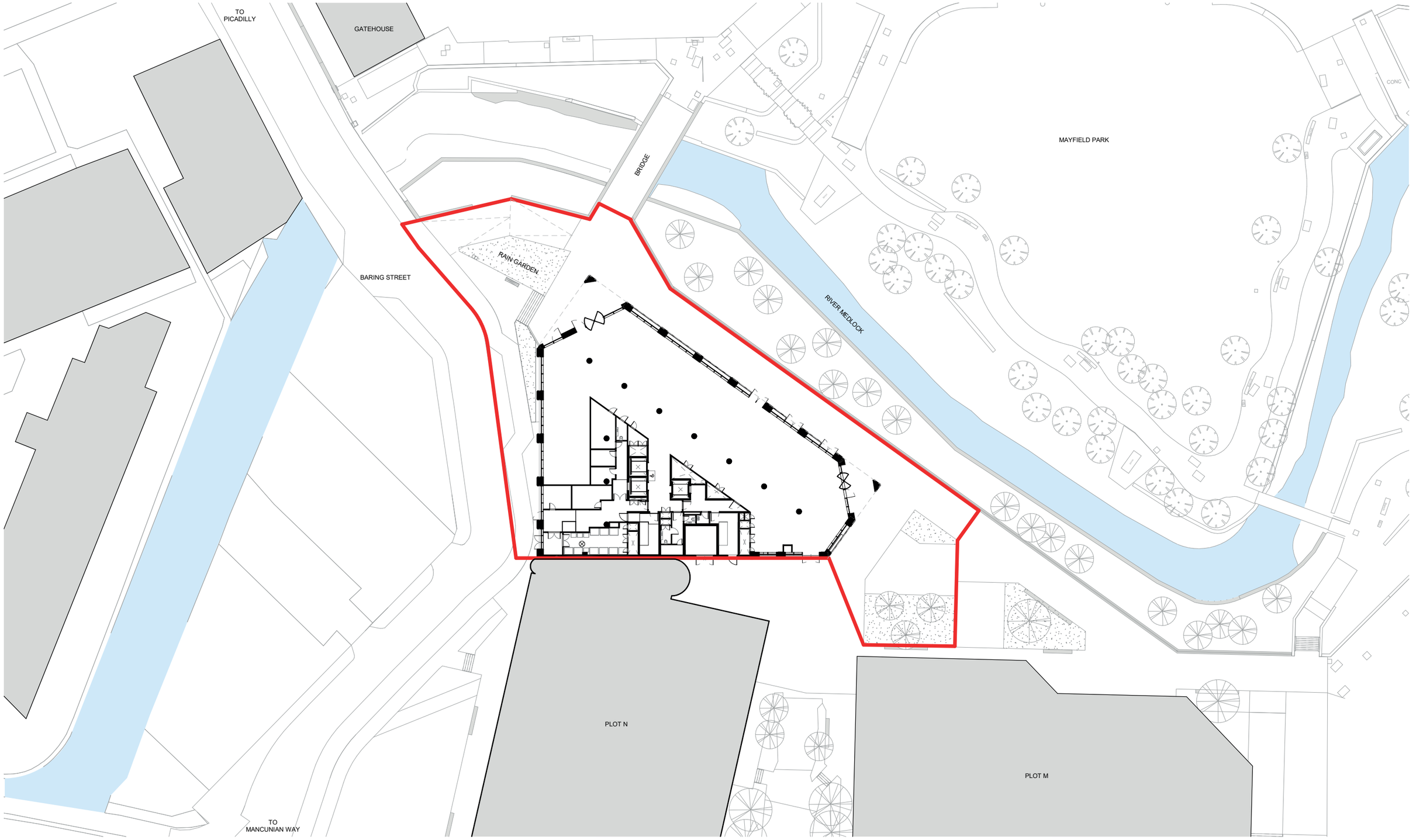
Note:
Note the above areas are subject to change following ongoing design development and coordination.
The above areas are indicative and for illustrative purposes only.
The accuracy of the areas can not be relied upon.

These areas must be checked by an appropriately qualified professional before being used for costing, feasibility, valuation, leasing or any othersuch requirement upon which the accuracy and precise definition of areas depends.
An allowance of at least +/-5% should be allowed.

B

Architectural drawings

Drawing number	Revision	Title
1811 -BA-XX-00-DR-A-P-0002	C	Planning, Contextual Ground floor plan
1811-BA-XX-99-DR-A-P-0099	C	Planning Basement floor plan, Proposed
1811 -BA-XX-00-DR-A-P-0100	D	Planning, Ground floor plan, Proposed
1811 -BA-XX-01-DR-A-P-0101	B	Planning, Level 1 floor plan, Proposed
1811 -BA-XX-02-DR-A-P-0102	C	Planning, Typical floor plan for levels 2-5, Proposed
1811 -BA-XX-06-DR-A-P-0106	B	Planning, Typical floor plan for levels 6-7, Proposed
1811 -BA-XX-08-DR-A-P-0108	B	Planning, Level 8 floor plan, Proposed
1811 -BA-XX-09-DR-A-P-0109	B	Planning, Level 9 floor plan, Proposed
1811 -BA-XX-08-DR-A-P-0110	B	Planning, Roof plan, Proposed
1811 -BA-XX-AA-DR-A-P-0210	C	Planning, Section North-South, Proposed
1811-BA-XX-NN-DR-A-P-0310	B	Planning, North elevation, Proposed
1811-BA-XX-EE-DR-A-P-0320	C	Planning, East elevations, Proposed
1811-BA-XX-SS-DR-A-P-0330	C	Planning, South elevation, Proposed
1811-BA-XX-WW-DR-A-P-0340	C	Planning, West elevation, Proposed
1811-BA-XX-ZZ-DR-A-P-0410	B	Planning, Bay Study, Typical, Type 1a, Proposed
1811-BA-XX-ZZ-DR-A-P-0411	B	Planning, Bay Study, Foyer, Type 2b, Proposed
1811-BA-XX-ZZ-DR-A-P-0440	B	Planning, Bay Study, Main entrance,Type 2c, Proposed



Rev	Date	Revision	By	Chk
\	190920	Issued for Planning	KC	AL
A	191216	Issued for Planning Addendum	JY	AL
B	191220	Issued for Planning Addendum	JY	AL
C	230609	Issued for Planning	HB	AL

Notes

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Project
Baring Street Office 1
Mayfield Partnership

Project No. 1811

Drawing Title
Planning
Contextual ground floor plan
Proposed

Drawing Number
1811-BA-XX-00-DR-A-P-0002

Revision/Suitability
C

Scale @ A3
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Revision Date
230609
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Rev	Date	Revision	By	Chk
\	191216	Issued for Planning Addendum	JY	AL
A	191220	Issued for Planning Addendum	JY	AL
B	230428	WIP Issued for coordination	IN	AL
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Project
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Project No. 1811

Drawing Title
Planning
Basement floor plan
Proposed

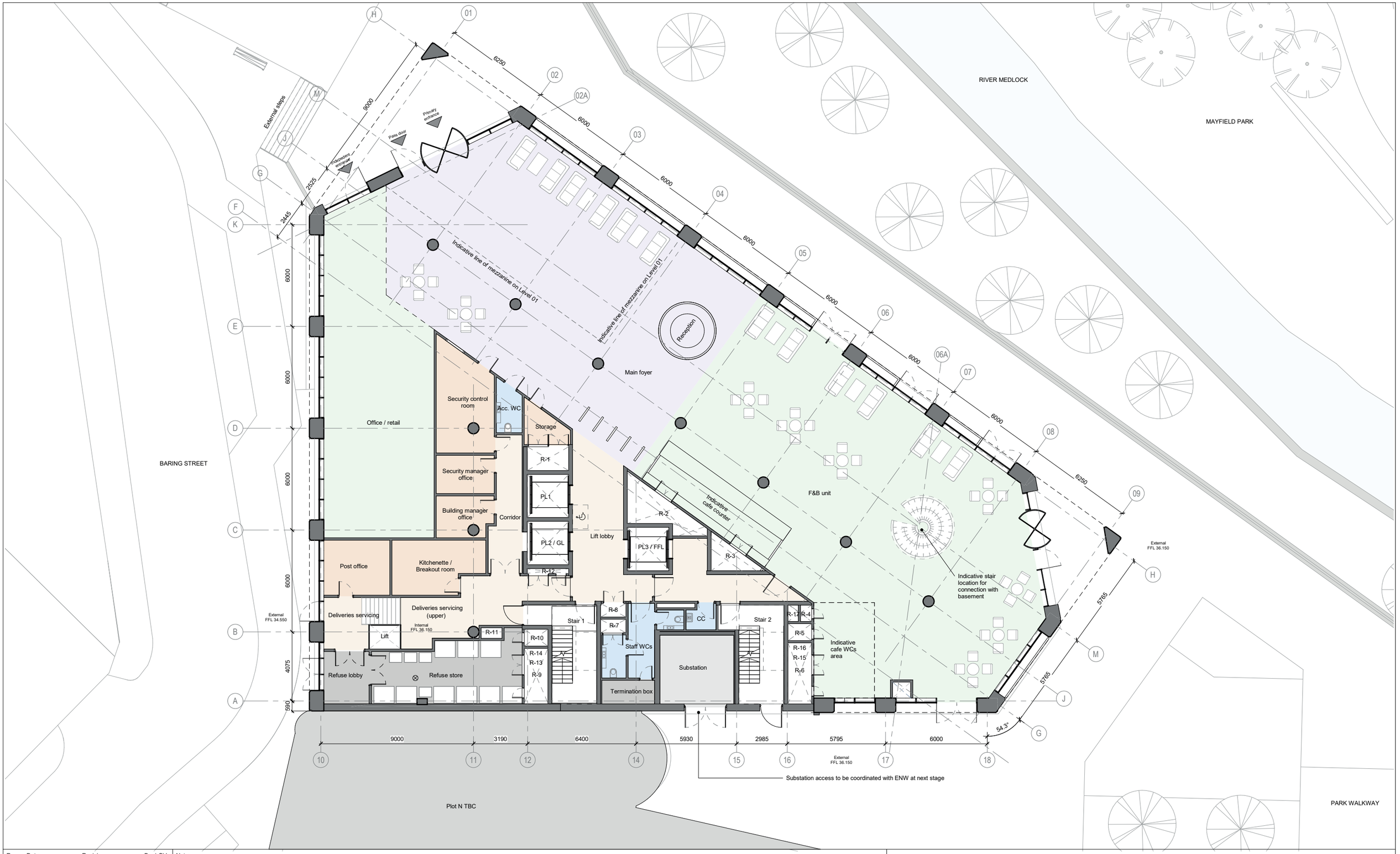
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Revision/Suitability
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Revision Date
230609
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Rev	Date	Revision	By	Chk
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B	191220	Issued for Planning Addendum	JY	AL
C	200110	Revised for Planning Addendum	KC	AL
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Project No. 1811

Drawing Title
Planning
Ground floor plan
Proposed

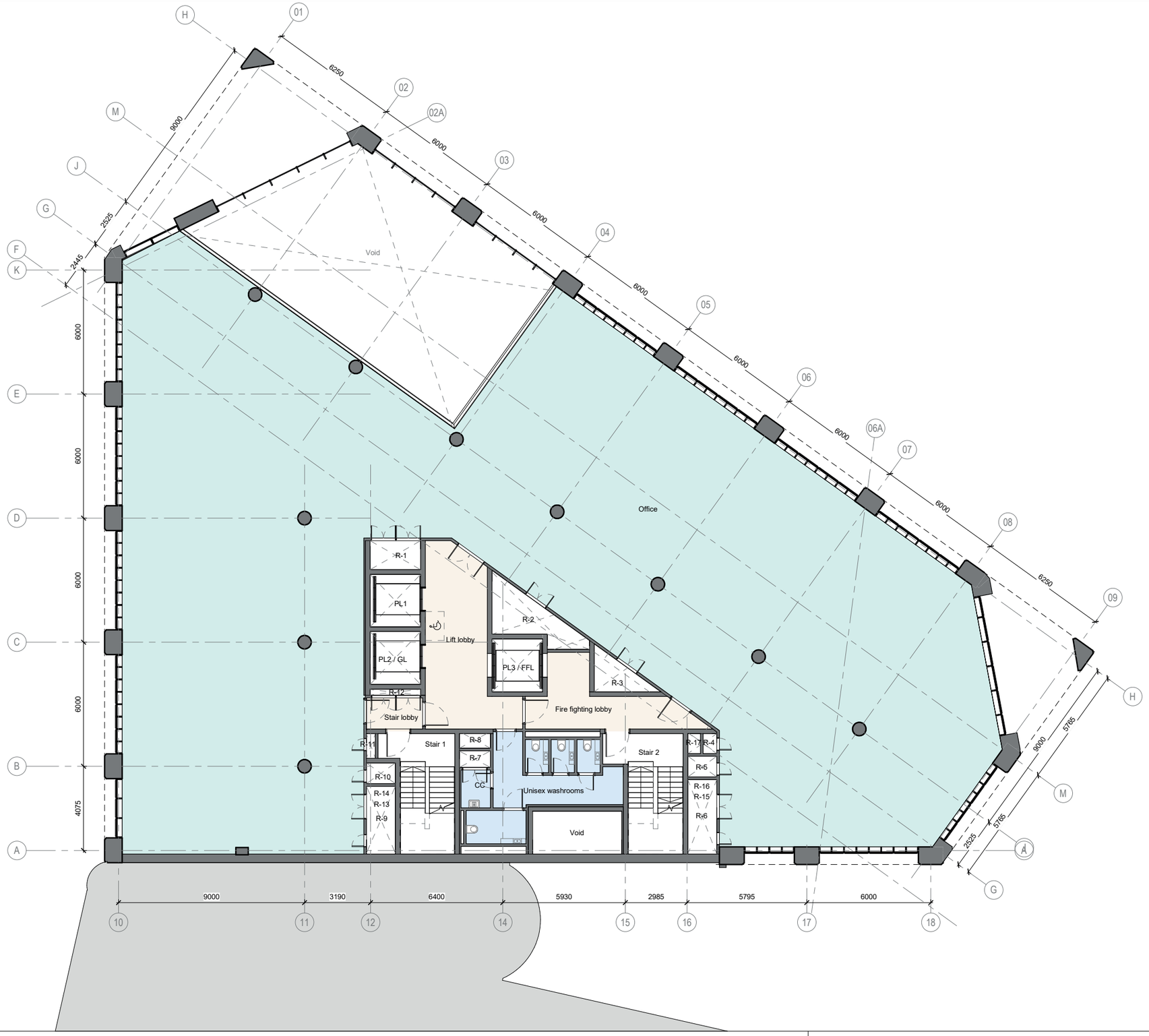
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\	190920	Issued for Planning	KC	AL
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Project No. 1811

Drawing Title
Planning
First floor / mezzanine plan
Proposed

Drawing Number
1811-BA-XX-01-DR-A-P-0101

Revision/Suitability
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\	190920	Issued for Planning	KC	AL
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B	191220	Issued for Planning Addendum	JY	AL
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Drawing Title
Planning
Typical floor plan for levels 2-5
Proposed

Drawing Number
1811-BA-XX-02-DR-A-P-0102

Revision/Suitability
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Project No. 1811

Drawing Title
Planning
Sixth floor plan
Proposed

Drawing Number
1811-BA-XX-06-DR-A-P-0106

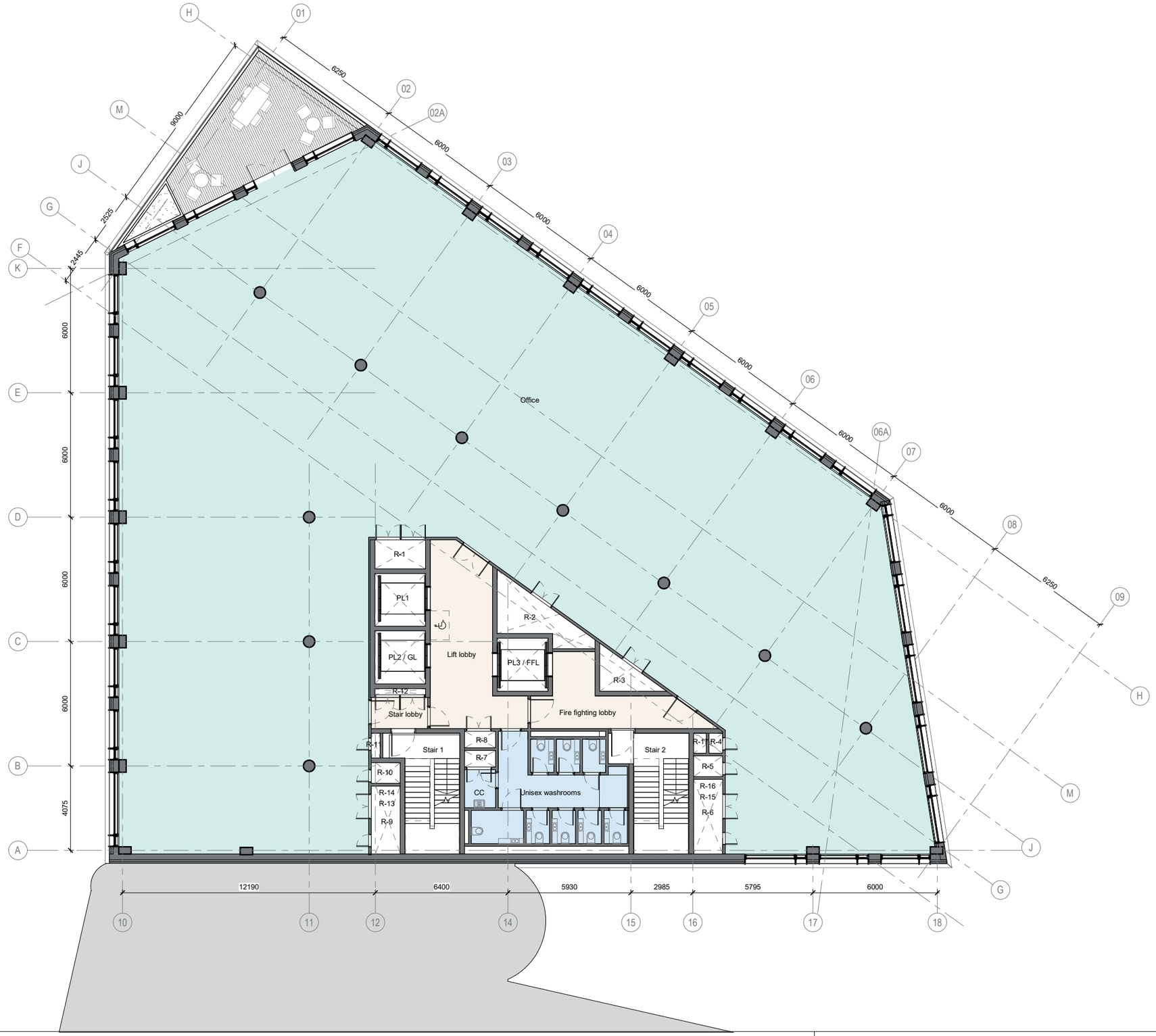
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Project No. 1811

Drawing Title
Planning
Eighth floor plan
Proposed

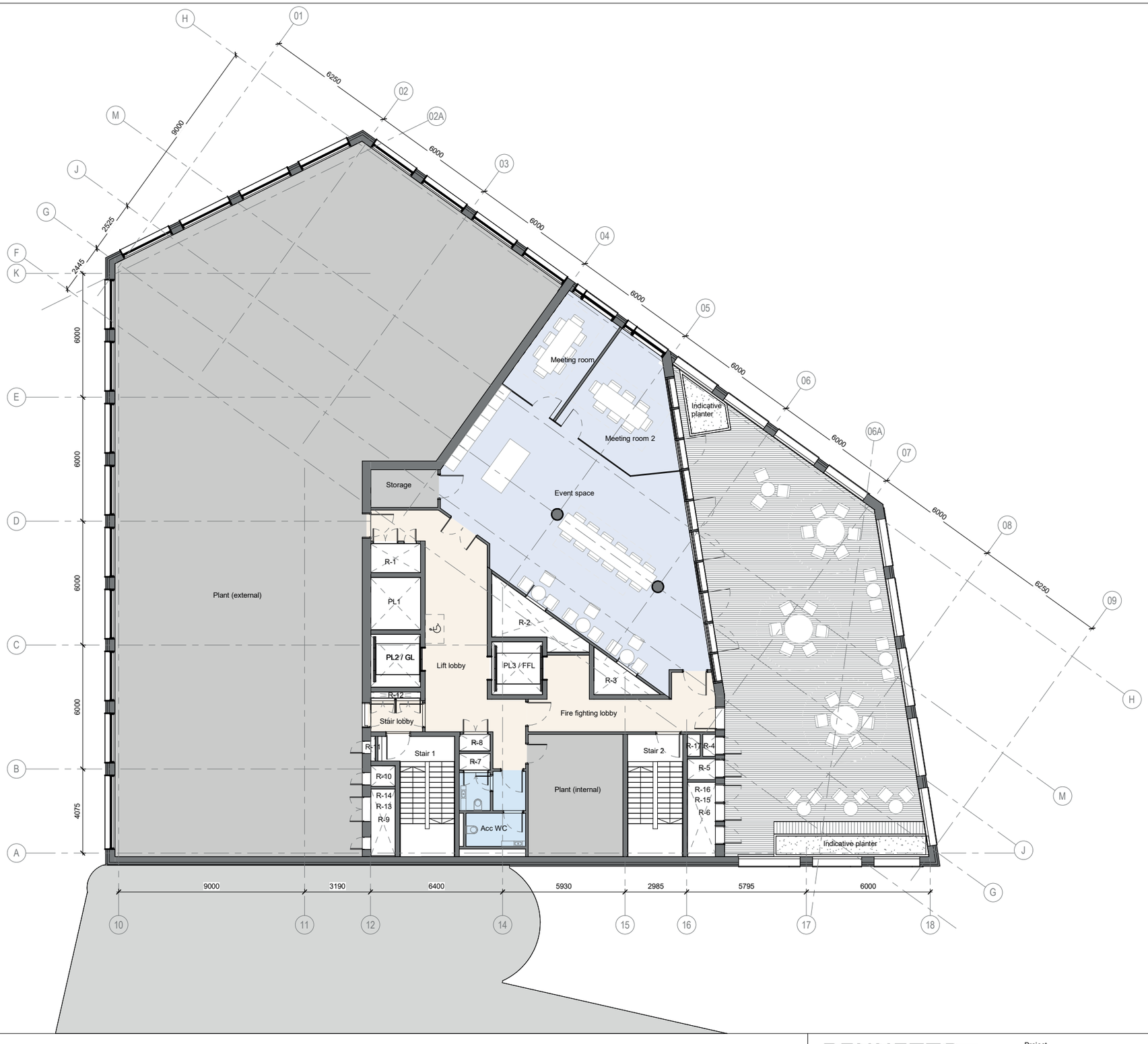
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Revision Date
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Project No. 1811

Drawing Title
Planning
Ninth floor plan
Proposed

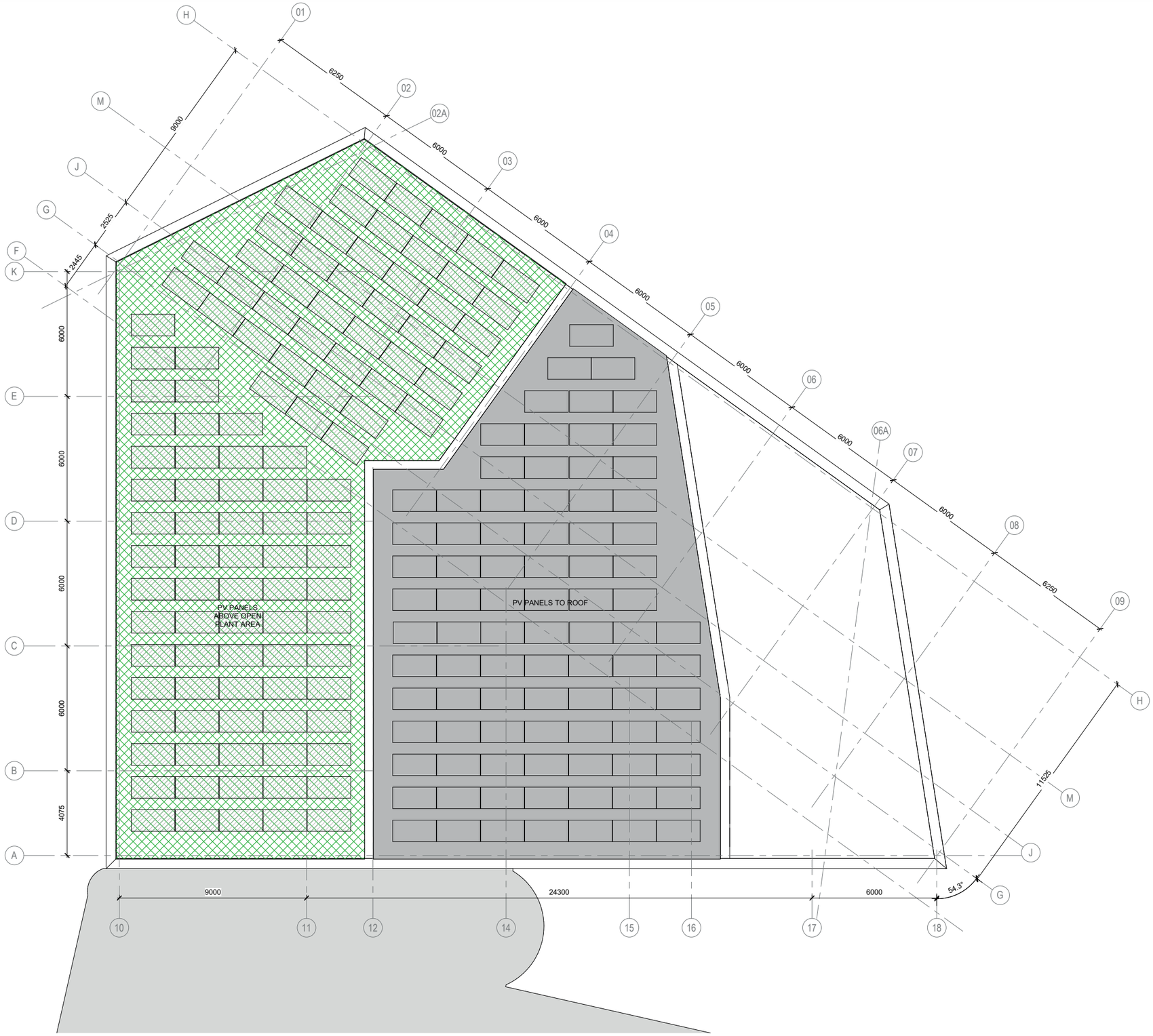
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\	190920	Issued for Planning	KC	AL
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Notes

Open plant enclosure

Enclosed spaces and core

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Project No. 1811

Drawing Title
Planning
Roof plan
Proposed

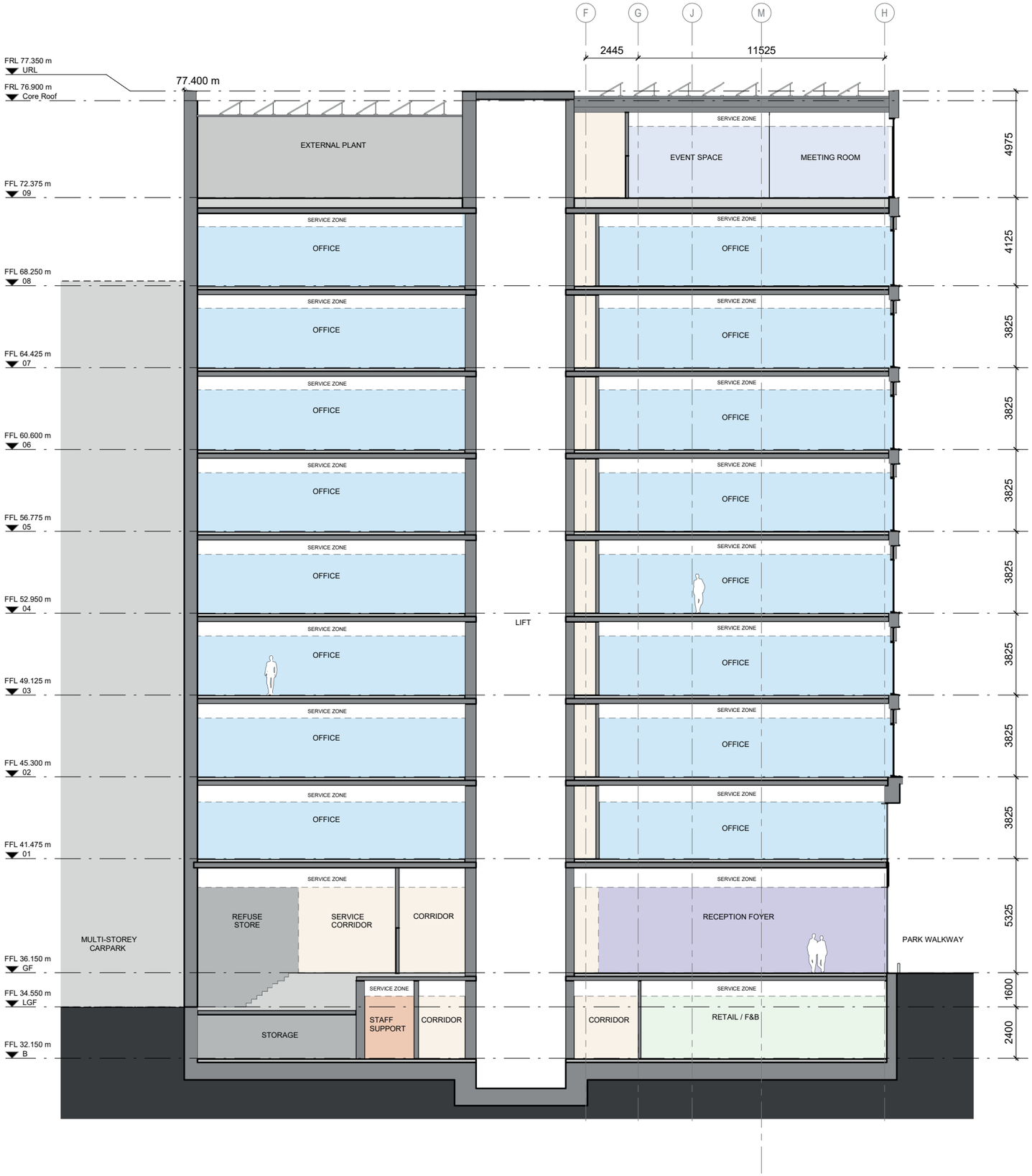
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Revision Date
230609
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Rev	Date	Revision	By	Chk
\	190920	Issued for Planning	KC	AL
A	191216	Issued for Planning Addendum	JY	AL
B	191220	Issued for Planning Addendum	JY	AL
C	230609	Issued for Planning	HB	AL

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Baring Street Office 1

Mayfield Partnership

Drawing Title

Planning
Section
Proposed

Drawing Number
1811-BA-XX-AA-DR-A-P-0210

Revision/Suitability
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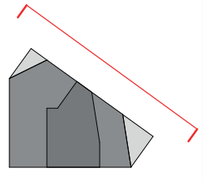
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Rev	Date	Revision	By	Chk
\	190920	Issued for Planning	KC	AL
A	191216	Issued for Planning Addendum	JY	AL
B	230609	Issued for Planning	HB	AL

Notes

1. Double glazed units with metal frame (dark colour)
2. Double glazed curtain wall system (light colour)
3. Metal architectural louvres (light colour)
4. Glazed double doors
5. Glazed revolving doors
6. Glazed single door
7. Solid metal panel above window (dark colour)
8. Profiled / corrugated metal cladding (dark colour)
9. Perforated profiled / corrugated metal cladding to vent panels and plant screen, tighter sine wave (dark colour)
10. Metal frame to plant screen panel (dark colour)
11. Metal drip (dark colour)
12. Metal parapet capping (dark colour)
13. Metal balustrade (dark colour)
14. Signage / artwork
15. Concrete finish cladding
16. Framed metal door
17. Independent metal planter / seating between columns
18. Metal architectural louvres (dark colour)
19. Double glazed doors with metal frame (dark colour)
20. Solid metal panels part of curtain wall system, colour and finish to match
21. Louvred metal double doors to substation
22. Metal cladding panel (dark colour)



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Project
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Project No. 1811

Drawing Title
Planning
North elevation
Proposed

Drawing Number
1811-BA-XX-NN-DR-A-P-0310

Revision/Suitability
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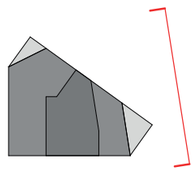
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Rev	Date	Revision	By	Chk
\	190920	Issued for Planning	KC	AL
A	191216	Issued for Planning Addendum	JY	AL
B	191220	Issued for Planning Addendum	JY	AL
C	230609	Issued for Planning	HB	AL

Notes

1. Double glazed units with metal frame (dark colour)
2. Double glazed curtain wall system (light colour)
3. Metal architectural louvres (light colour)
4. Glazed double doors
5. Glazed revolving doors
6. Glazed single door
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14. Signage / artwork
15. Concrete finish cladding
16. Framed metal door
17. Independent metal planter / seating between columns
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19. Double glazed doors with metal frame (dark colour)
20. Solid metal panels part of curtain wall system, colour and finish to match
21. Louvred metal double doors to substation
22. Metal cladding panel (dark colour)



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Project
Baring Street Office 1
Mayfield Partnership

Project No. 1811

Drawing Title
Planning
East elevation
Proposed

Drawing Number
1811-BA-XX-EE-DR-A-P-0320

Revision/Suitability
C

Scale @ A3
1:200

Scale @ A1
As indicated

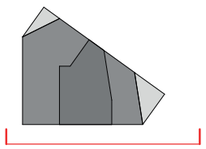
Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
\	190920	Issued for Planning	KC	AL
A	191216	Issued for Planning Addendum	JY	AL
B	191220	Issued for Planning Addendum	JY	AL
C	230609	Issued for Planning	HB	AL

Notes

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Project
Baring Street Office 1
Mayfield Partnership

Project No. 1811

Drawing Title
Planning
South elevation
Proposed

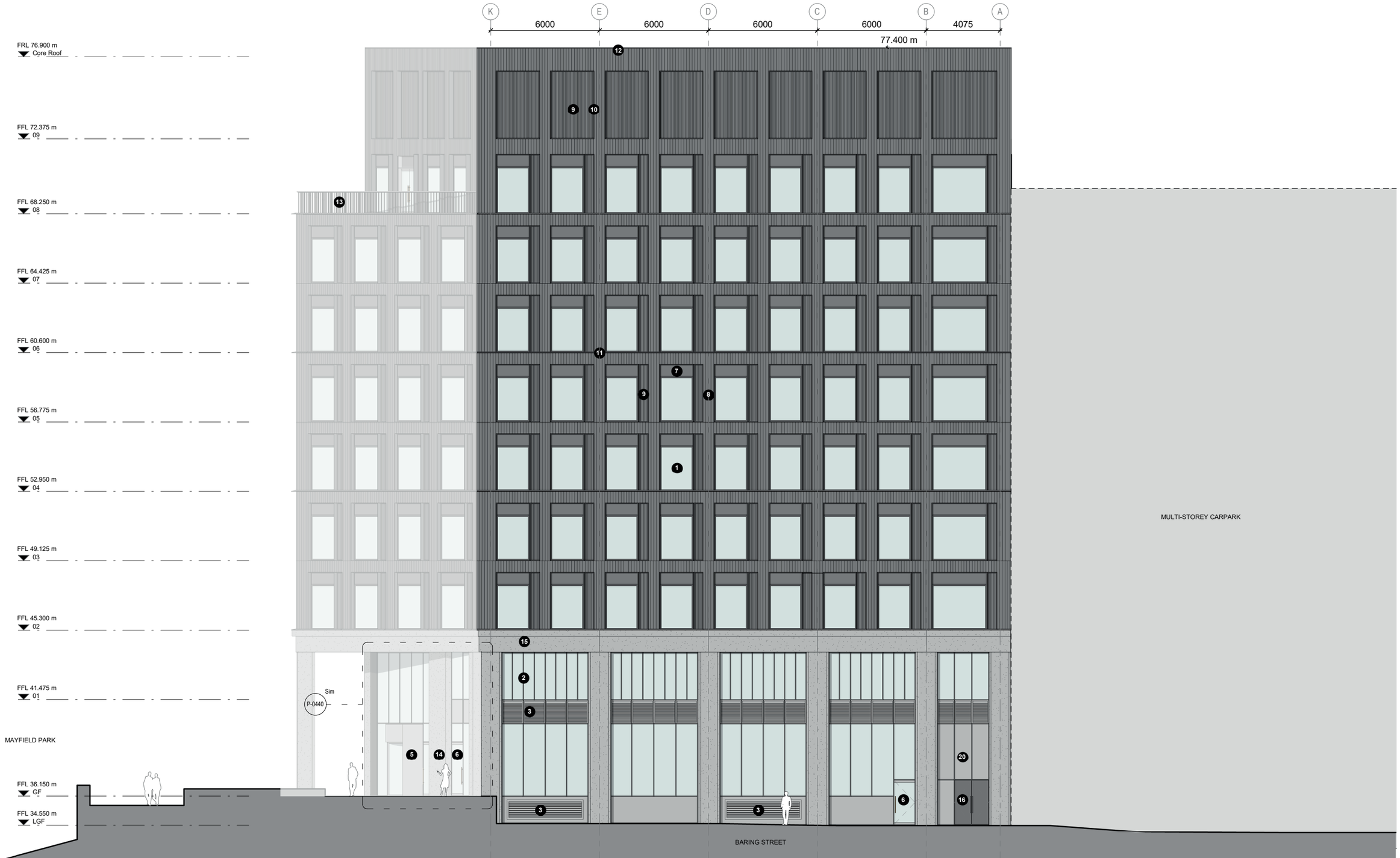
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Revision/Suitability
C

Scale @ A3
1:200

Scale @ A1
As indicated

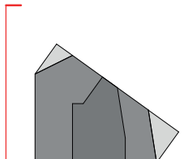
Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
\	190920	Issued for Planning	KC	AL
A	191216	Issued for Planning Addendum	JY	AL
B	191220	Issued for Planning Addendum	JY	AL
C	230609	Issued for Planning	HB	AL

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Project
Baring Street Office 1
Mayfield Partnership

Project No. 1811

Drawing Title
Planning
West elevation
Proposed

Drawing Number
1811-BA-XX-WW-DR-A-P-0340

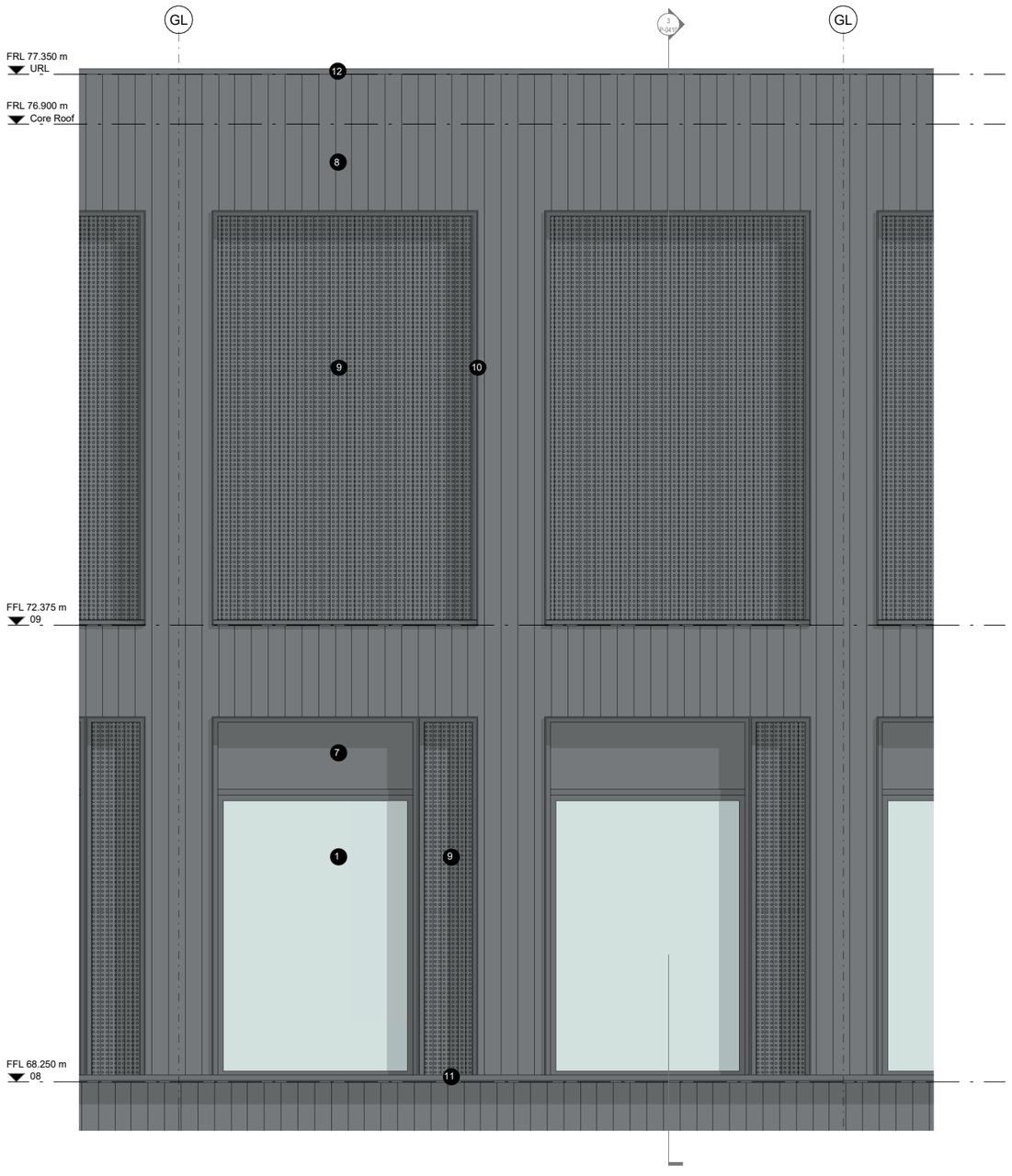
Revision/Suitability
C

Scale @ A3
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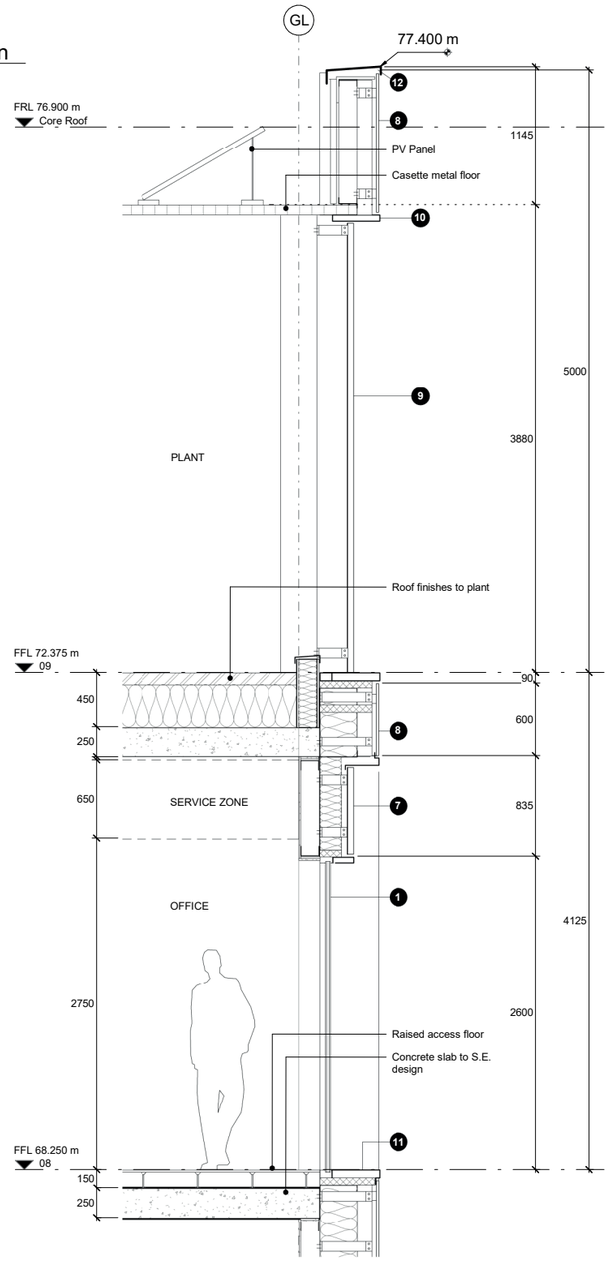
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Revision Date
230609
YY MM DD

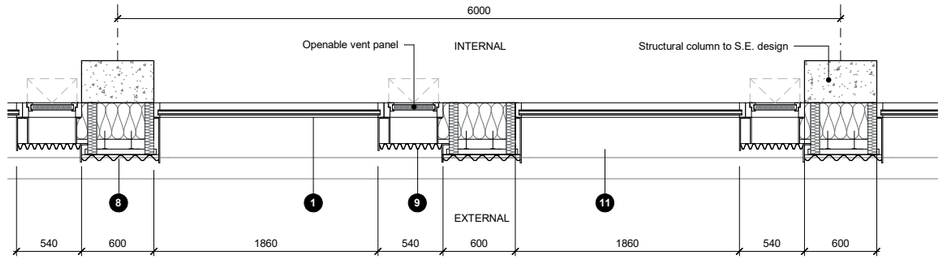
1 Elevation
1 : 25



3 Section
1 : 25



2 Plan
1 : 25



Rev	Date	Revision	By	Chk
\	190920	Issued for Planning	KC	AL
A	191216	Issued for Planning Addendum	JY	AL
B	230609	Issued for Planning	HB	AL

Notes

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Project
Project No. 1811

Baring Street Office 1

Mayfield Partnership

Drawing Title

Planning
Bay Study, Typical type 1a
Proposed

Drawing Number
1811-BA-XX-ZZ-DR-A-P-0410

Revision/Suitability
B

Scale @ A3
1:50

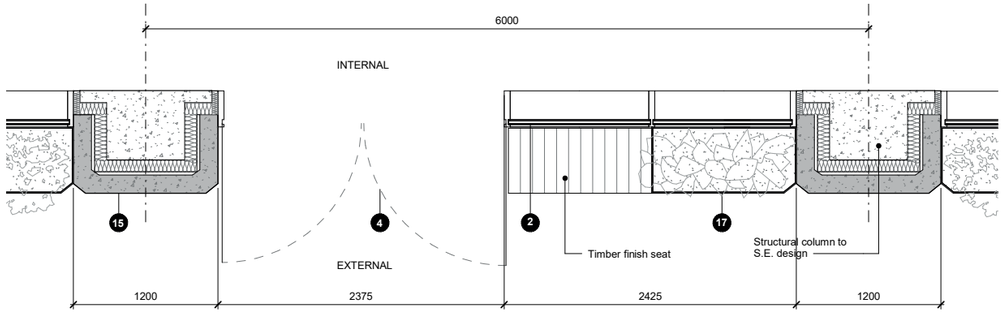
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Revision Date
230609
YY MM DD

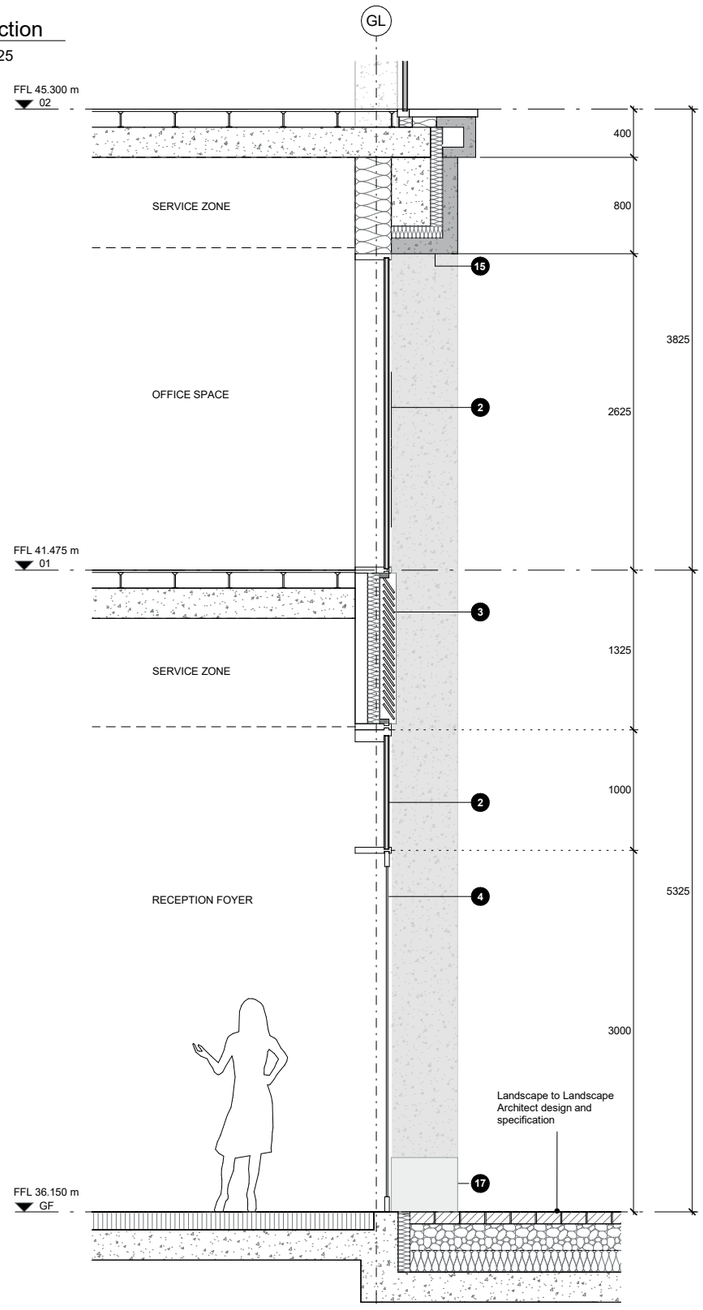
1 Elevation
1 : 25



2 Ground Floor Plan
1 : 25



3 Section
1 : 25



Rev	Date	Revision	By	Chk
\	190920	Issued for Planning	KC	AL
A	191216	Issued for Planning Addendum	JY	AL
B	230609	Issued for Planning	HB	AL

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Project
Baring Street Office 1
Mayfield Partnership

Project No. 1811

Drawing Title
Planning
Bay Study, Foyer type 2b
Proposed

Drawing Number
1811-BA-XX-ZZ-DR-A-P-0411

Revision/Suitability
B

Scale @ A3
1:50

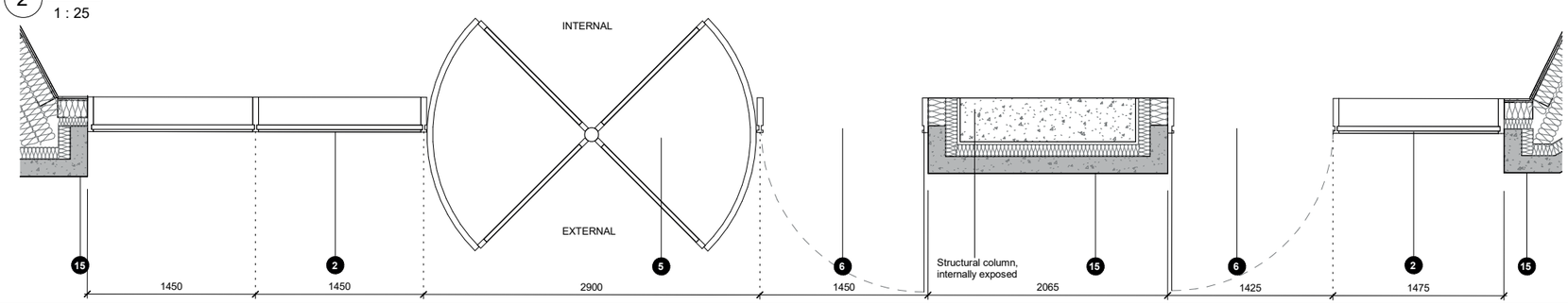
Scale @ A1
As indicated

Revision Date
230609
YY MM DD

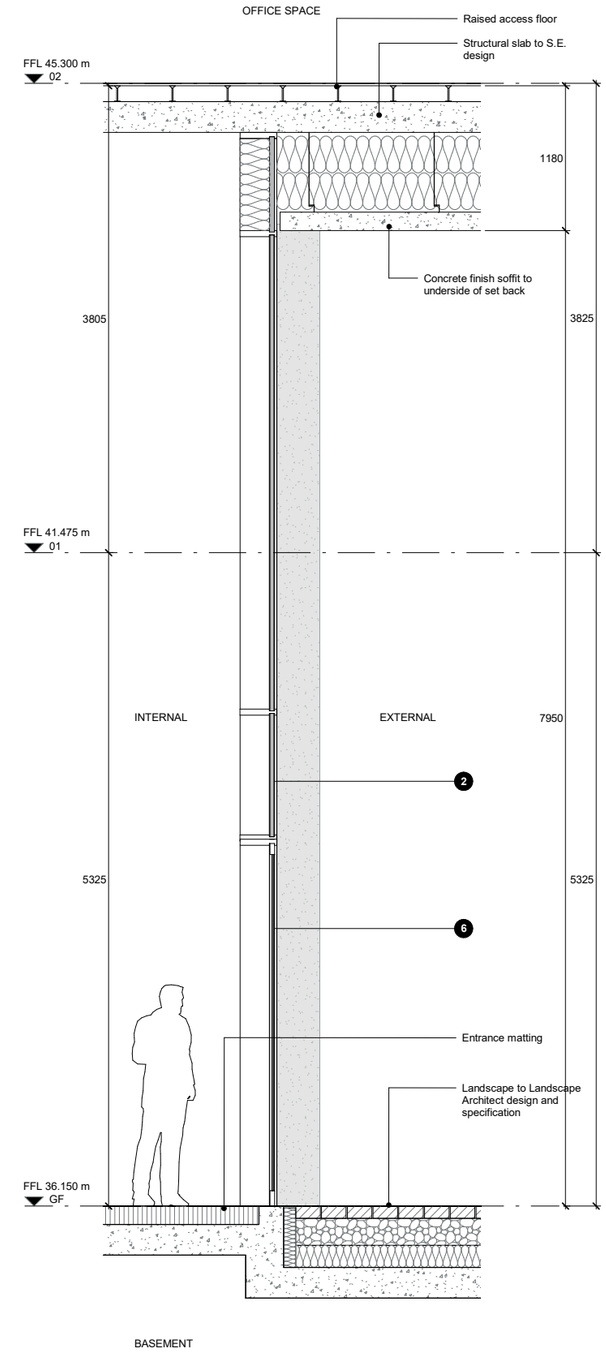
1 Elevation
1 : 25



2 Plan
1 : 25



3 Section
1 : 25



Rev	Date	Revision	By	Chk
\	190920	Issued for Planning	KC	AL
A	191216	Issued for Planning Addendum	JY	AL
B	230609	Issued for Planning	HB	AL

Notes

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Project
Baring Street Office 1
Mayfield Partnership

Project No. 1811

Drawing Title
Planning
Bay Study, Main entrance type 2c
Proposed

Drawing Number
1811-BA-XX-ZZ-DR-A-P-0440

Revision/Suitability
B

Scale @ A3
1:50

Scale @ A1
As indicated

Revision Date
230609
YY MM DD

C

Public realm drawings

Drawing number	Revision	Title
0436-SEW-ZZ-00-DR-L-001100	04	
0436-SEW-ZZ-ZZ-DR-L-001103	03	Baring Street Office No.1 Landscape General Arrangement



Key

Detailed Planning Application Boundary

Levels

36000 — Proposed Levels

(36000) — Existing Levels

TOK 36000 — Top of Kerb Levels

Paving Types

P01 — Paving Type 01
Description: Clay Paving Bricks
Finish: Diamond chequered pattern
Colour: Staffordshire blue
UK sourced.

P02 — Paving Type 02
Description: Clay Paving Bricks
Finish: Smooth pattern
Colour: Staffordshire blue
UK sourced.

P03 — Paving Type 03
Description: Gravel
Colour: Staffordshire pink ornamental gravel

Steps

ST01 — Step Type 01
Description: Access Steps - In-Situ concrete steps
Finishes: Variety of concrete finishes to differentiate treads from risers
Dimensions: 150mm risers x 280mm treads
Accessories: Allowance for handrails either side and integrated nosing

Tactile Paving Type 01
Description: Tactile Hazard Warning Paving
Finishes: Contrasting colour
Dimensions: 400mm x 400mm

Trees

Existing Tree
Retained existing trees to be protected and retained in accordance with BS5837:2012.

Relocated Tree
Relocate existing tree in accordance with BS5837:2012.

Planting

Planting Type 01
Description: Herbaceous, ornamental grass and shrub planting
Density: 9 per/sq.m (average)
Pot Size: P9 - 2L Pots (average)
Depth: 600mm minimum growing medium depth

Planting Type 02
Description: Rain Garden - Herbaceous, ornamental grass and shrub planting
Density: 9 per/sq.m (average)
Pot Size: P9 - 2L Pots (average)
Depth: 600mm minimum

Planting Type 03
Description: Existing Rain Garden

Street Furniture

S01 — Seating Type 01
Description: Proposed timber and steel bench to match Mayfield Park furniture
Length: Varies (Minimum 2m)
Allowance: Backrest and Armrest

S02 — Seating Type 02
Description: Relocated seating bench

C01 — Cycle Type 01
Description: Relocated cycle stands

N01 — Boulder Type 01
Description: Proposed Boulders
Size: Varied Size (300-750mm)
UK sourced

Walls and Balustrade

W01 — Wall Type 01
Description: In-situ concrete wall
Finish: Varied Finish to match Mayfield Park
Allowance: 1100mm high powder-coated steel and mesh balustrade to match Mayfield Park

General Notes

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

Key Plan

0 10m
@ 1:200

Planning

Project No. 0436

Project Name
Mayfield Phase 1_Public Realm

Drawing Title
Baring Street Office No. 1
Landscape General Arrangement

Client	Mayfield Medlock Limited
Scale @A1	1 : 200
Date	05/31/23
Drawn by	TH
Checked by	SEW

Rev	Date	Reason	Chk
3	09/06/23	Planning	SEW
2	02/06/23	DRAFT Planning	SEW
1	01/06/23	For Coordination	SEW

3 Brewhouse Yard
London, EC1V 4LQ
hello@egretwest.com
+44 (0) 20 7549 1730

Drawing Number	Rev
0436-SEW-ZZ-ZZ-DR-L-001103	3

Existing furniture to be retained

Existing gate to be removed

Existing furniture to be relocated

Indicative location for shared pedestrian and cycle route.

Line of Bollards

Temporary planted embankement

Temporary surface

General Notes

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

Key

Levels

36000 Proposed Levels
(36000) Existing Levels
TOK 36000 Top of Kerb Levels

Paving Types

P01 Paving Type 01
Description: Clay Paving Bricks
Finish: Diamond chequered pattern
Colour: Staffordshire blue
UK sourced.

P02 Paving Type 02
Description: Clay Paving Bricks
Finish: Smooth pattern
Colour: Staffordshire blue
UK sourced.

P03 Paving Type 03
Description: Permeable Resin Bound Gravel
Colour: Hazel (to match Mayfield Park)
UK sourced.

P04 Paving Type 04
Description: Steel Grating
Colour: Galvanised finish
Finish: Pressure-locked steel grating
Allowance: Weathered steel upstand

P05 Paving Type 05
Description: Temporary asphalt road surface - occasional traffic
Finish: Asphalt with stone chippings (pink/red)

P06 Paving Type 06
Description: Gravel
Colour: Staffordshire pink ornamental gravel

P07 Paving Type 07
Description: Asphalt
Colour: To match existing highway

Steps

ST01 Step Type 01
Description: Access Steps - In-Situ concrete steps
Finishes: Variety of concrete finishes to differentiate treads from risers
Dimensions: 150mm risers x 280mm treads
Accessories: Allowance for handrails eitherside and integrated nosing

Tactile Paving Type 01
Description: Tactile Hazard Warning Paving
Finishes: Contrasting colour
Dimensions: 400mm x 400mm

Trees

Proposed Tree
Size: Semi-mature
Fixing: Underground guyed
Accessories: Rootrain precinct system
Soil depth: minimum 1000mm

Existing Tree
Retained existing trees to be protected and retained in accordance with BS5837:2012.

Relocated Tree
Relocate existing tree in accordance with BS5837:2012.

Planting

Planting Type 01
Description: Herbaceous, ornamental grass and shrub planting
Density: 9 per/sq.m (average)
Pot Size: P9 - 2L Pots (average)
Depth: 600mm minimum growing medium depth

Planting Type 02
Description: Pre-grown wildflower meadow turf

Planting Type 03
Description: Rain Garden - Herbaceous, ornamental grass and shrub planting
Density: 9 per/sq.m (average)
Pot Size: P9 - 2L Pots (average)
Depth: 600mm minimum

Planting Type 04
Description: Existing Rain Garden

Street Furniture

S01 Seating Type 01
Description: Proposed timber and steel bench to match Mayfield Park furniture
Length: Varies (Minimum 2m)
Allowance: Backrest and Armrest

S02 Seating Type 02
Description: Relocated seating bench

Bollard Type 01
Description: Retractable Bollards
Dimensions: To match Mayfield Park
Finish: To match Mayfield Park

Bollard Type 02
Description: Fixed Bollards
Dimensions: To match Mayfield Park
Finish: To match Mayfield Park

C01 Cycle Type 01
Description: Relocated cycle stands

B01 Bin Type 01
Description: Relocated Bin

N01 Boulder Type 01
Description: Proposed Boulders
Size: Varied Size (300-750mm)
UK sourced

Walls and Balustrade

W01 Wall Type 01
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Finish: Varied Finish to match Mayfield Park
Allowance: 1100mm high powder-coated steel and mesh balustrade to match Mayfield Park

0 10m
@ 1:250

Key Plan

3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

Planning

Project No.	0436
Project Name	Mayfield Phase 1_Public Realm
Drawing Title	Site Wide Landscape Context Plan
Client	Mayfield Medlock Limited
Scale @A1	1 : 250
Date	03/28/23
Drawn by	TH
Checked by	SEW

Rev	Date	Reason	Chk
4	09/06/23	Planning	SEW
3	02/06/23	DRAFT Planning	SEW
2	31/05/23	For Coordination	SEW
1	18/05/23	For Coordination	SEW

Drawing Number	Rev
0436-SEW-ZZ-00-DR-L-001100	4

D

Schedule of external materials

Document number	Revision	Title
1811(SC)0003	\	Schedule of external materials

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1811 Mayfield Plot O

document title	Schedule of external materials
document no	1811(SC)0003
revision	P1
date	09/06/2023

rev	date	originated by	checked by	details
/	20/09/2019	KC	AL	Issued for Planning
P1	09/06/2023	IN	AL	Issued for Planning

Schedule of external materials

Building element reference In architectural drawings	Ref No.	Location	Description	Colour / finish	Client Target Sign-off date	MCC Target'issue' date	MCC Issue date	MCC sign-off	Notes / queries
Windows	1	Upper volume	Double glazed unit	Off-black, matt finish	October 2023	October 2023			
	2	Mayfield Datum	Curtain wall system	Silver / light colour finish	October 2023	October 2023			
	3	Mayfield Datum	Architectural louvres	Silver / light colour finish	October 2023	October 2023			
	18	Mayfield Datum	Architectural louvres	Off-black, matt finish	October 2023	October 2023			
	1&2	Throughout building	Double glazed insulated glass unit with solar control coating	Transparent	October 2023	October 2023			
External walls	7	Upper volume	Solid metal panel above window	Off-black, matt finish	October 2023	October 2023			
	8	Upper volume	Profiled corrugated metal cladding	Off-black, matt finish	October 2023	October 2023			
	9	Upper volume	Perforated profiled corrugated metal panel to vent and plant screen	Off-black, matt finish	October 2023	October 2023			
	10	Upper volume	Metal frame to plant screen cladding	Off-black, matt finish	October 2023	October 2023			
	11&12	Upper volume	Capping / drip flashing	Off-black, matt finish	October 2023	October 2023			
	13	Upper volume	Metal balustrade	Off-black, matt finish	October 2023	October 2023			
	15	Mayfield Datum	Concrete finish cladding	Concrete finish	October 2023	October 2023			
	17	Mayfield Datum	Planter / Seating	Off-black, matt finish	October 2023	October 2023			
	22	Mayfield Datum	Metal cladding panel	Off-black, matt finish	October 2023	October 2023			

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