

Mayfield Phase 1

Outline Operational Management Strategy - Baring Street Office 2

The Mayfield Development Partnership LP

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1. Introduction

This outline Operational Management Strategy has been prepared on behalf of the Mayfield Development Partnership LP in support of a detailed planning application for a new commercial office (Baring Street Office 2), as part of the Mayfield Development. This document summarises information provided by Morris+Company and WSP and should be read in conjunction with the other planning documents for Baring Street Office 2. It is a live document that will evolve as the design of the project progresses, with the final details being agreed by way of a planning condition and/or in conjunction with the building occupier(s).

Baring Street office 2 forms part of the wider phase one development, which also includes another commercial office (Baring Street Office 1), a multi-storey car park (Baring Street MSCP), Mayfield Park, public realm and highway modifications.

1.1. Phase 1 planning application site

The Phase 1 site is located entirely within the Mayfield Strategic Regeneration Framework (SRF) area, which lies to the south of Fairfield Street in Manchester City Centre, near 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.

The north-east of the Mayfield area is bounded by Temperance Street, where the arches of former railway infrastructure are occupied by various workshops, storage spaces and other meanwhile uses. Centrally and to the south of the Mayfield SRF area, low rise warehouses and industrial units have been demolished so that the site now comprises open land and surface car parking.

The western end of the Mayfield SRF area is bordered by London Road, beyond which the area is characterised by more recent residential-based development, including the Macdonald Hotel and purpose-built student accommodation.

1.2. Baring Street Office 2

Baring Street Office 2 (Plot M in the SRF) is located to the east of the Baring Street MSCP and will comprise of a 13-storey commercial office development, including ground and mezzanine floors, including active ground floor uses.

Full details of the Proposed Development can be found within the Planning Statement submitted with this application.

2. Security and access control

The ground and mezzanine floors of the building has been designed with inherent flexibility, to allow it to function for a variety of building uses. The proposals intend to activate the frontage of the building, to facilitate long (~18 hour) days and to encourage natural surveillance and security of the building.

The building will have clearly visible staff monitoring the reception, entrance area and amenity spaces, with access control preventing unauthorised access. Access control points will be provided to the building entrances, plant rooms, roof level, back of house areas, stairwells and external terrace areas. The proposed building security and access controls will be detailed following confirmation of the building's occupier(s).

A CCTV system will be installed throughout the ground floor landlord areas and to the external perimeter of the building. A monitoring and recording station will be provided within a secure area of the building and additional facilities to monitor CCTV will be provided at a centrally managed position, currently assumed to be in reception. The design of the building's CCTV system will be further developed during subsequent design stages.

3. Cleaning and maintenance

Service and maintenance access to the building is proposed to be through the back of house entrance, on the south-western side. This allows direct access to the low-level plant rooms and management spaces and, via the goods lift, to landlord areas and rooftop plant space.

Façade maintenance is proposed to be via rope access from roof level, due to the number of different ground finishes, levels, ownerships and availability of access around the perimeter of the building. Maintenance access to terrace levels is also considered to be via the roof, where a pole strategy may be applied for simplicity, but where further abseil drops will be placed in order to complete the levels below. This strategy ensures that there is not a requirement for external maintenance access to be through a tenant's demise.

Façade replacement is considered to require an external replacement strategy, the details of which will be developed in conjunction with specialists at subsequent design stages.

Throughout the design of the building, there has been a desire to reduce the requirements for working at height for general maintenance. However, for areas where this remains a requirement, notably in the double height reception area, a mobile elevating work platform (MEWP) is proposed to clean and maintain overhead equipment in the building.

4. Ventilation strategy

This section contains a summary of the proposed ventilation strategy for the building, for some of the key building areas, as outlined in WSP's Ventilation Systems Strategy Report (reference: 'MAY-WSP-XX-XX-RP-M-570001'). For additional detail for the areas listed below and the remaining areas within the building, please refer to the Ventilation Systems Strategy Report.

4.1. Commercial office ventilation

General mechanical supply and extract ventilation shall be provided to the speculative office areas, proposed to be from floors 1-11. Two air handling units, with inbuilt air source heat pumps, will be located on the roof – one will serve the west wing of the building and one will serve the east, to allow each office floorplate to be split into two tenanted areas. Each air handling units shall be complete with integral controls to govern the operation of each unit, which shall sit on the BMS network.

Incoming air will be filtered by the air handling units and distributed through the building. Intake air for the air handling units are taken from height (~50m above road level), to improve intake air quality.

4.2. Core WC's, showers and cycle store

Two mechanical toilet extract systems are proposed to extract air from the WC's within the core at each level of the building, to limit moisture build up and foul smells – one serving the western side of the core and one serving the eastern.

Replacement air to toilet and changing areas shall be provided from the adjacent lobby area via transfer ducts.

4.3. Kitchen extract ventilation

To enable future flexibility, kitchen extract systems have been proposed and space has been allowed for at roof level for kitchen extract fans and air filtration. Should a tenant wish to install a commercial kitchen, the kitchen extract plant will need to be provided as part of the tenant CAT B fit-out.

4.4. Ground floor and mezzanine ventilation

General mechanical supply and extract ventilation will be provided to serve the ground floor reception, potential ground floor café, potential event space circulation space, mezzanine level lobby and the mezzanine level potential retail space. An air handling unit, with air source heat pumps, will be in the ground floor plantroom.

Mechanical ventilation with heat recovery shall be installed at mezzanine level, above the suspended ceilings, to provide extract ventilation and make up air to the shower areas and associated changing facilities. The shower room ventilation will be controlled by the BMS, based on occupancy sensors. A trickle ventilation rate will be used until the sensor detects occupancy, after which, the system will provide the full supply and extract ventilation. This will continue for a period of time, post-occupancy, after which it will reduce to a trickle ventilation rate again.

Incoming supply air will be filtered, with the provision for both particulate filters and NO_x filters, as the intake air will be taken from mezzanine level.

4.5. Fresh air ventilation rates

The proposed fresh air ventilation rates for the building are listed below:

Table 4-1 - Proposed fresh air ventilation rates

Space	Fresh air ventilation rate
Office areas	12 l/s/person
Ground floor reception	10 l/s/person
Ground floor event space	10 l/s/person
Ground floor café / co-working	10 l/s/person
Mezzanine level galleried retail space	10 l/s/person
Bin store	5 l/s/m ²
Cycle store	2 air changes per hour extract
Showers	10 air changes per hour
Toilets / WCs	6 air changes per hour

Source (of ventilation rates): WSP, Mayfield Development, Baring Street Office 2, Ventilation Systems Strategy Report, P02, October 2019

5. Crime prevention

The safety and security of employees, staff and other users of the proposed development is critical to the success of the scheme and has been given careful consideration. Consideration has been given to the physical security measures outlines in the Crime Impact Statement and these features / standards will be considered for incorporation into the scheme during future design stages.

Please refer to the Baring Street Office 2 Crime Impact Statement for a summary of recommendations to be considered and developed during the detailed design stage of the proposed development.

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