

Baring Street Office 2
Mayfield, Manchester

June 2023

Design and Access Statement

A283-MCO-XX-XX-RP-A-02006

MORRIS+COMPANY

THE
REPUBLIC

THURS
DAYS

PERFORMANCE

SUN
DAYS

Morris + Company Ltd.

215 Mare Street

London E8 3QE

+44 (0)20 7566 7440

info@morrisandcompany

www.morrisandcompany

0.0 Contents

Below: Contents list with key changes to the original DAS highlighted including;

- Updated Information
- Additional Information

(All as part of Rev_P02 planning Submission)

0.0	002	Contents	4.2	026	Ambitions and themes	6.10	066	● Module types
0.1	003	● Team and definitions	4.3	027	Initial concepts	6.11	067	● Park frontage
1.0	004	Introduction	4.4	028	Massing principles	6.12	069	● Park frontage: podium
1.1	005	Introduction	4.5	029	● Massing development 2023	6.13	071	● Mancurian Way
1.2	006	Scheme brief	4.6	033	Engaging the street	6.14	072	● Mancurian Way: podium
1.3	007	Summary of development	4.7	035	Programme	6.15	073	● Crown
1.4	008	Project team	4.8	037	● Consultation critique	6.16	074	● Crown: townscape views
1.5	009	● 2023 Brief Uplift	5.0	039	Internal Landscape	6.17	076	● Colour palette
1.6	010	● 2023 Key Design Changes	5.1	040	● General arrangement	6.18	077	● Colour/tone studies
2.0	012	Site Context	5.2	041	● Streetscape and arrival	6.19	078	● Detail bay: facade
2.1	013	Location	5.3	042	● Spatial arrangement	6.20	079	● Detail bay: podium
2.2	015	Mayfield	5.4	048	● General arrangement: continued	6.21	080	● Aluminium precedents
3.0	016	Surroundings (SRF)	5.5	053	● User journeys	6.22	081	● Colour/tone studies
3.1	017	SRF	6.0	054	Architectural Expression	6.23	082	Illustrative material palette
3.2	018	Existing and emerging context	6.1	055	Contextual taxonomy	7.0	082	Public Realm
3.3	019	Optimised SRF use diagram	6.2	056	Recap-Concept	7.1	083	● Context
3.4	020	● Design principles	6.3	057	Concept development	7.2	084	● Design approach
3.5	022	Building heights	6.4	060	● Carbon Opportunities	7.3	085	● Design moves
3.6	023	Constraints	6.5	061	● Key facade changes	7.4	087	● Emerging phase 1a public realm
4.0	024	Design Evolution	6.6	062	● Structural grid development	7.5	088	● General arrangements
4.1	025	Driving principles	6.7	063	● Glazing ratios	7.6	089	● Future plot interface design aspiration
			6.8	064	● Elevations: north and south	7.7	090	● Illustrative sketch views
			6.9	065	● Elevations: east and west	7.8	091	● Landscape Strategies
						7.9	096	● Green and blue ifrastructure statement
						8.0	097	Access
						8.1	098	● Access statement
						8.2	099	● Access diagrams
						8.3	102	Vehicle tracking
						8.4	103	Crime impact statement
						9.0	104	Accommodation Schedule
						9.1	105	● Table of areas
						9.2	106	● General arrangement
						10.0	107	Verified Views
						10.1	108	Verified views

DATE	ISSUE	NOTES
22 October 2019	P01	Planning Issue
02 June 2023	P02	Planning Amendment Draft

Document control register

0.1 Team and definitions

i. Project Design Team

This planning application has been prepared through a process of collaboration by the full design team. The team and their roles include:

Plot Team	
Client	Mayfield Republic Limited
Cost Consultant	Gardiner & Theobold
Architect / Lead Designer	Morris + Company
Principal Designer	Arcadis
Structural Engineer	Civic Engineers
Building Services Engineer	WSP
Fire Engineer	WSP
Acoustic Engineer	WSP
Planning Consultant	Deloitte Real Estate
Approved Inspector / BC	Manchester City Council

Masterplan Team	
Client	The Mayfield Partnership
Masterplan Architect	Studio Egret West
Landscape Architect	Studio Egret West
Transport	Buro Happold
Civil Engineering	Buro Happold
Wind Dynamics	Buro Happold
Daylight/Sunlight / RTL	Buro Happold
Landscape Architect (Mplan)	Studio Egret West
Masterplan Guardian	Studio Egret West
Crime Impact Assessor	Greater Manchester Police

ii. Acronym Definitions

MOCO	Morris + Company
CDM	Construction (Design & Management) [Regulations]
FFL	Finished floor Level
MCC	Manchester City Council
MEP	Mechanical, electrical & plumbing
M&E	Mechanical and electrical
SE	Structural engineer
SPG	Supplementary planning guidance
LLP	Limited liability partnership
PD	Principle designer
RTL	Rights to light
BC	Building control
SRF	Strategic Regeneration Framework
MSCP	Multi Storey Car Park
UK	United Kingdom
NW	North West
NE	North East
SEW	Studio Egret West
B1	Commercial office use class
BCO	British Council for Offices
BS	British Standards
WC	Water closet
GF	Ground floor
BOH	Back of house
FOH	Front of house
G+BI	Green and Blue Infrastructure
GMP	Greater Manchester Police
CPTED	Crime Prevention Through Environmental Design
FM	Facilities Management

1.0 INTRODUCTION



1.0 Introduction

1.1 Introduction

This Design and Access Statement has been prepared by Morris+Company on behalf of Mayfield Republic Limited, to support the proposal for The Republic (originally referred to as ‘Baring Street Office 2’ in the original planning application), for which the applicant is seeking planning approval. The Republic forms part of the Mayfield Manchester development.

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 Landsec U+I.

This document describes and illustrates the design process, and key considerations for this scheme including townscape contextuality, scale, appearance, materiality, layout, access, and external amenity.

This report includes summary contributions from planning consultant Deloitte Real Estate.

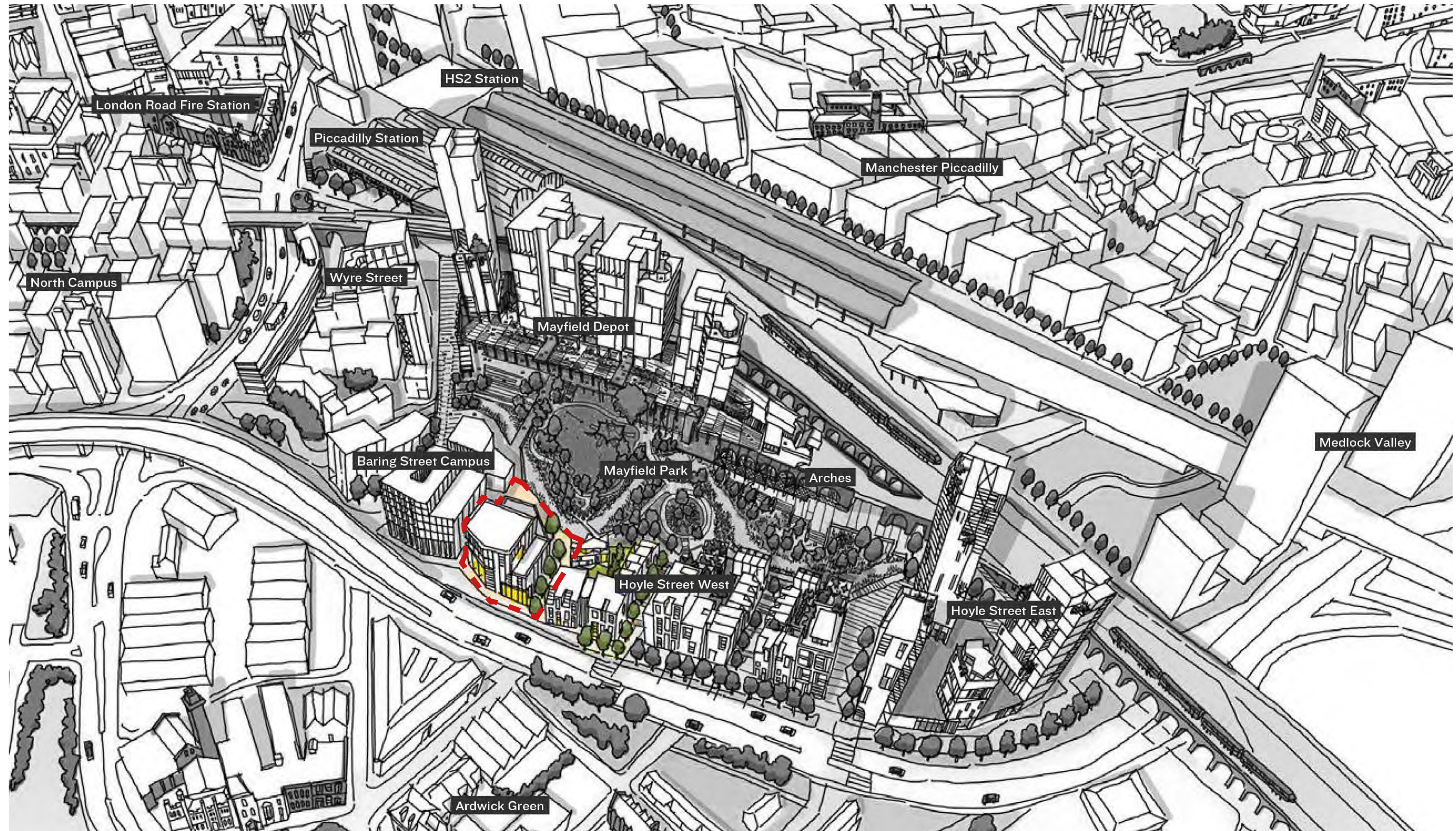
1.1 Introduction

1.2 Scheme brief

The Mayfield Masterplan seeks to provide a number of residential and commercial buildings of significant scale, with lower buildings to the south ensuring the centrally located public park has appropriate access to daylight.

Mayfield Republic Limited have requested that Morris+Company review the arrangements for The Republic (highlighted below), located to the South of the site, proposed as a commercial property achieving c.220,000sqft NIA of Grade A commercial office space.

Below: Indicative sketch of the endorsed SRF (2018)



1.0 Introduction

1.3 Summary of development

Below: Application boundary
Bottom Left: Plot in context of
phase 1 boundary

This application concerns The Republic which sits within Phase 1a; the first of a multi-phased delivery of the Mayfield Strategic Regeneration Framework (SRF) which extends to 30 acres. Phase 1 will be funded and delivered by Landsec U+I. The application site is located to the south of Mayfield Park and sits adjacent to associated plots of the phase; The Poulton and The Medlock. The key parties are as follows;

- + The Poulton (Baring Street Office 1): Bennetts Associates
- + The Republic (Baring Street Office 2): Morris + Company
- + The Medlock and Park Design: Studio Egret West

The Republic occupies an envious position overlooking the central portion of Mayfield Park, with views to the depot and beyond. Similarly from the south, the building will provide a defining outline of the Mayfield development to Mancunian Way at the plot’s southern boundary. As part of the building’s design development, key consideration has been necessary to the wider planning extents of the plot and coordination with Studio Egret West. Subsequently, the landscaped connection to the East of the building is proposed in part, as a temporary surface, ensuring the building can function from day 1, with a permanent design solution to be delivered with the next phase of development as more is known of the development plots to the East. The details of this are set out in section 7.0.

The wider masterplan design and demolition works for the site have been submitted by Mayfield Poulton Limited and Mayfield Medlock Limited. Refer to the Planning Statement Addendum for full details of the development summary and planning background.



Phase 1 Application Boundary

Application 2 Boundary

The Republic extents

Temporary Surfacing



1.0 Introduction
1.4 Project team

Below (clockwise from left):
R7, Kings Cross London
Elephant energy centre, London
Embassy Gardens, London

Client: Mayfield Republic Limited

London and Continental Railways
Commercial developer and place-making expert

Manchester City Council

Landsec U+I
A property developer and investor in regeneration projects across London, Manchester + Dublin.

Transport for Greater Manchester
A public body coordinating transport and infrastructure across the North West



Architect: Morris+Company

Morris+Company is a company of Architects. We are listeners, makers, curators, narrators, experimenters and innovators. Our methodology is inquisitive, explorative and powerful, and gives us new perspectives on a brief, with our buildings being the result of rich and constructive discourse with our clients and stakeholders. This allows for unlocking of complex sites through dialogue & collaboration, with work that is the product of craft and humanity.



Landscape Architect: Studio Egret West

Since early 2005, SEW have designed and delivered high quality place making through the symbiosis of memorable architecture, strategic urban design and ecology-driven landscape; with the public realm prioritised as the foundation of sustainable communities.



1.0 Introduction

1.5 2023 Brief Uplift

Below Summary of Sustainability driven
Brief Uplift Introduced in February 2023

In February 2023 the design team was tasked with reviewing the 2019 Stage 2 design against a revised design brief that positioned The Republic’s environmental performance at the top of the agenda. This included a requirement to radically reduce both the embodied and operational carbon footprint of the proposed building. The enhanced brief was assessed against emerging market requirements and similar buildings known to be in development, as well as responding to updates in legislation in the intervening years

Strategic Change

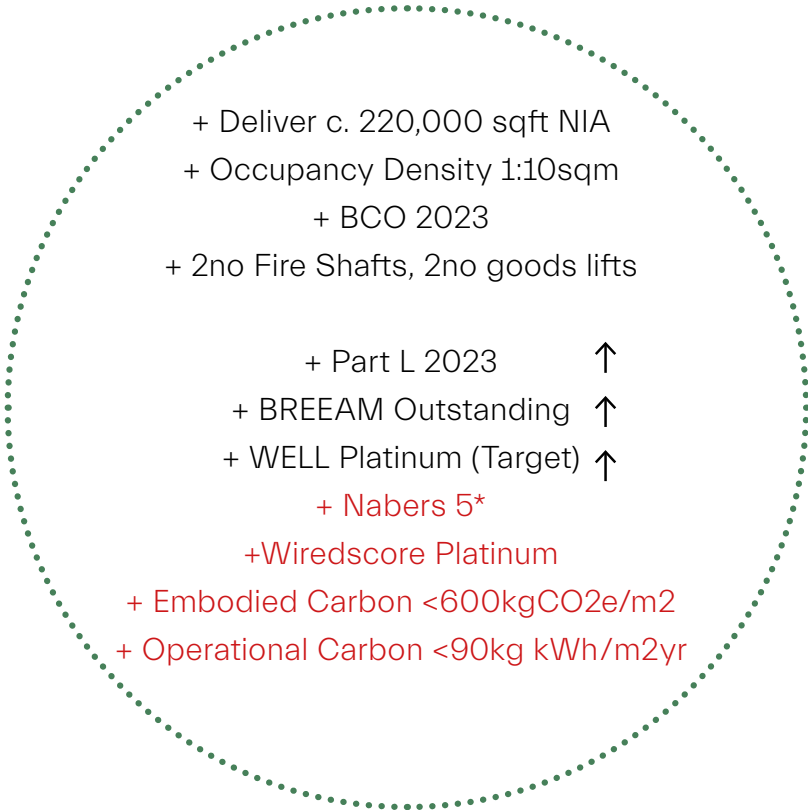
At a strategic level the structural grid, superstructure materiality, servicing system and facade system have all had to change to achieve the new brief.



2019 Design → 2023 Design



- + 9m Grid
- + Steel Frame & Composite Slab
- + VRF Servicing System
- + Stick Curtain Walling



- + 7.5m Grid
- + Concrete Frame & PT Slab
- + FCU Servicing System
- + Unitised Curtain Walling



1.0 Introduction

1.6 2023 Key Design Changes

Below Summary of Key design
amendments since original planning
suibmission

Further key design changes are outlined on this page and will be discussed in further detail within the design and access statement.

Massing

The massing has also evolved to respond to a reduced structural grid and arranged to remove need for transfer structures where the building steps at upper levels.

This design change has reduces the embodied carbon of the superstructure by 25%.

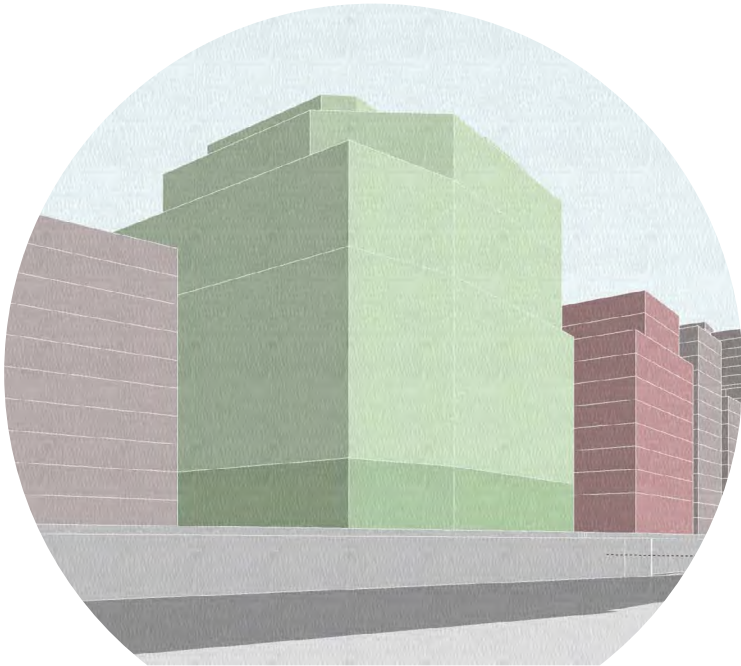
Refer to section 4.5 Massing Developments.

Ground Floor

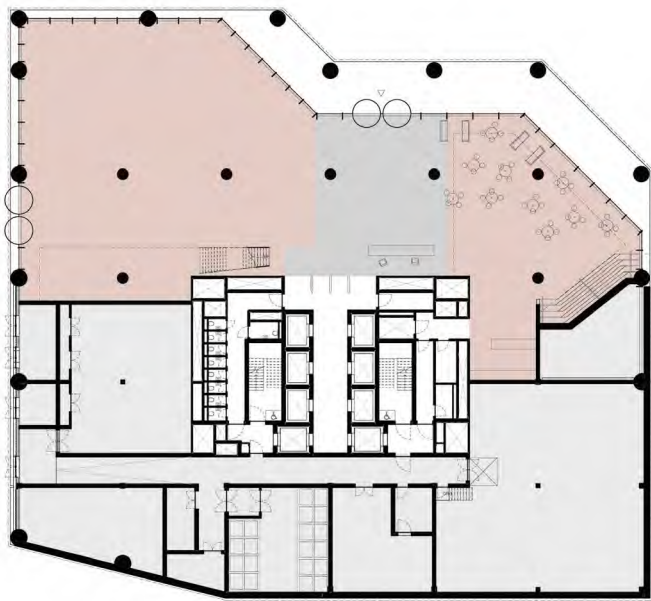
The collonade at ground floor has tweaked to better repsond to the public square created between hte Ppoulton and the Republics Main buidlign entrance. To the north east the collonade also steps back to afford greater relief to the diverted culvert.

Refer to section 5.0 Internal Landscape.

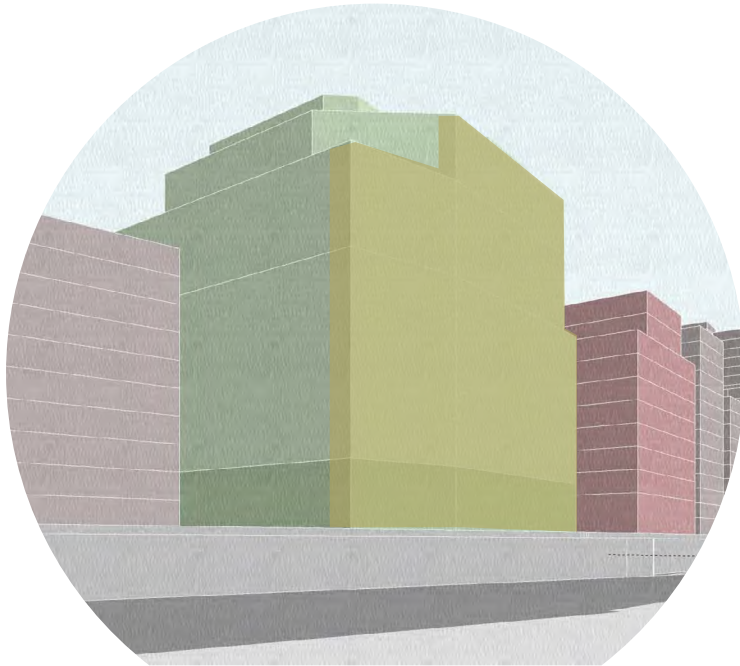
2019 Design



335
kgCO₂e/m²

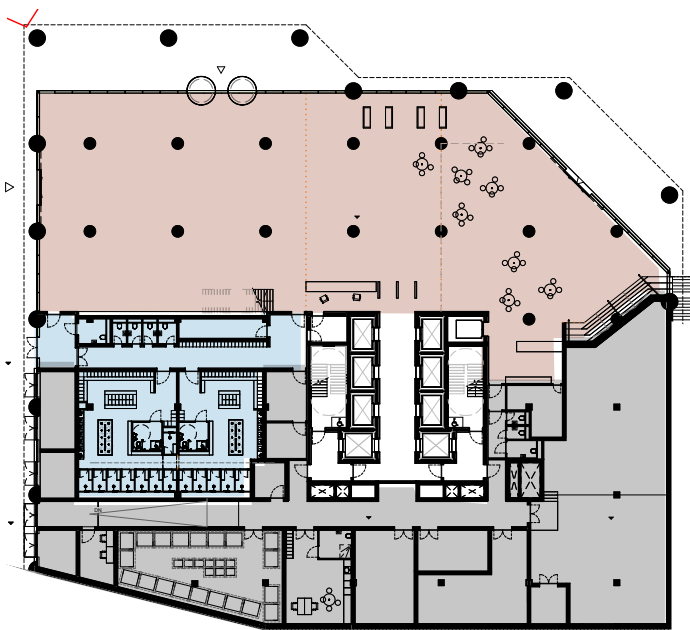


2023 Design



250
kgCO₂e/m²

25%
EC reduction



1.0 Introduction

1.6 2023 Key Design Changes

Below Summary of Key design amendments since original planning suibmission

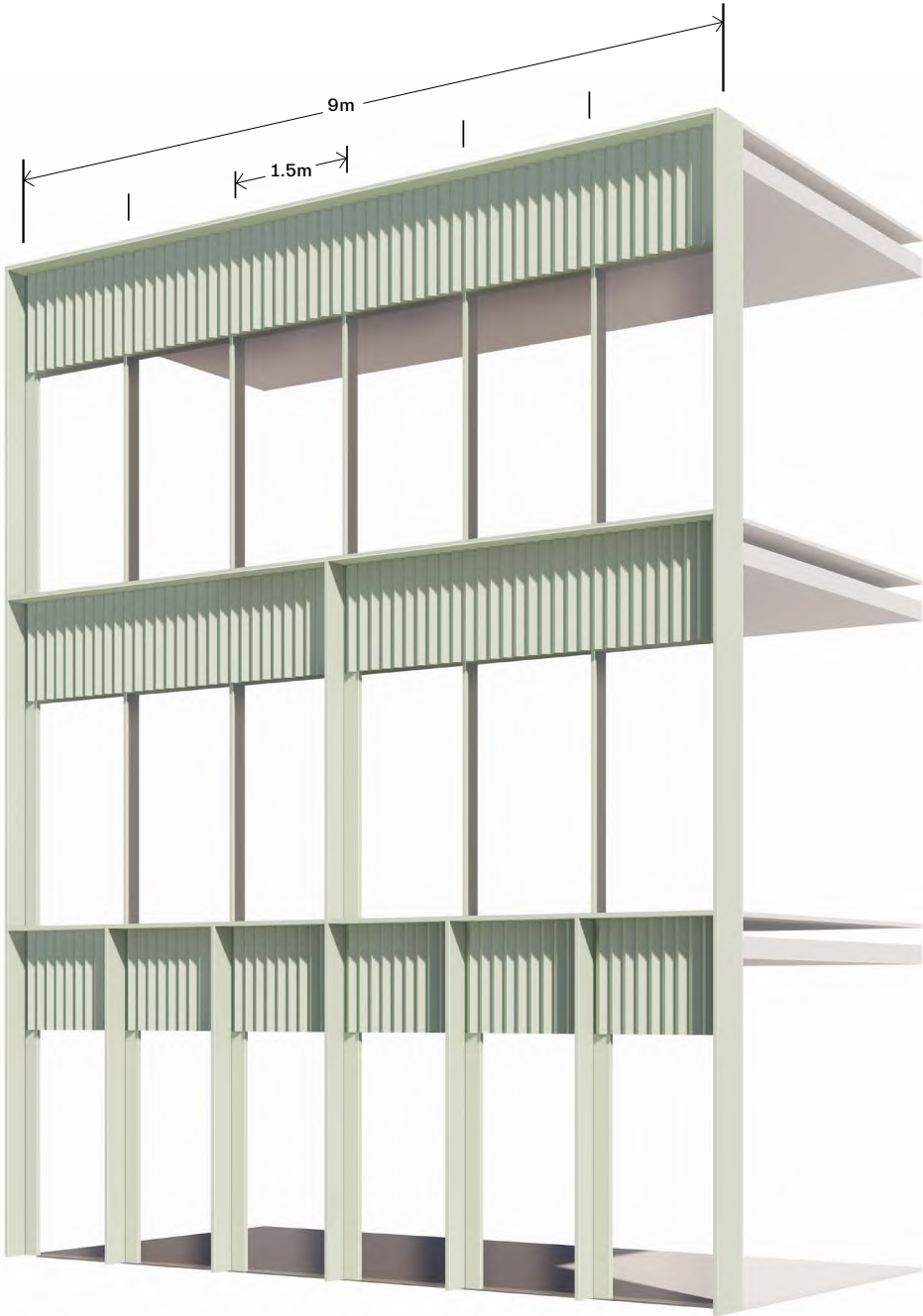
Facade

The facade has been redesigned to specifically respond to its orientation, reducing its operational carbon requirement by 23%. The reduced structural grid, manifests in a reduced facade module, the proportions of which have had to be rexamined to maintain the original lightweight design intent.

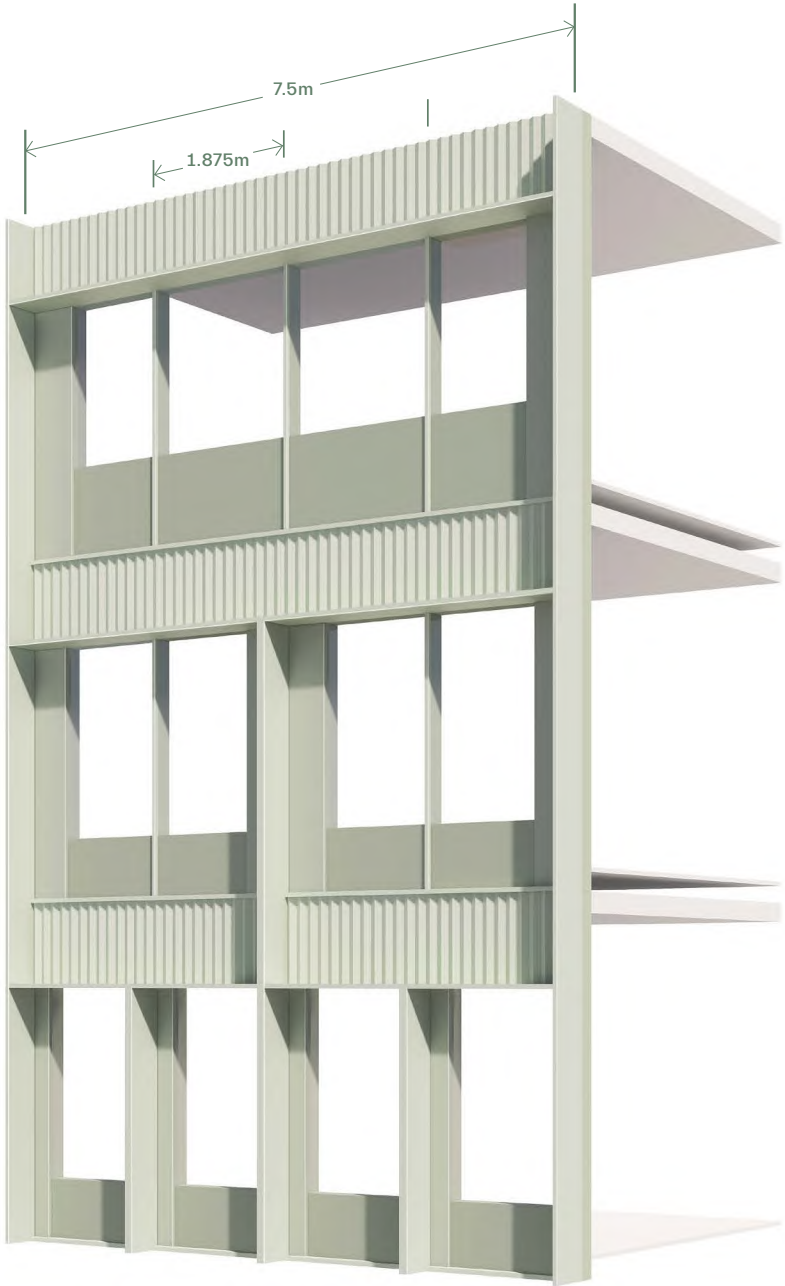
Reduced glazing ratio and shading divices have been carefully incorporated into the design.

Refer to section 6.0 Architectural Expression

2019 Design → 2023 Design



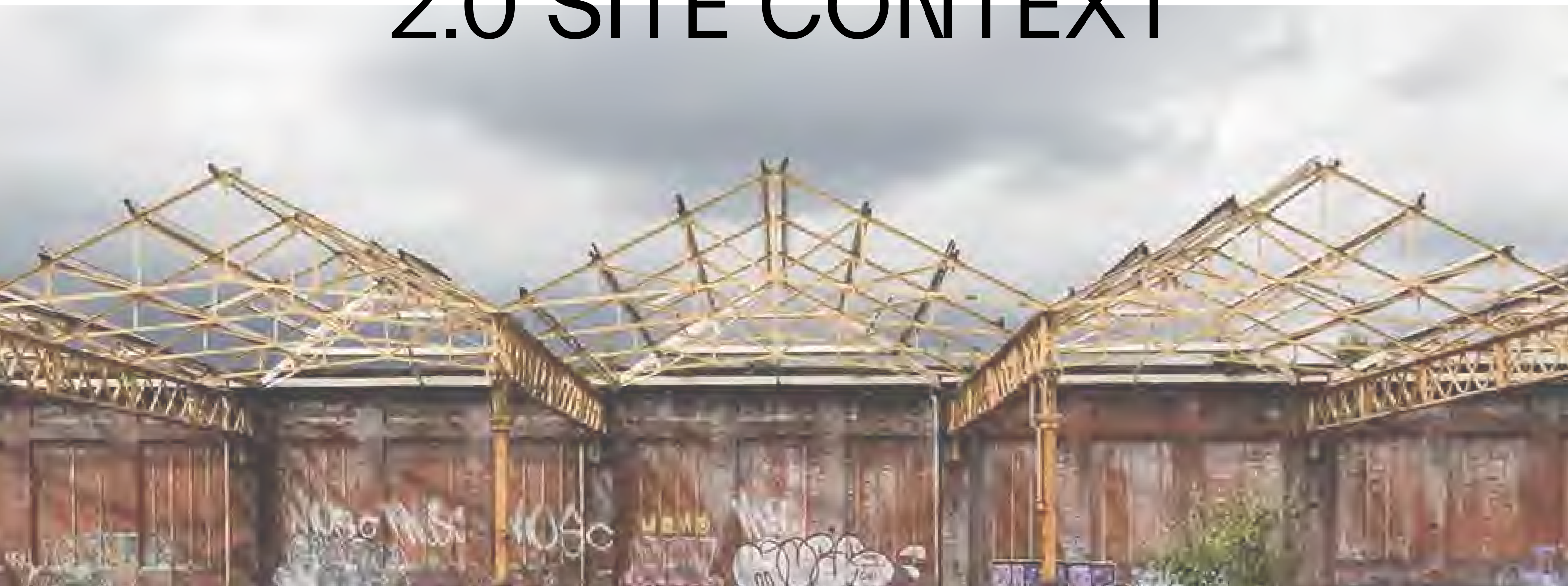
9.8
Wh/m²



7.5
Wh/m²

23%
OC reduction

2.0 SITE CONTEXT



2.0 Site context

2.1 Location

‘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.’

- Mayfield SRF May 2018

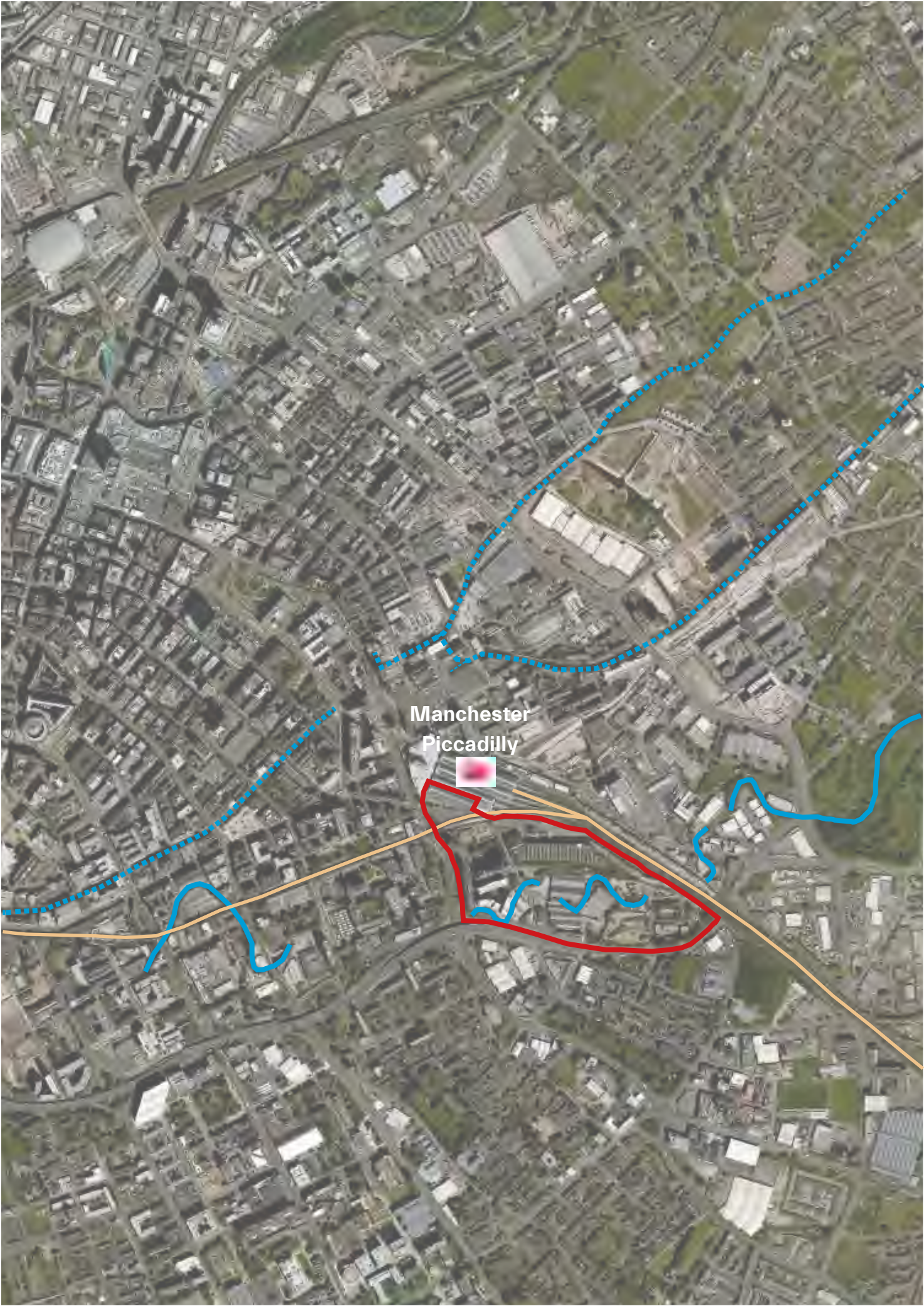
Mayfield occupies a key central area of Manchester which is one of few remaining currently underutilised post industrial city centre locations. The area stitches together centrally located residential communities with the central business district and has the potential to create a new and diverse public place in the heart of Manchester.

Mayfield sits close to Piccadilly Station, providing excellent connectivity to the UK and beyond through rail links to Manchester airport; the site is home to the Mayfield Depot, a former Royal Mail depot building which was originally constructed as an extension to the station building itself.

The site is constrained by major infrastructure barriers- the railway viaducts to the north, and the busy Mancunian Way to the south.

The viaducts limit north-south pedestrian and vehicular movement as well as visual permeability, contributing to the site’s currently perceived detachment from the city centre - something the Strategic Regeneration Framework seeks to address by making the site much more permeable and navigable on both foot and bike.

The development site is broken by the River Medlock, flowing from East to West which was culverted as a means of controlling the effect of flooding on neighbouring factories and warehouses. A significant element of the regeneration of the area is to reinstate the River and flank either side with a large public park, providing much needed public green space in the city centre.



2.0 Site context

2.2 Mayfield

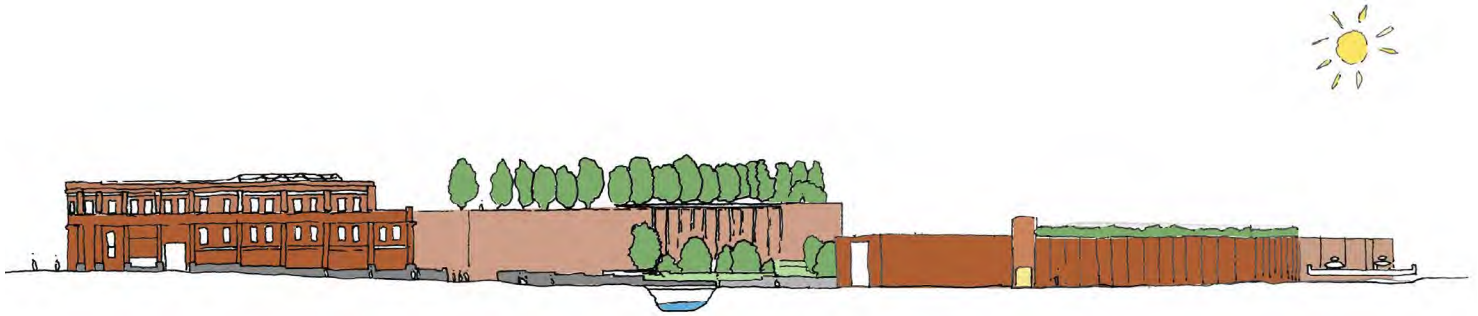
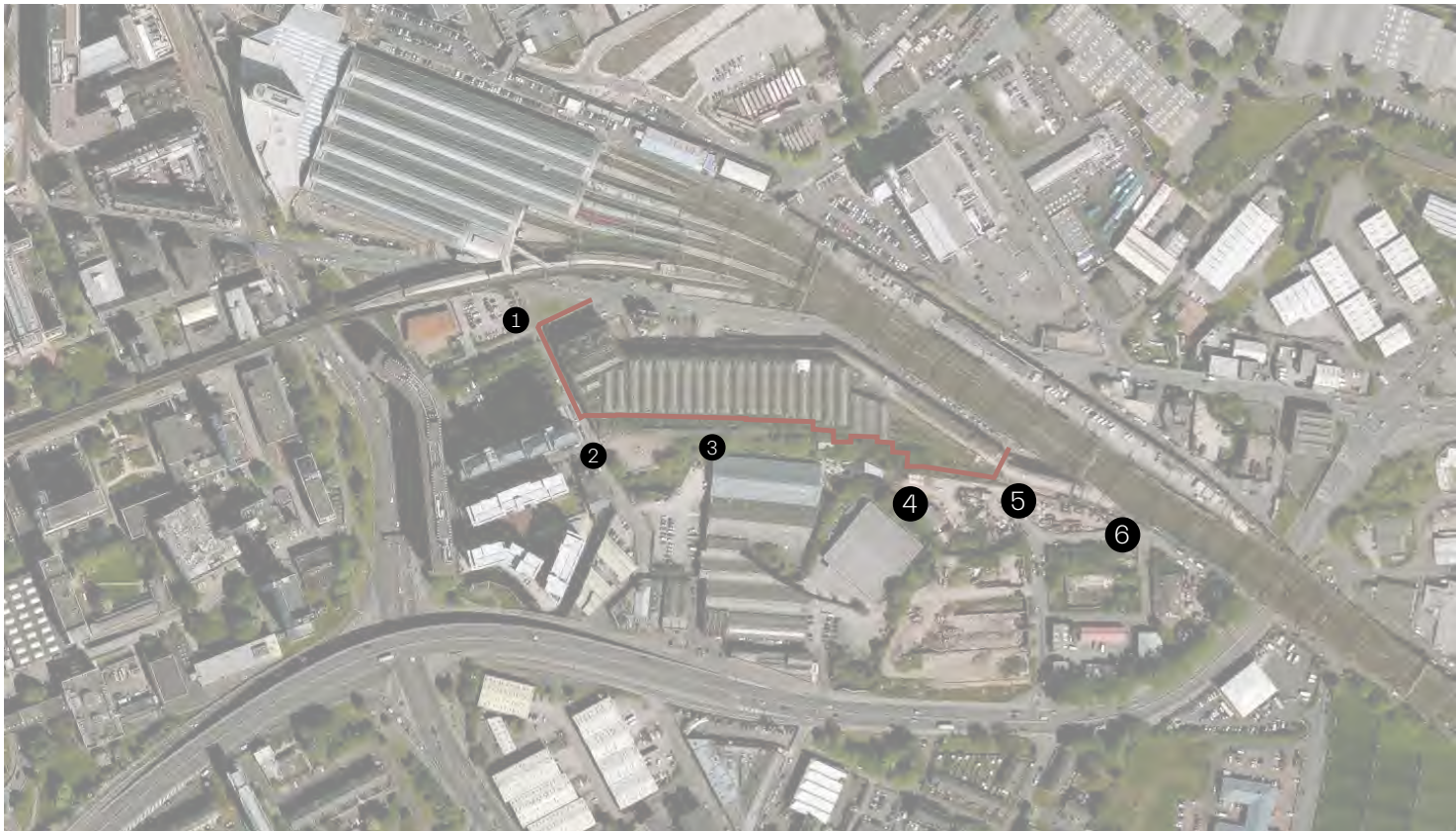
Below:
Photo referencing of existing site

The immediate context of Mayfield sits as a poignant reminder to the rich, industrial past of Manchester. As a predominantly inaccessible island of the city, it is strewn with fragments and structures of former industrial buildings.

Much of this existing architecture will form the template for the ongoing development, re-purposed as a catalyst for this regenerated heart of the city. This fabric has provided a rich reference point for the design proposal of The Republic.



Above: historic Mayfield
Below: existing site map



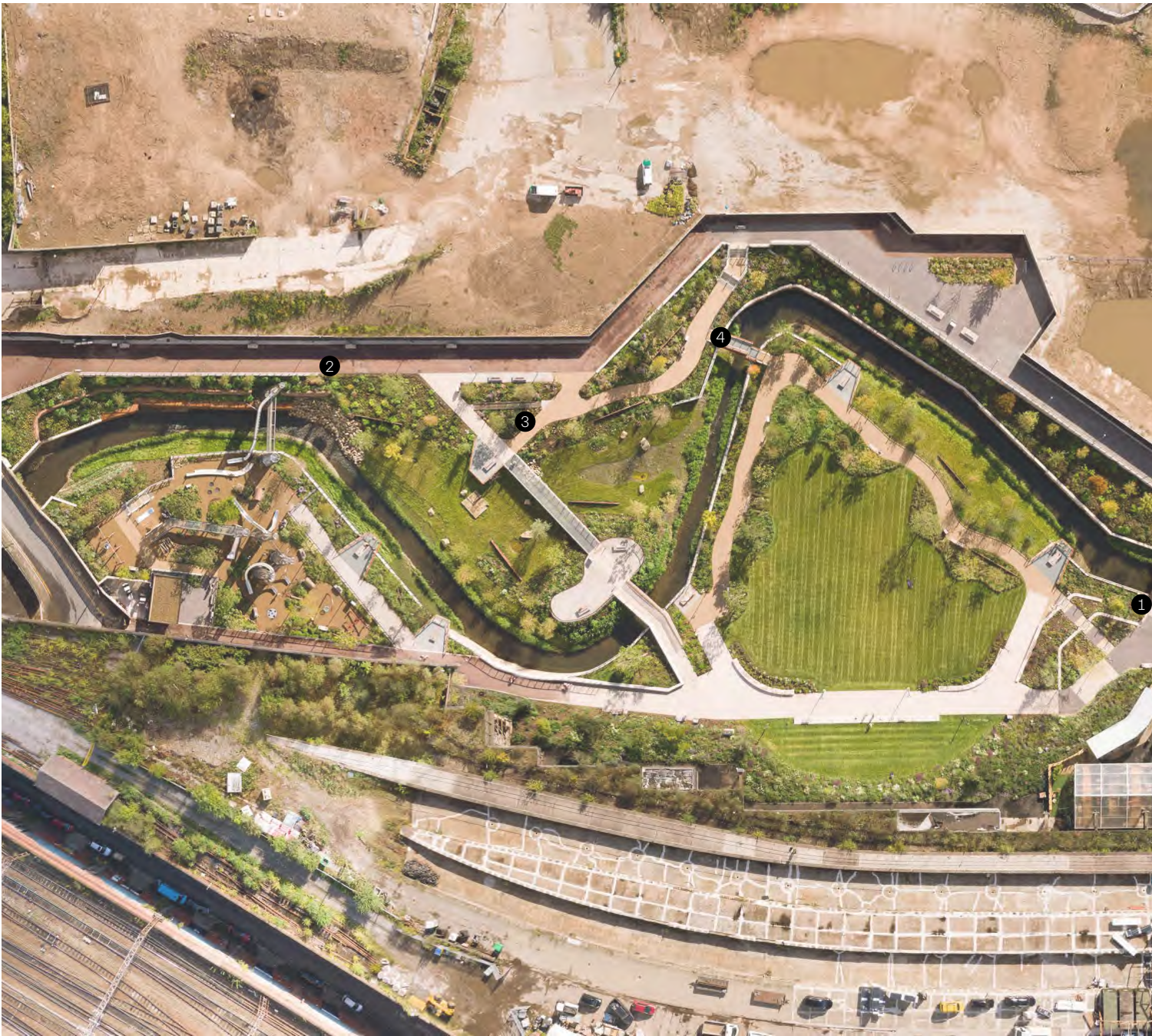
Above: illustration of existing site

2.0 Site context

2.2 Mayfield

In 2023 Mayfield park has now been delivered providing an ample mature natural context for any future development to sit within. Materiality and attention to detail is of the highest quality, an invlauable building asset.

Below Left: aerial photo of completed Mayfield Park.
All building sites have been cleared to enable fulfillment of masterplan



1



2

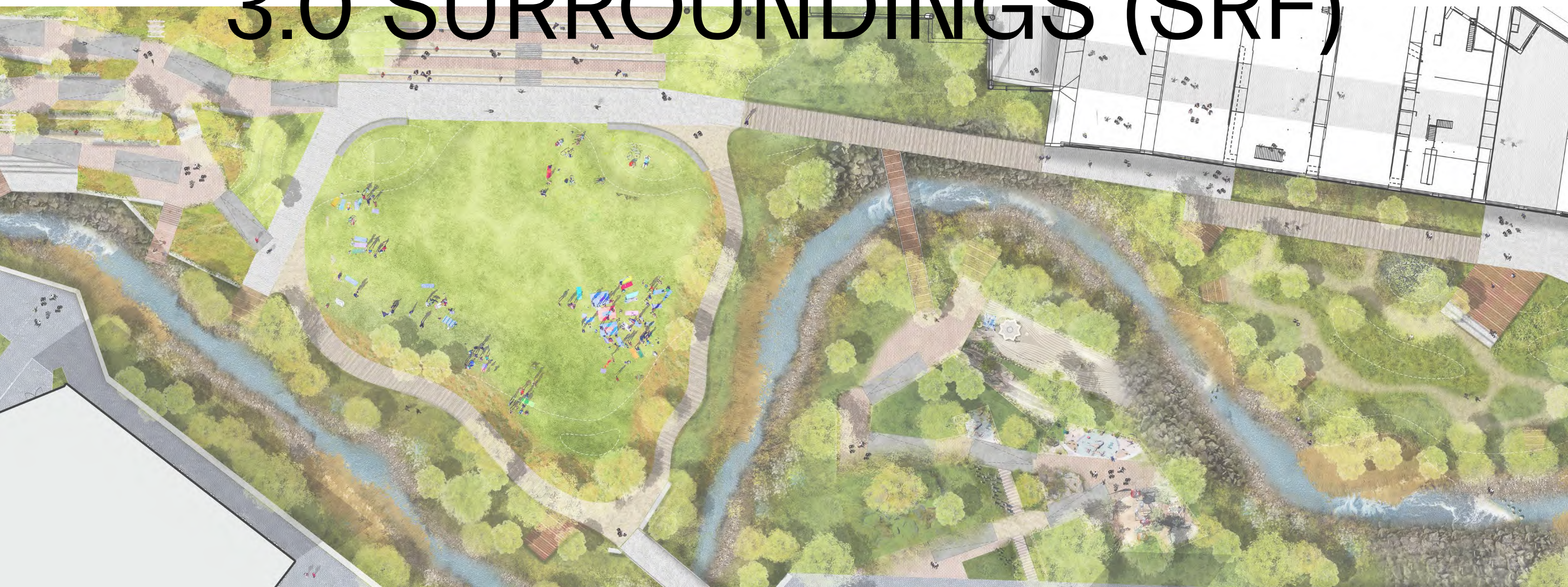


3



4

3.0 SURROUNDINGS (SRF)



3.0 Surroundings (SRF)

3.1 SRF

Mayfield proposes the considerable redevelopment of a significant area of the urban landscape within central Manchester.

Located to the south of Piccadilly Station, by the Mancunian Way and Baring Street; the proposed masterplan looks to introduce a wealth of commercial provision to the City, flanking a large

public park that sits adjacent to a rejuvenated section of the River Medlock. Around this, the development promises to refurbish the listed Mayfield Depot building to create a multi layered park, and at the same time providing multiple opportunities for residential and amenity buildings. Creating a truly mixed-use development in a central city location.

Below: Indicative sketch of the endorsed SRF (2018)



3.0 Surroundings (SRF)

3.2 Existing and emerging context

The Republic is exposed to a diverse presence of existing and emerging architecture, all of which has held influence, inspiration and constraint to the design. Key buildings have been identified on the right, all of which provide reference for the architectural expression of Mayfield, both contemporary and historic. The latter in particular, providing to many an impression of the city and it’s DNA.

The regeneration of Mayfield is also giving rise to several new buildings adjacent to the plot in question. Key instances have been identified on the adjacent imagery, notably 2 of which represent the development for Baring Street Campus, of which this proposal is part.

The Medlock: Immediately to the West of the The Republic is new multi-storey car park, called the Medlock. Proposed at 10 storeys high, this has been considered regarding plot proximity, massing, material and architectural expression.

The Poulton: Whilst further from our plot, it has been important to appraise the evolving mass and design of this in relation to our proposal. B1 office use, it is of smaller scale and size, with corrugated natural zinc profile of façade, amenity terraces and ground floor mix of uses.

- Above
1. NW Depot corner

2. The Star + Garter

3. The Depot

4. Temperance way arches
5. The Medlock (MSCP)

6. The Poulton (Baring Street Office 1)

7. The Republic (Baring Street Office 2)



1



2



3



4



5



6



7

Above:
Plan of Optimised SRF 2019

3.0 Surroundings (SRF)

3.3 Optimised SRF use diagram

Masterplan Use Diagrams

These diagrams identify designated uses within the Mayfield SRF, both at and above ground plane.

1. Upper Level Use

At the typical floor level the proposed uses in the SRF become grouped by block, with a primary mix between residential in the east and west with some complimentary hotel use in the far west of the site. The central area consists predominantly of B1 office use along the north and south boundaries of the site. The Republic is one of the key office blocks along the south boundary, facing onto both Mancunian Way and Mayfield Park.

2. Ground Level Use

One of the key themes from the SRF framework plan is the importance of active frontages at ground level throughout the day. For this to be delivered successfully, a series of use classes has been envisaged across the masterplan. The adjacent diagrams reflect this, with a good diversity of retail, leisure, cultural and residential uses present. This masterplan strategy informed the proposal for The Republic, and the desire for a mixed retail and leisure commerical space use across the ground floors. The studies of which are detailed in section 04+05.

- Mayfield SRF boundary

The Republic

Office use

Residential use

Hotel use
- Retail/Leisure/Culture use

Multi storey car park

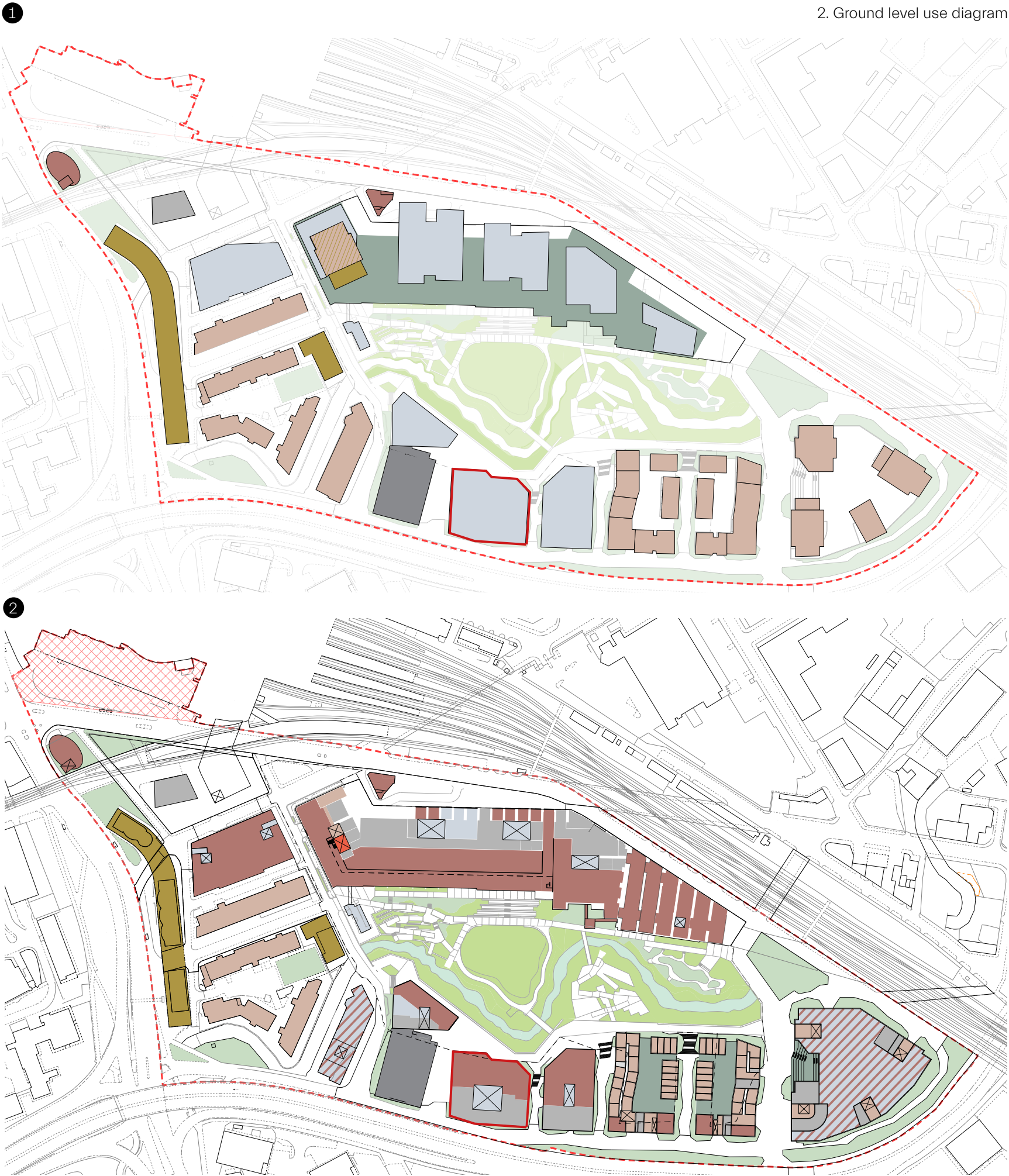
Service area

Platform landscape

Mixed office / retail

Below

1. Upper level use diagram
2. Ground level use diagram



3.0 Surroundings (SRF)

3.4 Design principles

Designing for daylight

Given the significance of Mayfield Park, a key driver for the development has been to ensure the massing profiles of the buildings allow for adequate access to daylight to the most significant areas of the parkland and outdoor leisure space. This had particular impact on The Republic, which is located due south of the largest green space in the proposed Mayfield Park and as such was one of the most restricted plots in terms of developable height.

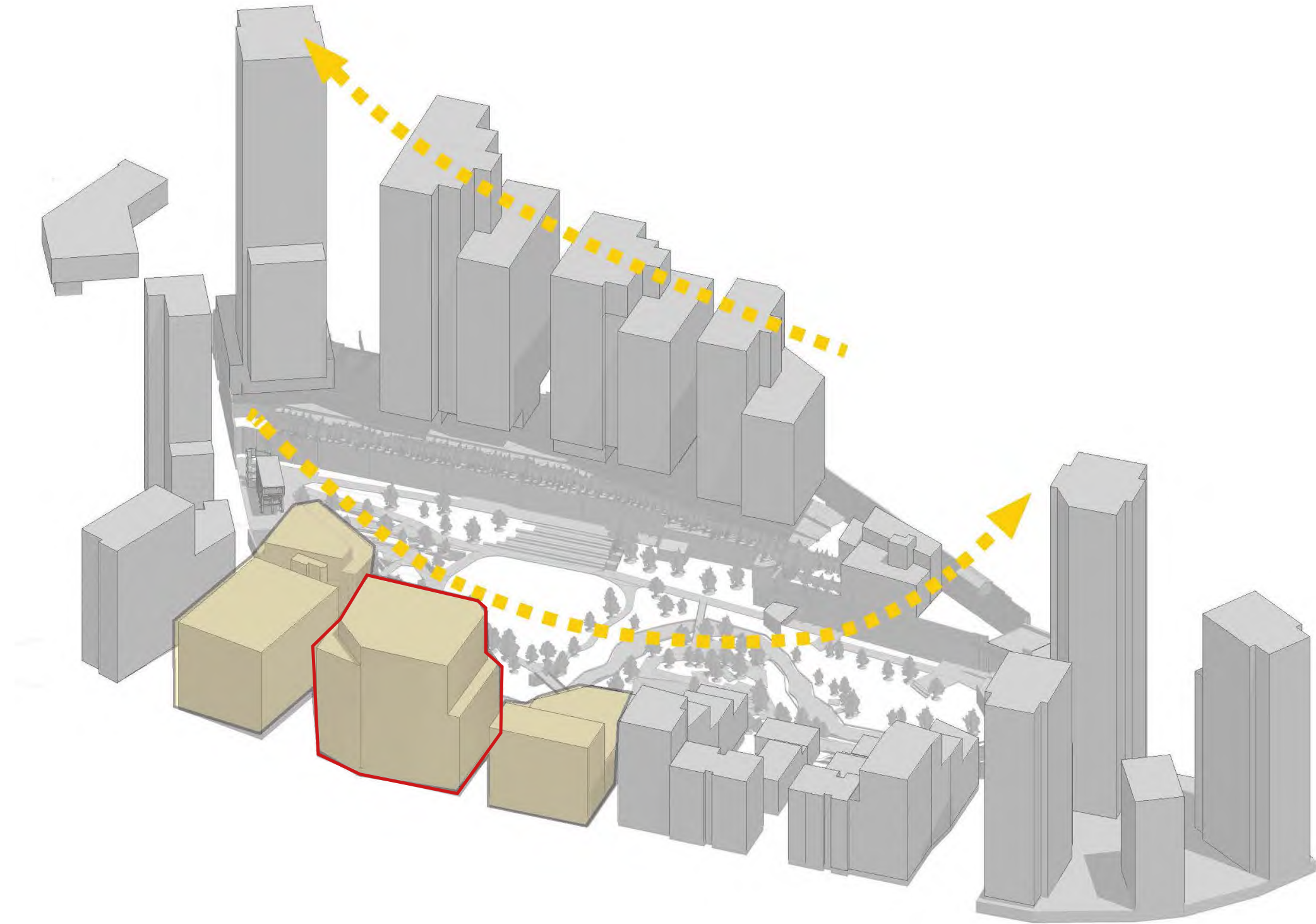
Throughout design development, the proposed mass has been interrogated to ensure it is within acceptable parameter requirements of the wider masterplan. Of note are the stepped profiles of the building to the East and West, articulated to mitigate overshadowing to the park and adjacent plots. This process is detailed further in section 4.0.



- High Priority
- Medium Priority
- Low Priority

Below: diagram illustrating the indicative scale and massing profile of the optimised SRF

Bottom Left: Diagram categorising spaces of Mayfield Park in to priority areas for sunlight - optimised SRF 19



3.0 Surroundings (SRF)

3.4 Design principles

Bottom: wind mitigation analysis

Designing for wind mitigation

To ensure suitable comfort and safety to the public realm, a series of landscaping interventions have been introduced to the perimeter of the building and application boundary. These were in response to the detailed wind testing models, which analysed the proposed building and its impact on the wind environment in relation to the public realm. The wind model classified the differing conditions in terms of suitability for different activities such as sitting, walking, entrances etc.

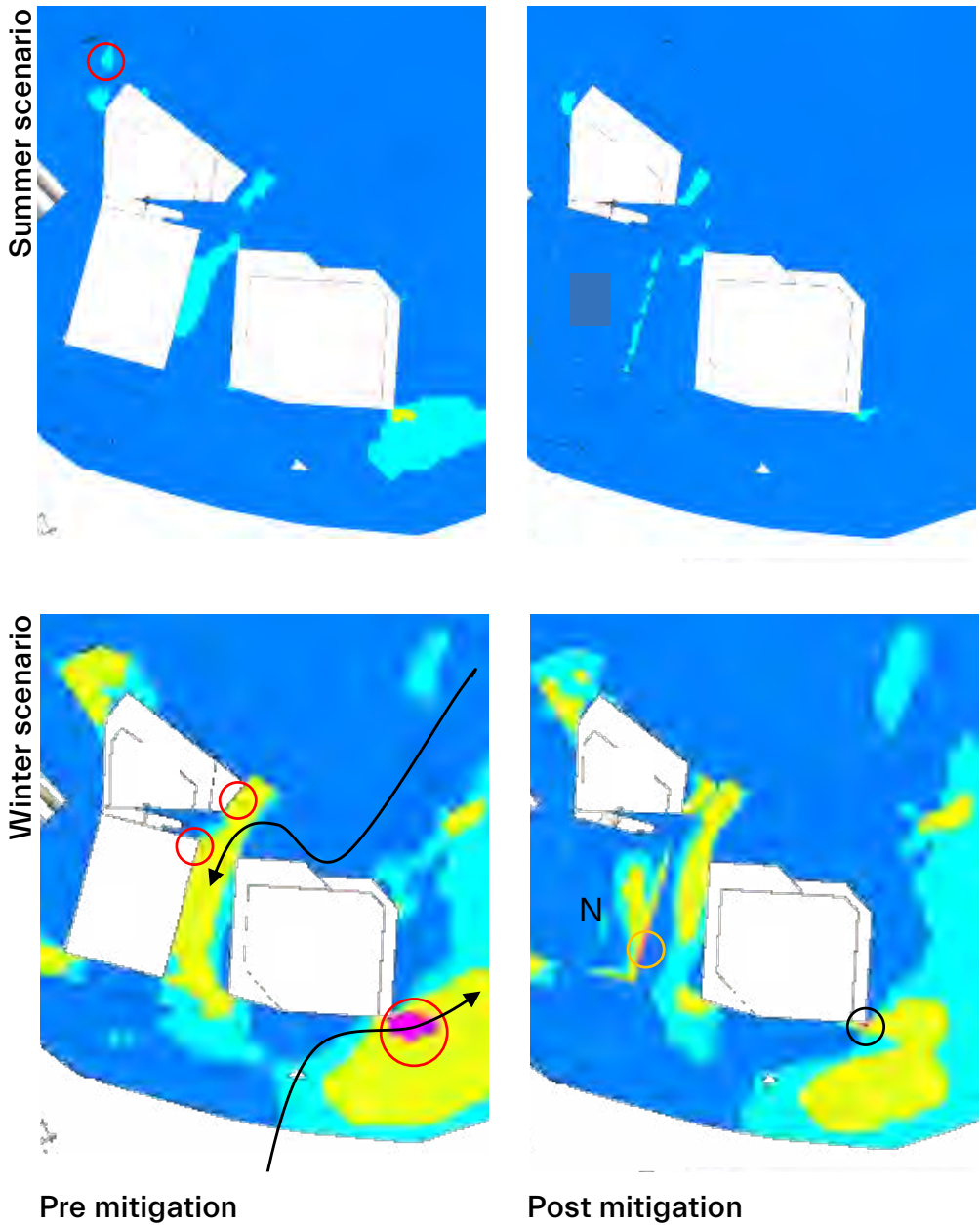
Subsequently, 3 locations of landscaping are proposed to mitigate negative impact; to the North West of the building, appeasing wind flow down the western route; to the South East, reducing wind acceleration around the corner of the building; to the perimeter of The Medlock East façade, reducing acceleration through the public realm. These interventions suitably mitigate any safety concerns and ensure the public realm is suited to the intended activities.

- 1 3 x 7m tall trees + low level planter
- 2 4 x 7m tall trees + low level planter
- 3 4 x 7m tall trees + low level planter

- Acceptable for pedestrian activity
- Beneficial impact
- Minor adverse impact
- Mitigation required
- Pedestrian business walking
- Walking around buildings
- Pedestrian walkthrough
- Sitting / entrances
- Sitting



Illustrative mitigation plan



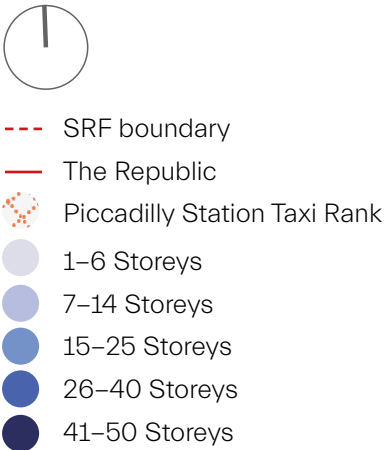
3.0 Surroundings (SRF)

3.5 Building heights

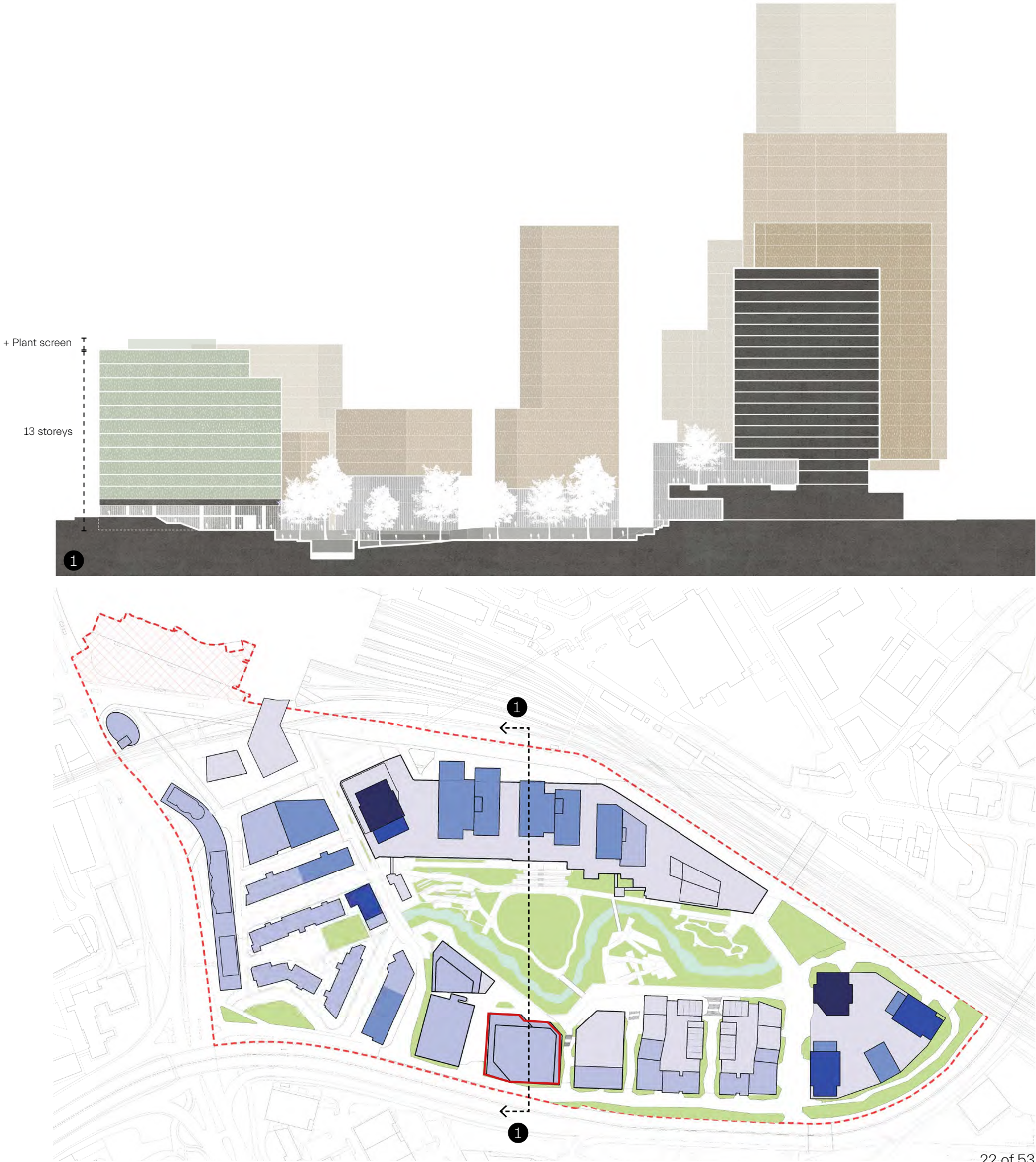
The proposal stands at 13 occupied floors;
 11 storeys of B1 office space and 2 storeys of
 ground floor mixed use provision over a split level
 (ground and mezzanine). An additional height to
 the roof accommodates a plant enclosure.

This is one of the smaller buildings within the
 SRF, and in consideration of the masterplan, has
 ensured the proposal is not overly bearing to the
 landscape of the park, whilst also in appropriate
 dialogue with the adjacent plots and context.
 Developed in conjunction with the desired
 quantum and briefing targets, iterative testing
 has taken place with the consultant team to
 ensure it conforms to the wider environmental
 impact considerations of the optimised SRF.

The volumetric massing strategy has been
 imperative to this and is explained in section
 4.0, detailing how strategic moves have brought
 further benefit to the park and wider townscape.



Below : illustrative site section in context of Endorsed SRF (2018)
Bottom: Proposed building heights of optimised SRF (2019)



3.0 Surroundings (SRF)

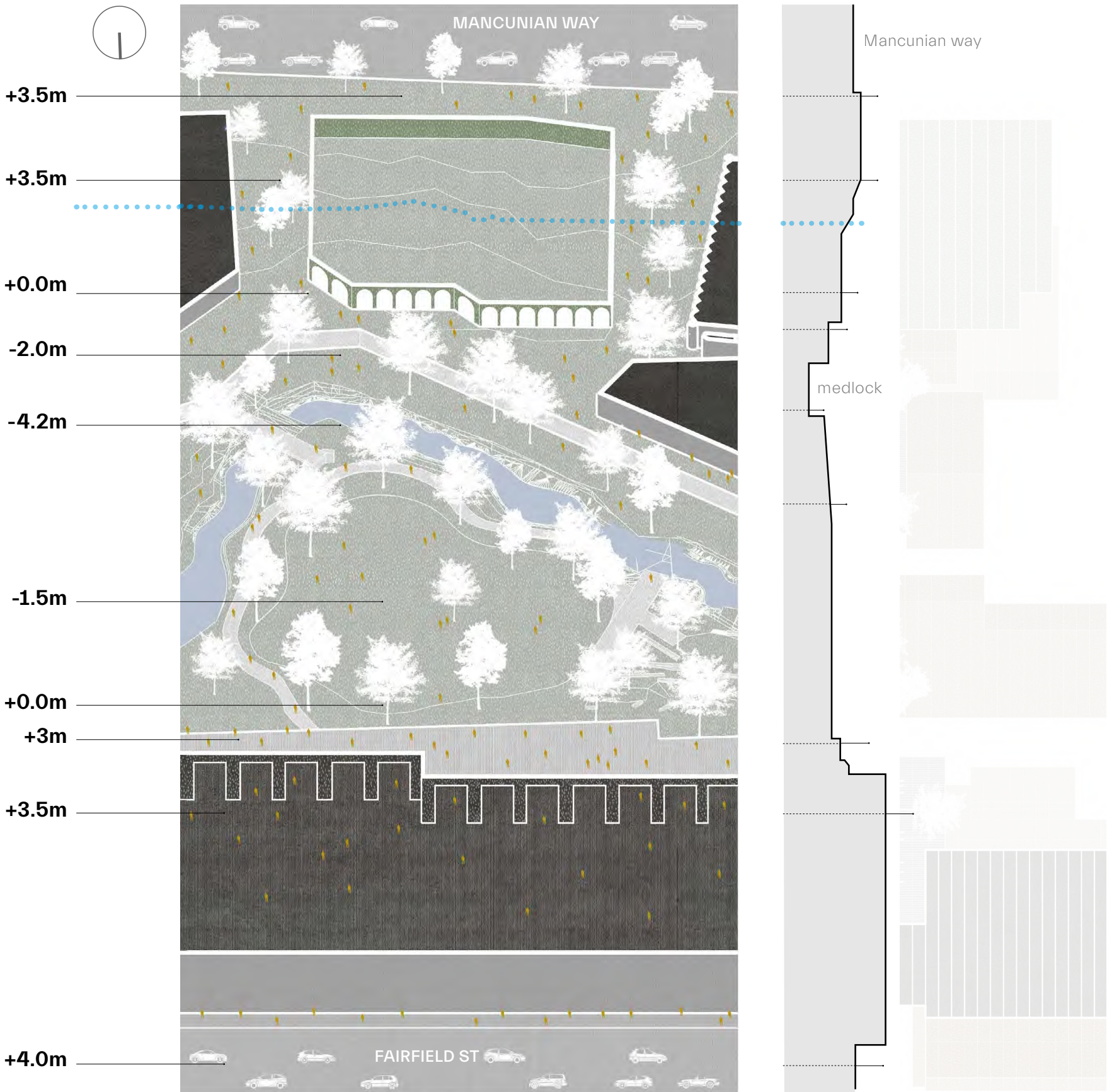
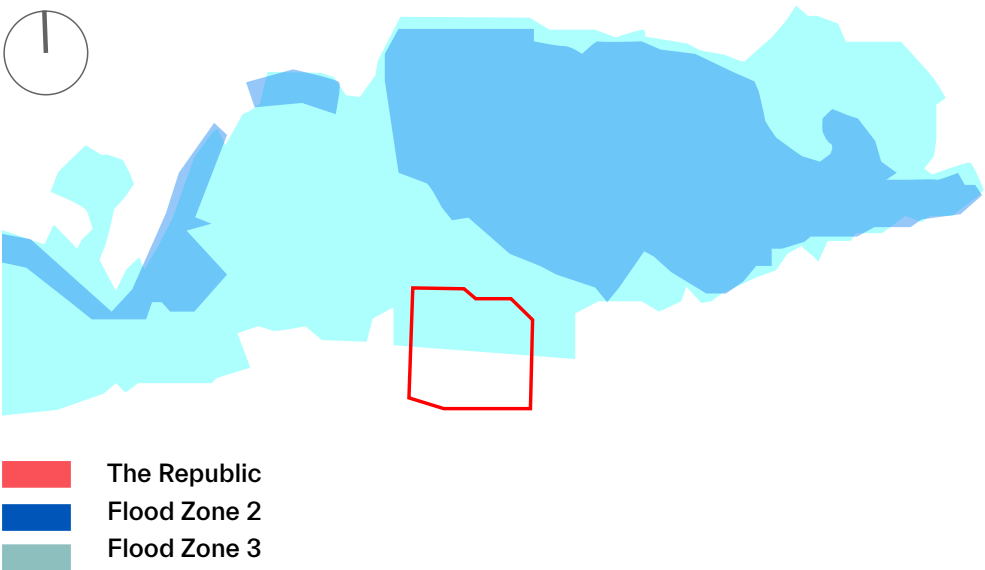
3.6 Constraints

Below : levels appraisal across Mayfield SRF
Bottom left: flood risk analysis of existing site

A number of site parameters have held influence to the design of the ground planes of the building. Whilst the park’s dynamic topography permeates through the plot of the building, consideration has also been given to the flood zone, and 1 in 100 year extents being within 50% of the building plot.

A large amount of earth is being moved within the site to provide an increased base datum for the plots located in critical floor level locations.

Despite the enabling levelling works the plot at The Republic must still contend with the 3.5m level change across the plot running north to south. This has allowed for the ground and mezzanine arrangement evident in the building.



4.0 DESIGN EVOLUTION



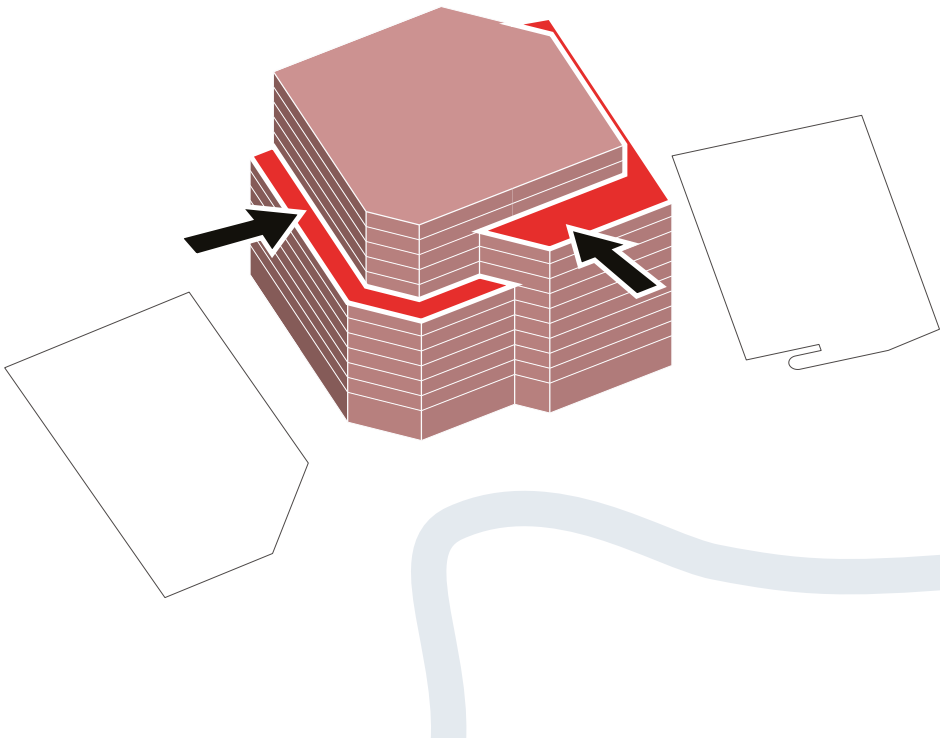
4.0 Design Evolution

4.1 Driving principles

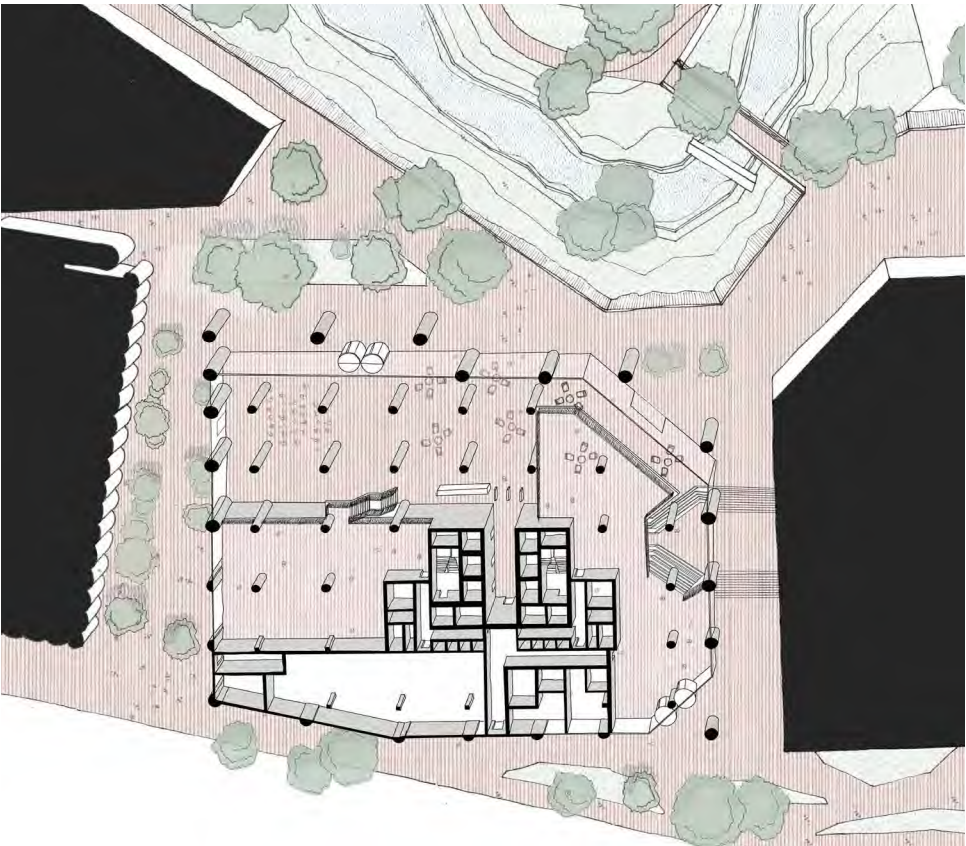
Through early engagement with the client Landsec U+I we were able to ascertain three key, project defining principles to be used to assess the success of the proposals. These drivers formed important aspects of the project brief at the outset of the project.



Genius Loci
Research and understand how the ‘Spirit of the Place’ can be captured within the proposal to create a unique identity for Mayfield and the proposal buildings.



Quantum and Massing
Interrogate the parameters, restrictions and guiding principles of the masterplan to determine how an appropriate massing arrangement can be achieved to meet the desired commercial quantum



Engagement and Experience
Suggest through research and design development how the building can maximise opportunities to engage with Mayfield Park as a primary amenity, and provide opportunities for commercial occupiers, park-users and passers-by to engage with the building in multiple ways.

4.0 Design Evolution

4.2 Ambitions and themes

As a means of defining a set of parameters for the development of The Republic, and understanding the ‘spirit of the place’ as described on the preceding page, Morris + Company set to researching the physical, social, political and historical contexts of the development, as well as the abundance of

marketing collateral available for the Mayfield Development as a whole. Through this we were able to define a set of key principles which were felt to represent the attitudes and ambitions of the place and of the development; and assist in providing a framework around which the project feasibility and concept design could develop.



A Landscape of Extremes
Industrial and Natural

The surrounding context has a strong industrial and natural setting. A proposed parkland in an urban context creates a contrasting mix, contributing to an enriched environment.



A283 - Mayfield Manchester



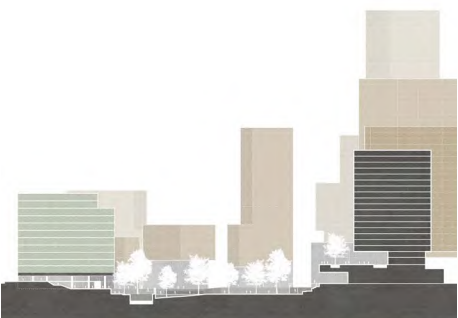
A Bold Identity
Stylish and Confident

The proposal aims to reflect the strong identity of the area as well as creating a proposal which engages with the local context and the identity of Manchester as a whole.



Industrial and Natural
A Dynamic Topography

The proposal will seek to integrate within the unique urban context, utilising the newly defined landscape within the masterplan, and understanding the phased approach of the proposals and the evolving physical context of the building as these developed.



Ambitious and Inclusive
A Place for Everyone

The demographic of the city is rich and varied. The building will reflect the ambitions of Mayfield to be open and inclusive to all, emphasised by the inclusion of public and cultural uses at ground level.



4.0 Design Evolution

4.3 Initial concepts

Below:
Key concept sketches as a
prompt for evolving design



Public Permeability

A key deliverable for the project was to express an open and public space at ground floor as an extension to the park, enabling a longer 18 hour active day through the introduction of possible amenity use. A series of design moves have been implemented to achieve this aspiration, including introducing a colonnade to the park facing façade; generous provision for a cultural / retail / commercial use and several access points that richly intertwine the 2 ground levels as an extension to the park and landscape of the wider public realm.

We have developed this in close collaboration with SEW landscape and masterplan team, considering the principles of the wider masterplan and landscape to ensure the building coherently engages with each condition around the site. The complex existing levels have been harnessed where possible to optimise the spatial arrangement and protect the quality of street scene and ensure universal access is achieved. Please refer to section 8.0 + 9.0 for this detail.



High Spec Office Space

During the briefing process a key priority was to promote office well-being, developing a design that could create a workplace promoting healthy approaches to living and a positive work / life balance. The challenges in this were to deliver an office floorplate that optimised opportunities for connection to meaningful external amenity space, alongside good quality desk space, maximizing the users natural daylight and expansive views. This, alongside a generous provision of tenant facilities, such as cycle stores, changing rooms etc that advocate a wider, holistic emphasis to the working environs.



External Amenity

From early concept development, an emphasis for external amenity space has been a key project theme. With benefits for health and well-being, these would also provide a wider connection to Mayfield Park, with opportunity for verdant planting. Several of these have been implemented across the scheme, providing a variety of spaces, differing in scale and experience, with intimate break out opportunities at loggias, compared to the larger, expansive terraces suited to socializing and gathering.

4.0 Design Evolution

4.4 Massing principles

Below:
Iterative massing tests

Physical experimentation was used throughout the design development to interrogate the massing of the proposal; specifically views, daylight and proportions. This process has helped to sculpt a building language that is both distinct, and capable of relating to its neighbours.

These studies also helped to evolve the façade concept and articulation, which is detailed in later sections.

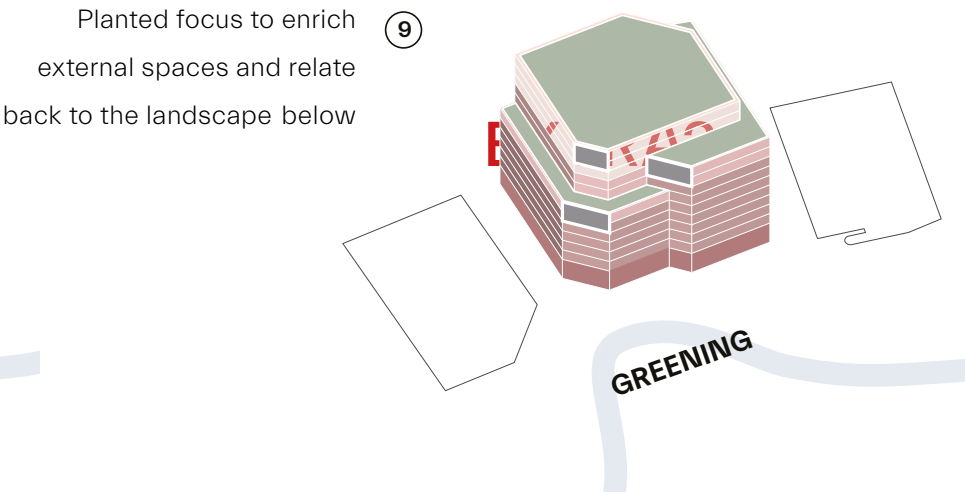
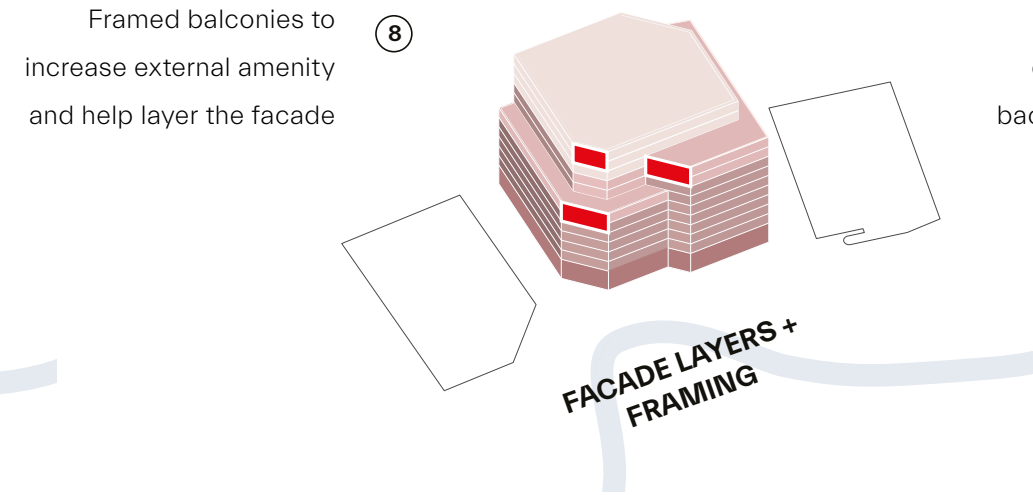
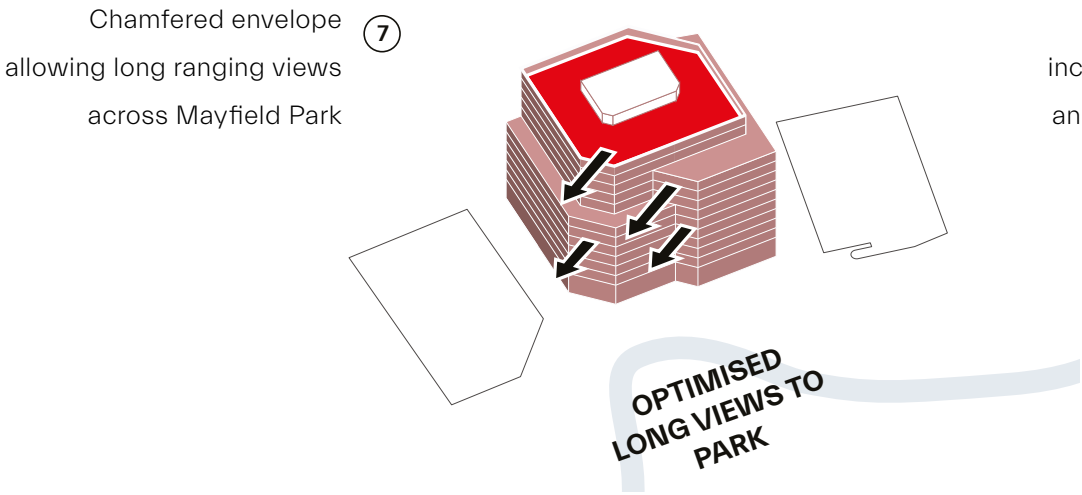
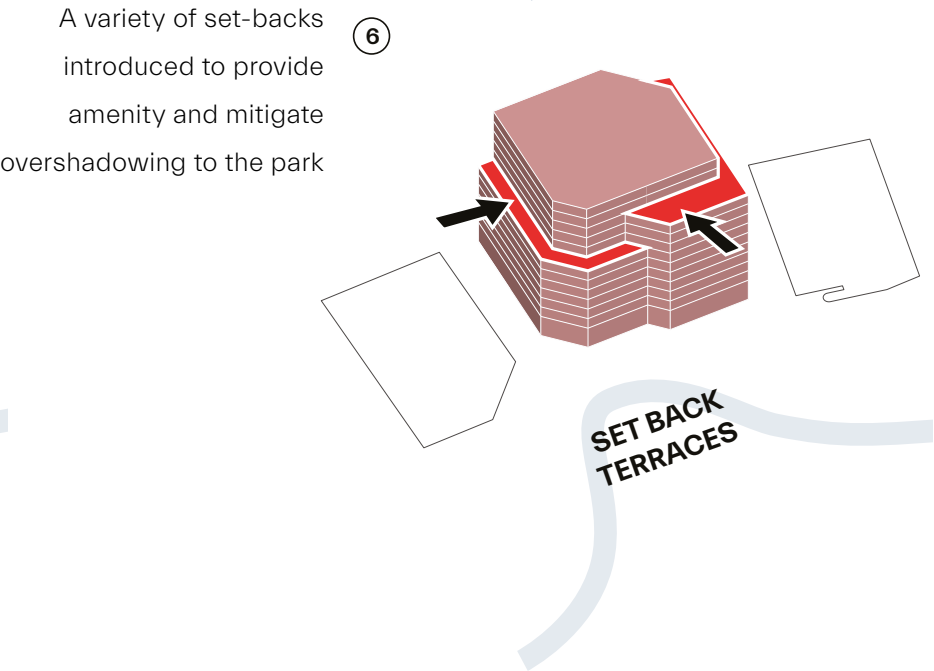
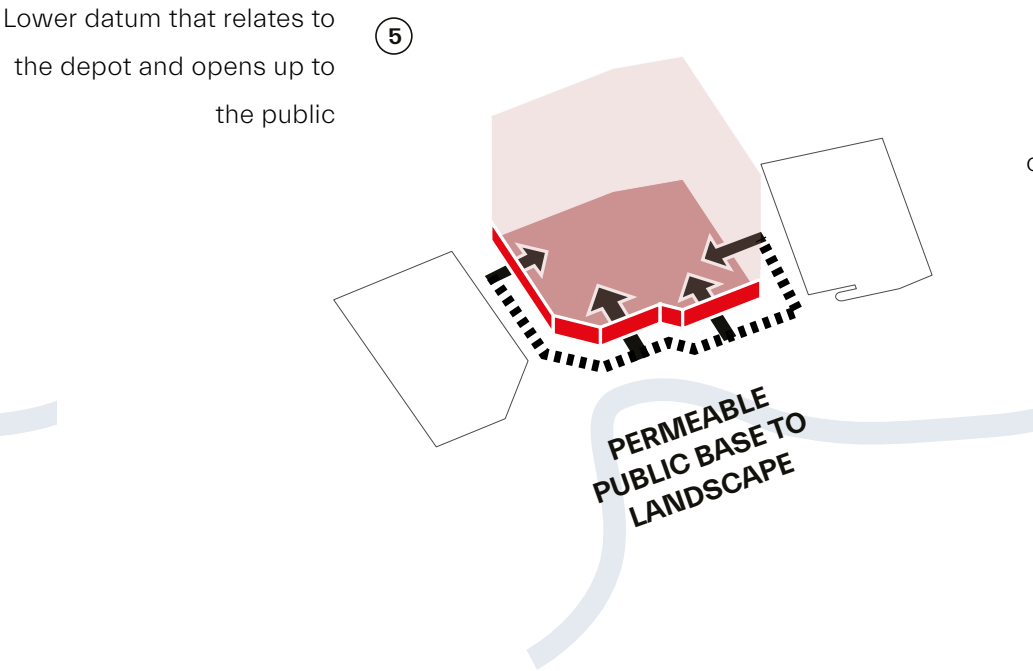
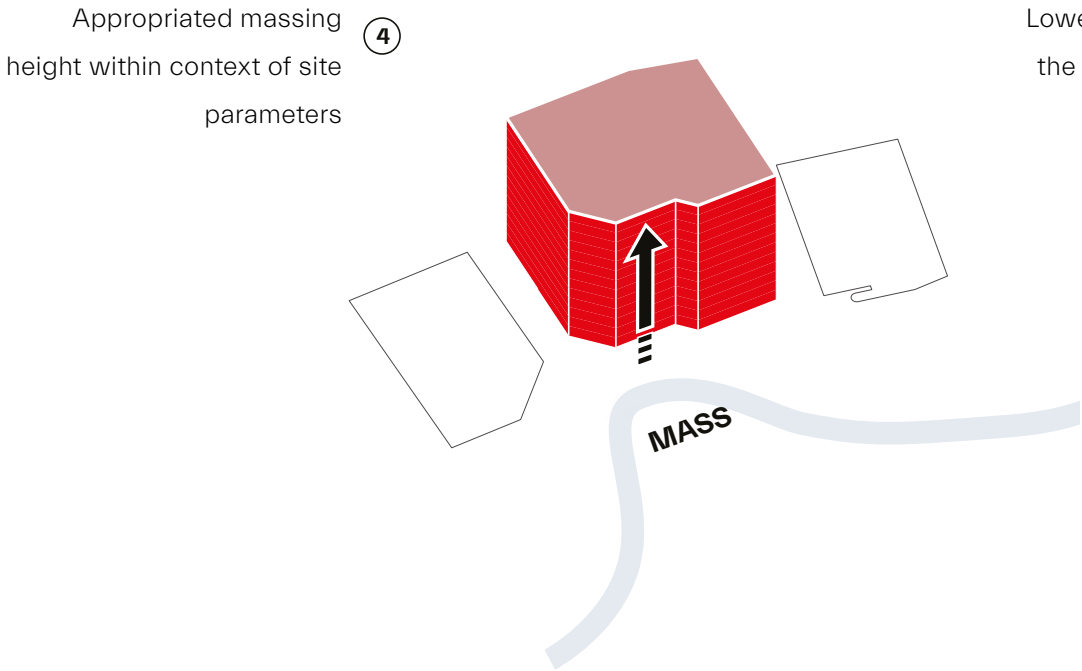
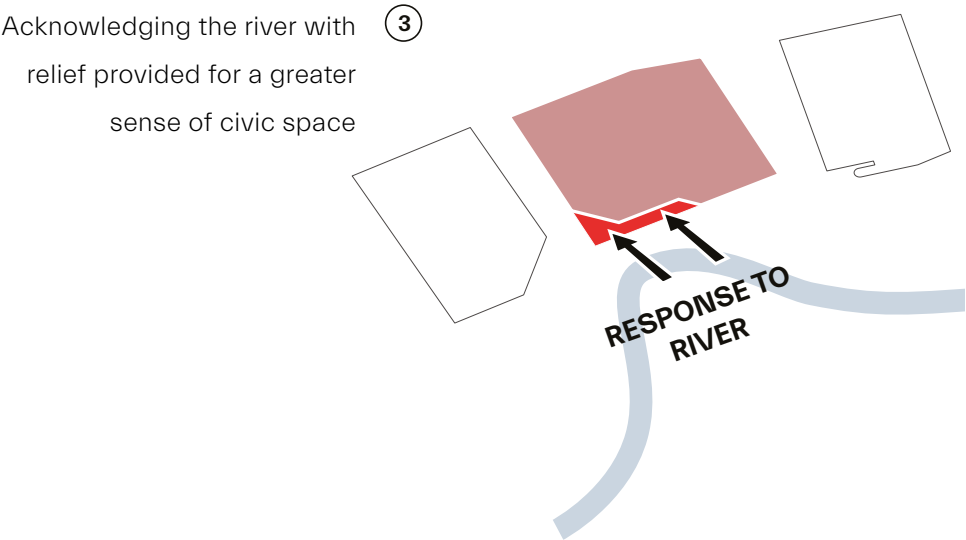
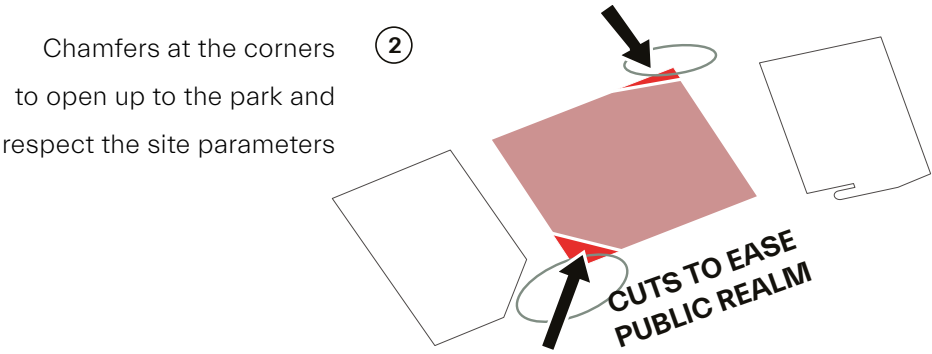
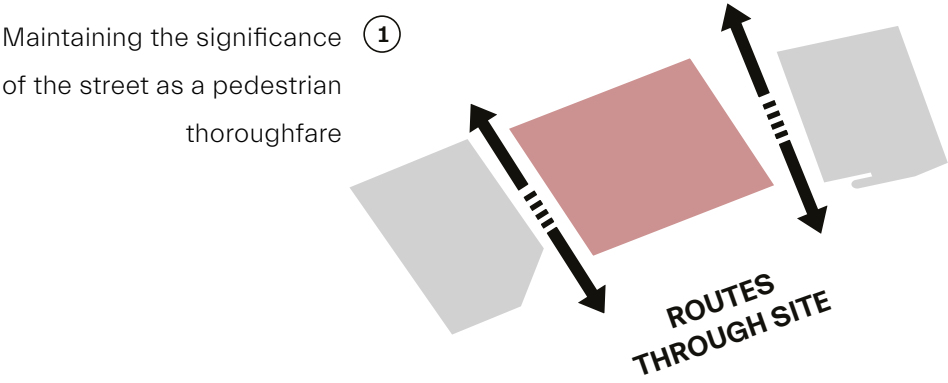
The process has been used to respond to the critical aspects of the project; to ensure daylight to the park is maintained; to respond to an desire for an incremental increase in scale between this plot and it's neighbours; & to ensure opportunities for external amenity spaces are realised.



4.0 Design Evolution

4.4 Massing principles

Below: a series of diagrams depict the key design parameters and drivers that have informed the overall building massing



4.0 Design Evolution

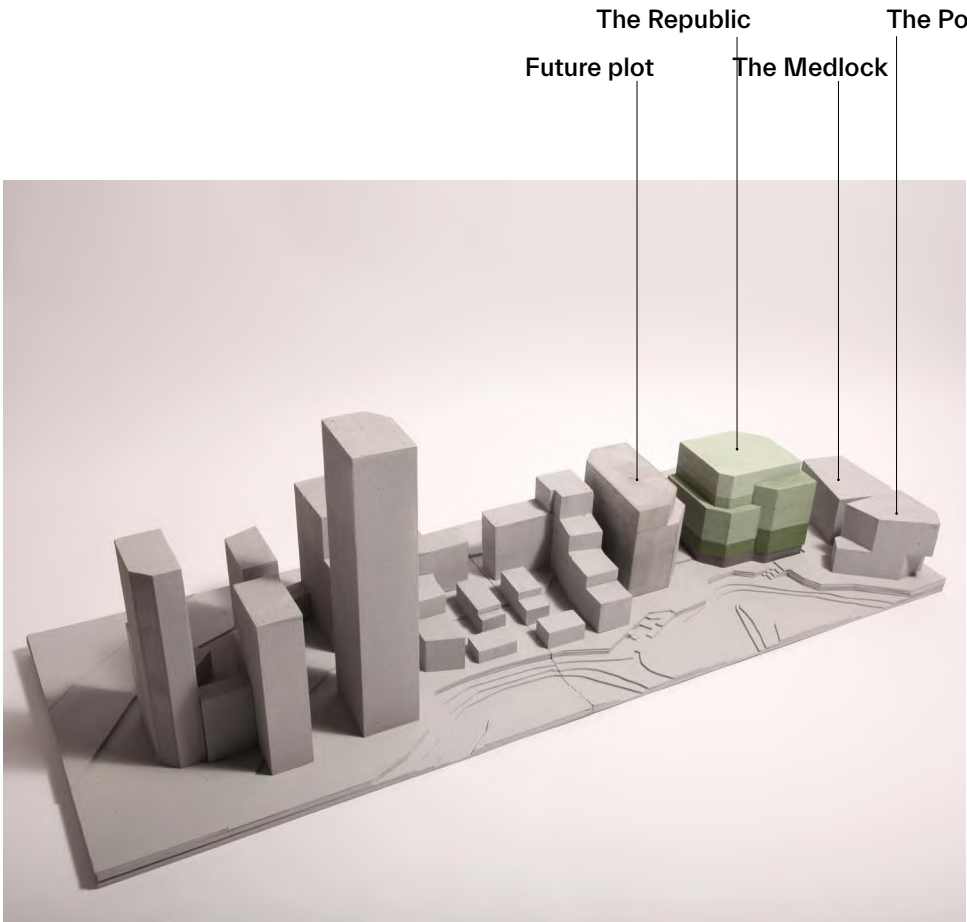
4.4 Massing principles

Below: proposed massing (green) in context
Bottom: Test massing (purple) as part of design process

The below images demonstrate a matrix of options, siting the proposals within the immediate context and enabling a rigorous process of analysis. Each option was contextualised and critiqued, considering the adjacent relationships to ensure there was a suitable response to the evolving townscape.

Specific design constraints were identified to ensure a rigour of interrogation design development. Particularly, the proximity of the south façade to the Mancunian Way; the relationship to the The Medlock to the West and in consideration of future phases of the masterplan to the East were important relationships to consider and react to.

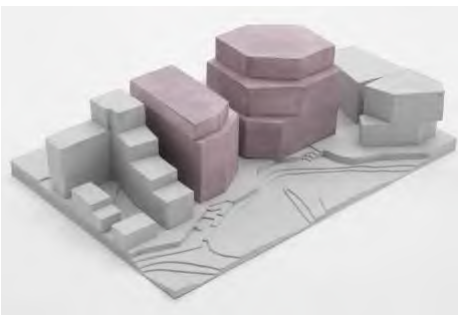
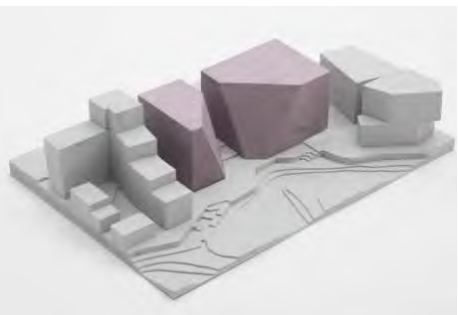
The final proposed massing is demonstrated in the above right.



Proposed massing view from North



Proposed massing view from South



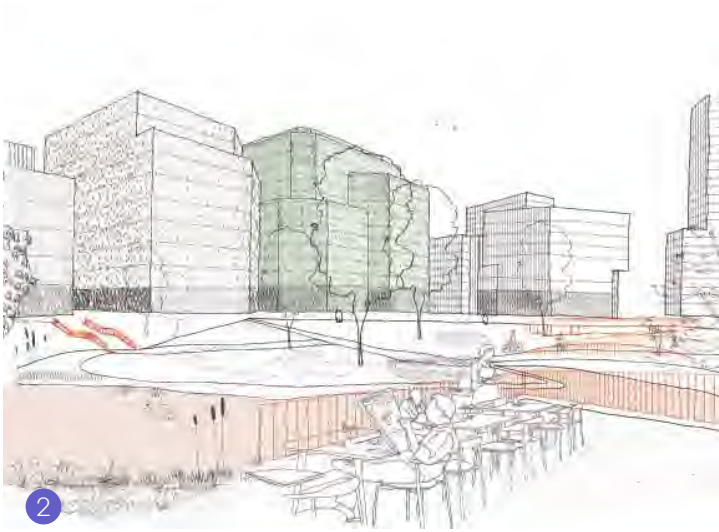
4.0 Design Evolution

4.4 Massing principles

Note: illustrative landscape arrangement shown in imagery. Please refer to application 1 submission and section 7.0 of this report for detail proposal.

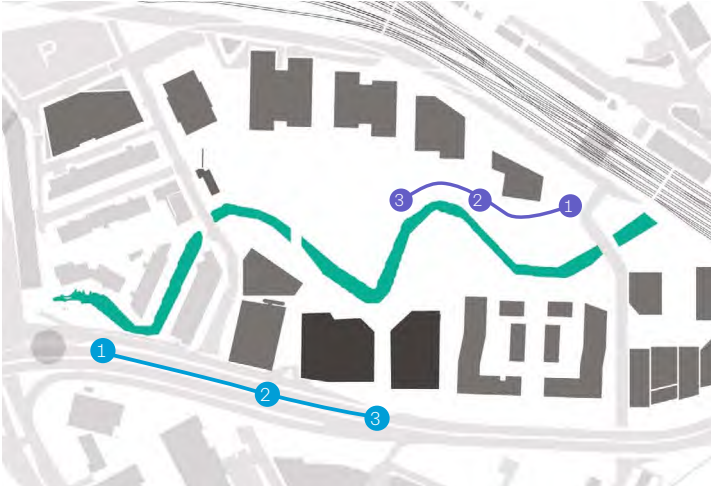
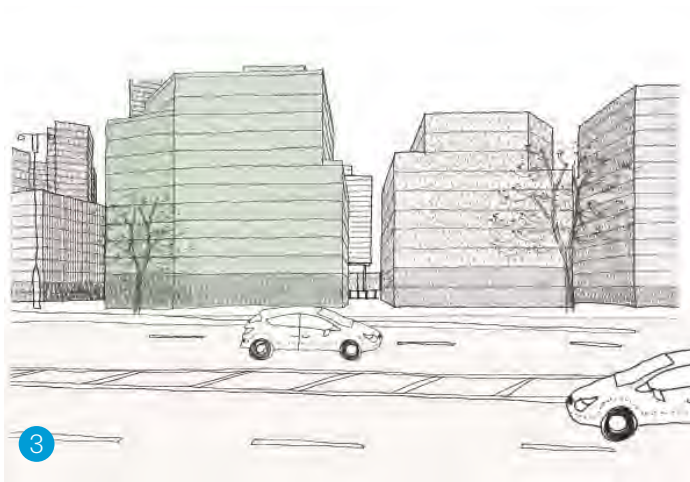
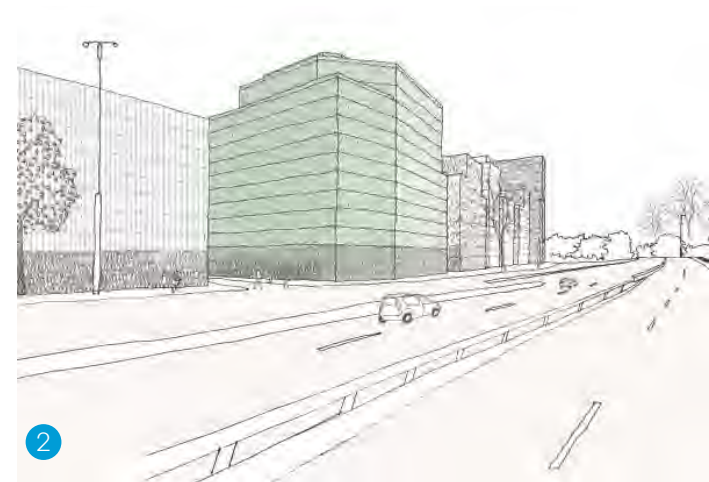
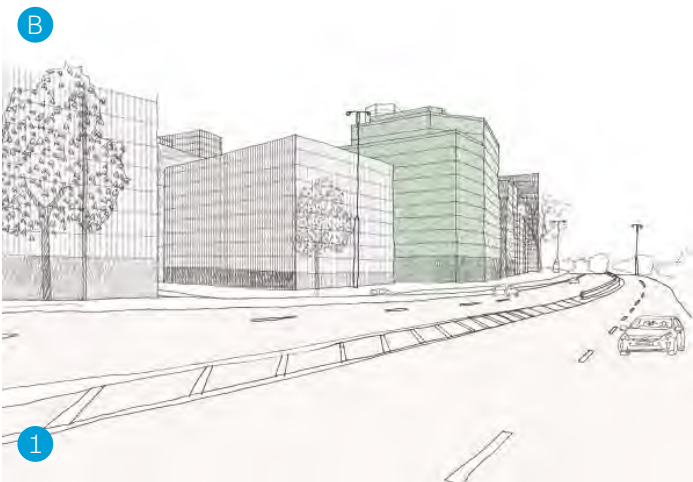
View Sequence A

The adjacent sequence is viewed from the Eastern edge of the masterplan, following the route of the River Medlock. The building footprint is chamfered to respond to the meander of the river and enhance the public space. Steps in the upper levels help to reduce the impact of the mass in relation to its smaller, lower neighbours.



View Sequence B

Taken from the prospective onlooker travelling East along Mancunian Way. The routes to the east and west of the building are emphasised by the stepping mass, allowing improved views into the depot and Mayfield Park whilst acknowledging the significance of daylight. This is particularly important to the apex of the river at which a point of pedestrian transition and relief is proposed.



Sequential approaches to the building were appraised to consider the massing response from street level. These sequence diagrams were taken along several paths as a means of investigating the impact of the proposal at

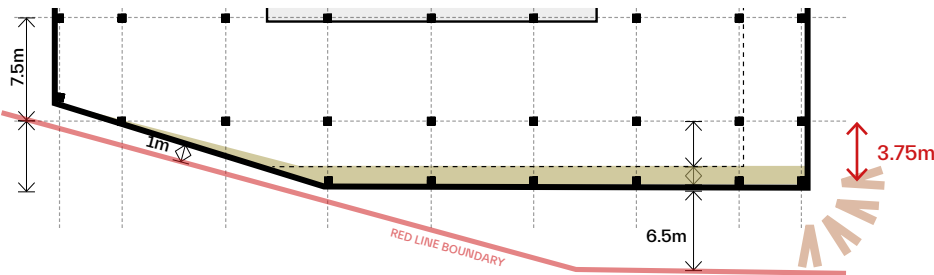
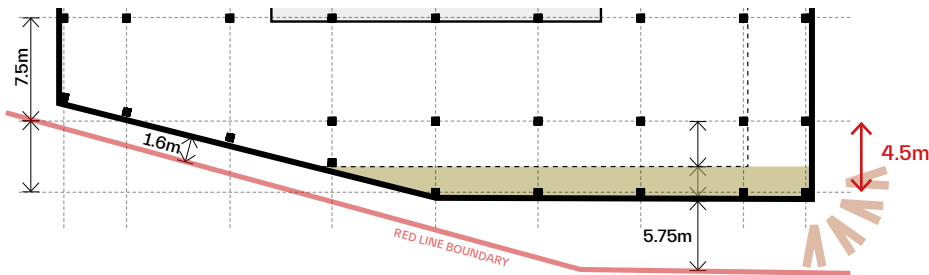
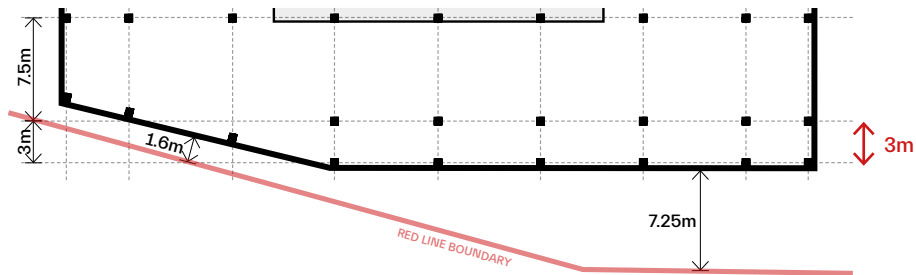
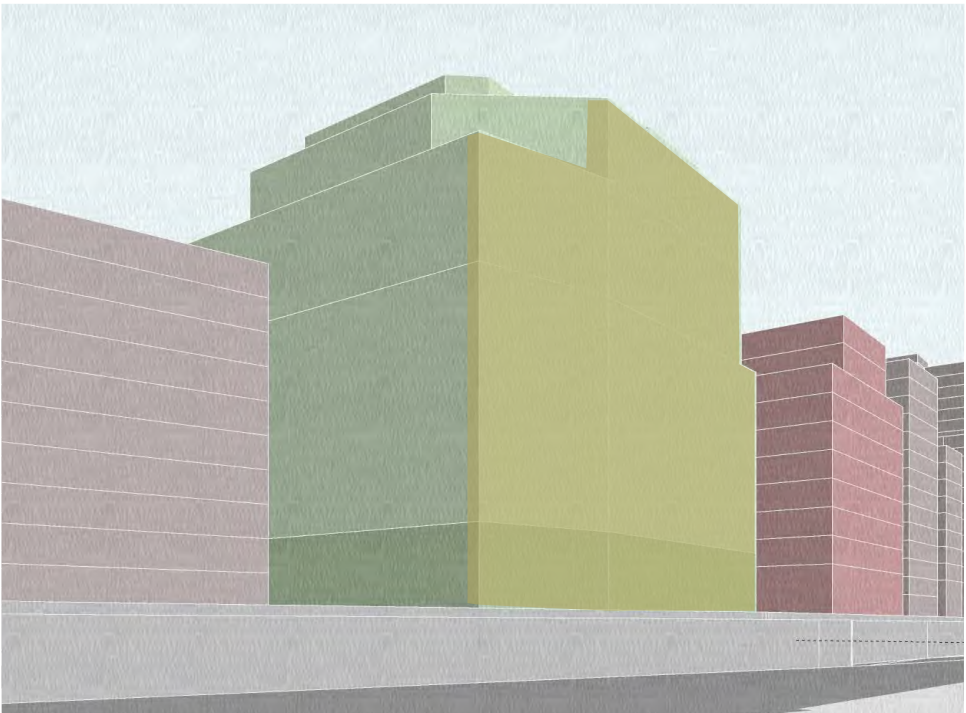
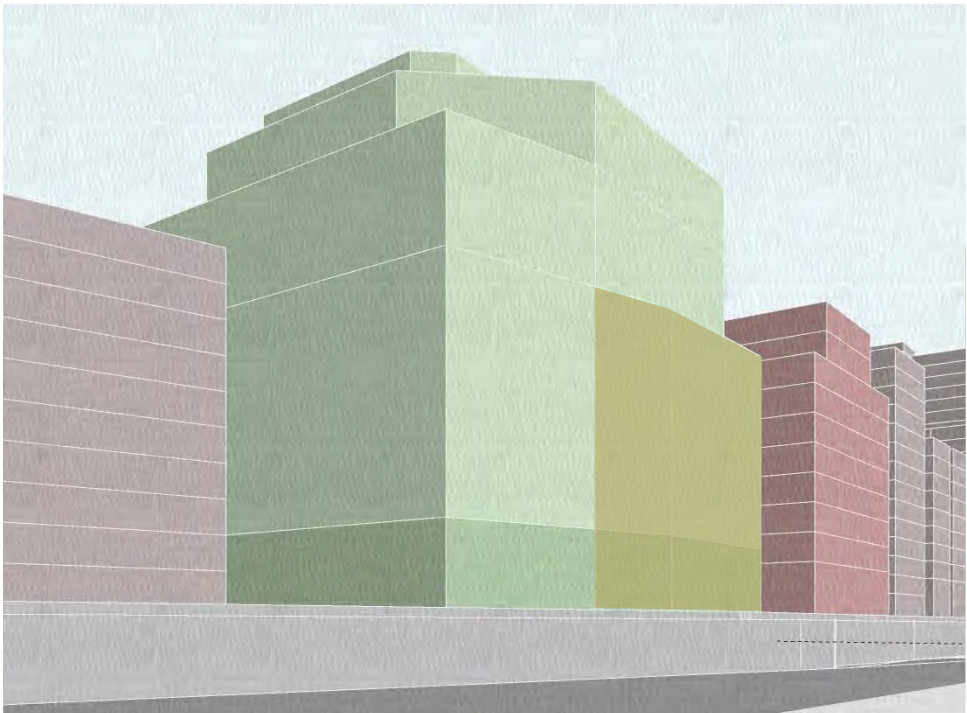
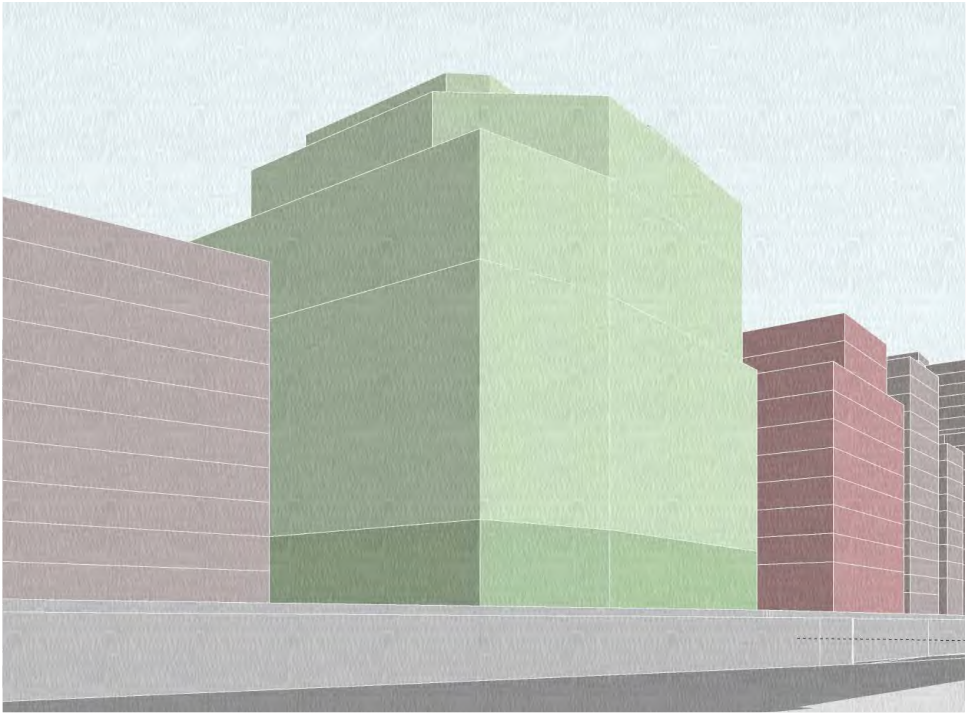
human scale, along key routes. The images were also designed to review the relationship between the varying park-land levels and the building proposals, as the wider masterplan became consolidated.

4.0 Design Evolution

4.5 Massing development 2023

As a means of lowering the embodied carbon footprint of the superstructure, the massing has developed on its Southern face to align with a 7.5m structural grid, from a 9m grid originally.

Below: Additional mass to the South was investigated with preferred move highlighted below deemed to have least impact on the existing design intent, SRF and wind impact assessment



2019 Proposal

- GEA: - circa 350,000sqft (32,500m2)
- Pros: - No structural transfers
- Cons: - 3m bay creates space planning challenges

Opportunity identified to extend to south

- GEA: - circa 360,000sqft (33,500m2)
- Pros: - 7.5m grid applied
- 4.5 m bay can be flexibly planned
- Cons: - 600mm structural transfers
- Introduces a set back, requiring a transfer

South extension pulled back slightly

- GEA: - circa 355,000sqft (33,000m2)
- Pros: - 7.5m grid applied
- 3.75m bay can be flexibly planned
- No structural transfers

4.0 Design Evolution

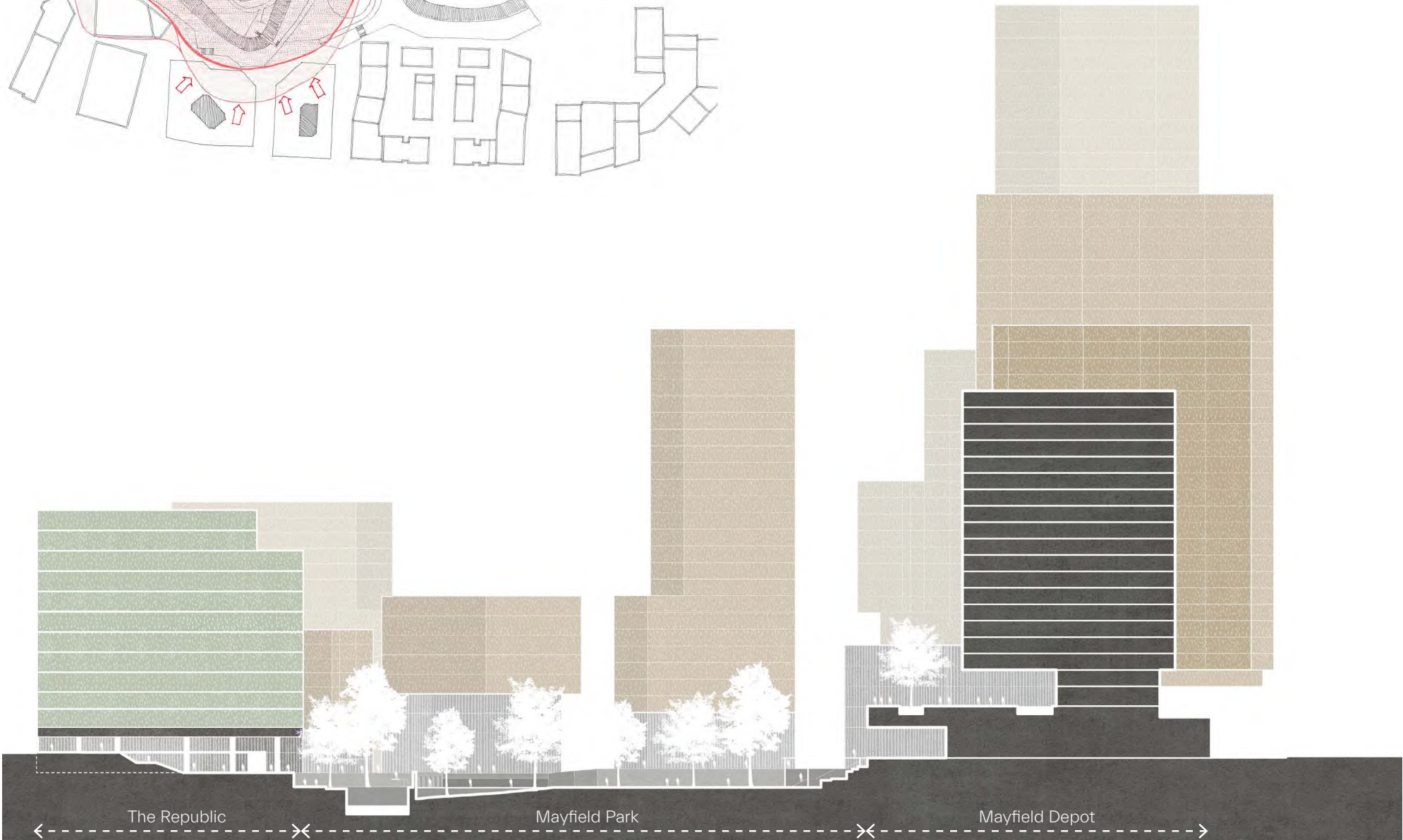
4.6 Engaging the street

Below : conceptual massing diagram
Bottom: site section

Due to the location of the plot to the southern extents of the masterplan, a space planning strategy was identified to retain footfall within Mayfield and discourage a negatively porous character. Whilst utilising the chamfering quality of the mass, the internal development of the ground floor was also interrogated to deliver this.

The design intent has always sought to relate to the masterplan's rich topography, which exhibits a complex series of levels, with gradual but considerable drops down to the water's edge. Subsequently, a significant level change has been designed in to harness these constraints and optimise the arrangement of the ground planes in relation to the wider public realm. Thus creating a 3.5m step internally from the park facing ground floor (North) to the mezzanine addressing Mancunian Way (South).

This sectional relationship was also in consideration of the depot opposite our building plot, which embodies a heavyweight carved base with public realm to the roof. Whilst emphasising the long views across the park, it has been activated by a rich flow of internal public realm, something The Republic has sought to extend throughout the ground floor.



4.0 Design Evolution

4.6 Engaging the street

Below:
Ground floor plan in context

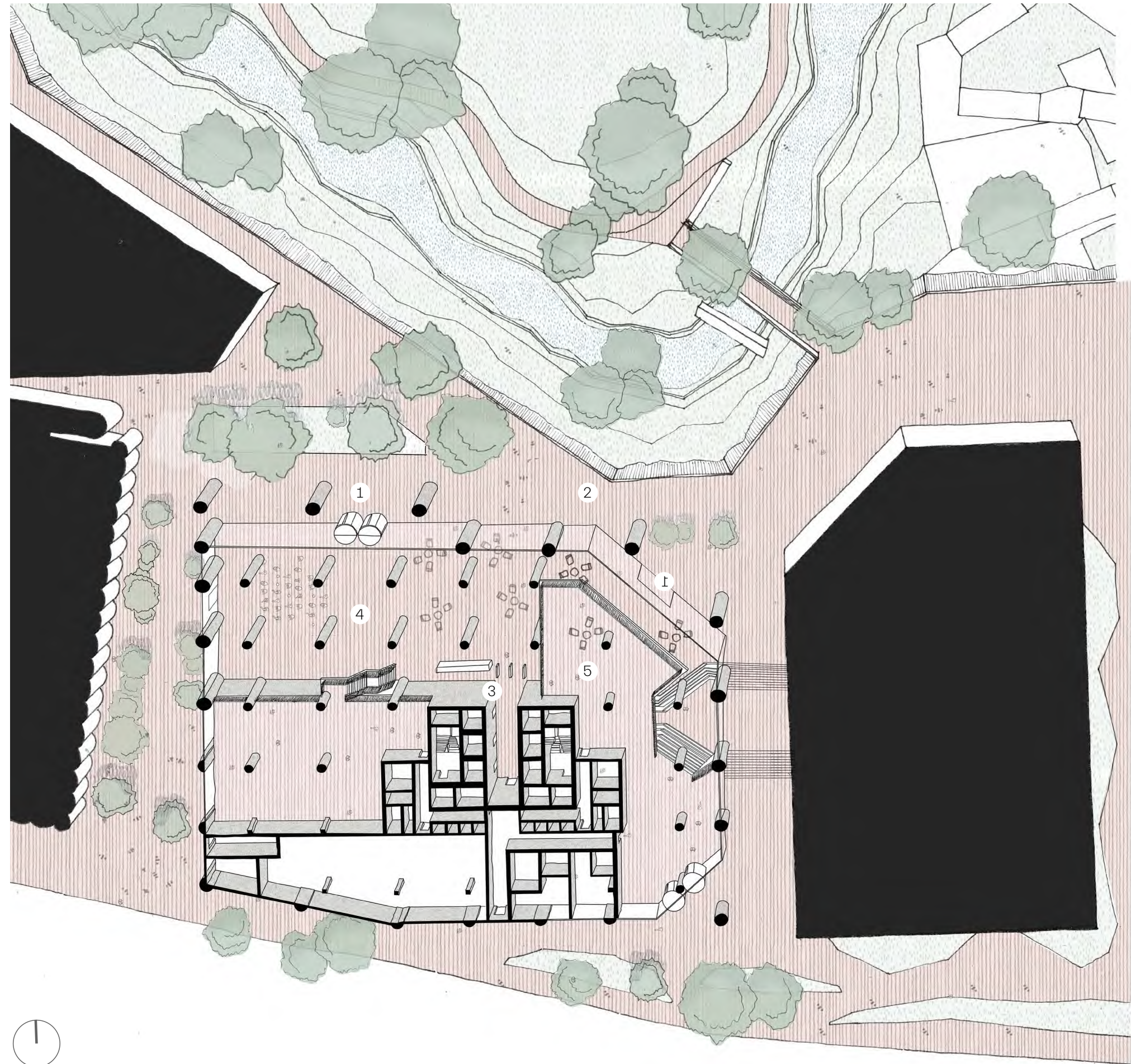
The proposal seeks to openly address the wider public realm, inviting the public into the building through an open-plan mixed-use arrangement. To establish this, a provision of facilities was identified to activate the frontage and views from across the park, to further enliven the area with different amenities and provide for a longer active day of up to 18 hours.

Some key space planning moves to allow this have been:

1. Setting back ground floor glazing to extend public realm
2. A meandering, open width and permeability that encourages pedestrians to stay within the park.
3. Set back core to provide increased area of floor plate with park view
4. Large space volume to North West dedicated to activating the park frontage
5. Provision to North East for permeability and public use

In association with the space planning strategy, key appraisal was given to the amenity uses, identifying characteristics that would help to deliver the above ambitions. These were functions that could:

- Offer a bold and diverse programme;
- Respond to the immediate and wider identity of Manchester
- Provide a longer active day to the buildings allowing natural surveillance and security (18hr day)
- Provide inclusive access



4.0

Design Evolution

4.7

Programme: Cultural critique

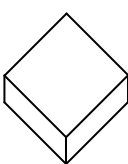
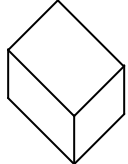
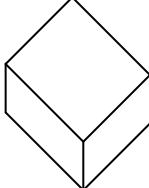
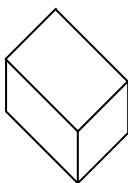
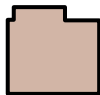
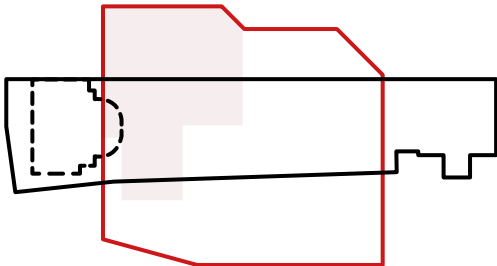
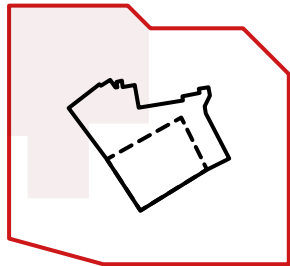
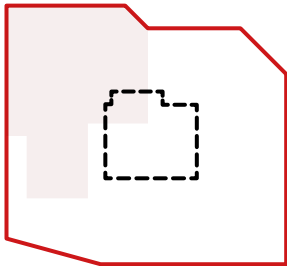
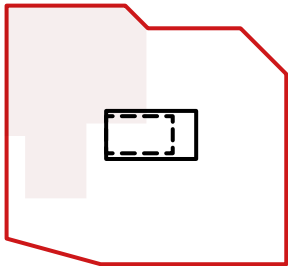
Below: analysis of existing cultural examples

Bottom: Examples overlaid with proposed floor plan

Whilst the final internal arrangement will be subject to future discussions in the context of planning, market demand and operator requirements, throughout the process the design team has comparatively critiqued the building arrangement in parallel with high quality delivered examples of successful cultural spaces. This ensured the proposed building arrangement provides a coordinated technical and aspirational arrangement for future use flexibility.

The adjacent imagery provides a select example of this, demonstrating variable demands on volume, seating and programme demand. Consequently, through iterative dialogue, these studies and coordination have led to a proposed ground floor performance space that has been designed to accommodate a suitable occupancy. This with the ability for associative back of house, reception, spill out, hospitality provision, subject to future requirements. The arrangement and strategy of which is detailed in later sections.

- GF Extents
- Cultural Space
- Reference Project
- Reference Theatre
- FOH
- BOH
- Theatre/Studio

Precedent				
Volume				
Function				
Comparison				
	LAMDA London Niall McLaughlin 18x18x6 3 on-site theatres	The Egg Theatre Bath Haworth Tompkins 13x10x7 120 capacity	The Shed London Haworth Tompkins 15x13x7 225 capacity	Theatre on the Fly West Sussex Assemble 14x10x7.5 capacity unknown

4.0 Design Evolution

4.8 Consultation critique

Below: photographs from public consultation

Consultation Sequence

The project has been subject to a process of external consultation process in order to ensure a rigorous, open appraisal of the design. This has included;

- Public Consultation
- Places Matter Review Panel
- MCC Pre-application consultation
- MCC Access Review

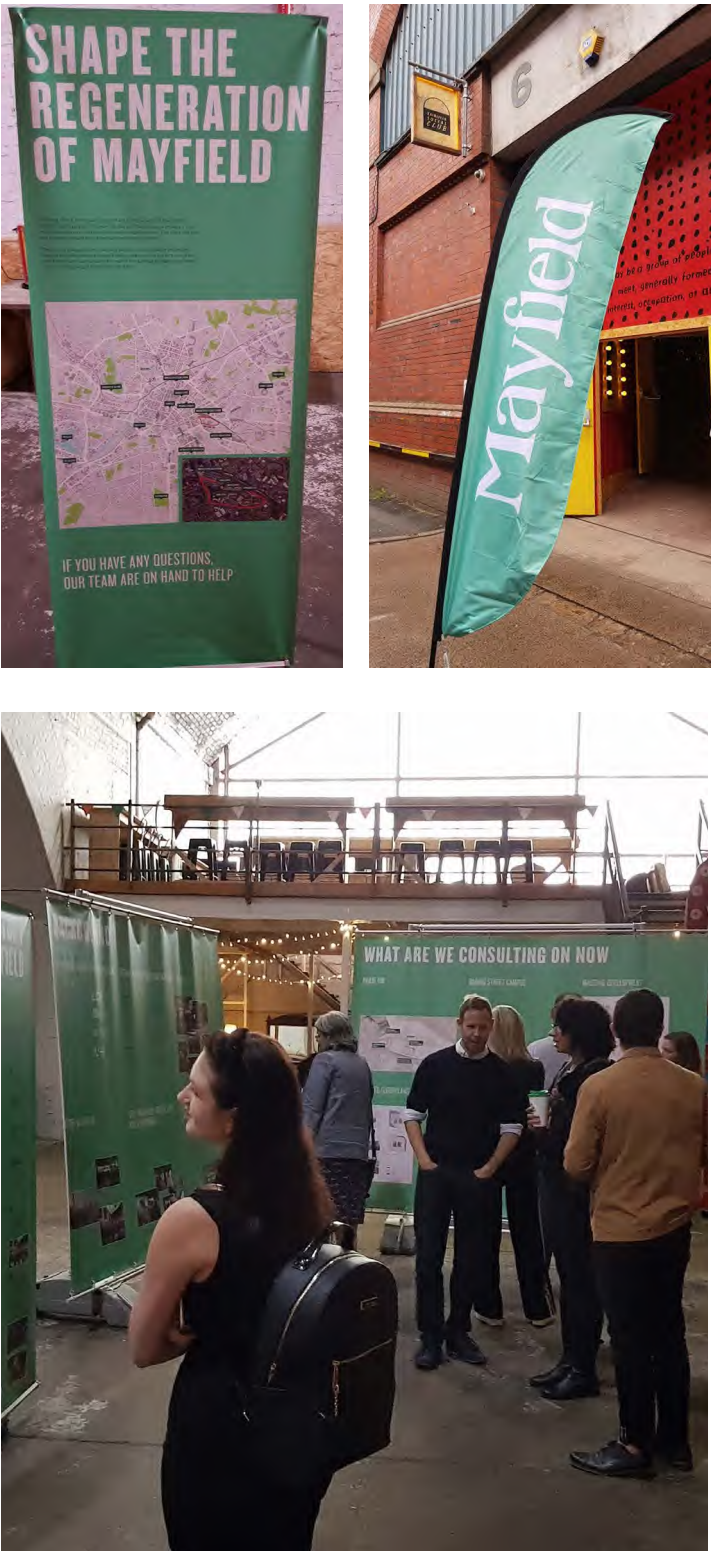
Public Consultation
22 August 2019

On 22 August a public consultation was held at Fairfield Social Club on Temerence Street at which the design proposals for The Republic were presented to the public. The forum was open with visitors free to ask questions and members of the design team in attendance to provide answers.

The design review was well attended and provided an insight into the public perception of the development as well as engaging local communities with the proposals.

Of the 16 official comments submitted as part of the consultation, 13 strongly supported the proposals, 1 stated support, and 2 stated they were neither in support nor opposed to the proposals.

For more information regarding the public consultation please refer to the Statement of Consultation prepreed by Deloitte Real Estate submitted with this application.



4.0 Design Evolution

4.8 Consultation critique

Places Matter - Design Review Panel
28 August 2019

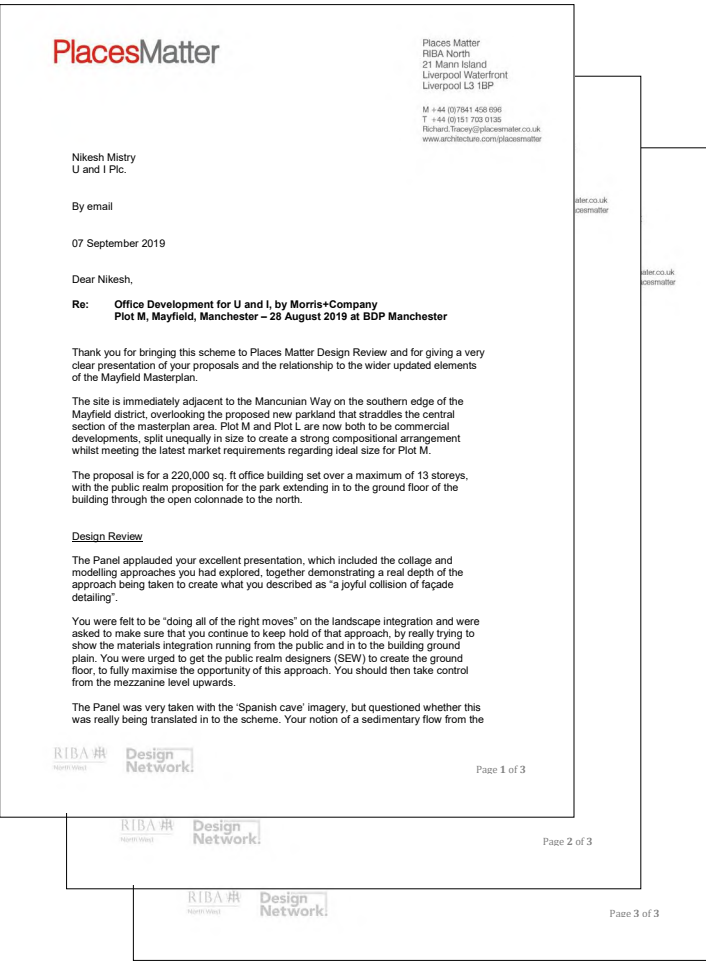
The design proposals were presented at an independent design review panel, as part of Manchester City Council’s endeavour to ensure design excellence in the City. Morris + Company presented the proposals for The Republic.

The group offered valuable advice in relation to coordinating the building design proposals with landscape design and were very supportive of the design overall, noting the design was;

‘very refined and detailed and was supported by the panel,’

as noted too that;

‘the Panel is fully convinced by your thoughtful and detailed park side elevation’.



Pre-application Consultation - MCC
01 07 August 2019
02 23 September 2019

The project has been presented directly to Manchester City Council’s senior development officers on two occasions, to evidence the latest developments in the design, and their alignment with the approved principles of the Mayfield SRF (Strategic Regeneration Framework) document.

The first of these meetings focused on the themes of;

- Massing & context
- Access and ground floor use;

With the second in review of the specifics of;

- The facade design and the process and conceptual development from which the facade was derived.

The scheme was received positively on both occasions, noting specifically that whilst there were no major concerns with the proposals, the design for The Republic should reflect the city’s ambitions for growth and modernity.

Pre-application Consultation - MCC
03 11 April 2023
04 26 May 2023

At the stage 2 refresh period, the project has been presented MCCs planning development manager to explain how the design has developed to achieve the environmentally driven, brief uplift.

The first of these further meetings focused on the themes of;

- Revised Massing
- Facades
- Ground floor collonade;

The second in review of the specifics of;

- Revised Massing (Plant Enclosure)
- Facade Expression
- Materiality

Both meetings at this stage were again received positively, with none of the proposed changes of major concern, and well justified by the significantly improved environmental performance of the proposals.



5.0 INTERNAL LANDSCAPE

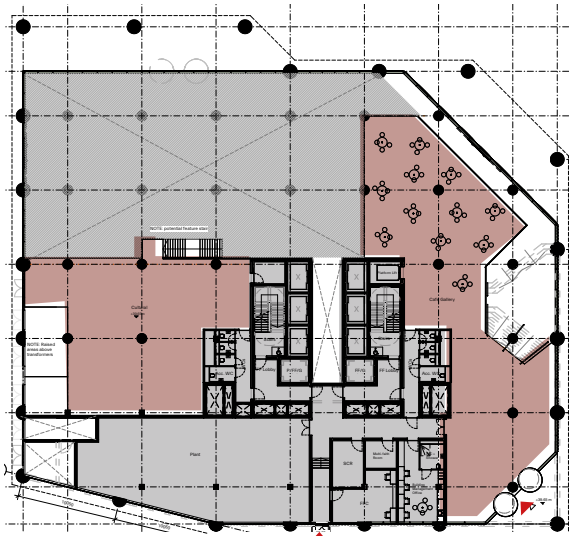


5.0 Internal landscape

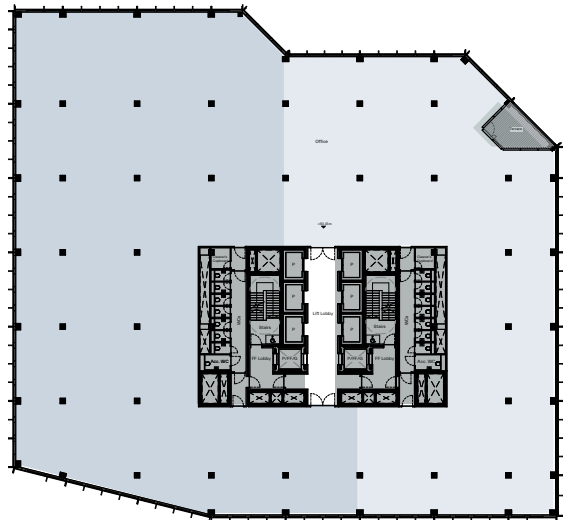
5.1 General arrangement

The below reflects an overall summary of the proposal’s general arrangement. In principle the building accommodates 11 levels of high spec B1 office space, set over ground levels of mixed-use provision. The ground floor operates over a split level, with ground floor and mezzanine levels

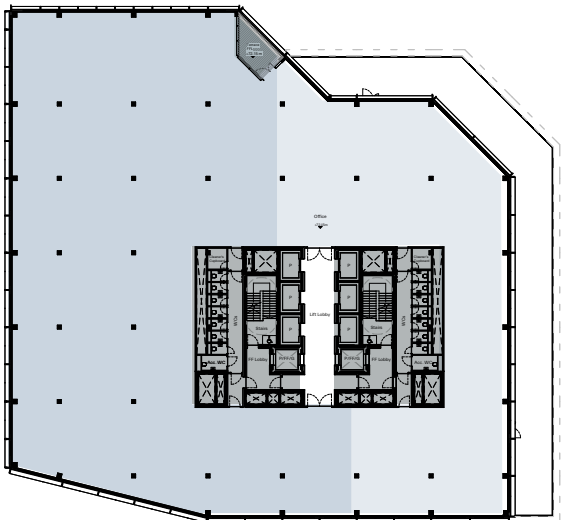
proposed. This is in response to the existing topographic constraints, and shall be explained in detail in the following sections. In total a gross building (GIA) quantum of c.317,277sqft (29,476sqm) is detailed.



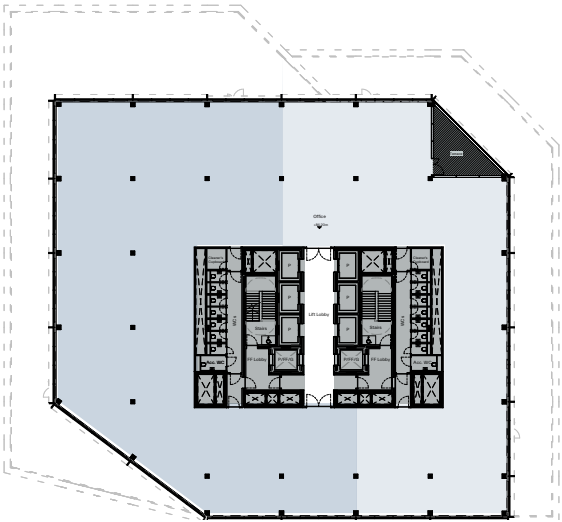
Mezzanine Floor



Level 05 -06



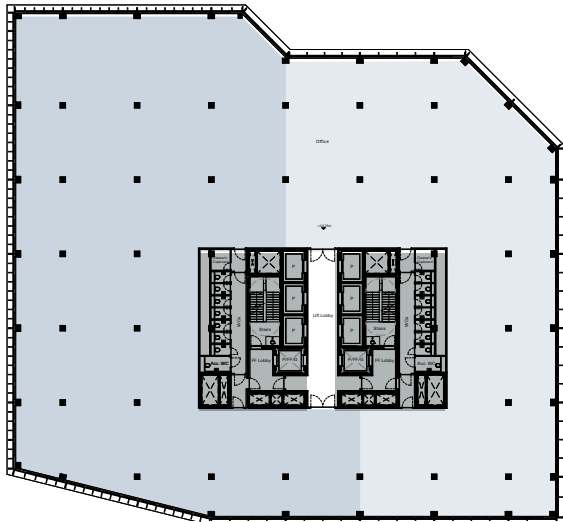
Level 08-09



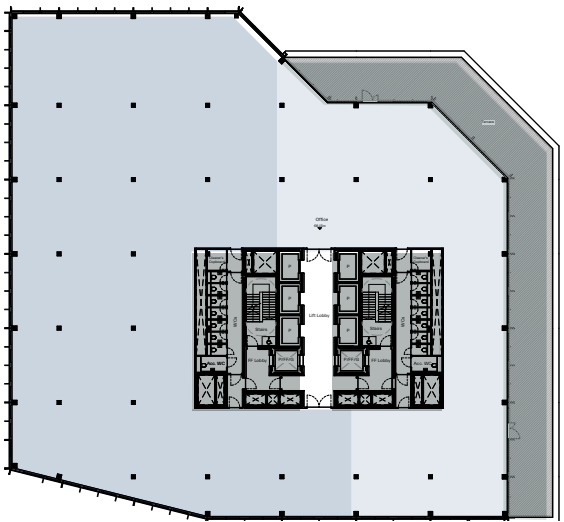
Level 11



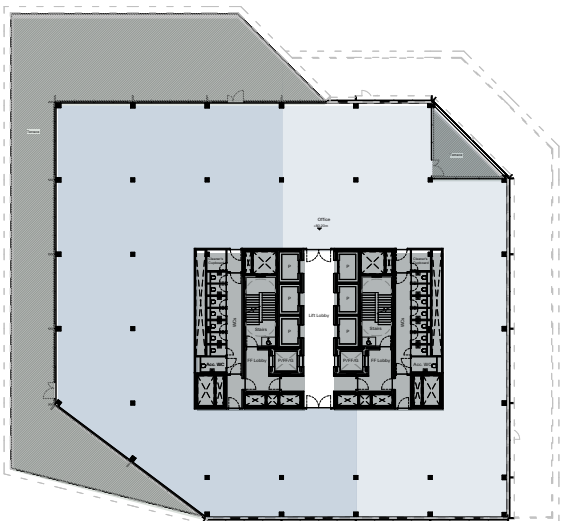
Ground Floor



Level 01-04



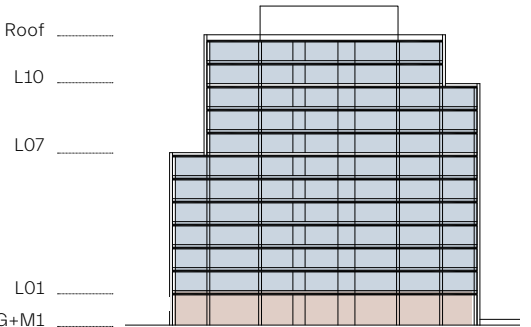
Level 07



Level 10



- | | |
|--|--|
|  Flexible use / Entrance |  B1 External Amenity |
|  Tenant Facilities |  B1 Office use - Tenant A |
|  Plant / BOH / Core |  B1 Office use - Tenant B |



5.0 Internal landscape

5.2 Streetscape and arrival

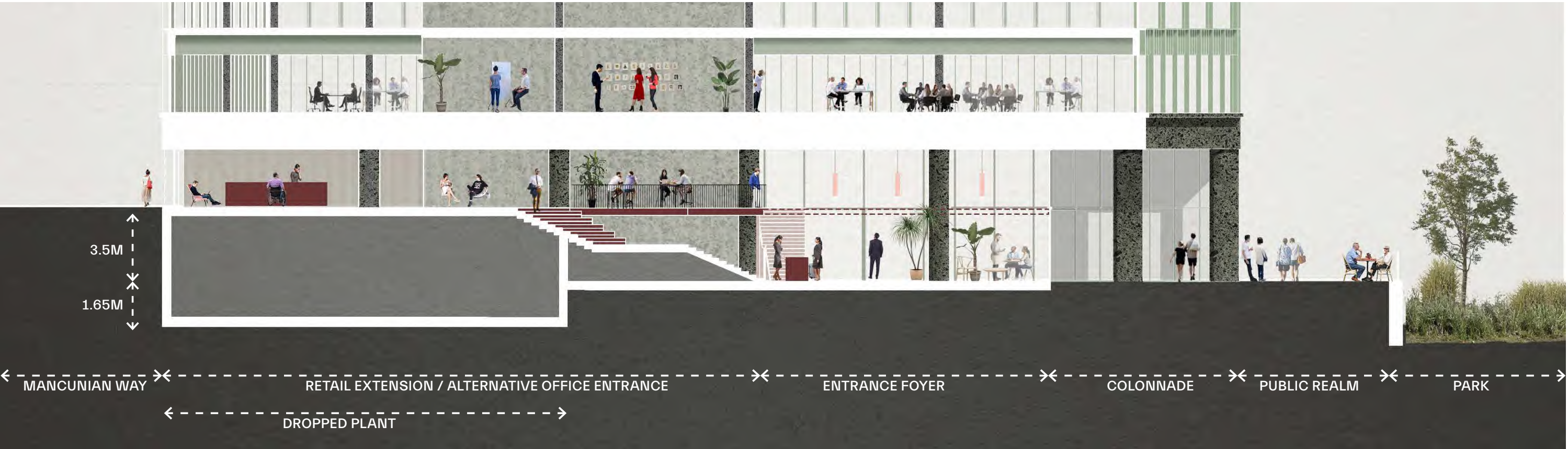
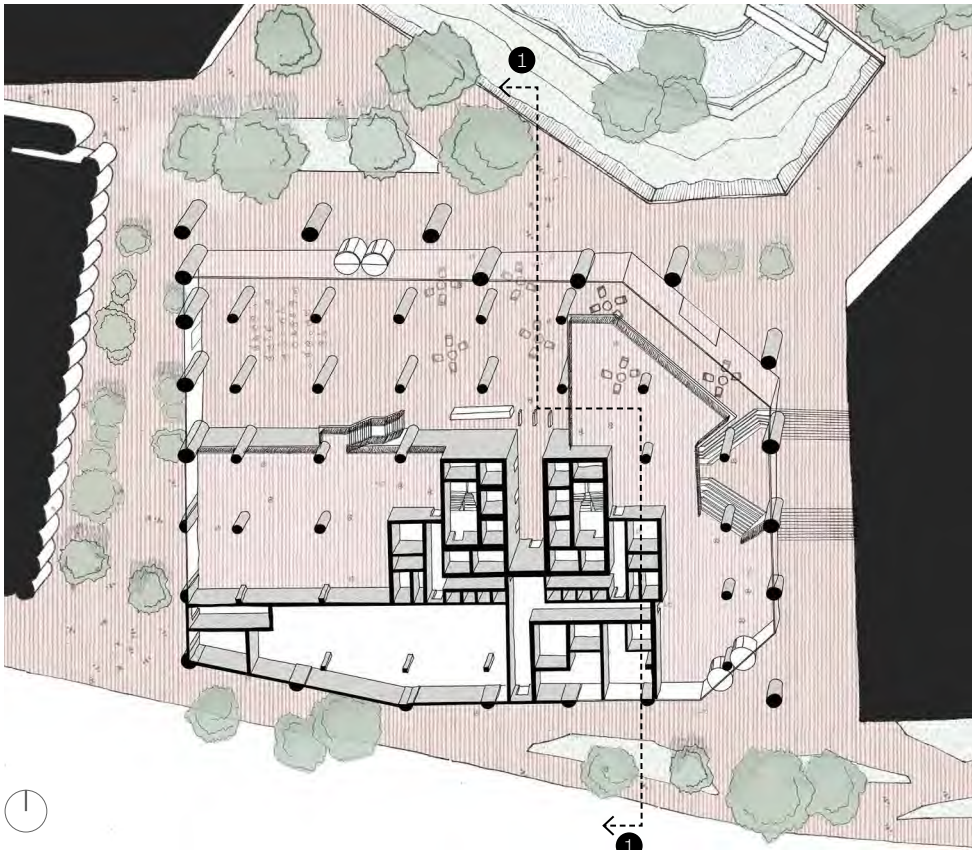
Below: proposed ground plan in context
Bottom: proposed long section at ground floor

An overriding principle of the masterplan is freedom; the ground floor design response has sought to emphasise this, with multiple entrances and universal access routes across its extents. The 3.5m level change has been utilised to articulate these free-flowing qualities, designed as an extension of the park landscape.

This results in a double height volume upon Northern entry to the building, creating a grand, monolithic scale in dialogue with the depot. The arrangement provides opportunities for views, openness and permeability to the surrounding streetscape, whilst incorporating dramatic galleried space internally for a wealth of

programmatic diversity. To the South, the natural contours of the site have allowed much of the back of house facilities to be located to the south at subterranean level, mitigating any visual impact at street level. To Mancunian Way the half level mezzanine provides a human scale to the street, creating connections to the park and ground floor through glazed openings and entrances.

Above the podium datum at first floor, B1 office floorplate stacks vertically. Whilst benefiting from the park aspect, this helps to provide a rich mix of users throughout the building and to activate the extents of the park throughout the course of the day.



5.0 Internal landscape

5.3 Spatial arrangement: Ground

Below:
Proposed ground floor plan

To the North, a wealth of active frontage is provided, utilising the colonnade as a focus for shelter, entrance and congregation. Prime frontage continues around the East and West façades to encourage the masterplan connections and continually promote the building’s open identity.

Internally, a flexible, open plan arrangement is proposed, encouraged by a programme of public uses, whilst addressing the necessary secure line and commercial reception demands. Subject to future use and demand, this arrangement could adapt to provide more divisible control across the ground floor. Particularly in consideration of the event space which has been speculated on in section 6 of the document.

To the south portion of the building, most plant equipment and servicing (grey) is located, much of which is housed below street level. The west is primarily dedicated to private tenant facilities, including changing rooms and shower provision (blue).

Notably due to the site levels, grade street access to ground floor is primarily to the North and West elevations.

Please refer to section 8.0 + 9.0 for the public realm / access strategy.

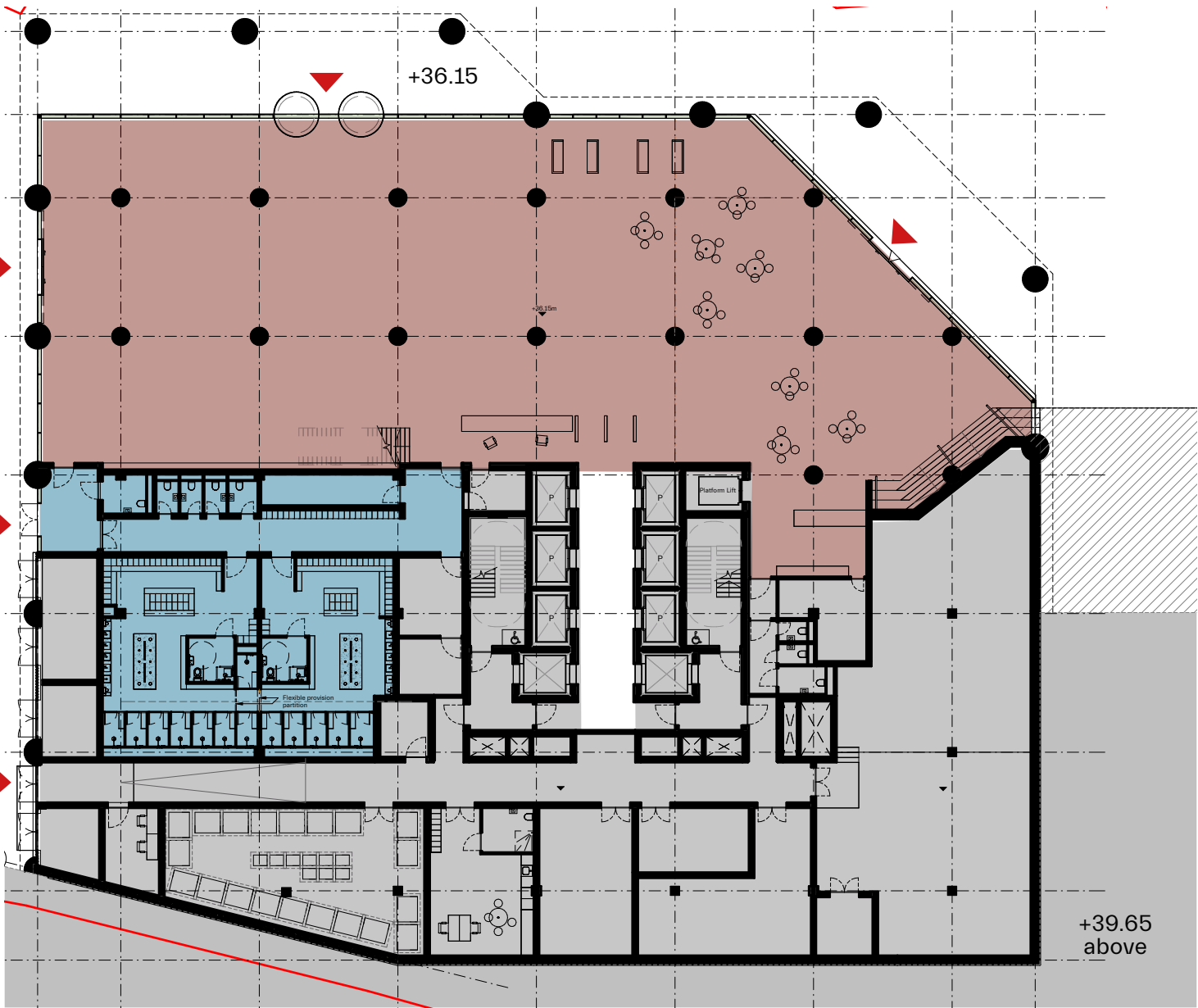
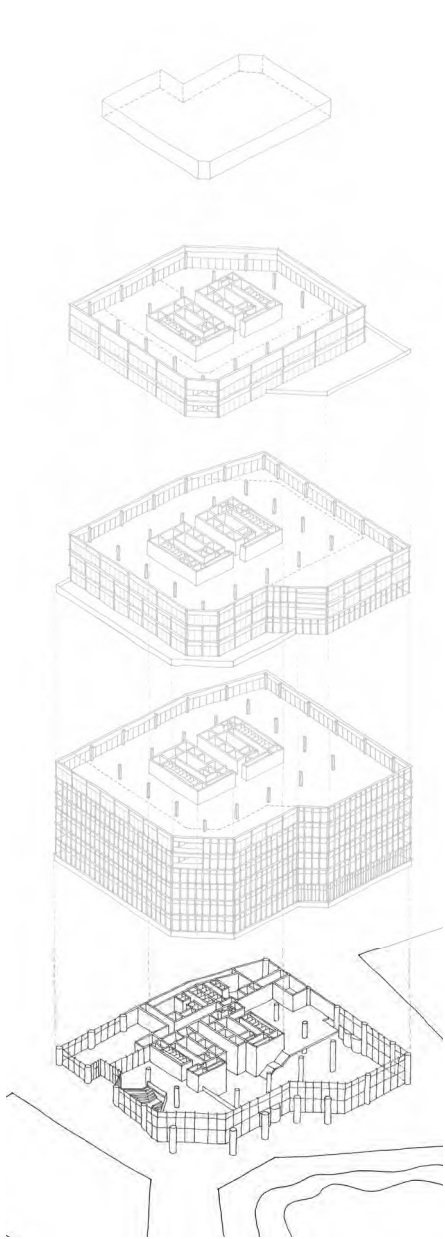


Flexible use / Mezzanine

Flexible use / Entrance

End of Journey Facilities

Plant / BOH / Core



5.0 Internal landscape

5.3 Spatial arrangement: Mezzanine

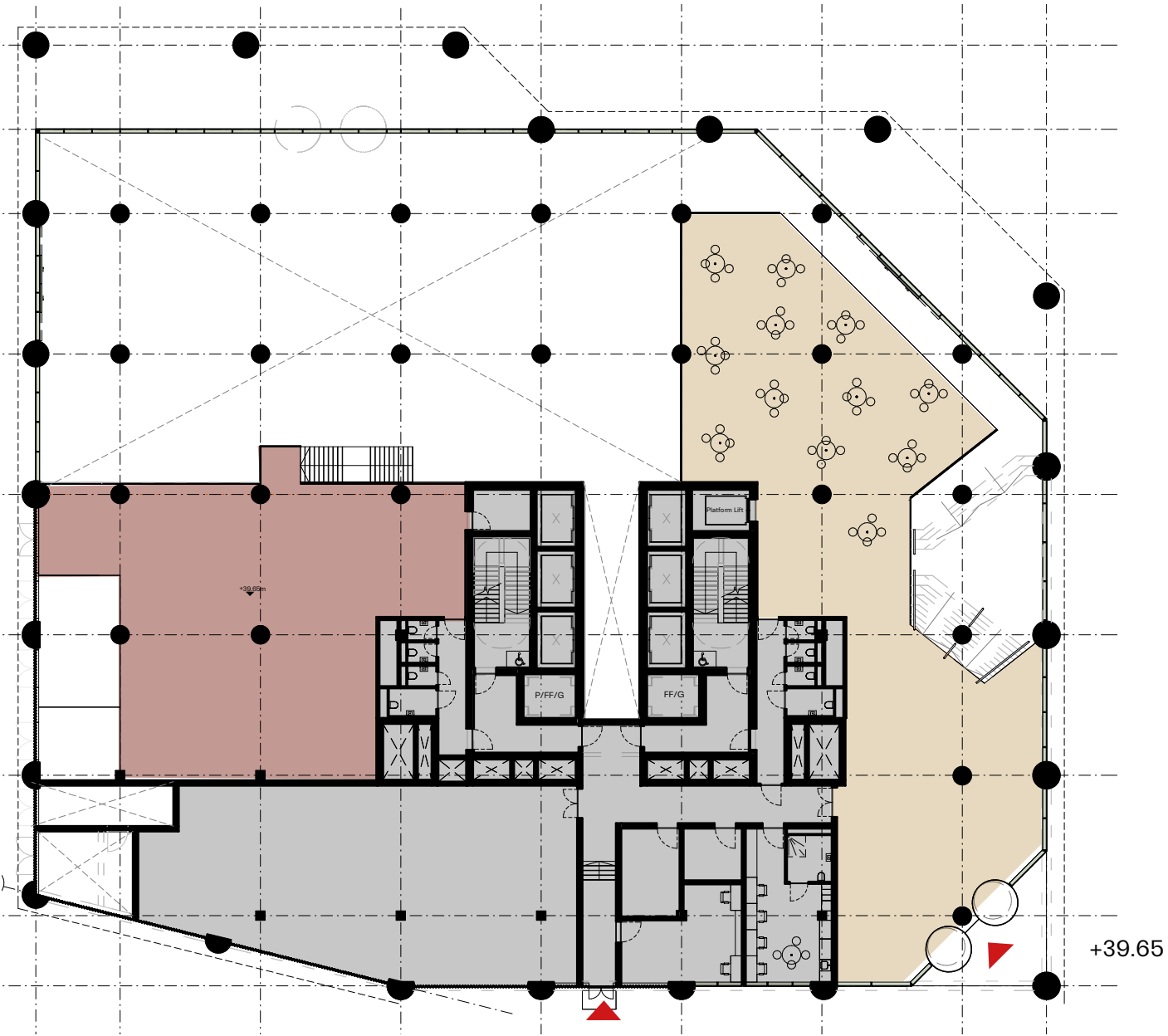
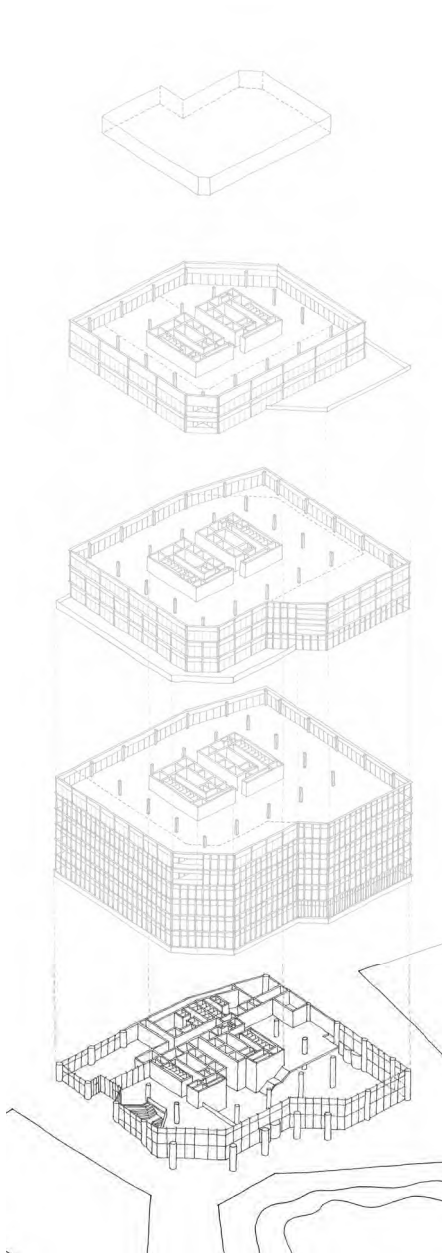
Below:

Proposed mezzanine floor plan

The mezzanine level of the ground floor is explained in this page. Due to the generous double-height space at ground floor, most of the internal programme at mezzanine is located south of the core line. Flexible provision for future operators are located to the East and West of this, benefiting from galleried space to the double height volume with good quality views across the park and ground floor activity below.

Localised portions of plant (grey) are present to the south west due to necessary street access or ventilation requirements.

At grade street access to this level is provided from the East façade, activating frontage with connection to the internal lobby (red) and management facilities. All of which are glazed to aid the street scene to south east corner and activate the southern streetscape.



-
- Flexible use / Mezzanine
- Flexible use / Entrance
- End of Journey Facilities
- Plant / BOH / Core

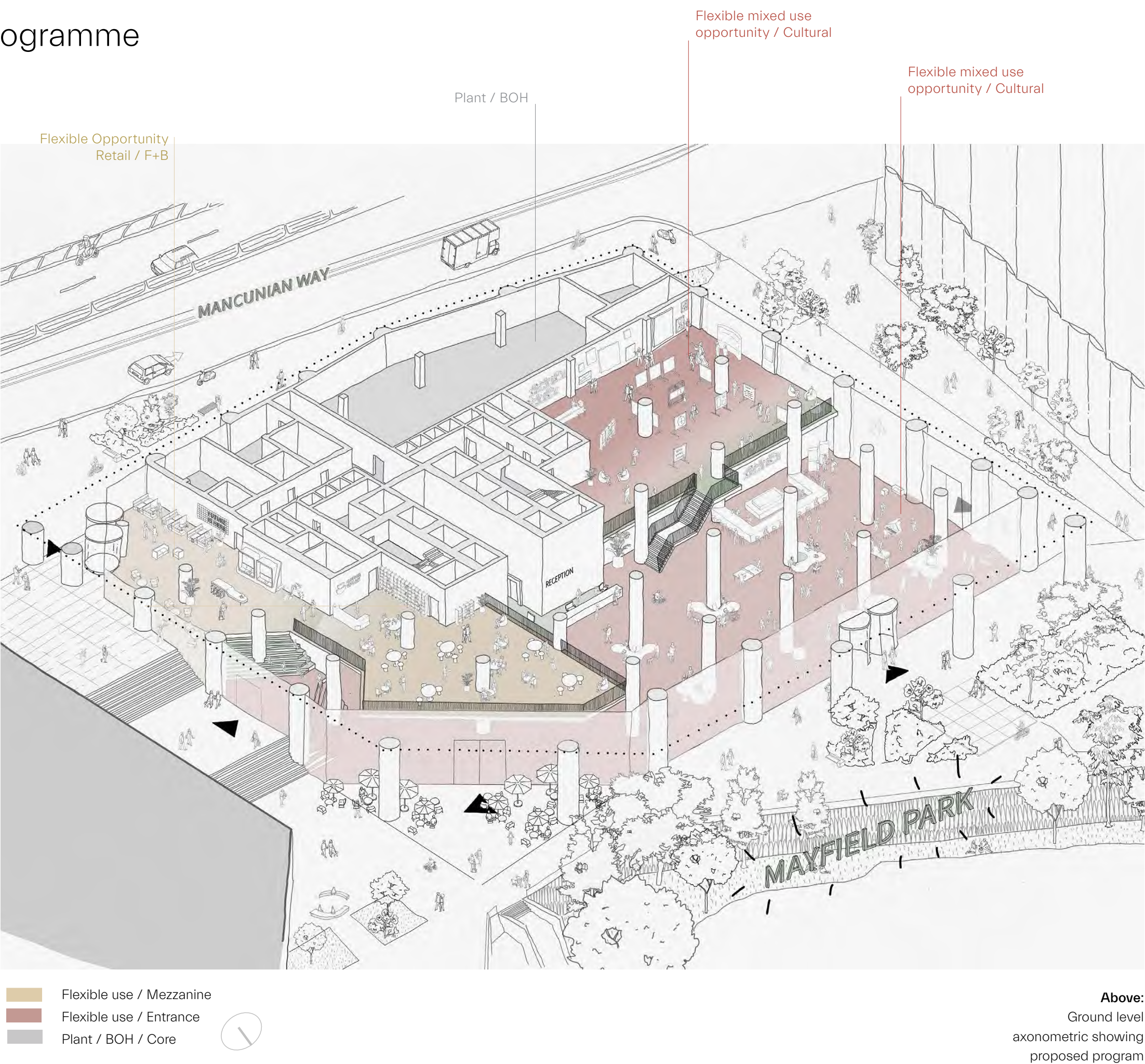
5.0 Internal landscape

5.3 Spatial arrangement: Programme

The proposal for both ground and mezzanine floors exhibit a richness of programme with a view to engage the surrounding streetscape and provide an identity and varied use profile to this portion of the masterplan. As previously detailed, the proposal has sought to enliven the area with a variety of amenities that could extend the active day of the building to 18 hours.

Notably, the proposed programme is intended to complement the existing uses that are typical or unique to the immediate context. The proposed facilities often make dual use of the space provided for flexibility and dynamism. The north west volume of the ground floor could host a cultural use. This area can benefit from dual entrances to North and West façades, with the potential for associative bar space and break out to the left of the core.

To the north east at ground and mezzanine, generous floor space for potential A class use operators is identified. Whilst suitable in scale to the use demand, spatially these benefit from the frontage to public realm and flexible permutations of arrangement. This arrangement reflects an aspiration for the building, informed through a result of mapping exercises of existing facilities within the area as well meanwhile uses within the masterplan that are proving successful and assisting in developing a Spirit of the Place for Mayfield. The proposal identifies an emerging “Mayfield-ness” and seeks to retain, amplify and extend it.

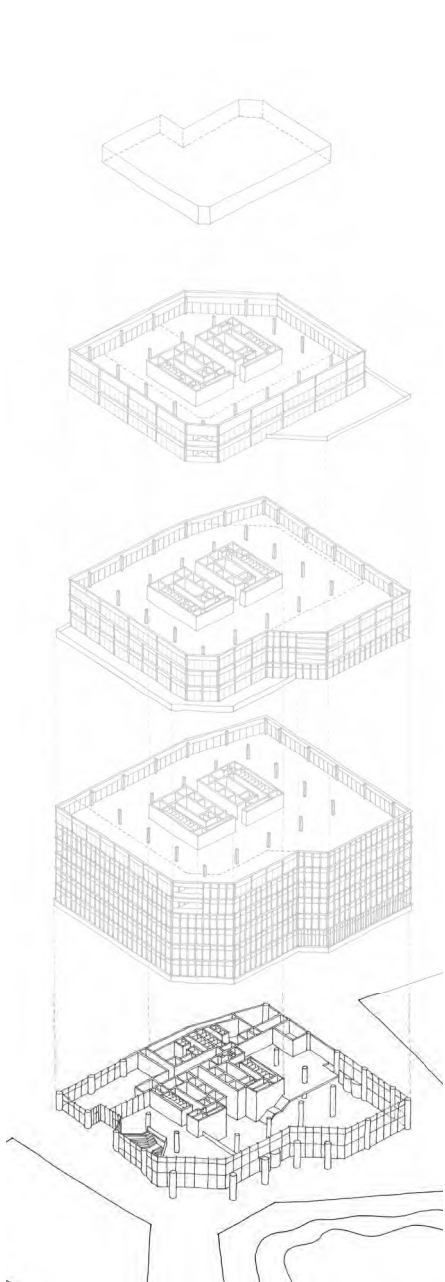


5.0 Internal landscape

5.3 Spatial arrangement: Flexibility

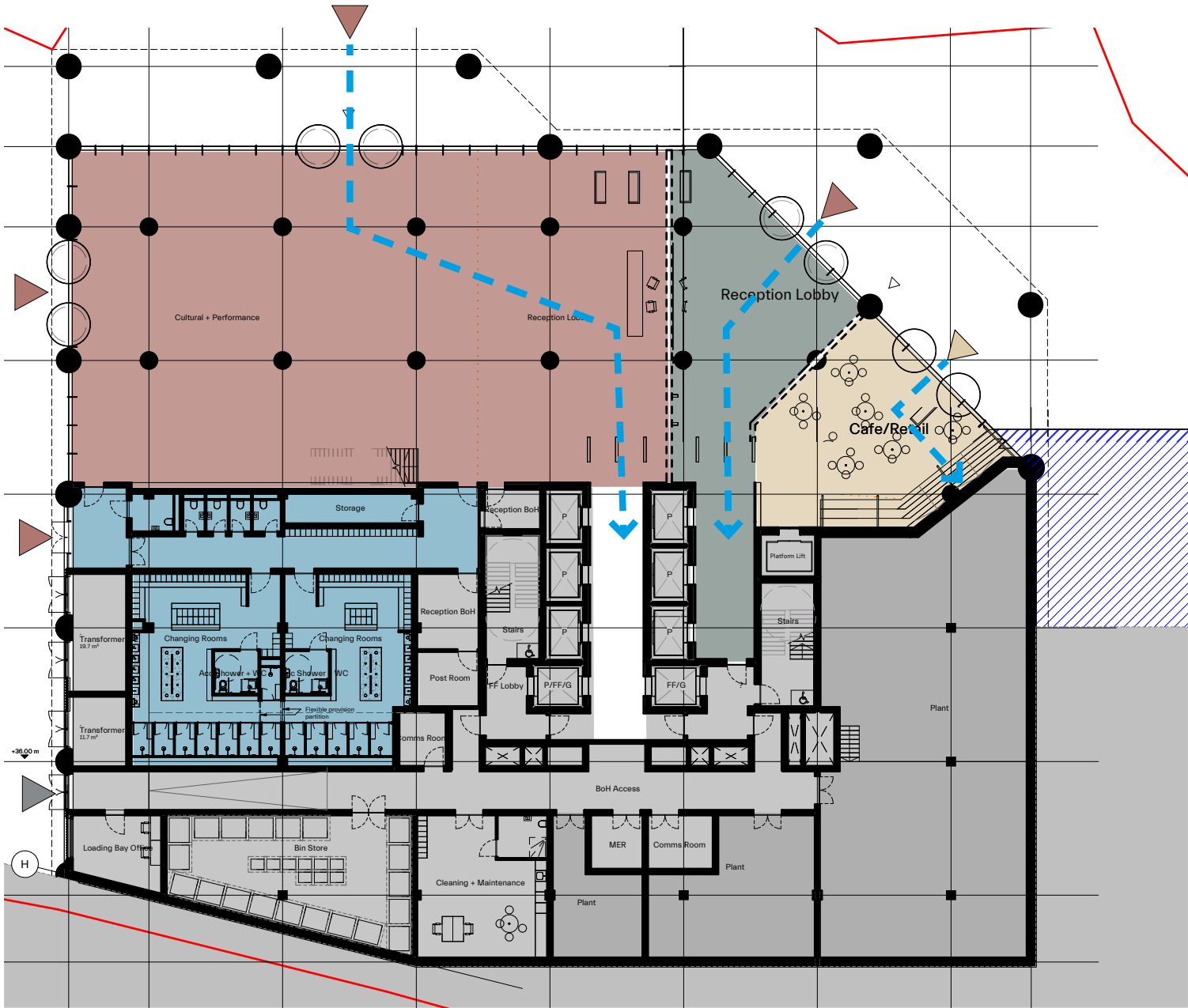
A key intention in the building design is to facilitate ground levels that are both adaptable and flexible in arrangement. This is not solely to the location of individual spaces, but also to the permutations of use. The design has embraced this, with two galleried spaces at mezzanine level providing scope for independent or connected operators. With efficient, direct connection to the central core, the arrangement is suitably adaptable and could utilise the eastern access to street as a localised reception. An expansion to lettable office space could also be accommodated for meeting rooms at Mezzanine level.

Similarly, an arrangement has been speculated for a multi-tenancy dedicated office reception whilst maintaining dedicated retail entrance to mezzanine level as shown in the alternative option to the right:



-
- Flexible Use / Entrance
-
- Flexible Future Operator

Below:
Speculated alternative dedicated
office and retail entrance to NE



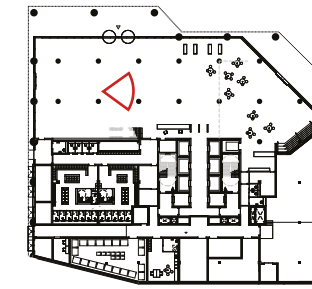
Alternative Dedicated Office Entrance
This option offers the possibility of a separated or linked reception for the office tenants, and a separated entrance for the retail space.

Dedicated lift access would assume shared, double sided lift provision.

5.0 Internal landscape

5.3 Spatial arrangement: Entrance

Below:
Illustration of proposed ground floor
entrance + reception



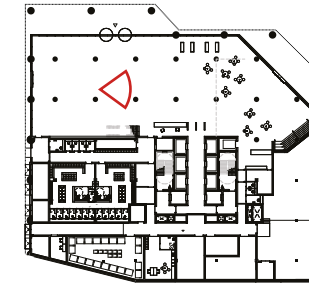
The proposed reception space will directly address the park frontage, open to the wider public provision whilst benefiting from a double height arrival sequence. Galleried areas project from the mezzanine above, providing a dynamic series of levels activating the space whilst encouraging passive surveillance and flexibility of use.



5.0 Internal landscape

5.3 Spatial arrangement: Entrance

Below:
Illustration showing an ambition for flex use
as a cultural performance space



Earthy, natural materials will continue the tonal palette and textural quality from the external facade treatment.



5.0 Internal landscape

5.4 General arrangement: L01-L06

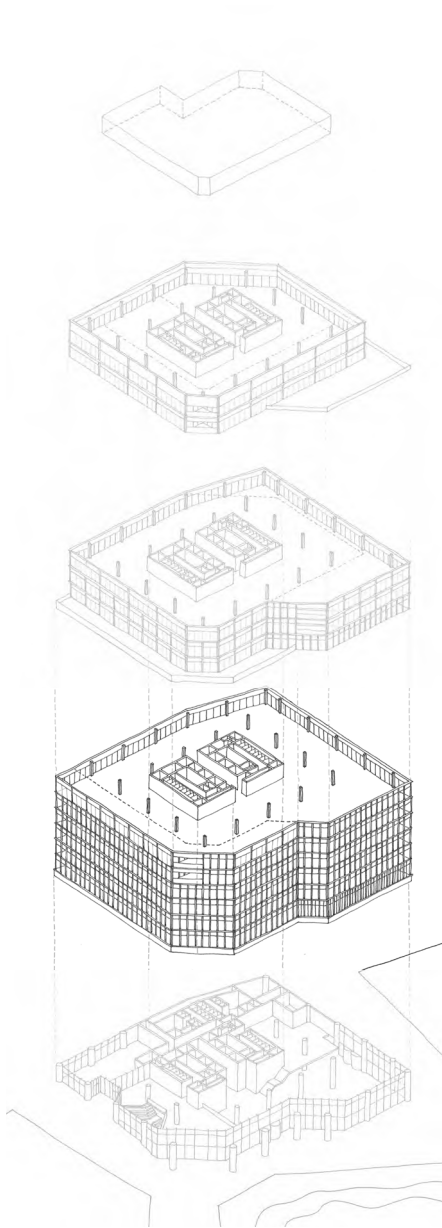
Below:
Proposed B1 floor plan

Each typical B1 office floorplate benefits from a centralised core, optimising clear views to the north and south whilst ensuring good daylight to the full perimeter of the building.

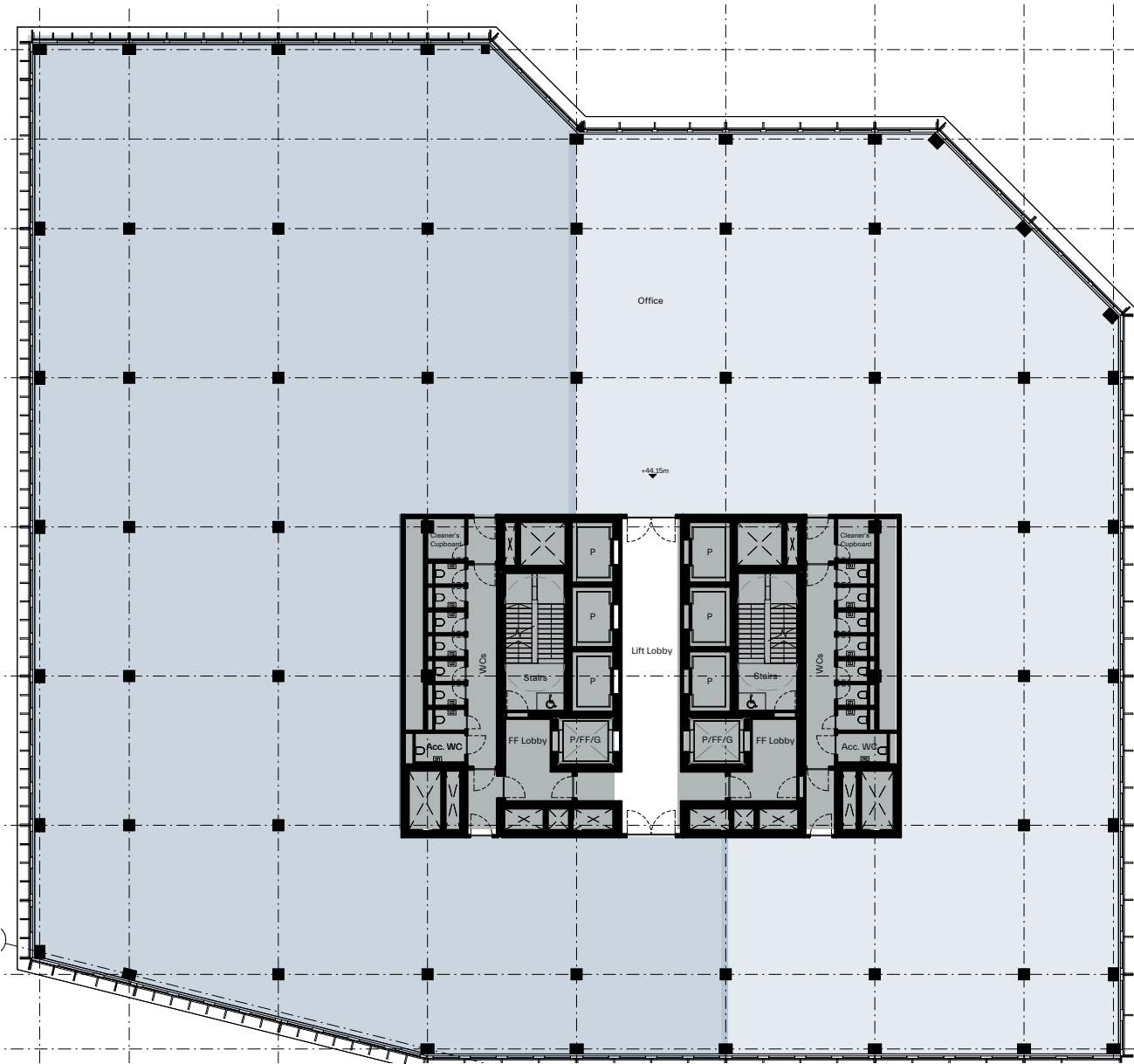
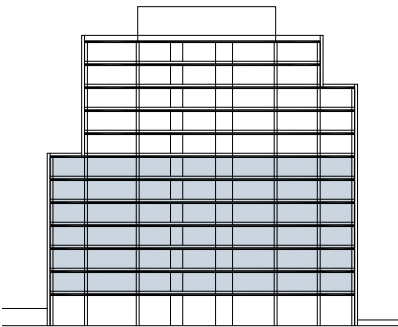
The park facing aspect is emphasised by the chamfered envelope, directing long ranging views across Mayfield Park and providing tenants with a variety of dynamic spaces to occupy.

L01-L06 represent the largest floorplates, with circa 23,000 sqft NIA. There is the potential for a 2x tenant split, achieving 10,000sqft NIA quantum per demise.

Levels 05 + 06 benefit from external amenity to the NE. These are key in providing small scale amenity for informal break out, enhancing the connection to the park below and providing a focus for the eye when viewing the development as an object



- Core
- B1 External Amenity
- B1 Office use - Tenant A
- B1 Office use - Tenant B



Level 01 - 06

5.0 Internal landscape

5.4 General arrangement: L01-L06

Below:
Illustration of typical
office floorplate

The office floorplate benefits from long expansive views to Mayfield Park, with large window openings framing the landscape below. There will be no ceiling, with the intent to expose the structure and soffit as a visual reference to efficiency. This will provide a

generous clear head height. Direct access to external amenity spaces will provide a connection with the external environment.



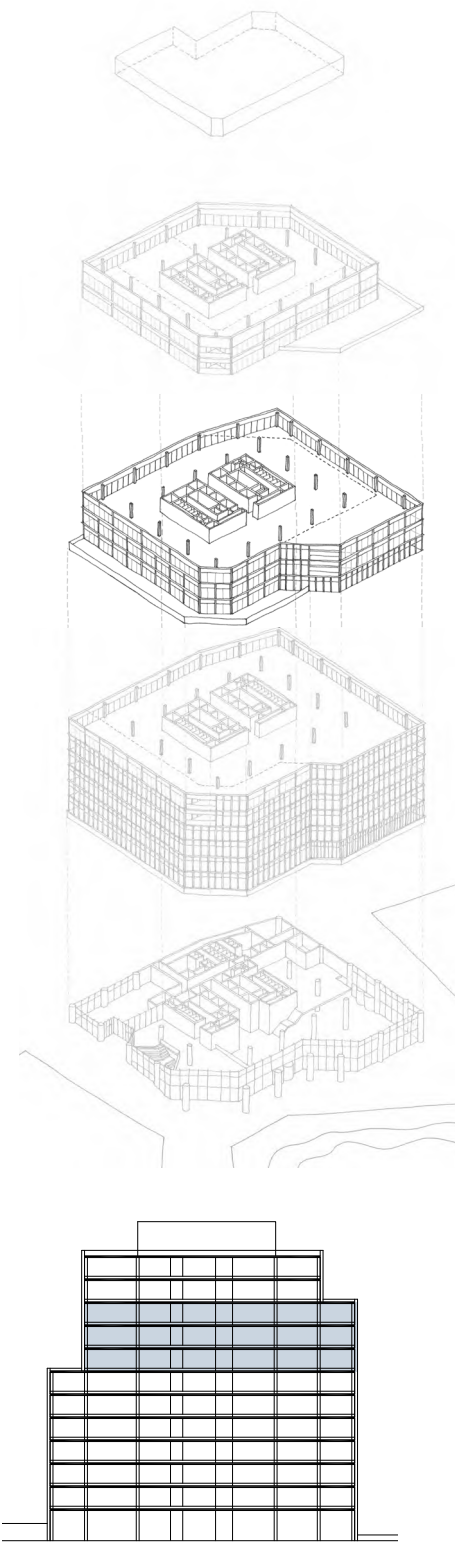
5.0 Internal landscape

5.4 General arrangement: L07-L09

At Level 07 the first terrace is introduced. This set back occurs at North, East and South façades with level access from the floorplate within.

Of key importance was to step back the full length of elevation to the Eastern edge. This reduces proximity to Plot L, helping to improve privacy and daylight to both office spaces. Additionally, the floorplate begins to benefit from direct external space, potentially utilised for break out space, events, meetings etc, and directly improving both the flexibility and market value of the building. Levels 08 + 09 once again benefit from loggia provision.

The setback in turn will reduce the scale of the building when experienced from the street immediately to the East of the plot.







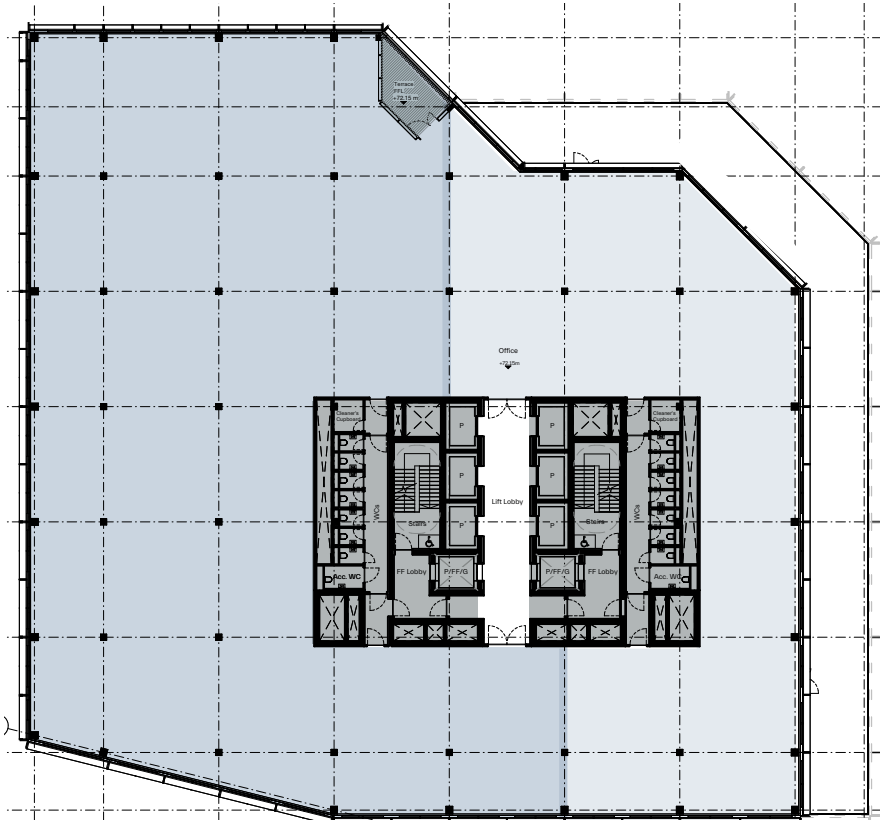
Core

B1 External Amenity

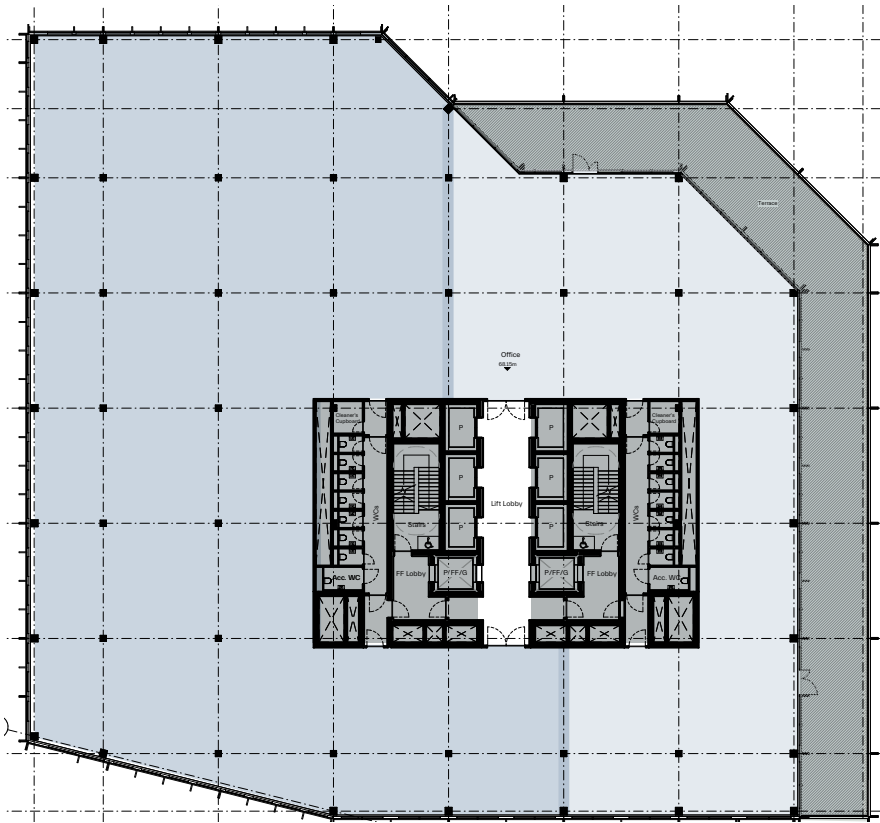
B1 Office use - Tenant A

B1 Office use - Tenant B

Level 08 + 09



Level 07



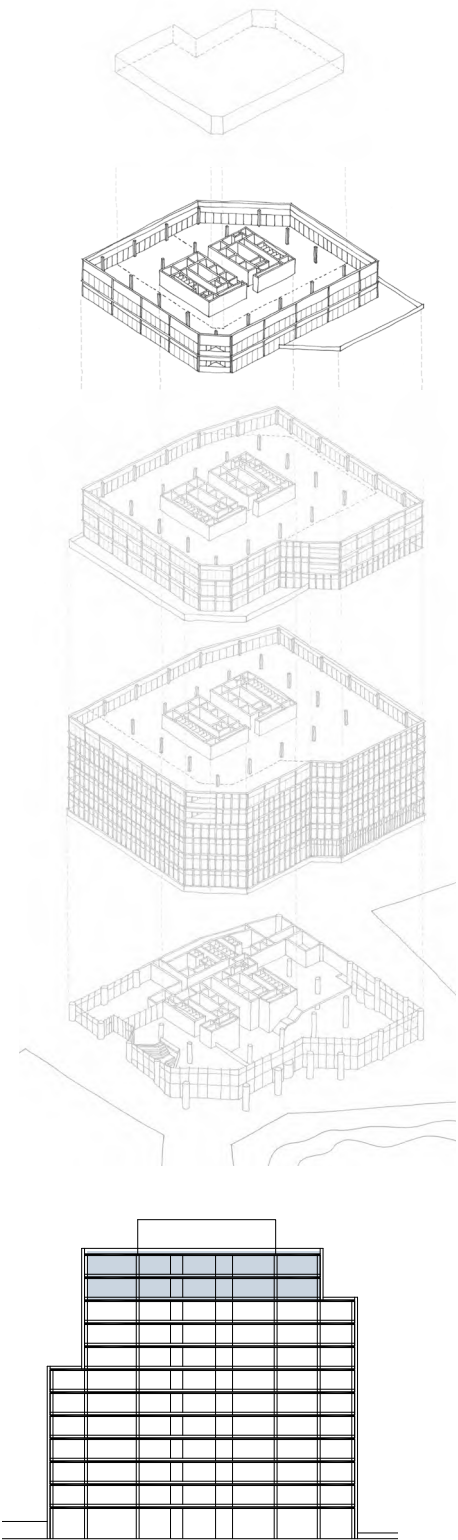
5.0 Internal landscape

5.4 General arrangement: L10-L11

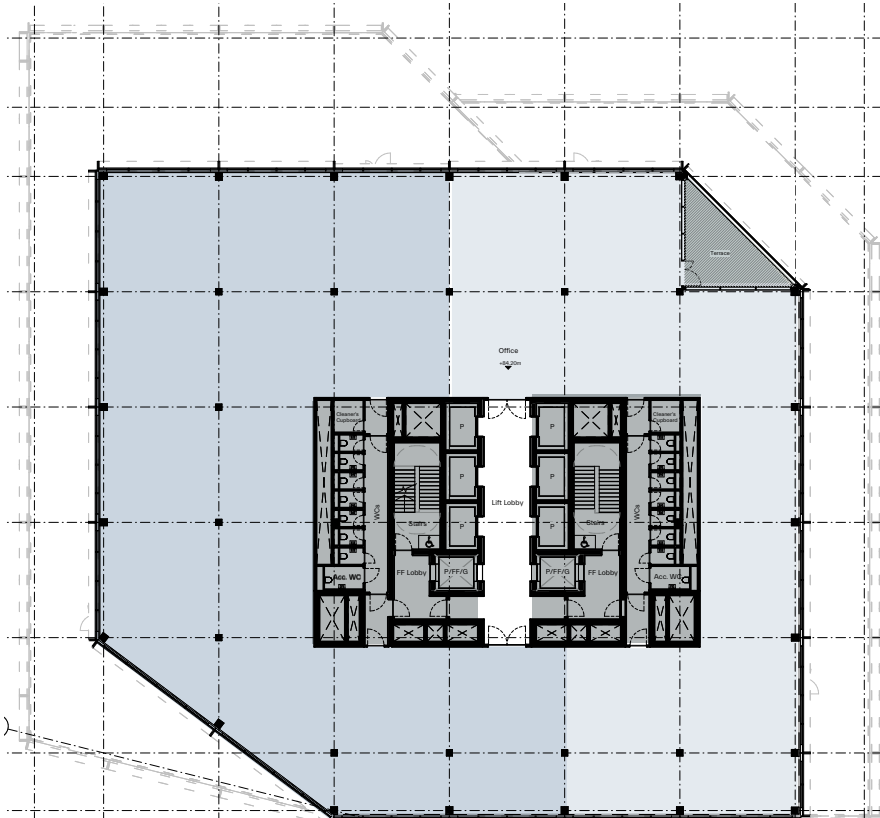
At Level 10, a generous terrace wraps the North, West and Southern portions of the envelope. A key move was to relieve the massing to the Western elevation, appeasing proximity to adjacent buildings in the masterplan and mass to Mancunian Way.

Whilst improving the privacy for the office space, reducing the mass to the ‘crown’ also achieves significant benefit to the daylight of the park, reducing overshadowing and ensuring the qualitative design of the landscape is optimised.

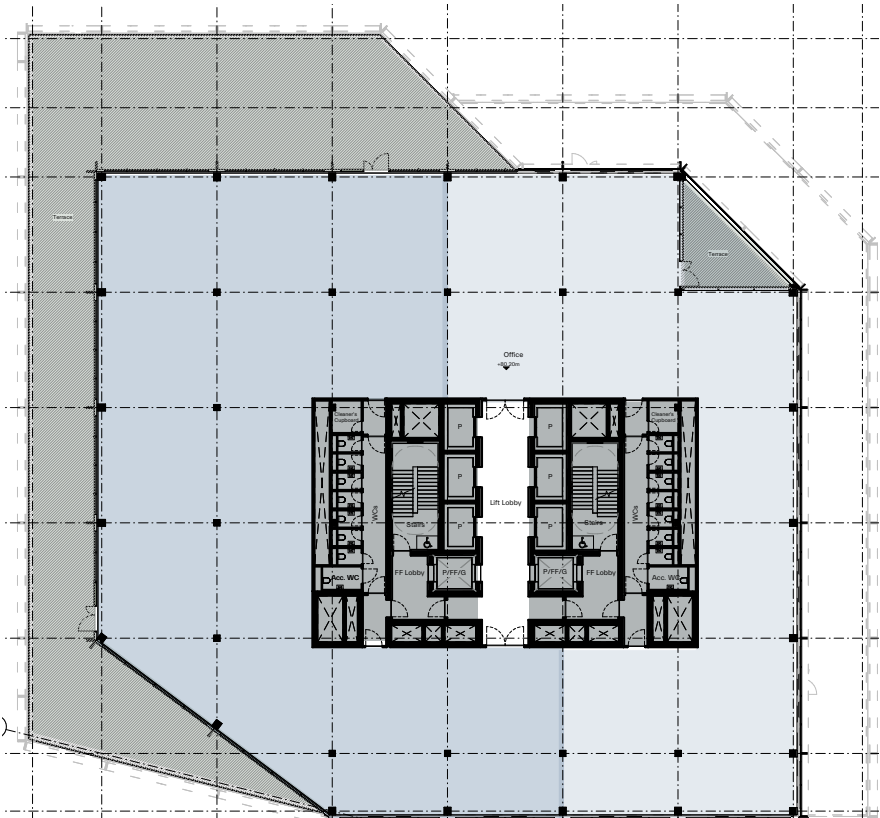
This nature of articulated terrace also enriches the office experience, providing a multitude of external space to spill out to with varying scales, widths and potential use. L10+L11 both have loggias to the prime North Eastern corner of the floorplate.



Level 11



Level 10

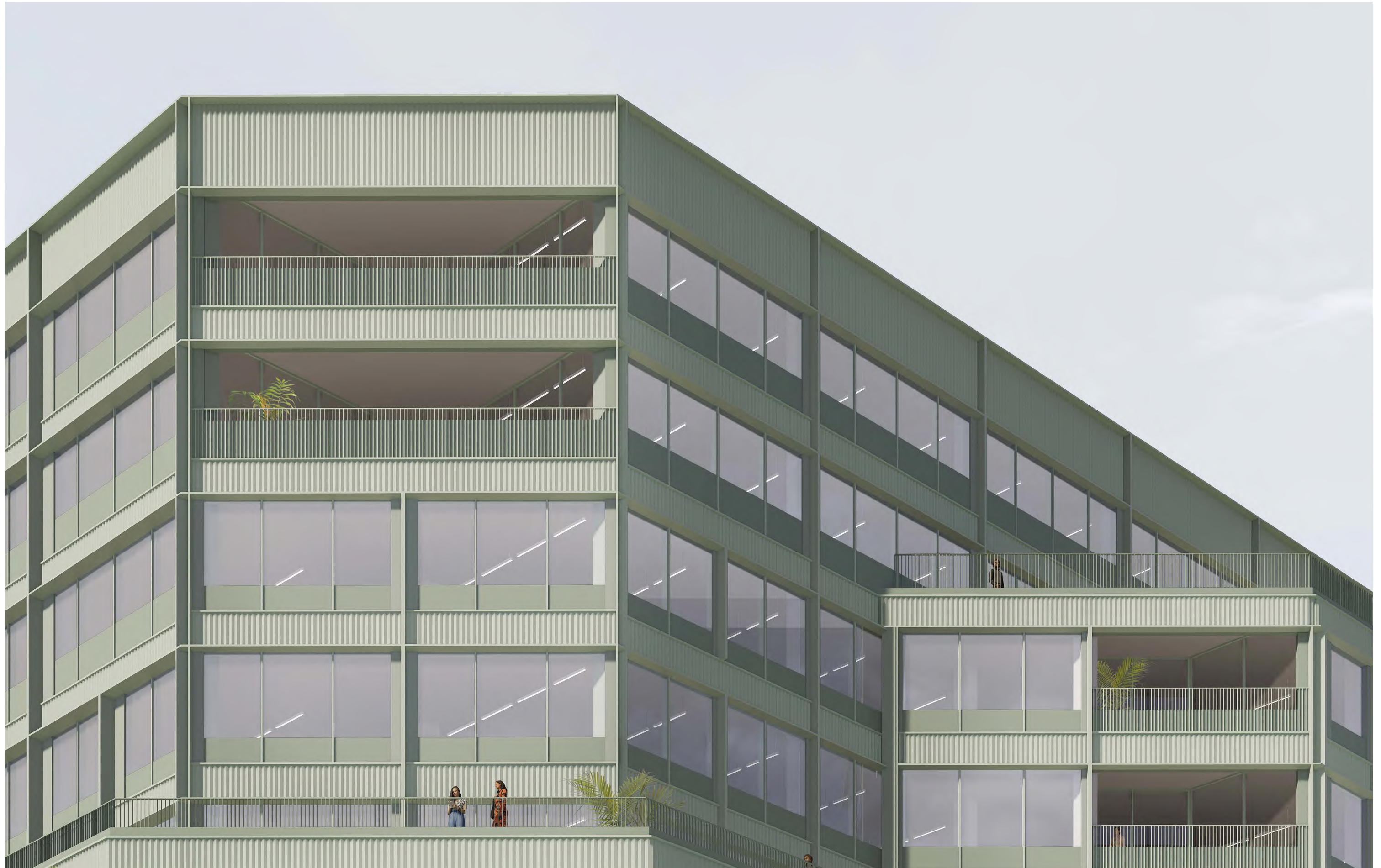


5.0 Internal landscape

5.4 General arrangement: L10-L11

Below:

Illustration of loggias and terraces to
upper floors

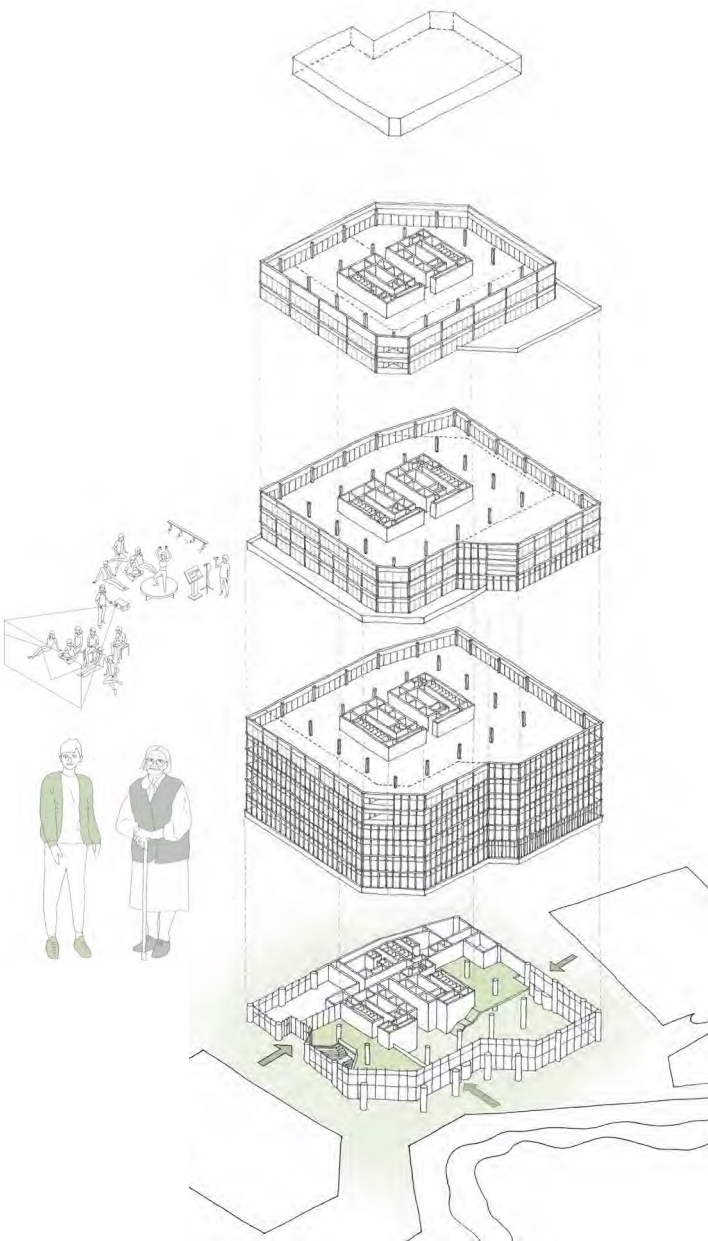


5.0 Internal landscape

5.5 User journeys

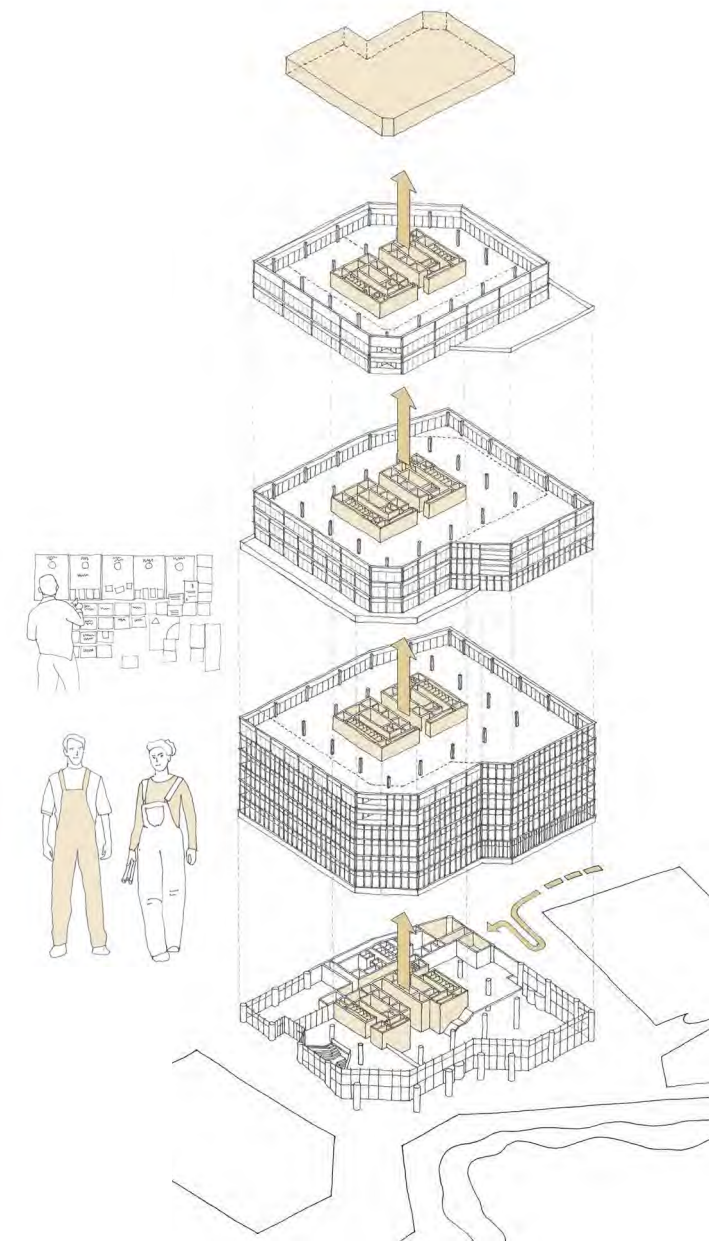
Public

The majority of public footfall will permeate the full perimeter of the building, arriving from all aspects of the city to enter Mayfield Park. Alongside ground entrances, mezzanine entrance to the East is perceived to be key access point. All enable through connection and access to amenity uses of the building at lower floors, encouraging public use as an extension of the wider public realm.



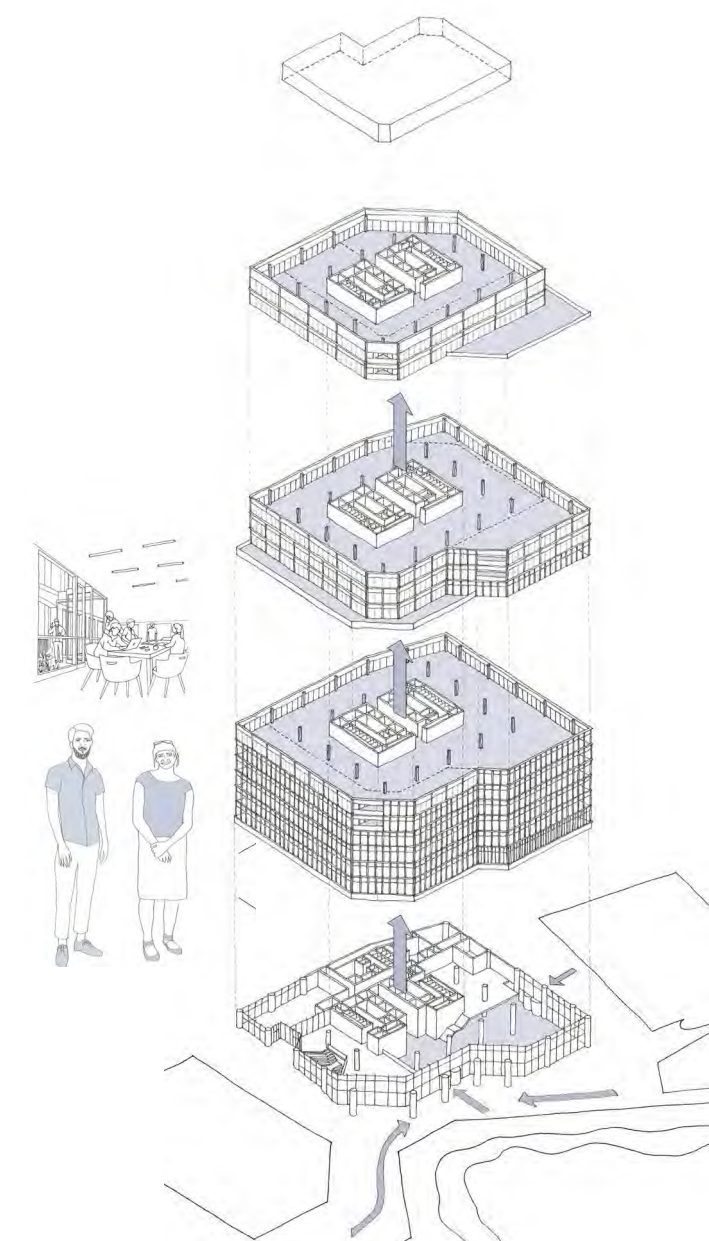
Landlord Maintenance

Service and maintenance access to the building will be through the back of house entrance to the south west, which allows direct access to the low-level plant rooms and management spaces. Through the goods lift, direct access is also achievable to typical floor, landlord areas and roof top plant space.



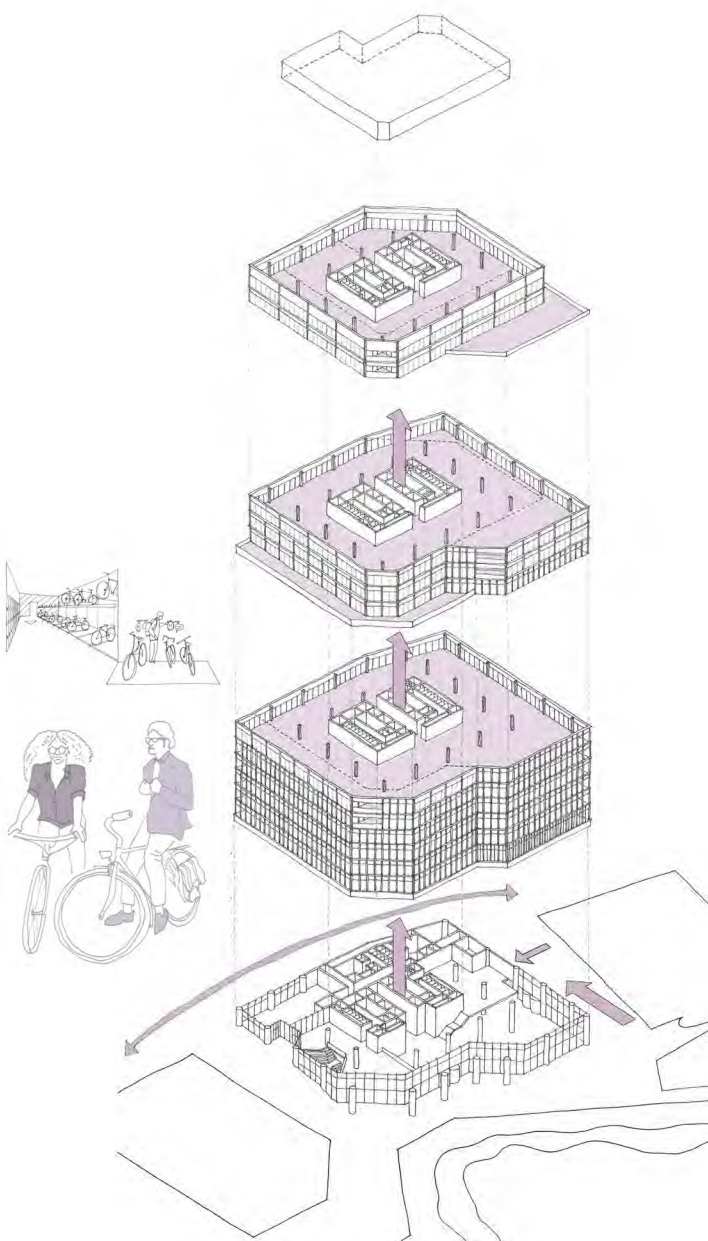
Tenant - Pedestrian

The majority of tenant footfall is perceived to be along the Northern frontage to Mayfield Park, with business commuters journeying from Piccadilly station / wider city. Primary entrances at ground will provide direct connection via the reception to secure lift lobby to offices above.



Tenant - Cyclist

Cycle storage is provided in a shared facility within the The Medlock to the West of The Republic. A secure entrance is provided at ground floor level opposite the cycle storage, providing direct access into end of journey accommodation. Users can then access the core via the reception to circulate.



To further understand spatial arrangement and access sequence of the building, respective user journeys were considered to ensure each prospective individual would be suitably catered for:

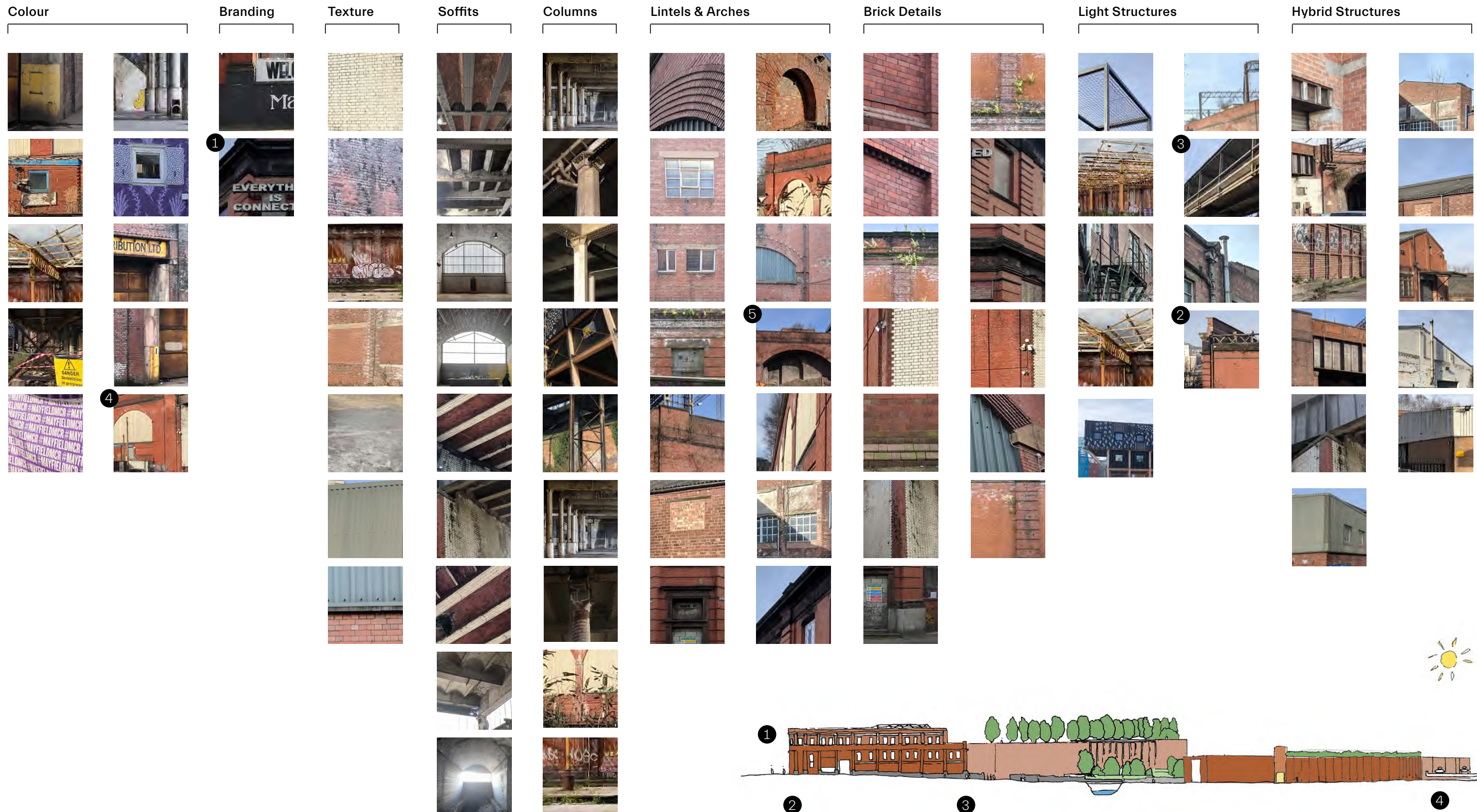


6.0 ARCHITECTURAL EXPRESSION

6.1 Contextual Taxonomy

The below imagery has provided a key touchstone in project design development. Through scrutinising the site, this catalogue of materials, features, colours and details has helped us understand the site's current status and the influence of its past. Simple brick bonding, concrete lintels, and a vernacular approach to expressing steelwork dominate the area; yet there are some moments of celebration

where arches and ornamented lintels define corners and entrances. Material technology that was emerging at the time of construction is also present, which allowed hybrid structures and lighter solutions to the language of the area. Whilst the design has not strived for a re-interpretation of the past, the context is undeniably industrial. A powerhouse of rich ornament and infrastructure, which the proposal has been able to reference in a conceptual way.



6.0 Architectural Expression

6.2 Recap - Concept

3 inter-related themes have emerged; ‘of resistance’, ‘of the ‘land,’ ‘of repetition’. These are a precursor to the building’s response and to inform both the programmatic and poetic articulation across it’s façade and inner landscape.

Of resistance; in response to the industrial age of adapting the natural landscape in the name of progress

Of repetition; indicating the economy of scale sought through industrial scale manufacture

Of the land; as a reference to the dominant natural landscape re-emerging in Mayfield and our intention to extend it through the building

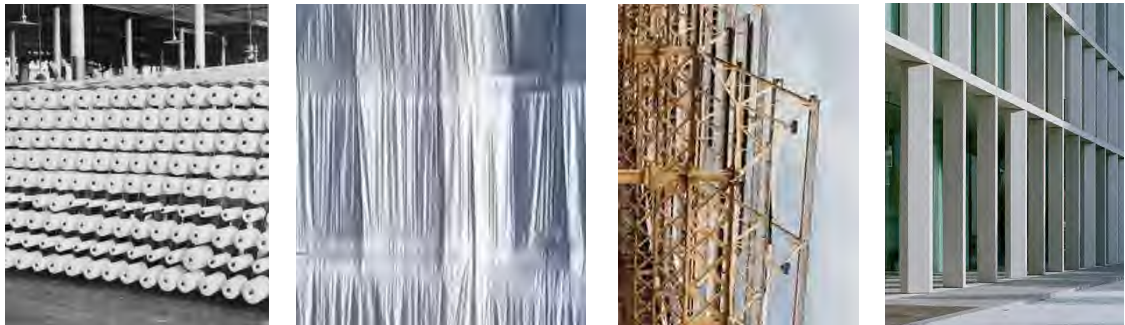
The building response has sought to emphasise the topographic constraints and narrative across Mayfield; the proposal embedded within the rich adjacent topography. The massing and materiality has responded to the culverted River Medlock through a resistant, sculpted ground plane. The notion of sedimentary layering has been developed throughout, mimicking the lapping of eroding and erosive matter, this informing cues for both the topographic strata of the ground floor, and the peeling reveals above.

Visually, the building has been developed as a rigorous expression of its parts; a separation between the upper levels of high spec commercial office space, and rich mixed-use emphasis to the ground. This has been defined both materially and architecturally,

enabling a porous, monolithic base in dialogue with the depot, and an efficient, repetitive façade above.

The adjacent imagery represents this conceptual intent, and was used as a key concept image for developing the façade. The podium to ground has been conceptually developed as a connection to the park, open and permeable to the public, this echoing the aspirations for the city. This provides an extension to the urban realm with a space that may cater for the extended hours and activity that Manchester demands. Early studies speculated on this condition, appraising scale; geometry and formality to understand how an architectural language would be married to this aspiration.

Of Repetition
contemporary
light
textural
permeable



Of the Land
sculpted
stepped
earthly
voids



Of Resistance
strong
intentional
culverted
rich



LIGHT
↑
↓
HEAVY



6.3 Concept Development

Below: Facade and massing grid diagrams

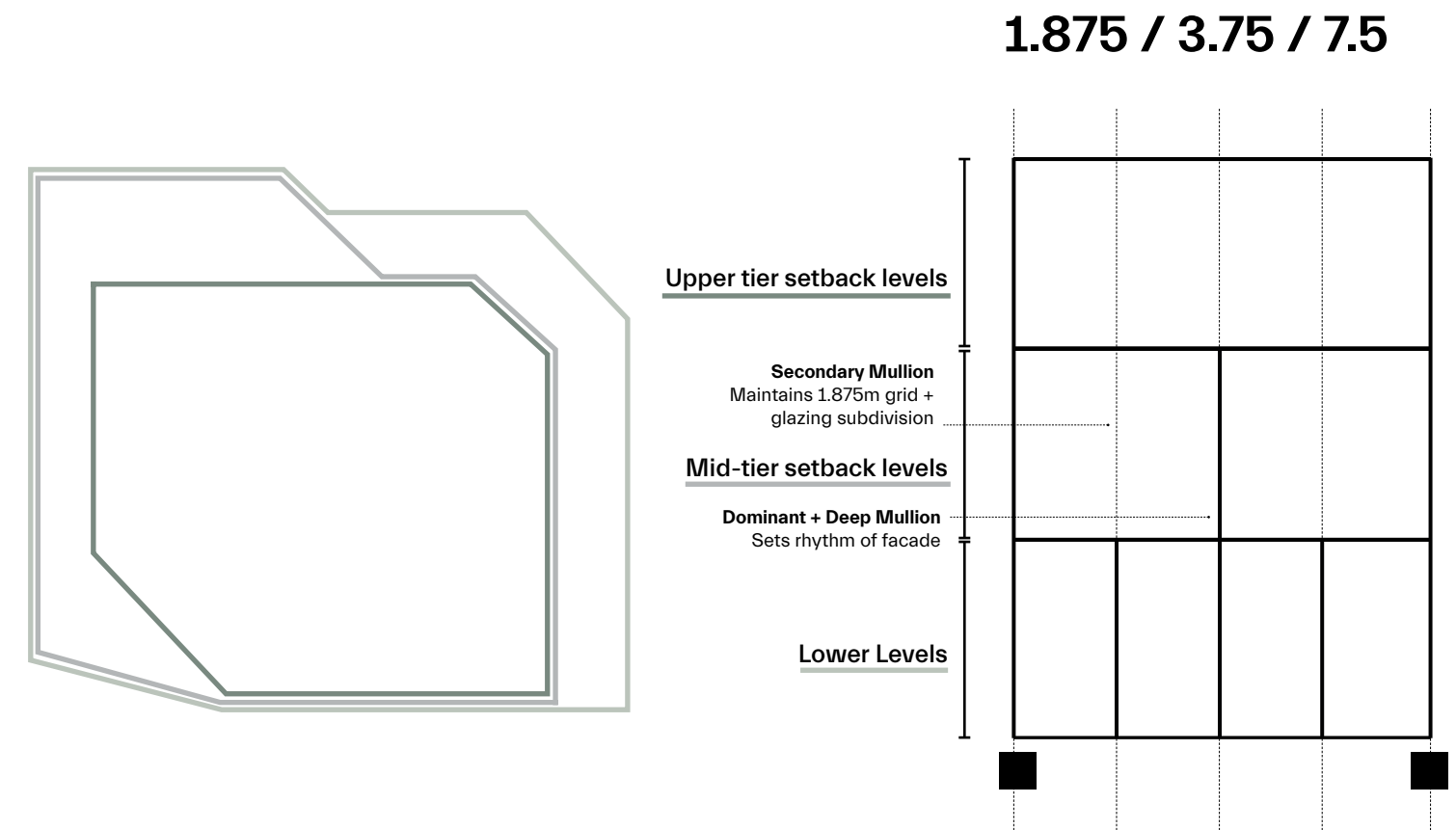
Bottom: Facade layer testing through physical models

A key conceptual driver was to establish a façade language that could be rigorously efficient and elegant, whilst reflecting a narrative of repetition and layering. To help this, the façade and dimensions of the building have been consolidated to a consistent 1.875m grid. A primary and secondary arrangement of mullions has been introduced, with the primary providing an extruded profile for depth and expression.

These extruded elements are layered through 3 typical spacings; at 1.875 / 3.75 / 7.5m spacing, all clearly and evenly divisible by the 7.5m structural grid of the building providing a mechanism to intuitively step, layer and recede

the façade subject to requirement. Whether be it for views, shading, or privacy.

The below studies iteratively tested the variable arrangements of primary mullions, interrogating in the round to assess proportional impact to the building.



By Block



By Layer



By Double Layer



By Wrap



Staggered Layers



Staggered Layers 2



6.0 Architectural Expression

6.3 Concept Development

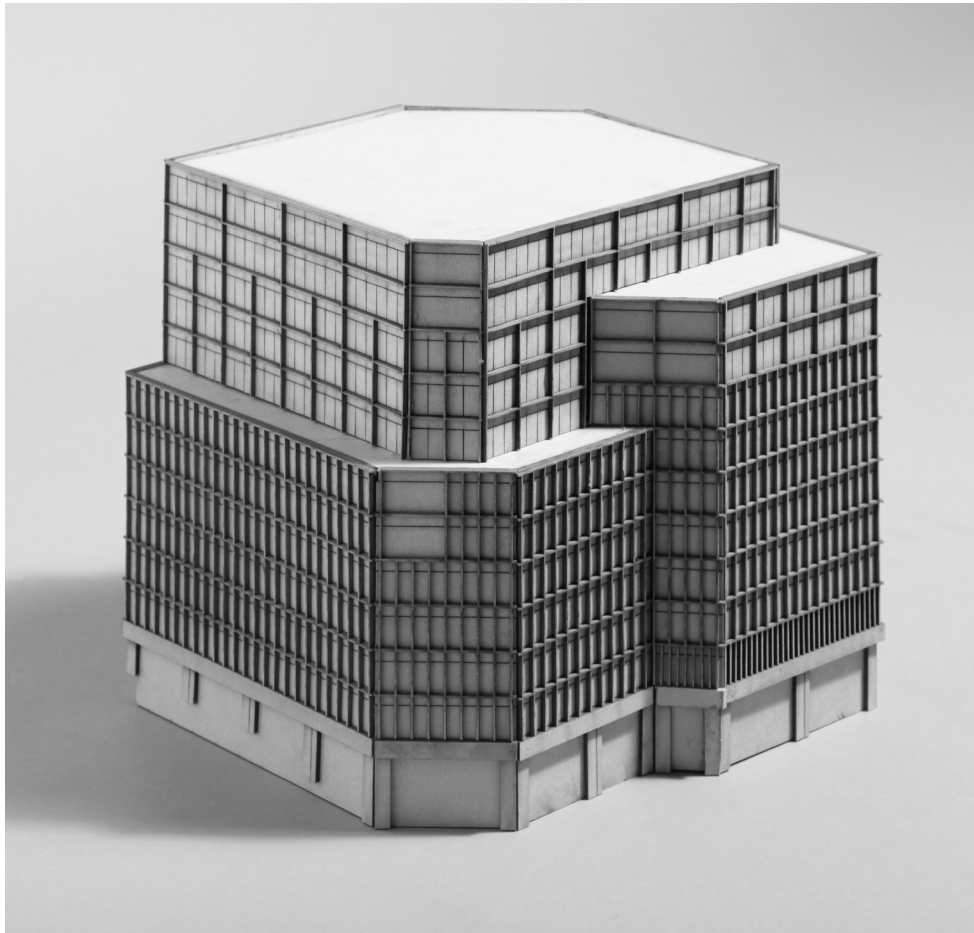
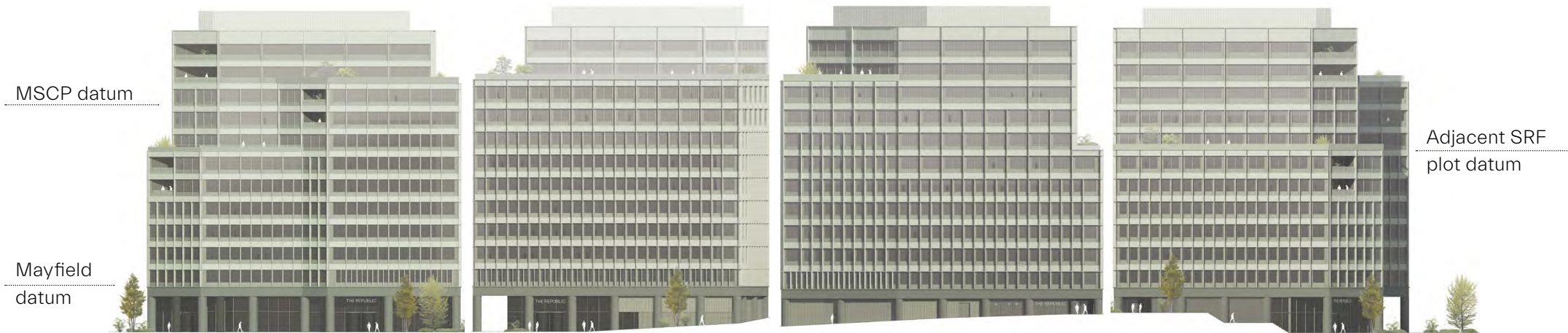
Below: Unfolded elevation study
Bottom: Massing and Facade study model

A key consideration in developing the upper façade was to appraise the corners and junctions across the elevation grid.

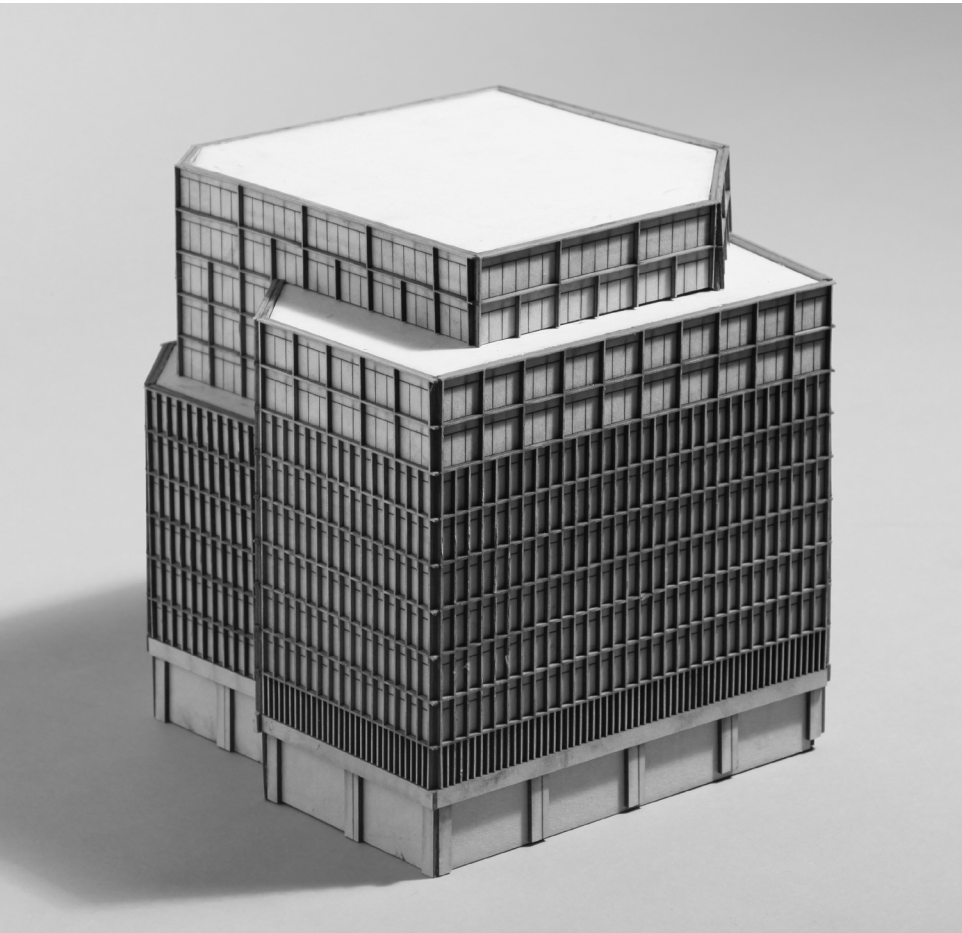
Due to the building geometry and setbacks, to the park frontage, 3 distinct volumes are visible, in contrast to the south where a singular mass conjoins.

The variable spacings of primary mullions help to deal with this condition, allowing each banding to step where required. The façade is not simply defined in horizontal bands, but rather staggered to adapt to the geometry. In combination with the massing setbacks, these bands allow the proposal to relate to variable adjacent building contexts and scales.

The podium datum below compliments this, providing a consistent platform above which the shifting strata language can take place.



North East View



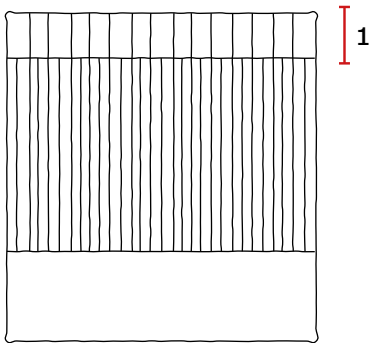
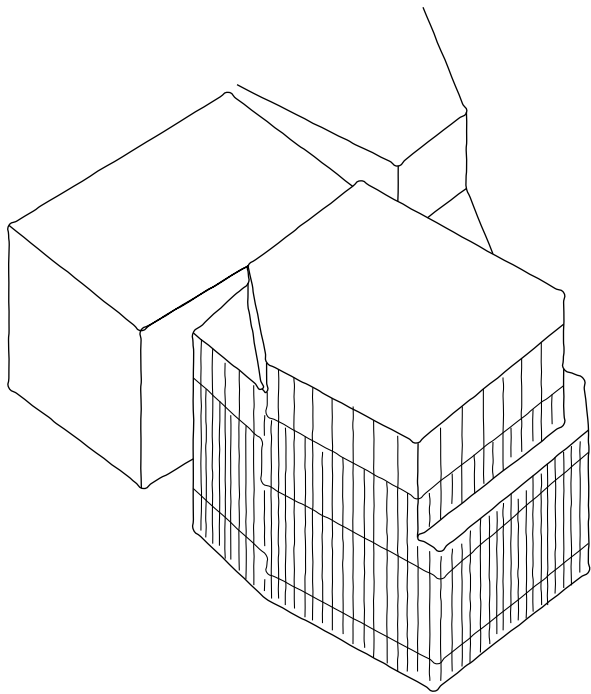
North West View

6.0 Architectural Expression

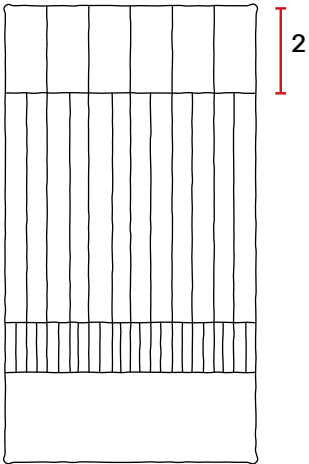
6.3 Concept Development

Below: Proportional study of facade
Bottom: Southern elevation studies

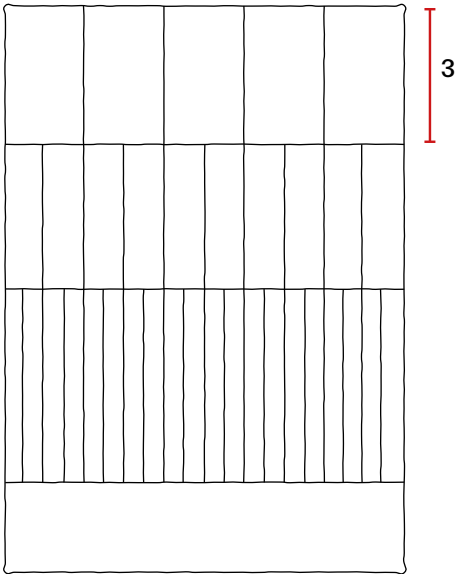
As a proportional principle, the facade strategy proposes banding that relates to the scale of each massing elevation, with the largest mullion spacing of 7.5m being applied at progressively increasing layers as the building rises. To the south, these bandings intersect on a singular facade. The below studies were conducted to interrogate how these could combine. The proposal seeks to ensure the lower levels retain a denser, consistent language to the urban conditions at Mancunian Way, with greater emphasis on relief and openings provided from middle to top, to optimise views out and allow visual permeability into the building from the wider city context.



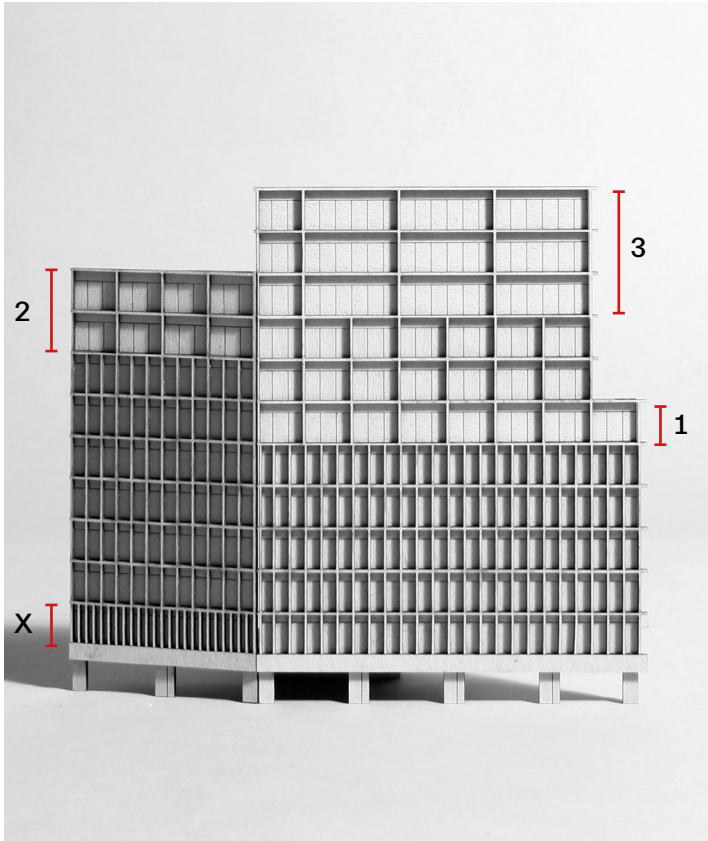
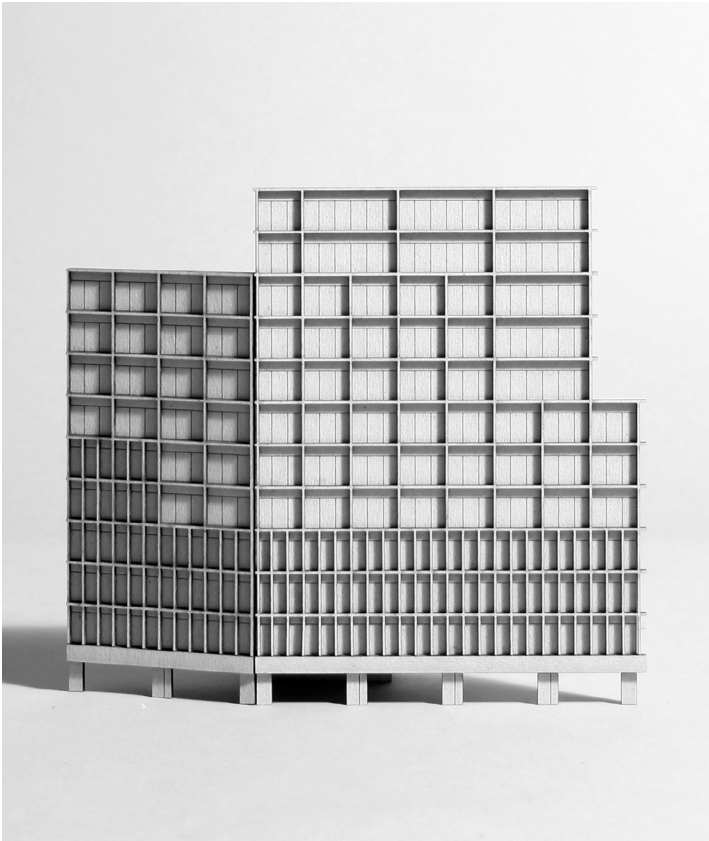
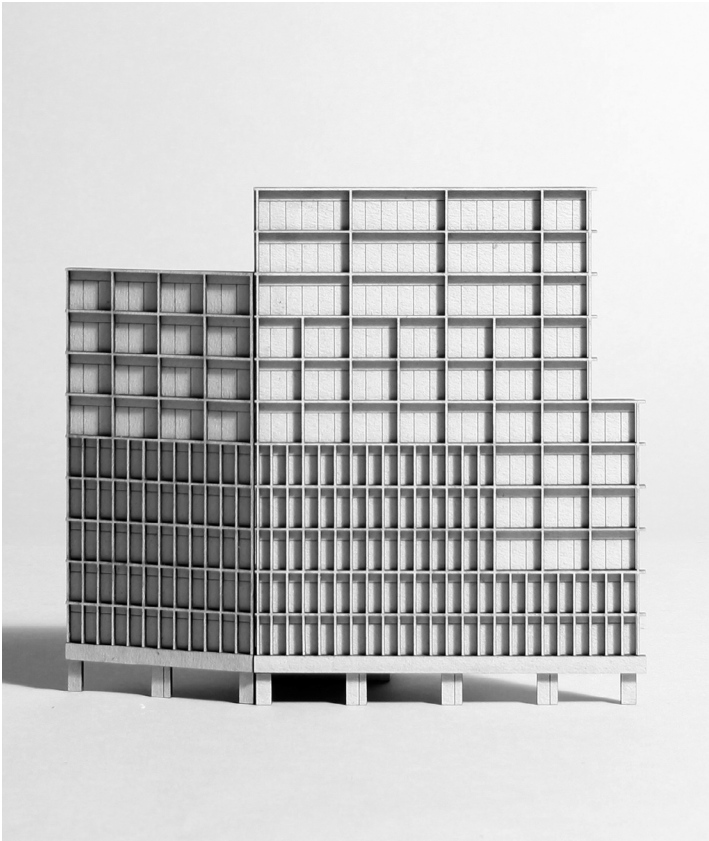
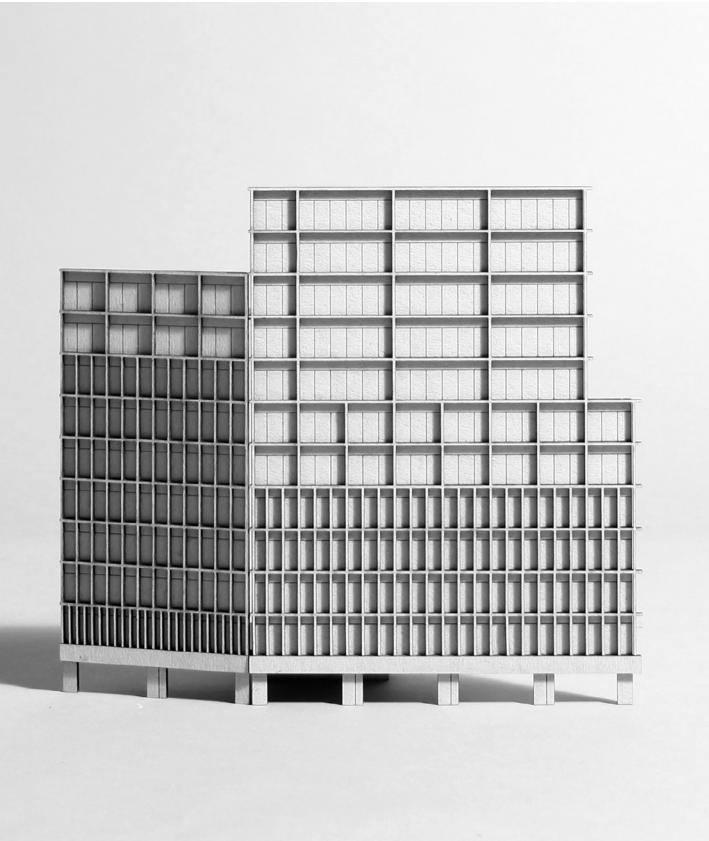
North Elevation A



North Elevation B



North Elevation C

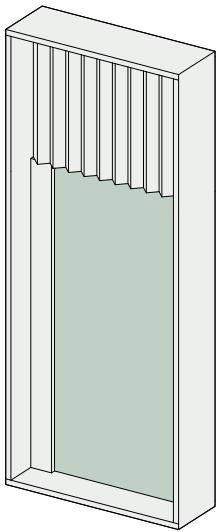


6.0 Architectural Expression

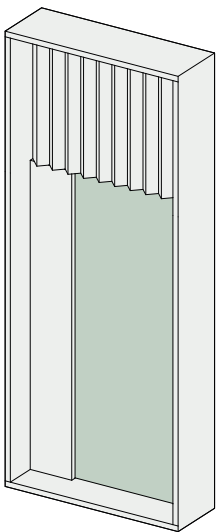
6.4 Carbon Opportunities

While retaining the fundamental design and narratives of the 2019 scheme, a number of opportunities have since been identified to meet more aspirational environmental targets. These are outlined below, with visual aid as to how a typical facade bay could be adapted within the framework of the original design.

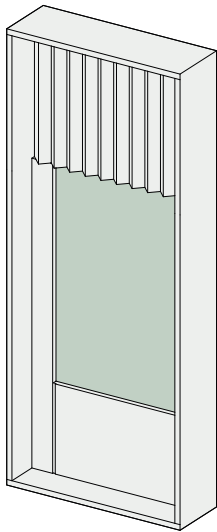
Reduce Embodied Carbon through recycled content



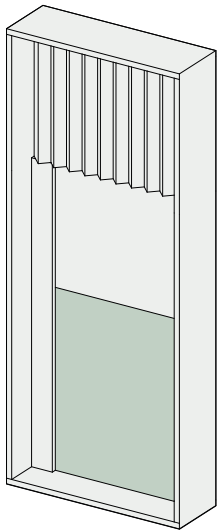
Improve Thermal Comfort with opportunities for openable vents



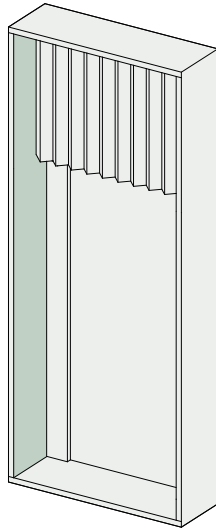
Limit Heat Loss by reducing glazing areas



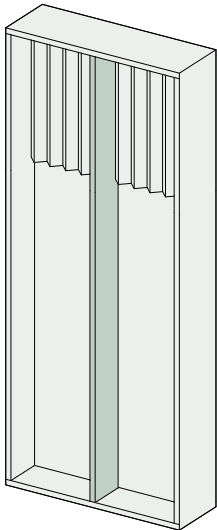
Avoid Solar Glare through controllable internal shading



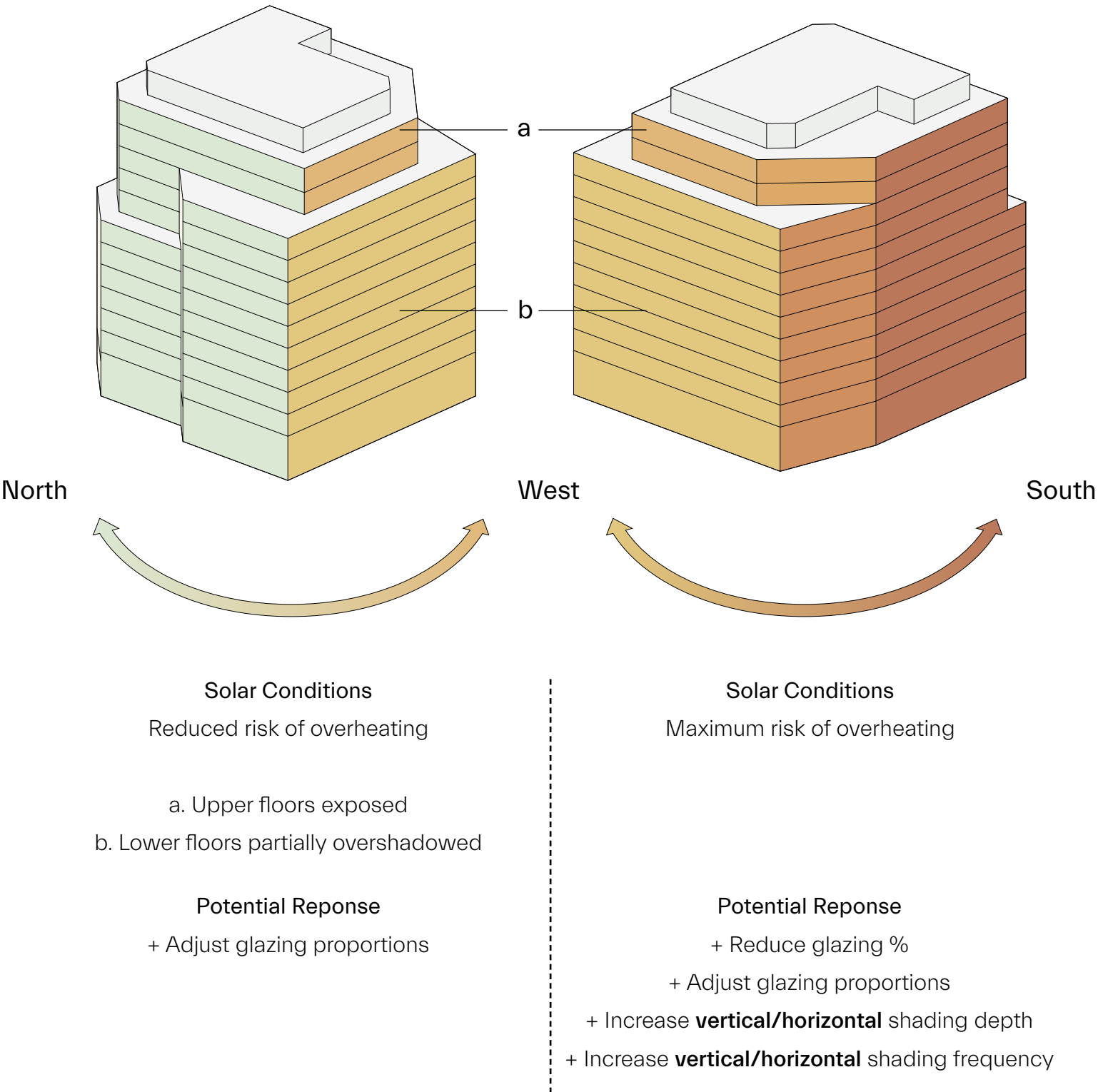
Prevent Overheating with passive external shading



Lower Solar Gains by increasing shading elements



Below: Further opportunities have been identified; to adapt the facade to be more responsive to orientation, so where the building is at increased risk of solar gain, a higher degree of mitigation in implemented, allowing greater access to daylight and opportunity for views where solar conditions are more favourable.

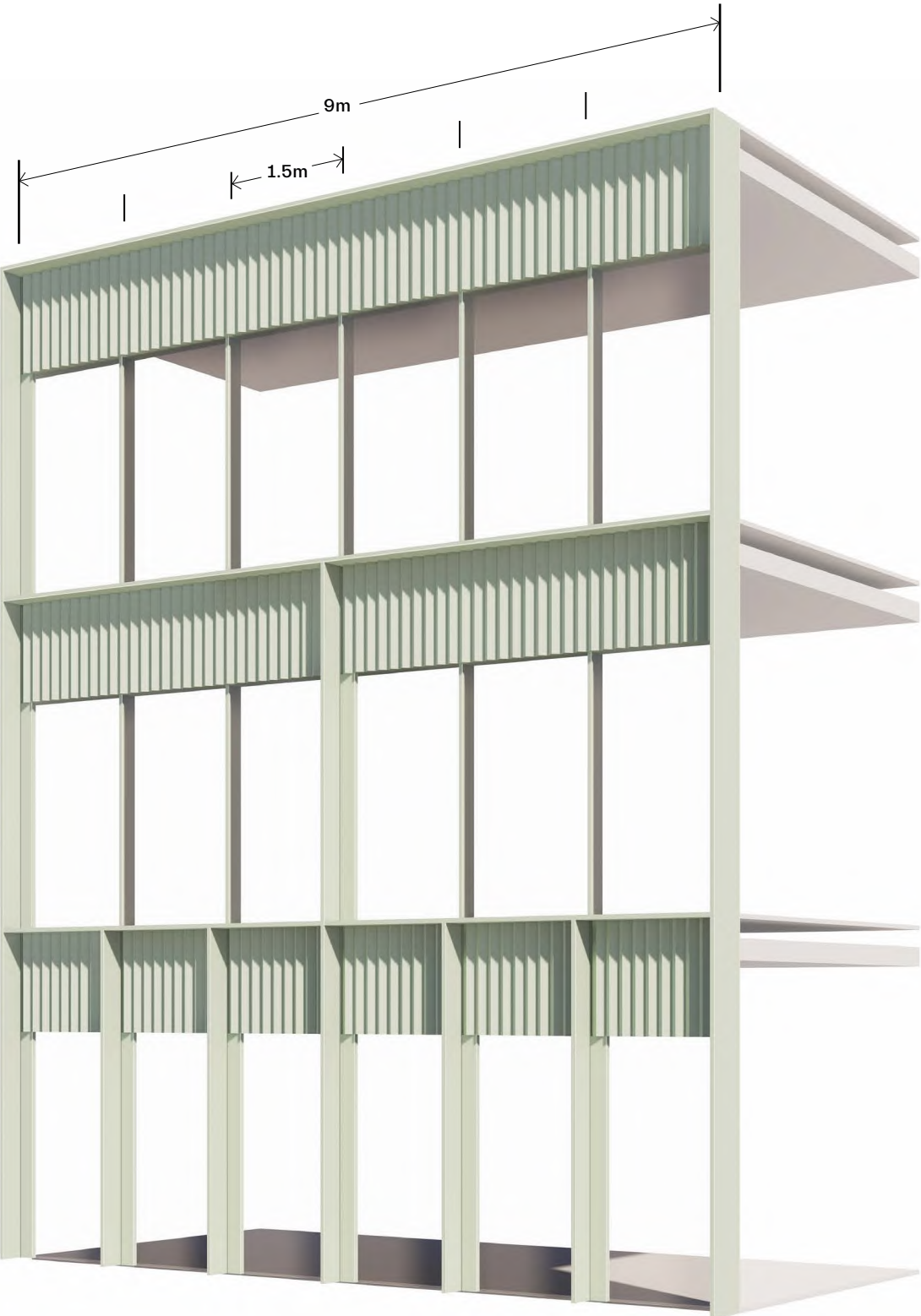


6.0 Architectural Expression

6.5 Key Facade Changes

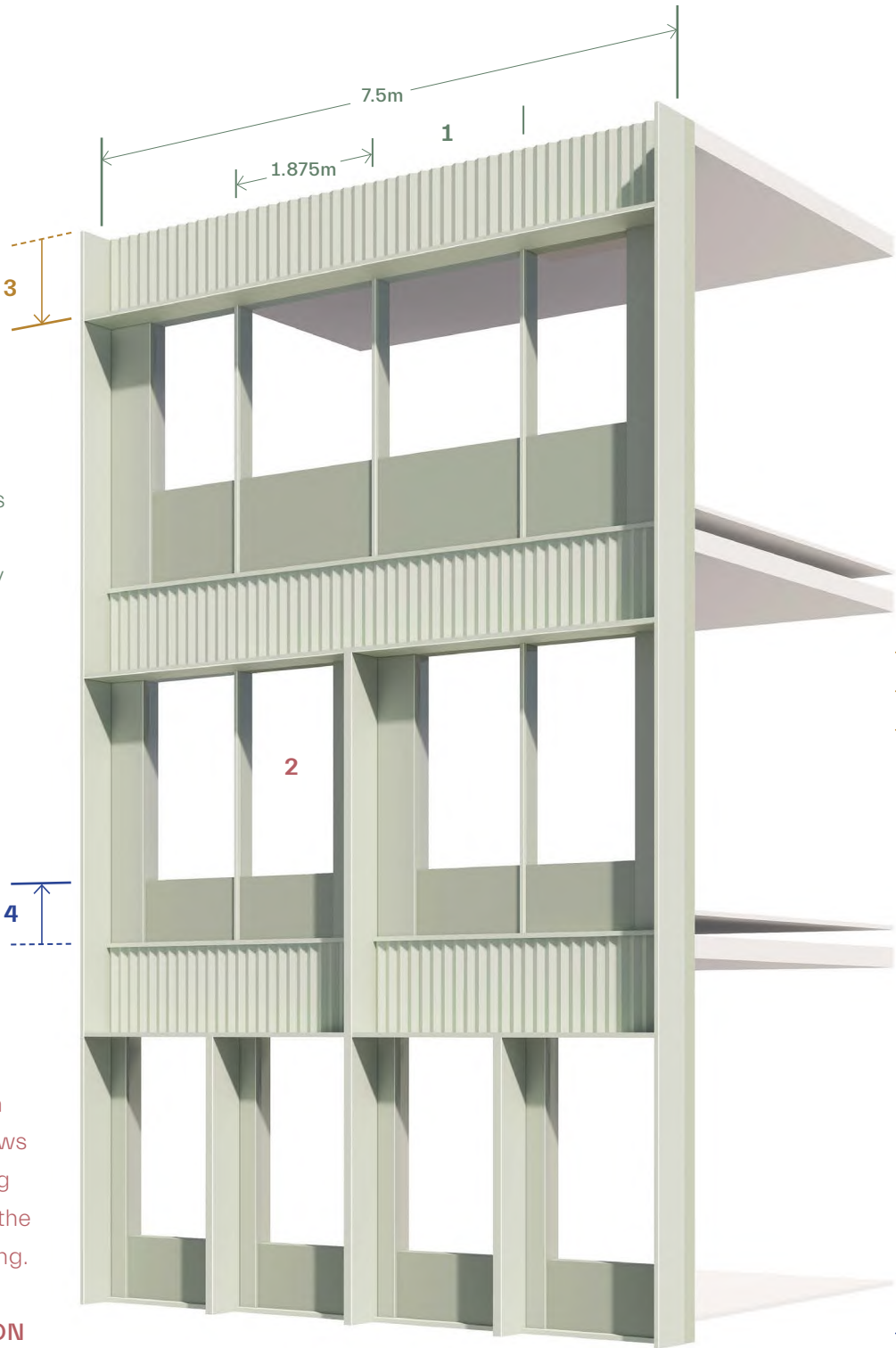
A number of key changes in the facade design have been implemented in order to significantly reduce operational carbon in energy use. These have been subject to extensive iterative testing, and introduced in such a way that the original design intent is upheld. Careful attention is paid to the way in which glazing ratios are reduced, for example, while maintaining the lightweight and filree expression of the envelope.

2019 Design



9.8
Wh/m²

2023 Design



7.5
Wh/m²

23%
OC reduction

1 SPANS REDUCED
Reduced spans in the structural grid have led to significant carbon savings. The facade planning grid has been adjusted accordingly, allowing for greater flexibility on the floorplate. The revision to a unitised curtain wall system generates a carbon efficient facade.

✓ LESS EMBODIED CARBON

2 GLAZING RATIO REDUCED
Glazing areas have been reduced from 65% to 40% in most of the facade. This allows for significantly lower heating and cooling loads, reducing the energy demand of the building.

✓ LESS OPERATIONAL CARBON
✓ REDUCED ENERGY DEMAND

3 SOLAR SHADING
The projecting transoms have been lowered in order to provide passive solar shading to the glazing, preventing overheating and improving thermal comfort in the summer months.

✓ LESS OPERATIONAL CARBON
✓ REDUCED ENERGY DEMAND
✓ IMPROVED COMFORT

4 SILLS RAISED
Sill heights have been raised in order to prevent overheating at the floorplate perimeter, while maintaining daylighting. Visual clutter is hidden, and views are prioritised.

✓ LESS OPERATIONAL CARBON
✓ REDUCED ENERGY DEMAND
✓ IMPROVED COMFORT

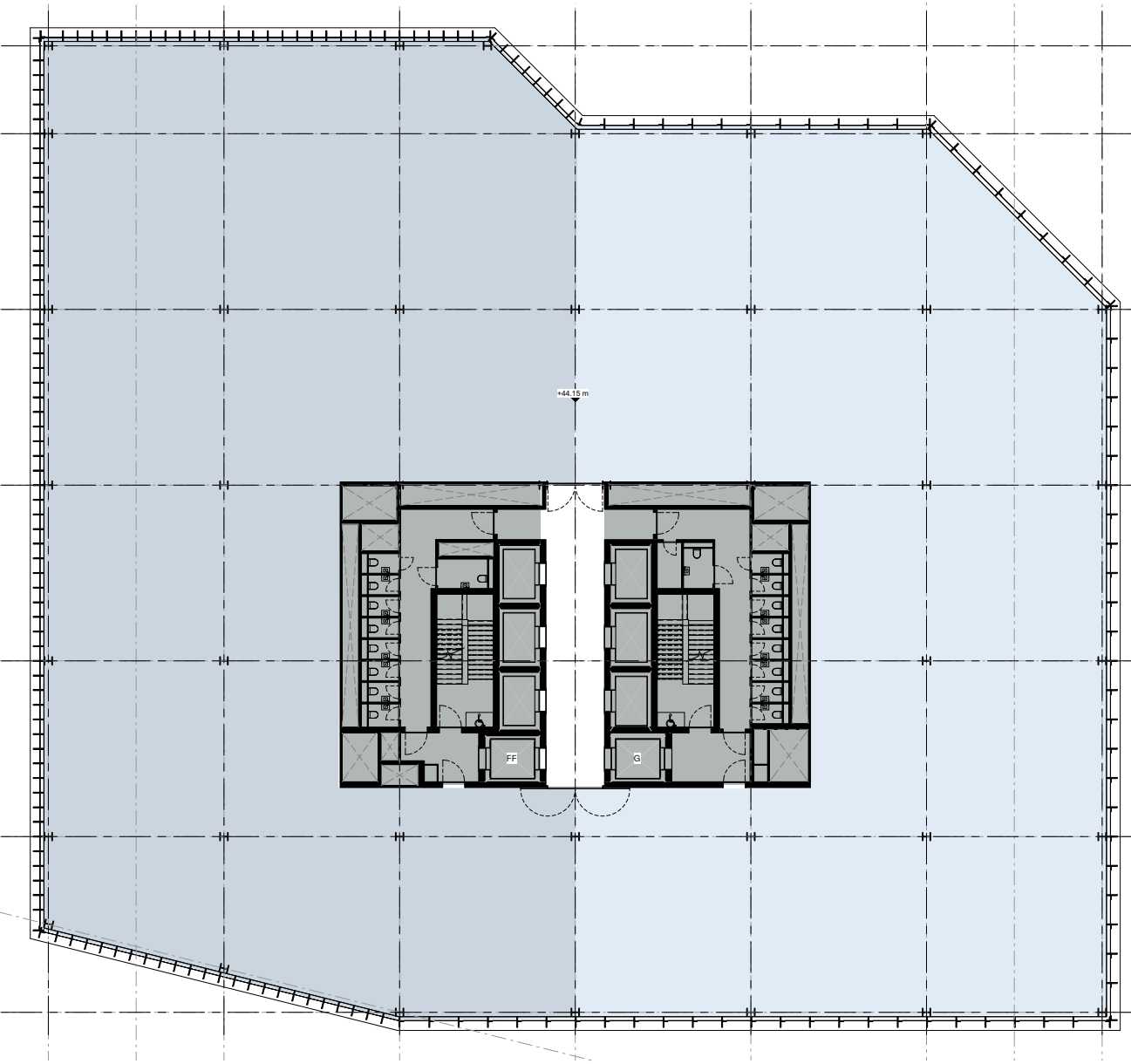
6.0 Architectural Expression

6.6 Structural Grid Development

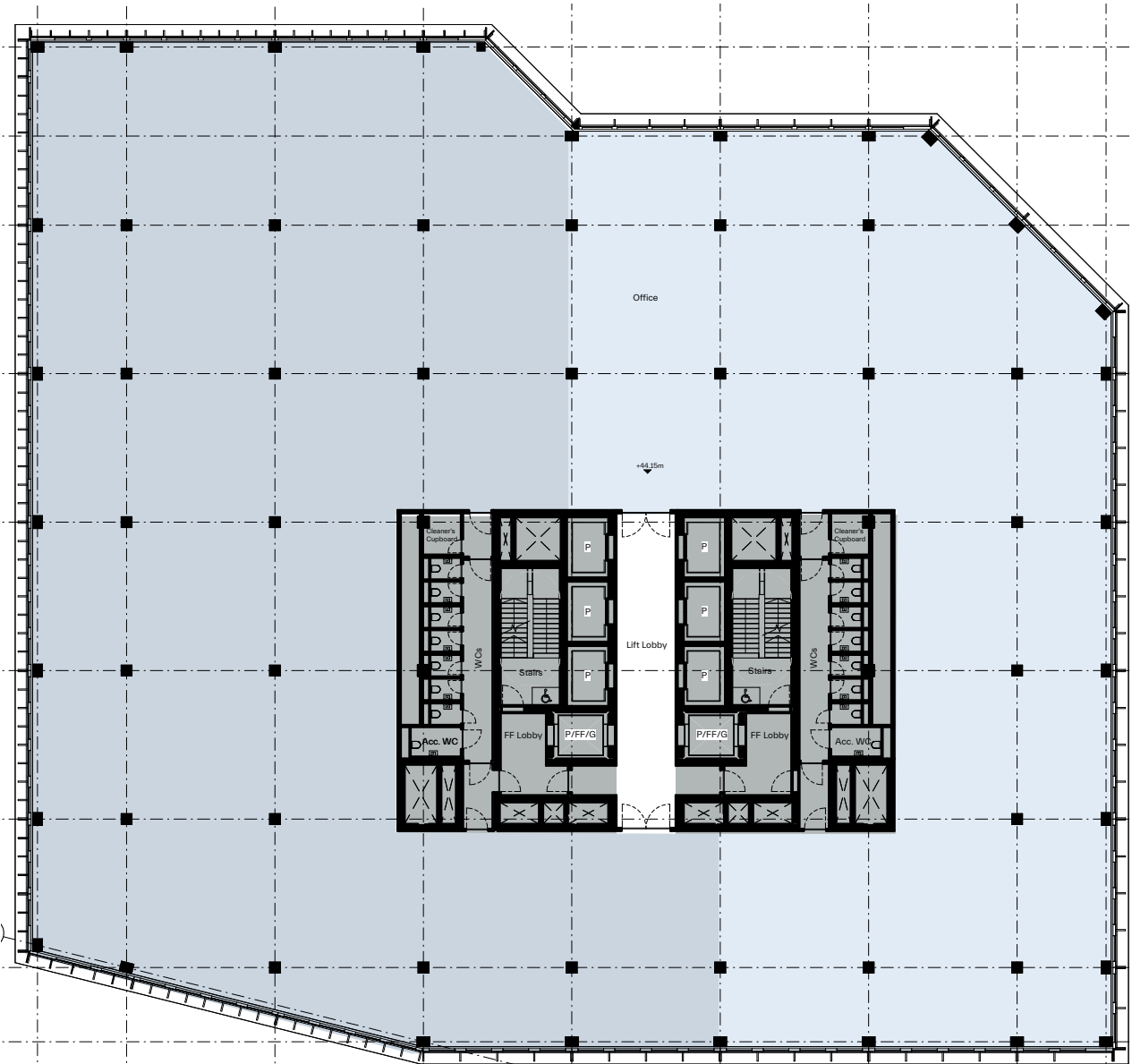
Developing on the Stage 2 structural strategy, a range of grid spans and layouts were tested for their impact against the uplifted embodied carbon targets for the buildings superstructure. The results of this study suggested spans of 7.5m or less were required to achieve this target, allowing for reduced floor slab depths, foundations and overall weight. It was concluded a 7.5×7.5m arrangement would deliver the most efficient solution to develop, reducing the embodied carbon content of the super structure of the building by 25%.

2019 Design

→ 2023 Design



Grid: 9m x 9m
Structure: Steel frame and Composite Metal Deck Floors



Grid: 7.5m x 7.5m
Structure: Concrete frame and PT Concrete Floors

335
kgCO₂e/m²

250
kgCO₂e/m²

25%
EC reduction

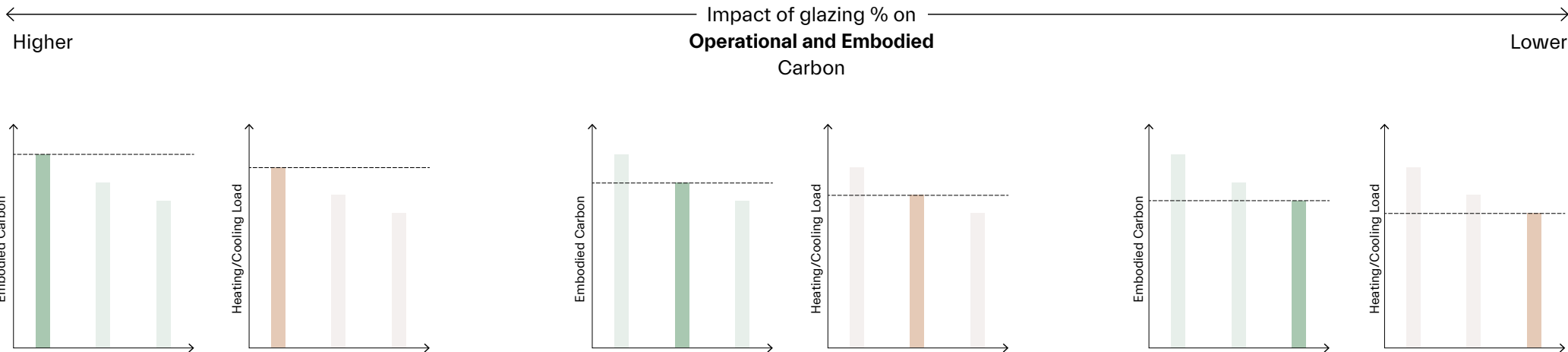
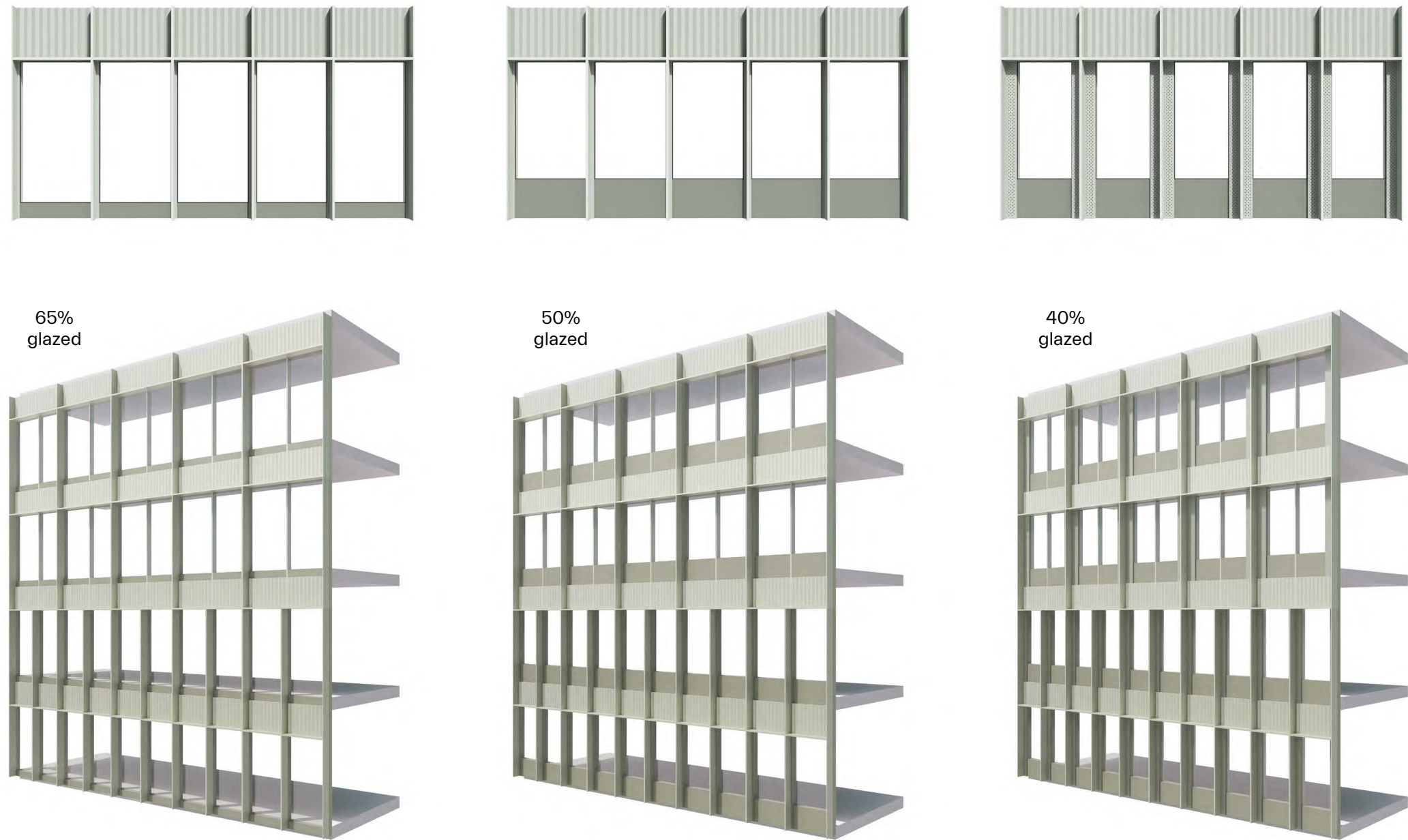
6.0 Architectural Expression

6.7 Glazing Ratios

The original 2019 facade design had a glazing ratio of approximately 65% across all elevations. Early analysis by WSP (DAISY report, below) indicated that a reduction in glazing area would be expected to result in significant reductions in both embodied carbon in the facade fabric, as well as operational carbon incurred through the heating and cooling of the building.

In direct response to these results, the facade design has been adapted to allow for varied glazing ratios, dependent on facade orientation. The design has been rationalised such that the dimensions of the basic elements of the facade - projecting mullions, spandrel panels and side panels - are specified to suit the environmental conditions of each facade individually. The north elevation will experience very minimal overheating, so the glazing area increases to improve daylighting and views. The south can be expected to receive direct sunlight throughout the day, so the glazing area is reduced, and projecting mullions increased in depth, to mitigate against solar gains. These fundamental principles have driven the development of the facade design.

Below:
Diagrams indicating the impact of different glazing ratios on the facade expression, and the resultant embodied and operational carbon data.



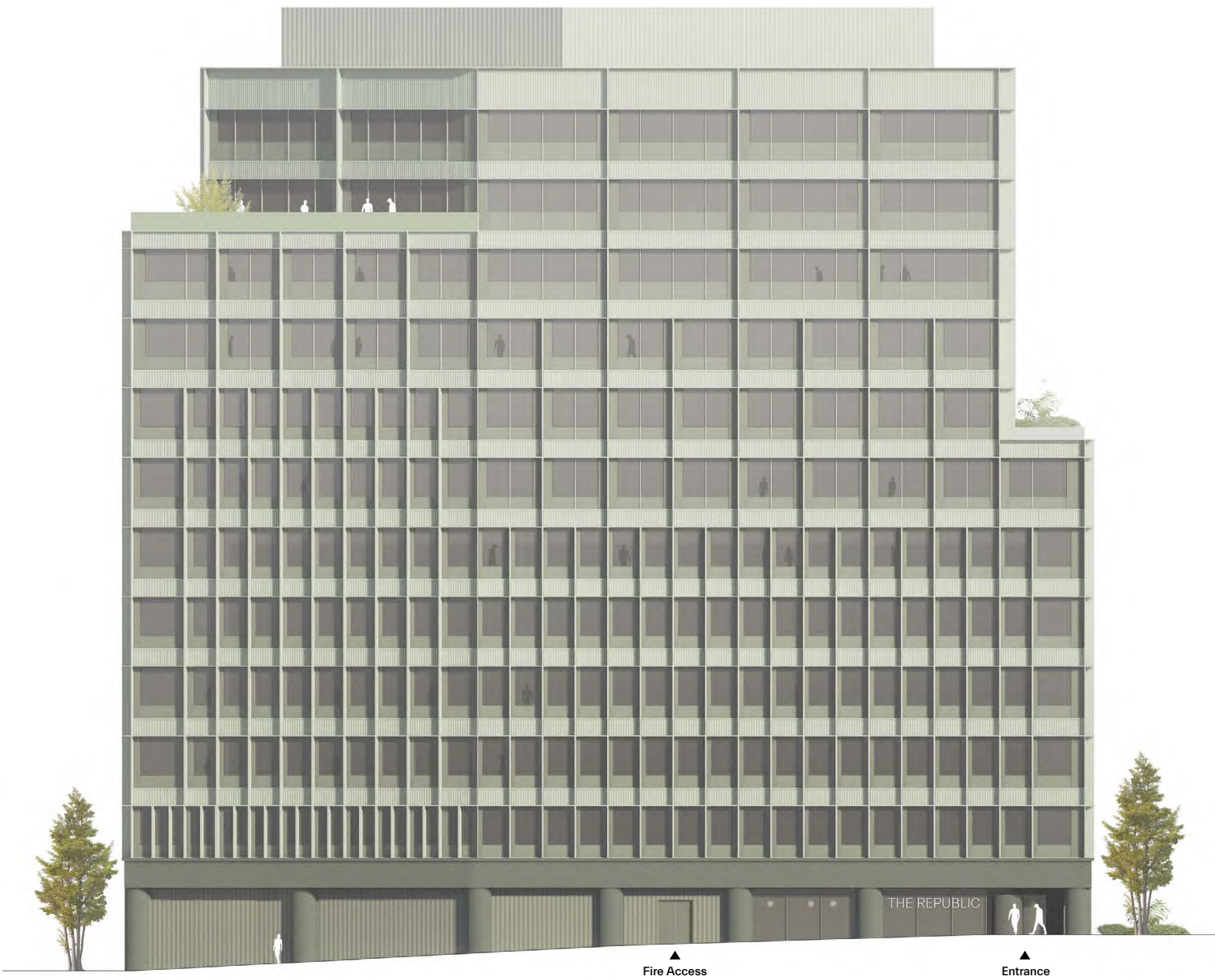
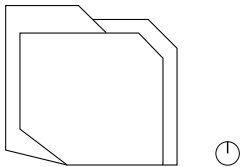
6.0 Architectural Expression

6.8 Elevations - North and South

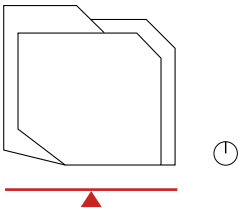
Below:
Proposed building elevations North and South



North



South



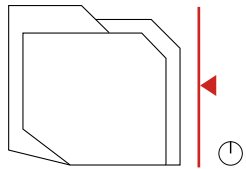
6.0 Architectural Expression

6.9 Elevations - East and West

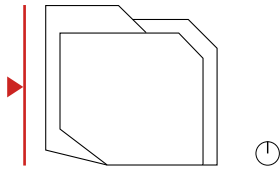
Below:
Proposed building elevations East and West



East



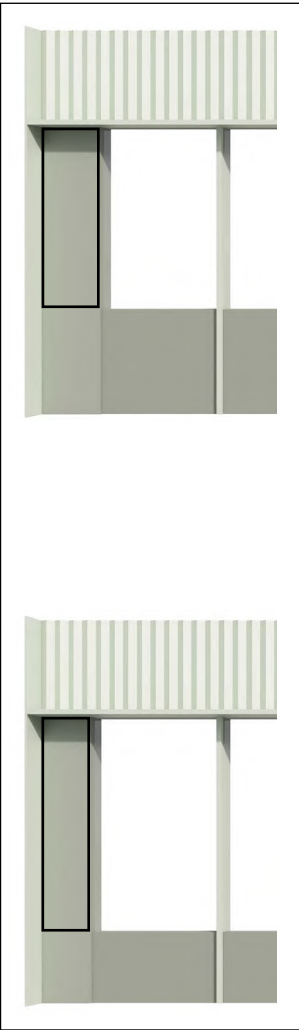
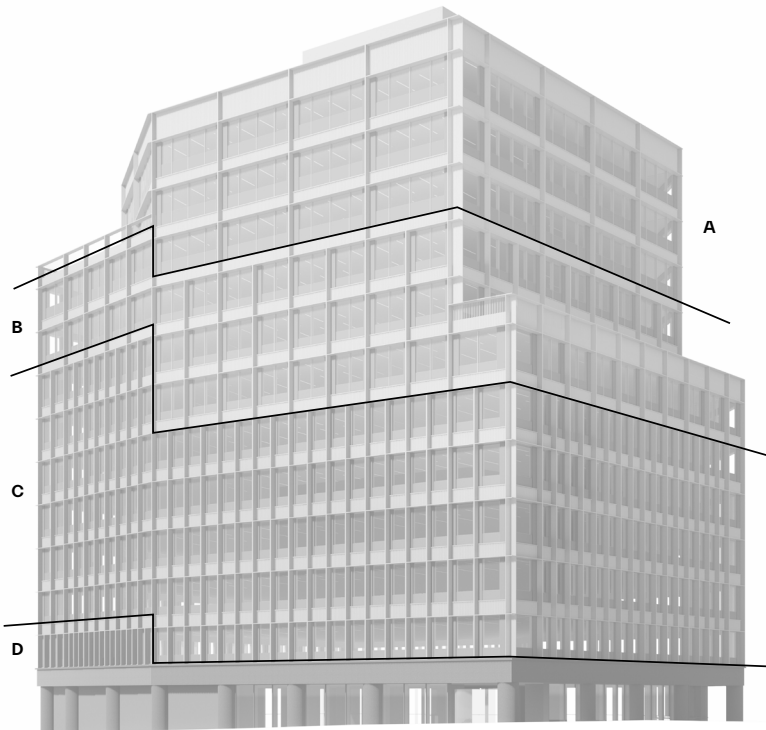
West



6.0 Architectural Expression

6.10 Module Types

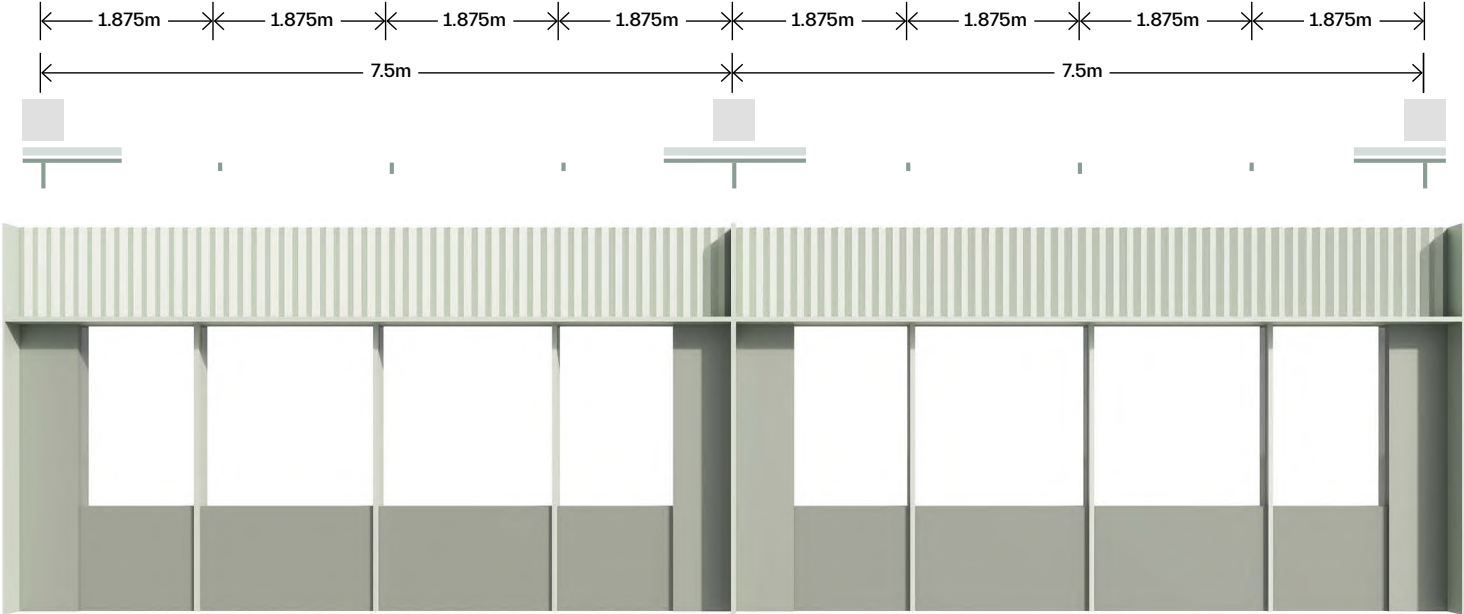
A series of module types have emerged through iterative development. These allow for a consistent glazing area, as determined by facade orientation, while creating a subtle gradient across the facades; from a more dense articulation in the lower floors, to a more open expression in the upper floors. Adjusting side panel widths, mullion rhythms, and sill heights, a dynamic facade is generated which responds compositionally to specific viewpoints, and the stepped and chamfered massing of each elevation. Internally, the module types and their respective glazing proportions respond to the experience of occupants at different levels of the building. In the upper floors, where views north over Mayfield Park and views south across Manchester will be most desirable, the glazing proportions adjust accordingly. Wide, panoramic views open up, with minimal divisions and interruptions. most desirable, the glazing proportions adjust accordingly. Wide, panoramic views open up, with minimal divisions and interruptions.



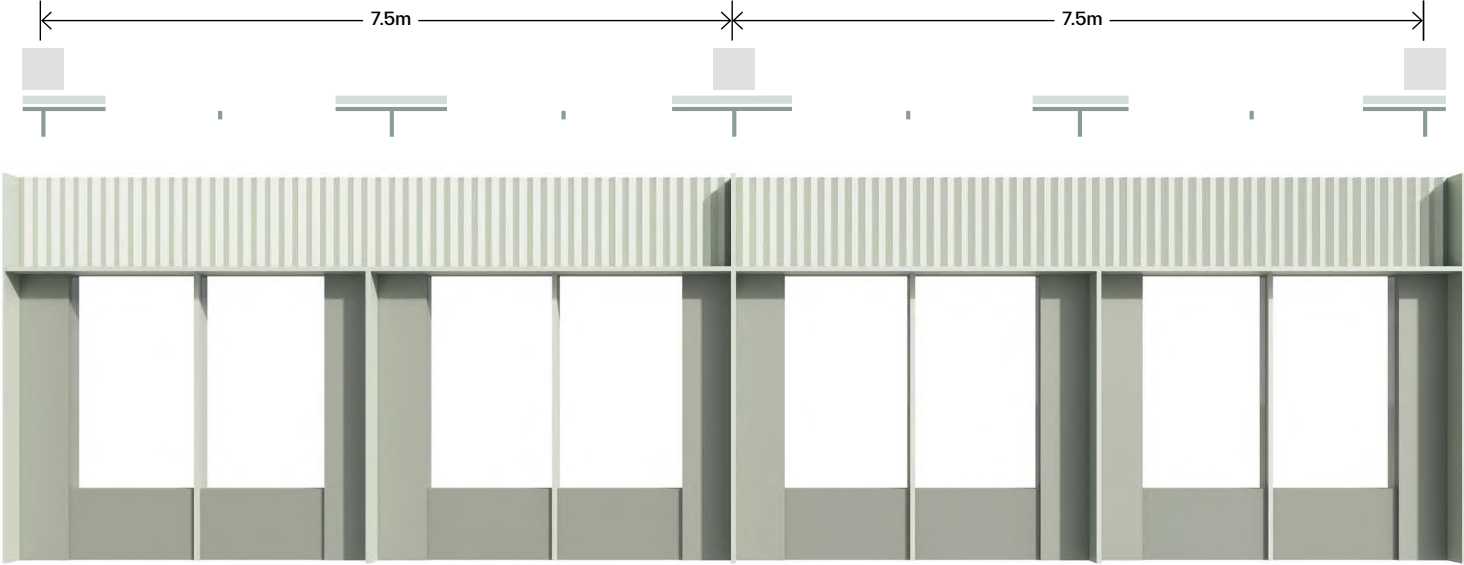
Potential for adaptation to introduce openable side vents in future scenario

Below:
Diagrams illustrating 3 of the facade module types, maintaining a consistent glazing area, while adjusting the rhythm of mullions and side panels.

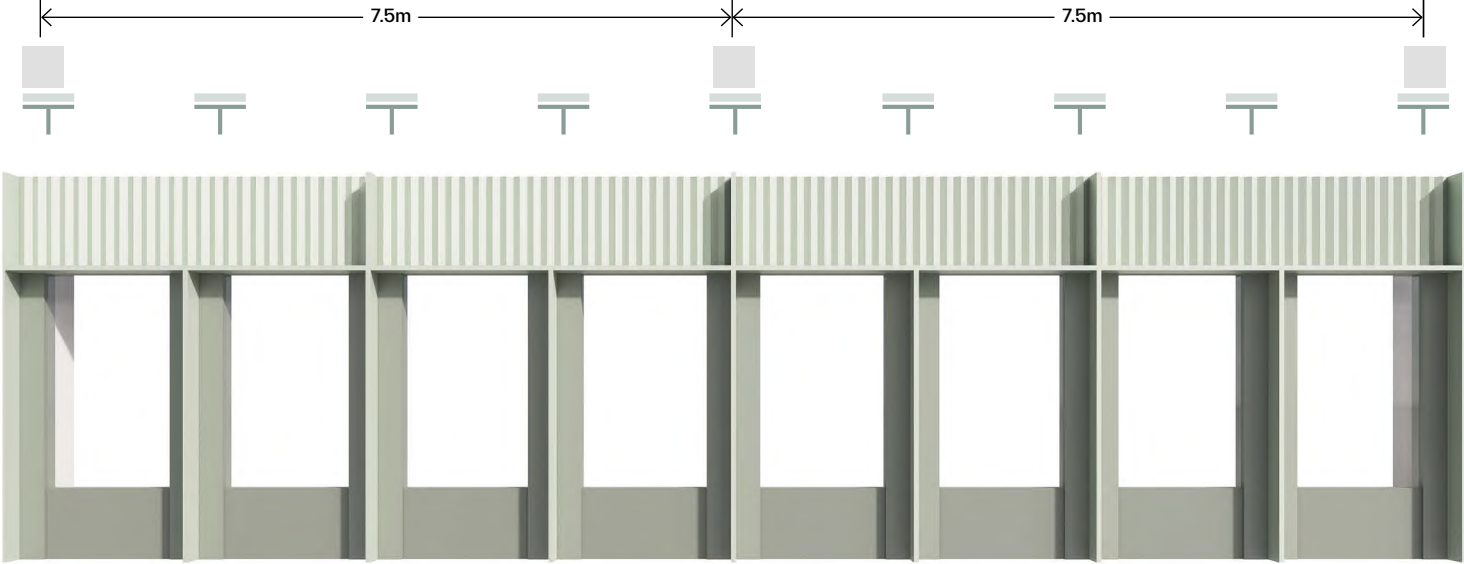
A
Upper Floors



B
Mid Floors



C
Lower Floors



6.0 Architectural Expression

6.11 Park Frontage

Below:
View looking South from Mayfield
Park to North elevation

*‘Playful, yet of strength. Bold and inclusive.
Resistant and sculpted for the future’*

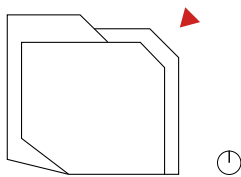
From the park, the building provides an animated presence. The narrative of sedimentary layering is evident, as the building’s strata progressively tiers vertically. This is coupled with the horizontal apertures that present themselves to the top of the volumes, subtly receding the density of the building and providing points of animation.



6.0 Architectural Expression

6.11 Park Frontage

The expansive terraces at setbacks provide activity and relief, creating differing characters of scale. These provide a key identity to the building and a dialogue with the emerging context. Corner loggias emphasise this, dynamically puncturing the envelope and orientating an emphasis to the long ranging views along the park. Whilst visually animating the façade, these enable tenant’s external amenity direct from their working floorplate, aiding health and wellbeing and facilitating informal breakout that nurtures intimate conversation with the park below.



Below
Right: View looking South-west from Mayfield Park to North-east elevation
Left: Visualisation depicting the loggias and terraces on the North-east corner of the building

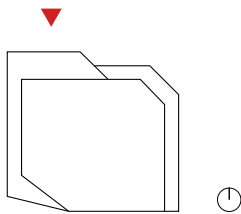
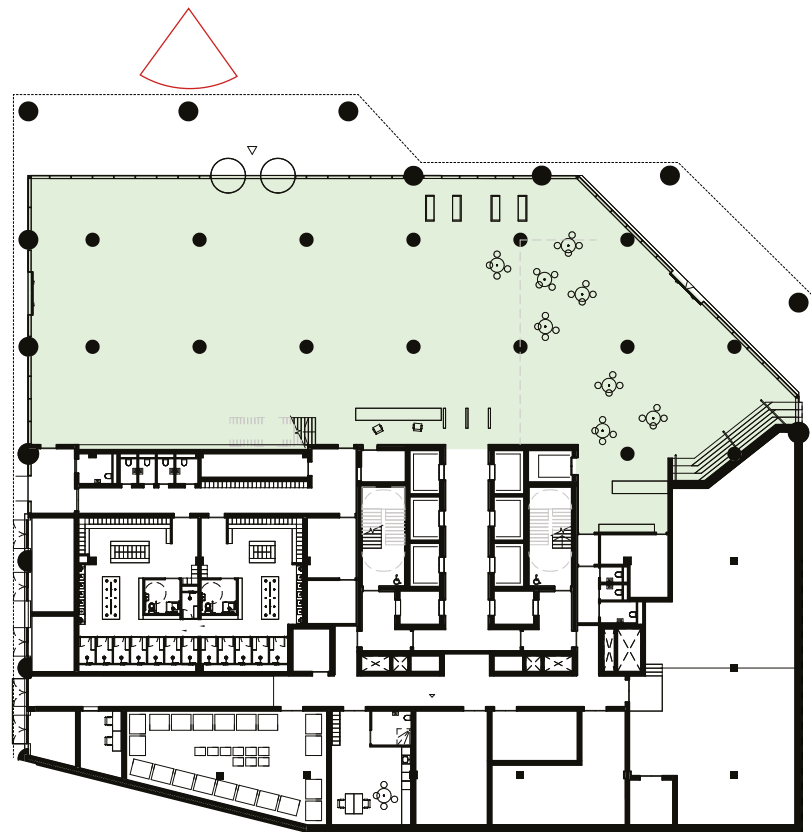


6.0 Architectural Expression

6.12 Park Frontage: Podium

On arrival the dedicated portion of active uses powerfully announces itself to the park frontage. The podium band delineates a strong wrapping datum to the public realm below, with large format glazing exposing the activity within. The notion of permeability is heightened through the peel of glazing to ground floor, set back from the column line to reveal a protected colonnade toward the entrance. Intentionally oversized columns provide a grounded strength to the footings of the building, enforcing the sense of aperture and reveal, akin to the depot. Circular in profile to warmly encourage human footfall around their perimeter.

A special condition of mullion banding is present to this portion of façade above, responding to the increased privacy demand at first floor office space, whilst also visually densifying the presence of the active frontage to the park as a transition between base and above.



Below:
Right: Visualisation illustrating the North West elevation and main building entrance



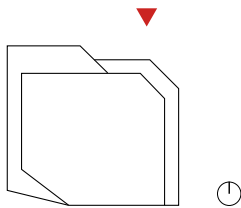
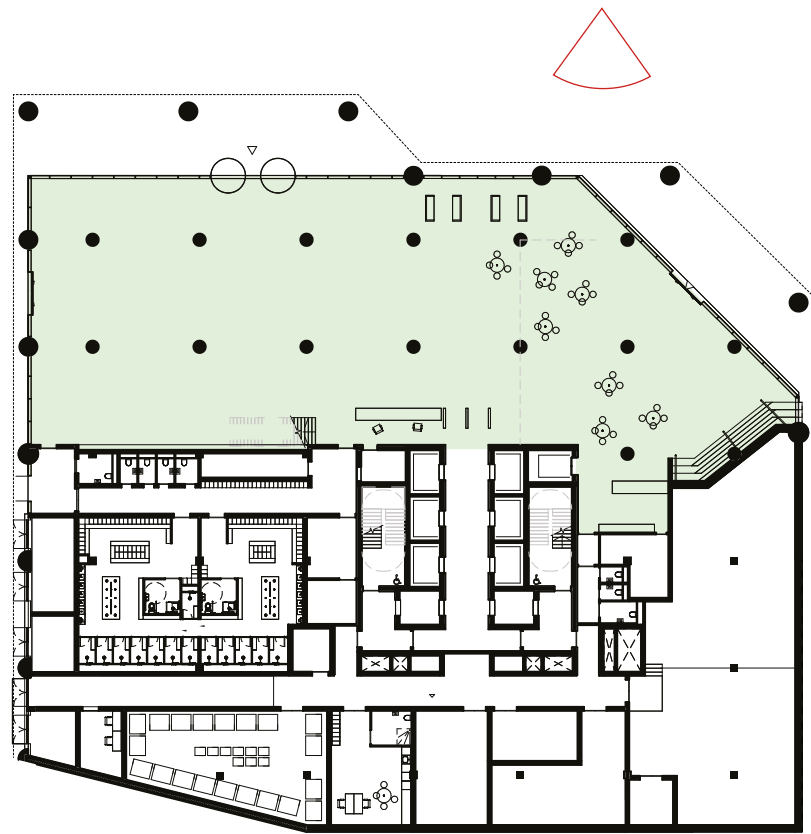
6.0 Architectural Expression

6.12 Park Frontage: Podium

A primary entrance to the north dissects the public programme within, positioned to invite public and tenant alike, to aid the identity of the building and provide a concentrated energy to this pocket of public realm. Footfall will be active here, with the double height clear glazing providing further permeability to prospective retail operators within.

The north-east corner entrance to the building locates itself on confluence of the river's meander, set back and sheltered by the colonnade and on direct axis with the internal reception and lift lobby.

The galleried mezzanine provides a visual reminder to the scale of these spaces, allowing passers by to experience varying conditions and activity to the perimeter of the building.



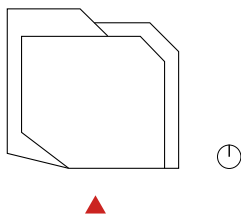
Below:
Right: Visualisation illustrating the North East elevation and building entrance



6.0 Architectural Expression

6.13 Mancunian Way

The Mancunian Way has been an important consideration throughout the design development. For a positive relationship to the street scale, the mass steps at both edges, lowering in height to appease the connections into the park and the neighbouring plots. The subtle chamfer at the south west assists in reducing the city scale and elegantly recedes the building’s mass to the corners. At these points, generous terraces are also articulated, enabling activity and dialogue to Ardwick Green and beyond. The facade banding helps to further relieve the scale of the building, with the variable sized apertures mitigating any impression of a singular, impenetrable frontage. Moments of landscaping to the south east corner are introduced to provide relief to the public realm from the adjacent highways and encourage footfall. This elevation will provide a catalyst to the ongoing scale and development foreseen to the East of the masterplan, hence we have strived to retain these moves for an appropriate acknowledgement of scale and townscape.



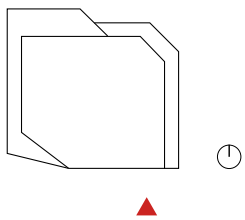
Below:
Visualisation illustrating the South elevation.
Left: Visualisation depicting the terrace and crown of the South elevation.



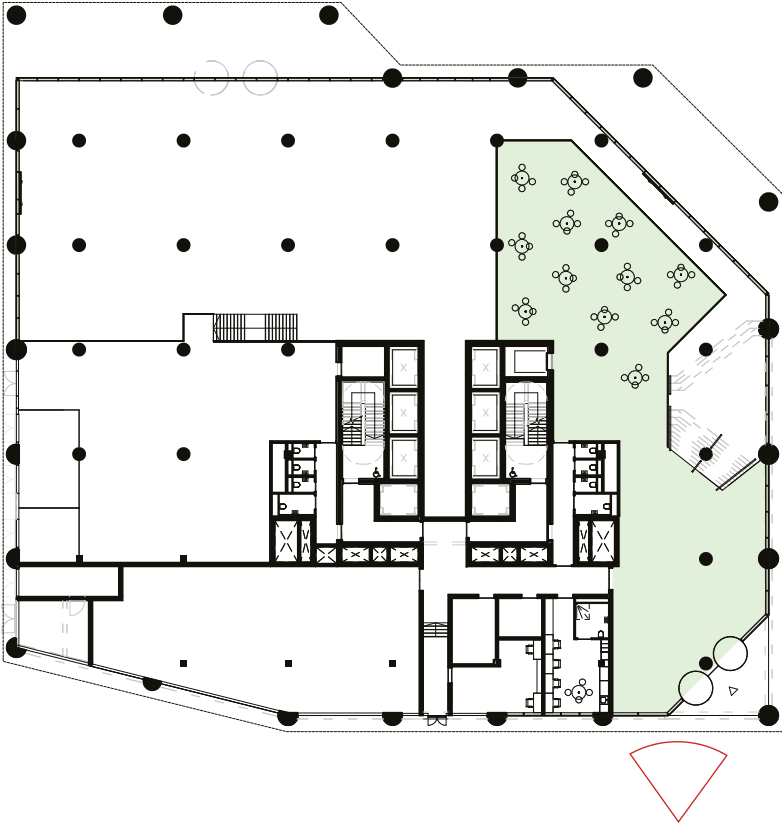
6.0 Architectural Expression

6.14 Mancunian Way: Podium

To the street scene of Mancunian Way, the level change across the ground plane compresses the podium, which steps to become a single storey height. At this location, grade access to the mezzanine level is provided, with opportunity for direct access to the public offering within. This corner has been glazed to improve the visible transience, providing active frontage at this street scene, while a chamfered overhang denotes an entry point from both the east and south, softening this corner.



Below
Right: Visualisation illustrating the South mezzanine level building entrance



6.0 Architectural Expression

6.15 Crown

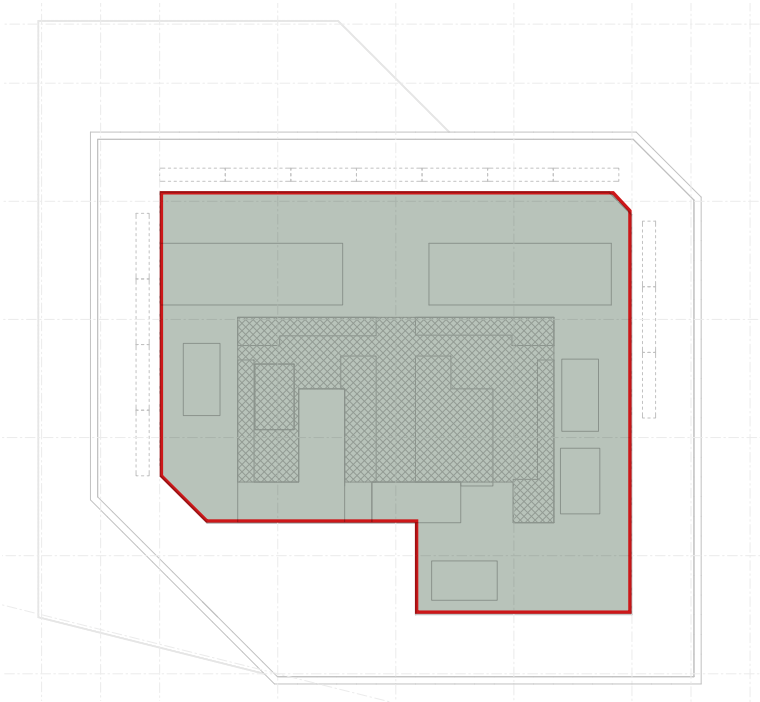
Below: Diagrammatic Roof plan and sections showing plant and PV array extents

To the roof level a consistent 1100mm parapet provides an extension to the elevation. Whilst aiding maintenance and safety requirements to the roof, this also brings weight to the visual termination of the building and reduces the impact of a projecting rooftop plant screen.

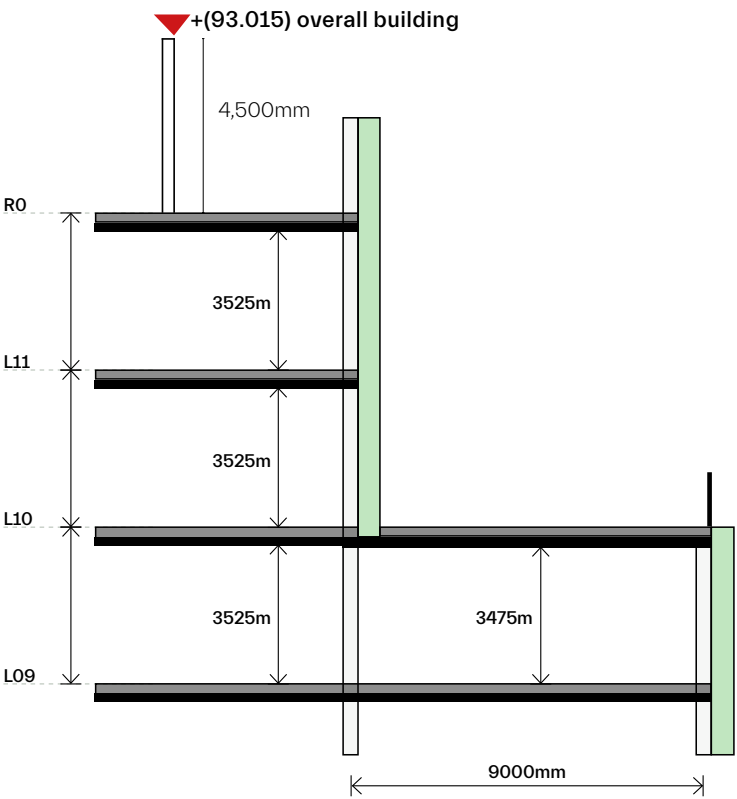
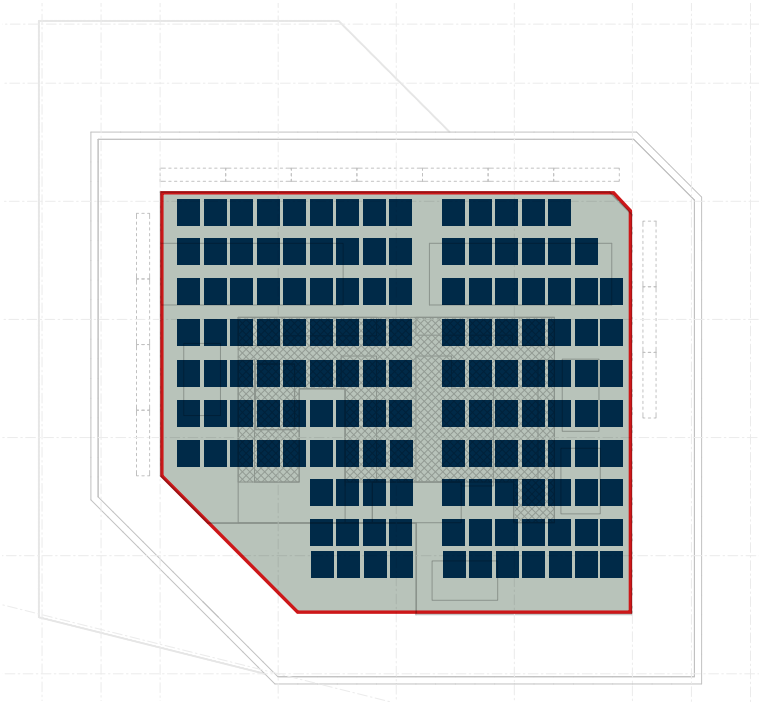
The servicing strategy demands a considerable amount of mechanical plant located on the roof. To mitigate the visual impact to the wider context, this equipment has been coordinated to sit approximately 4m back from the perimeter edge. In addition, a 5.6m high screen surrounds these extents. This screen has increased by 1.1m from the 4.5m proposed within the original planning submission and is necessary to screen a large PV array, a requirement of the new BREEEAM Outstanding aspiration.

The sceen will be finished in consistency with the primary facade, this screen will shield the volume of equipment and ensure there is negligible impact to the wider city vistas of the building.

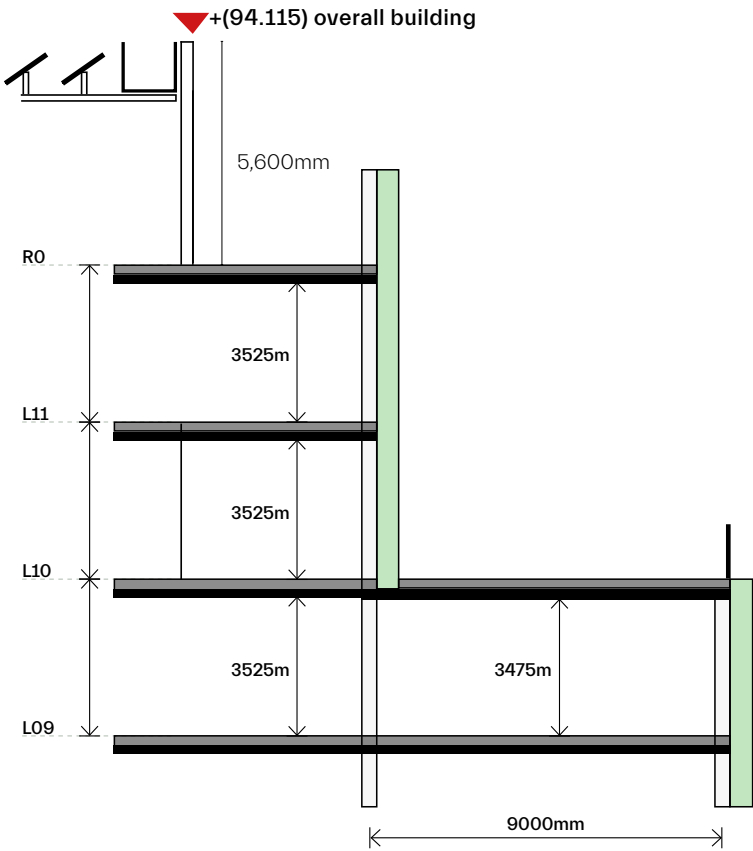
2019 Design



2023 Design



2019 Planning Submitted Scheme



2023 Current Proposal

6.0 Architectural Expression

6.16 Crown - Townscape Views

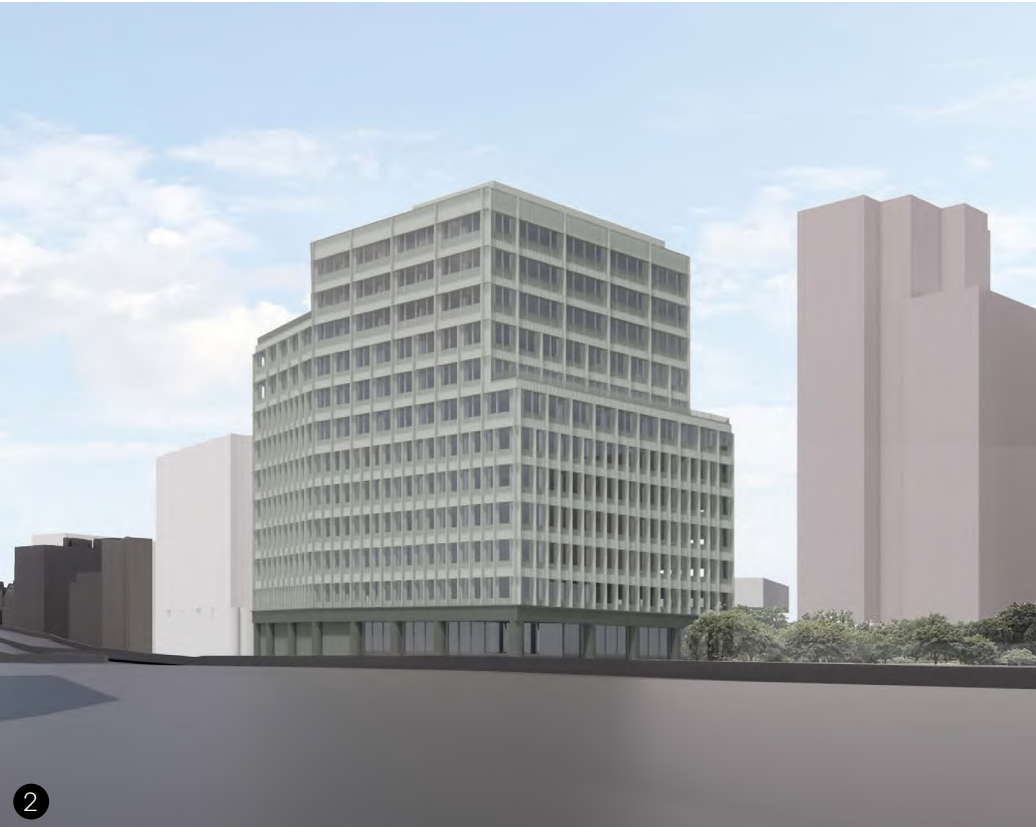
The impact of the plant screen increase in height is identified on the following images. There is a more significant impact from East and West on Mancunian way where the footprint of the plant area has needed to increase slightly.

Below: views of plant screen to roof



2019 Design

2023 Design



6.0 Architectural Expression

6.16 Crown - Townscape Views

There is a minor increase in plant screen height perceptible from Northern views from Mayfield Park.

Below: views of plant screen to roof



2019 Design



2023 Design



6.0 Architectural Expression

6.17 Colour palette

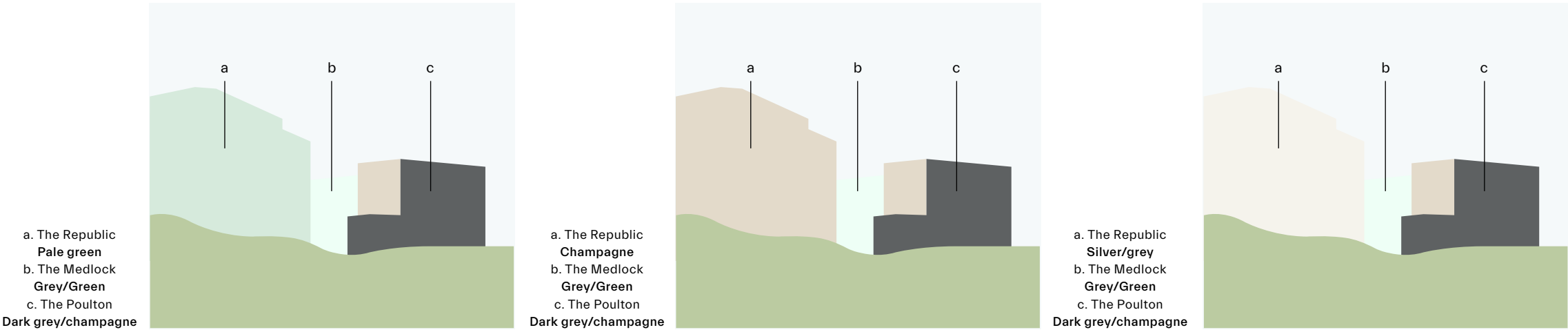
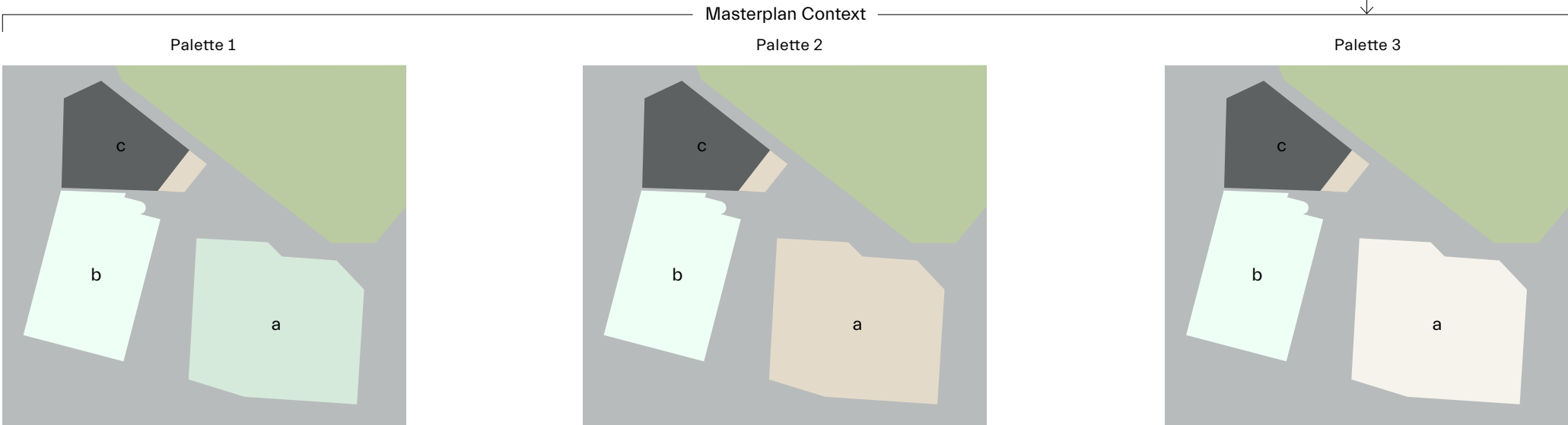
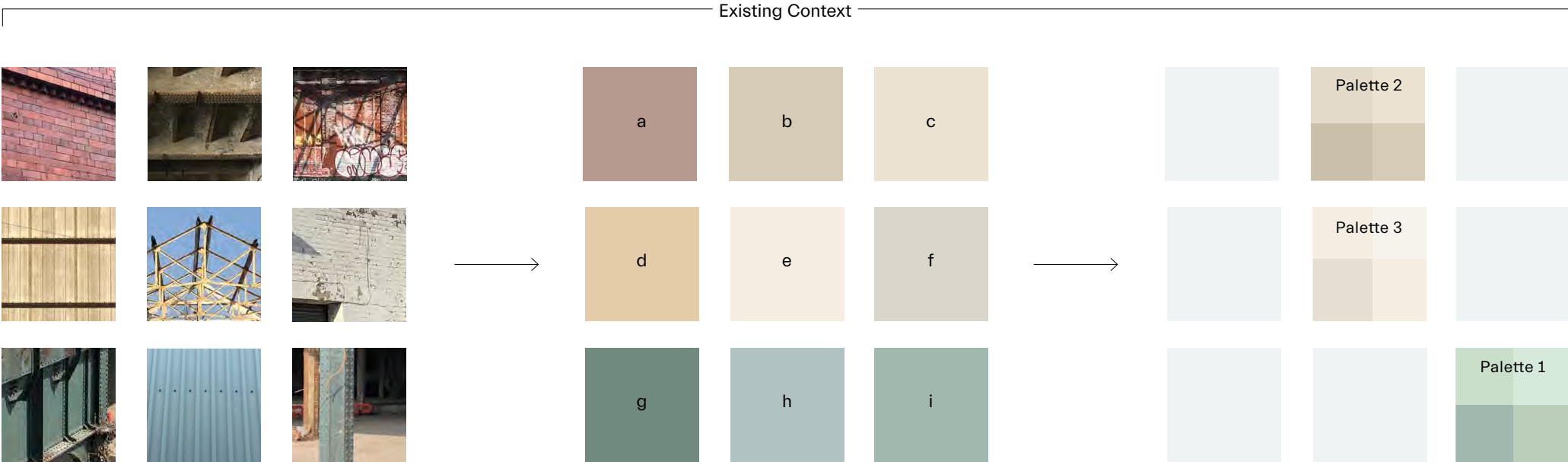
Below: photosampling + tone investigation
Bottom: colour tests

As a means of exploring a possible colour proposal, early photomapping was conducted to reference the existing tonal quality of Mayfield, drawing inspiration from structures, materials, plaques and architectural detailing. This was then cross referenced with the evolving narrative references to establish a tonal direction.

When applied to a series of façade studies, explorations on colour and material palette presented an interpretation of those early inspirations.

Parallel studies were interrogated for the podium, appraising the juxtaposition between base and top to establish what palette could be not only complementary, but befitting the mixed use programme at ground.

Rich, dark tones have been proposed to the podium, providing suitable contrast to the lighter tones above, whilst presenting a rich hue and granularity appropriate to the human experience and scale at public realm.

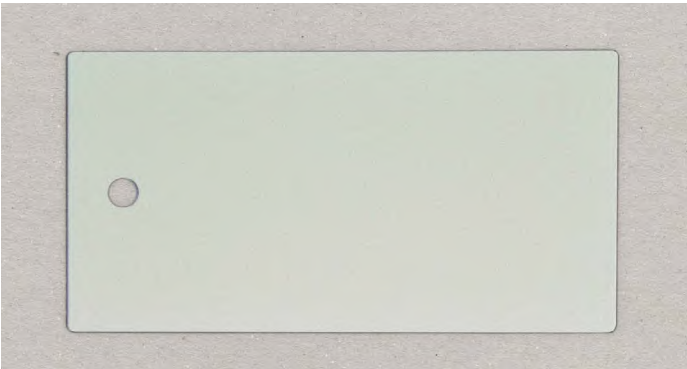


6.0 Architectural Expression

6.18 Colour / Tone Studies

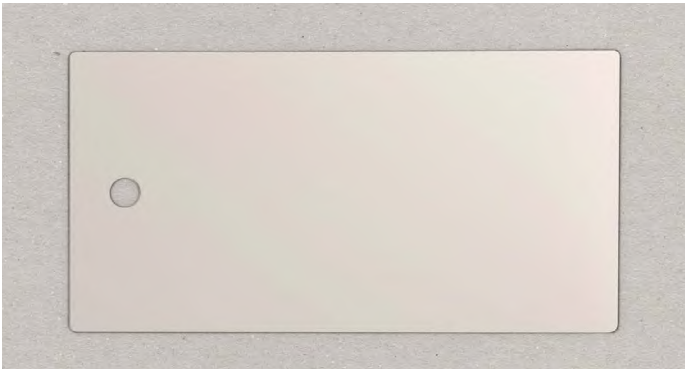
Below: A number of colour and finish options have been considered, to contrast the initial approach of an expressed green colour. Upon review our feeling is the green tone (exact colour and finish TBC) is appropriate for the setting and sufficiently bold for the ambition of the masterplan

Finish A



Colour: RAL 6019
Matte, Satin, Textured

Finish B

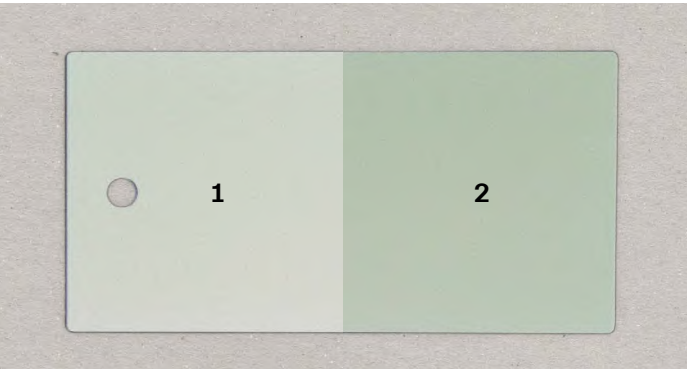
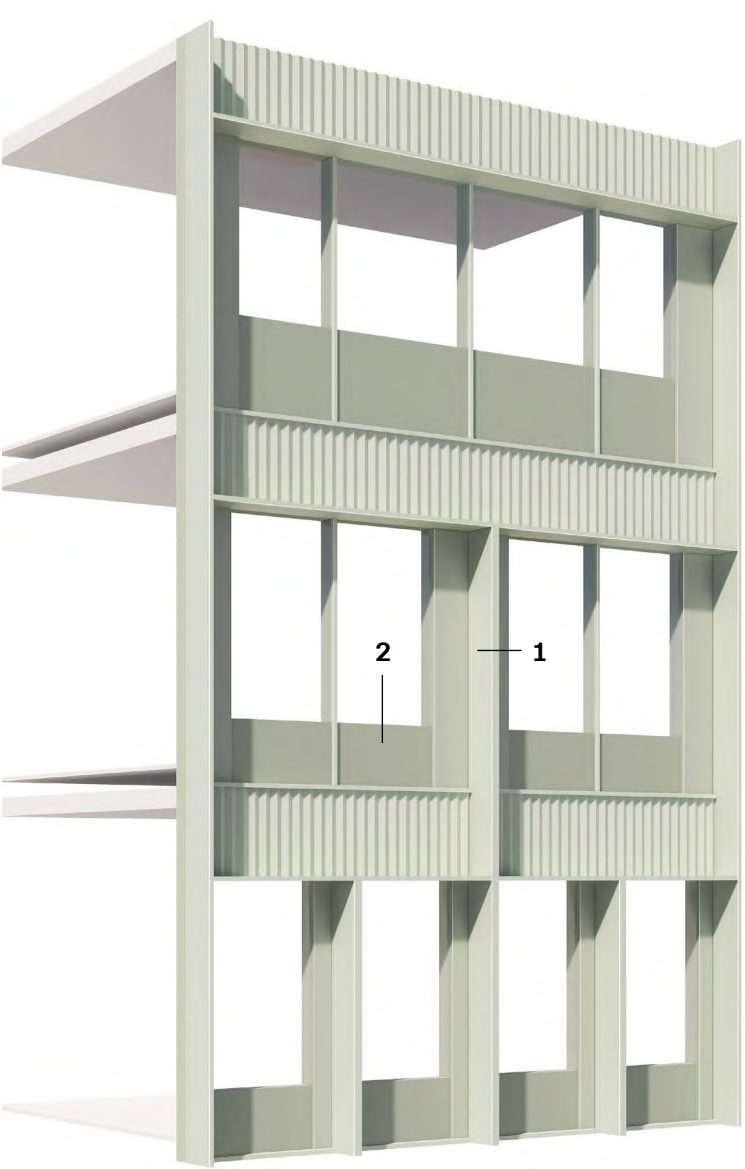


Colour: Anodic Y22041
Matte, Metallic

Finish C



Colour: RAL 9003
Matte, Satin, Textured



Potential to combine two different tones and/or textures, in order to identify a heirarchy in the facade between primary and secondary elements.

6.0 Architectural Expression

6.19 Detail Bay: Facade

The upper façade has been developed as a curtain wall system proposed as a bespoke coloured finish across the aluminium metalwork, utilising the façade’s 350mm projections for solar and tectonic benefit. This coordinates alongside structural and servicing systems to maintain clear head height and views internally.

As an added level of granularity and depth, corrugated profiles provide an ornamental fronting to the spandrel panels. This emphasises the layered banding to the building and will help break down the massing at street level.



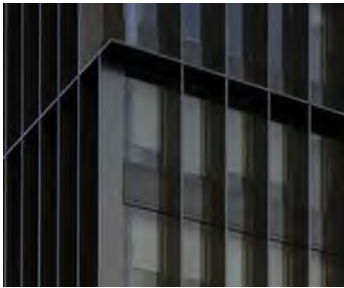
- 1 Bespoke colour metalwork
- 2 Corrugated profile panel
- 3 Extruded feature mullions
- 4 High performing, large format clear glazing



1



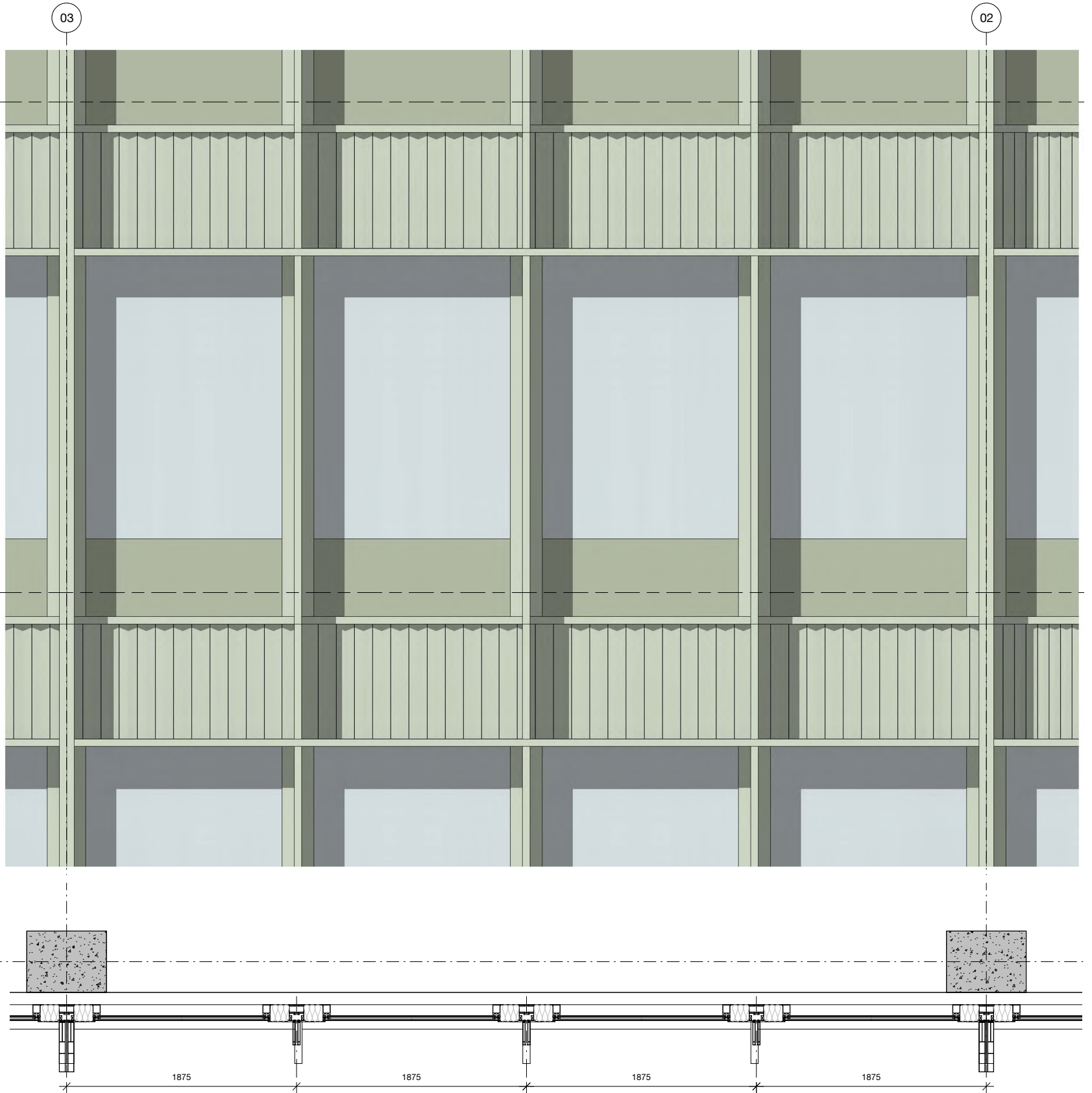
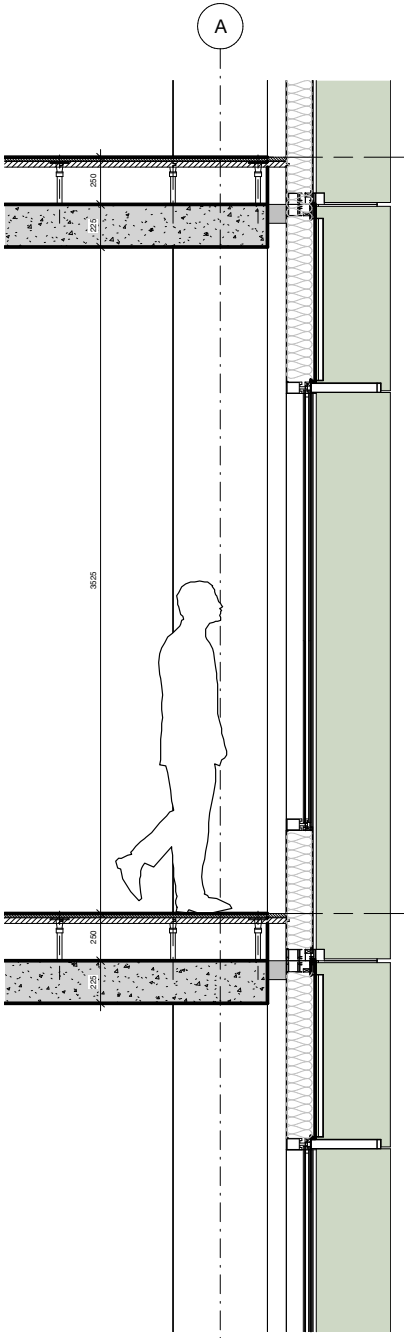
2



3



4



6.0 Architectural Expression

6.20 Detail Bay: Podium

To the ground levels, oversized columns provide a grounded strength to the footings of the building. Circular in profile to warmly encourage footfall around their perimeter.

The primary material proposed is precast concrete, applied to the podium façade band and columns, with large format, double height glazing set behind. The material will exhibit a rich, dark colour, suited to the public and cultural emphasis at ground. The curtain wall mullions will be understated to focus the eye on the masonry elements.

The precast will weather and settle over time, tonally evolving to bed in with the surrounding aged aesthetic of Mayfield’s existing structures. The soffit to the colonnade will match to retain a consistent quality to the street scene. An integrated drip detail at the head of the precast band is designed to suitably control water run off, with a profiled lip to help protect the material weathering and junction with facade above.



1



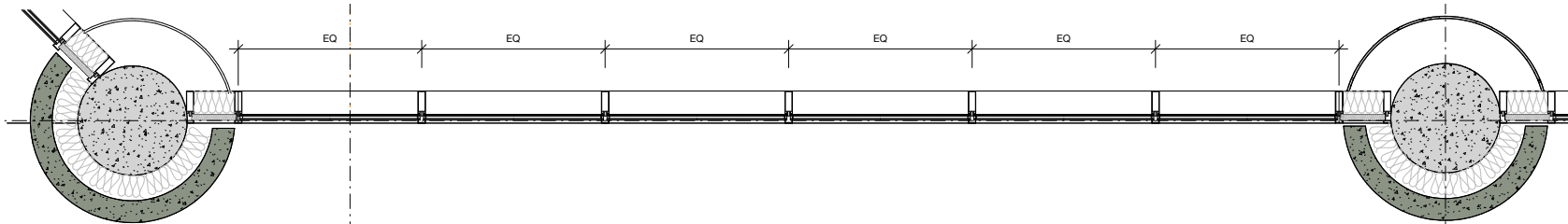
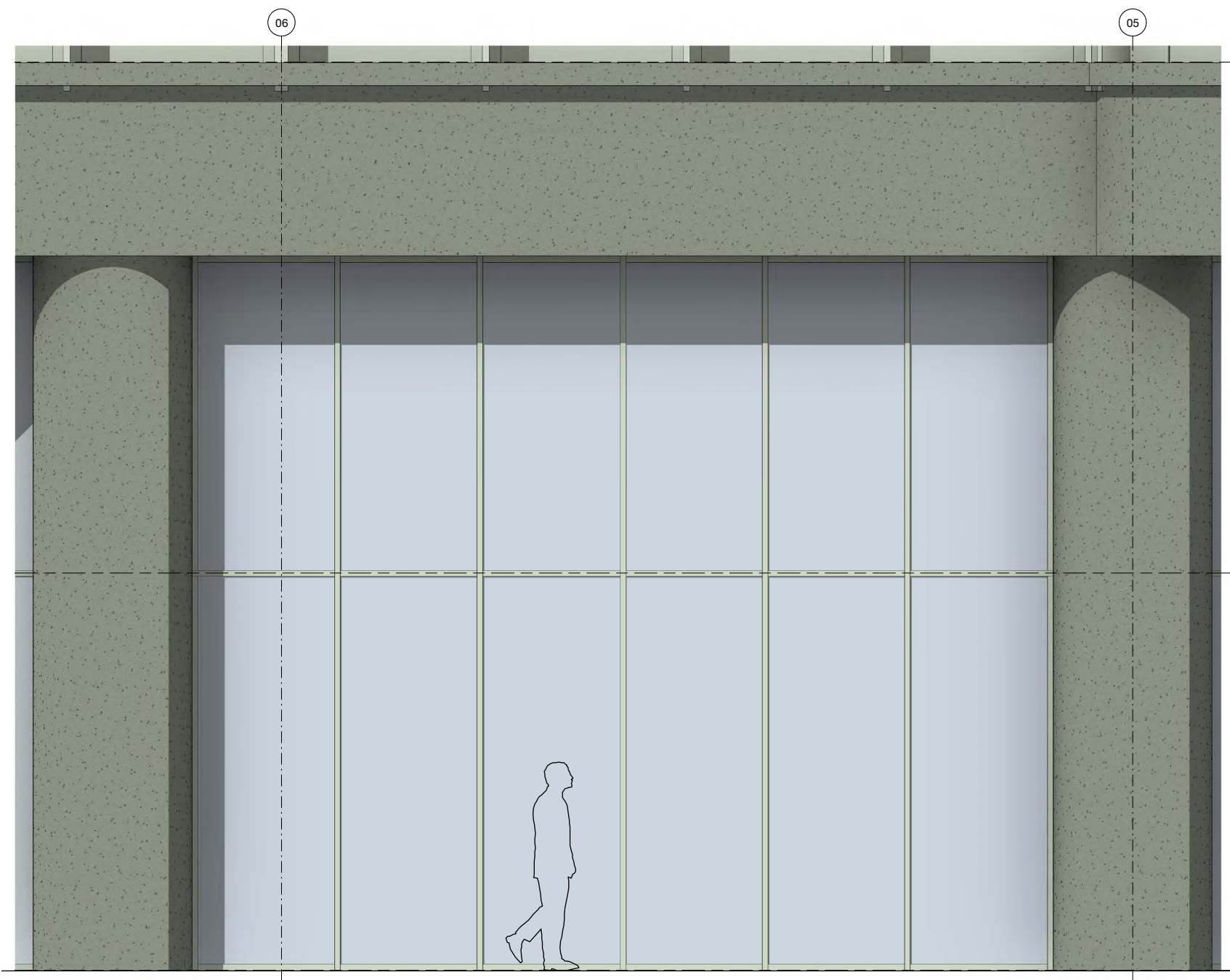
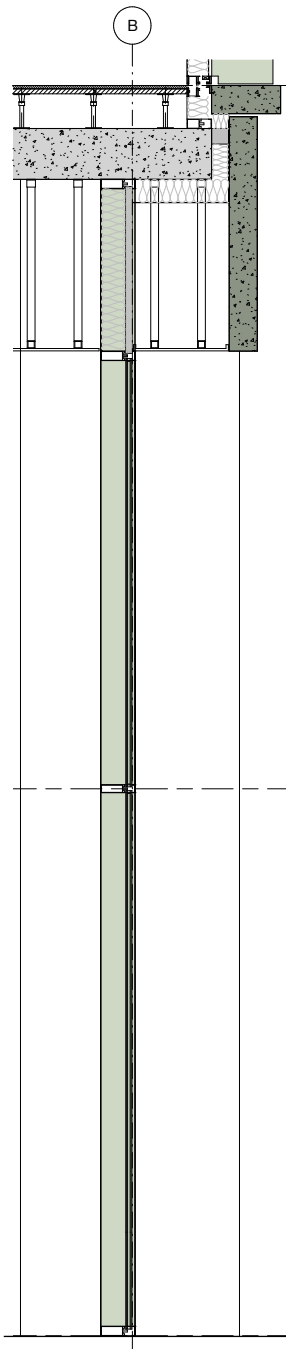
2



3



4



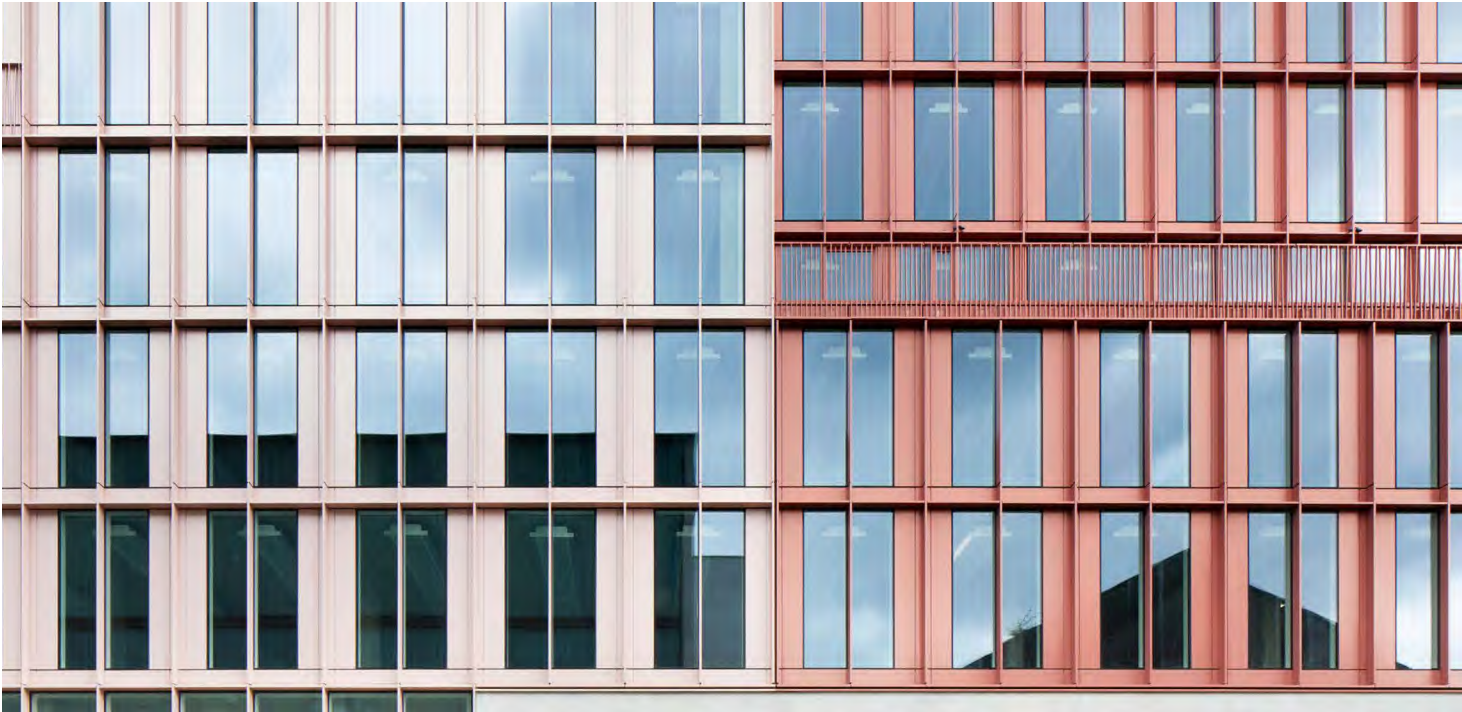
- 1 Precast finish
- 2 Double height, large format high performance glazing
- 3 Circular sliding entrance doors with bespoke colour finish
- 4 Feature pendant lighting

6.0 Architectural Expression

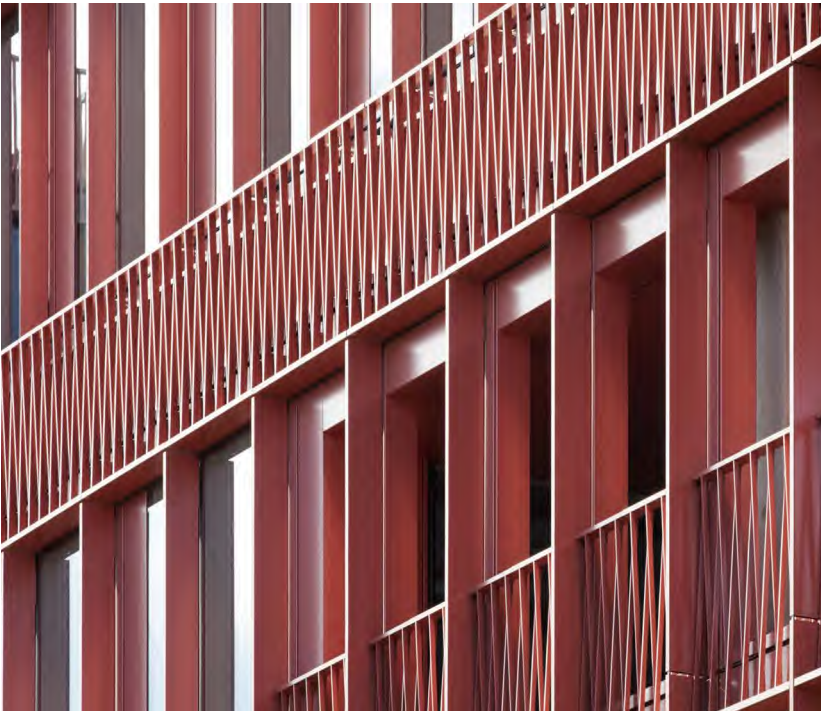
6.21 Aluminium Precedents

Below
The facade is conceived as a unitised aluminium cladding system, below are examples of similar systems being delivered successfully of previous projects by Morris+Company and reflect the ambition of the Republic project

R7, Kings Cross (Morris+Company)



Wilderness Restaurant, Kent (Morris+Company)



- + Two harmonious tones applied to different volumes in the facade
- + The same tone was applied to steel, allowing for the balustrade details to be fully incorporated into the facade

- + The ability to specify a RAL colour allowed for other elements of the building to be colour-matched, such as the paving of the terraces

- + The metallic fleck replicates the sheen and texture of untreated metal and is responsive to light, such that the tone appears to subtly vary under different conditions

- + The facades reflective qualities are soft, creating areas that glow without producing glare

6.0 Architectural Expression

6.22 Illustrative Material Palette

Below
Illustrative material palette capturing intent for both
external and internal finishes.

Alongside the design intent of the external facade elements, a full palette of finishes has been considered for the building holistically; with interior materials in common areas of the building that both compliment and contrast with the exterior expression of the facade.

- 1 Profiled aluminium spandrel panel
- 2 Projecting aluminium mullions/transoms
- 3 Precast concrete with exposed aggregate to ground floor podium
- 4 Exposed concrete soffits/columns on office floorplates
- 5 Natural finish metal inlays/details
- 6 Coloured aluminium
- 7 Contrasting concrete with exposed aggregate to interiors
- 8 Natural timber finishes to interior furnishings
- 9 Upholstery in warm tones to interior furnishings



7.0 PUBLIC REALM



7.0 Public Realm

7.1 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.

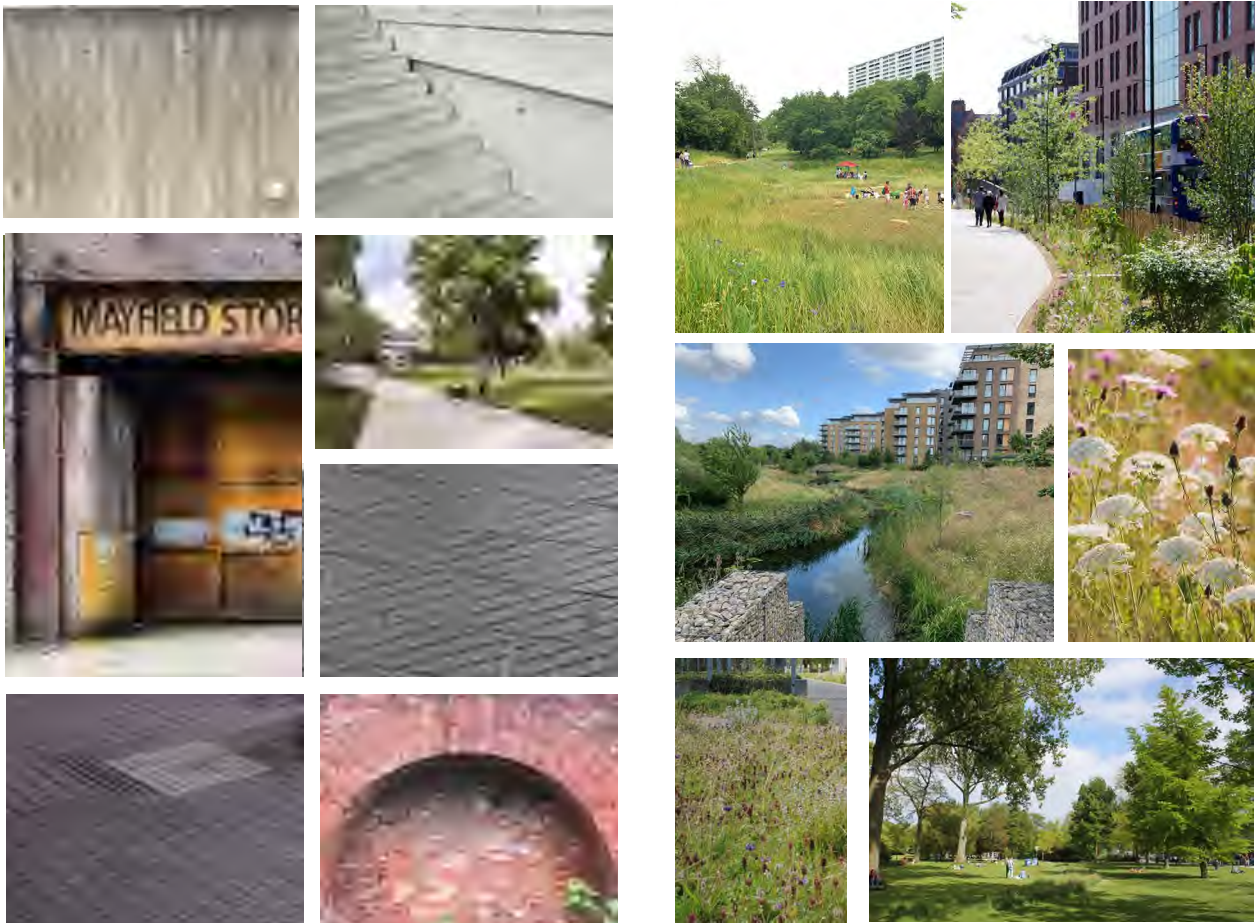
Mayfield’s industrial heritage has had a huge influence on the design of the park. It was influenced by the site as it was found, its combination of post-industrial deterioration and colonising planting. The park design has looked to deliver and amplify a nature meets industrial situation and deliver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

7.0 Public Realm

7.2 Design Approach

Buildings in the park

The public realm around the Poulton, The Medlock 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:

- Introduce more planting, ecology and rain gardens
- Continue the language of bridges, platforms and structures
- Blur landscape to building interfaces by extending floor finishes into groundfloor areas
- Respond to groundfloor uses making space for outdoor dining
- Create better defined building thresholds by framing entrances with planting
- 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



Buildings on the Park Edge



Buildings in the park!

7.0 Public Realm

7.3 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.

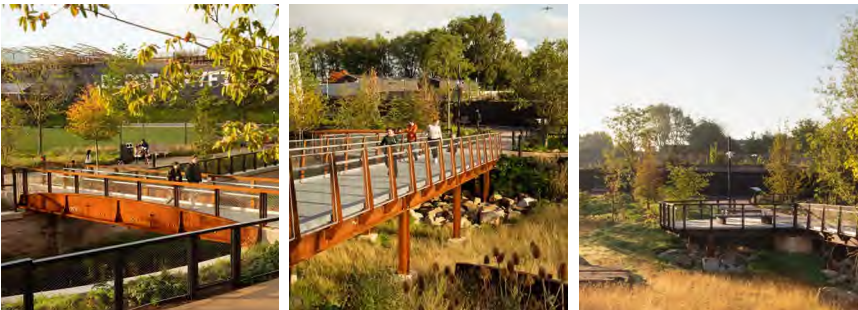


2. Continued Language Of Bridges, Platforms And Structures



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.

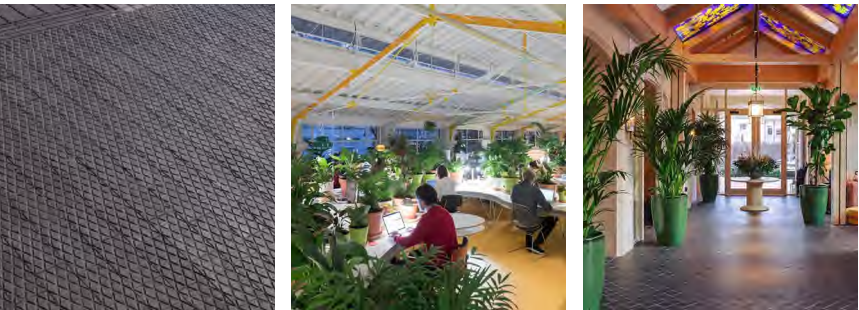


3. Blurred Landscape To Building Interface



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.



Biophilic interior design

7.0 Public Realm

7.3 Design Moves

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.

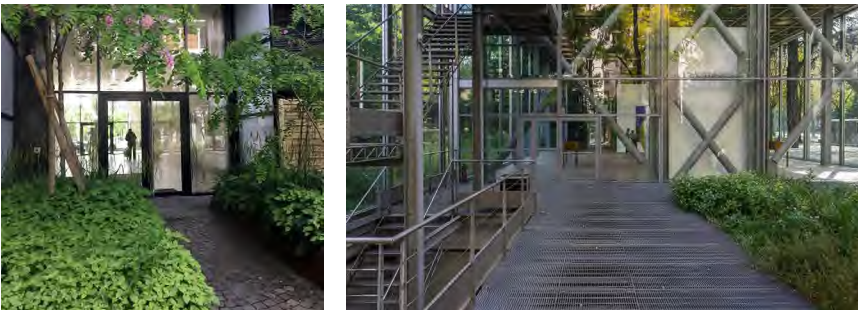


5. Create better defined building thresholds



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.



7.0 Public Realm

7.4 Emerging Phase 1 Public Realm

The Republic Within The Wider Masterplan

The plan illustrates the setting and location of The Republic 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

7.0 Public Realm

7.5 General Arrangement

The Republic Public Realm

The public realm around The Republic 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. Tree planting and informal ‘bridge’ structures across planting have been introduced to frame and emphasise key entrance points to the building.



Previous Planning Application Illustrative Plan

- 1. Pedestrian entrance into the development from the south
- 2. Integrated planting beds and trees framing the walkway into the development
- 3. Existing rain garden extended
- 4. Informal ‘bridge’ crossing planting framing the main entrance to the Republic
- 5. Retained riverside walkway within the park
- 6. Continuation of the external finish internally
- 7. Opportunity for external spill out from ground floor use
- 8. Stepped access route from the south into the development
- 9. Temporary surface and planting bank adjacent to future plot



The Republic Public Realm Sketch Plan

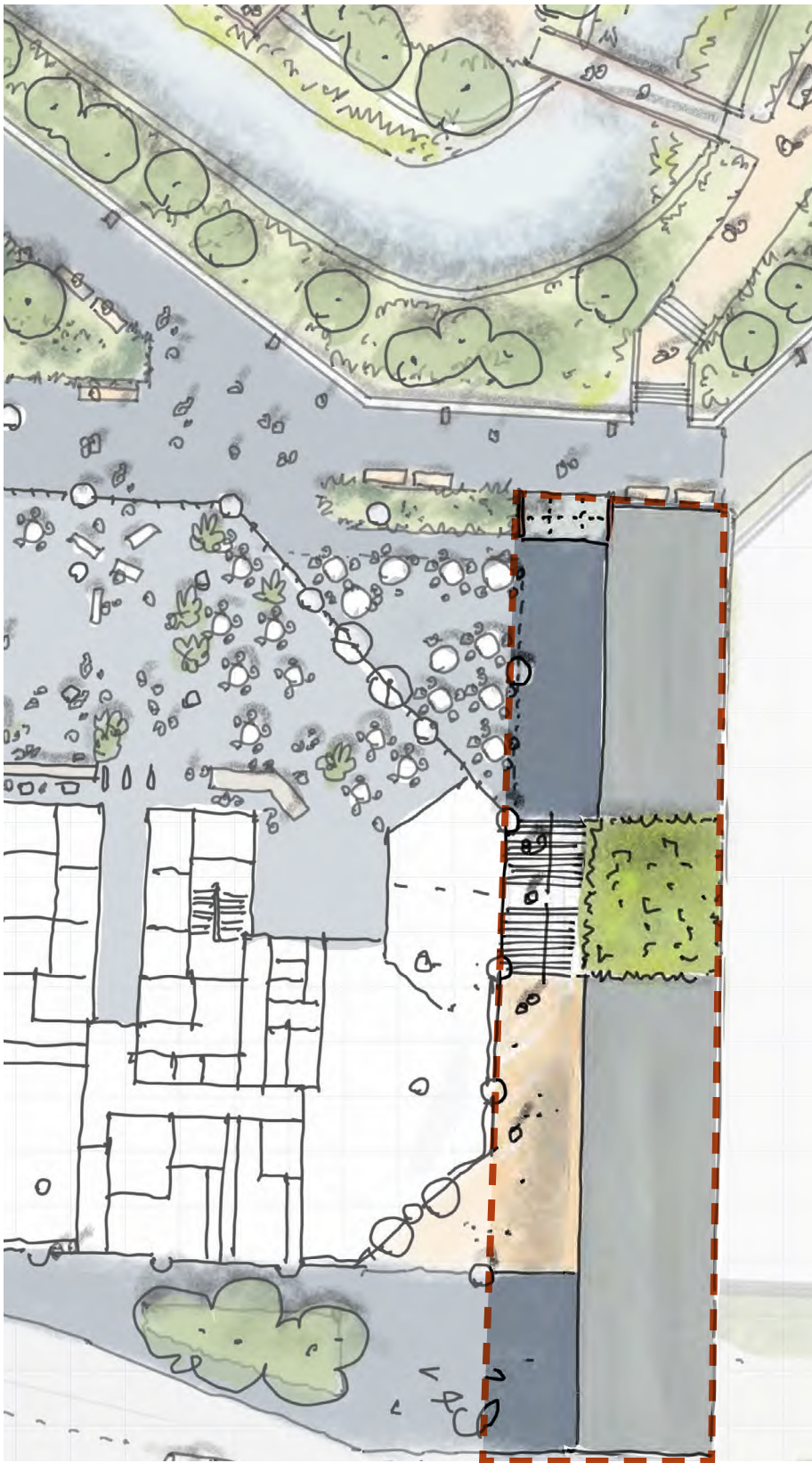
7.0 Public Realm

7.6 Future Plot Interface Design Aspiration

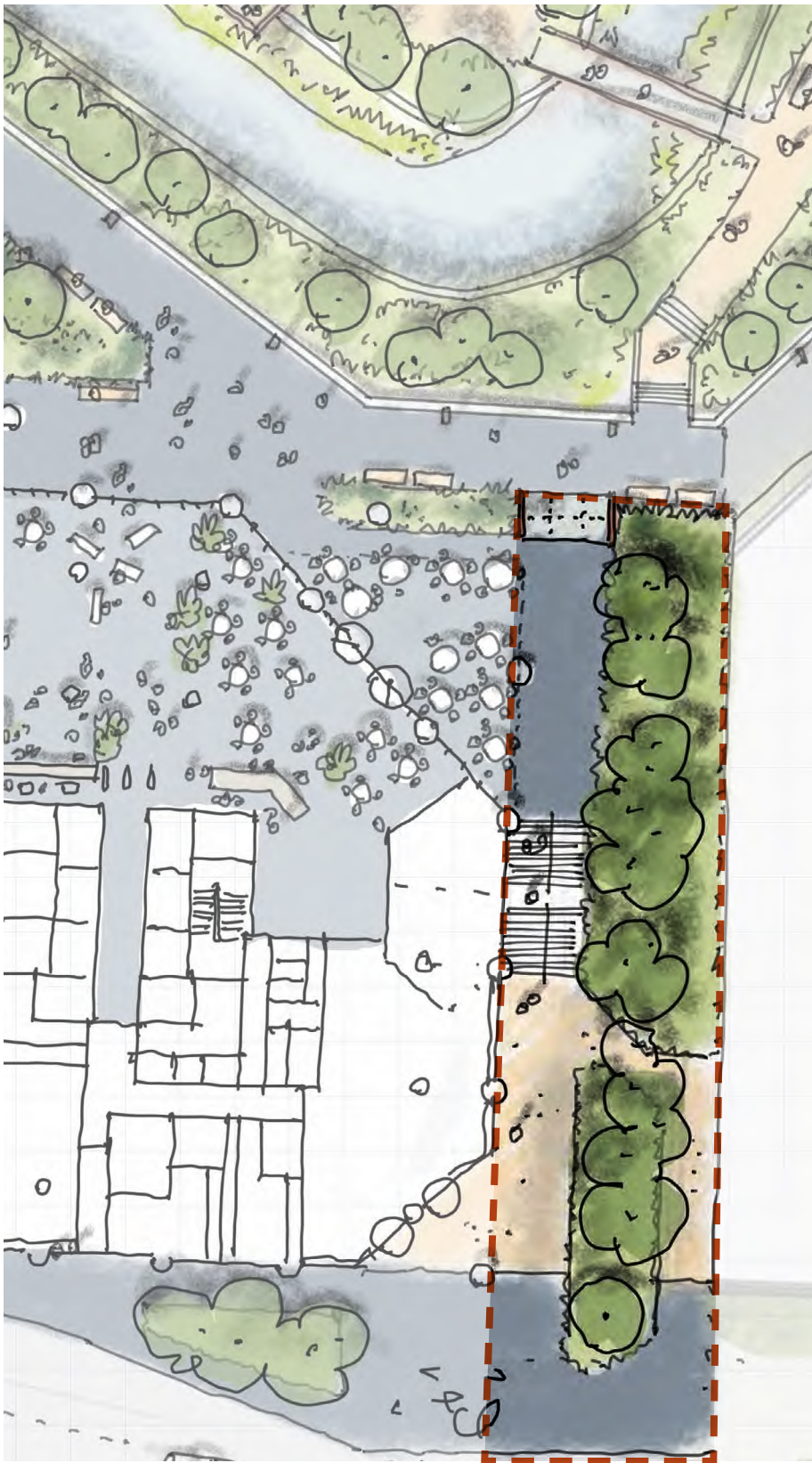
The Republic Temporary And Future Design Aspiration

The temporary solution for the area along the Eastern elevation of The Republic is to provide a clear and safe access into the southern entrance of the upper floor, whilst providing a stepped access route to deal with the 3.5m level change. The level change will have a temporary planted embankment. This area whilst providing the necessary access will remain flexible enough to be removed and delivered fully as part of the neighboring future plot.

The aspiration for the permanent solution between the Republic and the future plot is to retain a stepped access route and increase the level of planting and introduce a series of rain gardens to support the site wide sustainable drainage network.



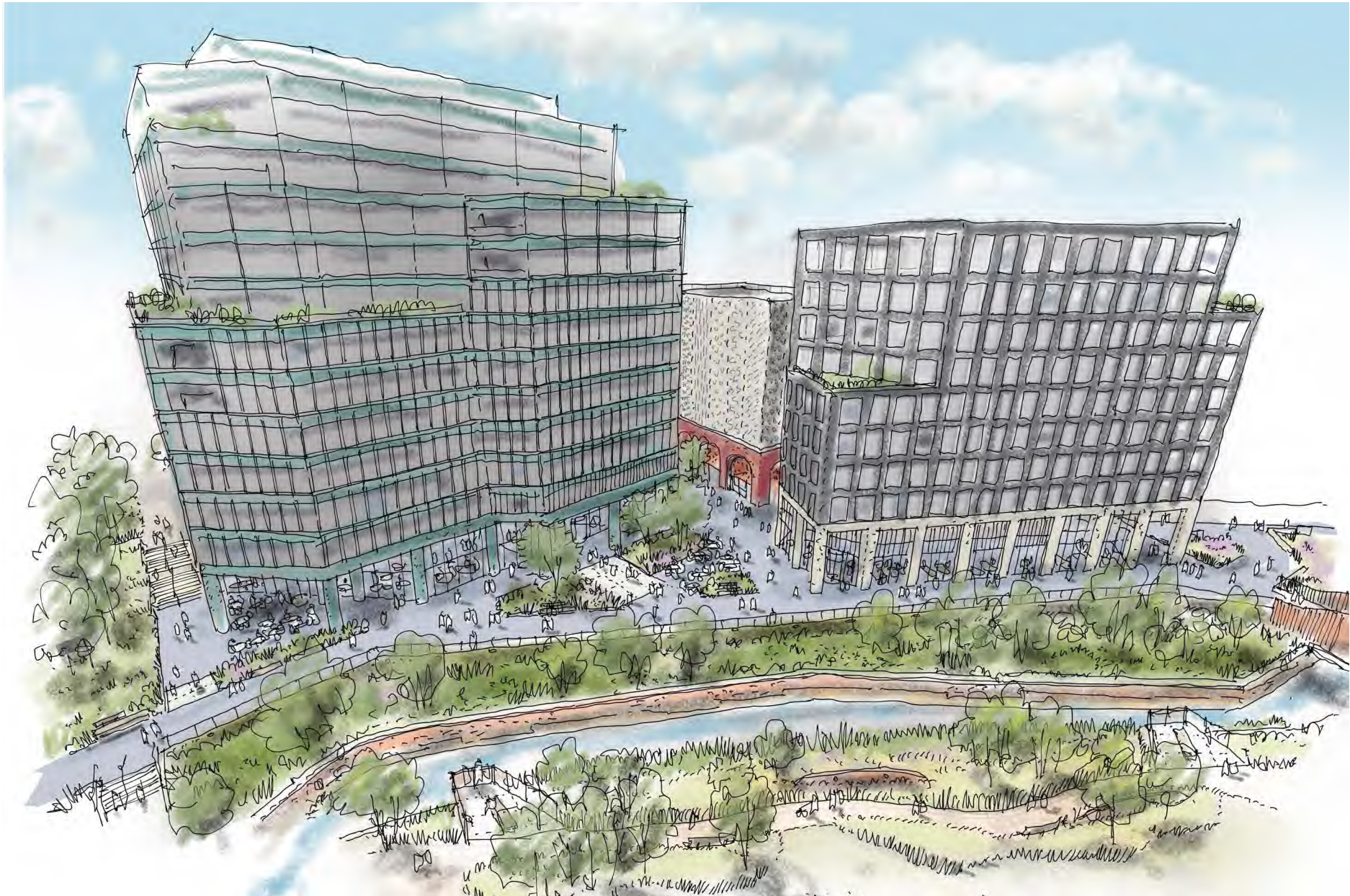
Proposed temporary arrangement between the Republic and the future plot to the East



Proposed design aspiration between the Republic and the future plot to the East

7.0 Public Realm

7.7 Illustrative 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 Medlock from Baring Street

7.0 Public Realm

7.8 Landscape Strategies

Sustainable 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



Positive Falls To Planting
Allowing the opportunity for all impermeable surfaces to fall towards soft landscaping



Increased Areas Of Soft Landscape
The reduction in hard standing will naturally slow the flow of surface water



Permeable Paving
Creates a large area to store surface water

7.0 Public Realm

7.8 Landscape Strategies

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.

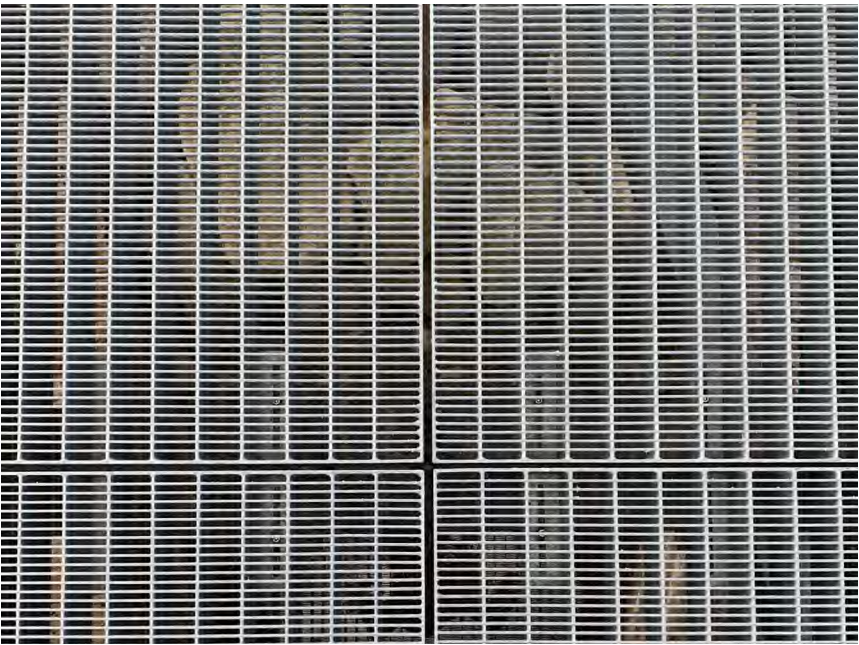
All of the hard materials are UK-sourced. To maintain the site’s post-industrial aesthetic and Mancunian authenticity we’ve chosen materials to reflect the details and features we found when we first visited site back in 2016. Concrete uses locally sourced aggregates, including red/pink tones that reference 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 Resin Bound Gravel
To match the meandering river walkway within the park



Permeable Galvanised Rating
To match the decking used on the bridges across the park



Temporary Asphalt And Stone Chippings
To match other temporary surfaces within the park

7.0 Public realm

7.8 Landscape Strategies

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.



Rain Garden Planting
Variety of planting to deal with both drought and wet conditions.



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



Wildflower
Located within temporary landscape areas

7.0 Public realm

7.8 Landscape Strategies

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

- Single species blossom trees
- Trees within rain garden



7.0 Public realm

7.8 Landscape Strategies

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 The Medlock 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



Large Timber And Corten Bench
Relocated and proposed timber and corten benches matching the ones within the park



Corten Cycle Stands
Relocated and proposed cworten cycle stands matching the ones within the park



Flexible Moveable Furniture
Furniture to be introduced outside ground floor units to provide spill out space

7.0 Public realm

7.9 Green and Blue Infrastructure Statement

Existing Site:

The current site for The Republic has no notable presence of green and blue infrastructure (G+BI). There is however a presence of this in close proximity with the newly completed Mayfield Park to the North.

Proposed:

Manchester’s green and blue infrastructure strategy stands as an ongoing vision and aspiration for the city. It seeks to prioritise several environmental and social considerations in the context of urban growth; improving green space, rivers, biodiversity, sustainability, as so to create a successful, liveable built environment. Whilst standing as a core component of the city’s next phase of development plans, leading up to 2025, this is prioritised by four key objectives:

Objectives:

- To improve and maximise the quality and benefits of existing G+BI
- Use appropriate G+BI as a key component in new developments
- Improve connectivity and access to G+BI
- Improve and promote the wider benefits of G+BI

The Republic has sought to respond to the above objectives, and wider priorities of the Manchester Green and Blue Infrastructure Strategy through the following proposals:

Environmental Contribution:

- Contribute to wider enhancements of River Medlock and the aspirations for biodiversity and flood resilience
- Provide spot specific attenuation to manage surface water runoff
- Implement variegated flora across external amenity
- Suitably address energy performance to help regulate carbon impact and improve air quality
- Encourage areas of external planting to increase the city’s green space and trees stock

Social Contribution:

- Direct connection and access to Mayfield Park for benefits to nature
- Open, mixed use ground floor connected to public realm to aid social gathering and community
- Large areas of open, planted external

amenity space to benefit biodiversity and plant species

- Large areas of open, planted external amenity space to benefit users of the building and their wellbeing
- Improved health and wellbeing of users of the building, through delivery of high-quality spaces and materials
- Well-designed office space with good natural daylight, aiding working environment
- Economic:
- Improve the provision of high-quality office space as a driver for growth
- Provide large, + 10,000sqft NIA commercial floorplates as an attraction to large industry leaders
- Enhance mixed use amenity opportunities for improved city infrastructure and cultural / retail income stream

Economic Contribution:

- Improve the provision of high-quality office space as a driver for growth
- Provide large, + 10,000sqft NIA commercial floorplates as an attraction to large industry leaders
- Enhance mixed use amenity opportunities for improved city infrastructure and cultural / retail income stream

8.0 ACCESS

THE REPUBLIC

8.0 Access statement

8.1 Access statement

Accessibility:

The proposed layouts have been designed to the requirements of Approved Document Part M and specific guidance from BS:8300. From North to South, the plot of the building experiences a 3.5m level change across its extents, which has been considered throughout the spatial and access strategy of the building. As such, the ground and mezzanine floors will be accessible on grade from various locations on the external pavement. Automated curved sliding entrance doors are located at the main entrance, with all other entrance doors designed to be accessible and assisted.

Each floor of the proposal is fully accessible, containing a minimum of two accessible and two ambulant accessible WC's as stipulated by British Standards; total numbers of WC provision are set out in accordance with BCO guidance. All floors are provided with direct lift access and refuge points to all escape cores.

All external amenity terraces are provided with level access thresholds and consistent levels throughout to allow full access to external areas.

At Ground floor, dedicated accessible parking spaces are provided in the adjacent MSCP (The

- KEY
- Service Entrance
 - Main Entrance
 - Fire Escape
 - Service Route
 - Goods Lift
 - Accessible WC



Medlock). Universally accessible showering and wc facilities will also be provided as part of the cycle/shower facilities at mezzanine level. Please note that this section should be read in conjunction with the site wide masterplan application in consideration of accessible cycle provision.

Servicing:

All servicing will be via proposed access route to the West of the building, with direct level access through the service doors at ground floor.

Refuse:

Space is provided for 20no. (1100L) Euro type bins to be stored at ground level. Please refer to the submitted 'Waste Management Strategy' for details

Cycles:

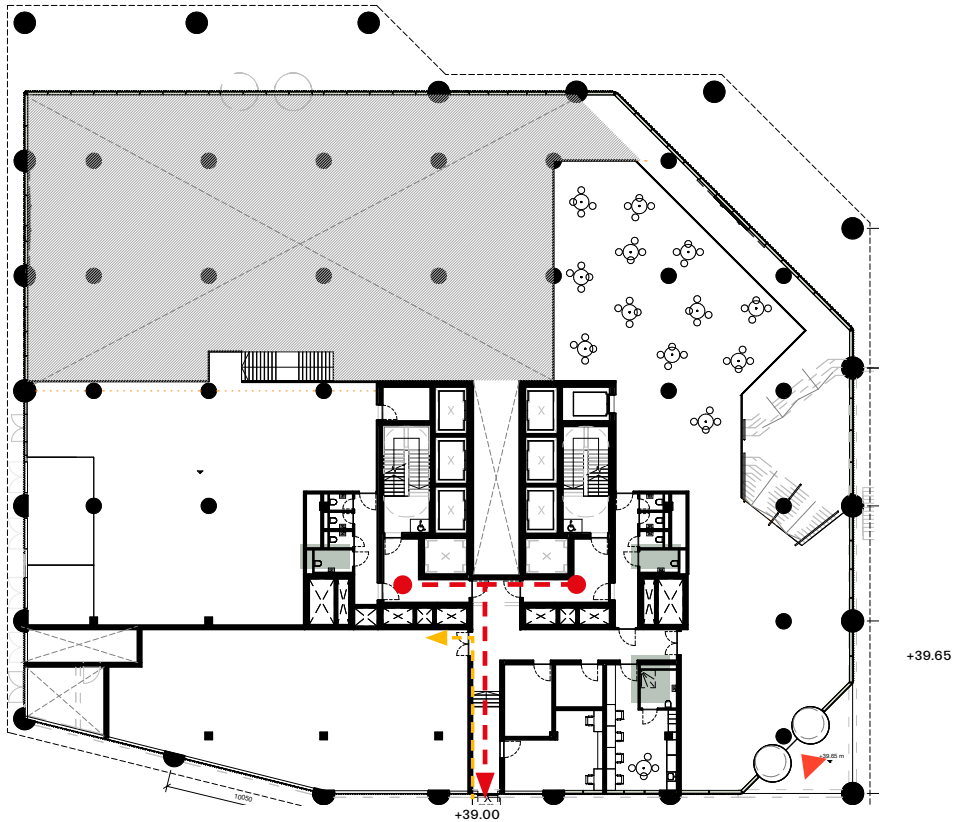
Cycle parking will be provided at ground floor of the adjacent MSCP (The Medlock).

Showers/Lockers:

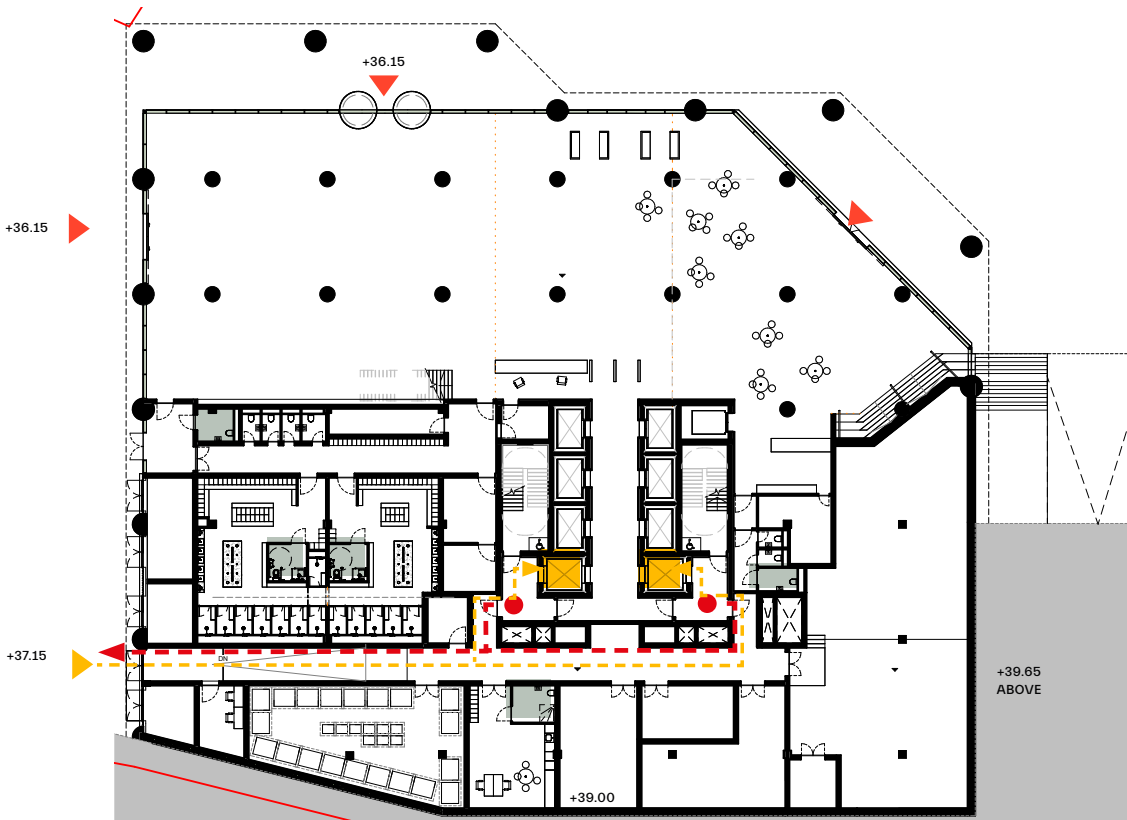
Generous provision of showers and lockers will be included in line with BCO guidance, at ground floor level adjacent with direct access from the street and connecting into the reception space.

For further detail on the access strategy, including fire, please refer to the following pages which expand on the above.

Note: Level change to East of plot to be delivered as part of future phase of masterplan. Please refer to section 9 for details.



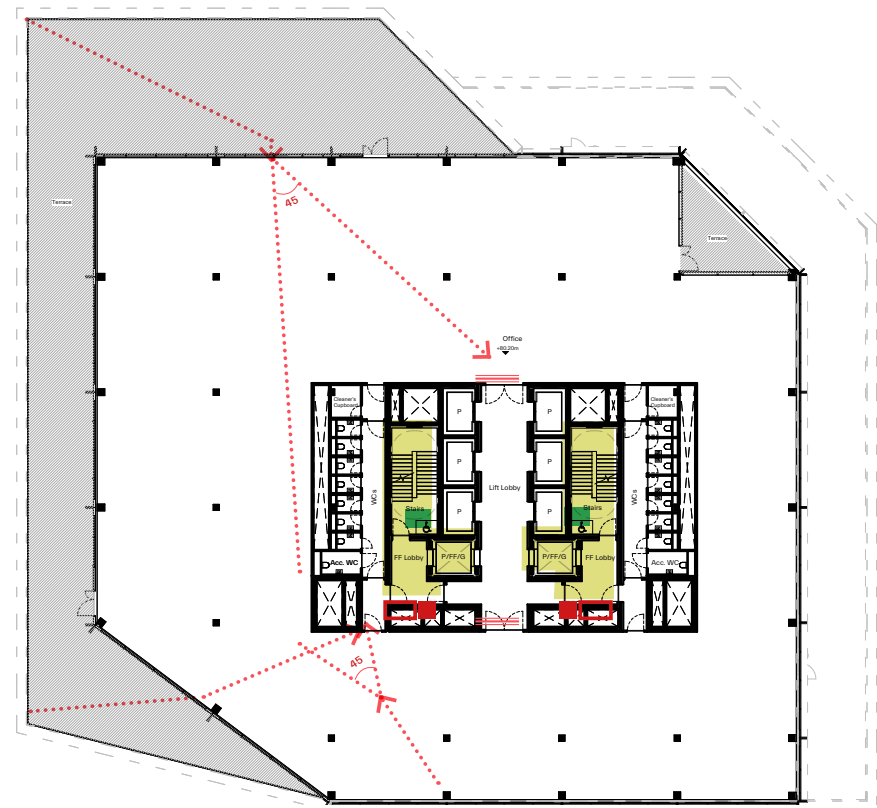
Mezzanine Floor



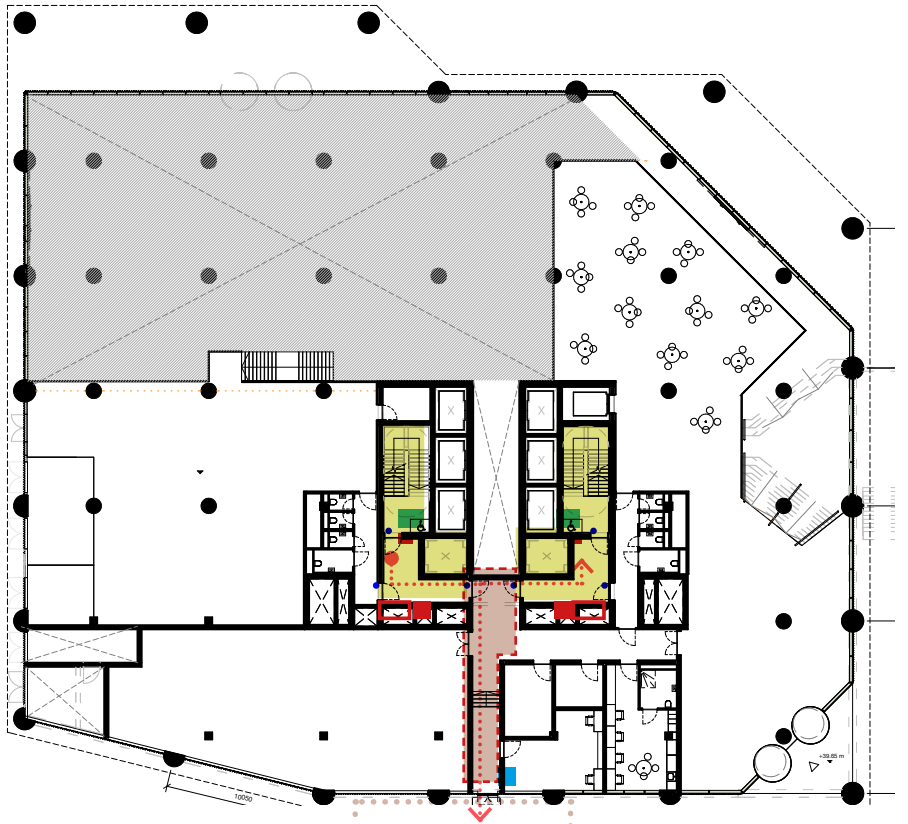
Ground Floor

8.0 Access statement

8.2 Access diagrams



L10 Terrace Plan



Mezzanine Floor

FIRE SERVICE VEHICLE

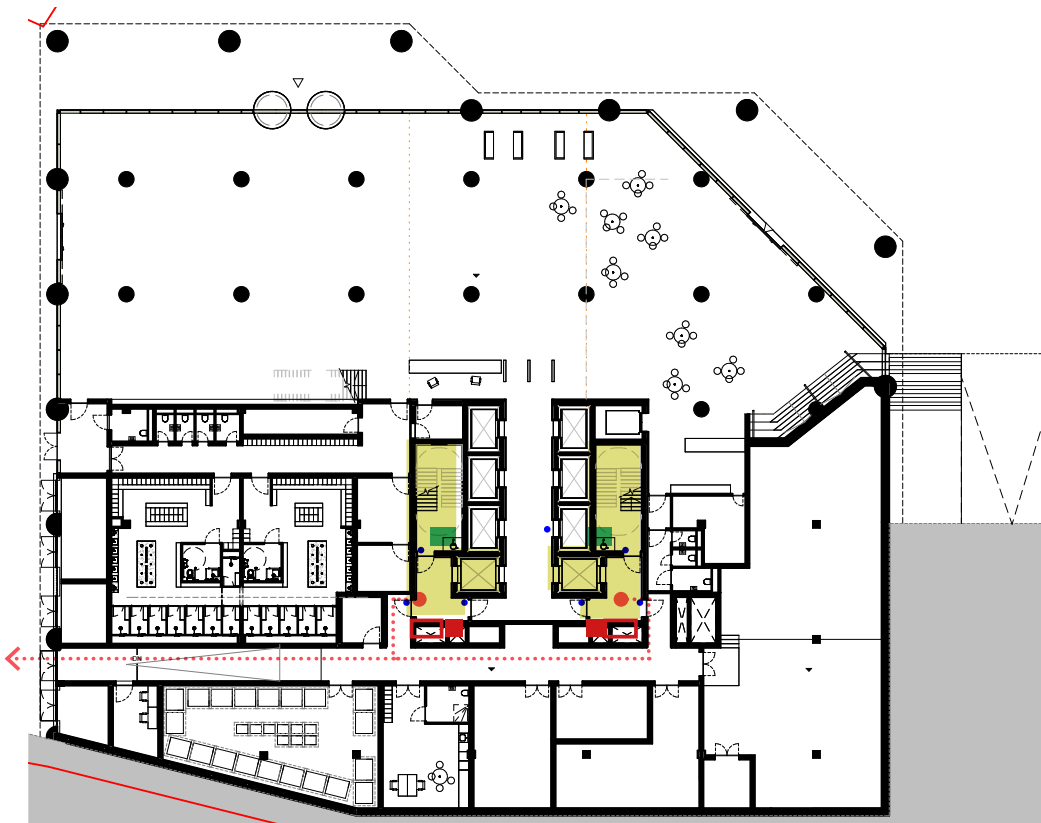
Fire Strategy

The adjacent diagrams represent the key coordinated principles for the fire strategy of the typical floors.

- Smoke Shaft
- Protected Escape / Extension of Fire Shaft
- Refuge
- Direction of Escape
- Fire Brigade
- 1300mm door
- Dry Riser Inlet
- Dry Riser Outlet
- Protected Escape Corridor
- Fire Shaft



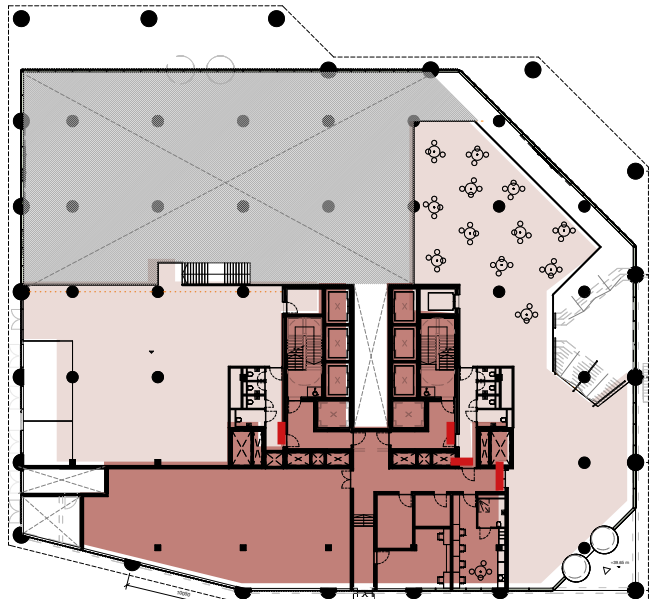
Typical Office Floor Plan (L01-L04)



Ground Floor

8.0 Access statement

8.3 Access diagrams



Mezzanine Floor



Ground Floor

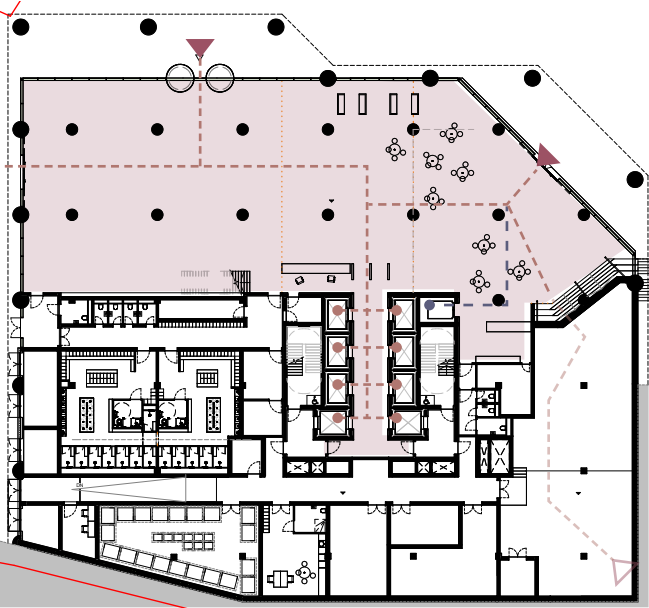
- Public
- Private
- Secure Line

Public / Private

There is a definitive split between public and private areas across the ground floor levels. A secure line is proposed to front of lift lobby for controlled access to office levels above. Localised access to core toilets is provided for public areas without compromising this. BOH plant and tenanted areas for changing, showers, cycles would also be behind secure line.



Mezzanine Floor

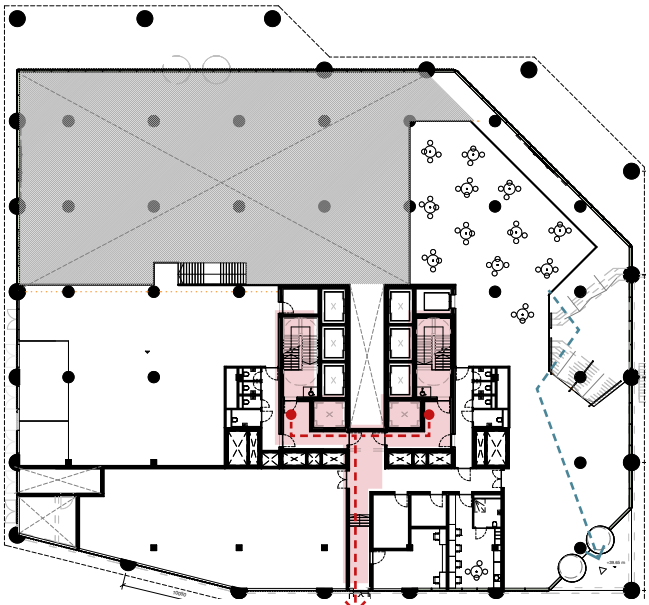


Ground Floor

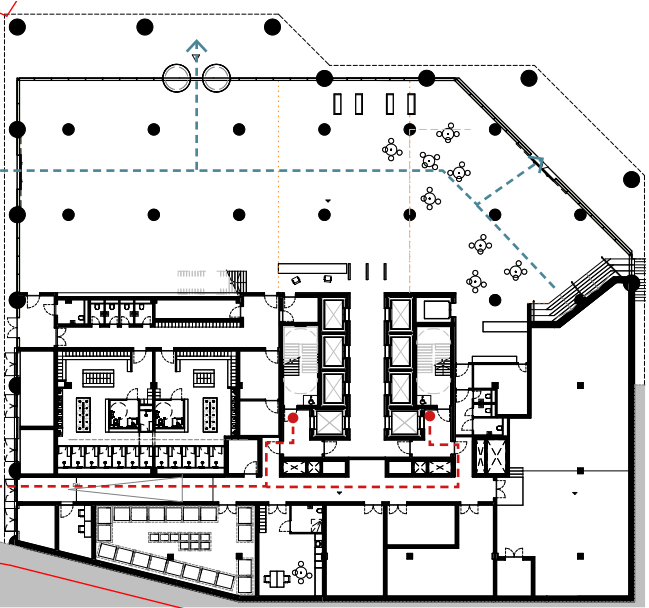
- Main Entrances + routes
- Wheelchair accessible route
- Circulation Zone

Circulation

There are 4 tenant / public entrances to the building; main entrance from North to park public realm, secondary entrances at West and East ground level and at East Mezzanine level. Circulation is provided between levels to the East, with a localised platform lift for universal access at the core. Central lift lobby provide 8 cars for tenants to office levels above.



Mezzanine Floor



Ground Floor

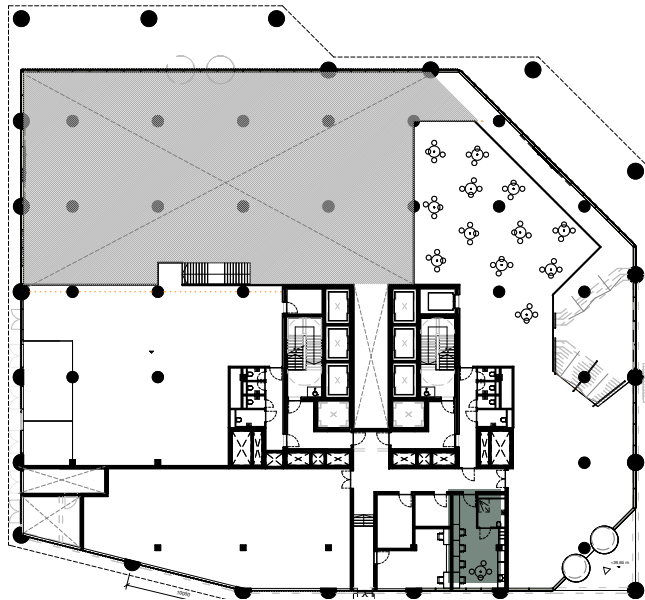
- Protected Escape Route
- Fire Fighting Zone
- General Escape Route

Egress

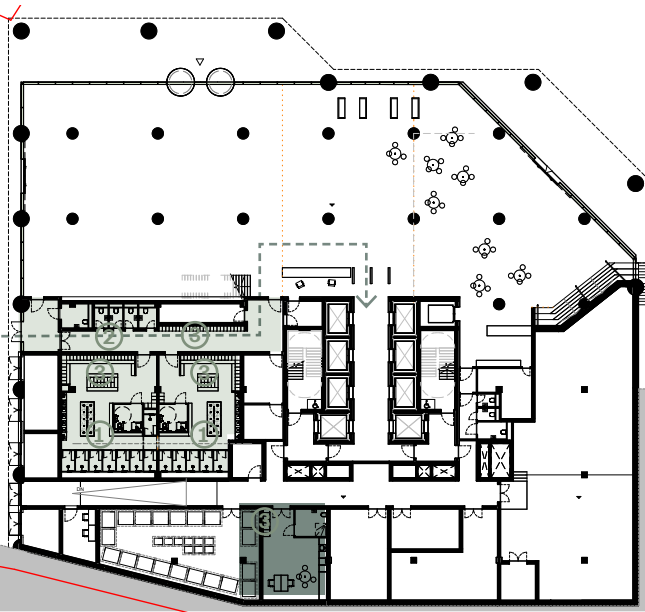
Protected escape is provided at ground level from both stair cores out to West street exit, and at mezzanine to South exit at Mancunian Way. The latter also couples as the extension to fire shaft and access for fire brigade. One fire fighting lift is housed in each stair core.

8.0 Access statement

8.4 Access diagrams



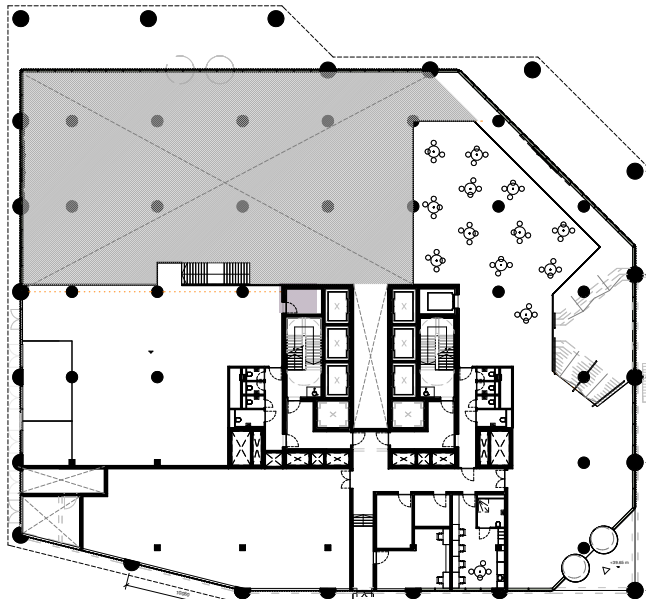
Mezzanine Floor



- Ground Floor
- Changing & Shower Facilities
 - Staff Rooms
 - ① Showers
 - ② Toilets
 - ③ Lockers

Shower Rooms

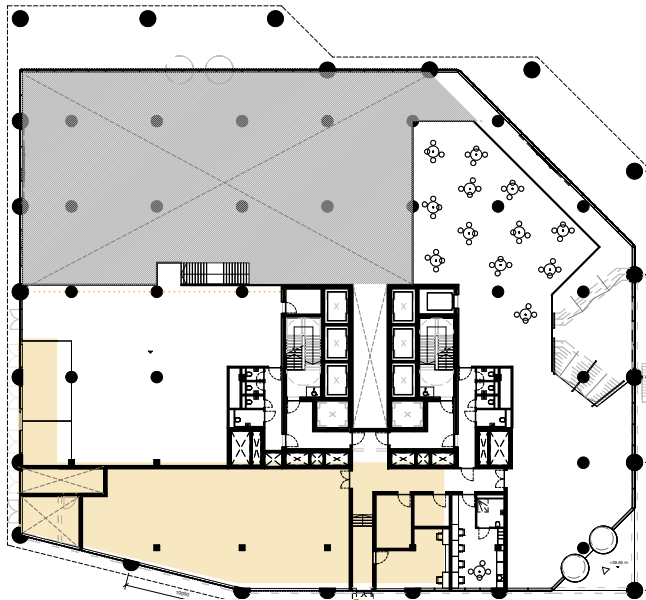
Direct, secure access from the street is provided to changing rooms and showers at West at ground level, with connection through to the main reception. Access to office levels will then be encouraged through main reception.



- Ground Floor
- Goods Lift
 - Management Facilities
 - Small Deliveries to Reception
 - Large Deliveries to Goods Lift

Facilities Management

Subject to the proposed management strategy, space is provided behind secure line for management storage. It is envisaged most small-scale deliveries will be dropped through front of house to reception, via the access from street to West. Secondary BOH access from the same street can be utilised for larger deliveries. Goods lift can be accessed from BOH where required, detached from central lift lobby thanks to through lift arrangement.



- Ground Floor
- Refuse Collection
 - Service Zone
 - Loading Bay Office
 - Building Service Access
 - Street Service Access

Services Access

Plant has been strategically mitigated at street level with most housed at subterranean level, accessed from the East-West service corridor at ground. This is accessed externally from proposed western street, allowing dedicated entrance for servicing and plant replacement. Externally to south west, direct access from street is required for generator and transformer rooms. Refuse collection will be on street.

8.0 Access statement

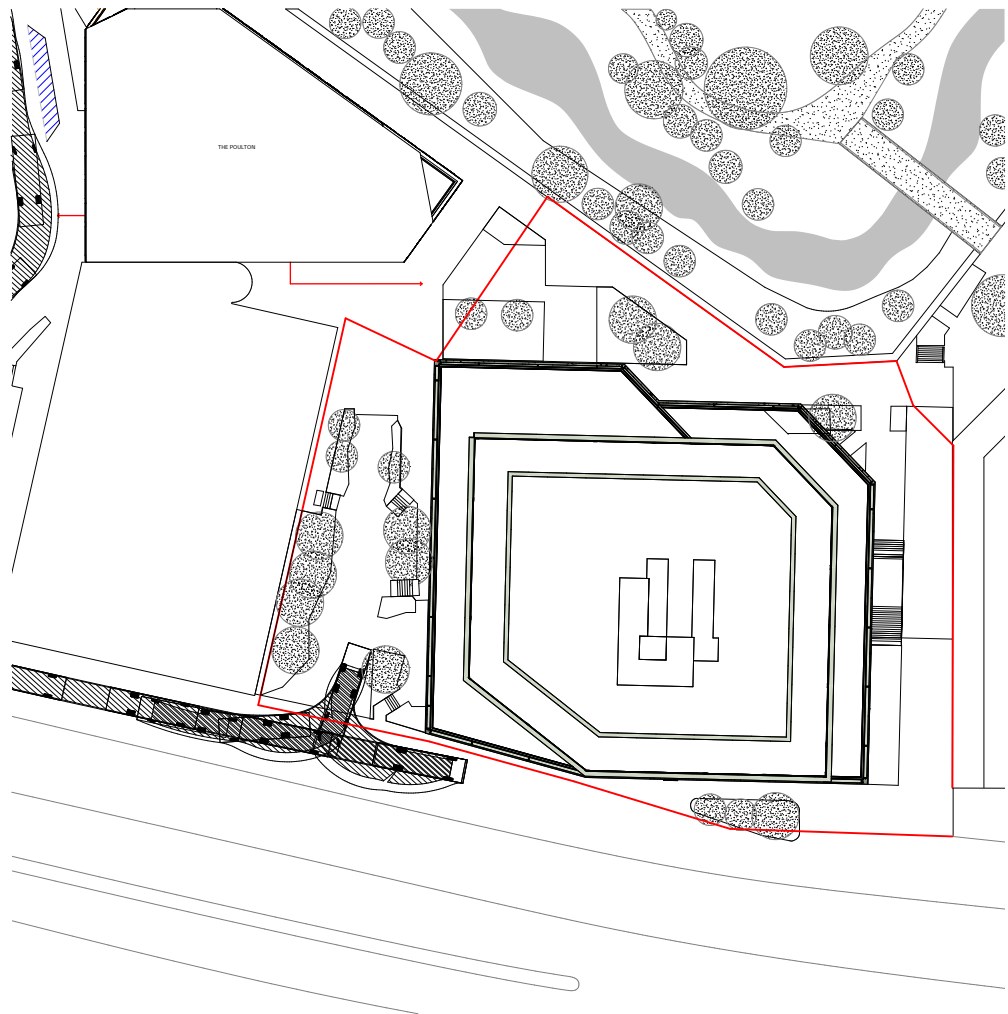
8.3 Vehicle tracking

Transport consultants for the wider Mayfield Masterplan, Buro Happold, have conducted vehicle tracking analysis around the proposed extents of The Republic, to ensure that appropriate turning circles are achievable in the proximity of key servicing points.

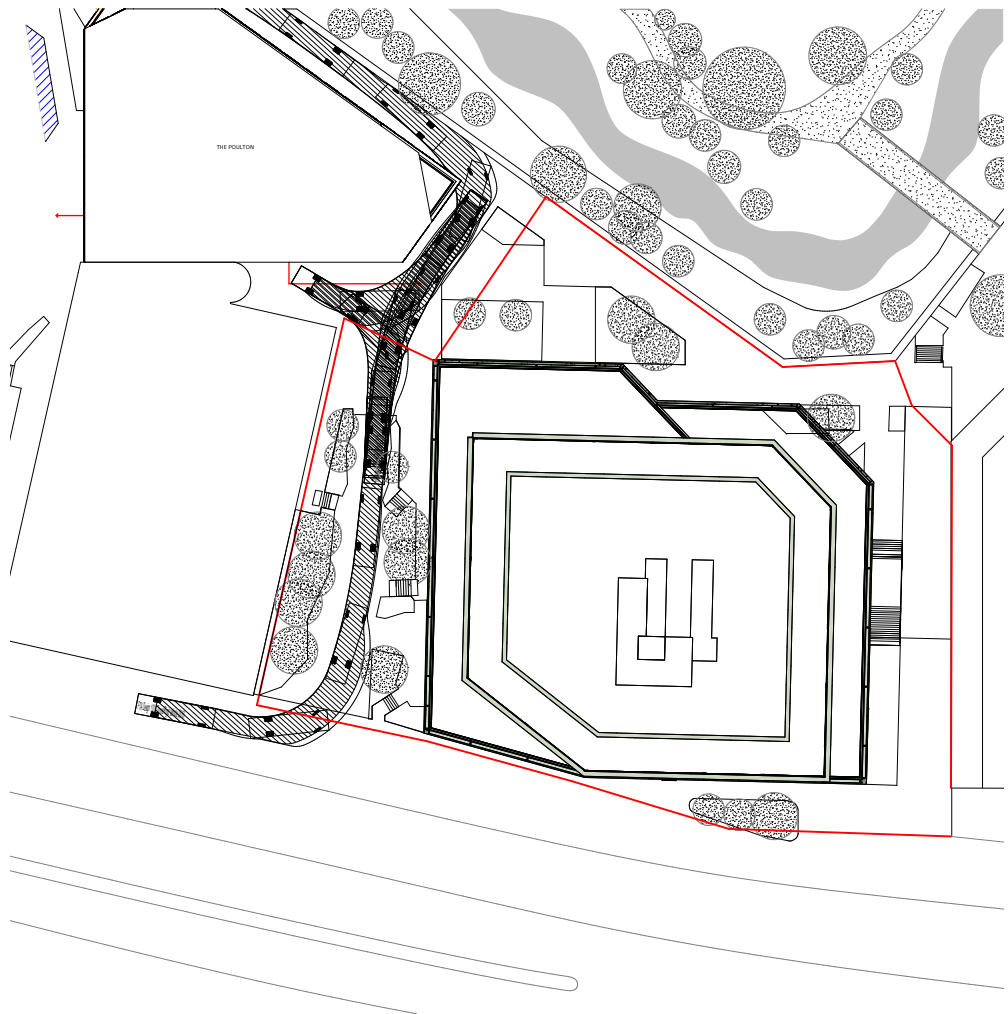
The tracking in questions focused on the primary service access point for the plot, to the South West, and tests the capacity for the street arrangement to accommodate the turning of both;

- a Manchester specification refuse vehicle
- a 7m rigid vehicle

The tracking shows that both vehicles can achieve the turning circle in the available space between the buildings.



Manchester specification refuse vehicle



7m rigid vehicle

8.0 Access statement

8.4 Crime impact statement

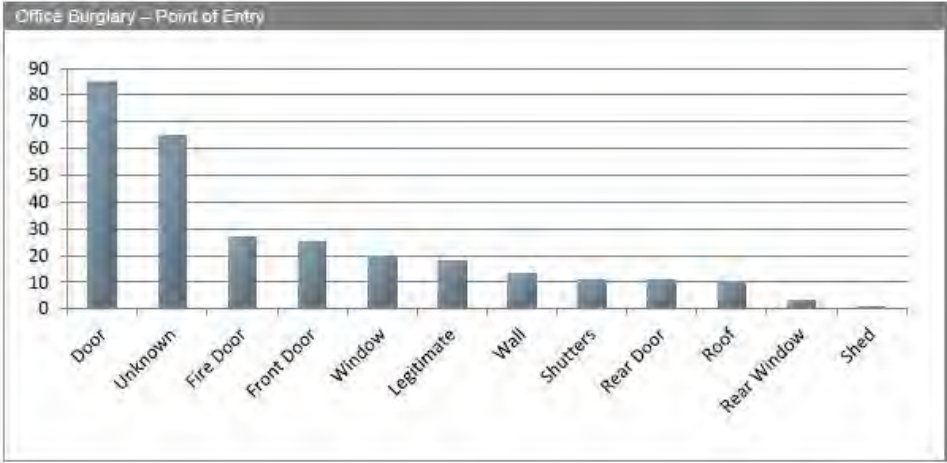
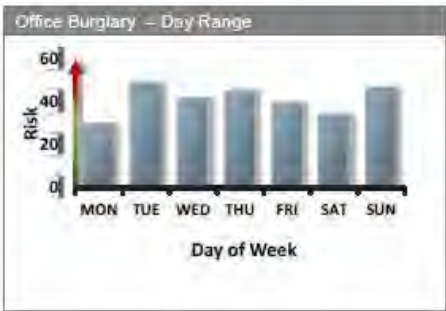
Below: excerpts from
GMP Crime Impact
Statement

The project proposals have been reviewed in detail by internal crime prevention experts at Greater Manchester Police, and a comprehensive Crime Impact Statement compiled which corresponds to the scheme.

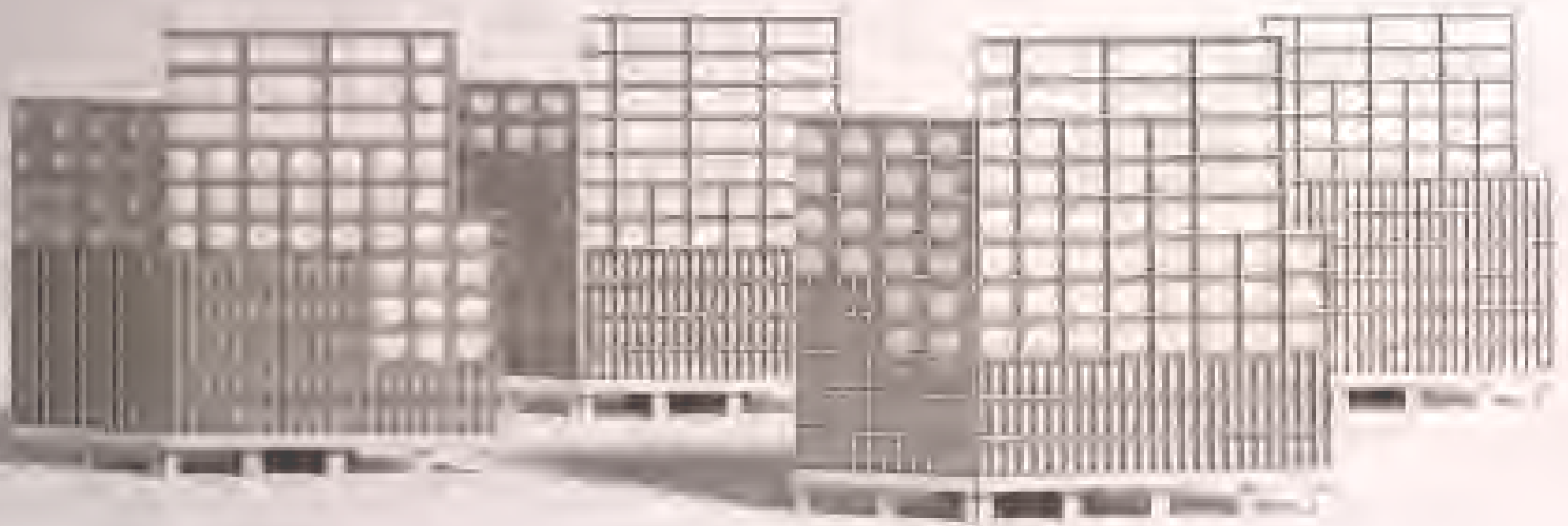
In the report, the scheme is assessed against the principles of CPTED (Crime Prevention Through Environmental Design) with a view to reducing the opportunities for crime and the fear of crime in and around the development.

The overall design fro the building is considered acceptable, with the specific points highlighted as important to maintain through the detailed design of the scheme:

- Robust control of access in/and around the buildings
- Include access controls to cycle store / changing rooms



9.0 ACCOMMODATION SCHEDULE



9.0 Accommodation schedule

9.1 Table of areas

Below: net and gross areas within the proposal are compared

Disclaimer:

All areas provided are intended for illustrative purposes only. MOCO advise that the validity of all quantities and numbers be subject to a detailed check, audit and sign off by an RICS chartered surveyor. MOCO do not accept any liability for decisions or actions derived from interpretation, extrapolation or use of the areas shown.

Measurements have been calculated in accordance with the UK Government Code of Measuring Practice: Definitions for Rating Purposes.

Refer to the following website for more information: www.gov.uk/government/publications/measuring-practice-for-voa-property-valuations/code-of-measuring-practice-definitions-for-rating-purposes

Areas such as bike store, bins, and ancillary functions to be confirmed through projects development. Services consultant to confirm requirement for plant

Notes:

Final Plant & Core Areas to be developed with projects progression - further optimisation of upper cores (reduced risers etc..) will result in potential further uplift to NIA figures stated above. Plant space to be worked through in more detail - utilising the potential volume of GF and M1.

Section 3.9 of the BCO Guide suggests buildings of 10–19 floor levels achieve floor plate efficiencies of between 71%-79% (N:G)

GEA figure excludes colonnade (open sided covered ways) & framed terrace areas (open balconies) - as recommended in UK Government Code of Measuring Practice.

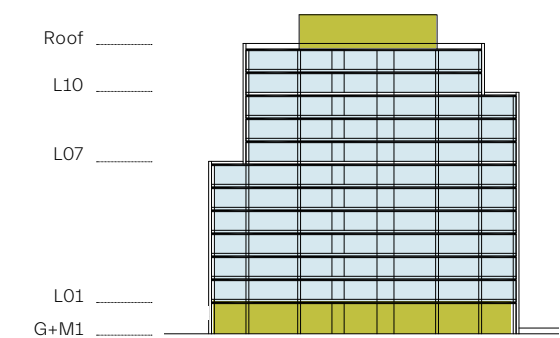
USES (m2)			Ancilliary Uses (m2)				NIA		GIA		GEA		
Level	Office	Cultural	Café/Retail	Reception	Terrace	Plant / BoH	ft2	m2	ft2	m2	Net:Gross	ft2	m2
											Efficiency		
GF		416.2	257.4	214.4		723.5	7,251	674	24,092	2,238	30.1%	28,077	2,608
Mezzanine		283.6	228.3	160.5		305.3	5,510	512	14,748	1,370	37.4%	28,559	2,653
1	2,158						23,223	2,158	27,790	2,582	83.6%	28,558	2,653
2	2,150						23,141	2,150	27,790	2,582	83.3%	28,558	2,653
3	2,120						22,824	2,120	27,790	2,582	82.1%	28,558	2,653
4	2,120						22,824	2,120	27,790	2,582	82.1%	28,558	2,653
5	2,111				17		22,717	2,111	27,584	2,563	82.4%	28,331	2,632
6	2,146				17		23,094	2,146	27,584	2,563	83.7%	28,331	2,632
7	1,877				273		20,205	1,877	24,675	2,292	81.9%	25,393	2,359
8	1,861				14		20,027	1,861	24,498	2,276	81.8%	25,204	2,342
9	1,861				14		20,027	1,861	24,498	2,276	81.8%	25,204	2,342
10	1,373				479		14,776	1,373	19,224	1,786	76.9%	19,809	1,840
11	1,373				26		14,776	1,373	19,215	1,785	76.9%	19,809	1,840
RF	0					1,122	0	0	0	0	0.0%	12,142	1,128
TOTAL (NIA)	21,148 95%	700 3%	486 2%	375	840	2,150	240,394	22,333	317,277	29,476	75.8%	355,087	32,989
B1 Only	21,148						227,634	21,148	278,437	25,868	81.8%		

9.0 Accommodation schedule

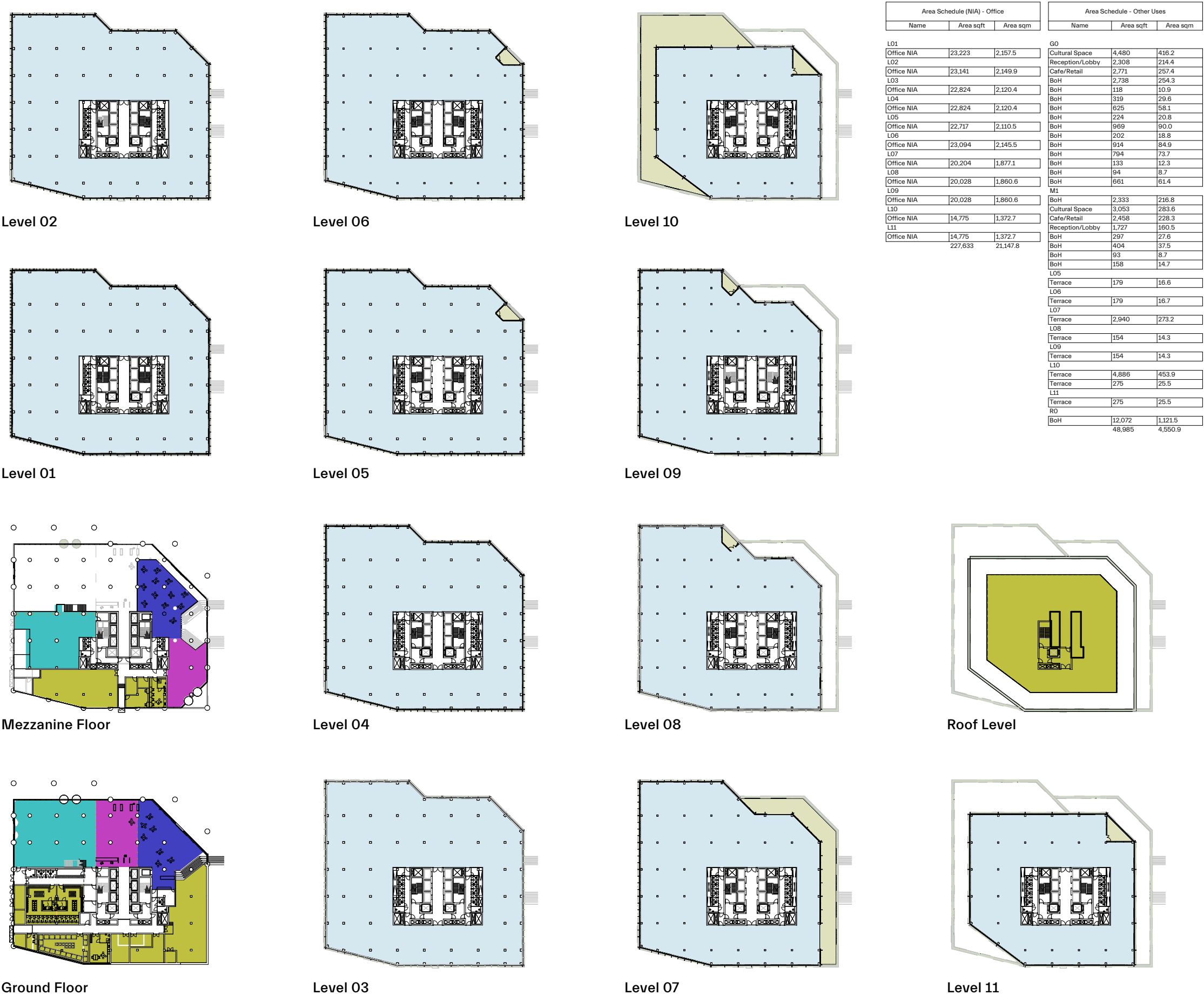
9.2 NIA area summary

As reflected on the previous page, this page shows an overall summary of the proposal's general area arrangement. Note: this is consistent with that shown on section 5.1.

In total a net building quantum of c.240,394sqft (22,333m2) is detailed.



-
- Cultural Space
 - Entrance / Lobby
 - Cafe / Retail
 - Plant / BoH
 - B1 Office use
 - External Amenity



Area Schedule (NIA) - Office			Area Schedule - Other Uses		
Name	Area sqft	Area sqm	Name	Area sqft	Area sqm
L01			G0		
Office NIA	23,223	2,157.5	Cultural Space	4,480	416.2
L02			Reception/Lobby	2,308	214.4
Office NIA	23,141	2,149.9	Cafe/Retail	2,771	257.4
L03			BoH	2,738	254.3
Office NIA	22,824	2,120.4	BoH	118	10.9
L04			BoH	319	29.6
Office NIA	22,824	2,120.4	BoH	625	58.1
L05			BoH	224	20.8
Office NIA	22,717	2,110.5	BoH	969	90.0
L06			BoH	202	18.8
Office NIA	23,094	2,145.5	BoH	914	84.9
L07			BoH	794	73.7
Office NIA	20,204	1,877.1	BoH	133	12.3
L08			BoH	94	8.7
Office NIA	20,028	1,860.6	BoH	661	61.4
L09			M1		
Office NIA	20,028	1,860.6	BoH	2,333	216.8
L10			Cultural Space	3,053	283.6
Office NIA	14,775	1,372.7	Cafe/Retail	2,458	228.3
L11			Reception/Lobby	1,727	160.5
Office NIA	14,775	1,372.7	BoH	297	27.6
	227,633	21,147.8	BoH	404	37.5
			BoH	93	8.7
			BoH	158	14.7
			L05		
			Terrace	179	16.6
			L06		
			Terrace	179	16.7
			L07		
			Terrace	2,940	273.2
			L08		
			Terrace	154	14.3
			L09		
			Terrace	154	14.3
			L10		
			Terrace	4,886	453.9
			Terrace	275	25.5
			L11		
			Terrace	275	25.5
			R0		
			BoH	12,072	1,121.5
				48,985	4,550.9

10.0 VERIFIED VIEWS



10.0 Verified views

10.1 Verified views

Below: updated imagery for visual impact assessment

Included in application 1 submitted 04th October, was an assessment detailing the wider townscape and visual impacts of the Mayfield Optimised SRF (19). Due to the contrasting submission dates, The Republic was reflected as a white mass, providing a placeholder for this application to sufficiently and accurately detail the proposal.

Subsequently, the adjacent imagery reflects the updated proposal to show the full extent of The Republic’s proposed design as detailed throughout this application. 3 views are shown;

- 1. View taken from the Mancunian Way looking north west
- 2. View taken from the Mancunian Way looking north east
- 3. View taken from Mayfield Park looking south

Note: the massing volume has remained accurately consistent between both applications.



Below: view of The Republic looking South
from the Depot concourse

