



Mayfield Manchester

Phase 1 Sustainability Statement (Application 1)

27 September 2019



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Introduction

This Sustainability Statement has been prepared by Hillbreak Limited on behalf of Mayfield Development (General Partner) Limited (the “Mayfield Partnership”) to support the planning application (“Proposed Development”) for Phase 1 of the Mayfield Strategic Regeneration Area (the “Site”).

The purpose of this Statement is:

- to outline the sustainability-related aspirations determined for the Mayfield Strategic Regeneration Framework (SRF) area, and the framework of principles and goals that will guide the approach to realising the Vision for Mayfield;
- to articulate how these aspirations align with emerging best practice and, more specifically, the priorities of Manchester City Council and its partners in relation to climate change, social inclusion and other relevant environmental and socio-economic considerations; and
- to confirm the specific contribution that the proposals for the first element of Phase 1 – comprising Baring Street MSCP (known as Plot N in the SRF) and Baring Street Office 1 (known as Plot O in the SRF), together with a significant proportion of Mayfield Park – will make in the context of these aspirations and priorities.

General site context

Manchester’s increasingly buoyant economy continues to benefit from growth in financial and professional services and is being further strengthened and diversified by high added value growth in key sectors such as creative and digital, science and innovation, culture, sport and tourism.

Manchester has a population of approximately 541,300, which is growing and lies at the heart of a conurbation extending to almost 3 million people. Population growth in recent years has been particularly evident in a younger 20-35 years demographic. This group is attracted to Manchester’s lifestyle and increasing employment opportunities, and this in turn is driving further economic growth, enhanced productivity and demand for new homes.

Economic growth has also been supported by Manchester’s expanding international connections, centres of excellence in research and higher education, and investment in transport infrastructure, which has deepened labour markets.

Prospects for economic growth are closely tied to the ability to attract and retain the most talented individuals. It is therefore critical to focus efforts on improving Greater Manchester’s attractiveness as a location to live, study, work, invest and do business. In this regard, a key priority is the delivery of high quality residential accommodation, consistent with the requirements of Manchester’s Residential Quality Guidance, and located within neighbourhoods of choice.

The Manchester Strategy 2016-25 also identifies a clear vision for Manchester’s future, where all residents can access and benefit from the opportunities created by economic growth. Over a thirty year programme of transformation, Manchester has become recognised as one of Europe’s most exciting and dynamic cities.

With a diverse population of now more than half a million people, the City of Manchester is located at the heart of Greater Manchester, the largest conurbation outside of London. A number of key documents that reflect this context are as follows:

- The Greater Manchester Strategy (2016)
- One Manchester: The Manchester Strategy (2016)

- Manchester City Centre Strategic Plan (2016)

In addition to the above documents that provide overall strategic objectives for both the city and the wider region, the Mayfield Strategic Regeneration Framework (2018) supports the comprehensive reconfiguration and redevelopment of the site.

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

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

General site description

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

The wider SRF regeneration site extends to approximately 12.14ha / 30 acres overall, of which 8.5ha / 21 acres is subject to either permanent or temporary redevelopment, enabling or highways works.

A large part of the northern side of the Mayfield area is occupied by the Mayfield Depot building and associated railway infrastructure, which was formerly in use as a passenger railway station, and latterly as a Royal Mail depot.

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

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

The individual site descriptions for the two applications that comprise Phase 1, are as follows:

September 2019 (Application 1): land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Temperance Street to the east, occupied by highways, surface car parking, hardstanding and the River Medlock.

October 2019 (Application 2) Office: land bounded by Bond Street to the south, River Medlock to the north and Nether Street to the west.

The applications set out above will form the overall Phase 1 boundary, which will in turn be supported by Phasing Plans that will set out the stages of delivery associated with each building and the masterplan overall.

With regard to environmental qualities of the site, the River Medlock runs through it via a culvert. The site also contains protected species such as common pipistrelle (bat). A bird breeding survey has also been completed in respect of the Site and there is potential for breeding birds in a number of locations during the nesting season (March to September inclusive).

There are a number of existing Category C trees within the Site. These are not protected by Tree Preservation Orders (TPOs) and have been identified as being suitable for removal as part of survey work

completed by Buro Happold to facilitate future development.

The site is located partially in Flood Zone 3 in accordance with the Environment Agency Flood Maps and confirmed by the Environment Agency following consultation.

The Site is not located within a conservation area, nor does it contain any listed buildings, with the nearest, within the Mayfield site boundary comprising the Grade II Listed Star and Garter public house. Beyond the Mayfield site boundary, the nearest listed buildings are Piccadilly Station (Grade II), the former Station Goods Office (Grade II) and London Road Fire Station (Grade II*). There are 19 listed buildings within a 500m radius of the Phase 1 site boundary.

General description of the proposed development

Given the design development of the various buildings, the overall Sustainability Statement will be prepared to cover both Phase 1 applications whilst also give an overview of the sustainability aspirations for the wider Mayfield SRF area.

In the September 2019 submission, the Sustainability Statement will describe the contribution of the proposed development included within Application 1, whilst a further Sustainability Statement will be submitted as part of the October 2019 submission to provide comparable information in respect of Application 2.

This strategy will allow the Sustainability Strategy to be resubmitted in a consistent form, setting out the same approach to the Mayfield SRF area, with bespoke supporting content for Applications 1 and 2 respectively.

The proposed development comprises of two Phase 1 applications:

September (Application 1):

- Phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east;
- Mayfield Park: provision of circa 6 acres (2.4 ha) of public park, including hard and soft landscaping to be delivered in phases with new bridges across the River Medlock;
- Baring Street Office 1: 9 storey office development including ground, mezzanine and additional roof level for plant comprising 9,987 sq. m. (GEA) including active ground floor uses (A1, A3, A4 or B1), public realm and riverside walkway;
- MSCP: 10 storey car park including ground and open top roof for 543 car parking spaces; and associated
- Highways and Infrastructure Works: creation of new junction from London Road with required access to the multi-storey car park and works to Baring Street, which will be delivered prior to the MSCP becoming operational.

October 2019 (Application 2) Office:

- Baring Street Office 2: 13 storey office development including ground and mezzanine floors with active ground floor uses, highways and associated access and public realm.

The development will come forward in several phases of construction, including temporary access and layout, which will be confirmed as proposals and phasing are finalised.

The Sustainability Imperative

The sustainability imperative is nothing new. For years, collapsing ecosystems, accelerating urbanisation, rising inequalities, diminishing resources and a rapidly warming planet have been widely acknowledged as global megatrends, giving rise to systemic economic risks and far-reaching challenges for humanity.

Addressing these issues is a central feature of public policy, enshrined in the UK planning system through the concept of sustainable development. The National Planning Policy Framework (NPPF), states:

“Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.”

In many cases, however – and despite good policy intentions – these megatrends are continuing to worsen. The escalating gravity of their effects on society, financial markets and the broader economy is increasingly being recognised, and there has been a surge of urgency and ambition, both globally and in the UK, bought about by a heightened awareness of the scale of the ecological, climate and inequality crises we now face.

Foremost amongst these myriad issues is the accelerating breakdown of our climate, leading to more frequent and intense disruption and losses, and posing profound long-term consequences for current and future generations, especially in cities. But now is a time of uprising. Public activism, purpose-led corporate endeavour, investor demand and political will are coalescing with increasing weight around these socio-economic and environmental pressures. The historic Global Climate Strike earlier this month was a compelling indication of the strength of public demand for fundamental change.

Manchester is responding; a City with a long-standing history of scientific breakthroughs, innovative commerce and visible civic commitment to social justice, it now aspires to pioneer a rapid transition to a Net Zero carbon economy. Earlier this year, Manchester formally declared a Climate Emergency and joined together with the other Greater Manchester boroughs to pursue the target of becoming a net zero city region by 2038, some 12 years faster than the national target enshrined in the UK Climate Change Act.

This presents an inspiring and challenging pathway. There is, however, a significant gap between adopted planning policy and the reality of what needs to be done, in part because the process and cycle of policy development and enactment is often too slow to keep up with the pace of change in the world around us. Manchester’s planning policies are no exception to this. There is a significant disconnect between the formal policy requirements for new development in the City and the current political ambition. In the same

vein, more is needed of new development and regeneration in helping to clean Manchester's air, enhance social mobility and economic opportunity, improve public health and enhance the extent and quality of the City's green and blue infrastructure. The demand for growth and wider resident and community achievement in the area is, therefore, inextricably linked with the imperative for environmental and social responsibility.

The philosophy for the regeneration of Mayfield reflects this inescapable reality. The aspiration is for the whole of Mayfield to be a beacon of socially-just and rapid environmental transition, delivered through a viable, commercially-led development and operating model.

The objectives in this regard are two-fold. Firstly, the immediate intention is to position Mayfield from the start to capture the turning tide of investor and occupier demand for assets which make a positive and purposeful contribution to the social and environmental challenges of our time. Concurrently, there is a need to ensure that the planning of Mayfield today ensures delivery and activation – across all phases over the years to come – that is future-proofed against the changing demands to be expected from a regulatory, climatic, market and wider community perspective.

This is why the intended approach to sustainability at Mayfield focuses on delivering genuine performance outcomes and meaningful impacts, ratcheted over time. Market and policy convention dictates that the approach should draw its frame of reference for sustainability from the hypothetical rating systems, such as BREEAM and Energy Performance Certificates (EPCs), that have traditionally been used as a proxy for environmental and social quality. But Mayfield is not a conventional opportunity, the Partnership is not a conventional developer, and these tools are becoming outmoded. Whilst these ratings continue to have an important role in the market, they are increasingly understood to be inadequate measures of true performance and impact in their current form. Mayfield doesn't intend to hide behind or be restricted by them, but will draw upon and complement their principles and applicable features to create bespoke solutions that are right for here. Through ongoing disclosure and engagement, there will be transparency in the way in which this is done, and in the environmental and socio-economic outcomes that are realised as a result.

Mayfield Sustainability Strategy

Led by this purposeful and impact-led philosophy, the sustainability strategy for Mayfield – summarised in the framework below – is a central tenet of the overarching Vision and anchors the approach being taken across the whole of the SRF area to three thematic pillars: Inclusive /// Restorative /// Positive.

Mayfield Sustainability Framework

Vision		
The Vision for Mayfield is to deliver a world-class, transformational, distinctive and imaginative commercially-led neighbourhood, anchored by Mayfield Park, which will become a powerhouse of socio-economic productivity. ~ Central to the Vision is a bold and distinctive approach to sustainability that prioritises genuine performance outcomes and meaningful impacts that are reflective of Manchester's sense of ambition and responsibility ~		
Pillars of the Sustainability Strategy		
1. Inclusive <i>/// Social Impact & Prosperity ///</i>	2. Restorative <i>/// Ecological & Cultural Gain ///</i>	3. Positive <i>/// Climate Action & Resilience ///</i>
Delivering positive outcomes for local people, businesses and communities through inclusive growth and democracy of place	Restoring natural and built assets to enhance health, wellbeing, resilience and productivity	Facing up to the Climate Emergency through concerted mitigation and adaptive capacity
Principles of Ambition		
The applicant will aim to: - Optimise the delivery and reach of 'Worthwhile' uses to maximise enduring Societal Value - Connect people and business with world-class digital technology, whilst taking active steps to tackle digital isolation - Create places, spaces and positive experiences that welcome, engage and inspire everyone - Build trust and pride by engaging positively and honestly with all stakeholders throughout the life of Mayfield - Empower local people and businesses to participate fully in the continued stewardship of Mayfield - Reduce the number of people out of work by optimising skills, training and secure employment opportunities for local people, especially for those living in disadvantaged circumstances - Close Manchester's income gap by paying everyone employed in the construction and ongoing stewardship of Mayfield a real living wage - Create a hive of enterprise and business growth by providing affordable and flexible workplaces, business support services and enhanced contract opportunities for local suppliers and service providers	The applicant will aim to: - Deliver significant Net Environmental Gain - Prioritise nature-based solutions to improve environmental quality and replenish ecosystem services - Maximise the reuse of existing structures and materials by retaining, enhancing and celebrating industrial heritage within the fabric of modern Mayfield - Connect residents, workers and visitors with nature	The applicant will aim to: - Pioneer the transition to a Net Zero Manchester by 2038, with the ambition of achieving Climate Positive status - Prioritise and evidence real, benchmarked performance outcomes across the whole lifecycle - Design to stay cool, dry and productive in a warming climate - Demonstrate the value of circularity in all features of material sourcing, design, construction and stewardship - Make active and sustainable travel preferable

The strategic framework explains the focus provided by each pillar and the principles of ambition that underpin them. Taken together, they represent the holistic intent to drive positive socio-economic and environmental outcomes across the whole of Mayfield.

The proposals for the first elements of Phase 1 – described in the sections following in relation to each of the pillars of the Sustainability Strategy – are the first step in the longer-term journey towards ever-more stretching sustainability aspirations.

Below, the relevant measures and initiatives incorporated into the proposed development are set out under the respective pillars, each prefaced by an overview of the strategic context and policy alignment with reference to the 'Our Manchester' strategy, the 'Our People, Our Place' Greater Manchester Strategy and the UN Sustainable Development Goals.

For each of the measures and initiatives specified, source references are also shown where further detail is provided in technical documents supporting the Phase 1A planning application.

Inclusive - Social Impact & Prosperity

There has been a remarkable transformation of many parts of the City of Manchester over the last twenty or so years, especially in and around the city centre. The population of the city has been growing at the fastest rate in the UK outside of London, including through significant growth in the resident population of the city centre. This has been matched by an increase in the number of jobs, across a diversifying and increasingly vibrant economy. Across many headline indicators, the development of Manchester over this period has been hugely successful, bringing many plaudits for the city.

Beneath these headlines, however, persistent challenges relating to public health, homelessness and poor housing, locally concentrated deprivation and poverty, and poor environmental quality, continue to hold back Manchester's reputation and potential. Significant inequalities in this regard mean that some Mancunians have considerably lower levels of social and economic opportunity than others. These barriers to social mobility also mean that some communities are less resilient to structural changes in the economy, including the impacts of changing labour and housing markets and the pressurising effects on public services of continued reductions in central government budgets for local authorities.

The 'Our Manchester' Strategy provides an inspiring vision for the future, including through its objective of being a progressive and equitable city. From a development and regeneration point of view, this not only means creating and enabling jobs and growth – outcomes which the regeneration of Mayfield will deliver intrinsically. It also demands a smart and thoughtful approach to how development is executed and places created and nurtured so that residents living in nearby areas and circumstances of disadvantage are connected to employment, skills and training opportunities, and given the support and empowerment necessary to make the most of them.

Mayfield itself is located in an area undergoing significant economic investment and material change, driven by a number of growth and regeneration strategies, including those for Piccadilly centred around the planned HS2 investment, Eastlands centred around the continued expansion of the Etihad Campus, and the University of Manchester North Campus, as well as the Corridor and Aytoun Street Campus areas beyond. Mayfield is, by virtue of its location, a fulcrum in this wider investment and regeneration potential for East Manchester and the south of the city centre. There is a strong case, therefore, for working with partners across the City to realise additive skills, training and employment opportunities for local people across the quantum and timeframe of regeneration activities envisaged.

In isolation, the Proposed Development and Mayfield overall will contribute a significant proportion of the target employment growth for Manchester and in sectors with higher than average GVA; there is potential for around 9,000 FTE jobs to be accommodated across the SRF area (against a target of 42,600 additional jobs across the whole of Manchester by 2034), generating GVA worth £350m per annum. Significant Societal Value has already been realised as well, most specifically through a programme of 'worthwhile activities' organised across the Mayfield site by the Mayfield Partnership. It is estimated that this has amounted to £7.3m of Societal Value in the period 2017-2019 (Source: The Societal Value of Mayfield, Manchester (2017-2024) Report V03), generated by activities and resources including:

- discounted co-working space for Manchester-based SMEs;
- improved public realm, leading reduced levels of crime and improved wellbeing;
- additional leisure and employment opportunities linked to GRUB, the Dirt Factory, Manchester International Festival and Manchester Pride; and
- a wide range of community outreach programmes, including community workshops, art installations and events, community clean-ups etc.

These early worthwhile activities set the tone for a longer-term approach to socially-inclusive regeneration and growth through which measurable, positive outcomes for people and communities will be targeted

intentionally through a combination of community engagement and outreach and through socially responsible procurement and construction.

Phase 1 Proposals & Outcomes

There are myriad opportunities associated with the first phase of the Mayfield to create meaningful opportunities for local people and communities to benefit from and participate in the development and economic growth of this part of Manchester. Some of these benefits flow from the types of uses envisaged for the office development at Baring Street Office 1 and from the creation of Mayfield Park as a significant public amenity and resource, whilst others will be derived from a socially-inclusive approach to construction, ongoing stewardship and through continued delivery of events programmes and cultural activities.

To guide the approach in this area, the Mayfield Partnership is developing a Local Charter detailing how it will address all of the Principles of Aspiration under the Inclusivity pillar across the whole of the Mayfield programme.

Alignment with "Our Manchester" aims for 2025
• Have a strong sense of citizenship and pride in the City • Create new jobs accessible to Manchester residents, reducing the number of people who are out of work • Ensure everybody is paid at least a real living wage • Reduce the gap between our resident's wages and the average wage earned in the City • Improve school results so that they are significantly better than the UK average • Increase the proportion of graduates and apprentices in the City • Maintain the balance between incomes and housing costs • Increase productivity for the benefit of the City and the UK as a whole
Alignment with "Our People, Our Place" priorities for Greater Manchester
• Priority 2 – Young people equipped for life • Priority 3 – Good jobs, with opportunities for people to progress and develop • Priority 4 – A thriving and productive economy in all parts of Greater Manchester • Priority 8 – Safer and stronger communities • Priority 10 – An age-friendly Greater Manchester
Alignment with UN Sustainable Development Goals


PRINCIPLE OF AMBITION

The applicant will aim to: Optimise the delivery and reach of 'Worthwhile' uses to maximise enduring Societal Value

- Prioritise SME occupiers within the letting strategy for Baring Street Office 1 aided by the unique and deliberate configuration of office accommodation within the building that lends itself to these types of entrepreneurial accelerator and workspace occupiers. This is estimated to yield £33.138m in Societal Value from 2020-2024. (Source: The Societal Value of Mayfield, Manchester (2017-2024) Report V03)
- Connect the 9-storey commercial office building to the Mayfield community on day one, including with:
 - Double height amenity space foyer that faces and connects to the park, and one prominent corner entrance via Baring Street, creating strong integration between external public realm and publicly-accessible internal space, in which cultural and learning programmes can be curated (Source: Baring Street Office 1 Planning Design & Access Statement Sept 2019);
 - Unisex self-contained WC's and a wheelchair accessible WC in the office reception and foyer amenity space (Source: Baring Street Office 1 Planning Design & Access Statement Sept 2019); and
 - Hearing enhancement systems for those with impaired hearing or speech, with the extent of provision dependent upon future detailed requirements (Source: Baring Street Office 1 Planning Design & Access Statement Sept 2019).

- Realise total Societal Value across Phase 1, including current and proposed temporary and worthwhile uses, of £49.4m between 2020-2024 through a portfolio of activities and resources (Source: The Societal Value of Mayfield, Manchester (2017-2024) Report V03), including but not limited to:
 - A proposed cycling hub, bike park, garden and cafe, at which a third of new employees are intended to be from NEET ("not in employment, education or training") status backgrounds.
 - The use of the Arches for community purposes, including through the addition of two new music venues.
 - Conversion of Chamber 1 at The Depot to the "Ticket Hall", a gateway space for curated food and retail events, and community festivals.
 - Incorporation of an education suite and business incubator in "The Community Village", in order to provide a versatile and far-reaching programme of education sessions for all age-groups.
 - The creation of the first phase of Mayfield Park
 - Hosting cultural events at Mayfield including Manchester Pride Live, and The Warehouse Project, all of which are enabled to increase capacity and reach as a result of the facilities provided by Mayfield.

PRINCIPLE OF AMBITION

The applicant will aim to: Connect people and business with world-class digital technology, whilst taking active steps to tackle digital isolation

- Optimise the digital connectivity of Baring Street Office 1
- Ensure that all aspects of the proposed development are future-proofed to enable future technology adoption where this serves to enhance the functionality and productivity of the assets
- Develop a programme of digital skills and cyber resilience training events for local people and businesses

PRINCIPLE OF AMBITION

The applicant will aim to: Create places, spaces and positive experiences that welcome, engage and inspire everyone

- The MSCP, a 10-storey car park, to consolidate 543 car parking spaces allocated for the whole of Mayfield in order to free up the rest of Mayfield for pedestrian priority (Source: Mayfield Manchester Planning Statement September 2019; Mayfield Park DAS)
- Provision of 21 disabled car parking spaces on the ground floor of the MSCP (Source: Mayfield Manchester Planning Statement September 2019)
- Public realm to be provided through Phase 1 of Mayfield Park will include a 2,150m² Terraced Garden, 464m² of south facing seated steps, 2,300m² of open space (The May 'Field') and 501m² in Baring Street Square (Source: Mayfield Park DAS)
- Natural surveillance and general sense of safety to be enhanced predominantly through landscape and public realm design of Mayfair Park (Source: Mayfield Masterplan DAS). Design features include:
 - Avoiding dense canopies (i.e. no lower than 2m from the ground) through planting a range of tree species which (unless planted within the wild habitat) will be clear of stems, allowing people to see and be seen i.e. with CCTV
 - A hierarchy of pedestrian and vehicular spaces which includes traffic free/pedestrian controlled zones
 - Allowing safe cycle use in relation to pedestrian traffic and not commuter cycling within the park
 - Establishing principles gateways into the Mayfield Park (i.e. Baring Street Office 1 main entrance) which are located in prominent positions
 - Planting trees to free key views and aid way-finding, and ensuring low planting does not exceed 1200m in height
 - Developing an external lighting strategy
 - Ensuring bins are not permanently stored within public realm areas (instead within a designated internal waste storage area)
 - Locating secure cycle parking within buildings (e.g. Baring Street Office 1) and visit cycle parking around key park gateways with good surveillance from the buildings or busy streets
 - Animating the edges of the Park for those with lower mobility or who may feel more vulnerable within the Park
 - Positioning street furniture to ensure it doesn't aid anti-social behaviour or crime

PRINCIPLE OF AMBITION

The applicant will aim to: Build trust and pride by engaging positively and honestly with all stakeholders throughout the life of Mayfield

- Contractors will be contractually obliged to register under the Considerate Constructors Scheme

PRINCIPLE OF AMBITION

The applicant will aim to: Empower local people and businesses to participate fully in the continued stewardship of Mayfield

- Establish a Management Company with responsibility for the management of Mayfield Park in perpetuity, with representation on the Board for occupier and local community representatives

PRINCIPLE OF AMBITION

The applicant will aim to: Reduce the number of people out of work by optimising skills, training and secure employment opportunities for local people, especially for those living in disadvantaged circumstances

- Create potentially 281 new construction jobs and place 9 construction apprenticeships during Phase 1 (Source: Mayfield Socio Economic draft 300819).
- Recruitment of local residents in construction and related jobs to be maximised through engagement with Manchester City Council's Work and Skills Team (Source: MCC – Local Labour Agreement)
- 20 of the 25 people are expected to work on the development to be Greater Manchester residents in newly created jobs. The aim is for 1 of the 2 subcontractors/suppliers to be Greater Manchester residents (Source: SGL Local Labour Proposal Feb 19)
- One third of people employed in park maintenance roles to be of NEET status (Real Worth Report 10th September 2019 draft)

PRINCIPLE OF AMBITION

The applicant will aim to: The applicant will aim to: Close Manchester's income gap by paying everyone employed in the construction and ongoing stewardship of Mayfield a real living wage

- Incorporate a requirement in all construction and facilities management contracts requiring all people employed directly or through sub-contract on behalf of the Mayfield Partnership to be paid at least the Real Living Wage (£9 per hour).

PRINCIPLE OF AMBITION

The applicant will aim to: Create a hive of enterprise and business growth by providing affordable and flexible workplaces, business support services and enhanced contract opportunities for local suppliers and service providers

- Prioritise SME occupiers within the letting strategy for Baring Street Office 1 aided by the unique and deliberate configuration of office accommodation within the building that lends itself to these types of entrepreneurial accelerator and workspace occupiers (Source: The Societal Value of Mayfield, Manchester (2017-2024) Report V03)
- Ensure that the majority of project expenditure at Tier 1 level is from within Greater Manchester
- Hosting supplier fair events at Mayfield for locally-based product and service providers, prioritising those with a clear social and/or environmental purpose. These events would be complemented by talks and surgeries to help SMEs navigate the procurement process for construction, FM and related contracts.

Restorative - Ecological & Cultural Gain

Context

Globally, the decline of natural capital and the loss of cultural heritage are both regressive trends with adverse effects on society and the economy. The effects are profound, both worldwide and at the local community level.

The loss of biodiversity globally is happening at an accelerating rate with the Ecological Footprint of human economic activity eroding the stock of natural resources; we currently use around 25% more natural resources annually than can be sustained. As a result, nearly two-thirds of the world's environmental services are calculated to be under threat. With ecosystem services derived from natural capital vital to sustaining life on earth – including through climate regulation, nutrient and waste management, flood control and coastal protection, and the provision of food, freshwater, fuel, medicines, building materials, fertile soils, and breathable air – the imperative to arrest and reverse biodiversity decline is a key feature of the UN Sustainable Development Goals.

Historically, legislation and related planning policy in the UK has sought to protect and conserve habitats and species of recognised importance, rather than focusing on nurturing nature and biodiversity as a connected, integrated network. An independent review, led by Sir John Lawton, of England's wildlife sites and the connections between them was undertaken at the turn of this decade. It concluded that the national collection of wildlife sites is too small and isolated, leading to biodiversity declines. The headline recommendation was to create “more, bigger, better and more-joined up habitats”, including through Ecological Restoration Zones and better protect non-designated wildlife sites.

The concept of ‘environmental net gain’ has since gathered momentum, particularly following the publication of the groundbreaking 25 Year Environmental Plan by DEFRA in 2018. This states that the net gain principle is to be embedded in future legislation for development and the National Planning Policy Framework has since been updated to embed this new policy priority into the planning system. Meanwhile, DEFRA has been working on bringing forward legislation to mandate net gains for biodiversity through a new Environment Bill and has introduced a proposed target for all new development to deliver a 10% net gain in biodiversity.

By contributing to the creation, enhancement and improved connectivity of green and blue infrastructure, major regeneration opportunities such as Mayfield have a key role to play in delivering these gains, especially in urban centres where habitats are often sparsely distributed, fragmented and lacking in active stewardship.

The vision for green and blue infrastructure in Manchester over the next ten years is that *by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.*

Manchester's Green and Blue Infrastructure Strategy is based around the following four objectives:

1. *Improving the quality and function of Green and Blue Infrastructure to maximise the benefits it delivers;*
2. *Using appropriate Green and Blue Infrastructure as a key component of new developments to help create successful neighbourhoods and support the City's growth;*
3. *Improving connectivity and accessibility to Green and Blue Infrastructure within the City and beyond; and*
4. *Improving and promoting a wider understanding and awareness of the benefits that Green and Blue Infrastructure provides to residents, the economy and the local environment.*

In 2017, the Government published a Heritage Statement which advocated the significant socio-economic benefits provided by the nation's heritage resource, including: an estimated Gross Value Added (GVA) contribution of just under £1billion; direct and indirect employment for around 278,000 people in England; and a 60% return on public sector investment for heritage-led regeneration.

The Our Manchester Strategy reflects that the culture and values of Manchester remain rooted in its history as the world's first industrial city. This is a history to celebrate in the Original Modern City, and the role of heritage-led regeneration, blended with high-quality, contemporary design is vital in this regard. This quote from a Manchester resident sums it up perfectly: "Manchester has an amazing culture; we just need to make sure that everyone can enjoy it. My hope is for a city where no one feels lost or excluded, a city that looks after all its people young and old, and a city that we can be proud to say is ours."

The Strategy recognises the enormous scope to grow the contribution of culture to the city's economy and reputation, and Mayfield has already demonstrated beyond doubt the distinctive contribution that can be made by bringing diverse groups together under the canopy of amazing industrial heritage.

Restoring both natural and social capital through additive approaches to ecology and culture are, therefore, key objectives for improving health, social cohesion and delivering better quality of life in cities.

Phase 1 Proposals & Outcomes

The regeneration of Mayfield represents a major opportunity to increase both natural and cultural capital in this part of the City, including through the creation of the first new public park in Manchester for over a century. The Mayfield Partnership is proud to have the opportunity to make such an instrumental difference to the quality and extent of publicly-accessible green and blue infrastructure in this eastern part of the city centre. The proposals for the creation of Mayfield Park, including the restoration of a natural river and floodplain environment.

Add to this the renaissance of a collection of unique and distinctive buildings and structures that are a key part of Manchester's industrial heritage, and which have already been exploited to support an amazing programme of social activation and cultural enlivenment, and Mayfield becomes a truly distinctive opportunity to transform a key part of the city, and to act as a national exemplar for the delivery of net ecological and cultural gain.

Strategic policy alignment of 'Positive - Climate Action & Resilience' pillar

Alignment with "Our Manchester" aims for 2025
- Collectively improve our health and wellbeing and be more active as adults and children - Be a cleaner, litter-free city - Be a city recognised for its high-quality of life, with improved green spaces and access to world-class sports, leisure and cultural facilities - Increase productivity for the benefit of the City and the UK as a whole
Alignment with "Our People, Our Place" priorities for Greater Manchester
- Priority 5 – World-class connectivity that keeps Greater Manchester moving - Priority 7 – A green city-region and a high quality culture and leisure offer for all - Priority 8 – Safer and stronger communities - Priority 9 – Healthy lives, with quality care available for those that need it
Alignment with UN Sustainable Development Goals



PRINCIPLE OF AMBITION

The applicant will aim to: Deliver significant Net Environmental Gain

- Realise 175% Biodiversity Net Gain on a change of +10.404 Biodiversity Units through development of Mayfield Park in Phase 1 or, if measured against the entire SRF area, a 25% Biodiversity Net Gain (Source: Mayfield ES Vol 1 Ch 9 Ecology Final)

PRINCIPLE OF AMBITION

The applicant will aim to: Prioritise nature-based solutions to improve environmental quality and replenish ecosystem services

- Create six acres of new ecologically valuable habitat through incorporation of native species and diverse pollinator planting, replacement of a brownfield habitat, tree planting and naturalisation of 0.23ha of existing watercourse (Source: Mayfield ES Vol 1 Ch 9 Ecology Final)
- Introduce 1.22ha of new habitat through a broadleaved woodland establishment comprising 155 new trees and semi-improved neutral grassland (for foraging, commuting and roosting bats, breeding birds and invertebrates, making an important contribution regulating the local microclimate and improving local air quality (Source: Mayfield Park DAS; Mayfield ES Vol 1 Ch 9 Ecology Final).
- Use resilient plant species and sustainable drainage solutions to ensure Mayfield Park can accommodate a 1:100 year plus climate change flood event within the boundary of the site, acting as an important flood protection measure for the new development as well as existing homes and businesses beyond the site boundary (Source: Mayfield Park DAS date?)

PRINCIPLE OF AMBITION

The applicant will aim to: Maximise the reuse of existing structures and materials by retaining, enhancing and celebrating industrial heritage within the fabric of modern Mayfield

- A large part of the northern side of the Mayfield area is occupied by the Mayfield Depot building and associated railway infrastructure, which was formerly in use as a passenger railway station, and latterly as a Royal Mail Depot. This is now in operation as a multi-cultural mixed-use leisure and entertainment venue, which will be in operation until 2024 as per the temporary Planning Permission granted' (Source: Mayfield Phase 1 Outline Construction Management Plan - Application 1 buildings Faithful+Gould 190926)
- Mayfield building, depot and arches – various heritage buildings associated with the Mayfield Station – are to be retained as part of the overall vision for the site with the intention of extending the materials references from out the Depot into the park, using concrete along much of the northern edge' (Source: Mayfield Park DAS 190924)

PRINCIPLE OF AMBITION

The applicant will aim to: Connect residents, workers and visitors with nature

- Use a palette of prevalent materials already found in Mayfield (concrete, clay, steel and stone) and other locally sourced materials into Mayfield Park to demonstrate local appropriateness and to reduce the environmental impact associated with distant sourcing (e.g. Staffordshire clay paving in the Baring Street Square (Source: Mayfield Manchester Planning Statement September 2019)
- Prepare a detailed lighting plan for Mayfield Park to minimise impacts from external and obtrusive light spill on adjacent sensitive habitats , with other impacts such as noise, vibration, dust and run-off having been assessed as negligible (Source: Mayfield ES Vol 1 Ch 9 Ecology Final)
- Incorporate ~300m² of extensive green roof on Baring Street Office 1 which will include a diverse range of natural greenery using native species to complement the local environment and promote biodiversity (Source: Mayfield Baring Street Office 1 & MSCP ESS 190920)
- Encourage the greening of the car park facade through the use of planters within the arches of the Baring Street MSCP. Robust plants will use the facade grating as a trellis upon which to thrive (Source: MSCP DAS Draft 190902)
- Express Mayfield and Manchester's Victorian mill heritage through the vernacular design of Baring Street Office 1, with a modern interpretation and use of industrial materials i.e. dark corrugated metal (Source: Mayfield Manchester Planning Statement September 2019)
- Specify reclaimed and recycled materials, wherever possible from the existing buildings on the site, in order to reduce the overall environmental impact (Source: Baring Street Office 1 and N ESS 190902)
- Target zero waste to landfill divert 100% of demolition and strip out waste from landfill and 100% of construction and fit-out waste from landfill.
- Minimise the use of virgin and unsustainable materials used and the resultant embodied carbon in both Baring Street Office 1 and MSCP by incorporating recycled content into the major building elements; to

source all timber from sustainable sources accredited by the FSC; where feasible, to source new materials locally with maximised recycled content; to review materials using the Green Guide to Specification (to ensure the majority of materials are A-C rated in the overall construction); and to ensure products are certified with ISO14001 and/or BES6001 (Source: Mayfield Baring Street Office 1 & MSCP ESS 190920)

- Products specified for the development to comply with the Total VOC product emission criteria as stated within BREEAM New Construction 2018, Hea 02 feature or to meet best practice through certifications such as 'Declare: Living Building Challenge' and 'GreenScreen®' (Source: Mayfield Baring Street Office 1 & MSCP ESS 190920)

Positive - Climate Action & Resilience

Context

Amid growing international calls and youth activism campaigning for strengthened climate action, Manchester City Council officially declared a climate emergency in July this year, adding further civic weight to its newly stated ambition of becoming a net zero carbon city by 2038. These significant milestones are representative of a wider groundswell of resolve to avoid the worst consequences of climate change by limiting global warming to well below 2 degrees Celsius, and ideally by 1.5 degrees, against pre-industrial levels.

The UK Government has taken similar steps, including by enshrining into statute the target to become a net zero carbon economy through an amendment to the Climate Change Act. This now commits the UK government by law to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050.

These local and national aims are framed by the Paris Accord, the unprecedented international agreement reached in 2015, the central element of which is the aggressive scientific objective of holding the increase in the global average temperature to well below 2°C above preindustrial levels and of pursuing efforts to limit the temperature increase to 1.5°C.

The commercial real estate market has also begun to respond, with a number of industry bodies and asset managers setting out their intention to transition to a net zero future. Most notably, members of the Better Buildings Partnership have committed to publishing zero carbon pathways for their respective portfolios, and to report annually on their progress against them. Significantly, the commitment extends to the full scope of operational emissions associated with both landlord and tenant activities, as well as the embodied carbon associated with development and refurbishment activities. Whilst definitions of net zero carbon buildings are varied and in development, the market shift in the direction of full carbon neutrality is gaining significant momentum in the UK and beyond.

Manchester has declared its resolve to playing its full part in limiting the impacts of climate change by adopting and meeting science-based targets, in line with the Paris Agreement. The targets are based on analysis by the Tyndall Centre at the University of Manchester and were adopted by the City Council in November 2018. They include:

- Adoption of a 15 million tonne carbon budget for 2018-2100;
- Delivering urgent and deep carbon reduction with a 50% reduction targeted by 2022, from 2018 levels, which equates to a 13% year-on-year trajectory; and
- Becoming a zero carbon City by 2038, at the latest.

The Draft Manchester Zero Carbon Framework 2020-2038, which is due to be published in final form next year, acknowledges that the following key measures and solutions needs to be realised urgently, in order for this commitment to be fulfilled:

- *New buildings need to generate zero emissions when occupied and have significantly less emissions embodied in their materials and the construction phase,*
- *Renewable energy generated within the city and city-region, and the supplies for the National Grid, are needed to power our buildings and transport system,*
- *Well-connected walking and cycling routes, public transport and electric vehicle charging points need to be key components of all new development,*
- *Our materials and waste will need to come from a new circular economy, involving the reuse and recycling of materials already in circulation, and significantly increased use of sustainable and renewable materials.*

It is vital to recognise, however, that despite the level of ambition set out above, significant future climate change is inevitable due to the legacy of historic emissions, inertia in the climate system, and the certainty of future emissions. This means that cities, communities and buildings need to be resilient to future changes in weather and climate, including both chronic (gradual) changes in temperature and the acute effects of extreme weather events, such as heatwaves, storms and intense rainfall.

Phase 1 Proposals & Outcomes

The Mayfield Partnership is completely supportive of Manchester's ambitions in this regard, and is actively working to develop a zero carbon framework for the whole of the Mayfield SRF area. Our proposals for Phase 1, set out below, are an important first step along the carbon neutrality pathway, and will become integrated into the approach to reducing total emissions across Mayfield to at least zero by 2038 or sooner.

Strategic policy alignment of 'Positive - Climate Action & Resilience' pillar

Alignment with "Our Manchester" aims for 2025
• Be on a path to being a zero carbon city by 2050 [updated to 2038] • Build well-designed, energy-efficient, sustainable and affordable homes to rent and buy • Have an integrated, smart and affordable transport system • Increase productivity for the benefit of the City and the UK as a whole
Alignment with "Our People, Our Place" priorities for Greater Manchester
• Priority 5 – World-class connectivity that keeps Greater Manchester moving • Priority 6 – Safe, decent and affordable housing • Priority 7 – A green city-region and a high quality culture and leisure offer for all • Priority 8 – Safer and stronger communities • Priority 9 – Healthy lives, with quality care available for those that need it
Alignment with UN Sustainable Development Goals


PRINCIPLE OF AMBITION

The applicant will aim to: Pioneer the transition to a Net Zero Manchester by 2038, with the ambition of achieving Climate Positive status

- Achieve a 13.4% reduction in annual regulated carbon emissions (over the Part L 2013 target) in Baring Street Office 1 using passive design measures and efficient building services plant, which will exceed regulatory and local policy requirements (Source: Baring Street Office 1 Energy Statement 190920)
- Follow a zero-combustion strategy for the production of heating and hot water (which also has the additional benefit of eliminating pollutants typically emitted from a combusting plant) in Baring Street Office 1 through Variable Refrigerant Flow units served by high efficiency reverse cycle Air Source Heat Pumps and the use of heat recovery (Source: Baring Street Office 1 Energy Statement 190920).
- Utilise an all-electric building services strategy in Baring Street Office 1 which will include implementing high performance fabric targets to avoid unwanted heat loss and gains, using direct electric radiators in certain areas and LED lighting combined with, where applicable, daylight linking and presence and absence detection sensors to reduce the lighting load (ref. Mayfield Baring Street Office 1 Energy Statement 190920)
- Ensure the provision of glare control, good levels of daylight, best practice lighting levels, good levels of thermal comfort, ventilation and internal acoustic performance are designed into Baring Street Office 1 (ref Baring Street Office 1 and MSCP ESS 190920)
- Passively ventilate MSCP and include energy saving measures, including high efficiency LEDs in all spaces, presence detection sensors within the majority of zones and daylight linking in circulation areas (Source: Baring Street Office 1 and MSCP ESS 190920)
- Draw on best practice from assessment standards such as BREEAM, the WELL Building Standard and Fitwel to improve energy performance and the health and wellbeing of occupants in Baring Street Office 1 (Source: Baring Street Office 1 and MSCP ESS 190920).

PRINCIPLE OF AMBITION

The applicant will aim to: Prioritise and evidence real, benchmarked performance outcomes across the whole lifecycle

- Achieve an indicative EPC B and take steps to optimise the operational performance of Baring Street Office 1 using frameworks such as Design for Performance, including consideration of the following:
 - *Setting an operational performance target for total building energy consumption and related emissions – this would be written into construction tender documentation as a procurement requirement.*
 - *Undertaking advanced simulation as the detailed design process progresses (in accordance with CIBSE TM54 “Anticipated Operational Energy Performance” modelling to better understand total energy consumption under a range of operational condition scenarios.*
 - *Commissioning an independent expert design review to check whether the detailed design will achieve its target rating, with recommendations consolidated into the final design.*
 - *Creating a Performance Validation Plan to confirm how performance will be measured throughout the construction, commissioning and occupational phases of the building.*
 - *Ensuring that no value engineering proposals during construction result in adverse effects on the operational performance target.*
 - *Undertaking an intensive commissioning programme to ensure that controls are consistent with the final design. In parallel, a performance based maintenance contract will be developed and a process to oversee tenant fit-outs determined.*
 - *Conducting a detailed fine-tuning programme, with quarterly BMS reviews undertaken for at least the first year, alongside and following which a process of monthly monitoring shall be enacted to compare actual performance against the modelled target, with issues risks and remedial actions identified.*
 - *Subject to an industry standard operational rating system being developed, procuring an operational rating produced by an independent accredited assessor and compared to the target rating. Should no such rating system be developed, an independent audit of operational performance will be undertaken and the results disclosed publicly.*
- Reduce the overall consumption of water within Baring Street Office 1, in order to limit the resource requirements and to limit any future impact of water scarcity (e.g. through low flow taps and dual flush toilets, a sub metering and monitoring regime, and the installation of leak detection devices) (Source: Baring Street Office 1 and MSCP ESS 190920)
- 100% high efficiency LED lighting, with limited upward light transmission for all exterior lighting

PRINCIPLE OF AMBITION

The applicant will aim to: Demonstrate the value of circularity in all features of material sourcing, design, construction and stewardship

- Encourage a move towards a closed loop waste management system through the provision of a suitable waste storage and recycling facility in Baring Street Office 1 (e.g. providing the capacity for 10 - 1100L and 4 - 240L bins (Source: Baring Street Office 1 and MSCP ESS 190920 Waste Management and Servicing Strategy for Baring Street Office 1 190902)
- Mitigate impact during construction and operations on these key receptors: Human Health, Environment; and Property (Source: Mayfield ES Vol 1 Ch 10 Ground Conditions Final)
- 'The Proposed Development will minimise the effect of material selection on the environment and on building users. Materials with low embodied energy content will be encouraged and the specification of robust products will enable long life with low maintenance. Material use and related embodied impact will be reduced by specifying reclaimed and recycled materials, wherever possible from the existing buildings at the site. Materials with recycled content will be selected for the project in order to reduce the overall environmental impact' (Source: Baring Street Office 1 and MSCP ESS 190920)
- Prepare a Materials Management Plan to limit the production of waste during construction through good practice measures and complete a Verification Report to demonstrate that the materials have been located in the correct place within the development or dealt with appropriately (Source: Baring Street Office 1 and MSCP 190920).
- Encourage the use of materials with low embodied energy content and the specification of robust products to enable a long life with low maintenance (Source: Mayfield Park, Public Realm & Highway Outline Construction Management Plan 26 September 2019)

- Develop a digital directory of materials used during construction to encourage reuse and end-of-life value and also for the purpose of measuring total embodied carbon impacts of development as part of the zero carbon framework for Mayfield.

PRINCIPLE OF AMBITION

The applicant will aim to: Make active and sustainable travel preferable

- Monitor number of individuals participating in active and sustainable travel options to accommodate for changes in demand (e.g. number using rental bike scheme per week, number of EV vehicles needing EV charging points per week)
- Accommodate future car mobility by sizing 518 of the 543 parking bays in MSCP with the capacity (2.5m x 4.8m) to account for increasing vehicle sizes and accommodate 60 EV charging points (11% of bays), making a significant contribution to the Manchester Low Emissions Strategy by enabling the adoption of ultra low emissions vehicles (Source: Mayfield Manchester Planning Statement September 2019; Car Parking DAS 190902).
- The substation included within the MSCP has capacity to increase EV charging to 125 spaces, as required.
- Footpaths to be 3.5-4m wide to provide space for a number of users and many of the pedestrian connections to adjacent areas to be enhanced to ensure safe and accessible access to the scheme overall (Source: Mayfield Park DAS; Mayfield Manchester Planning Statement September 2019)
- 75 cycle parking spots (one space per 10 office occupants) and 7 showers (one shower per 10 cycles) in parallel with 75 lockers and a drying room for Baring Street Office 1 occupants to be provided (Source: Baring Street Office 1 Planning Design & Access Statement Sept 2019)

PRINCIPLE OF AMBITION

The applicant will aim to: Design to stay cool, dry and productive in a warming climate

- As a whole Mayfield Park has been designed to accommodate a 1 in 100 year plus climate change flood scenario. In this scenario there will be no upstream or downstream impact. (Source: Mayfield Park DAS 190924)
- Incorporate flood protection measures for Baring Street Office 1 and MSCP, including setting the lower floors above design flood levels (Source: Mayfield Baring Street Office 1 & MSCP ESS 190920)
- Products specified for the development to comply with the Total VOC product emission criteria as stated within BREEAM New Construction 2018, Hea 02 feature or to meet best practice through certifications such as 'Declare: Living Building Challenge' and 'GreenScreen®' (Source: Mayfield Baring Street Office 1 & MSCP ESS 190920)

Headline Outcomes

In combination, the Phase 1 proposals stand to deliver the following headline outcomes:

Headline Phase 1 Outcomes		
1. Inclusive <i>/// Social Impact & Prosperity ///</i>	2. Restorative <i>/// Ecological & Cultural Gain ///</i>	3. Positive <i>/// Climate Action & Resilience ///</i>
£56.784m in Societal Value estimated to be generated from 2017-2024, with £49.9m attributed to Phase initiatives and resources 270 people employed by Manchester-based SMEs to benefit from business accelerator programme - Potential for 281 new construction jobs and 9 construction apprenticeships during Phase 1 - Real Living Wage to be paid to all construction and facilities management personnel, including sub-contractors - Significant percentage of Tier 1 construction spend to be placed within Greater Manchester - Accessible design and facilities - One third of public realm stewardship roles to be filled by NEET status individuals	6 acres of new park created and 1.22 hectares of new habitat - Naturalisation of 0.23ha of culverted River Medlock 175% Net Environmental Gain realised for the Phase 1 area, or 25% when measured against the whole of the SRF area - Celebration of industrial heritage 300m² of Baring Street Office 1 roof area to be extensive green roof, complemented by possible green MSCP facade - Target zero construction waste to landfill - FSC timber to be used throughout - Green Guide to Specification A-C rated materials - Products certified with ISO14001 and/or BES6001	- Targeting EPC B rating with a 13.4% betterment over latest building regulation requirements for energy efficiency - Incorporation into a zero carbon pathway for the whole of Mayfield, including focus on real operational performance - Significant flood risk mitigation benefits provided by Mayfield Park (1:100 year plus allowance for climate change). - Materials passports for all major construction elements 75 internal cycle parking spaces, 75 lockers and 7 showers. 60 EV charging points to be installed, with further capacity to increase to 125



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