



Landsec

Press release

Title Details of first homes within growing Mayfield Park unveiled as next phase of £1.4bn development

From Landsec

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Landsec has submitted the planning application for the first phase of homes at Mayfield. A new park square, rain garden and tranquil rock gardens will all be part of the proposals which put an extended Mayfield Park at the heart of the plans.

New images reveal 879 new homes within a major extension to Mayfield Park, comprising one-, two- and three-bedroom apartments alongside shops, restaurants, cafés, a health and wellbeing club, and community spaces. Designed jointly by architects Studio Egret West and shedkm, the proposals enhance the mixed-use nature of the development as part of Landsec's vision to make Mayfield a sustainable neighbourhood focused on future generations of residents, workers and visitors.

The new buildings are designed in harmony with Mayfield Park, which will increase by 57% in area as the first phase of residential and commercial development comes forward. If approved, the residences will complete the first built phase of the Mayfield district, which also includes 325,000 sq ft of office space across two buildings, and a multi-modal transport hub featuring the city's biggest cycle park with space for hundreds of bicycles.

Mike Hood, on behalf of Landsec, said: "Our ambition for Mayfield is to create a diverse, green, world-class place where everyone feels welcome – whether that's to live, work or visit. Since opening the park in 2022, we've been on a mission to continue to grow it across the 24-acre masterplan. The major expansion of green space and the first homes alongside workplaces at Mayfield are all extremely exciting. It's easy to forget much of this part of town was disused, derelict land just a few years ago.

"We look forward to continue to shape Mayfield's future alongside our partners and hand in hand with local residents."

Hazel Rounding, Managing Director at shedkm, said: "Teaming up with Landsec, Studio Egret West and the local community on this submission has been a great example of team collaboration. Having spearheaded regeneration schemes in Manchester and beyond, this is a real opportunity to work on what is unique about the Mayfield residential offer, bringing the wonderful park and the existing neighbouring communities together.

"By taking inspiration from the original Depot building, we are not just preserving a piece of Manchester's history; but repurposing it for future generations. Our commitment with this submission is to offer something strikingly unique for Mayfield, a place where both the past and future with the public park and individual homes coalesce."

Duncan Paybody, Director at Studio Egret West, said: "As a transdisciplinary practice it is a privilege to be playing a pivotal role in expanding the multi-award-winning park with the design of the first homes in this vibrant, mixed-use neighbourhood.



“Our deep connection to, and passion for, Mayfield has been evolving since 2016. These new designs build on the park’s central themes and success, adding more play, new planting characters and nature-based water management. The design of the new homes is inspired by the site’s rich industrial history, forging an illustrious future from its industrious past.”

This phase forms part of the first homes at Mayfield. Landsec and the Mayfield Partnership are committed to delivering a high-quality place, enhancing the existing public realm offer by expanding the park and delivering a mixture of homes, with an ambition to deliver 20% affordable housing across the new urban district. A viability appraisal will be independently assessed to determine the levels of affordable housing provision for the site.

The planning submission follows Landsec’s announcement that Mayfield’s first office building, Republic (230,000 sq ft of office space), designed by Morris + Company, will start on site in 2025. The second office building, The Poulton (95,000 sq ft of office space), designed by Bennetts Associates, and a multi-modal transport hub featuring the city’s biggest cycle parking hub, designed by Studio Egret West – the practice behind the Mayfield masterplan and landscape architecture of the park design – will follow shortly after.

The first residential buildings, set across four blocks linked in pairs, each contain a low-rise element and taller tower. Streets will connect the buildings and address site level changes between the Mancunian way at the south of the plot and Mayfield Park to the north. The buildings are staggered in height towards the centre of Mayfield Park and designed in a way that retains as much access to sunlight as possible, while creating a safe and peaceful destination separated from the busy Mancunian Way.

The planning application follows consultation with the local community, visitors to the park and local schools which indicated that more park and community space is vital for future of Mayfield. The new homes prioritise pedestrian movement through the site, activation of ground floor, and additional landscaping and public realm between buildings. Generous lobbies will link each pair of buildings and bring the outdoors inside, flowing into biodiverse winter gardens.

Previously underutilised brownfield land next to Manchester Piccadilly Station, Mayfield is creating a key new growth area with homes, workspace, amenities, and further public space. The completion of Mayfield Park in 2022 provided a new ‘green lung’ for the city at the heart of the new neighbourhood which will bring thousands of homes, jobs and a significant retail and leisure offer to a once derelict part of Manchester.

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NOTES TO EDITORS

About Landsec

At Landsec, we build and invest in buildings, spaces and partnerships to create sustainable places, connect communities and realise potential. We are one of the largest real estate companies in Europe, with a portfolio of retail, leisure, workspace and residential hubs. Landsec is shaping a better future by leading our industry on environmental and social sustainability while delivering value for our shareholders, great experiences for our guests and positive change for our communities.

Find out more at [landsec.com](https://www.landsec.com)

The Mayfield Partnership

The Mayfield Partnership is a public-private partnership comprising Manchester City Council, Transport for Greater Manchester, the UK Government's placemaking and regeneration specialist LCR Property and LandsecU+I.