

Title Green light for first homes in Manchester's Mayfield Park sets new blueprint for park-side living
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GREEN LIGHT FOR FIRST HOMES IN MANCHESTER'S MAYFIELD PARK SETS NEW BLUEPRINT FOR PARK-SIDE LIVING

The transformation of Mayfield into a lively, mixed-use neighbourhood has taken a major step forward as the Mayfield Partnership secures planning approval for 879 high-quality homes in the first phase of residential development.

This marks a key milestone in unlocking 1,700 new homes across the Mayfield masterplan, and providing more green space in a previously neglected part of the city. The homes will be part of a major extension to Mayfield Park, which will increase in size by 40%, integrating the buildings into the expanded green space.

Alongside the new homes, the mixed-use development will include over 36,000 sq ft of commercial space comprising shops, restaurants, cafés, a health and wellbeing club, and community spaces at ground level.

The first phase of homes includes one-, two- and three-bedroom rental apartments with the intention that 20% of these are classed as affordable housing. Landsec and Manchester City Council are working through the detail of this commitment to secure grant funding and ensure that the affordable homes provided by the scheme are prioritised for key workers who provide essential services in Manchester.

Designed jointly by architects Studio Egret West and shedkm, the four residential blocks are linked in pairs, each comprising a low-rise element and a taller tower. Across the buildings, rooftop terraces, balconies, podium gardens, communal lounges and coworking spaces will give future residents access to private and semi-private areas overlooking the lush public park at the heart of the neighbourhood.

In between the new buildings, a new park square, rain garden and tranquil rock garden will introduce planting and greenery with distinct character from the existing park. Evergreen species and shrub planting will ensure year-round greenery, while a meandering path and scattered boulders will connect the spaces and provide shaded areas to sit and rest.

Henrietta Nowne, Development Director at Landsec, said: "This is a significant moment for the future of Mayfield and for Manchester. Mayfield residents will have the ultimate back garden in an award-winning park, as part of a shared vision to create a vibrant, inclusive and sustainable new neighbourhood in the heart of the city. Bringing new homes to Manchester is not only vital to meeting the city's growing housing needs, but also to ensuring that Mayfield continues to evolve as a place where people can live, work and thrive."

The planning approval follows the start-on-site of Mayfield's first office building, The Republic (230,000 sq ft of office space), designed by Morris + Company. The second office building, The Poulton (95,000 sq ft), designed by Bennetts Associates, and a multi-modal transport hub featuring the city's largest cycle parking facility – designed by Studio Egret West, the practice behind the Mayfield masterplan and park landscape – will start on site in 2026.

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