

# NEWS RELEASE

FINAL for architecture trade media

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## Team of leading architectural practices get green light for first phase of transformational new neighbourhood in central Manchester

Manchester City Council has today (13.02.20) approved plans for the first phase of the £1.4bn regeneration of Mayfield, designed by Studio Egret West (SEW), with buildings by SEW, Morris+Company and Bennetts Associates.

The decision will kickstart the transformation of a derelict 26 acres of Manchester's industrial heritage into a distinctive and imaginative mixed-use neighbourhood planned around the city's first new public park in more than 100 years.

Led by the Mayfield Partnership, the plans for the first phase represent the start of one of the UK's largest urban regeneration projects: 319,900 sq ft of world class commercial space across two buildings, The Poulton and The Republic, and a multi-storey car park will sit in a beautiful new public park designed around the restoration of a stretch of the River Medlock.

Studio Egret West is the overall masterplanner for Mayfield, landscape architect for Mayfield Park and has also designed the multi-storey car park. Bennetts Associates is designing The Poulton and Morris + Company The Republic.

The masterplan by Studio Egret West centres on the 6.5-acre Mayfield Park, which will be created along the banks of the newly uncovered River Medlock that winds through the heart of the site, and will be overlooked by the first two new commercial buildings.

**Duncan Paybody, Associate Director and Landscape Urbanist at Studio Egret West, said:**

"We're looking forward to Mayfield's next chapter, with Mayfield Park at its heart. Here, we've drawn influence from the site's industrial history as well as a desire to establish a strong sense of nature in the city centre. A restrained palette of regionally sourced hard materials will be softened and brought to life with climate resilient planting. The restoration and naturalisation of the River Medlock will create rich urban ecology that will

attract wildlife and make a significant contribution to Manchester's blue and green infrastructure ambitions."

The commercial buildings will appeal to a range of occupiers, from innovation companies to larger businesses.

The Poulton will provide 75,900 sq ft of commercial space and is named after George Poulton, a 'world-renowned amphibious man and champion scientific swimmer' who made himself famous in the 1850s as a promoter of public health at Mayfield Public Baths, which originally sat on the site. He gave swimming lessons, ran sporting events and encouraged the public to understand the health benefits of regular bathing by giving exhibitions of underwater acrobatics and drinking pints of milk or smoking a pipe under water.

In the same spirit of public gathering and community, The Poulton, designed by Bennetts Associates, will be home to innovation enterprises, with a double-height flexible ground floor which will be open to the public throughout the day and evening for uses that could include: well-being activities, leisure and co-work.

**Julian Lipscombe, Director at Bennetts Associates, said:** "Our proposals for The Poulton link a proud past with an exciting future for Mayfield at a focal location within the masterplan. The design evokes the soulful 'heft' of Manchester's Victorian warehouses and is dramatically carved to express three key connections - the city centre, the new Mayfield community and the park. The name, the generous 'foyer for all', a focus on wellbeing and rich internal materiality reference the Mayfield Baths that once played a central role in the life of the area. It is a delight to receive permission for our first built work in Manchester, after a decade of involvement in the Mayfield regeneration."

The Republic will be a 13-storey, 244,000 sq ft flagship office development. Drawing on the definition of a republic as a group with a certain equality between its members, The Republic will bring industry of all types together in an environment which celebrates the next generation of industry at Mayfield. From scale-ups to international enterprises, over 2,600 people will be based in a flagship office building which will benefit the continued growth of Manchester's economy.

The design of The Republic by Morris+Company effortlessly connects to the riverside park at ground level, and will be alive with cultural experiences, along with 13 levels of

contemporary workspace that includes larger floorplates and landscaped roof terraces. Businesses based here can expect a place of work that sets them apart from their contemporaries.

**Joe Morris, Founding Director of Morris+Company, said:** “Our project for a flagship workplace in the Northern Powerhouse of Manchester is intended to echo the aspirations of its host city; a building with super flexible high grade spaces, with a rich provision of mixed-uses, adopting a cultural emphasis to the ground, and with strong connections to its park setting and the wider public. Inflections in the form have been carefully curated to foster long ranging views across the cityscape and into its immediate verdant landscape. It is a building of character. Playful, yet of strength. Bold and inclusive. Resistant and sculpted for the future.”

A 581-space multi-storey car park, also designed by Studio Egret West, will be created at the south of site and equipped with electric vehicle charging points.

The park, new commercial spaces and car park will sit alongside a range of historic buildings, including the landmark former station on Fairfield Street, which are being retained and redeveloped as part of the wider regeneration plans. The vast depot has already been transformed into a new live music venue, Depot Mayfield, which helped to bring 330,000 visitors to Mayfield in 2019 after more than 30 years of decline.

Work is expected to commence on-site on the park and the buildings this year.

The Mayfield Partnership comprises Manchester City Council, Transport for Greater Manchester (TfGM), LCR and regeneration specialist U+I.

**Richard Upton, Chief Development Officer at U+I, said:** “Mayfield will be one of the UK’s defining urban developments this decade. These plans for the first phase bring together exceptional new workplaces with cultural space, centred on a beautifully landscaped park that will provide a transformative and sustainable public amenity for the people of Manchester long into the future.

“From welcoming tens of thousands of visitors every week at one of the UK’s best new cultural venues - Depot Mayfield - to the range of enterprises that already call Mayfield home, this long-dormant area is already playing an active role in the city’s life once again.

“When work begins this year, we will channel that energy into the soulful regeneration of Mayfield to create an inclusive, diverse, socially and economically productive neighbourhood which will attract businesses, residents and visitors, all drawn by the quality and vibrancy of the environment.

“We are incredibly excited about its future as an imaginative and distinctive place in a globally significant city.”

At 26-acres Mayfield is one of the UK’s largest and most important regeneration opportunities. Located next to Manchester Piccadilly Station, the majority of the Mayfield site has lain derelict for 30 years.

Over the next 10-15 years The Partnership’s £1.4bn vision for Mayfield has the potential to provide 1,500 homes, 1.6m sq ft of office space, a 650-bedroom hotel, and retail and leisure space. It is envisaged Mayfield will create more than 10,000 office, retail, leisure and construction jobs.

Deloitte Real Estate is planning adviser to the Mayfield Partnership.

**ENDS**

**Press release issued by Influential on behalf of The Mayfield Partnership**

**For further information please contact: p**

**Notes to editors**

**About The Mayfield Partnership**

The Mayfield Development Partnership comprises LCR, wholly-owned by the Department for Transport; Manchester City Council; Transport for Greater Manchester and regeneration and property development specialist U+I.

[www.mayfieldmanchester.co.uk](http://www.mayfieldmanchester.co.uk)

**About the Mayfield site**

Mayfield is a 26-acre site next to Manchester Piccadilly station. The partnership’s vision is for Mayfield to become a distinctive new urban quarter, delivering 1,500 homes, 1.6m sq ft of office space, a 650-bedroom hotel, retail and leisure facilities and a new city park

over the next decade.

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### **About U+I**

U+I is a specialist regeneration developer and investor. With an >£11.5bn portfolio of complex, mixed-use, community-focused regeneration projects including a £147.1m investment portfolio, we are unlocking urban sites bristling with potential in the London City Region (within one hour's commute from Central London), Manchester and Dublin. We create long-term socio-economic benefit for the communities in which we work, whilst delivering sustainable returns to our shareholders.

[www.uandiplc.com](http://www.uandiplc.com)