



Landsec

## Press release

<b>Title</b>	<b>Building back greener: updated Mayfield plans promise a sustainable office district for Manchester</b>
<b>From</b>	Landsec
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- *Revised plans for Mayfield include two highly sustainable new office buildings and the city's biggest, single-site cycle parking.*
- *New office buildings to target 600kg CO<sup>2</sup> per m<sup>2</sup> driven through new materials and innovative building techniques.*

The Mayfield Partnership, a collaboration between Landsec U+I (the regeneration arm of Landsec), Manchester City Council, Transport for Greater Manchester and LCR, today reveals for the first-time updated plans for a more environmentally friendly future for Manchester.

New plans for the transformational Mayfield neighbourhood reflect the shift towards premium, sustainable office space in the very best locations, as businesses adapt their workspace to build their culture, attract talent and meet the changing needs of employees.

### **Future-ready offices**

Phase 1 of Mayfield features 320,000 sq ft of high-quality office space across two new buildings – The Poulton and The Republic. The reworked plans outline targets of 600kg CO<sup>2</sup> per m<sup>2</sup> driven by lower embodied carbon emissions achieved by innovative building techniques and new, lower impact materials. This approach is in line with Landsec's sustainability strategy to design, develop and manage places that tackle climate change and enhance the health of the environment by achieving net zero and beyond. This approach will deliver two of the most sustainable new office buildings in the city, supporting Manchester's commitments to a net-zero future.

The new offices will offer a place that encourages employee wellbeing, with plans for one of Manchester's biggest single-site cycle parking supporting active travel and healthy lifestyle choices. With the proposed buildings in close proximity to the nature of Mayfield Park – the city centre's first new public park in 100 years - and the leisure offerings on the ground floor, new plans are set to help employees achieve the ideal work life balance.

Mayfield will be a place people want to spend time both during and outside of work, ensuring the city continues to appeal to all communities.

### **Building back greener**

The remodelling of the existing multi storey car park will see Mayfield's first phase support the city's net zero goals further, with plans to redevelop it into a multi-use building featuring one of the city's biggest, single-site cycle parking for over 400 bicycles. With fewer car parking spaces and 50% of these to have electric vehicle charging points, the car park will be transformed into a leading transport hub complimented by ground floor cafés, bars, restaurants, and event spaces.



By implementing over 500m<sup>2</sup> of PV panels on the structure and the flexibility to increase the provision of EV charging to 50%, as well as increase the amount of bicycle parking, the initial phase proposes to deliver a site fit to grow with the cities needs as the shift toward greener habits grows.

**Deborah Freeman-Watt, Head of Regional Mixed-Use Development, Landsec said:** *“This is an exciting milestone for us, one that accelerates the green development of one of the UK’s leading business communities. Our updated proposals for phase one of a future-proofed Mayfield reflects the needs of the city today and tomorrow, as it progresses towards its net zero future. Mayfield will have the flexibility and customisation to support the increasing shift toward greener habits for business and community.*

*“Mayfield Park has already contributed a beautiful new public amenity in the heart of Manchester. It is only right that the buildings among it are just as focused on wellbeing and sustainability as the communities within.*

*“With all three of the buildings in this first phase targeting a 5.5-star NABERS ratings they will be fit to serve communities efficiently and sustainably, delivering for the sustainability goals of the city.”*

Mayfield is a transformational £1.5bn regeneration project in Manchester city centre, adjacent to the city’s mainline Piccadilly train station. The first £400m phase of Mayfield is being funded by Landsec.

**Ends**

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### **About The Mayfield Partnership**

The Mayfield Partnership comprises LCR, the UK Government’s placemaking and regeneration specialist; Manchester City Council; Transport for Greater Manchester and regeneration specialist Landsec-U+I.

### **About Mayfield**

Mayfield is a transformational £1.5bn regeneration project in Manchester city centre across 24 acres, adjacent to the city’s mainline Piccadilly train 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.

The first £400m phase of Mayfield is being funded by Landsec.

<https://mayfieldmanchester.co.uk/>

### **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.



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

**About LandsecU+I**

We are LandsecU+I, a specialist mixed-use regeneration developer and part of Landsec. Our purpose is to improve people's lives, in the places we build, in the positive impact we have on communities, in everything we do. Asking the right questions about people, place and planet, we imagine, design, build, co-create and operate sustainable urban places that work for communities today and evolve and adapt for tomorrow.

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