

# News

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## **Game-changing, sustainable office for the future coming to New Bailey as planning submitted**

Development progress continues apace at New Bailey, Salford, as developer The English Cities Fund has submitted plans to Salford City Council to bring forward a new office building unlike any other that will be a standard-bearer for sustainable commercial space in the region and beyond.

The new building, which has been designed to meet the UK Green Building Council net zero carbon in operation targets using the Design for Performance standard, will see 115,000 sq ft of office space delivered over 11 storeys with ground-floor retail on a gateway plot opposite Two New Bailey. The new as yet unnamed scheme, designed by Make Architects – the architectural practice behind the Three New Bailey and Four New Bailey office buildings - aims to promote environmentally-conscious development and wellbeing, something that The English Cities Fund is passionate about delivering across all its schemes.

The significant environmental credentials at the new scheme will include a living façade that has been designed to remove air pollutants including carbon, reduce urban temperatures, while offering thermal benefits to occupiers, and improving the biodiversity of the area. Alongside this, the façade has a range of health benefits and will focus on achieving a sense of wellbeing.

Leon Guyett, development director at The English Cities Fund, said: “Despite the unprecedented times that we find ourselves in, we’re still seeing a demand for high-quality office space in the Greater Manchester region for a high-quality product, that not only provides an agile environment in which to work from that promotes colleague wellbeing, but also spaces that are adaptable and kind to the environment. At The English Cities Fund, together with our partners, we’re committed to building back better in a bid to delivering tangible sustainability outputs, as the city region drives to be net zero.

“We’re excited to add another building to the ever-expanding Salford skyline, while also bringing a new offering to the city. The wider New Bailey development is truly mixed-use, and our aim is that this scheme will bring opportunities to drive sustainable economic growth and social prosperity at a time when it’s needed most.”

The £1bn Salford Central masterplan is being delivered by The English Cities Fund, a joint venture between Muse Developments, Legal & General and Homes England. The joint venture partnership is currently delivering some of the most complex and most successful urban regeneration projects across the UK. Following the fund’s expansion in 2018, it continues to take on large-scale, challenging sites and create inspiring new places.

Building on the fund’s success at Salford Central, it was named earlier in the year by Salford Council and the University of Salford as their chosen development partner to take forward Salford Crescent – a unique £2.5bn, 240-acre programme of regeneration delivered through a unique partnership that will bring forward a new city district with thousands of homes, alongside innovation and education space, as well as swathes of green public space.

Cushman and Wakefield and JLL are the joint lettings agents on the New Bailey scheme.