

News

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Muse and Network Rail submit plans for Manchester New Victoria

Muse Developments, in partnership with Network Rail, has submitted plans to bring forward proposals for a £185 million mixed-use development in a burgeoning area of Manchester city centre, adjacent to the recently redeveloped Victoria station.

A master plan has been prepared for this 2.5-acre site on Corporation Street, which is currently a surface level car park. The proposed development will feature three new buildings, a 150,000 sq ft, Grade A, eight-storey office, as well as two residential buildings.

As part of Network Rail's commitment to unlock publically owned land to build new homes, the 20 and 25 storey residential buildings will deliver up to 520 one, two and three bedroom apartments. Amenity space will include a gym, 24-hour concierge, communal residents' lounge, cycle storage and a roof garden. Both buildings will be delivered alongside high quality public space, landscaping and car parking.

Muse is working closely with partners Network Rail and Manchester City Council to ensure that the scheme complements the adjoining new developments, including Network Rail's £44 million transformation of Victoria Station, Manchester's second largest mainline train station. The station, which had its official re-launch in October 2015, is at the heart of over £1bn of infrastructure investment which will stimulate economic growth by delivering more train services and passengers each year.

David Burkinshaw, development director at Muse, said: "This is an exciting time for this area of Manchester as a number of key developments are now coming to fruition. New Victoria presents a unique opportunity to deliver a landmark development next to the city centre's prime leisure and retail attractions and one of the North West's main transport hubs. New Victoria offers an unparalleled location and an outstanding development opportunity."

Tim Dickinson, Head of Residential at Network Rail, said: "Network Rail's £44 million investment at Manchester Victoria station has clearly provided a major catalyst for wider regeneration in the city, delivering much-needed jobs, homes and development opportunities. This deal with Muse will support Network Rail's commitment to unlock land for housing while generating income to be reinvested back into the railway."

Stephen Hogg, lead director at JLL, said "Because of its central location next to Selfridges and Harvey Nichols in the city centre and its close proximity to the local transport network, this is an unrivalled location for those looking to live and work in the heart of the city. New Victoria is located directly adjacent to the newly refurbished and re-opened Victoria Station and the network links this then provides. This, coupled with the fact that it will be brought forward by Muse, which has a strong track record of delivering mixed use developments across the UK, makes this scheme one of the best outside of London."

Muse is working with award-winning architect Sheppard Robson and Arup on detailed design proposals for the scheme. Deloitte have provided support with the preparation of the detailed planning application.