

Pipeline projects: At work and home

With bold design concepts aiming to redefine the way we live and work, we round up the most anticipated workplace and commercial residential projects receiving the green light in 2026.

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Spotlighting innovative designs for the **offices** and **living** spaces of tomorrow, we round up some of the most anticipated workplace and commercial residential projects receiving the green light this year – from state-of-the-art office campuses redefining workplace typology to build-to-rent developments within ultra-accessible '10-minute cities'.



Squire & Partners sets a new mixed-use office benchmark with Manchester's Parsonage Gardens (plans submitted 2026)

In January 2026, London based architecture firm Squire & Partners formally submitted its plans for a sustainable, mixed-use office development located opposite some of Manchester's city-centre green space, Parsonage Gardens. These plans (which sit within the broader St Mary's Parsonage Strategic Regeneration Framework) outline the replacement of two Victorian buildings with Grade A workspace and mixed use amenities, including a publicly accessible bar and restaurant at ground and mezzanine level to help activate the building at street level from day to night.

As well as aiming to reinvigorate the Parsonage Gardens area into a vibrant, commercially-led neighbourhood, plans also include 12 levels of flexible, open-plan office space and end-of-journey facilities, with future-proof floor plates able to accommodate a broad range of tenants. Squire & Partners will also respond to the area's historic architectural language by employing a palette of red brick and light buff natural stone rather than a sleek glass façade, while additionally targeting ambitious sustainability goals including BREEAM Outstanding and a NABERS 5-star rating.