

water street, manchester

category Build to Rent
client LQ Developments
date Completed 2017

The prominent nature of the site, located on Regent Road at the northern gateway to the City, demanded a high quality landmark design solution for a residential development.

The scheme comprises 301 apartments, 6 townhouses and 326sqm commercial space fronting Regent Road.

The design consists of four main elements. The 28 storey tower acts as a beacon at the gateway, with the massing stepping down over three street-defining blocks on the corner of Regent Road and Water Street to relate to the scale of existing buildings to the south site. A mixture of one, two and three bed apartments as well as two bedroom

duplex apartments, in full compliance with the Manchester Residential Quality Guidance, are accommodated in the tower with the addition of 6 townhouses activating Water Street.

The layout of the building elements on the site forms a landscaped courtyard facing towards the River Irwell to the Western boundary of the site, beneath which is 122 car parking spaces, 61 cycle spaces, bin stores etc. Within the courtyard are a number of free-standing perforated structures and a pavillion that provide shelter and help mitigate any adverse wind conditions.

The facades are clad in a Corium brick tile cladding system fixed back to a secondary steel framing

system. An engobed silver grey brick tile was selected to contrast with the building gables and penthouse apartments that are clad in an anthracite grey pigmented zinc cassette rainscreen system. The materials palette is simple and both compliments and contrasts with neighbouring buildings.

