

4 piccadilly place manchester

category Commercial
client Argent Estates
value £21m
date 2009
awards
+ Manchester Society of Architects Design Awards Commendation 2010
+ British Council of Offices Innovation Award 2010 Nomination

Number 4 Piccadilly Place is one of six buildings within Argent's masterplan for Piccadilly Place, in Manchester city centre, opposite Piccadilly Station. It sits over three levels of car parking and defines a new public square to the east. It comprises retail space on the ground floor and seven upper floors providing 110,000 sqft of new build Grade A office accommodation, which, with three cores, are capable of sub division.

The constraints of the site were such that much of the construction was prefabricated, from the WC pods, the fan coil units/duct work modules and riser installations, to the honed precast concrete cladding and columns. We worked directly for the developer,

Argent, securing planning permission for them and developing the detailed design. The project involved close liaison with TfGM (then GMPTE), Manchester City Council and Historic England.

In terms of urban structure, Four Piccadilly Place seeks to connect the development of Piccadilly Place with the wider Piccadilly area of the city. At ground level it allows a pedestrian link from London Road to Minshall Street and Piccadilly Gardens beyond.

The internal two storey height colonnade of Four Piccadilly Place seemingly extends the public realm into the curtilage of the building and also connects with the colonnade of Three Piccadilly Place affording

a sheltered route around the perimeter of the piazza. Visually from Piccadilly Gardens, looking south, the building acts as an urban marker for the development and terminates this important vista at the 'elbow' of Aytoun Street.

The elevation arrangements acknowledge the building's immediate context. The west elevation, with its pre-cast concrete cladding and bris soleil, is a response to its orientation and the noisy, heavily trafficked street, whereas the east elevation is highly glazed to the quiet protected piazza. The seventh floor is set back to the piazza to allow sunlight to penetrate.

In the design, construction and management of Piccadilly Place, sustainability

has been key to the building's environmental and commercial success. Embracing from inception the building achieved BREEAM Excellent rating.

The building finished on time and on budget, with Argent's then director of construction stating that in his opinion it was the best office buildings Argent had delivered.

