



The Copper House, Liverpool

In our element at The Copper House

£57m

/ Project value

February 2018

/ The project commenced

October 2020

/ The project was completed

Realising an “ambitious vision” in a “spectacular way”, The Copper House is now a landmark addition to Liverpool’s iconic waterfront. The collection of 383 premium apartments, offering stunning views across the River Mersey and Albert Dock, encapsulates the “optimism and ambition” of the city. The blend of one, two and three bedrooms, supplemented by an inviting entrance courtyard, lounge, fully equipped gym and 16th floor garden, have created a “new standard” for the quality of residential living. Our early involvement, and close collaboration with Panacea Properties throughout the journey, were crucial to the success of this project. Collectively, we positively influenced the design, the construction methodology and the delivery programme.

The brief

We were selected as the contractor of choice by joint venture partners, Patten Properties and Panacea Property Development, to design and construct the new build PRS apartments and amenities. Forward funding was provided by Invesco Real Estate.



“The team have all worked tirelessly to deliver a building that sets a new standard for the quality of residential living in Liverpool city centre. My thanks go to the entire team for their efforts, especially in the face of the challenges presented by the pandemic this year.”

Neil Patten
Joint Managing Director of Panacea Properties

"We were ambitious in the vision we set out for The Copper House, and to see it realised in such a spectacular way is something the entire team is very proud of. This has been a long, challenging scheme, but the commitment to get every detail right has paid off considerably. Liverpool now has a sought after residential development that encapsulates the optimism and ambition of the city. The delivery of the project by GRAHAM has been first class."

Neil Patten
Joint Managing Director of Panacea Properties

The challenges

Consultation with Liverpool City Council and Historic England was imperative throughout the design process, particularly in agreeing a solution that met the Town Planning requirements while also addressing the historic issues associated with a site located in the Buffer Zone of a World Heritage Site. The development has undergone significant changes since an initial pre-application meeting with Liverpool City Council back in September 2015. Preliminary plans included two towers of 25 and 13 storeys, but the height of the project was reduced following a series of consultations throughout 2016.

The solution

The Copper House has "set a new benchmark" for the standard of rental living in Liverpool. Located on the Strand, a key arterial route in the city, the scheme complements the historic surroundings and completes the composition of waterfront buildings. Designed by Leach Rhodes Walker architects, it was constructed around a concrete frame structure, with off-site bathroom pods and system façade designed to withstand marine environment conditions. The multi-storey development, based around a front courtyard at ground level and landscaped podium to the rear, includes a range of high quality apartments, associated communal space and a private gym, alongside 1,000 sq ft of ground floor commercial units. In addition to the panoramic views from the roof top, residents also benefit from additional facilities such as a garden space with flexible and fixed seating, booth seating areas with fire pits and fire tables, an outdoor covered kitchen with BBQ, and a multi-use central space suitable for events or exercise. This area is enclosed by 2m high glass balustrading to provide weather protection.

Outputs & Benefits

- / **Appearance:** Deep stone and large expanses of full height glazing are set within the solid black skeleton of the façade, giving an elegant frontage to the building. The side elevations feature sporadic placement of coloured panels, and the upper levels are a combination of glazing, spandrel and metallic panels, with aluminium frames
- / **Private courtyard:** Within the core of the site a private courtyard was designed, using natural stone paving throughout to reinforce the creation of a high quality public realm
- / **Energy use:** A high performing façade across all elements of walls, glazing, floors, roofs with air permeability and a passive design minimises energy consumption
- / **Irrigation:** A combination of green roof and blue roof attenuation storage on the roof and podium utilises wicking systems to provide passage irrigation to the landscaped areas



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