

Weavers Quay (Manchester Life Development Company)

# Redefining Manchester's rental market

**£28m**

/ Project value

**June 2017**

/ The project commenced

**July 2019**

/ The project was completed

Part of Manchester Life's mission to "redefine the standards" of the city's rental market, Weavers Quay is a stunning new waterfront residential development in New Islington. Completed on budget and three weeks in advance, the build-to-rent property comprises a total of 201 units - 64 one-bedroom, 127 two-bedroom and 10 three-bedroom apartments. The development also includes 64 car parking spaces, a 24/7 concierge, secure cycle storage and a club room for tenants. Aesthetically, the aluminium cladding, a unique blend of coloured panels, has created a chequered look with mirror highlights adding to the striking appearance of the building as they subtly respond to the constantly changing sky.

## The brief

We were awarded the design and build contract through the Manchester Life construction framework, with work starting on site in June 2017. Weavers Quay was Manchester Life's sixth and final Phase One development across Ancoats and New Islington.



"GRAHAM has a strong reputation for delivering high-quality, large-scale residential developments, and our work on Weavers Quay has exemplified this. We are delighted to have participated in two Manchester Life Phase One developments."

Jonathan Hall  
GRAHAM Regional Managing Director

“Manchester Life’s mission is to redefine the standards of Manchester’s rental market by delivering outstanding homes and customer service for Manchester’s professional population. The pace of lettings is a demonstration of the desirability of Weavers Quay and the New Islington waterside location.”

Jennifer Bendik  
Chief Operating Officer at Manchester Life

### The challenges

Understandably, the constrained city centre location created minor logistical challenges. Indeed, Old Mill Street, which is a main road through the New Islington area, ran alongside the plot. A pedestrian route also crossed the site. This was closed and an alternative pathway was accommodated prior to construction commencing. A new permanent pedestrian access route was provided as part of the finished works.

### The solution

A 10-storey development nestled in Old Mill Street, Weavers Quay is at the “heart of a regeneration scheme” that is transforming the area into a “chic” European style thoroughfare. Its marina-side location, situated within the emerging Ancoats Ward, provides a desirable central Manchester location with immediate and easy access to the city’s employment, amenities and transport networks. Beginning in June 2017, our enabling works programme encompassed site clearance, service diversions and demolition works, before construction of the concrete frame 10-storey building commenced. Significantly, Weavers Quay was completed within budget and three weeks ahead of schedule. The stunning appearance of the waterfront building has been achieved thanks to lightweight metal composite cladding that blends a palette of brushed aluminium, brilliant mirror, anthrazit grey, dark grey metallic and champagne metallic. Notably, we undertook a range of community initiatives while delivering the project, including the provision of support for local charities such as Manchester Mind, the Frost Foundation, local food banks and Prostate Cancer UK. Importantly, 54 per cent of the project workforce came from the surrounding area, and 79 new construction jobs were created as part of the £28m scheme.

### Outputs & Benefits

- Programme certainty:** The Weavers Quay project was completed on budget and was handed over three weeks ahead of schedule
- Digital:** Weavers Quay benefitted from the implementation of digital tools with BIM 360 Field incorporated into the daily workflows of the construction programme. Using digital tools to manage quality on-site resulted in a much more efficient handover of apartments thanks to the closing out of snags using QR codes
- Community support:** We provided support for local charities such as Manchester Mind, the Frost Foundation, local food banks and Prostate Cancer UK. The project also hosted educational site visits for students at the University of Salford
- Delivering lasting impact:** 54 per cent of the project workforce came from the surrounding area, and 79 new construction jobs were created



For more information on how we’re delivering lasting impact:

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