

Duet, Salford Quays

# Duet – hitting the right note in Salford

**£35m**

/ Project value

**May 2017**

/ The build commenced

**October 2019**

/ The build was completed

Duet, at the heart of the vibrant Salford Quays area, is Manchester's "most exciting new development". The first Build to Rent scheme in MediaCityUK (home to the BBC, ITV, Ericsson, and in excess of 250 smaller media and digital businesses), the 220,000 sq. ft. residential project consists of two interconnected 16-storey towers that house 270 luxury apartments. The concrete framed blocks, linked together at each floor with a corridor and lift lobbies, contain 18 apartments per floor (eight single, two two-bed and two three-bed apartments). Our innovative foundation and concrete frame solution helped realise the £35m project, which was designed specifically to give renters a "better quality" private rental experience – dubbed "superenting".

## The brief

Duet represents the latest joint project from More (the BTR brand of private equity fund manager Moorfield), developer Glenbrook Property and specialist rental operator Allsop. We were tasked with the efficient construction of this modern residential development based on a detailed and prescriptive client specification.



"We have brought an exceptional product to an already high-quality destination that is improving day by day. Now complete, Duet raises the bar for BTR accommodation in Salford Quays."

Stuart McCrone  
Glenbrook Projects Director

**“This is our third BTR scheme in the Greater Manchester area and we see residential continuing as a key sector for us, building on our portfolio of experience with large-scale apartment, student accommodation and hotel projects across the UK.”**

Stephen Van den Hoek  
GRAHAM Operations Director

### The challenges

Situated on former docklands, the area’s industrial heritage and the previous on-site ground structure presented significant challenges to the project’s economic viability. In consultation with geotechnical specialists, we implemented a plan to incorporate the existing concrete piles into the new development. This raft solution negated the need to remove all of the historic foundations, while not relying on them as part of the building’s load bearing structure. Essentially, our approach involved the removal, and reduced levelling, of a select number of the existing piles, before incorporating the majority of them (augmented by the addition of 272 new piles) to support the super structure.

### The solution

Praised for “raising the bar in BTR accommodation”, Duet is a new “landmark” for Salford Quays. Its construction followed our successful completion of The Trilogy, another Manchester-based BTR project. In total, Duet boasts 270 luxury apartments, with add-ons, amenities and dedicated tech-enabled management platforms to provide a bespoke, hotel-style service to renters. The ground floor area consists of a reception area, lift lobby area, common/meeting rooms, multi-purpose gym and offices. A podium level was incorporated between the ground floor and the first floor on which a garden and decked area promote social interaction between residents. The external envelope features an aluminium window system with ACM panels. Architecturally, the inner courtyard is characterised by angled bays that frame views to the waterfront, while preventing apartments from overlooking each other. Folded panels add depth to the façade and coated metal panelling features on the outer elevations, staggered at three-level intervals, provide a subtle variation to the aesthetics of the façade.

### Outputs & Benefits

- / **Iconic:** Duet is now a modern landmark of Salford Quays
- / **Project viability:** We implemented a raft solution to the piling works which solved the complex issues presented by the former docklands site and helped to maintain the viability of the project as a whole
- / **Digital construction:** The project was designed, developed and delivered to BIM Level 3 standard
- / **Solar gain:** The prominent ends of the wings feature a mix of glazing and back painted glass. The arrangement of the two materials has created a pattern that animates the design while helping to control solar gain



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