

The Trilogy

Good things come in threes

£28m

/ Project value

July 2016

/ The build commenced

April 2019

/ The build was completed

A striking new development of 232 Build to Rent (BTR) apartments, The Trilogy has been designed and constructed “to the highest of standards”. Framed around three towers (Trilogy North, Trilogy West and Trilogy East), the scheme spans 165,000 square feet and features a mix of one, two and three bedroom apartments in the heart of Castlefield – a rejuvenated inner-city conservation area in Manchester. All three contemporary blocks are interlinked through a central hub at ground level and centred around a landscaped courtyard. Co-working space, communal gardens, a residents’ lounge, cycle storage, and 75 car parking spaces, all developed “with the resident in mind”, make The Trilogy “more than just a home”.

The brief

Demonstrating the growth of the BTR sector, we were appointed by developers Glenbrook to progress the project through feasibility, RIBA Stage 2 and then construction. Forward funding was provided by the Moorfield Group.



“Both the design and quality of these newly completed buildings are exceptional and we believe future residents will be highly impressed.”

Ian Sherry
Glenbrook Director

“The Trilogy prides itself on offering more than just a home, with facilities both inside and out designed with the resident in mind, to the highest of standards.”

Dougie Orton-Wade
General Manager at The Trilogy

The challenges

Constructed on a constrained site, The Trilogy is located next to one of the busiest arteries into Manchester city centre. Compounding the logistical challenge, the layout of the three towers meant that the majority of deliveries to the project were received via a narrow one-way street. Heavy materials had to be subsequently unloaded from the street with tower cranes.

The solution

Praised for its build “quality” and described as “exceptional”, The Trilogy is a stand-out BTR development that provides an impressive gateway to the approach to Manchester city centre. Works began in July 2016 ahead of practical completion in April 2019. The triangular site houses two buildings, consisting of nine and 12 storeys, which are aligned along Chester Road, with the corresponding eight storey block situated on Ellesmere Street. A mixture of traditional brickwork, incorporating relief brickwork details, bespoke curtain walls, and cladding designs featuring deep recessed windows with contrasting splays, help maximise the residents’ views of the city. Designed by AEW Architects, an interior design specialist was engaged to enhance the communal areas and provide a chic feel, akin to a high-end boutique hotel. Every apartment was spaciouly created to achieve a contemporary interior filled with light, with an open-plan layout further enhancing the feeling of space. The Trilogy is a continuation of our relationship with Glenbrook in the North West of England, where additional residential projects in the region include Erie Basin in Salford Quays (270 units) and Cornbrook (280 units) which is adjacent to The Trilogy at Trentham Street.

Outputs & Benefits

- Quality:** The design and construction quality of The Trilogy has been praised as “exceptional”
- Regeneration:** The Trilogy is helping to transform Castlefield – one of Manchester’s “most exciting” areas of regeneration. It also benefits from strong transport connectivity
- Collaboration:** The completion of the project was dependent on collaboration between GRAHAM, Glenbrook, the various professional teams and the local authority
- Space:** The project maximises external space and the public realm, creating an attractive courtyard terrace with a focus on wellbeing
- Community engagement:** Early in the process, we hosted a number of “open doors” events which allowed the local community to enjoy a Virtual Reality experience of the buildings



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

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