



## Case study

The Keel (Phase 1), Liverpool



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### Key facts:

Location: Liverpool

Client: Glenbook Property

Sector: Residential

Status: Complete

Area: 240 apartments

The UK's first privately funded BTR scheme, and the first stabilised BTR scheme to trade. The 240 apartments offer residents a gym, a concierge and extensive storage facilities, all set within 5.4 acres of open space overlooking the Queen's Dock.

Brock Carmichael provided full architectural concept and technical design for the project. Key to the success has been a layout that maximised the lettable floor space and was commercially viable, whilst also capturing the unique features of the building, its site and its setting.

One of our key challenges was the scale of the building, which provides in excess of 250,000 sqft of floorspace, and to transform the institutional look and feel of the building both internally and externally.

Brock Carmichael worked very closely with Glenbrook Property and Moorfield to tailor the design and specification to the special requirements of the PRS investment market and the lifestyle needs of residents. We have

subsequently worked with Moorfield to produce a Design Guide setting out details of their requirements for PRS developments, which can be used to guide brief partners and design teams working on future PRS developments or appraising existing schemes as potential PRS opportunities.

Brock Carmichael Partner Michael Cosser said: "It has been a great collaborative experience. There has been a lot of attention to the important details that will make The Keel stand out as one of the most desirable places to live both in terms of its design and specification as well as the quality and standard of its on site management. I believe the quality of the reception areas and the provision of "look out" spaces on each of the upper levels that provide all residents with social areas and stunning views of the River and the City will set new standards for the rental sector in Liverpool".

