Beetham Tower

Facts

Official Name: Beetham Tower
Other Names: Hilton Tower
Structure Type: Building
Status: Completed
Country: United Kingdom
City: Manchester
Street Address & Map: 301-303 Deansgate
Postal Code: M3
Building Function: residential / hotel
Structural Material: concrete
Construction Start: 2004
Completion: 2006

Rankings:
- Regional Ranking: #108 Tallest in Europe
- National Ranking: #11 Tallest in United Kingdom
- City Ranking: #1 Tallest in Manchester

Companies Involved

Owner: Ground Rents Income Fund plc
Developer: The Beetham Organization Ltd.
Architect:
- Design: Ian Simpson Architects
Structural Engineer:
- Design: WSP Cantor Seinuk
Project Manager:
Main Contractor: Carillion PLC
Other Consultant:
- Marketing: Hilton Worldwide

About Beetham Tower

The creation of an iconic landmark tower on this site was seen as an opportunity to create visual connectivity with the city centre, creating a destination and attracting activity to the south of the centre.

The scheme brings the 24hr activity of a busy hotel to the street with living spaces from studios for young professionals to family dwellings above. Visible from every route into the city, the tower is a statement of Manchester as an urban centre for living, working and relaxing.

The distinctive profile of the tower is created by two simple gestures: The apartment component is articulated by cantilevering the residential accommodation out beyond the hotel below at the sky bar, Level 23. This creates the dramatic stepped form. The glazed skin of the buffer zone to the south façade cantilevers 25m above the top floor level to form a crystalline “blade”.

Fundamental to the success of this scheme was the efficiency of the design. The careful coordination between Structural Engineering and
MEP ensured efficiency of design and construction. Innovations such as advanced Fire Engineering delivered a highly efficient core solution whilst the use of passive ‘buffer zones’ and CHP delivered an energy efficient scheme.

**Beetham Tower**

**Videos**
- [London and Beyond: Regionalism and the British Skyscraper](#)  
  12 Jun 2013 – Ian Simpson, Ian Simpson Architects
- [CTBUH 6th Annual Awards](#)  

**Research Papers**
- [A “Fabric-First” Approach to Sustainable Tall Building Design](#)  
- [A “Fabric-First” Approach to Sustainable Tall Building Design](#)  
  17 Oct 2016 – Cities to Megacities: Shaping Dense Vertical Urbanism
- [Remodel, Recycle or Rebuild? - Addressing the Fire Safety Challenges of Repurposing Skyscrapers](#)  
  17 Oct 2016 – Cities to Megacities: Shaping Dense Vertical Urbanism

**CTBUH Awards**
- [Best Tall Building Worldwide 2007 Winner](#)  
  CTBUH Awards 2007

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