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: Ian Simpson Architects  
Structural Engineer: WSP Cantor Seinuk  
Project Manager: Blue Manchester  
Main Contractor: Carillion PLC  
Other Consultant: Marketing

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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