



MANCHESTER
CITY CENTRE →

CASTLEFIELD

DEANS GATE
INTERCHANGE
MANCUNIAN WAY
A57(M)

CHESTER ROAD

TRENTHAM
STREET

CORN BROOK
STATION

PROPOSED
SITE

CORN BROOK
ROAD

BRIDGE WATER
WAY - A56

CHESTER ROAD

CORN BROOK HOTEL MANCHESTER

PREPARED BY
LeachRhodesWalker
Architects

DESIGN APPROACH

“

The proposal has **two hotel uses**, of **different scale**. The solution has therefore been to identify those two hotel brands, **differently** and **identifiably**, but in a way that **celebrates Manchester's heritage** alongside its **forward thinking** approach.

To do that we have proposed a **traditional** but **contemporarily styled** brickwork and glass component, alongside a modern glass and clad proposal – in this way we integrate **modernity** and **traditionality** in **one proposal**

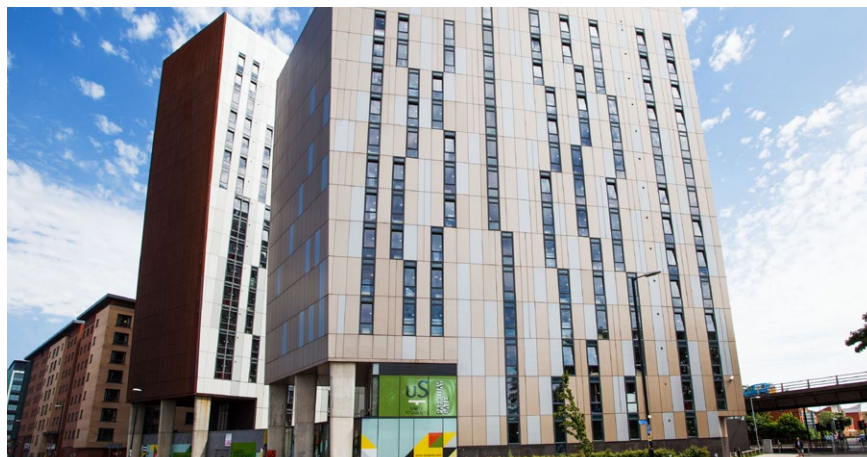
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DESIGN PRINCIPLES

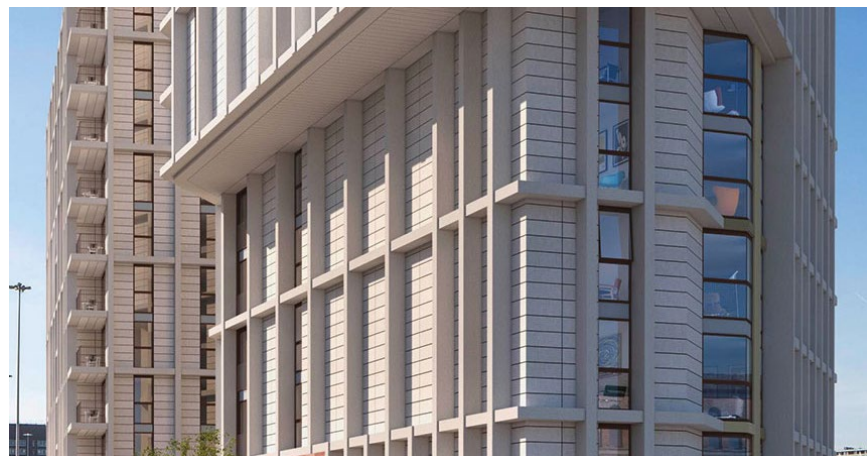
MANCHESTER VERNACULAR



One St Peters Square, Manchester



Parkway Gate, Manchester



Castle Wharf, Manchester

“ Blend between **old** and **new** ”

Manchester is home to many redbrick buildings including many warehouses signifying the city's historical importance in the distribution of cotton and textiles. These warehouses can be found across the city and are characterised by their red brick appearance with regular rhythm to the facade design. The design of the taller 'Hotel' element of the Cornbrook hotel draws on the materiality and regularity of the traditional warehouse with an orderly, linear window pattern, but with a more contemporary blend of brick with full brick reveals giving a sculptured articulation to the facades. The 'Aparthotel' component is comprised of deep reveal angled windows and larger glass openings to the aparthotel rooms, finished in high quality cladding panels. Between them the two buildings provide a contrast which identifies each brand and celebrates the combination of old and new.

Large Windows Cladding Panels Regular Rhythm Linear Window Pattern



Cornbrook Hotel CGI



Ducie Street Warehouse, Manchester



Princess Street, Manchester



Portland Street, Manchester

DESIGN PRINCIPLES

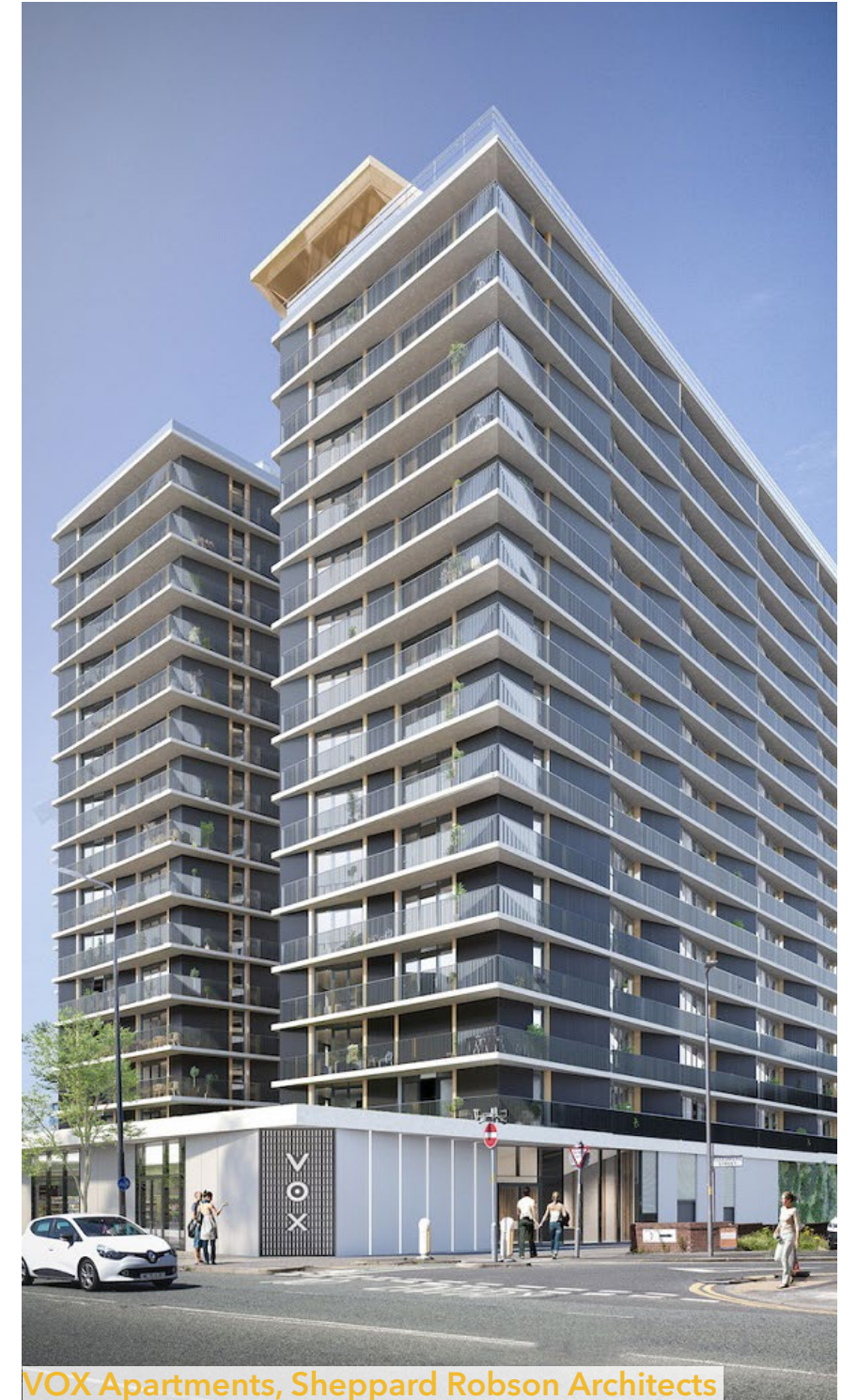
SITE SURROUNDINGS



CGI - Proposed Cornbrook Hotel

“ contrast of **horizontal** and **vertical** ”

The neighbouring VOX Apartments completed in 2021 features a horizontally focussed elevational treatment. Our proposal is deliberate in its contrast, and features a predominantly vertical design with window and floor scale fenestration reaching 3 floors to enhance the verticality of the facade. This building provides a robust 'brick gateway pier' on entering the City from Trafford.



VOX Apartments, Sheppard Robson Architects

DESIGN PRINCIPLES

MATERIALITY



Cladding panels

Anodised Window Hopper

Large Inset Windows

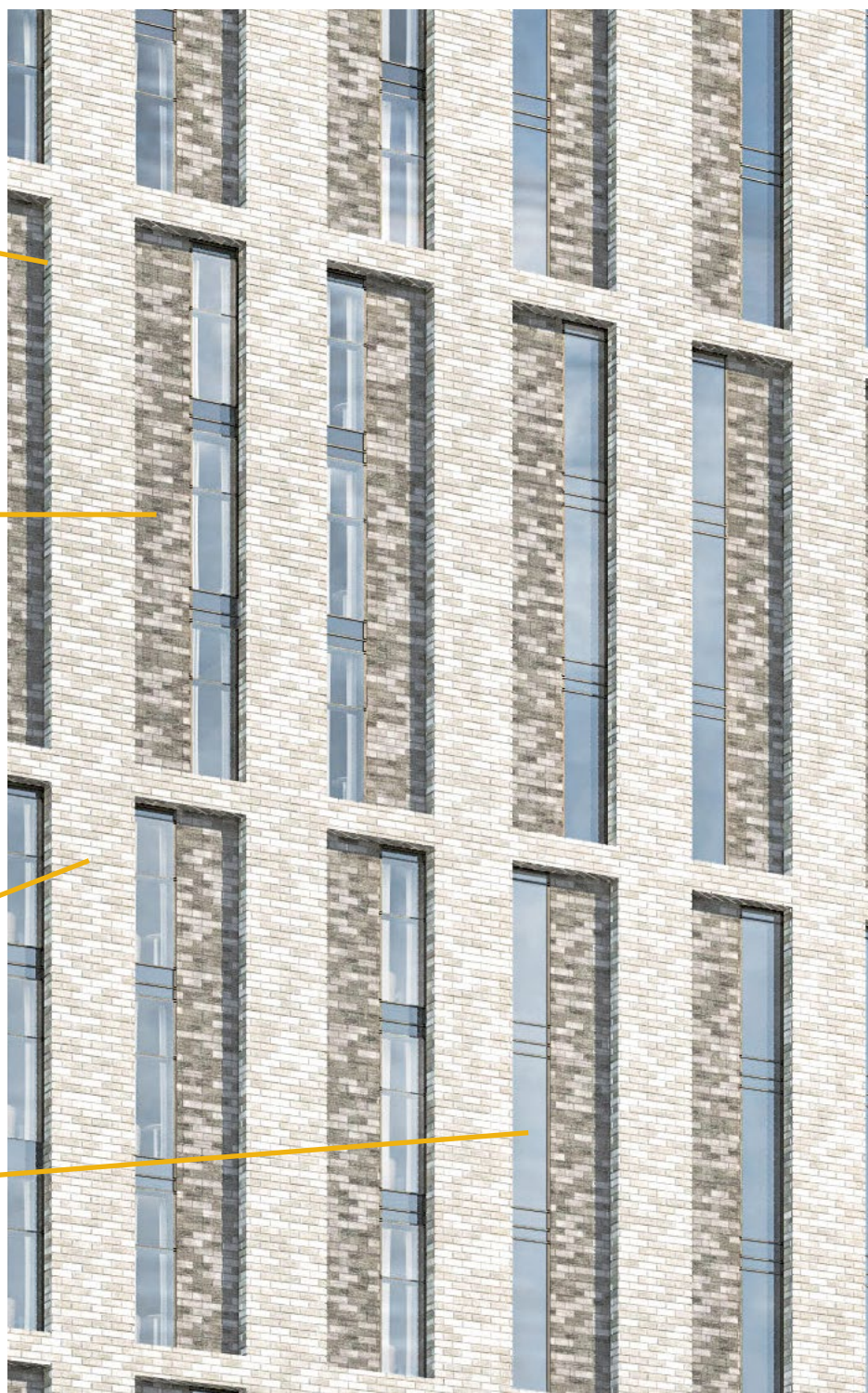
Protruding floor plate

Full Brick Reveal

Brick Inset Panel (could be alternative material)

Brick Framing

Look-a-like window panels



DESIGN PRINCIPLES

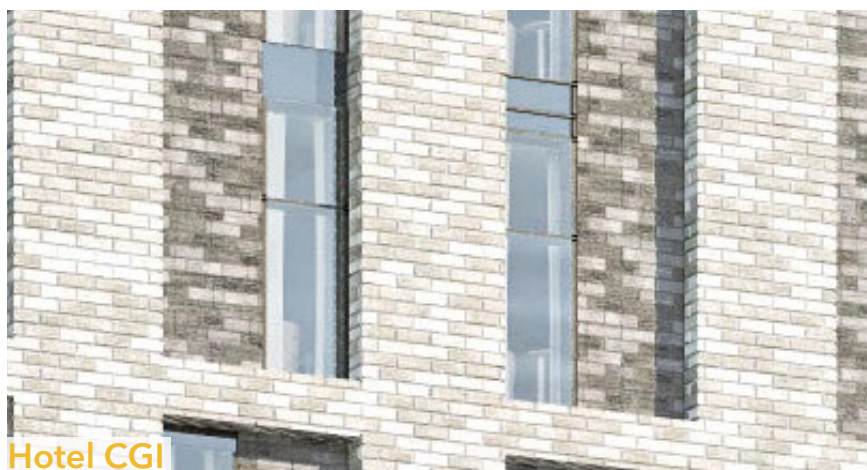
MATERIALITY



“ neutral tone
brickwork ”



The materials chosen for the taller hotel element will be a more neutral textured brick moving forwards from the smooth historical Manchester red brick. The neutral tone aims to compliment the neighbouring buildings and give a fresh modern appearance to the brick building. The aparthotel element consisting of a textured panel in a 3D facade design keeps a consistent tone while adding depth, contrast and detail to the design.



Hotel CGI

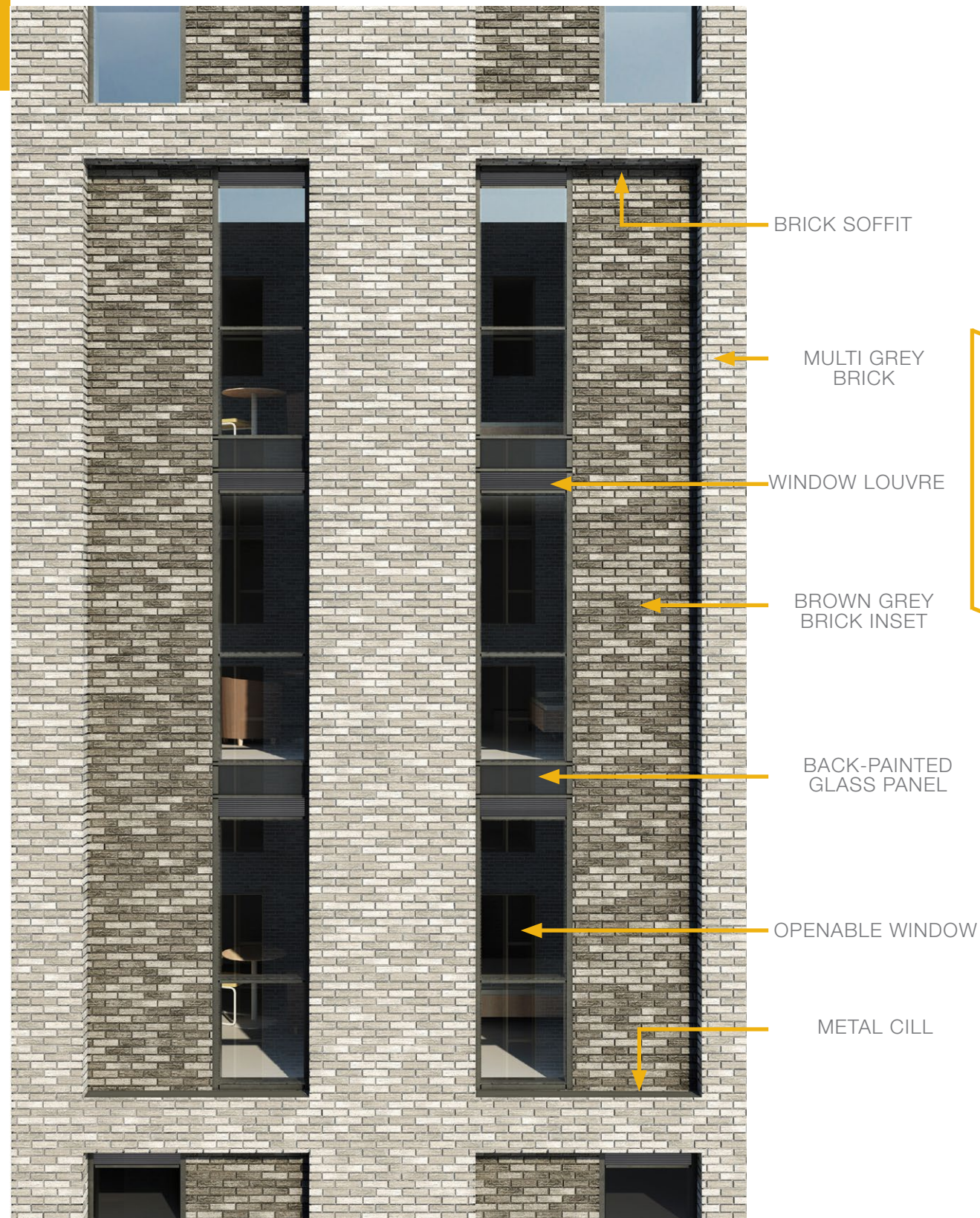
“ depth and
detail ”



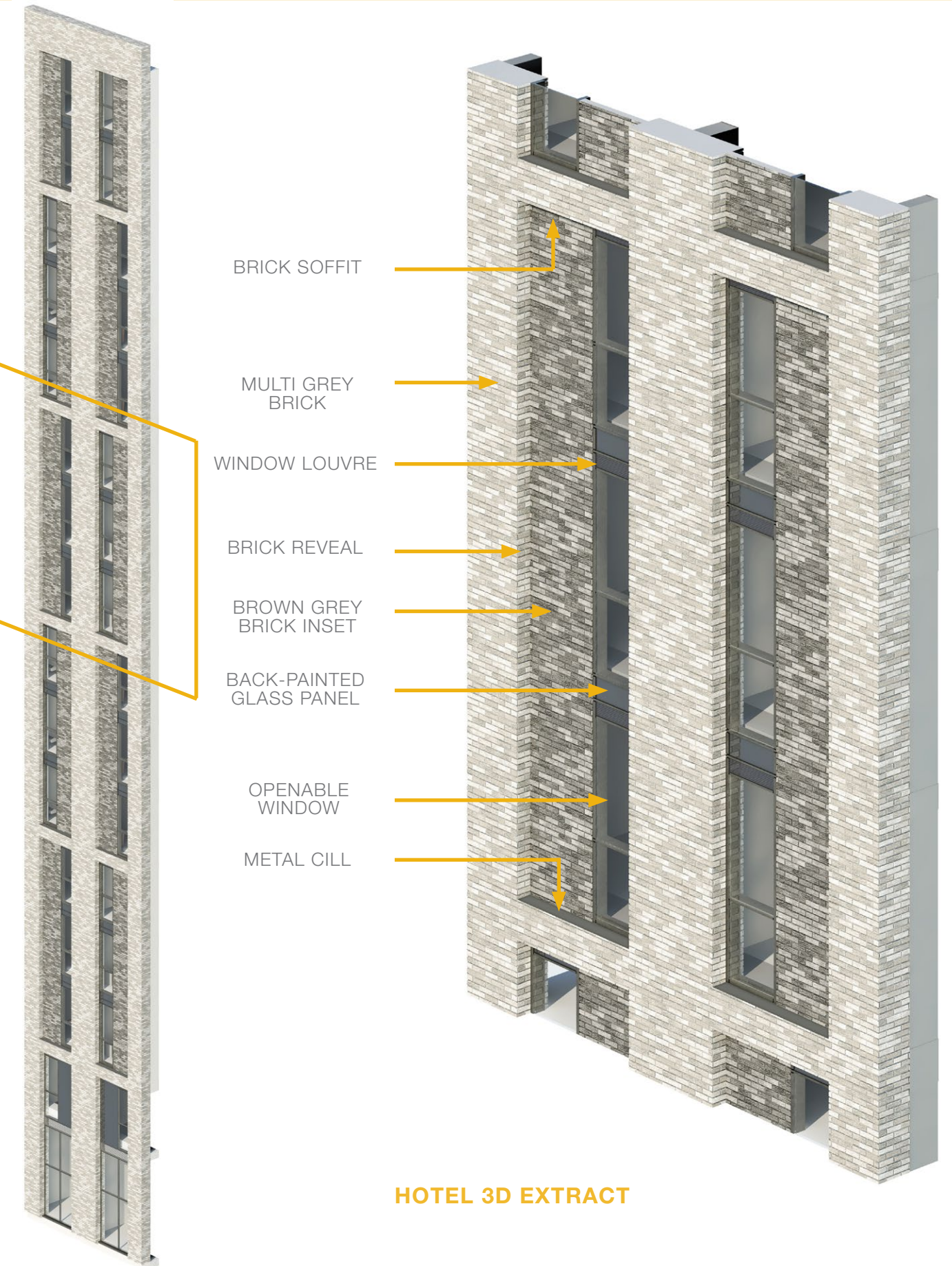
Aparthotel CGI

THE PROPOSAL

PROPOSED FACADE - HOTEL



HOTEL ELEVATION EXTRACT



HOTEL 3D EXTRACT

THE PROPOSAL

PROPOSED FACADE - APARTHOTEL



APARTHOTEL ELEVATION EXTRACT

CLADDING
PANELS

ALTERNATING
ANGLED
PANELS

NON-
OPENABLE
WINDOW

OPENABLE
HOPPER
WINDOW
WITH MESH
GRATING



CLADDING
PANELS

ALTERNATING
ANGLED
PANELS

NON-
OPENABLE
WINDOW

OPENABLE
HOPPER
WINDOW
WITH MESH
GRATING

APARTHOTEL 3D EXTRACT

THE PROPOSAL

PROPOSED FACADE - APARTHOTEL - TEXTURED PANEL



THE COLLECTIVE - TEXTURED PANEL



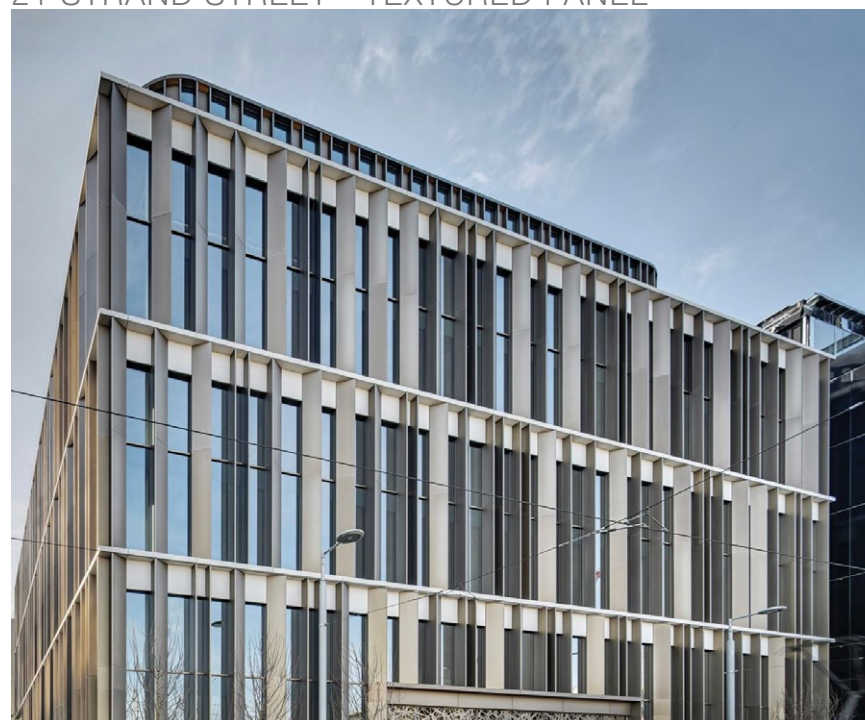
21 STRAND STREET - TEXTURED PANEL



TECHNOLOGY COLLEGE - TEXTURED PANEL



THE COLLECTIVE - TEXTURED PANEL



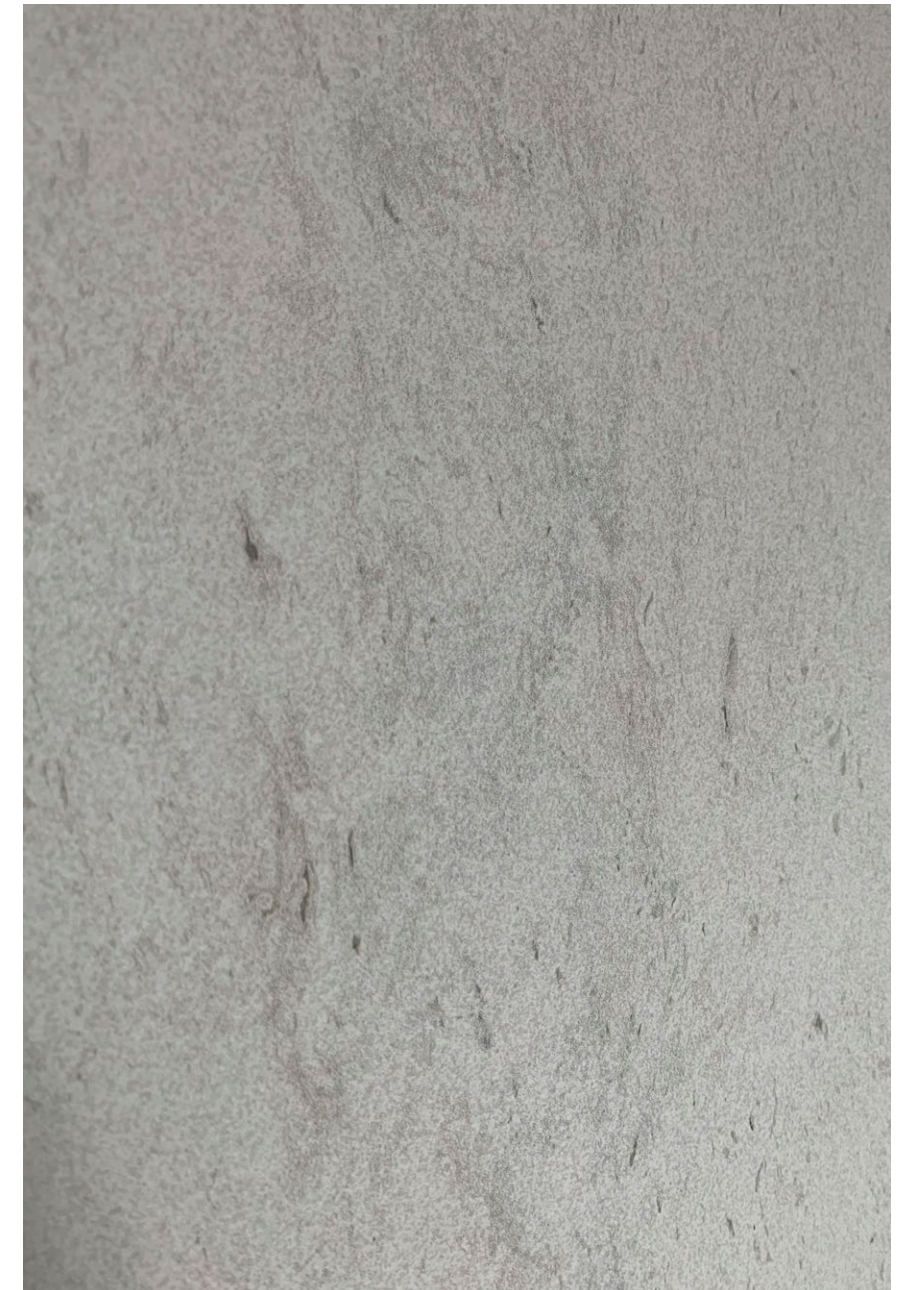
DUBLIN LANDINGS - TEXTURED PANEL



PRIVATE HOME - TEXTURED PANEL

THE PROPOSAL

PROPOSED FACADE - APARTHOTEL - PROPOSED TEXTURED PANEL SAMPLE

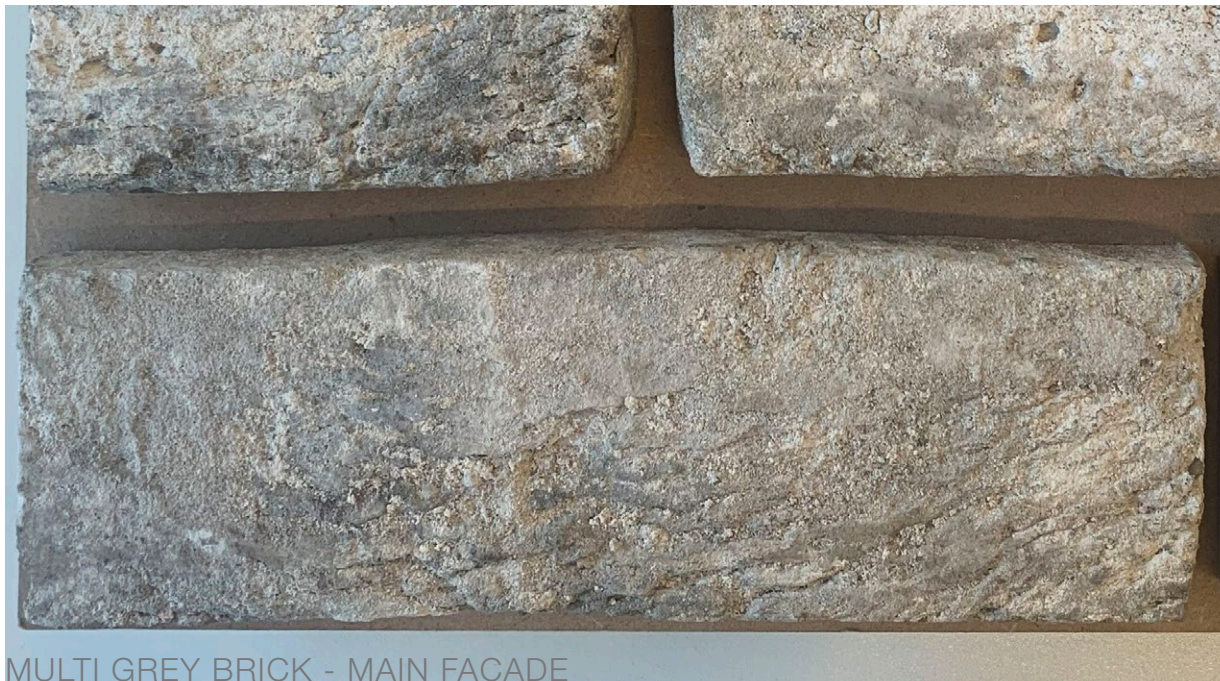


THE PROPOSAL

PROPOSED FACADE - HOTEL - PROPOSED BRICK SAMPLES



MULTI GREY BRICK - MAIN FACADE



MULTI GREY BRICK - MAIN FACADE



BROWN GREY BRICK - INSET PANELS



BROWN GREY BRICK - INSET PANELS

THE PROPOSAL

PROPOSED FACADE - APARTHOTEL - TEXTURED PANEL CGI





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