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The Hotspur Press, Manchester Current Proposal

16/05/2025



Initial Proposal



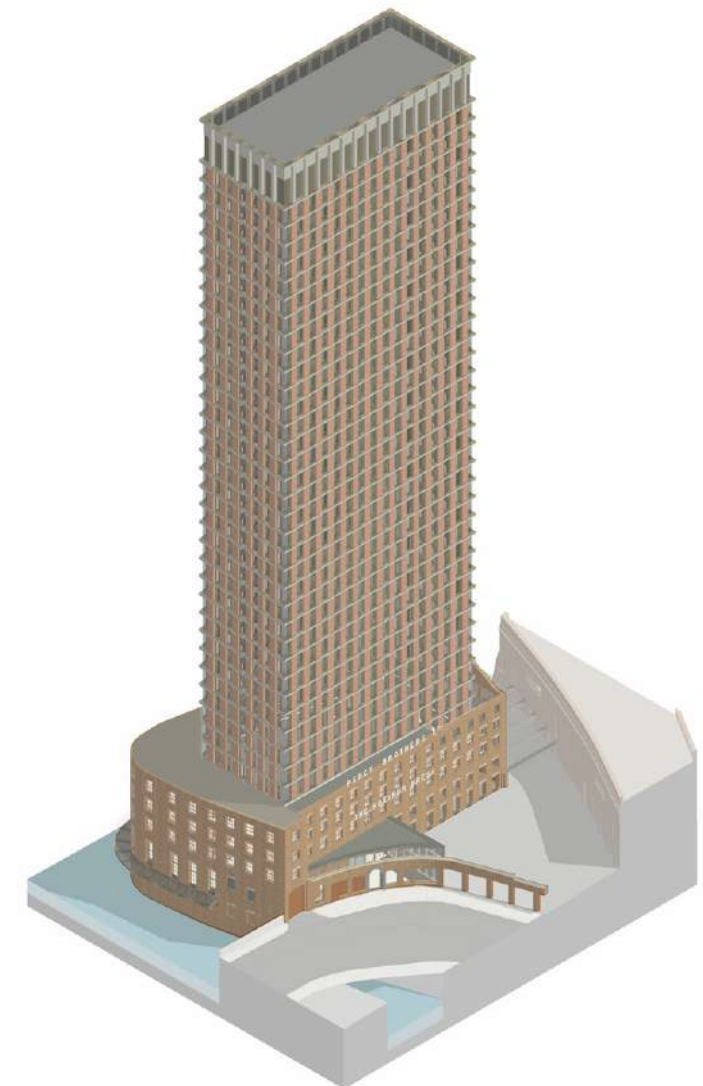
View from Gloucester Street

Initial proposal

The previous iteration was a recycling of the elevational treatment from our consented residential proposals reference 120635/FO/2018.

The uncertainty surrounding the building's potential listing compressed the delivery programme to an extent that was ultimately incompatible with the constructional nature of the brick façade.

Rather than press ahead with a compromised solution, we took the delay as an opportunity to reconsider the façade strategy in its entirety. This reflective pause led to the adoption of a unitised system—one that afforded a more efficient and coordinated installation process, and, crucially, eased the time pressures brought about by the listing process.



Previous proposal featuring a brick slip facade tower

Precedents



View down Deansgate



Great Marlborough Street tower situated within the historic skyline



View of St. Michael's Phase 2 from Albert Square (CGI)

Precedents

A Contrasting Manchester Skyline

The Manchester skyline hosts a range of historic and contemporary architecture, with the differentiation in time periods contrasting and complimenting each other.



Former Branch Bank of England



New Little Mill, Ancoats



Riverside House, Salford



Hotel Indigo - Victoria Station, Manchester

Precedents

Contemporary Vertical Extensions

Local precedents within Manchester which illustrate the principle of differentiation with new and old structures.



St. Michael's Phase 1, Deansgate



NXQ, Northern Quarter



Manchester Free Trade Hall and Radisson Blue Hotel

Precedents

Tower Extensions to Historic Buildings

Local precedents which are comparable to the current scheme in massing and scale.



Daibiru Honkan, Japan



Tallin, Estonia



Hearst Tower, USA

Precedents

Wider Precedents

These projects provide examples of how a new tower addition, set above an existing building can draw contrast between the old and the new.

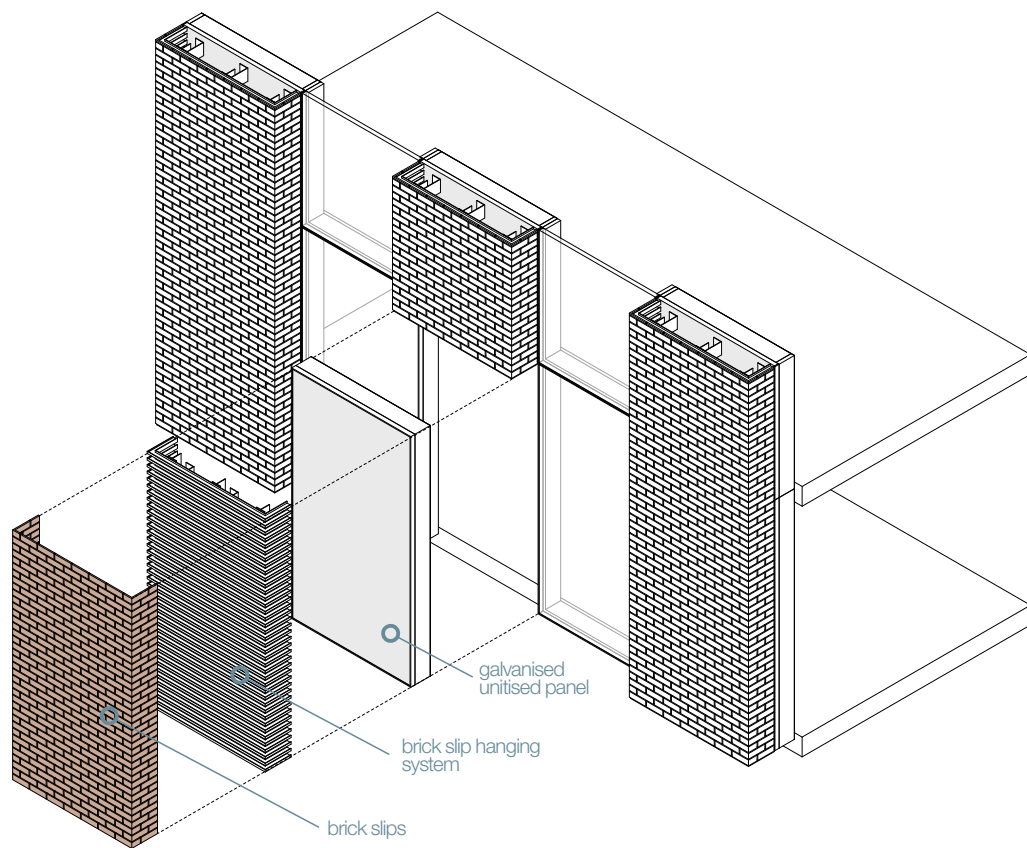
Proposal

Facade Development

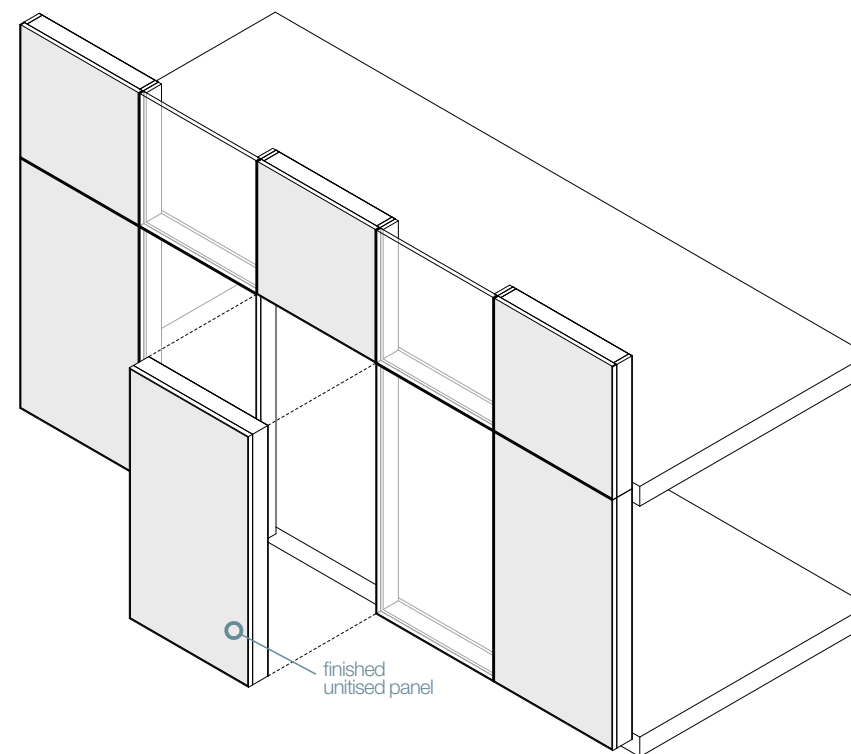
As the project progressed into its next phase, and in close consultation with the delivery team, it became apparent that the previously proposed built-up wall system—comprising brick slips fixed to a structural framing system—was no longer tenable within the constraints of the now-condensed programme, itself a direct consequence of the listing application process.

In response, we turned to a unitised façade system, a methodology well established in the delivery of taller buildings across the city. This offered not only a more efficient route to construction but also an architectural advantage: it allows the building's assembly to be more clearly expressed, establishing a legible dialogue between material, structure, and typology.

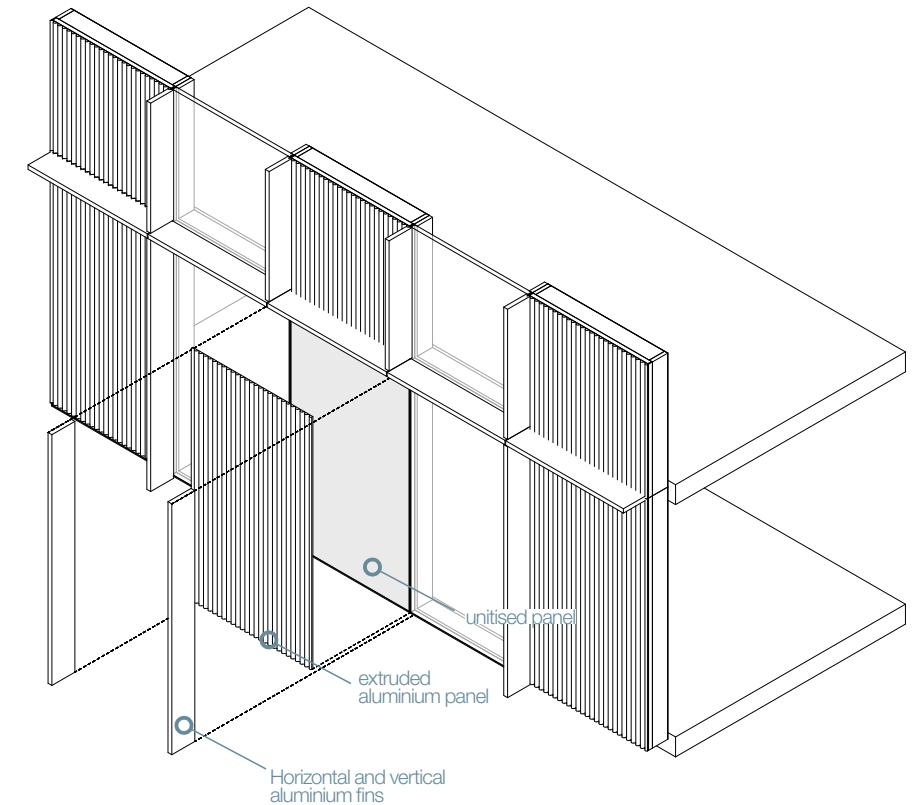
Brick Slip Unitised Facade System

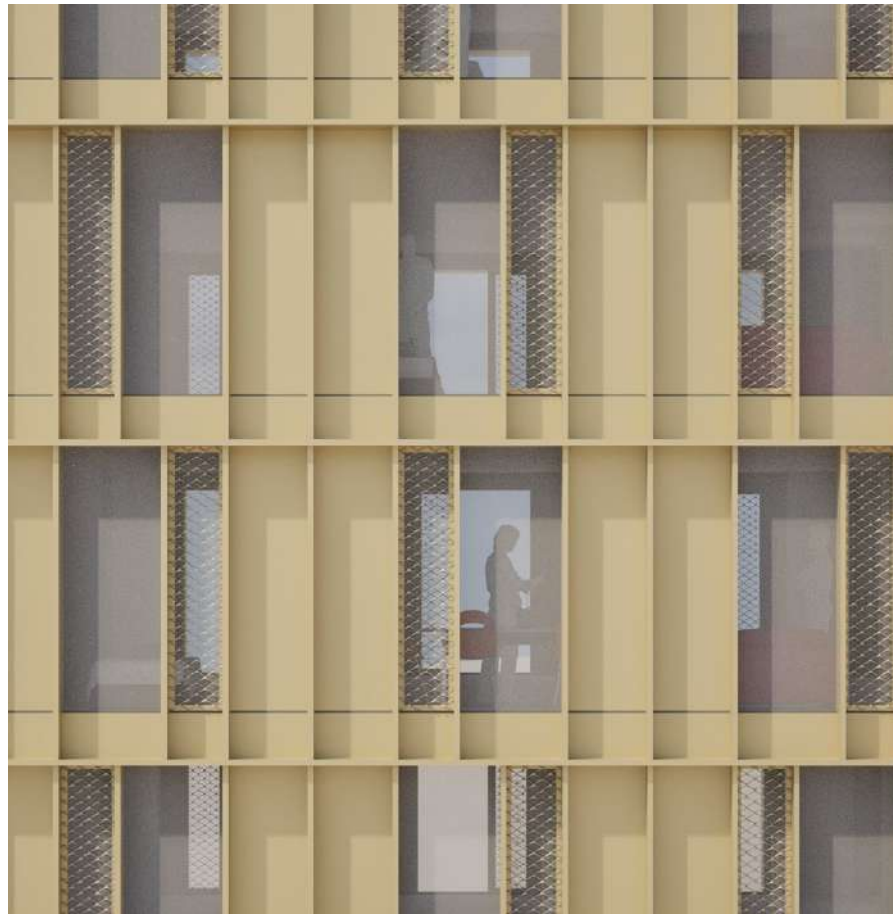


Standard Unitised Facade System

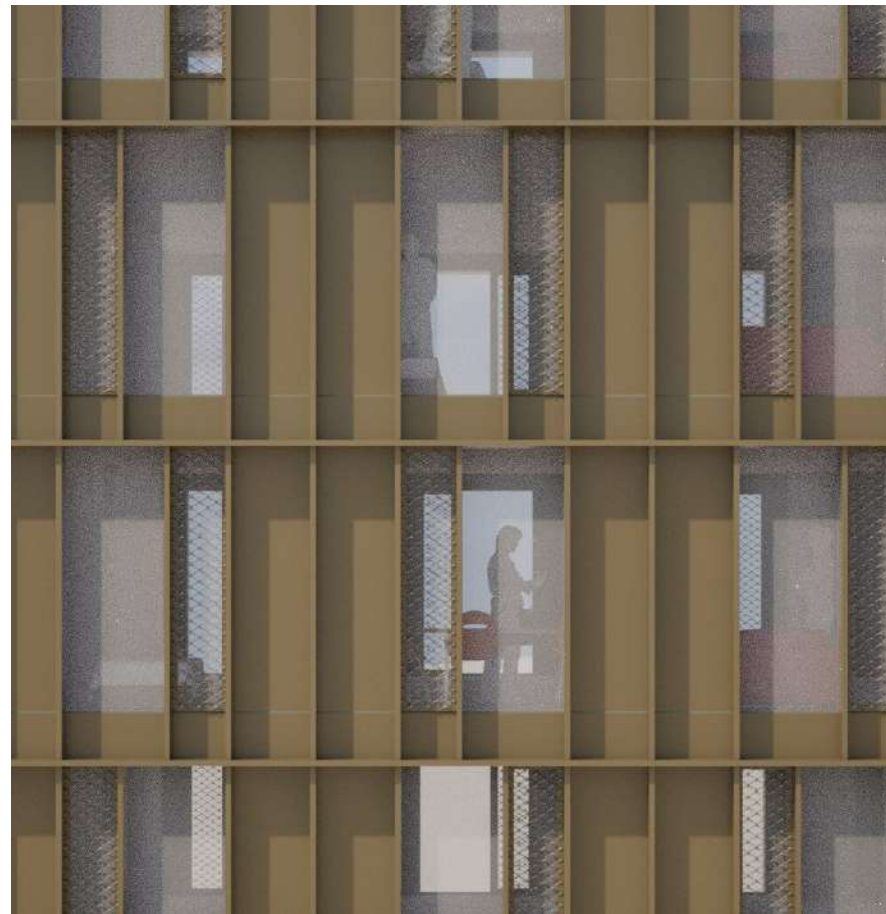


Standard Unitised Facade System with Enhanced Detailing

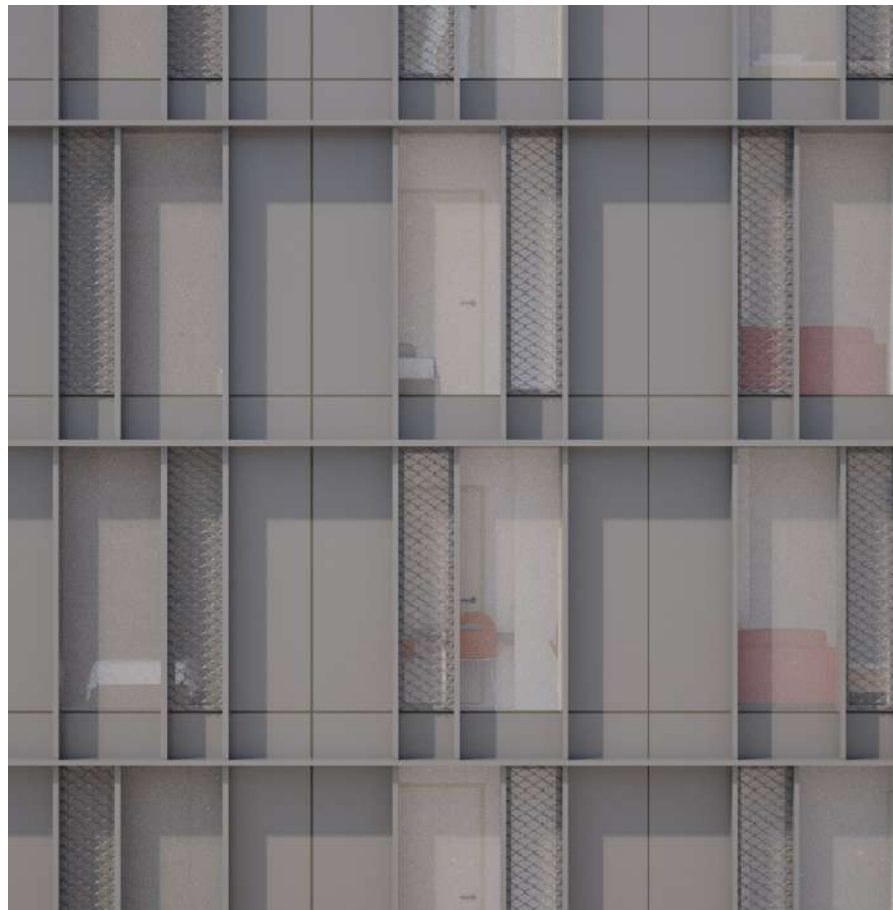




Regency Gold



Anodized Bronze



Grey PPC



Naturally Anodized

Facade Colour Explorations

Throughout the development of the tower proposal, multiple material and finish options were explored. Following a review of both local and international precedents, the decision was made to proceed with a naturally anodized aluminium tower. This approach provides a more distinct visual contrast between the existing podium and the new structure.



Close up view of a typical bay within the tower



Visual extract illustrating the transition in materiality palette, from the brick podium, backsprayed 'neck' and Anolok 543 anodised aluminium tower.



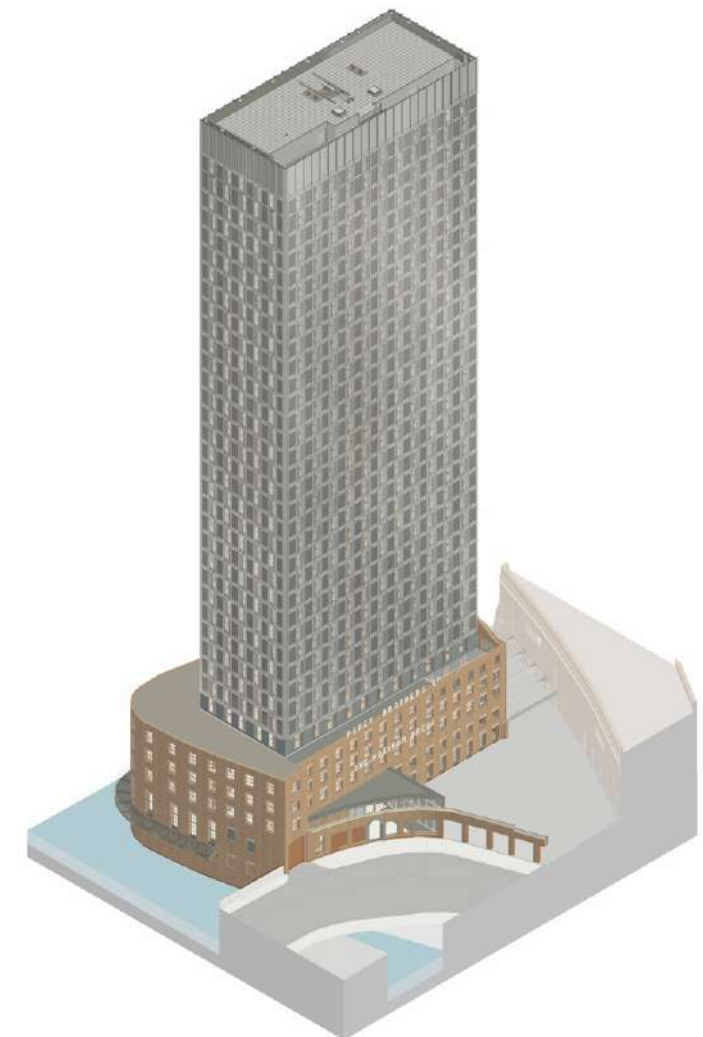
View from Gloucester Street

Proposal

As currently submitted within the planning application, the tower element of the proposal features a natural anodised aluminium tower set above the existing mill.

The contrast between the solidity and texture of brick and the lightness and precision of aluminium allows each component to express its own time and intention. It allows the original fabric to remain visually anchored, while the new addition reads as a distinct, legible intervention. This contrast can reinforce the identity of the existing building, not by imitation, but through a measured dialogue, one that respects its history while expressing a new layer of architectural intent. Anodized aluminium, by its nature, is reflective, ensuring the historic structure retains its visual primacy.

In doing so, the revised intervention allows the Hotspur Press to express both Manchester's past and future.



As submitted proposal featuring a natural anodised aluminium facade



Contextual East Elevation



View from Cambridge Street

Revised Proposal



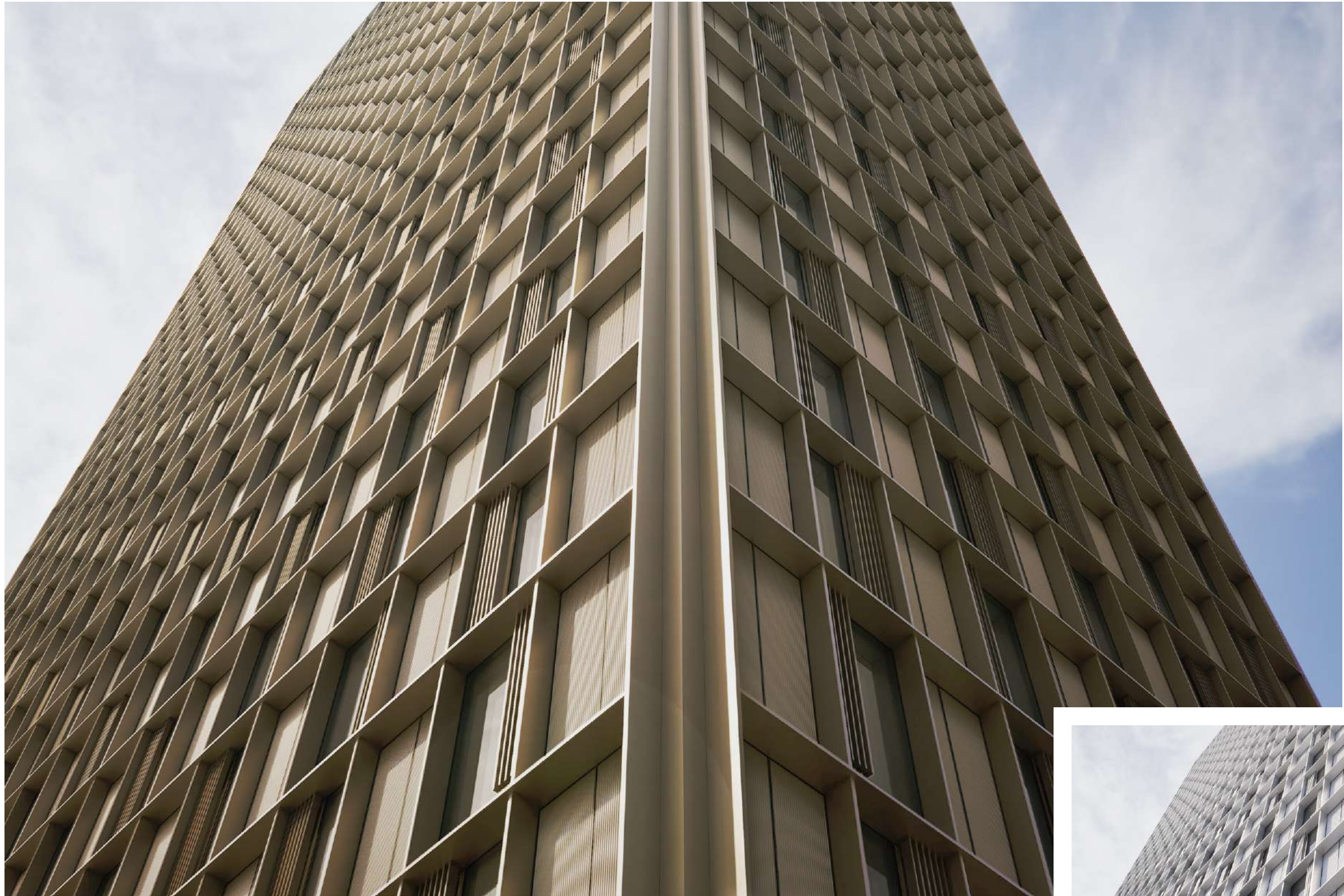
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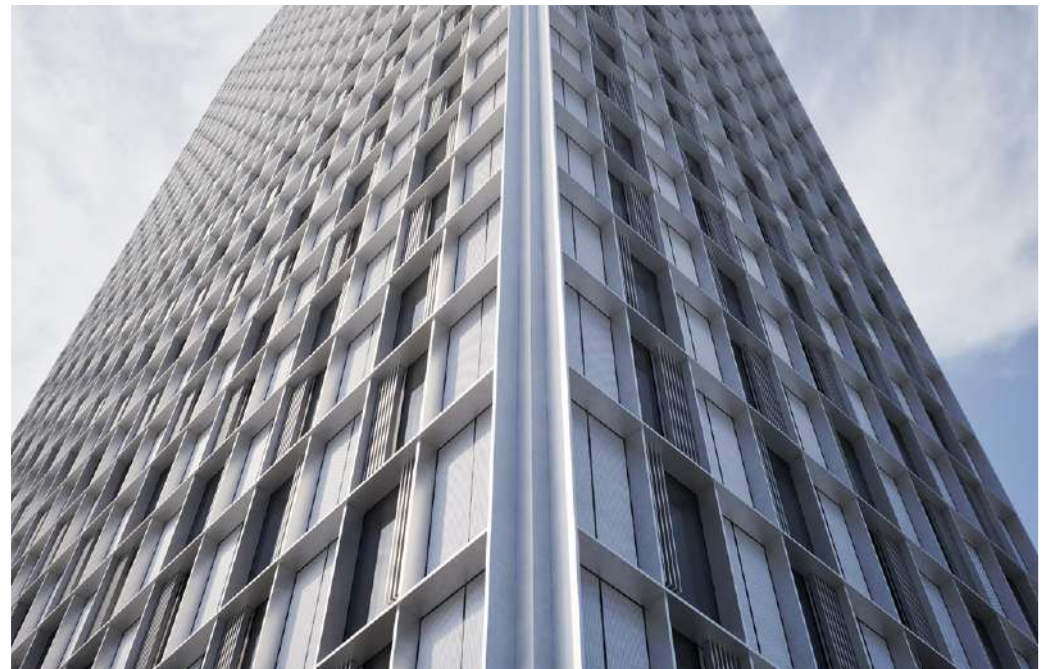


Close up view of a typical bay within the tower





Visual of the anodised aluminium - Anolok 543, unitised facade system on the tower.





View from Gloucester Street

Current Proposal

Recent design development has focused on the colour of the aluminium unitised external wall. On reflection, and in consideration of ongoing consultation and feedback received, we believe that Anolok 543 (as St. Michael's) accentuates the depth and richness of the façade. It's tonal quality is more appropriate for the wider context of the Mackintosh Village, whilst retaining the design ambition of clearly articulating new from old.



Anodised aluminium - Anolok 543, unitised facade system tower



Contextual East Elevation



Contextual South Elevation



Contextual West Elevation



Contextual North Elevation



View from Cambridge Street

Public Consultations - May 2025

Manner has met with local community groups to discuss the tower design, to seek feedback ahead of this submission. Two meetings were held in early May with Chorlton Mills Residents Association and a representative of Mackintosh Mills. In these meetings, Manner updated the residents on the ongoing design work on the tower façade, with information and discussion about materials, detailing and the colour. In both meetings, the local residents gave a clear preference for the bronze finish to the tower.