

Statement of Community Involvement Addendum

December 2025

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Introduction

- 1.1 This summary report has been prepared by Social on behalf of Manner. It outlines community engagement activities undertaken following the devastating fire on 23 June 2025 and to support the regeneration and renewal of The Hotspur Press.
- 1.2 The engagement activity outlined within the report highlights the opportunities for residents, stakeholders and interested parties to be kept up-to-date and informed.

Context

- 1.3 Since Manner first brought forward its plans for The Hotspur Press they have been committed to demonstrating a considered and collaborative approach to community engagement and previous activity was captured in the original submission. This approach has continued as they progress towards submitting this revised planning application.
- 1.4 Since the fire, conversations have been had with key stakeholders, including Deansgate ward councillor Cllr Anthony McCaul, the residents' committees at Chorlton Mill and Mackintosh Village, Manchester City Council's Neighbourhood Team for Deansgate and Piccadilly, Ask and Home.

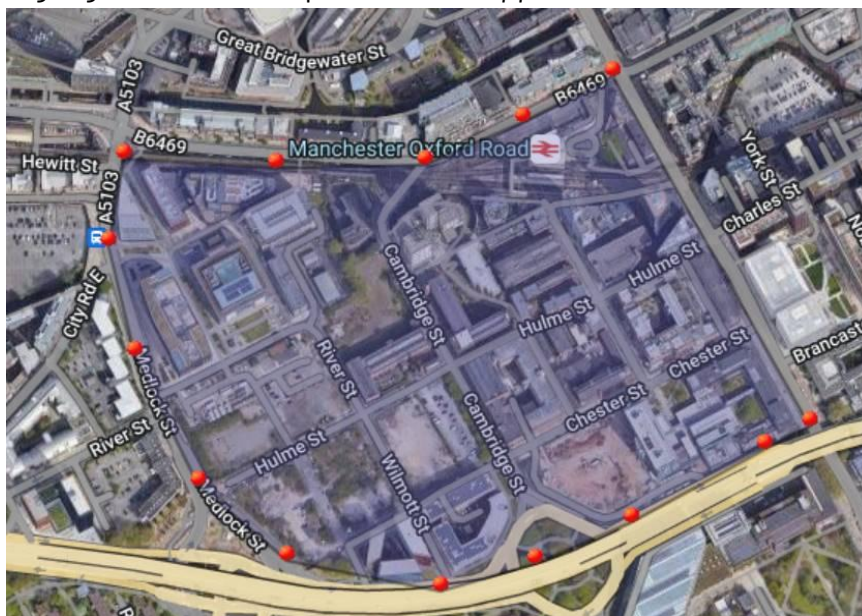
Overview of activity

- 2.1 Manner has engaged with the local community in a variety of ways, including 1-2-1 briefings, a project website, delivery of a resident letter, an in-person event, and media activity.
- 2.2 During this time Manner and Social have contacted the stakeholders above at different touch points to outline their plans and commitment to The Hotspur Press. Two virtual meetings were held with the residents of Chorlton Mill and 1-2-1 conversations took place with a resident representative from Mackintosh Mill and with Cllr McCaul.
- 2.3 An established inbox (enquiries@hotspurpressmanchester.co.uk) managed by Social, has been in place and continues to be a point of contact for any enquiries from the local community.

2.4 A dedicated website (www.hotspuressmanchester.co.uk) is in place to provide an overview of the project and has been updated to outline the updated plans and new CGI images. The webpage also provides a “contact us” link for people to submit any questions. See *appendix 1*.

2.5 A press release was issued to Manchester media and property trade titles to outline Manner’s plans. Coverage included the MEN, Place North West, Businessdesk.com, NW Business Insider and the property trade media. Full coverage can be found here - [Manner - Hotspur Press Regeneration Plans - Nov 25 | CoverageBook](#).

2.6 A neighbourhood drop-in event was held on Wednesday 28th November at The International Anthony Burgess Foundation on Cambridge Street, a short distance from the development site, between 3pm and 7pm. A letter from Manner was sent to 1,439 residents and 69 businesses located with the area highlighted on the map below. See *appendix 2*.



A mix of residents (some who Manner has not engaged with previously), local businesses, the neighbourhood team and other stakeholders attended the event.

A series of display banners provided updated information on Manner’s plans for the site. It informed visitors on:

- Manner’s inspiration for their plans
- The story so far
- The regeneration and renewal of The Hotspur Press, including architectural features and public realm improvements

- The new public square
- The ambition for wider connectivity with the city
- Next steps and contact information
- Sample bricks and a recreation of the “H” from Hotspur that would be recreated.

See appendix 3

Members of the project team, including representatives from Manner, Hodder & Partners, Heritage Architecture, Turley and Social attended to answer questions and talk visitors through the plans.

Key stakeholders to attend included Chorlton Mill resident committee, the block managers The Assembly, Home and Neighbourhood team for Deansgate and Piccadilly.

Visitors were encouraged to provide their views on Manner’s plans and headline themes that came from the conversations included:

- Relief that Manner remains committed to the site and the regeneration of The Hotspur Press.
- Interest in what’s next? When will work start on site?
- Questions around the remaining structure, what will stay what will go, with an understanding of why the remaining structures need to be taken down.
- Interest in the public square, public realm improvements, links to First Street etc. Plus being involved in a steering group.
- Acknowledgement of how the scheme will improve this area of the city, improve safety, create a new pedestrianised route to First Street etc.
- Positive interest in the design features, the bricks, the signage – all well received and commented on.
- Interest in the wildlife habitat on the fourth floor.

See appendix 4

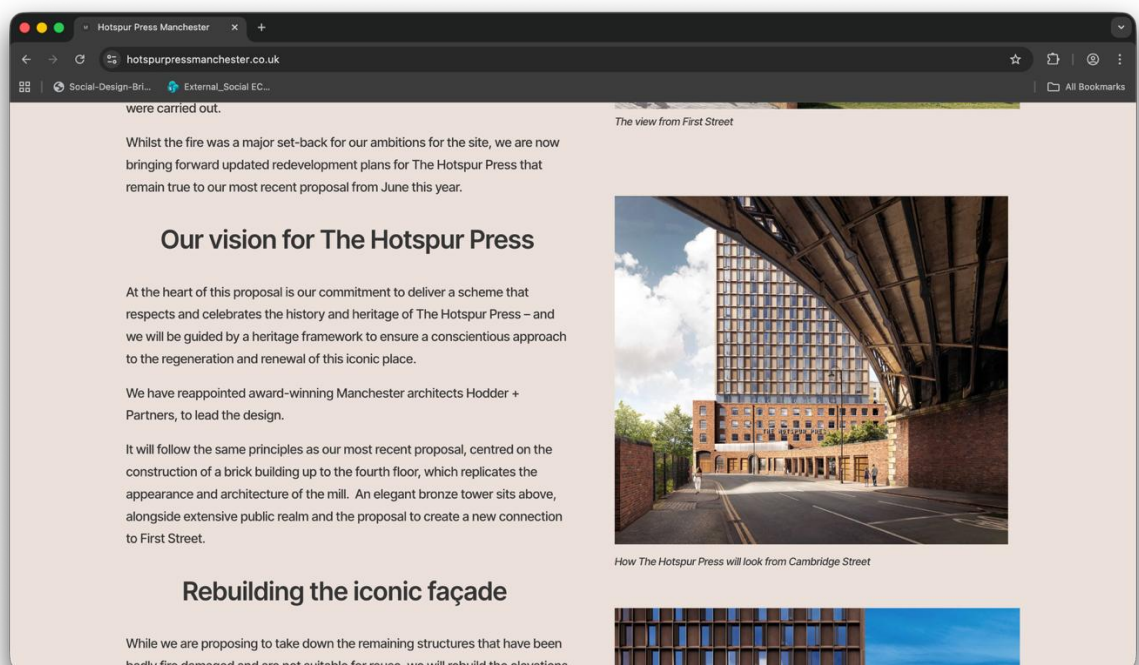
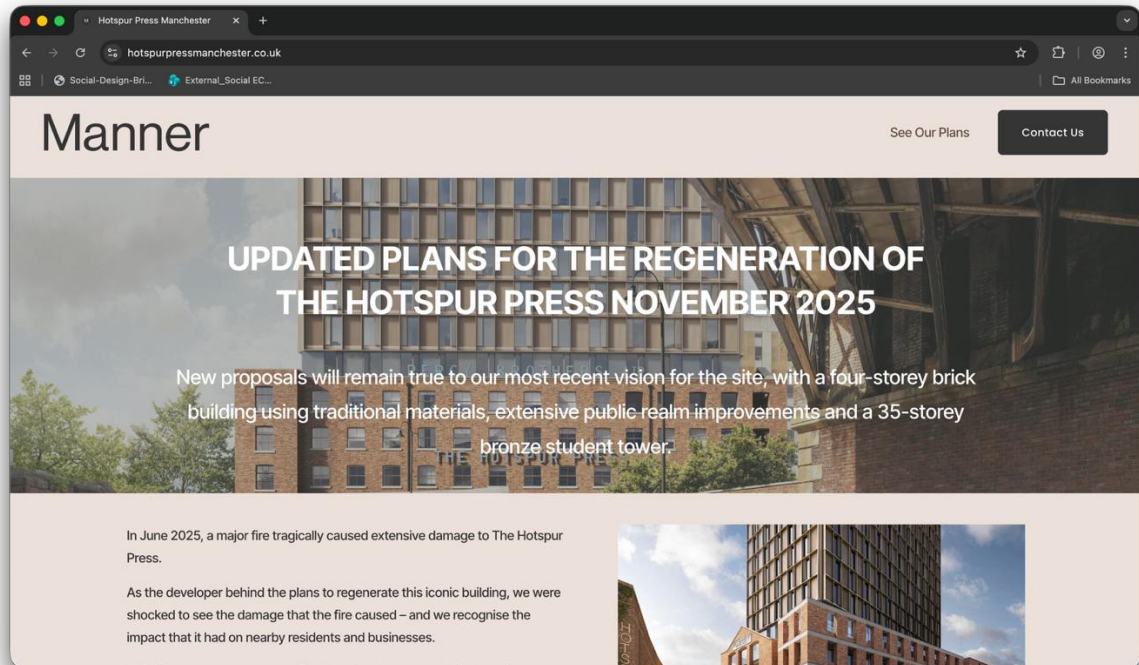
Conclusions and next steps

3.1 Following the neighbourhood event and stakeholder engagement, the project team are committed to maintaining on-going engagement as plans progress. Future opportunities for engagement will be carried out at future milestone moments.

3.2 For the last two years, Manner has been committed to working with residents to help shape their regeneration plans for The Hotspur Press and will continue to do so.

Appendices

Appendix 1



badly fire damaged and are not suitable for reuse, we will rebuild the elevations that were going to be retained in our previous proposals – including the elevations facing the River Medlock, the railway arches and the iconic east elevation fronting Cambridge Street.

We will also reinstate The Hotspur Press and Percy Brothers signs.

The residential tower

Above the reinstated lower floors, a 35 –storey, 619 bedroom residential tower with a high quality bronze finish will accentuate the depth and richness of the façade while still allowing a visual separation from the rebuilt brick walls – ensuring both elements remain connected.

New public square

Our plans for the site still include a new 10,000 sq ft public square and landscaped walking routes from both Cambridge Street and First Street.

The palisade wall along Cambridge Street will be rebuilt as part of a welcoming entrance to the public square.

We will also further enhance the public realm by using commercial space to celebrate the history of The Hotspur Press with independent retail and food and drink businesses.



The new public square - an evening view of the well-lit and inviting new public square from Cambridge Street



- A community-focused, well-lit, 10,000sq ft public square with walking links to First Street and Cambridge Street.
- Thriving independent businesses that will bring a special character and energy to the area within the ground floor of the building and the railway arches.
- Landscaped public realm, new trees and with the ambition to enhance the adjacent River Medlock – enriching the wildlife and biodiversity of the area.
- An ambition to work with the local community to further enhance the Cambridge Street area and neighbouring mill community.

Community engagement

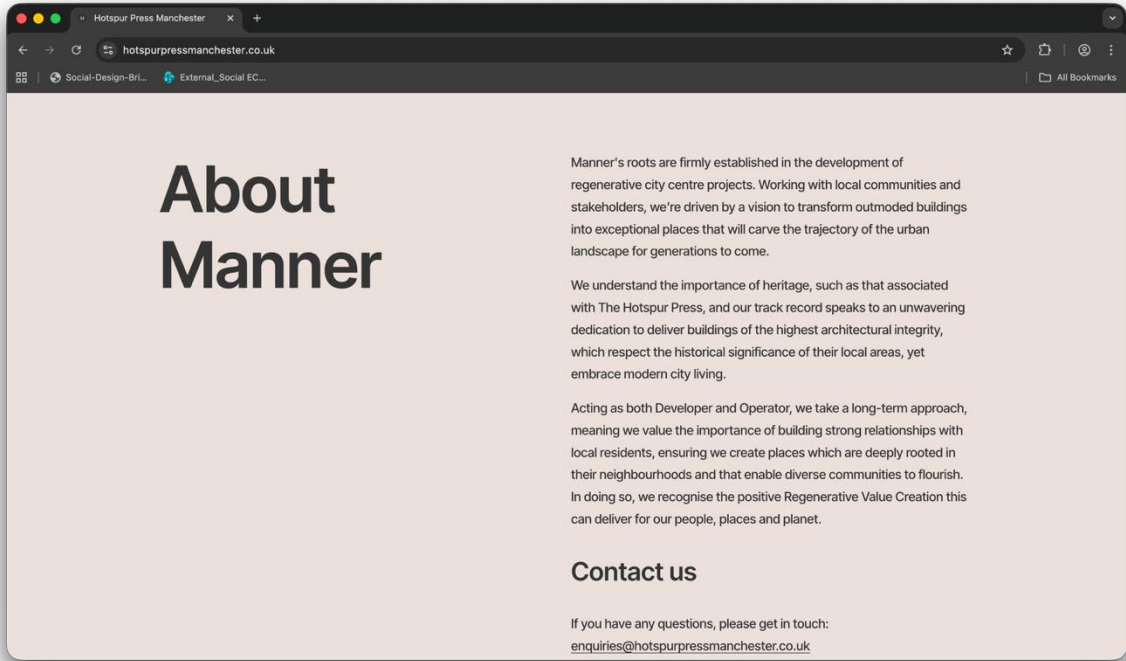
Our conversations with local residents have helped to shape our plans at every stage in the planning process – and we will continue to engage with our local community as our plans progress.

We meet regularly with neighbouring resident groups and other stakeholders to update them on our plans and to discuss next steps.

We are intending to submit our new plans to Manchester City Council before the end of the year, with a decision anticipated in the spring of 2026.



The Hotspur Press as viewed from a passing train



Appendix 2 – letter sent to residents and businesses

DATE

XXXXX
XXXXX
XXXXX

Update on The Hotspur Press and neighbour drop in event on Wednesday 26th November

Dear neighbour,

I wanted to take this opportunity to update you on our proposals for the regeneration of The Hotspur Press.

As you will be aware, the site suffered a devastating fire during the summer. As the developer behind the plans to regenerate this iconic building, we were shocked to see the damage that the fire caused – and we recognise the impact that it had on nearby residents and businesses. This followed over two years of work to develop proposals for the site's regeneration, informed by ongoing engagement with the local community and progress through the planning application process.

In the immediate aftermath of the fire, we worked closely with the building owner MCR Property, Manchester City Council and local residents whilst safety works were carried out.

Whilst the fire was a major set-back for our ambitions for the site, we are bringing forward updated redevelopment plans for The Hotspur Press that remain true to our most recent proposal from June this year.

The design of the scheme will follow the same principles as this previous proposal, centred on the construction of a brick building up to the fourth floor, which replicates the appearance and architecture of the mill. An elegant bronze tower sits above, alongside extensive public realm and the proposal to create a new connection to First Street.

And whilst we are proposing to take down the remaining structures that have been badly damaged by the fire and are not suitable for reuse, we will rebuild the elevations that were going to be retained in our previous proposals – including the elevations facing the River Medlock, the railway arches and the iconic east elevation fronting Cambridge Street. We will also reinstate The Hotspur Press and Percy Brothers signs.

Our plans will also still include a new public square and landscaped walking routes from Cambridge Street and commercial spaces for new, independent businesses.

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London, EC3V 3QQ

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At the heart of this proposal is our commitment to deliver a scheme that respects and celebrates the history and heritage of The Hotspur Press – and we will be guided by a heritage framework to ensure a conscientious approach to the regeneration and renewal of this iconic place.

We are holding a drop-in event for our neighbours so that you can view our plans and speak to Manner and the project team. You are welcome to come and see us at any time between 4pm and 7pm on Wednesday 26th November at the International Anthony Burgess Foundation, 3 Cambridge Street, Manchester, M1 5BY.

You can find out more about our plans for The Hotspur Press and view updated images at www.hotspurpressmanchester.co.uk.

After such a tragic period for The Hotspur Press, we are pleased to be able to share these latest plans with you. I hope you find this update useful and if you have any questions, please contact us by emailing enquiries@hotspurpressmanchester.co.uk.

Yours sincerely,

A handwritten signature in black ink, reading 'Richard James' in a cursive script.

Richard James
Managing Director

Appendix 3 – banners on display at the neighbourhood event

Here is an update on our plans for the future of The Hotspur Press.



Since the devastating fire in June, we have worked closely with the building owners, Manchester City Council and local stakeholders - and we are pleased to confirm we are bringing forward updated plans for the regeneration of The Hotspur Press.

We hope you find this event useful.

Please do speak to our team and ask any questions you have about our new plans.

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Inspiration for our plans

The Hotspur Press and the area around Cambridge Street has a rich history as a place of culture and creativity.

Over hundreds of years, this part of Manchester has been a home for innovation and independent thinking.

We have used the history of The Hotspur Press and the surrounding area as the inspiration for our plans, and we continue to do so.

Early Cotton Mills

Late 18th century cotton mills shaped the area around the current site, some powered by the River Medlock and other waterways. The original Medlock Mills complex was built on the Medlock's bank in the late 18th century.



Typical early cotton mills in Manchester
Union St, 1835

The Hidden River

The River Medlock is one of three rivers on which Manchester was founded. Its name comes from the Anglo-Saxon term *med lacu*, meaning "meadow stream", suggesting a pre-industrial setting. In reality, the river is closely tied to Manchester's industrial history and from the 19th century it has been mostly hidden underground in culverts.



OS 1897 (reproduced with the permission of the National Library of Scotland)

Little Ireland - the forgotten stories of ordinary people

Little Ireland was a poor area in Chorlton-on-Medlock between 1827 and 1847.

Lily Maxwell, a Manchester shopkeeper was living and working in the shadow of the mills. Lily became Britain's first female voter after her name was mistakenly added to the voter list, even though women couldn't vote at the time. She later died in a workhouse and was largely forgotten for a time - but her story highlights the role of ordinary working-class women in the fight for women's rights.



British suffragist, Lily Maxwell

The home of the 'Mac'

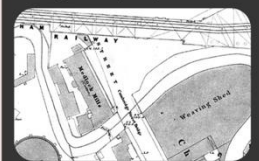
The original Macintosh factory was built on Cambridge Street in 1825 by H.H. Birley to produce Charles Macintosh's patented waterproof fabric, which became famous as 'Macs'. After World War I, Dunlop took over the later phase of the factory, from where it produced the iconic Green Flash trainer.



The original Macintosh factory

19th Century

During the late 19th century, some of the early cotton mills changed hands leading to a new era of alternative use. Medlock Mills became The Hotspur Press when bought by the Percy Brothers printing firm.



An Ordnance Survey map of 1844

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The story so far

The Hotspur Press has been an iconic part of Manchester's history for many years.

The mill's history and its place in the wider story about this part of the city remains an inspiration for our plans.

We received planning approval in May 2024 and continued to engage with the local community about plans to regenerate The Hotspur Press.

Our most recent designs were submitted in April this year, which included the retention of large parts of the mill building, a new public square and a bronze façade to the residential tower, adding depth and richness while connecting it with the brick of the mill.



The Hotspur Press before the fire



CGI from our April 2025 submission



Close up of bronze façade



Current view from Gloucester Street



Current view from Cambridge Street

However, these plans were put on hold after the devastating fire in June.

Whilst the fire was a major set-back for our ambitions, we are bringing forward updated plans that remain true to our most recent proposal.

This followed over two years of work to develop a detailed plan for the site's regeneration, informed by ongoing engagement with the local community and progress through the planning application process.

We remain committed to our vision for The Hotspur Press and working with the local community to deliver a project that represents forward thinking regeneration while remaining faithful to the site's prominence, its history and iconic status.

The Hotspur Press: regeneration and renewal

Our new design will follow the same principles as the previous proposal:

Brick building up to the fourth floor

Bronze residential tower

10,000 sq ft public square

Brick palisade wall

Commercial spaces on the ground floor and in the railway arches



The design will centre on the construction of a brick building up to the fourth floor, which replicates the appearance and architecture of the mill.

An elegant bronze tower will sit above, alongside extensive public realm and a proposal to create a new connection to First Street.

Continuing the legacy of The Hotspur Press

Our architect, Hodder + Partners are going through a detailed process to capture the building's heritage in the new design.

The elevations that were due to be retained will be rebuilt, including the iconic east elevation fronting Cambridge Street, which is no longer standing, and the elevations facing the River Medlock and the railway arches.

It is proposed that the remaining severely fire-damaged structures will be taken down as they are not suitable for reuse.

We are working with one of the UK's leading suppliers of the finest traditional handmade and pressed bricks to explore using complementary bricks.

The bricks will be made to match the size and appearance of those used on the original mill building, and will use a traditional brick bond. It is our intention to reinstate the appearance of the original mill building as much as possible.

As part of our desire to respect the legacy of the site, the iconic Hotspur Press and Percy Brothers signage will be reinstated.

At the heart of this proposal is our commitment to deliver a scheme that respects and celebrates the history and heritage of The Hotspur Press.

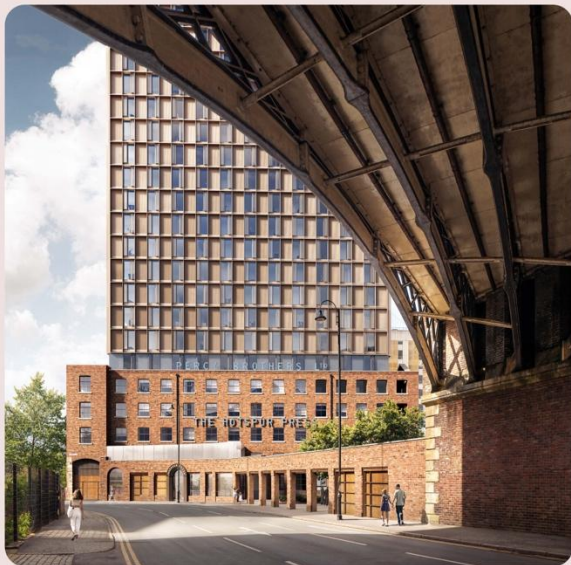
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The Hotspur Press: regeneration and renewal



The new design will follow the same principles as the previous proposal before the fire, and award-winning Manchester architect Hodder + Partners has been reappointed to lead the design.

Stephen Hodder, Founding Director of Hodder + Partners, explains the new approach:

"Following the fire, we have, in consultation with Manchester City Council, given considerable thought to the design.

"Fundamentally, we will be delivering the vision from our previous proposals.

"Together with Heritage Architecture we have forensically examined the elevations that have been lost and their detail. The revised proposals entail a reinstatement of these as faithfully as is possible.

"We have been able to source a handmade matching brick from a local manufacturer. Window openings and their head detail will be the same, as will the cornice detail.

"Even the brickwork bond which varied from the Flemish Bond to the 1801 elevation to the Common Bond of the later 1880 extension will be replicated.

"In short, we will ensure that The Hotspur Press building lives on as a major landmark in the city."

A new public square



A key element of our previous proposals for The Hotspur Press was to enhance the public realm with a new 10,000 sq ft square and landscaped walking routes from both Cambridge Street and First Street.

We are committed to keeping this in the new proposal, as well as using commercial space to celebrate the history of The Hotspur Press as a former printing press, fashion manufacturer and art space.

With thriving independent businesses and open public spaces, The Hotspur Press will be a destination for residents and visitors to enjoy.

There will also be landscaping within the public realm, with new tree planting and the ambition to enhance the adjacent River Medlock – enriching the wildlife and biodiversity of the area.



Illustrative images of the new public square

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The Hotspur Press: regeneration and renewal

Hodder + Partners have stayed true to the architectural features of The Hotspur Press in their design. Where possible, we are replicating many of the mill's features and using complementary materials.

Here we illustrate the detailed design process with before images from The Hotspur Press and the architectural plans for the new elevations, including the elevation facing Cambridge Street.



Technical drawing of the East Elevation - the iconic façade facing Cambridge Street



East Elevation - Detail

Former East Elevation



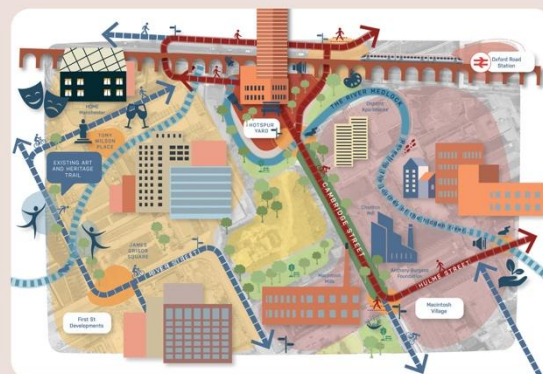
South Elevation - Detail

Former South Elevation

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Connecting with the city



Working with our neighbours and partners in this part of the city, it is our ambition that The Hotspur Press acts as a catalyst for highlighting the rich industrial heritage of the local area.

Wider improvements to the area could include walking and cycling connections, public spaces and artistic and cultural installations.

We will continue to engage with our neighbours and local stakeholders to explore these exciting possibilities – and we'd like you to get involved.



Virtual reality and QR codes could be used as a tool to link users to virtual exhibits



Seating featuring historical mapping



Spaces for outdoor performance and pop-up exhibitions, with links to HOME



Projections onto industrial features potentially including the building façade and the neighbouring viaduct

Be part of a local steering group

If you live locally and are potentially interested in being part of a steering group to discuss these wider ambitions, please speak to a member of our team here today.

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Next steps

Our conversations with local residents have helped to shape our plans at every stage of the planning process – and we will continue to engage with our local community as plans progress.

Anticipated timeline

December 2025

New plans submitted to Manchester City Council for the regeneration and renewal of The Hotspur Press.

Spring 2026

Decision on the new plans by Manchester City Council.

Late 2026

Potential start on the regeneration of the site.



Thank you for coming along today.

Updates

Keep up to date with the latest information about The Hotspur Press:

[hotspurpressmanchester.co.uk](https://www.hotspurpressmanchester.co.uk)

Get involved

If you are interested in finding out more about being part of the local steering group, please speak to one of our team.

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Appendix 4 – photos from the neighbourhood event

