

# 301 Deansgate

## Beetham Tower

*Hilton Tower*

### General information

<b>Status</b>	Complete
<b>Type</b>	Hotel, residential, office <sup>[1]</sup>
<b>Architectural style</b>	<a href="#">High-tech</a> / <a href="#">Neomodern</a>
<b>Location</b>	301–303 Deansgate, <a href="#">Manchester</a> , England
<b>Construction started</b>	2004
<b>Completed</b>	2006
<b>Cost</b>	£150 million
<b>Owner</b>	<a href="#">Yianis Group</a>

### Height

<b>Roof</b>	158 m (518 ft)
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### Technical details

<b>Floor count</b>	47
<b>Floor area</b>	485,000 square feet (45,100 m <sup>2</sup> )
<b>Lifts/elevators</b>	8

### Design and construction

<b>Architect</b>	<a href="#">SimpsonHaugh and Partners</a>
<b>Developer</b>	<a href="#">Beetham Organization</a> <sup>[2]</sup>
<b>Structural engineer</b>	<a href="#">WSP Group</a>
<b>Main contractor</b>	<a href="#">Carillion</a>
<b>Awards and prizes</b>	<a href="#">CTBUH Best Tall Building Award 2007</a>

**Beetham Tower** (also known as the **Hilton Tower**) is a landmark 47-storey mixed use skyscraper in Manchester, England. Completed in 2006, it is named after its developers, the [Beetham Organisation](#), and was designed by [SimpsonHaugh and Partners](#). The development occupies a sliver of land at the top of [Deansgate](#), hence its elongated plan, and was proposed in July 2003, with construction starting a year later.

At a height of 554 feet (169 m), it is the [tallest externally complete building in Manchester](#) and [tallest outside London in the United Kingdom](#). It was described by the *Financial Times* as "the UK's first proper skyscraper outside London". From 2006 to 2018, the skyscraper was the tallest building in Manchester and outside London in the [United Kingdom](#). In November 2018 it was surpassed by the newly topped out [South Tower at Deansgate Square](#); which is 659 feet (201 m) tall.

As a result of the elongated floor plan, the structure is one of the thinnest skyscrapers in the world with a height to width ratio of 10:1 on the east west

façade, but is noticeably wider on the north south façade. A four-metre [cantilever](#) marks the transition between hotel and residential use on the north façade, and a blade structure on the south side of the building acts as a façade overrun accentuating its slim form and doubles as a [lightning rod](#). The skyscraper is visible from ten [English counties](#) on a clear day.

Floors 1 to 22 are occupied by the 279-bedroom four-star [Hilton Manchester Deansgate](#) Hotel.<sup>[2]</sup> The 23rd floor has a four-metre cantilevered overhang with two glass windows in its floor, overlooking the ground from the skybar, Cloud 23, the only such bar in Manchester. The floor has a bar and lounge operated by Hilton. Floors 25 to 47 are occupied by residential apartments.

The top floor penthouse offers views of [Greater Manchester](#), the [Cheshire Plain](#), the [Pennines](#) and [Snowdonia](#). The tower is known for emitting a loud unintentional hum or howl in windy weather, believed to emanate from the glass 'blade' atop the building. The hum has been recorded as a B below [middle C](#) and can be heard over large parts of the local area.

Architectural response to the skyscraper is polarised and interpretations vary. Some questioned its dominant appearance over the city – particularly over listed buildings with one author going as far to say the skyscraper instantly "*torpedoed*" any possibility of Manchester becoming a [UNESCO World Heritage City](#) – a status Manchester was previously on the United Kingdom shortlist for due its [industrial past](#).

Others feel its dramatic appearance and peculiarity is reflective of Manchester, and that the Beetham Tower symbolises Manchester's reinvention as a post-industrial city - particularly since the bombing of [1996](#). Nevertheless, it has received praise and was awarded the [best tall building in the world](#) in 2007 by the [Council for Tall Buildings and Urban Habitat](#).

## References

[[change](#) | [change source](#)]

- ↑ "[Beetham Tower](#)". *Emporis*. Retrieved 14 December 2011.
- ↑ 2.0 2.1 "[Beetham Tower Manchester](#)". SkyScraperNews. 14 February 2008. [Archived](#) from the original on 22 February 2008. Retrieved 23 February 2008.

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