



Restoration and remodelling of a Grade II* Listed building

Beehive Mill, Manchester

Urban Splash

ICENI PROJECTS – CASE STUDY

Iceni Planning and Heritage have been appointed by Urban Splash to lead the redevelopment of its Grade II* Listed Building, Beehive Mill, located in the historic Ancoats area of Manchester.

After years of poor treatment, it is the vision of Urban Splash to bring the Beehive Mill back to its former glory through a sensitive restoration programme. This will see the building become a hub for a variety of small and medium businesses in the renovated upper floors as well as a home for the Princes Trust North West branch on the ground and first floor.

Since its construction in the 1820's, the building has been host to a variety of occupiers including cotton spinners, corn millers and dry soap manufacturers, Sankeys Soap. Famously taking its name from the soap producers there before them, a legendary Manchester nightclub was later established in the basement of the Beehive and 'Sankeys' the brand was born. For many years, the location of Sankeys was unrivalled in the Manchester music scene and it was known as one of the coolest venues in the city.

Taking this into consideration, Iceni's approach has been to work closely with the architects, Maurice Shapero Studios; Bradley McClure and Reform Landscape Architects, to ensure that whilst the proposals for the site preserve the essence of the Beehive's exciting history, they prioritise restoring a building which has been poorly mistreated for decades.

5 interesting facts about the project

1: HISTORIC FLOUR MILL

The Beehive Mill was once home to the McDougall's flour company in the late 1800s and early 1900s.

2: GERMAN STREET

The site is partly located on Radium Street. However this street was formerly known as German Street and likely changed during a World War, although an exact date is not known.

3: FIRE PROOF CONSTRUCTION

The mill is one of the earliest and most important examples of fire-proof construction, and demonstrates an understanding of the different properties of cast and wrought iron from this early period.

4: SANKEYS NIGHTCLUB

The Beehive is the original home of Sankeys Nightclub which hosted legendary DJ's. In 2010, Sankeys was voted the number one club in the world in a DJ Mag reader poll.

5: NEW YEAR CELEBRATIONS

Urban Splash received the keys to the building following one of the last events at the mill- Sankeys New Year Celebrations 2017. The building was littered with confetti, streamers and copious amounts of left over alcohol from the night before!

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