

**Sleeperz Hotel  
Manchester**

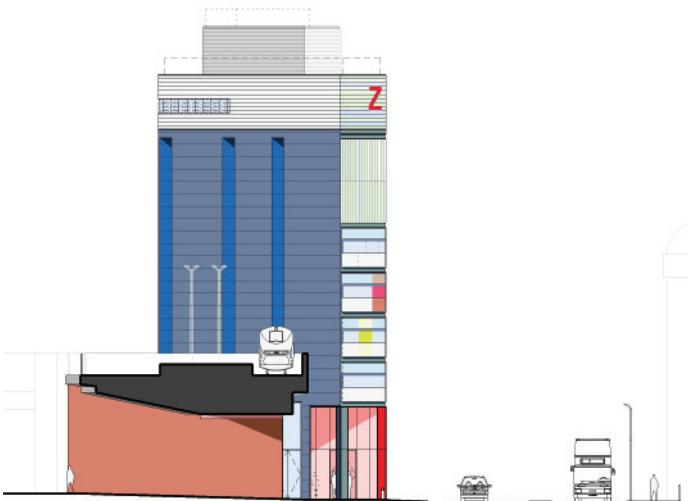
The proposed new Sleeperz Hotel Manchester occupies a prominent triangular site adjacent to the railway viaduct, directly opposite the listed Manchester Piccadilly railway terminus.

The hotel has 94 bedrooms with a multi purpose lobby and breakfast room and a double height entrance area on the ground floor. Eight floors of bedrooms are provided above ground level, with plant/ rain water harvesting tank above.

**'It will provide a distinctive new landmark on this highly prominent site; assist in the regeneration of the Eastern Gateway Area and contribute to setting an appropriate design quality benchmark for future development in this locality.'**

Extract from planners report  
City of Manchester Planning Dept

**Below:**  
East elevation: a glass 'public' facade to the north & east; a solid south facade of blue engineering brick faces the railway



**Below:**  
View of north facade opposite Piccadilly Station

