

**Tom Bloxham MBE**  
**Urban Splash Group Chairman**

CHAIR: Urban Splash Group Ltd

CHAIR: Manchester International Festival

CHANCELLOR: University of Manchester

TRUSTEE: Manchester United Foundation

TRUSTEE: Tate Gallery

**urbansplash**

**urbansplash**

Urban Splash is a regeneration company.

Our mission is to create great buildings and spaces  
in which to live, work and play.

**urbansplash**



urbansplash

# Urban Splash History

From a standing start in 1993, Urban Splash has developed over 60 projects creating over:

£700m of new homes  
2,000,000 sq ft of commercial space  
5,000 new jobs

Over £300m of assets



# Splash Posters Manchester 1985

Poster selling



# Afflecks Arcade Manchester 1986

Poster shop



**urbansplash**

Afflecks Arcade  
Manchester 1987



Liverpool Palace  
Liverpool 1991



urbansplash

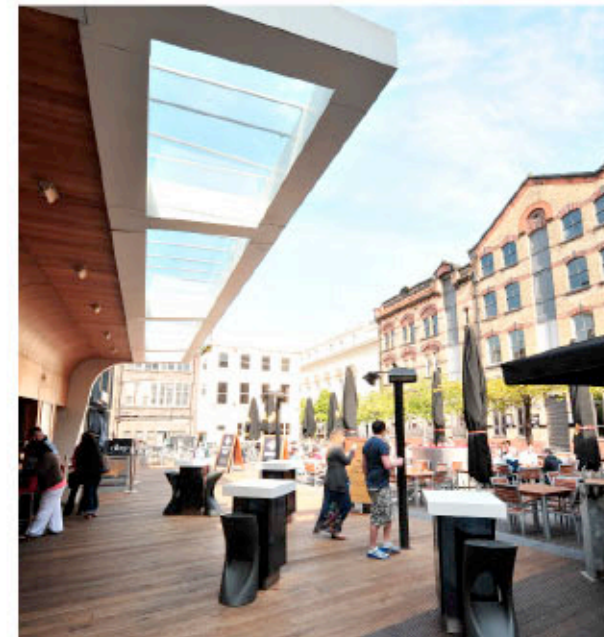
# Concert Square Ropewalks Liverpool

Originally the site of a pharmaceutical laboratory, vacant car park and factory warehouse buildings.

Completed 1995

Urban Splash Architects

Residential  
Office, retail, leisure



**urbansplash**

# Completed projects

## Ropewalks

### Liverpool

#### **Vanilla Factory** Liverpool

Vanilla essence factory

Completed 2005  
shedkm  
Office, retail, leisure



#### **Tea Factory** Liverpool

Site originally used for tea production

Completed 2002  
Urban Splash Architects  
Residential  
Office, retail, leisure



**urbansplash**

# St Peter's Church Ropewalks Liverpool

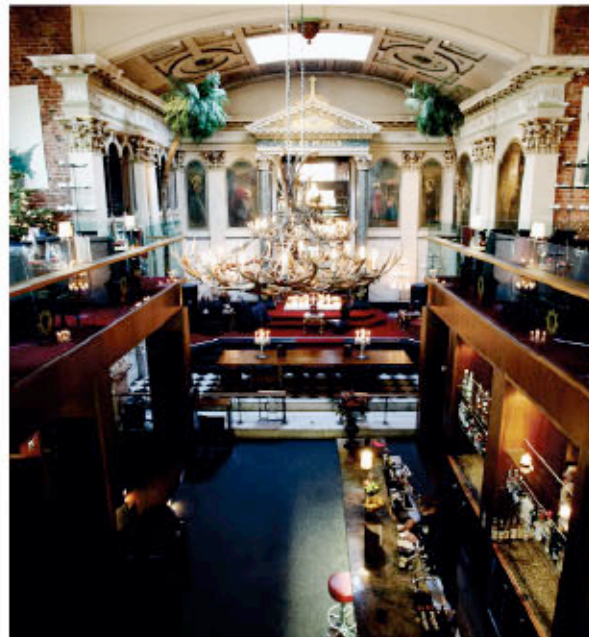
Liverpool's oldest church

Completed 2005

shedkm  
R2 Architects

Leisure

Alma de Cuba - Restaurant & bar



# Completed projects Liverpool

## Old Haymarket Liverpool

Completed 2000  
Urban Splash Architects  
Residential, Office, retail, leisure



## Collegiate Liverpool

Originally housed public school, then state  
School

Completed 2000  
shedkm  
Residential



# Completed projects Northern Quarter Manchester

## Smithfield Building Manchester

Housed Affleck & Brown department store

Completed 1998  
Stephenson Bell  
Residential, Office, retail, leisure



## Ducie House Manchester

Former petticoat factory

Completed 1993  
Ian Simpson Architects  
Arkheion Architects  
Office



# Completed projects Castlefield Manchester

## **Boxworks** Manchester

Box storage facility

Completed 2002  
Urban Splash Architects  
Residential, Office, retail, leisure



## **Timber Wharf** Manchester

Timber merchants

Completed 2002  
Glenn Howells Architects  
Residential  
Office  
Live/work space

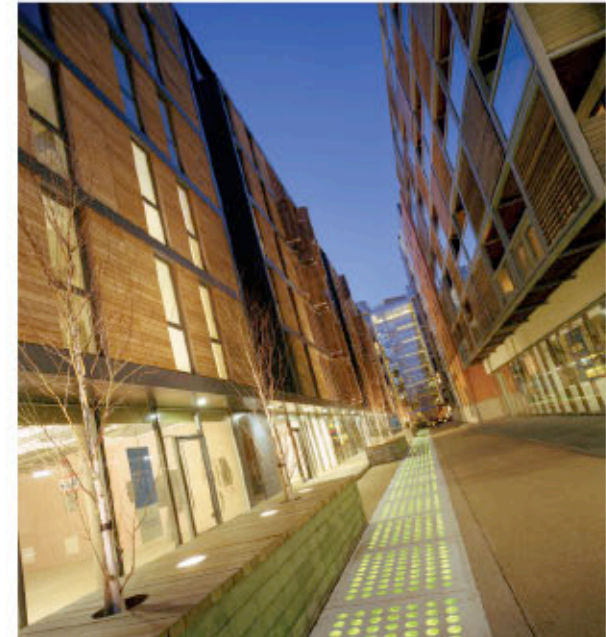


# Completed projects Castlefield Manchester

**Burton Place**  
Manchester

Industrial

Completed 2005  
Glenn Howells Architects  
Residential  
Office, retail, leisure



**Britannia Mills**  
Manchester

Building originally housed sand paper &  
emery cloth mill

Completed 2000  
Urban Splash Architects  
Residential



**urbansplash**

# Moho Castlefield Manchester

Industrial

Completed 2005

shedkm

Residential  
Office, retail, leisure



**urbansplash**

# Matchworks Liverpool

Bryant and May factory



# Matchworks Liverpool

Completed 2001

shedkm

Office

**urbansplash**



# Matchbox Liverpool

Completed 2007

shedkm

Office, leisure



**urbansplash**

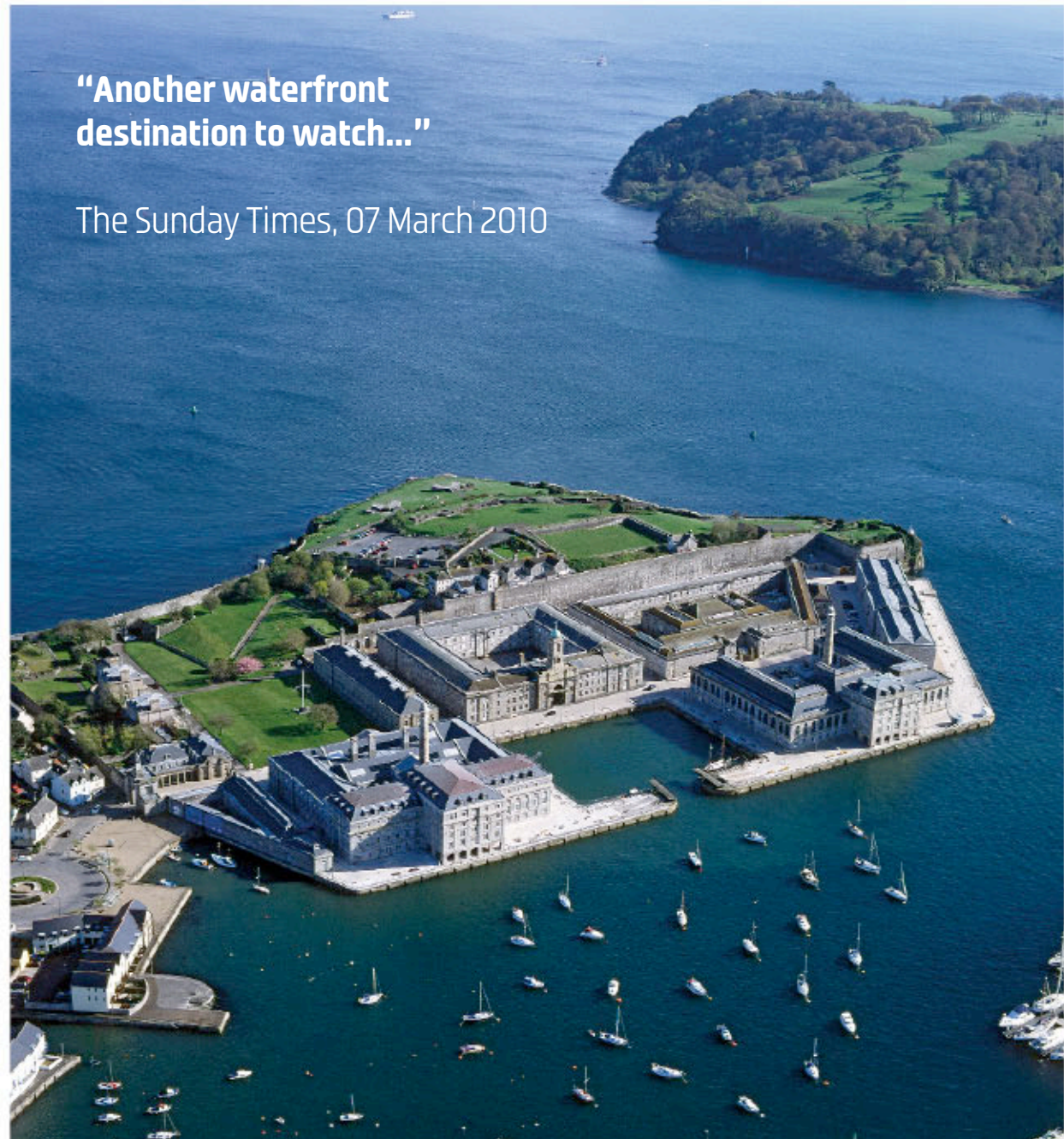
# Royal William Yard Plymouth

Completed 2006

Acanthus Ferguson  
Mann

Residential  
Office, retail, leisure

**urbansplash**



**"Another waterfront  
destination to watch..."**

The Sunday Times, 07 March 2010

# Clarence Royal William Yard Plymouth

Naval storage



# Clarence Royal William Yard Plymouth

Completed 2006

Acanthus Ferguson  
Mann

Residential



**Brewhouse**  
**Royal William Yard**  
**Plymouth**

Naval brewery



# Brewhouse Royal William Yard Plymouth

Completed 2006

Acanthus Ferguson  
Mann

Residential  
Office, retail, leisure

**urbansplash**



# Mills Bakery Royal William Yard Plymouth

Completed 2008

Gillespie Yunnie Architects

Residential  
Office, retail, leisure

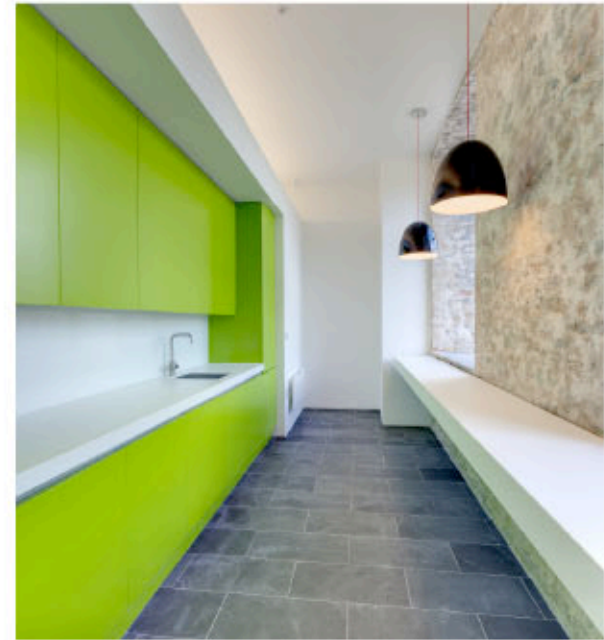
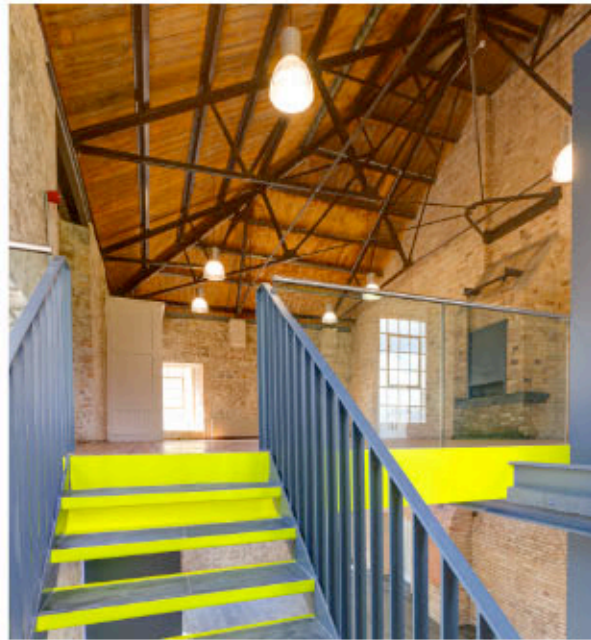
“If stunning views are right up your street then you cant beat the ones from these unique affordable waterfront homes in Plymouth.”

Home Focus Magazine, June 2010



**urbansplash**

**New Cooperage  
Royal William Yard  
Plymouth**





**urbansplash**

# Royal William Yard Plymouth

**“Award winning property developers Urban Splash have made it their mission to create beautiful places for people to live...”**

Concept for Living, July 2010



**urbansplash**

# Royal William Yard Plymouth



# Royal William Yard Plymouth



**urbansplash**



**urbansplash**

# Royal William Yard Plymouth



# Lister Mills Bradford

Fabric mills



# Lister Mills Bradford

Fabric mills



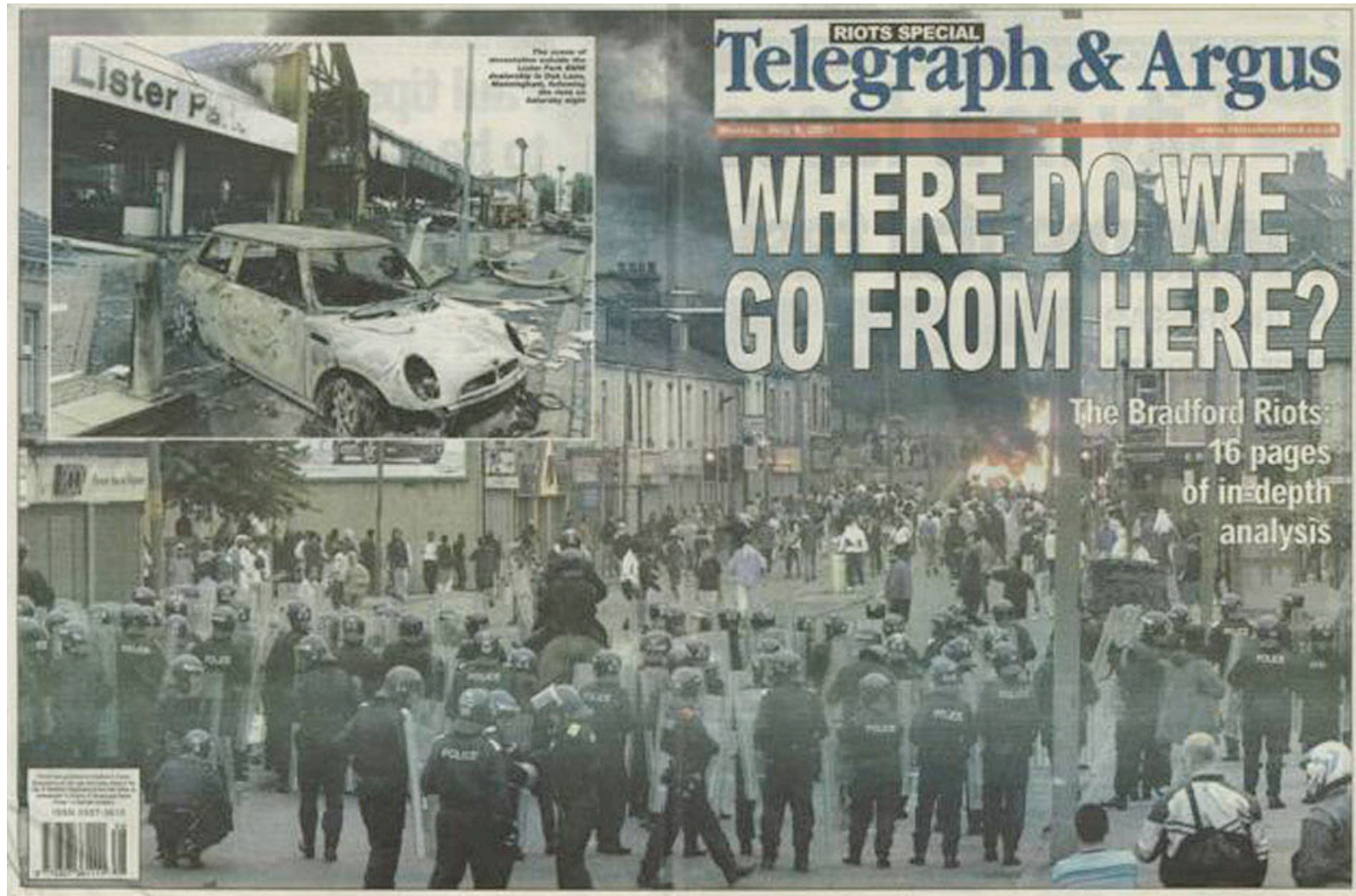
# Lister Mills Bradford

In decline



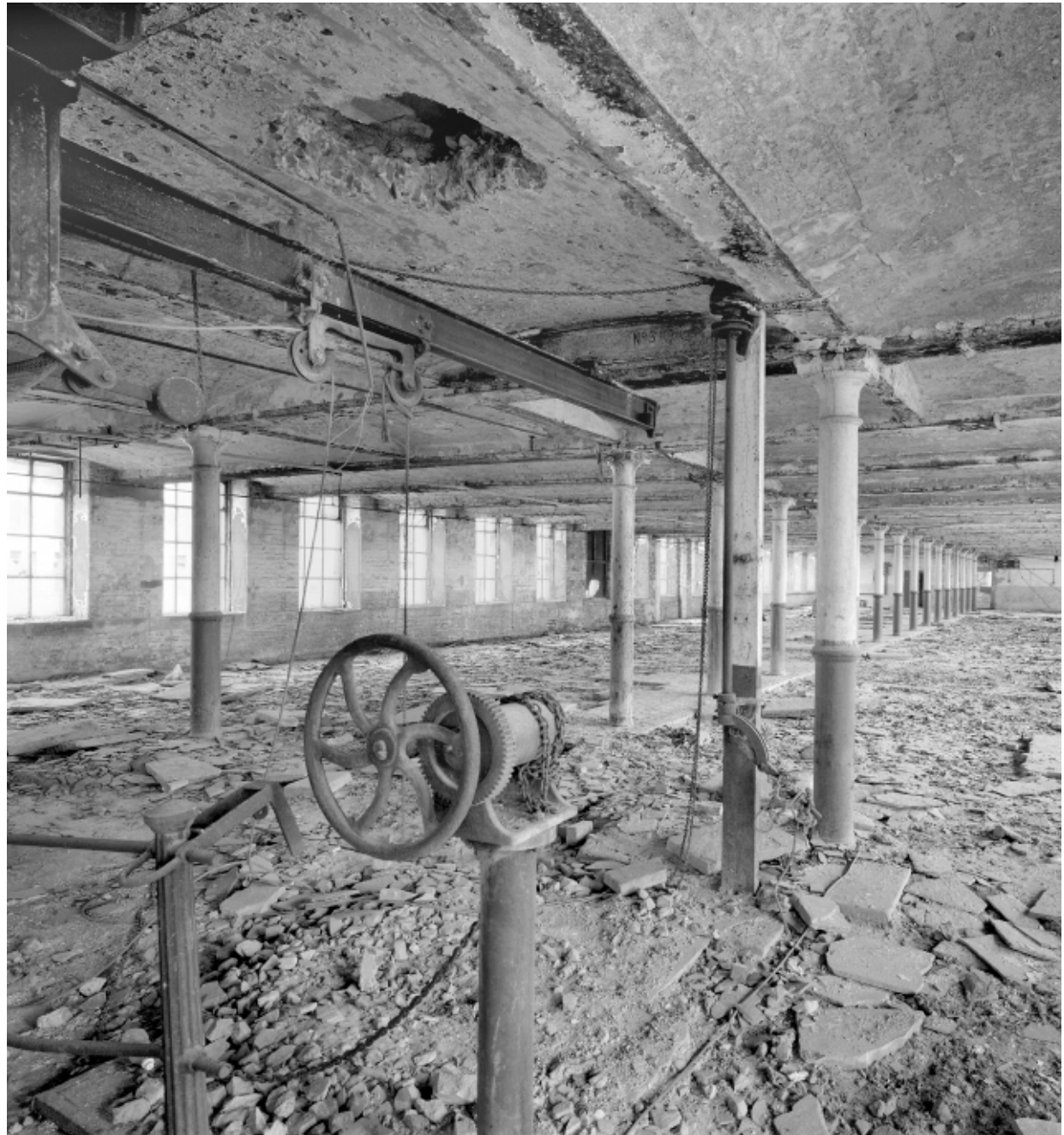
**urbansplash**

# Lister Mills Bradford



# Silk Warehouse Lister Mills Bradford

Fabric mill



# Silk Warehouse Lister Mills Bradford

Completed 2006

Latham Architects

Residential  
Office, retail, leisure

**urbansplash**



# Lister Mills Bradford

Lord Mayors visit 2005



**urbansplash**

# Lister Mills Bradford

## Property

They said no one would buy a luxury flat in Manningham, once notorious as the roughest and most crime-ridden corner of Bradford. Simon Beckett reveals how things changed



# Race riots make way for the race to buy

**A**t first glance, the decision to develop Lister Mills, in the Manningham area of Bradford, might seem a reckless one. A neighbourhood that, in recent years, has become notorious for crime, racism and social chaos is not an obvious location for high-end residential apartments aimed at professional buyers. But, in taking on Lister Mills, developers Urban Splash regard themselves as not so much floating commercial white flags in a war zone but as a market. "No one would touch the building for years," says Simon Beckett, the managing director of Urban Splash (Bradford). "But we were taken away by the scale of it. It was still that it was a very unattractive to build, but there was a real vision that it would and could happen. That was material to us. It's about changing perceptions."

Lister Mills is a highly impressive six-storey steel-frame building in the centre of Bradford and 13 miles from Leeds. The Grade II listed structure dominates the surrounding urban terrain and central business district. It was built by the textile firm James Lister in the 1870s when the original mill burned down and, at its peak, employed 11,000 people, who produced silk, flannel and velvet. With its 1,600 sq ft footprint, it stands as a symbol of a larger decline, as manufacturing and retail sites were abandoned and the area's large Asian community in 1992 shot violence known as the Manningham

not caused £1 million of damage while, in the summer of 2001, the neighbourhood was the epitome of the urban war zone. Leaving aside the social aspect, on a practical level the sheer scale of the project is daunting enough. Rather than a single structure, Lister Mills is a complex of nine buildings occupying 27 acres. Bradford council was already keen to develop it and together with the regional development agency Yorkshire Forward had spent thousands of pounds in 2004 to buy the site before Urban Splash became involved. But, given the history and local perception of Lister Mills, persuading its council was always a priority. "It's one of the sites of three listed buildings in the area, so the development had to be right," says Councillor Susan Cook, Bradford council's executive member for regeneration.

It was Bill Hat Urban Splash, which has a reputation as a regeneration specialist, with several winning projects such as the Box Works and Tinsley Wharf in Manchester, Collingate in Liverpool and Sherburn and Claxton in Plymouth, would be the ideal developer for Lister Mills. "They have a track record of taking on difficult buildings in difficult areas and bringing them back into use, and that was something we felt was a tremendous advantage," says Cook.

Despite the mill's listed status, planning permission proved no real problem. Listed buildings were considered on the ground from an early stage, so any potential pitfalls could be ironed out in advance. Within the limits of the later stages of the development are still to be demolished. It will take eight or nine years to complete the entire site.



Five rooms, including two open-plan living areas, are featured in the new two-bedroom, 1,350 sq ft apartment

the end result will be between 100 and 200 high-specification apartments set around a central courtyard. The car park will be underground, and will include community and leisure facilities as well as communal areas.

The first part of the mill to be developed is Silk Warehouse, which will consist of 121 one, two and three-bedroom apartments on six floors, with the top two floors converted into duplex penthouses. Unlike some developers, Urban Splash does not have a house style that is imposed on every development. Architects are brought in to create an identity for each project, which in the case of Lister Mills involves retaining the original details – large windows, high ceilings, and iron pillars and beams – and integrating them with contemporary fixtures such as tiled kitchens and bathrooms, slate tile and wooden flooring.

The attitude in Manningham itself towards the re-opening of its major landmark is one of enthusiasm. "The proposal that I've had from ordinary people is incredible," says Councillor Cook. "They say it's fantastic to see it being brought back into use, and something to be proud of in what was just an empty shell."

Are there any fears that the apartments are in Manningham appear to deter buyers, even though the silk warehouse apartments will face the converted mill shell, all but a few are already sold, with almost half snapped up on the very first day they were released in November. Buyers so far have represented a varied and cultural mix of incomes and career prospects, Asian and white. And, while

most tend to be young professionals, there have also been a few older buyers who are intending to retire to Lister Mills.

Not surprisingly, Urban Splash believes the demand comes from those buyers who said people would never come to live in Manningham. "They're coming with their own doubts," says Beckett, who says he has avoided speculation. One attraction is undoubtedly the price at £100,000 for a one-bedroom apartment, £140,000 for a studio and £250,000 for a top-of-the-range duplex, a house here costs around half what a similar apartment would cost in Leeds.

But Beckett says he is also conscious of how Manningham has changed since the dark days of the riots. The successful regeneration of Lister Mills would not only represent that, but would also provide a more tangible boost by creating jobs and attracting investment to an area that badly needs it. That is a goal that the council has already shared. Local businesses are already benefiting from the new activity, from the contractors who have been hired to work on the site to the catering firm, which has set up shop on the first day and has been doing a roaring trade ever since. "I have a shop that in the local community that it is all starting to happen, but it's changing. The whole area is being lifted," says Beckett. "This will turn Manningham around."

● The second phase of Lister Mills apartments will be in the summer of 2011. The show apartment is open now also from 10am-6pm. Telephone 0116 266551 or visit [www.urbansplash.co.uk](http://www.urbansplash.co.uk)

# Velvet Mill Lister Mills Bradford

David Morley Architects

Residential  
Office



# Velvet Mill Lister Mills Bradford

Velvet Mill Pods



**“City living is an exciting new feature of the regeneration of Bradford.”**

Insider (Yorkshire Business)  
Saturday 1 November 2003

**urbansplash**

# Budenberg Haus Projekte Haus 2 & Haus 3 Altrincham

Workshops for former pressure gauge  
factory



# Budenberg Haus Projekte Haus 2 & Haus 3 Altrincham

Completed 2007

Foster and Partners

Residential



# Budenberg Haus Projekte Haus 2 & Haus 3 Altrincham

Penthouse apartments



**urbansplash**

# Chimney Pot Park Salford

Victorian terrace housing



# Chimney Pot Park Salford

Completed 2007

shedkm

Residential



**"It is turning out to be a truly great place."**

A Magazine, March 2010

**urbansplash**



**urbansplash**

# Chimney Pot Park Salford

Marketing



# Chimney Pot Park Salford

Marketing

**urbansplash**





# Chimney Pot Park Salford

The Guardian | Friday April 7 2006

## National

# Topsy-turvy housing makes a splash in Salford

### Long queues form to buy cut-price two-bed homes Coronation Street terraces undergo transformation

David Ward

You can imagine what Ena Sharples would have said about trendy designers who knocked her house about and moved the kitchen into the roof. And would Jack Duckworth fancy keeping his pigeons on a first-floor terrace?

Too late: homes in the Salford terrace streets that feature in the original opening credits for Coronation Street are about to be remodelled to create upside-down living for new owners so desperate to buy that they began queuing on Wednesday, 72 hours before the homes go on sale tomorrow.

The Chimney Pot park scheme is a development of 349 two-bed homes in the tough Langworthy area of Salford, a couple of miles from the centre of Manchester. Prices start at £99,500, compared with £150,000 for a studio flat with no feline swine space in the heart of the city. De-

### 'Young people are becoming fed up with city-centre boxes'

Would-be purchaser

veloper Urban Splash, which made city-centre living fashionable in Manchester, is working with Salford city council, which provided the land, and with English Partnerships contributed 20% of the cost of the £40m scheme. Public and private bodies will take a pro rata share of the profits.

Urban Splash had planned to erect a large tent yesterday to house queuers. But when 40 turned up on Wednesday, it pro-



Des res  
A model cross-section of one of the Salford terrace houses and (right) the old image of the area



remains. But inside all is changed. The two bedrooms are downstairs, separated by a bathroom with a sunken bath with a flip-top lid to provide extra space. Upstairs is the main living space, leading to a terrace above a car bay. Up in the roof space, there is a kitchen or sitting area.

"I arrived on Wednesday just to have a look," said student Manisha Ghara, who hopes to buy a £125,000 house with boyfriend Benjamin Thornton. "But then I saw the queue and joined it. I rang Benjamin and he drove up overnight from Hertfordshire."

"There is a bit of an emotional pull in the thought of a terraced house," said Nathan Cornish, the company's associate director. "We have kept that idea but reinvented the interior, adding a bit more modern design."

The scheme is not without controversy. In addition to homes now for sale, 10 have already been sold to local residents out of 20 made available in a priority scheme. But 90 have gone to Urban Splash employees and previous customers. "It's a perk of the job," said Mr Cornish.

But Lillian Power claimed this penalised those such as her daughter who could not take time off work to queue.

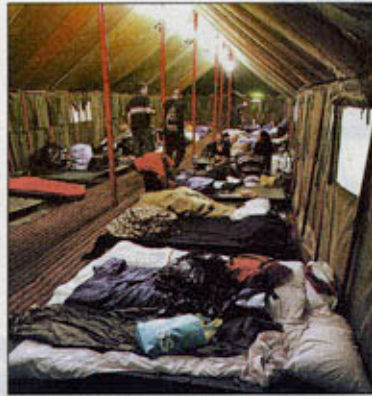
SocietyGuardian.co.uk/communities »

urbansplash



# Chimney Pot Park Salford

## Queues for a topsy-turvy Coronation Street home



ROUGHING IT: Prospective buyers yesterday in a tent put up by the developers

By Tony Brooks

**EAGER** house-hunters were camping out last night for the chance to snap up their very own piece of Coronation Street.

A batch of 110 of the back-to-back terraced houses that featured in the original scenes for the world's longest-running TV soap go on sale today on a first-come first-served basis.

But though at first sight the houses look much as they did when the Street first hit the screens back in 1960, the two-bedroom properties actually bear little resemblance to the Victorian originals.

They have been turned upside down by developers - Emaar, Jack Duckworth, Lee Battersby and the rest wouldn't know which way to turn because the living area is now upstairs and the bedrooms downstairs, with the kitchen in the roof space.

But the futuristic design and bargain price of the properties in the quality named Chimney Pot Park scheme has proved more popular than anyone could have expected.

Hopeful buyers started queuing on Monday and when the number had risen to more than 40 by Wednesday, developer Urban Splash provided camp

### Rush to snap up most famous terrace on TV

beds in its sales suite. By yesterday the company had created a large tent in a nearby park to make the bargain hunters more comfortable.

When completed, the £8million scheme will comprise 348 houses in the tough Langworthy district of Salford, where Coronation Street's original title sequence was shot.

Prices start at £95,000, but the first 110 available today will cost between £114,000 and £144,000.

#### Megabucks

Local people were given the chance to sign up first, with a £1,000 reservation fee. The prices compare with £150,000 for a studio flat in the centre of Manchester just two miles away.

Home worker Hannah Watling, 32, who cancelled an operation on a wisdom tooth to be in the queue, said: "It's worth waiting another month to have my operation because I'm excited to live for one of these homes."

"Buying a property of this quality is out of the question in

Manchester city centre unless you're earning megabucks."

At the front of the line was Jo Quagarello, from Cheshire Greater Manchester, who explained: "We've bought a ter and I am sharing it with my daughter, Natab, who really wants one of these houses."

The facade of each property remains much the same as always was, but inside the two bedrooms are separated by a modern bath with a £500 bid to give extra space.

The main living area leads to a terrace above a car bay and in its roof space there is a kitchen with a sitting area.

Urban Splash associate director Matthew Cornish said: "There is a bit of an emotional pull in its thought of owning a terrace house these days."

"We have kept that idea to represent the idealistic, wanting bit more modern design." In 1960, terraced houses in its area - where two men were also dead outside a pub last month could be picked up for as little as £5,000.



**BEFORE** The Victorian terrace was typical Coronation Street until the £40million redevelopment



**AFTER** What was once the back lane has been covered over to provide a roof garden with a car port



**UPSIDE DOWN:** The two bedrooms are now on the ground floor with living room and kitchen above

# Chimney Pot Park Salford

12

1st

M.E.N. Thursday, April 6, 2006



■ FIRST IN QUEUE: Elizabeth Joy Quacquarelli



■ WAIT: Hannah Watling and mum Jane



■ REVOLUTION: The homes are a radical departure from the traditional terrace

## Going potty for a Chimney Pot home

## Chimney Pot Park Salford

10

1st

M.E.N. Saturday, April 8, 2006

# They're in-tent on buying a trendy house

DOZENS of house hunters have turned a Salford street into a camp site so they can buy a property in one of the region's trendiest developments.

The Langworthy area of Salford was once a by-word for poverty, vandalism and crime, where houses would change hands for as little as £4,000.

But now the Chimney Pot Park development of 349 terraced "upside down homes" – because the living room and kitchen are upstairs – is attracting buyers from as far afield as London.

**BY YAKUB QURESHI**

The first 108 houses, which go on sale today for between £114,000-£144,000, feature enclosed communal gardens, secure parking and trendy minimalist interior.

And house hunters have been queuing since Wednesday in Langworthy Road to put their names down for the sought-after homes.

The road has turned into a miniature village with a marquee and giant army-style tent, provided by developers Urban Splash, to accommodate those camping over-

night. Urban Splash spokeswoman Lisa Ashurst said people had been given tokens confirming their position in the queue.

She said: "There have been more people queuing than there are houses available. We have gone up and down the queue and given people numbers while they waiting so there have been no rows. The atmosphere is incredible."

"We've had one couple up from London who've said they really liked the design. They are buying the houses to rent but are now saying they might actually move up here."



**urbansplash**

# Chimney Pot Park Salford

Private roof terraces

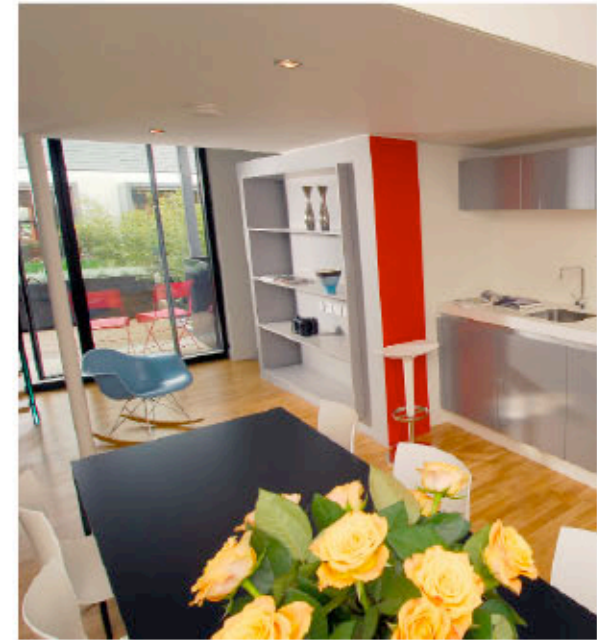


**urbansplash**

## Chimney Pot Park Salford

“Developers such as Urban Splash... have ably demonstrated that Victorian terraces can be innovatively and imaginatively adapted for modern living.”

Civic Focus 50, Spring 2005



# Fort Dunlop Birmingham

Dunlop tyre storage



# Fort Dunlop Birmingham

Fort Dunlop in decline



# Fort Dunlop Birmingham

Completed 2008

shedkm

Office, retail, leisure  
Hotel

**urbansplash**



**Fort Dunlop  
Birmingham**



**urbansplash**

# Fort Dunlop Birmingham

"...a phenomenal success..."

Walsall Express & Star,  
September 2009



**urbansplash**

**Fort Dunlop  
Birmingham**

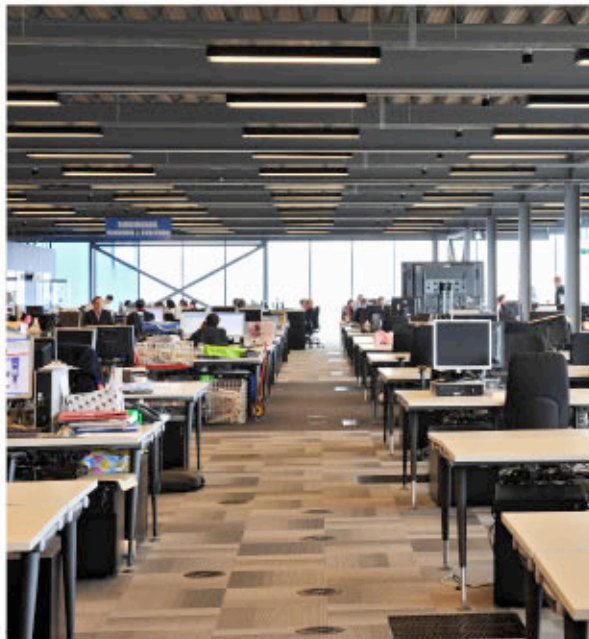


**Fort Dunlop  
Birmingham**



**urbansplash**

# Fort Dunlop Birmingham





**urbansplash**

# Rotunda Birmingham

Offices



**urbansplash**

# Rotunda Birmingham

Completed 2008

Glen Howells

Residential



**urbansplash**



**urbansplash**

# Rotunda Birmingham

Completed 2008

Glen Howells

Residential



**urbansplash**

# Completed projects Manchester

## **3Towers**

Manchester

Social housing

Completed 2008

Union North

Residential



## **Waulk Mill**

Manchester

First mill in Ancoats - cotton mill

Completed 2002

Total Architecture

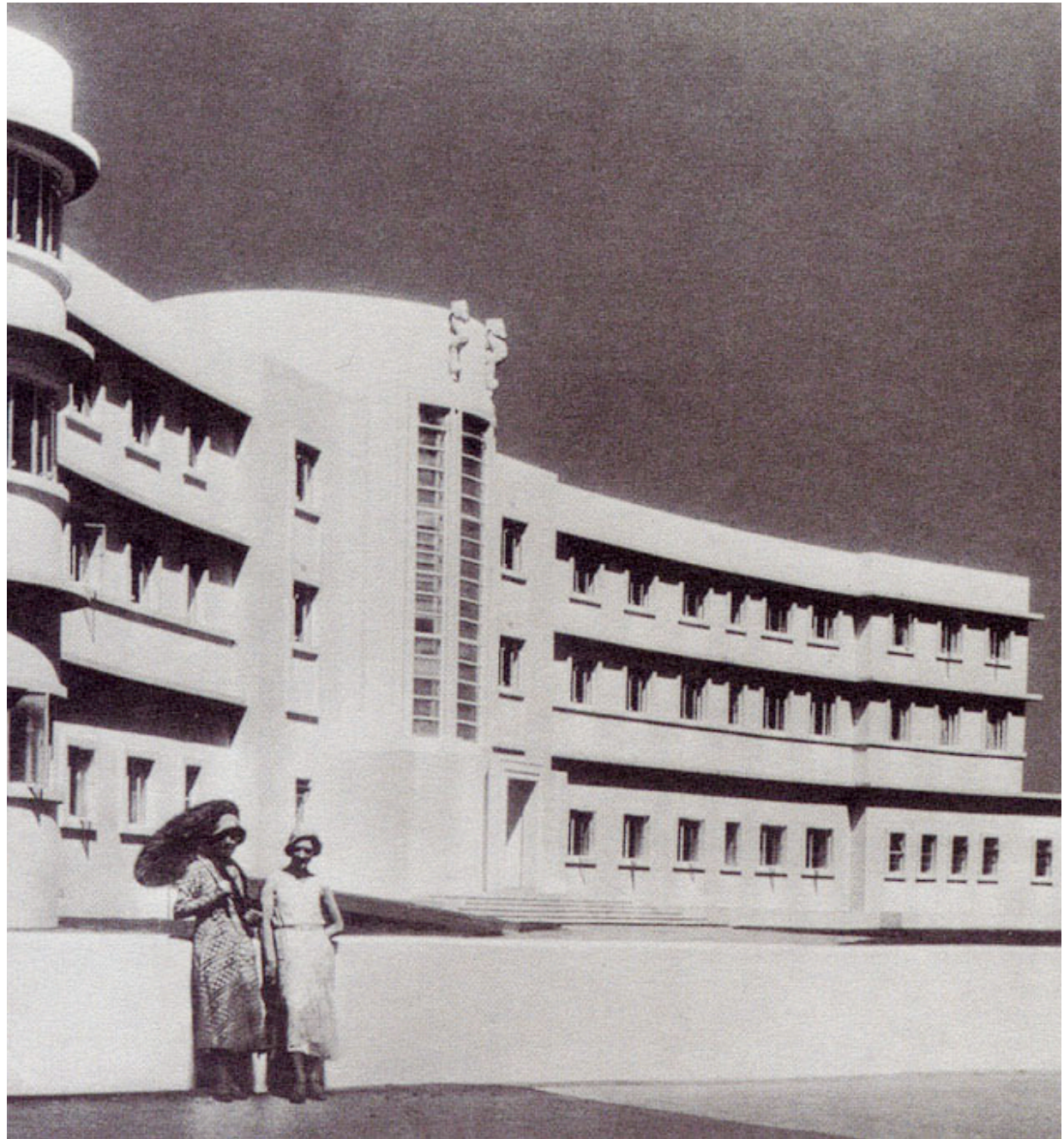
Office



**urbansplash**

# Midland Hotel Morecambe

Hotel in it's heyday



**urbansplash**

# Midland Hotel Morecambe

Hotel before redevelopment



**urbansplash**

# Midland Hotel Morecambe

Completed 2008

Union North

Hotel  
Leisure

**urbansplash**



# Midland Hotel Morecambe

Restored ceiling mosaic



# Midland Hotel Morecambe

Central staircase



# Midland Hotel Morecambe

Rotunda bar



## Midland Hotel Morecambe

**“... Urban Splash has brought  
this once faded building  
spectacularly back to life...”**

Mail on Sunday,  
14 September 2008

**urbansplash**



# Lakeshore Bristol

Imperial Tobacco HQ



**urbansplash**

# Lakeshore Bristol

Dereliction

1990 - 2005

Grade II Listed in 2011

Site acquired 2005



# Lakeshore Bristol

Contents of the lake



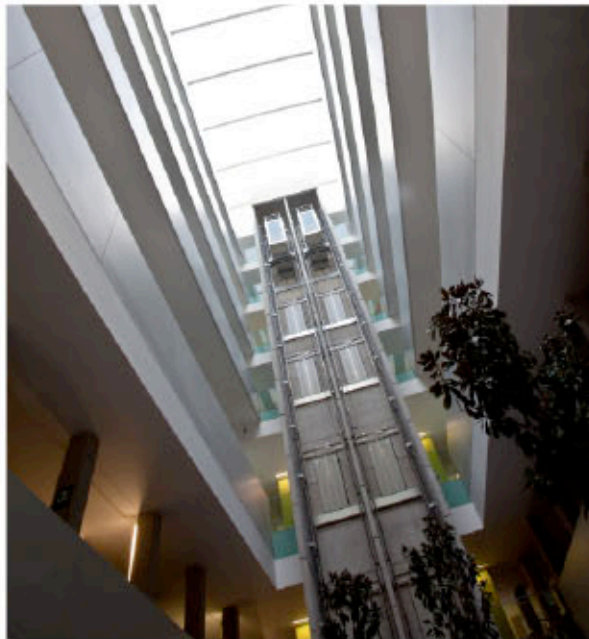
Lakeshore  
Bristol

2012



# Lakeshore Bristol

2012



# Lakeshore Bristol

2012



**urbansplash**



**urbansplash**

# Albert Mill Castlefield Manchester

Grade II Listed textile mill



**urbansplash**

# Albert Mill Castlefield Manchester

Completed 2008

Arkheion

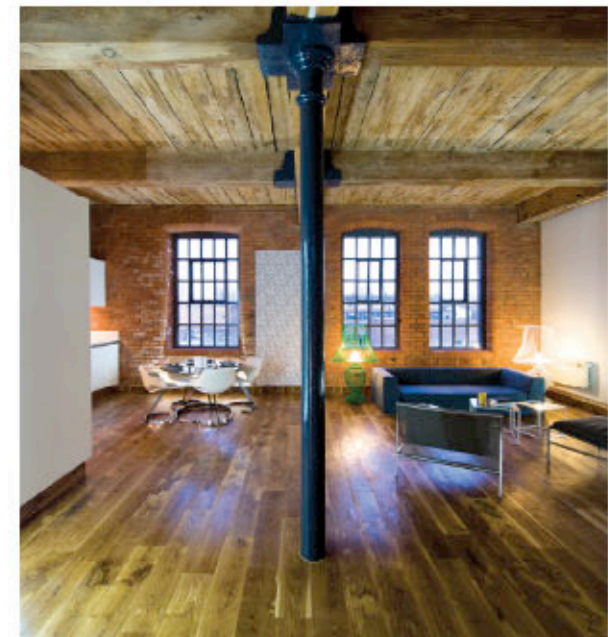
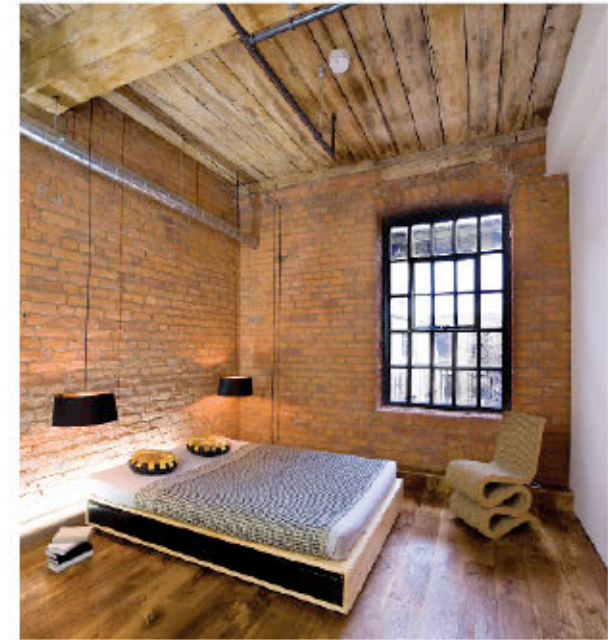
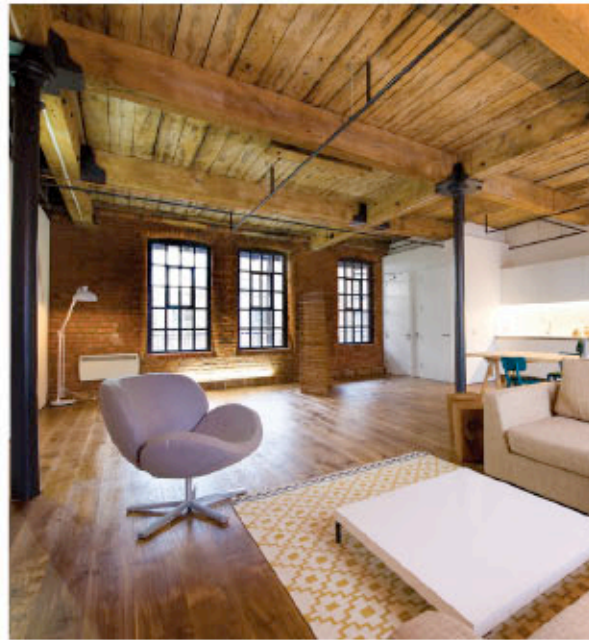
Residential lofts  
Residential shell space  
Commercial shell space



# Albert Mill Castlefield Manchester

“Urban Splash, Britain’s  
leading transformers of the  
dreary to the desirable...”

Live Manchester Magazine,  
February 2010



**urbansplash**

# The Mill Longlands Stalybridge

Grade II Listed textile mill



**urbansplash**

**Longlands  
Stalybridge**



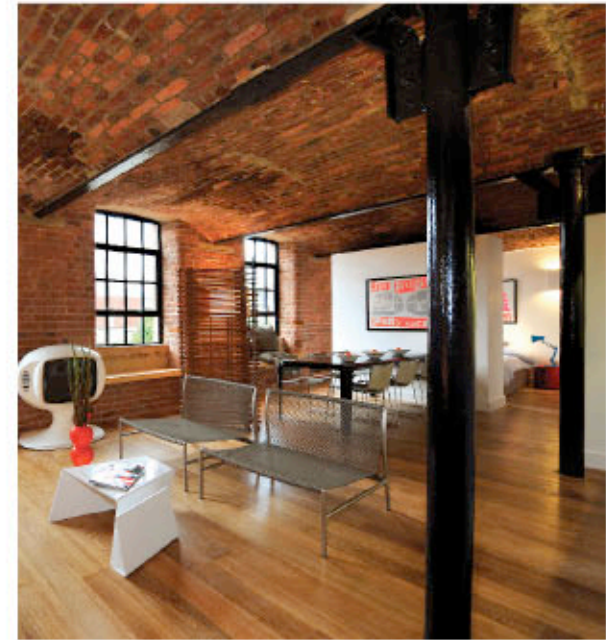
**urbansplash**

# The Mill Longlands Stalybridge

Stalybridge

Cotton mill

Space Craft  
Residential  
Office, retail, leisure



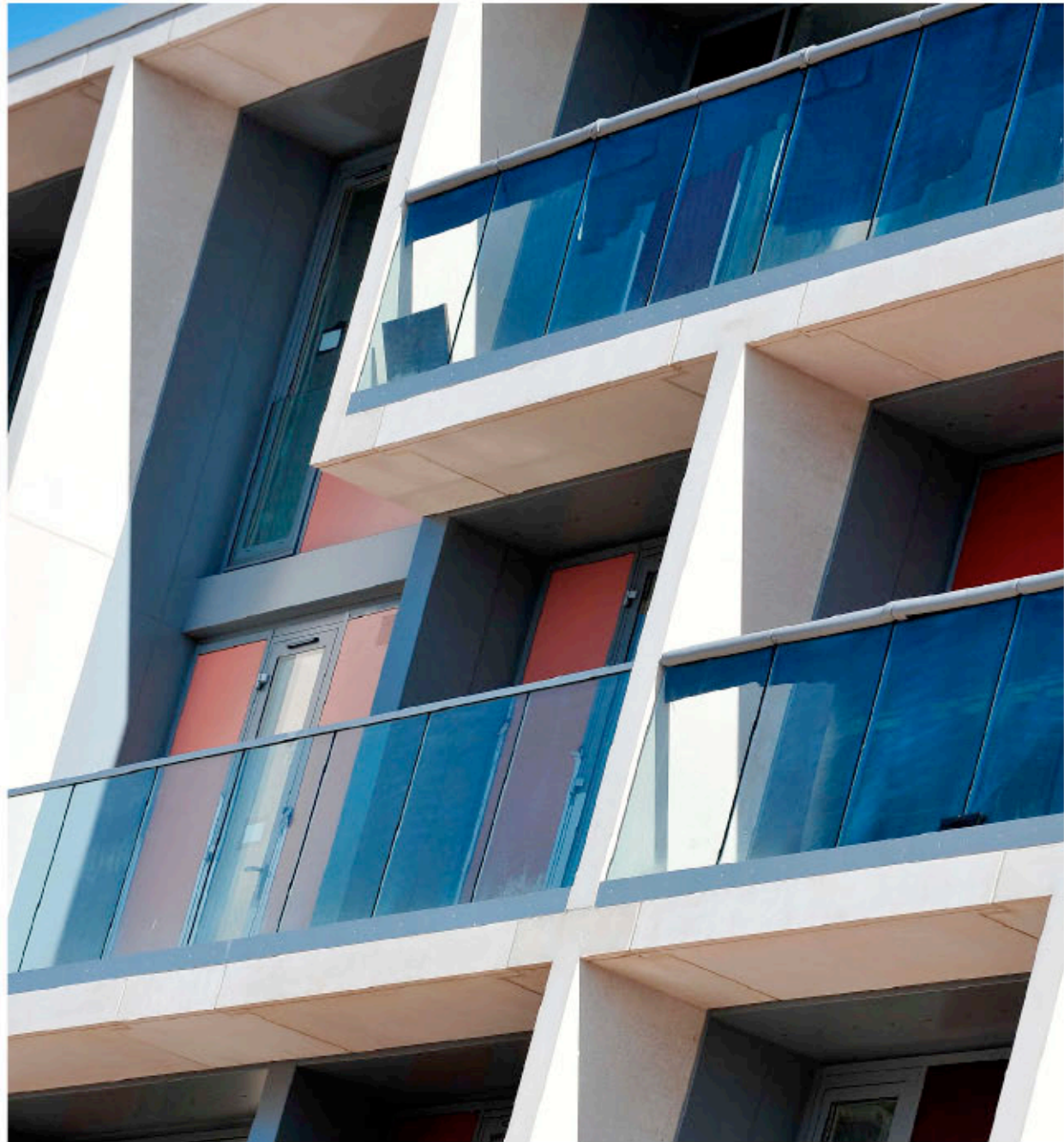
**urbansplash**

# Pattern House Longlands Stalybridge

Space Craft

Residential  
Office, retail, leisure

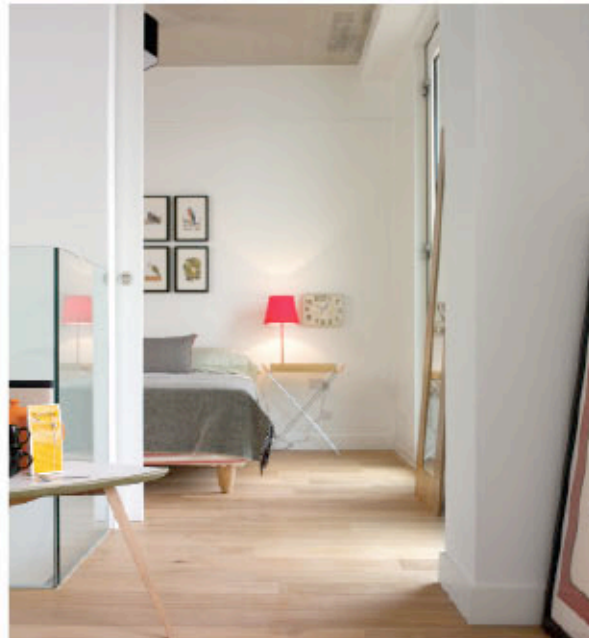
**urbansplash**



**Pattern House  
Longlands  
Stalybridge**

**" City Chic comes to the Peaks"**

MEN, September 2011



**"Featuring floor-length glass windows and glass-fronted, deck bottomed balconies, each apartment offers uninterrupted views of either the mill or rolling hills"**

Urban Life, September 2011



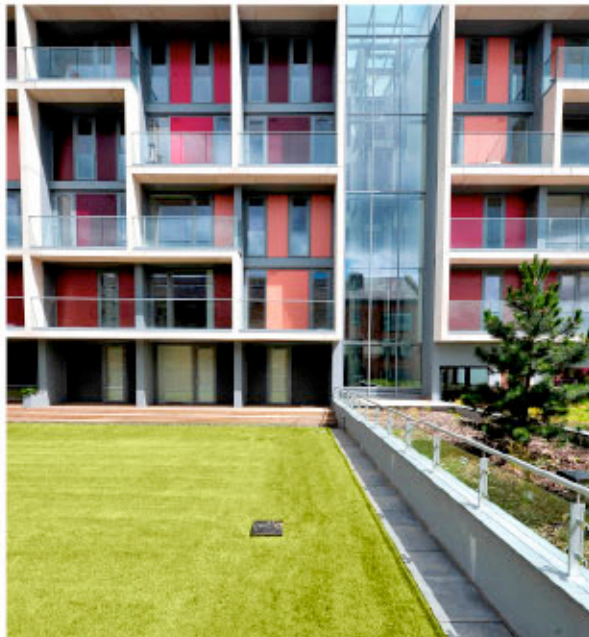
**urbansplash**

# Pattern House Longlands Stalybridge

**“At first glance this super-modern development from leading regeneration experts Urban Splash, looks like many of Manchester’s latest cutting edge apartments. But this is no ordinary development, and perhaps most surprisingly, it isn’t situated in the city Centre”**

Urban Life,  
September 2011

**urbansplash**



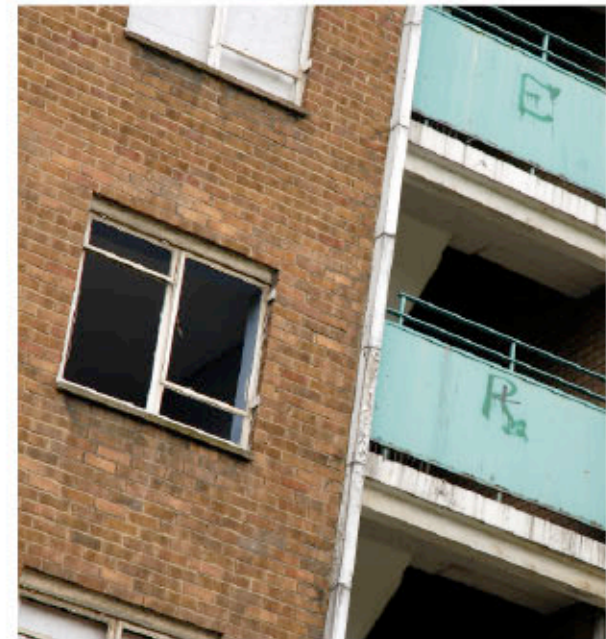
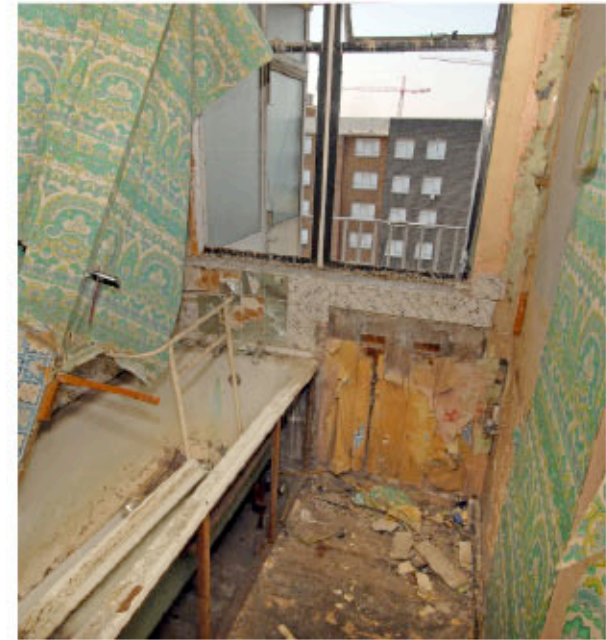
# Saxton Leeds

50's post war housing



# Saxton Leeds

50's post war housing



# Saxton Leeds

Union North

Residential  
Office, retail, leisure

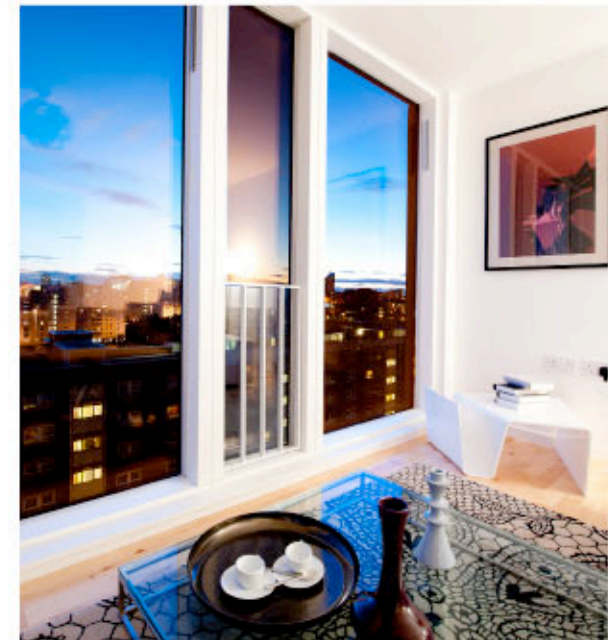


**urbansplash**

## Saxton Leeds

**"Urban Splash – a developer with a social conscience regenerating industrial buildings and derelict sites into chic homes"**

The Independent, April 2010



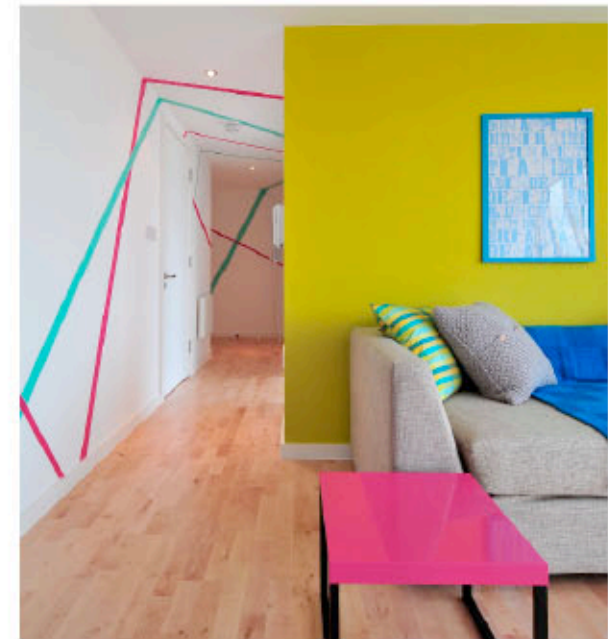
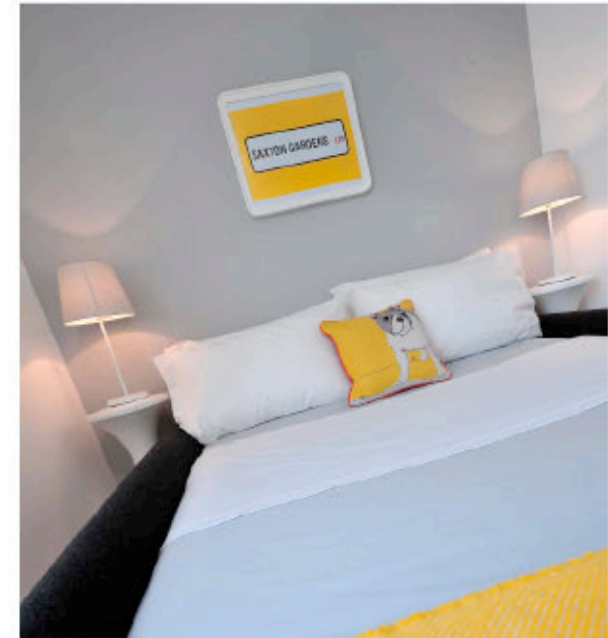
**urbansplash**

## Parade, Saxton Leeds

“Renowned property developer Urban Splash has launched a new brand of “funky and affordable” homes across the country, proving that value and style are both achievable for first time buyers”

Urban Life, March 2011

**urbansplash**



## Saxton Leeds

**“a refreshingly new take on house-selling... Saxton is proof that being adventurous with outdoor space and understanding what buyers really want can help developers nurture the feel-good factor.”**

The Independent  
September 2011

**urbansplash**



# Saxton Leeds

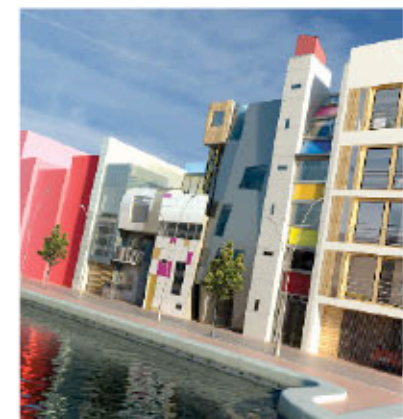
Saxton press call  
National Allotment Week  
Aug 2012



# New Islington Manchester

**“... the New Islington Project  
is showing what can be  
achieved if design is quality”**

Jonathan Glancey, Guardian,  
17<sup>th</sup> July 2007





Homes &  
Communities  
Agency



**mmhg**

Manchester Methodist Housing Group



**MANCHESTER**  
CITY COUNCIL

**urbansplash**

**New Islington  
Manchester**

## **The Grand Plan**

Change one of the worst places in Manchester.....  
.....into one of the best.

**urbansplash**

# Cardroom Estate Manchester



**urbansplash**

# Cardroom Estate Manchester

2002

The worst place in Manchester



# Cardroom Estate Manchester

Raph's world



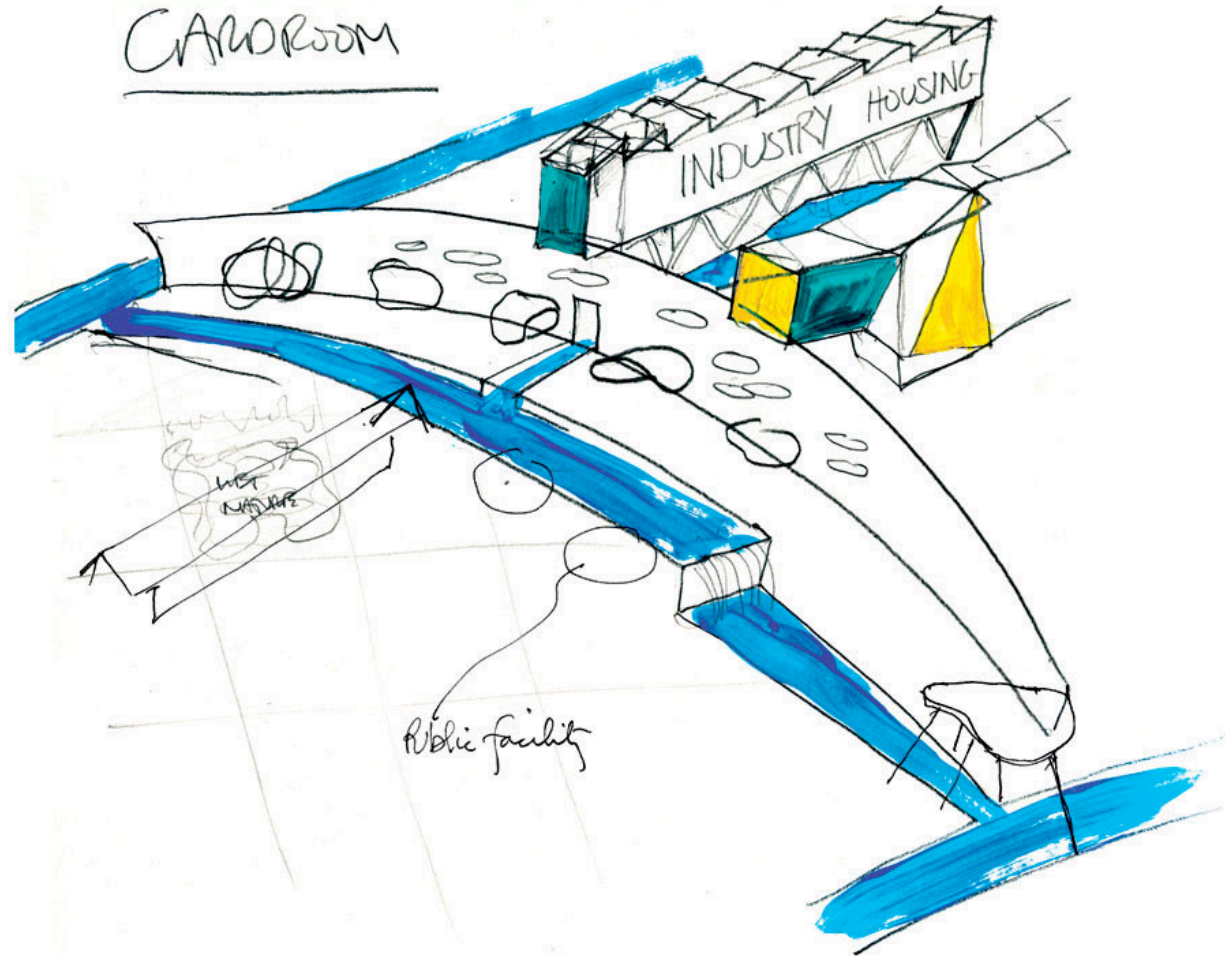
# New Islington Manchester

Existing canal network



# New Islington Manchester

The vision



# New Islington Manchester

Framework Plan



# New Islington Manchester

It's all in the mix



**urbansplash**

# New Islington Manchester

Beautiful spaces

Involving the community

Sustainability

Mixed use

An expo of world class architecture



**urbansplash**

# Cotton Field New Islington Manchester



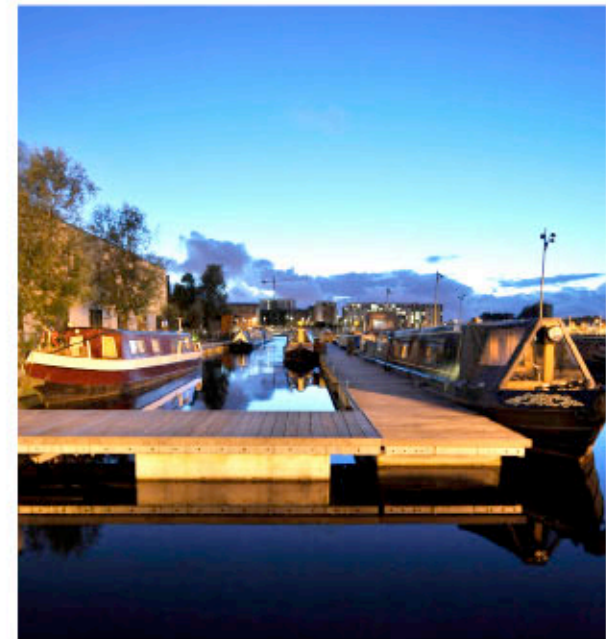


**urbansplash**

# New Islington Marina Manchester

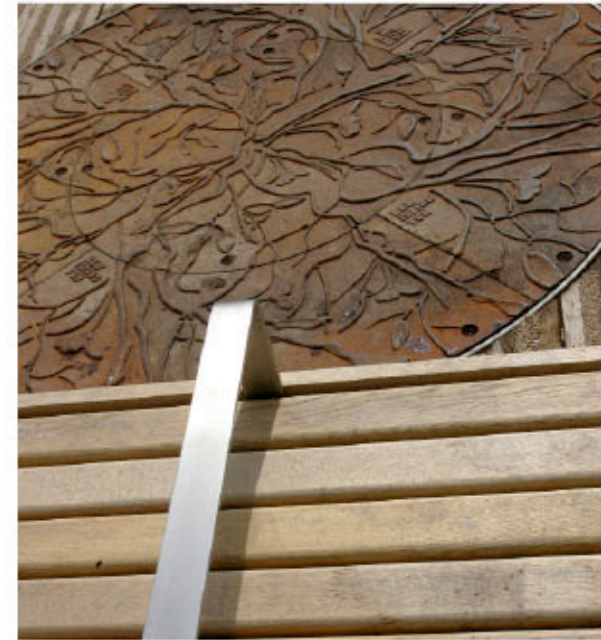
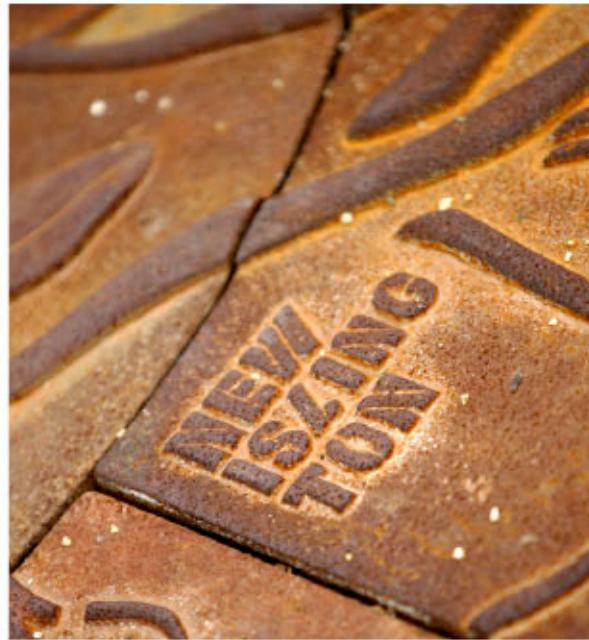


New Islington  
Marina  
Manchester



urbansplash

**Old Mill Street  
New Islington  
Manchester**



# Islington Square New Islington Manchester

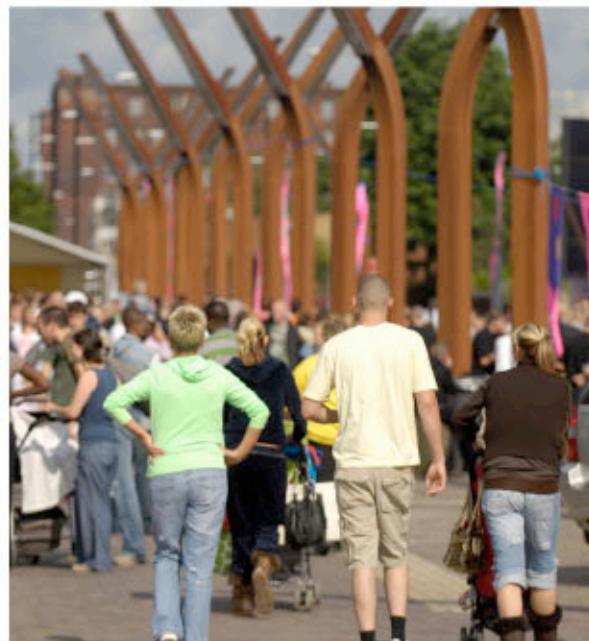
Community consultation



**urbansplash**

# New Islington Manchester

New Islington Festival



**urbansplash**

# New Islington Manchester

## Sustainable construction

New Islington sustainability plan

EcoHomes 'Excellent'

Reducing construction waste

Recycling materials  
On site Bio- remediation

Materials of low embodied energy

Make best use of natural sunlight

Reduce primary energy and water  
consumption

**urbansplash**



# Islington Square New Islington Manchester

FAT

Residential



**urbansplash**

# Guest Street New Islington Manchester

DeMetz

Residential



**urbansplash**

# The Guts New Islington Manchester

mae

Residential



**urbansplash**

# Medical centre New Islington Manchester

Stephenson Bell Architects



**urbansplash**

# Chips New Islington Manchester

New Islington sits on the original site of the  
Cardroom Estate



# Chips New Islington Manchester

SMC Alsop

Residential  
Office, retail, leisure



**urbansplash**

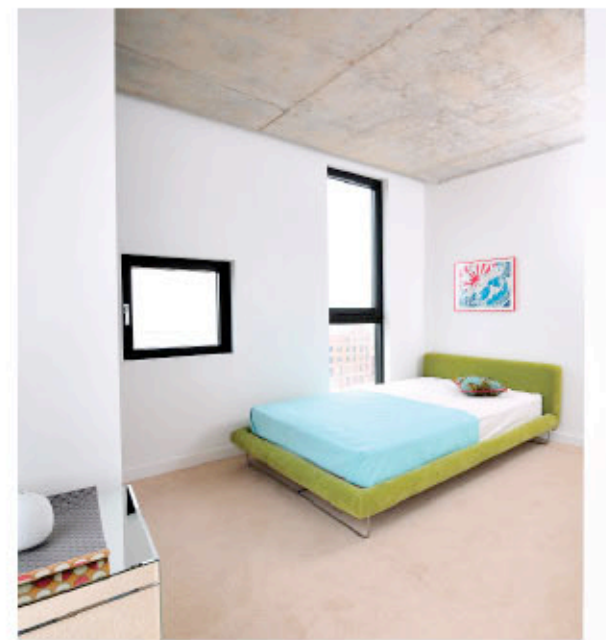
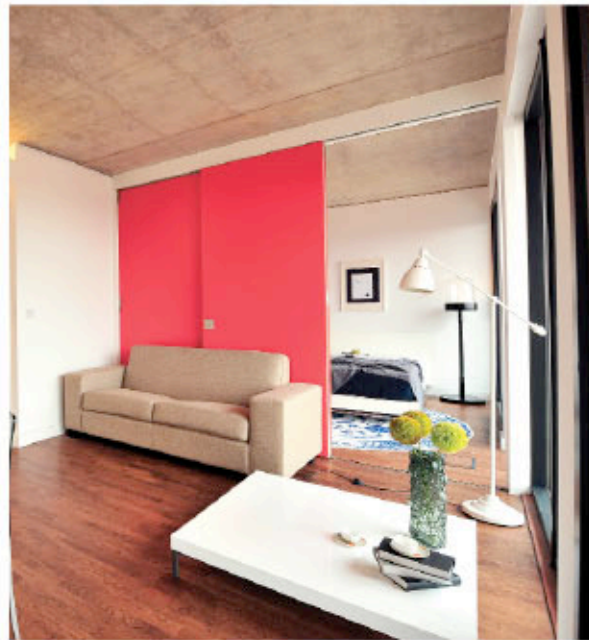


**urbansplash**

# **Chips New Islington Manchester**

**“I love it. Its marvellous.”**

Jonathan Schofield,  
Manchester Confidential  
February 2010



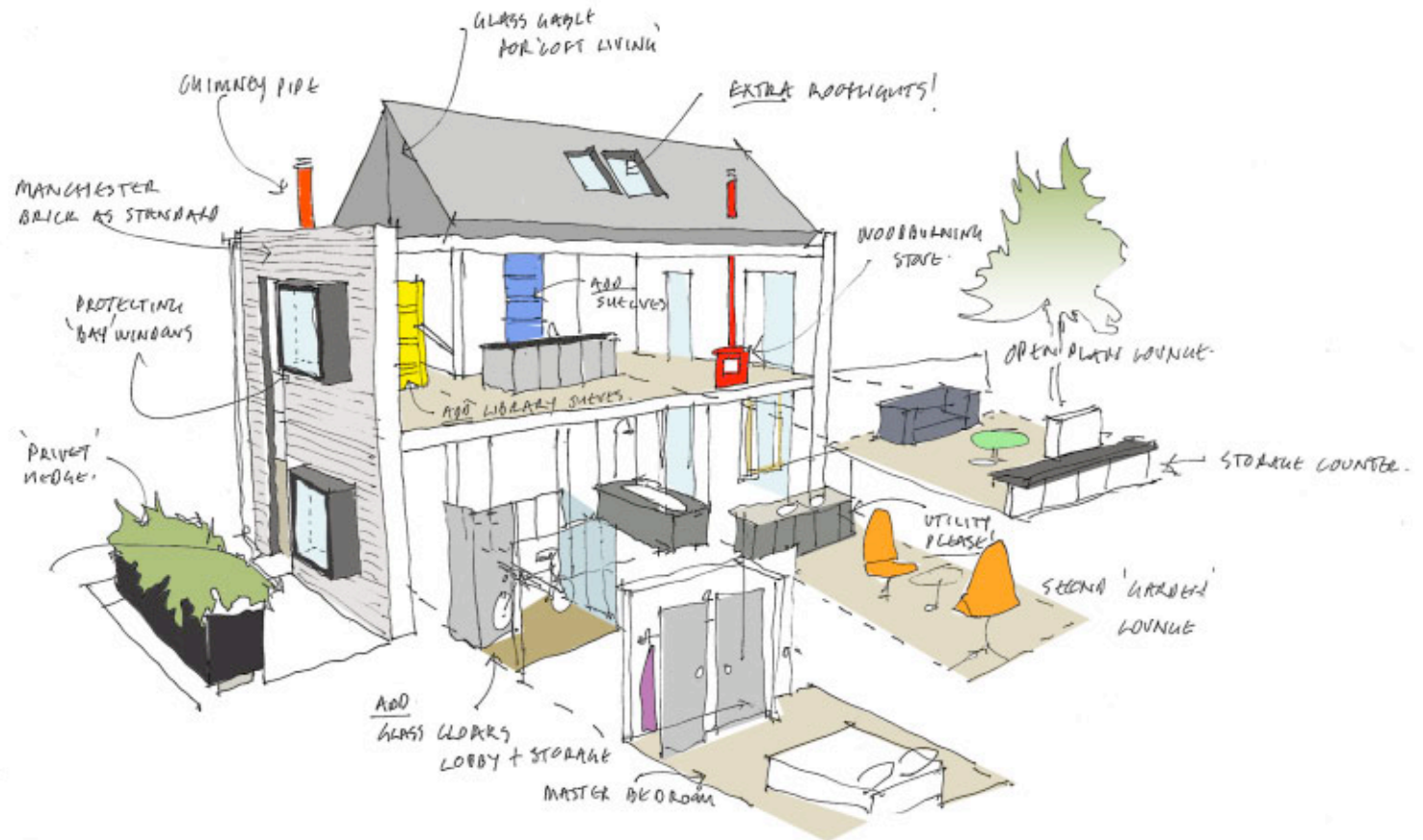
**urbansplash**

house

urbansplash

# house

'built by Urban Splash....  
made by you'

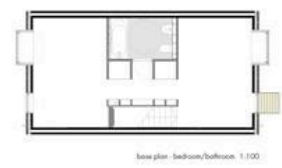
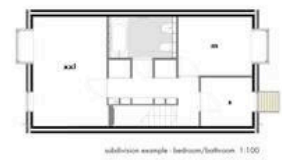




**urbansplash**



**urbansplash**



# house new islington manchester

Architect: shedkm  
Developer: urban splash  
LPA name: manchester city council  
Contractor: urban splash build

No. of homes: 44	Site size: 0.77 hectares
Net Density: 57 dwellings per hectare	
Schedule of accommodation: twenty house90s + sixteen house135s	
Smallest / largest home size: 92 sqm / 138 sqm	
Size of home which is principal offer: 92 sqm	
Tenure mix: all private for sale	
No. car parking spaces: 44	
Description of any private and/or public outdoor space or other amenity:	

The site is part of the New Islington Millennium community and lies within a newly created water park of canals, bridges and islands.

### Brief planning history:

Planning application submitted - August 2011  
Permission granted - October 2011

### Scheme description:

House is a new concept for mass housing that is a direct challenge to the established typologies of the major UK housebuilders. It exploits clever modular planning to create spacious, flexible and modern customer-designed homes.

We have taken the familiar form of a pitched-roof terraced house and turned the roof longitudinally to create a long 'loft-style' spacious home that is aimed at the urban house-buying market.

The purchaser has the choice of 2 or 3 storey houses and the option of 'loft' or 'garden' focused living that delivers contemporary homes for traditional or open-plan living lifestyles.

The raw shell of the house contains simply a stair, a kitchen and bathroom pod. A series of layouts can then be selected which tailor 1, 2, 3, 4 and 5 bedroom homes.

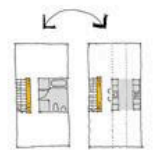
All services are aligned in the same positions for each house type and the modular planning achieves construction efficiency and reduces waste. The houses are designed to Code for Sustainable Homes Level 4 and Lifetime Homes standards.

The first 44 homes are due to commence on site in Manchester in Spring 2012. The houses have been designed to be replicable and adaptable for other sites by housing associations and other private developers.

### Details of Community Consultation:

The forty-four houses are the latest phase of the New Islington Millennium Community on the site the former Cardroom Estate. Launched in 2002, New Islington now has hundreds of (mixed-tenure) homes, both houses and apartments, a health centre and primary school, and extensive public realm including new canals and a waterpark.

From the outset, the local community have been involved in the decision making process through a series of public exhibitions, open days and street parties organised by the developer and their partners.

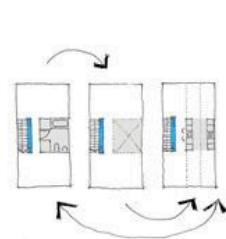


house 90  
92 sqm



house 90L  
loft living

house 90G  
garden living



house 135  
138 sqm



house 135L  
loft living

house 135G  
garden living



Each floor can be subdivided to create rooms bedrooms, living + dining spaces, utility and study with a series of kitchen and bathroom options available.



A tailor-made home...made by us, designed by you.

...arranged according to purchasers' individual choice.

Floor plans are interchangeable in two and three storey units ...

The house concept is a terraced house made from a kit of parts, making maximum use of the available volume to create modern, flexible and sustainable homes.

Website address(s): [www.shedkm.co.uk](http://www.shedkm.co.uk)

Copyright details: shedkm ltd





"31% of people would not consider buying a new home built in the last ten years, or would only consider it as a last resort. Of these, 60% said it was because the rooms are too small, 46% said they lack style and 45% were concerned about the lack of outside space"

THE CASE FOR SPACE: THE SIZE OF ENGLAND'S NEW HOMES, RIBA 2011



street view with new islington context



site section AA 1:400



site section BB 1:400



site layout 1:1250



site section CC 1:250



site section DD 1:250



house 90 street elevation 1:100



house 90 garden elevation 1:100

# house new islington manchester

Architect: shedkm  
Developer: urban splash  
LPA name: manchester city council  
Contractor: urban splash build

No. of homes: 44	Site size: 0.77 hectares
Net density: 57 dwellings per hectare	
Schedule of accommodation: twenty house90s + sixteen house135s	
Smallest / largest home size: 92 sqm / 138 sqm	
Size of home which is principal offer: 92 sqm	
Tenure mix: all private for sale	
No. car parking spaces: 44	
Description of any private and/or public outdoor space or other amenity:	

The site is part of the New Islington Millennium community and lies within a newly created water park of canals, bridges and islands.

Brief planning history:

Planning application submitted - August 2011  
Permission granted - October 2011

Scheme description:

*House* is a new concept for mass housing that is a direct challenge to the established typologies of the major UK housebuilders. It exploits clever modular planning to create spacious, flexible and modern customer-designed homes.

We have taken the familiar form of a pitched-roof terraced house and turned the roof longitudinally to create a long 'loft-style' spacious home that is aimed at the urban house-buying market.

The purchaser has the choice of 2 or 3 storey houses and the option of 'loft' or 'garden' focused living that delivers contemporary homes for traditional or open-plan living lifestyles.

The raw shell of the house contains simply a stair, a kitchen and bathroom pod. A series of layouts can then be selected which tailor 1, 2, 3, 4 and 5 bedroom homes.

All services are aligned in the same positions for each house type and the modular planning achieves construction efficiency and reduces waste. The houses are designed to Code for Sustainable Homes Level 4 and Lifetime Homes standards.

The first 44 homes are due to commence on site in Manchester in Spring 2012. The houses have been designed to be replicable and adaptable for other sites by housing associations and other private developers.

Details of Community Consultation:

The forty-four houses are the latest phase of the New Islington Millennium Community on the site the former Cardroom Estate. Launched in 2002, New Islington now has hundreds of (mixed-tenure) homes, both houses and apartments, a health centre and primary school, and extensive public realm including new canals and a waterpark.

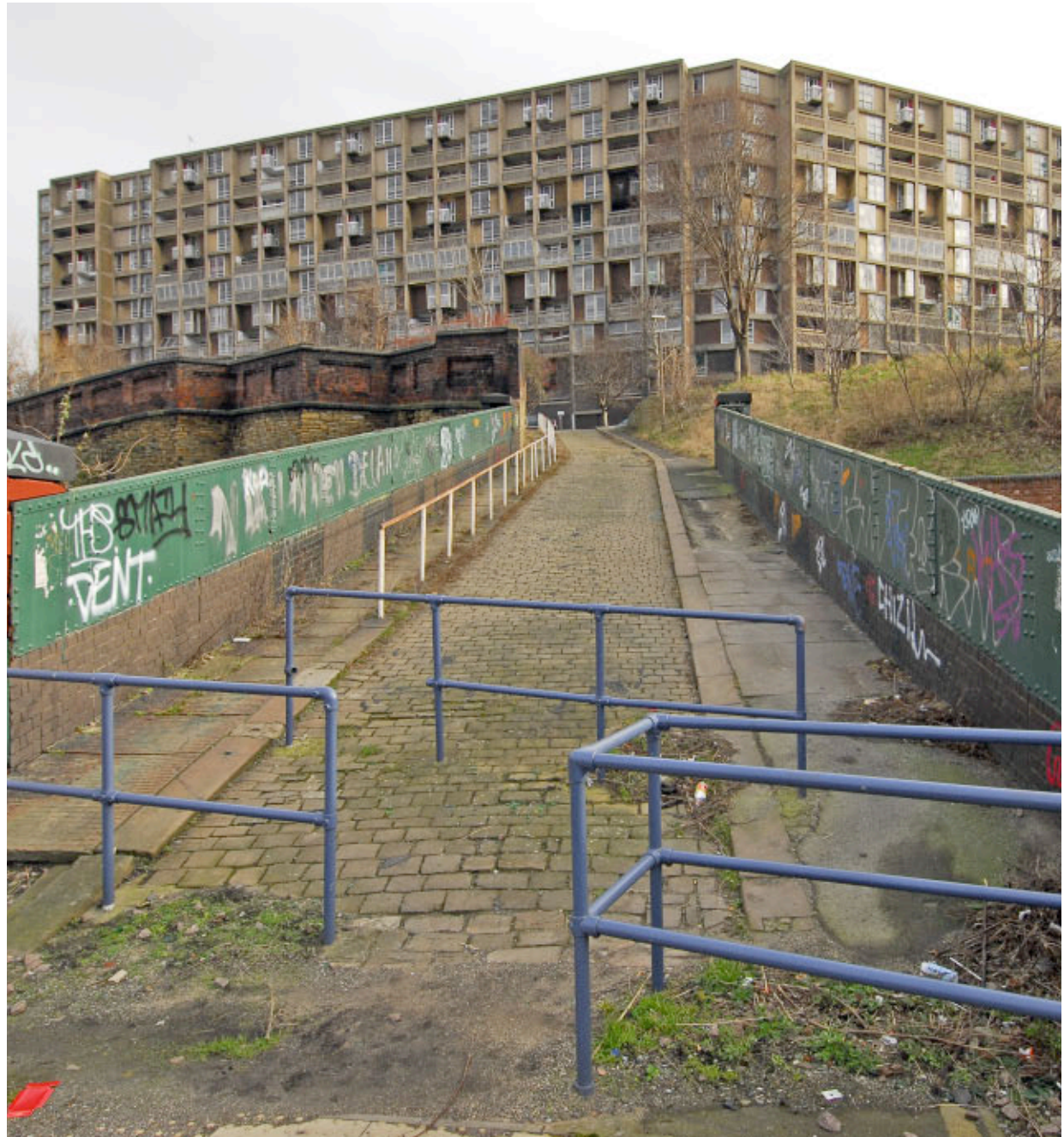
From the outset, the local community have been involved in the decision making process through a series of public exhibitions, open days and street parties organised by the developer and their partners.

Website address(s): [www.shedkm.co.uk](http://www.shedkm.co.uk)

Copyright details: shedkm

**urbansplash**

**Park Hill  
Sheffield**





**urbansplash**



**urbansplash**

# Park Hill Sheffield



Park Hill  
Sheffield

I LOVE YOU WILL U MARRY ME



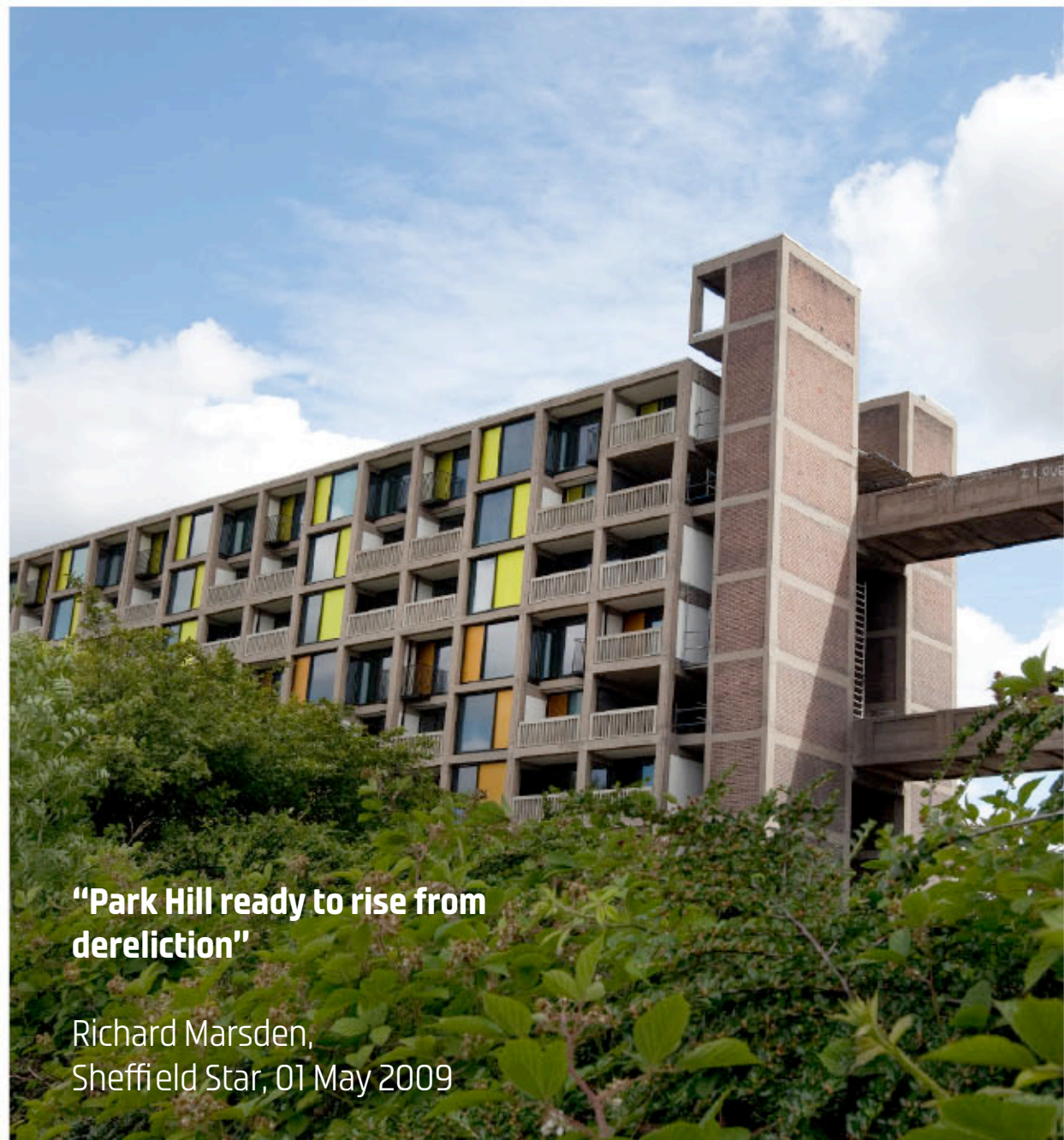
# THE 10 COMMANDMENTS

- ① Place and Community
- ② Containment
- ③ POINTS OF ENTRY & TRANSITIONS
- ④ WHAT IS PRIVATE? WHAT IS PUBLIC?
- ⑤ WHERE DO WE PUT THE CARS?
- ⑥ Public Realm & Landscaping
- ⑦ Elevated streets WITH A SOUL
- ⑧ USES & MAGNETS
- ⑨ GENTLE THEATRE OF THE FACADE
- ⑩ FLATS & HOTELS (THE EASY BIT!)

# Park Hill Sheffield

Hawkins Brown  
Studio Egret West

Residential  
Office, retail, leisure  
Hotel



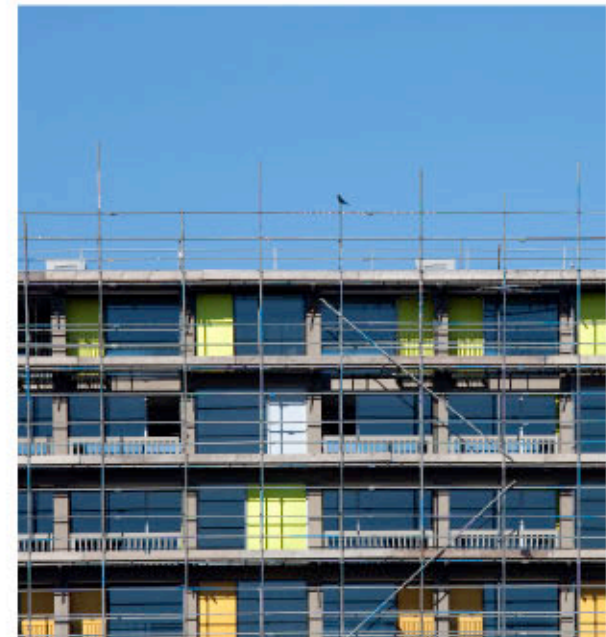
**“Park Hill ready to rise from  
dereliction”**

Richard Marsden,  
Sheffield Star, 01 May 2009

**urbansplash**

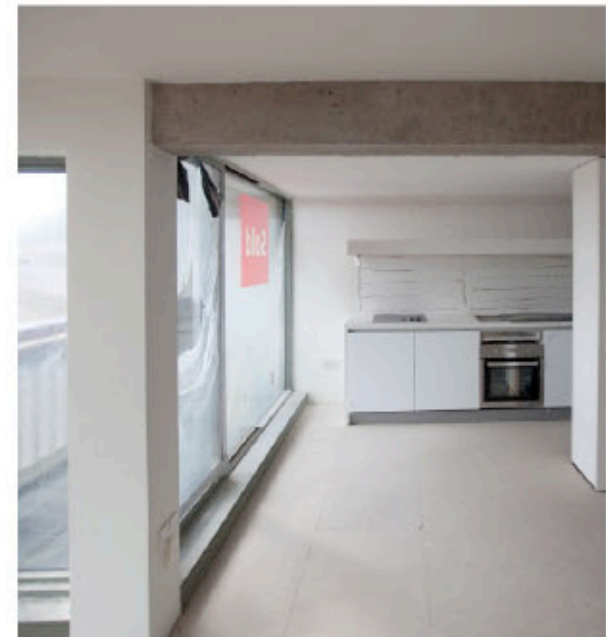
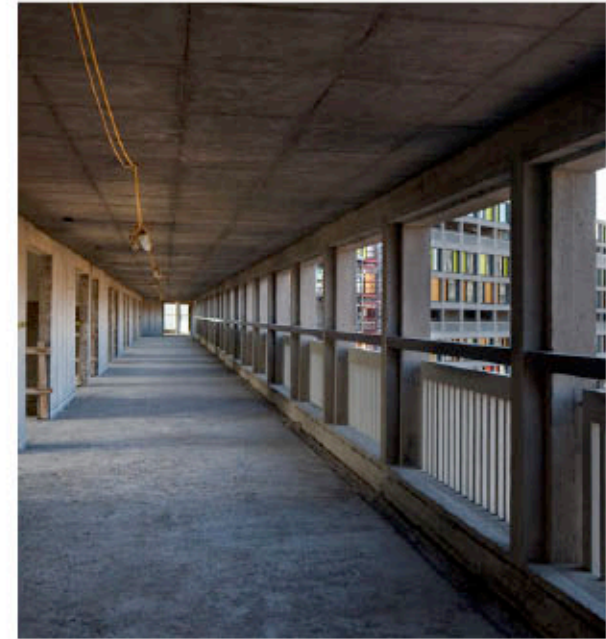
# Park Hill Sheffield

Progress 2011-2012



# Park Hill Sheffield

Progress 2011-2012



# Park Hill Sheffield

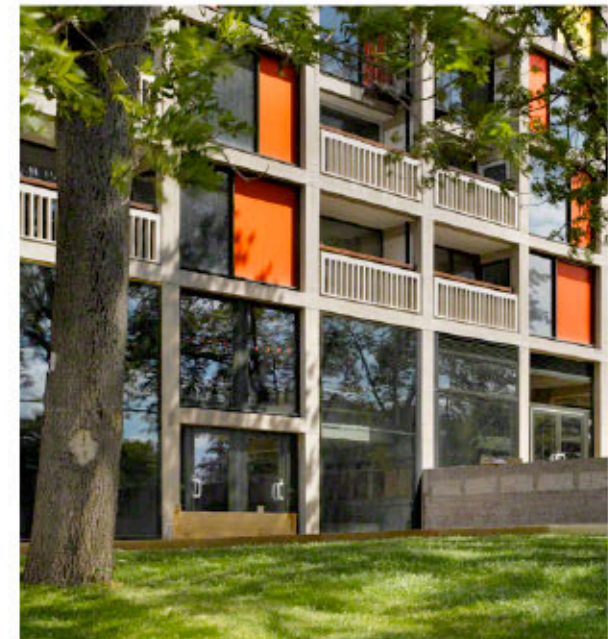
Progress 2011-2012



**urbansplash**

# Park Hill Sheffield

Progress 2011-2012



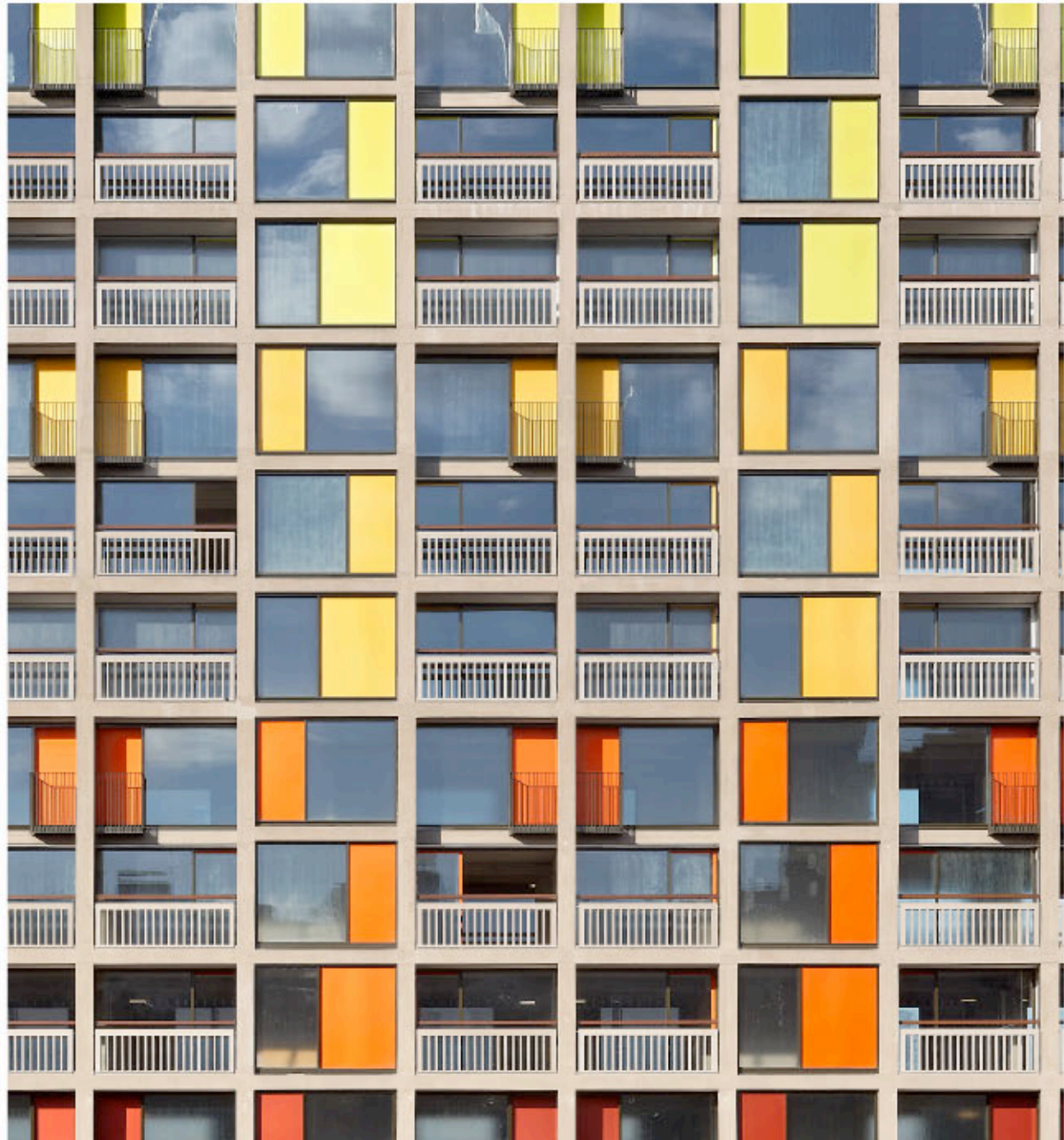
**urbansplash**

## Park Hill Sheffield

**“Park Hill is not only one of the buildings that I like most in the world, but the cause of an unexpected passion on my part for 20th century buildings in general.”**

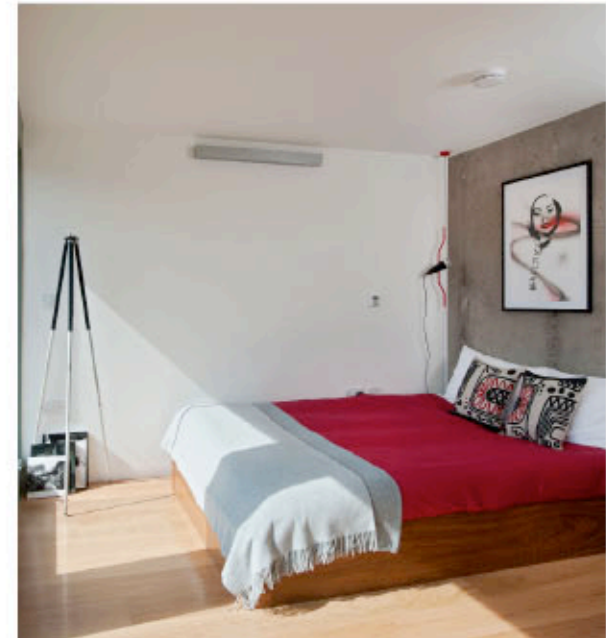
Rachael Cooke, The Observer  
September 2011

**urbansplash**



# Park Hill Sheffield

Show apartments



# Park Hill Sheffield

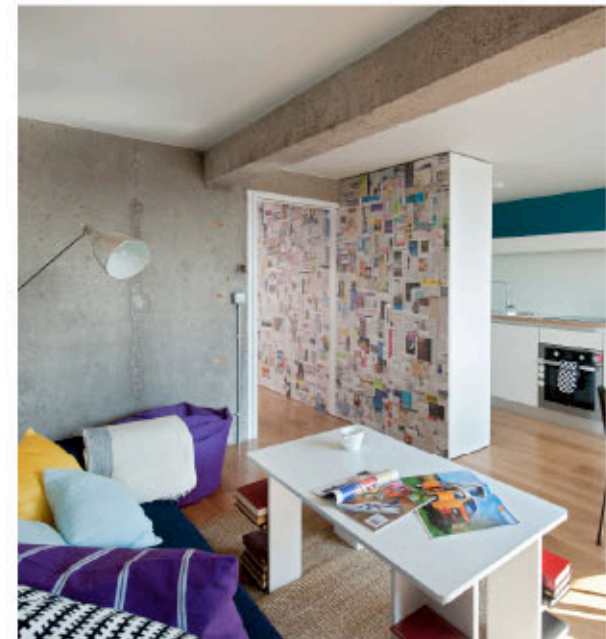
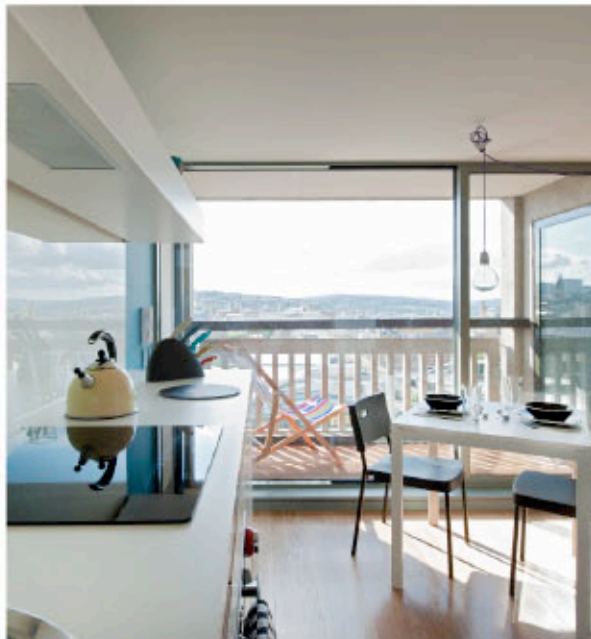
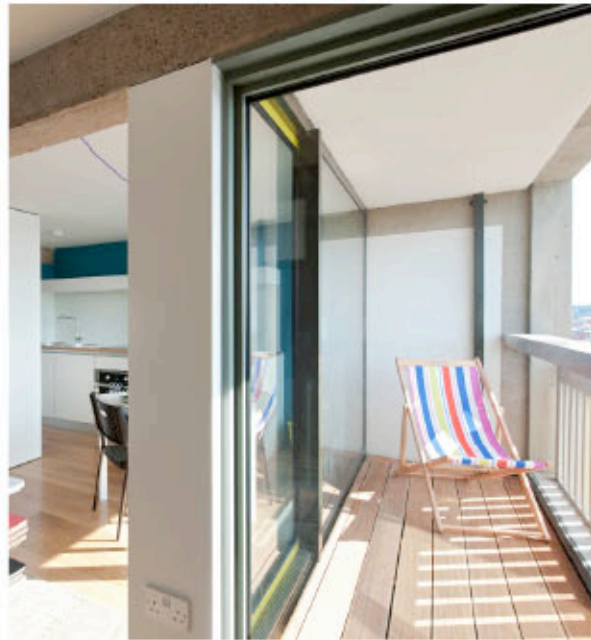
Show apartments



**urbansplash**

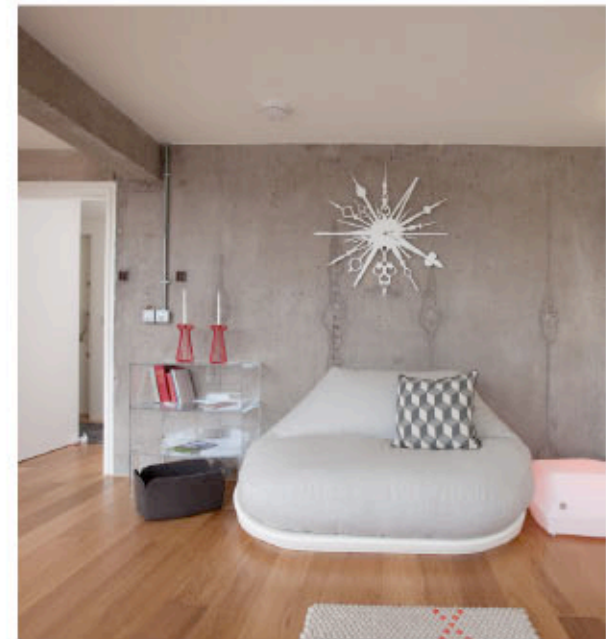
# Park Hill Sheffield

Show apartments



# Park Hill Sheffield

Oct 2012 - Nest.co.uk  
show apartment



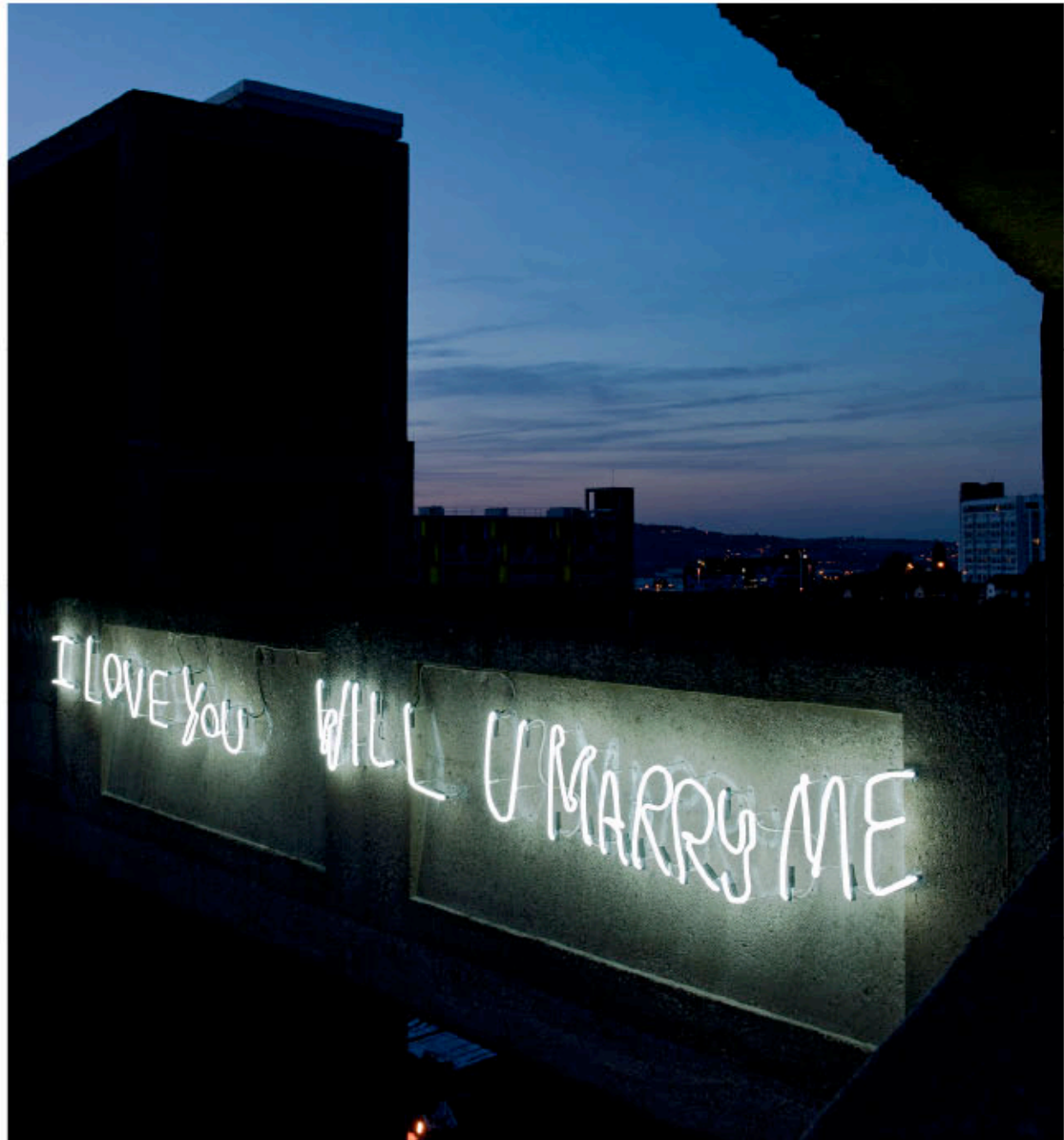
## Park Hill Sheffield

2011

**“ I think this scheme gives real meaning to the word ‘regeneration’; it represents a new beginning, a new vitality. I sense in those who have been involved the same enthusiasm and excitement that Jack Lynn and I enjoyed half a century ago. It will be a great place to live!”**

Ivor Smith, the original architect  
September 2011

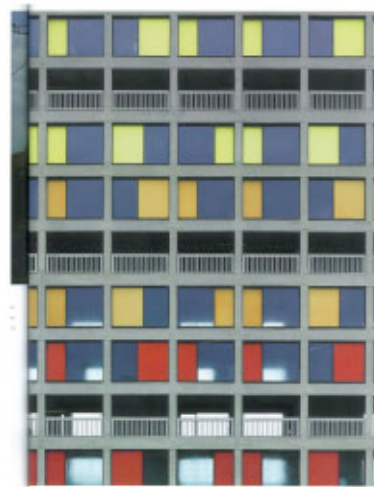
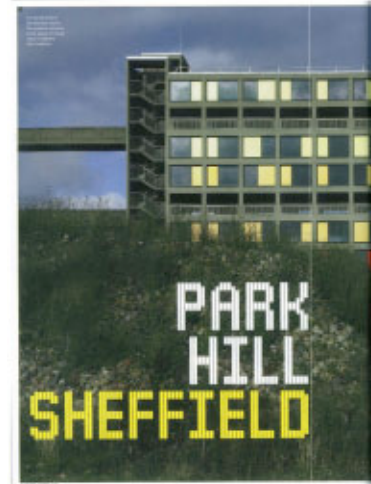
**urbansplash**



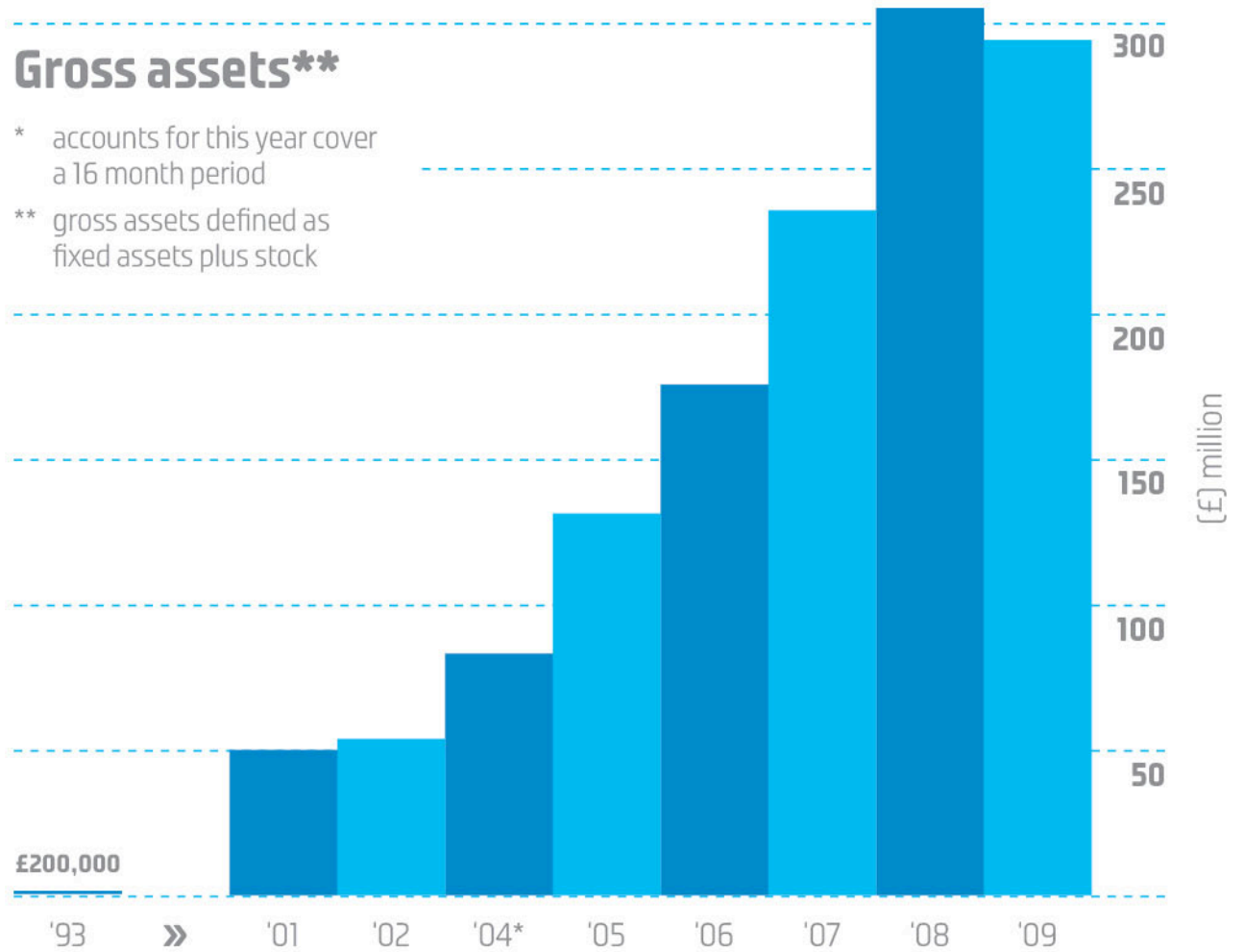
# Park Hill Sheffield

'Its heartening to see a great building brought back to life...'

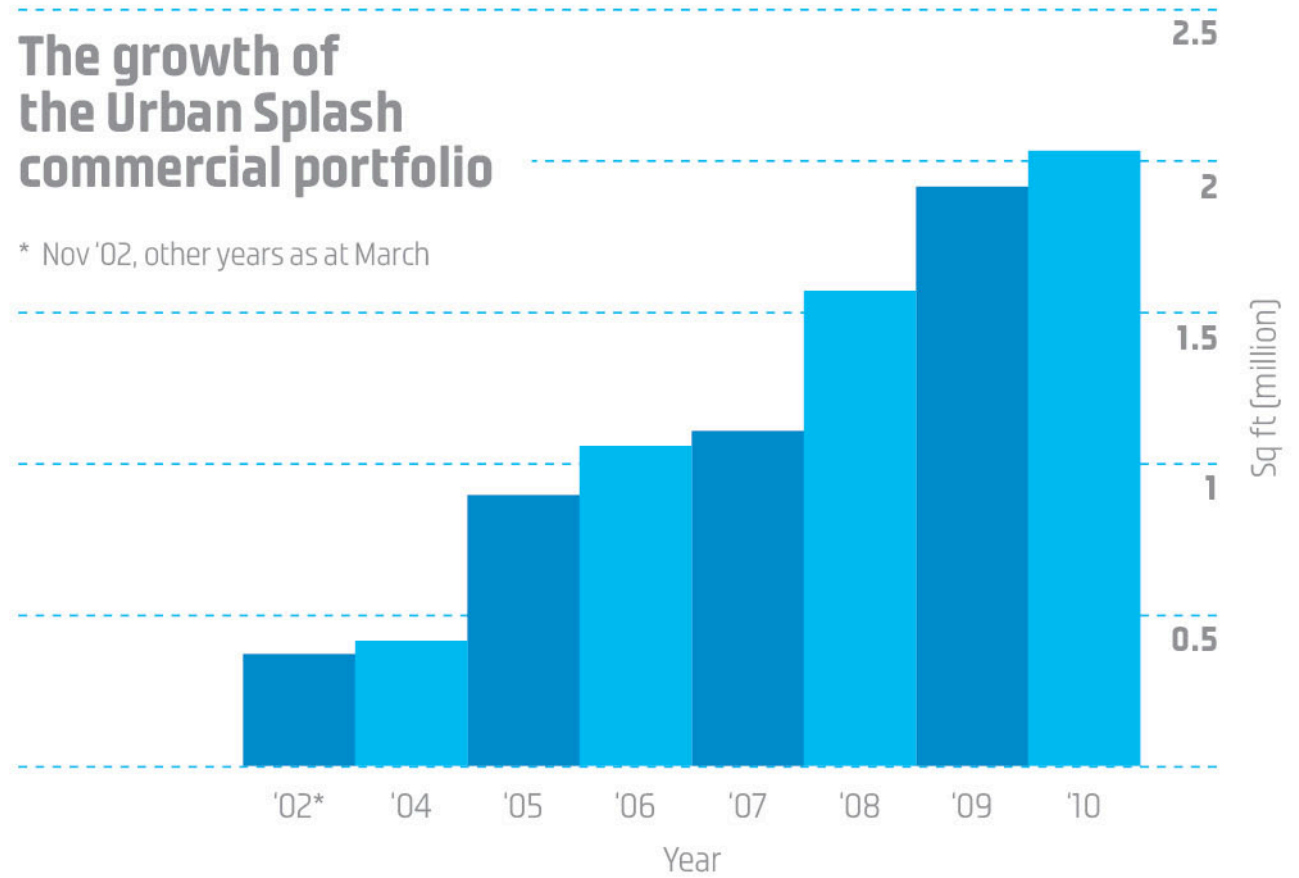
Blueprint, 08 October 2010



# Financials

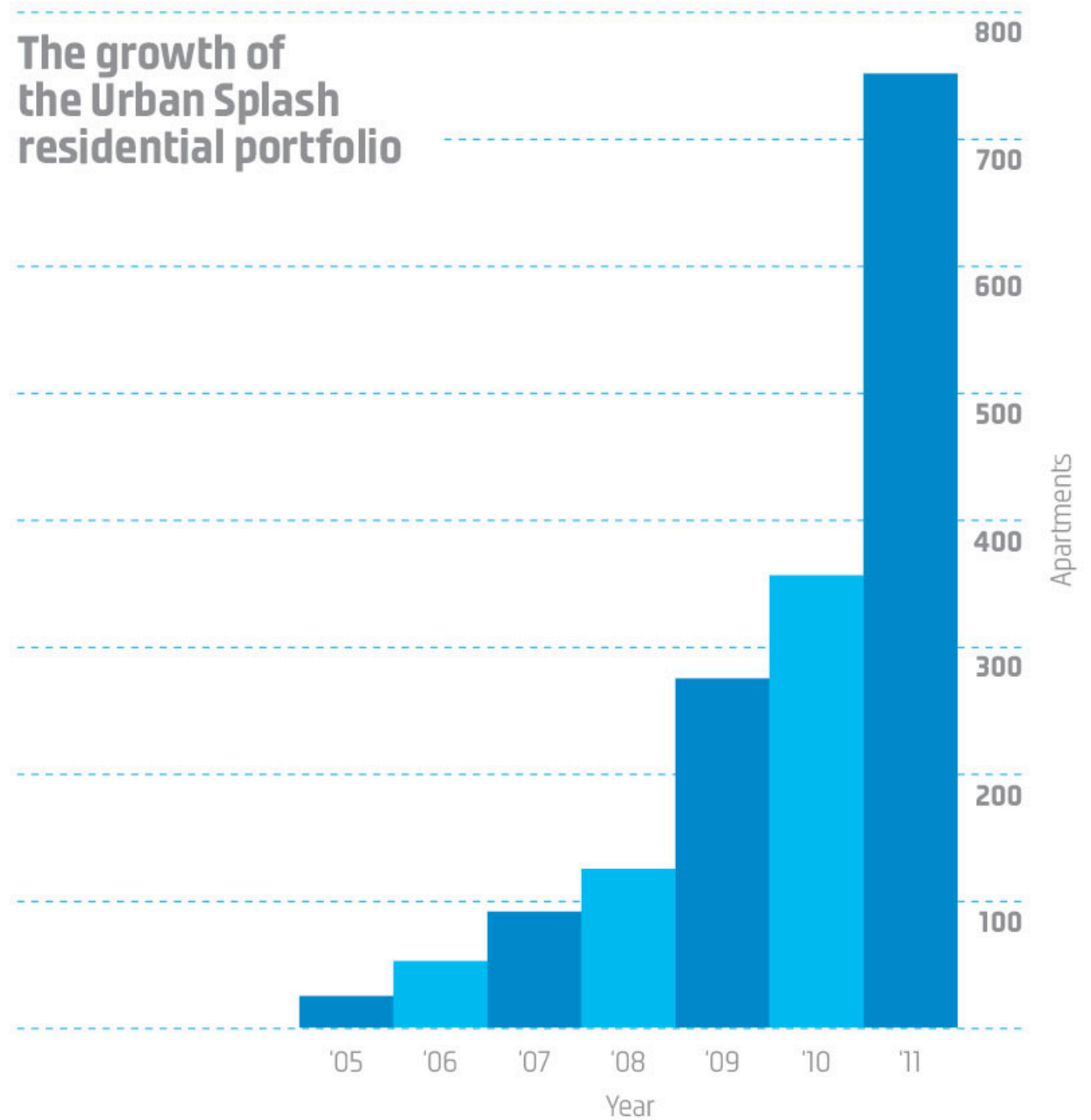


# Financials



# Financials

The growth of the Urban Splash residential portfolio





urbansplash

## Urban Splash

Over the past 18 years

Worked on over 60 sites

Won 319 awards for design, architecture, regeneration & enterprise

Raised over £500m of bank debt (HSBC, RBS, Co-op)

Set up over 20 public / private sector partnerships

Created a great brand

Made great contacts

Helped change our city centres

Pioneered mixed use regeneration

**urbansplash**

# Urban Splash

## Future

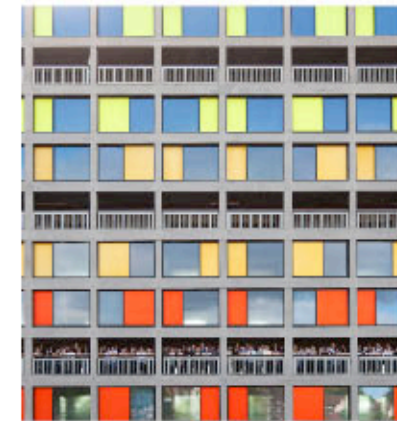
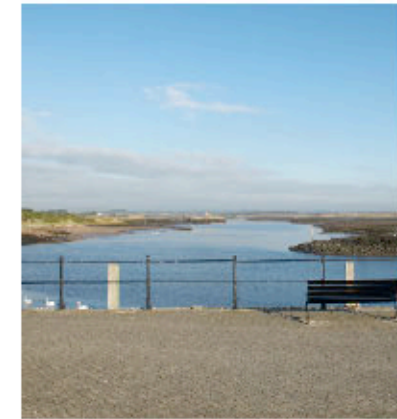
### Develop existing sites

- Develop our brand
- Develop public/private sector partnerships
- Develop new forms of housing

Thousands of planning permissions

Millions of sq ft to develop .....

- Manchester
- Liverpool
- Warrington
- Walsall
- Salford
- Sheffield
- Bradford
- Plymouth
- Irvine



# Urban Splash

## Future

Develop existing sites

**Develop our brand**

Develop public/private sector partnerships

Develop new forms of housing

Urban Splash have won **319** awards for design, architecture, regeneration and enterprise including:

- 48 RIBA awards
- 24 Civic awards
- 33 Regeneration awards
- 23 Business awards
- 35 Marketing awards

**urbansplash**



# Urban Splash

## Future

Develop existing sites  
Develop our brand

### Develop public/private sector partnerships

Develop new forms of housing

### National Government

DTI City Grant, EP, HCA

### Regional Development agencies

In South West, West Midlands, North West, North East, Yorkshire .....

### Local Authorities

In Manchester, Sheffield, Leeds, Liverpool, Tameside, Birmingham, Walsall, Bristol .....

### Sub local Authorities

URC's in Liverpool, Manchester, Salford, Sheffield, Bradford, Irvine, Walsall .....



# Urban Splash

## Future

- Develop existing sites
- Develop our brand
- Develop public/private sector partnerships
- Develop new forms of housing**



**urbansplash**

# The Team

## Over 100 staff across the UK



## **What has made US successful?**

- Committed to architecture
- Taking a long term large scale view
- Encouraging a mix of uses
- Sustainability and innovation
- Conservation
- In-house construction
- Creative marketing
- A growing dynamic company

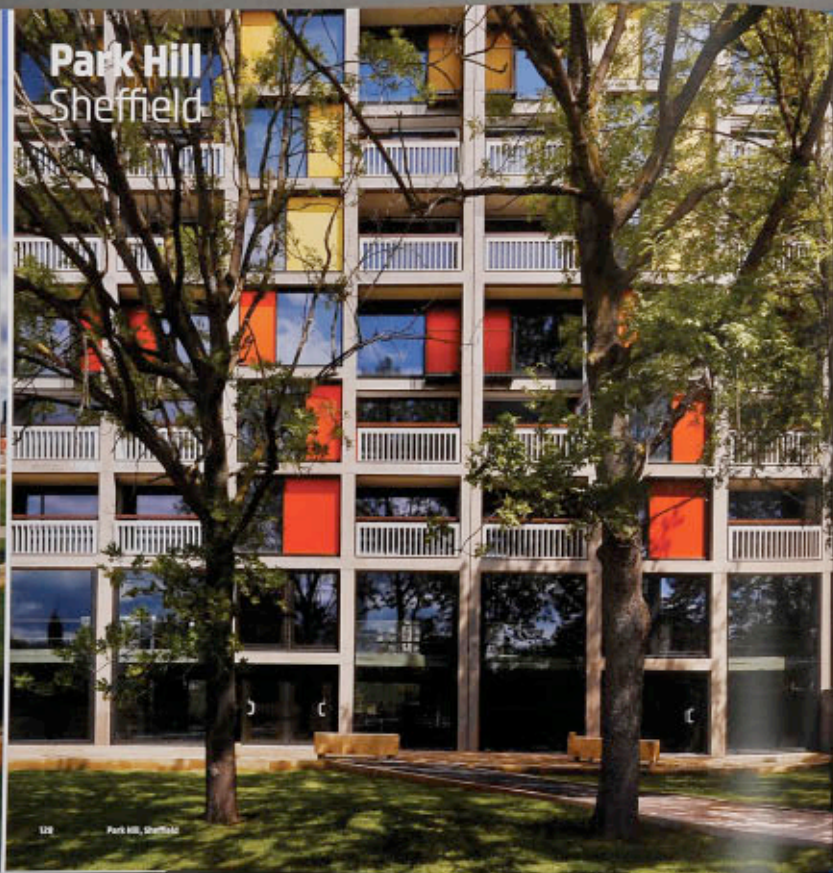
# transform

urbansplash

**“The contribution of Urban Splash to making the past work for the future is inestimable; Transform should be on the desk of everyone with an interest in urban futures.”**

Sir Neil Cossons

# Park Hill Sheffield



128 Park Hill, Sheffield



**Project** Park Hill  
**Location** Sheffield  
**Owner** 11 Place / Jacques / Neale  
 15.5 ha / 414 houses /  
 140,000 sq ft commercial  
 1971 - 1985  
**Built**  
**Architect** Chamberlin  
 & Associates  
**Partners** British Council  
 Sheffield City Council  
 British Embassy  
 Housing and Communities Agency  
 Steve Pinner  
 The Housing Corporation  
 Redwood South Yorkshire

This amazing concrete landmark, the most  
 ambitious privately developed one of its kind, was  
 opened in 1969, to replace slum tenements. It was  
 a highly visible place to live, with its blocks as  
 the 'pill' and innovative external decks for access.

The beautiful design of the original apartment,  
 John Lyne and Neil Smith, combined two different  
 aspects of one man's design, before and after  
 in the 1960s, to suit the full range of home owners.  
 How people prepared to families of six or seven.

Over time, Park Hill became a center of architectural  
 discussion in the 1980s and 1990s. It was  
 that Hill emerged into a very different world. By the  
 1980s Park Hill had become abandoned and was  
 no longer a popular place to live.

Park Hill (architect: Demetriou, Skyring, released  
 afterwards) to Park Hill as the ground was sold and  
 had some on hand money. The end result is what  
 has been seen as a new Park, and the 'the  
 out there'.

**Quote**  
 "To use a common phrase, Park Hill is like Mariposa  
 and other birds in the sky. It was very unusual  
 when we first were invited to the site, but  
 after there was some time to live with the  
 building we are inspired."

We suspect that Park Hill has its charm for me  
 because it's much, much better than a lot of the  
 residential that is developing in cities in their  
 retirement race. Besides, getting to it is not  
 a particularly isolated, but when it was we were  
 repaired and made good again.

One idea involves around making Park Hill a special  
 place and getting it to Sheffield. We think the  
 way to follow the history without returning to  
 character is to create a neighborhood  
 inside and outside its walls.

A place where nearly 2,000 people will live, with  
 offices, shops, a cinema, bars and restaurants  
 underneath them, it will be more than just a  
 building.

Park Hill, Sheffield 129



Urban Splash established 1993.  
Over 300 awards for design,  
regeneration and business.

[www.urbansplash.co.uk](http://www.urbansplash.co.uk)

[www.urbansplash.co.uk](http://www.urbansplash.co.uk)

[www.urbansplash.co.uk](http://www.urbansplash.co.uk)

[www.urbansplash.co.uk](http://www.urbansplash.co.uk)

## Urban Splash

Find out more ...

Check out [www.urbansplash.co.uk](http://www.urbansplash.co.uk)

**Follow us on Twitter**

@urban\_splash

**Follow Tom Bloxham MBE on Twitter**

@TomBloxhamMBE

**Like us on Facebook**

www.facebook.com/urbansplash

**Transformation is available in bookshops or you can order from RIBA online**

**urbansplash**

“We will leave this city not less but greater, better and more beautiful than it was left to us.”

Oath sworn by citizens of ancient Athens

**urbansplash**