

**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

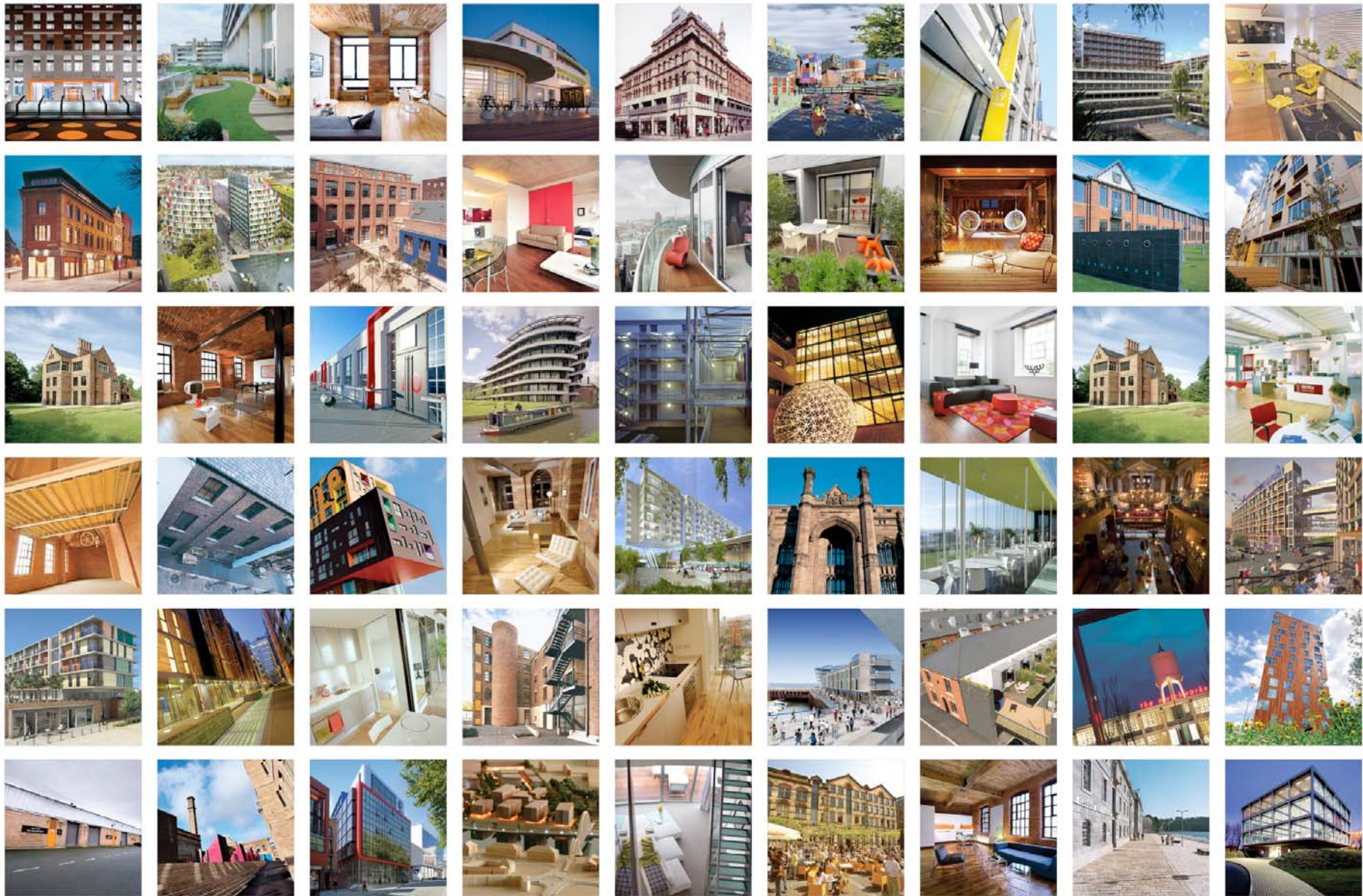
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Urban Splash is a regeneration company.

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

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# 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



Afflecks Arcade  
Manchester 1987



Liverpool Palace  
Liverpool 1991



# 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



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# 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



# St Peter's Church Ropewalks Liverpool

Liverpool's oldest church

Completed 2005

shedkm  
R2 Architects

Leisure

Alma de Cuba - Restaurant & bar



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# 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



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# Moho Castlefield Manchester

Industrial

Completed 2005

shedkm

Residential  
Office, retail, leisure



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# Matchworks Liverpool

Bryant and May factory



# Matchworks Liverpool

Completed 2001

shedkm

Office

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# Matchbox Liverpool

Completed 2007

shedkm

Office, leisure



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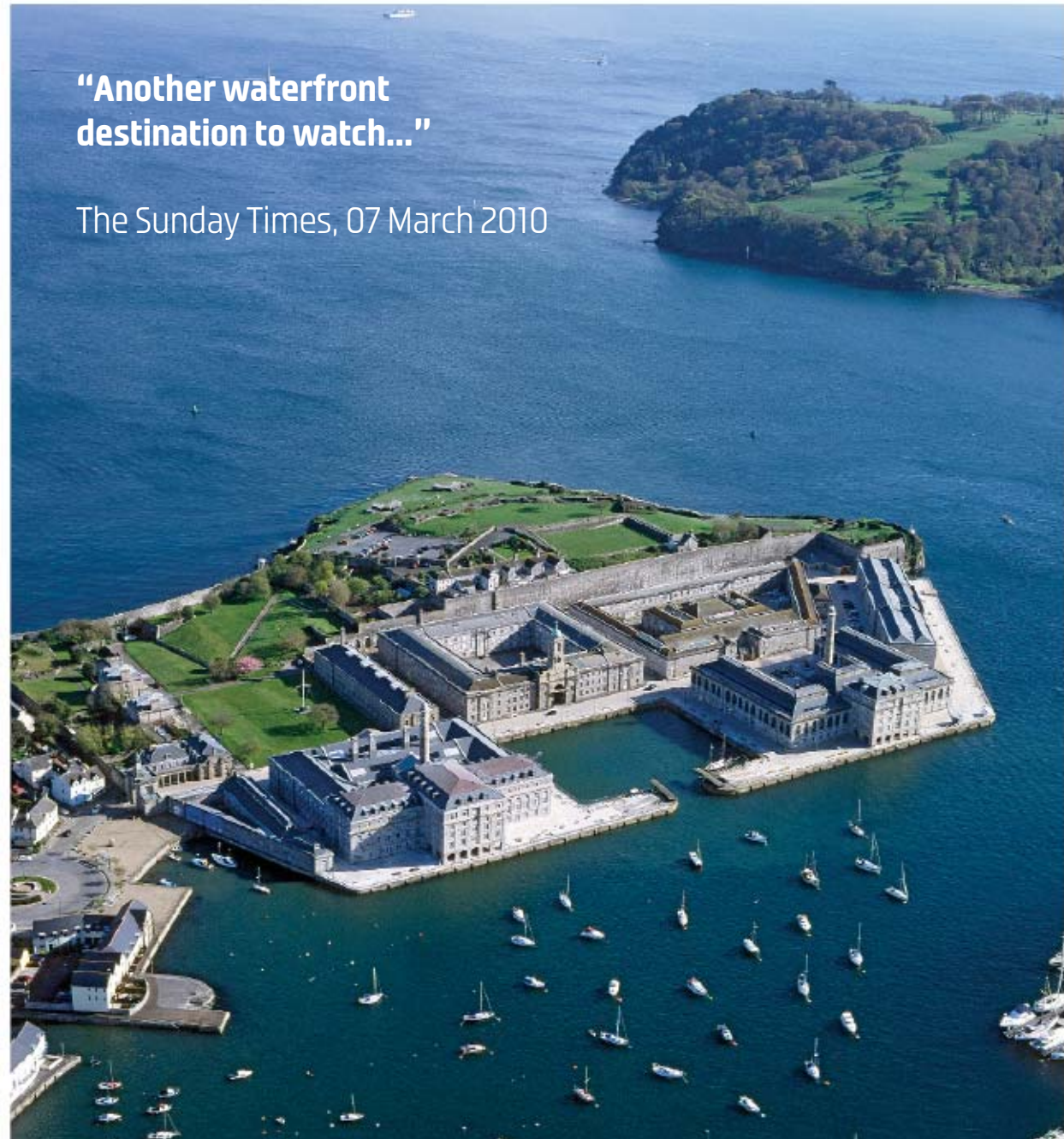
# Royal William Yard Plymouth

Completed 2006

Acanthus Ferguson  
Mann

Residential  
Office, retail, leisure

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# 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

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# Mills Bakery Royal William Yard Plymouth

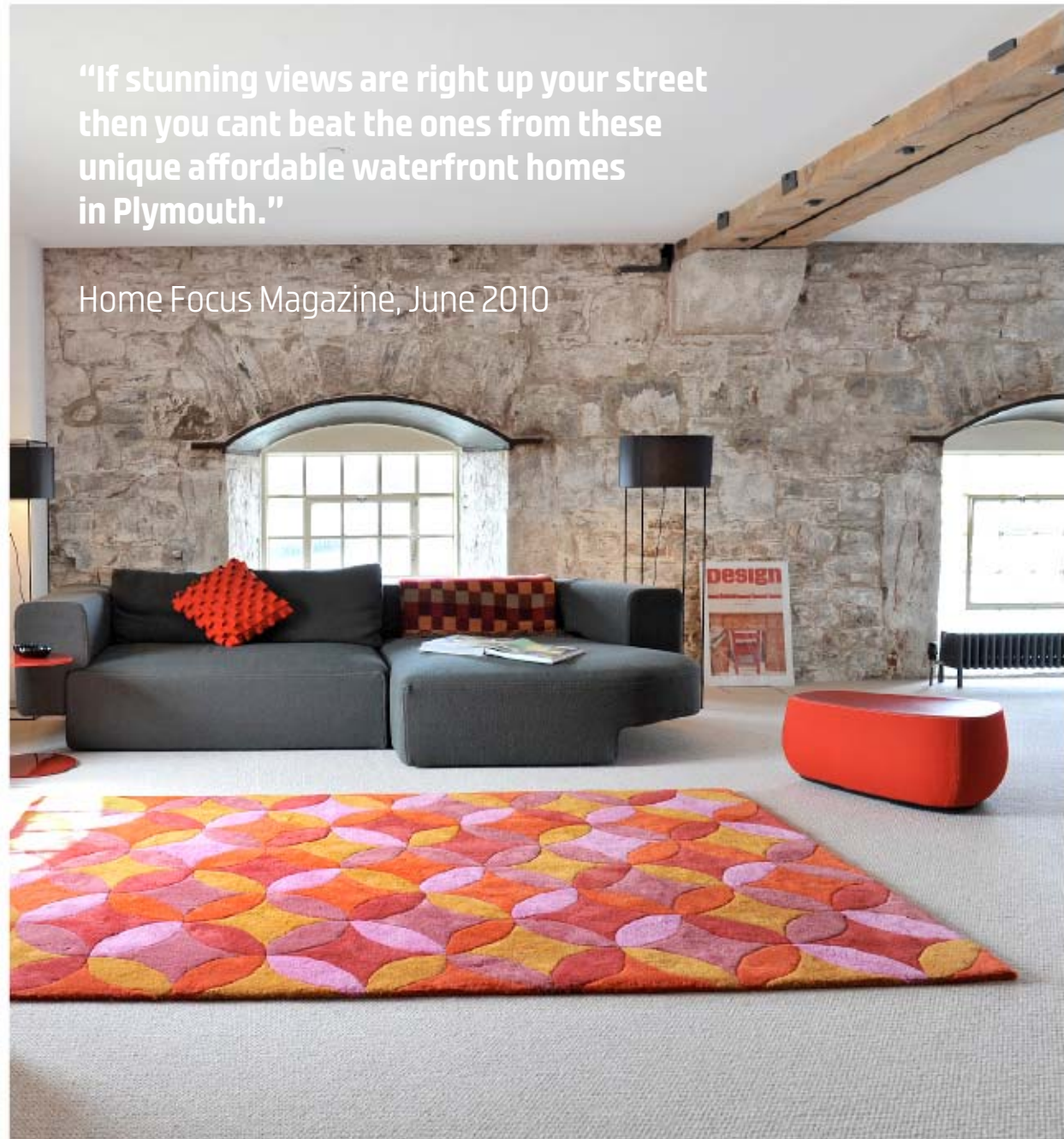
Completed 2008

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



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# 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



# Lister Mills Bradford

Fabric mills



# Lister Mills Bradford

Fabric mills



# Lister Mills Bradford

In decline

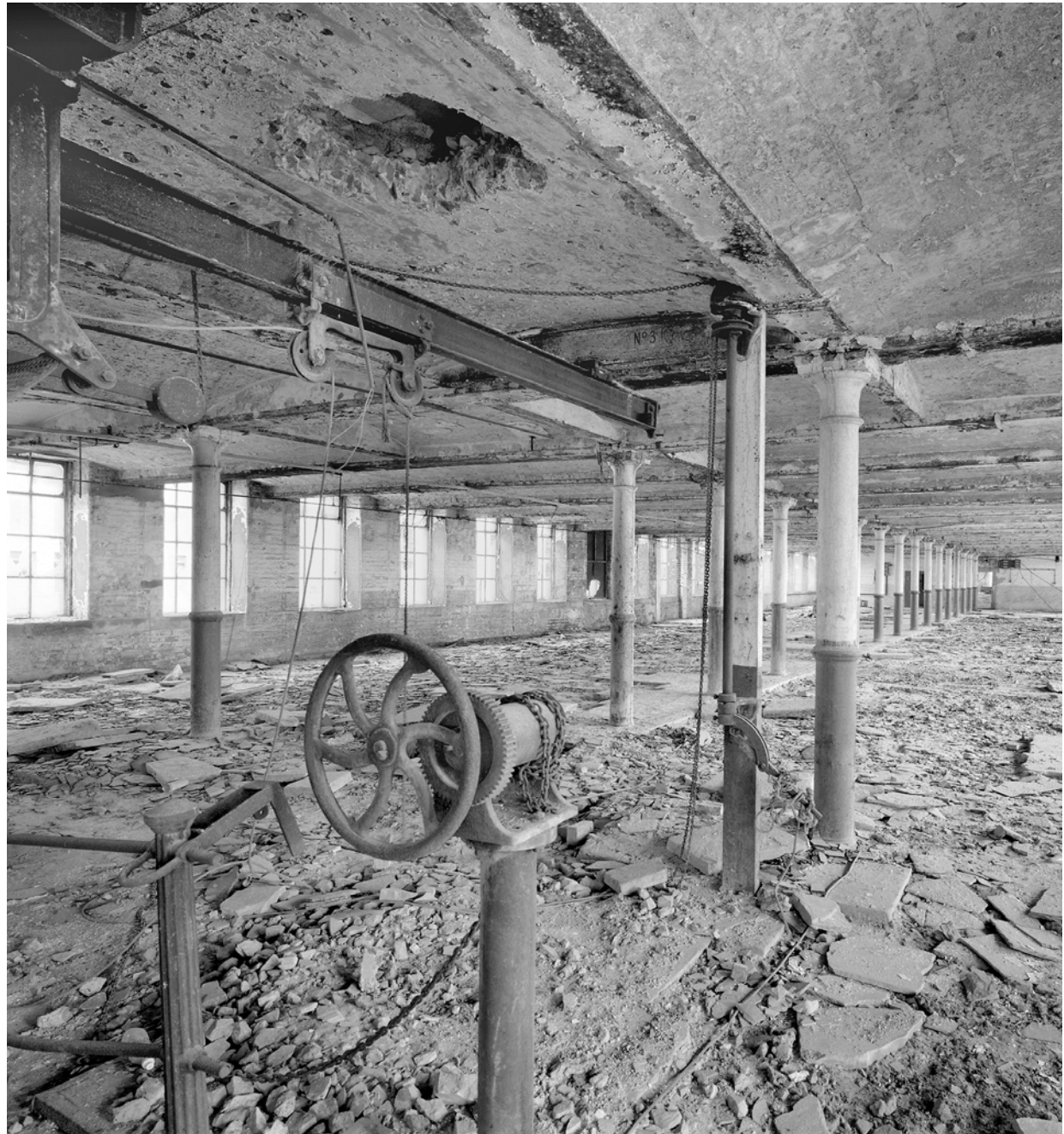


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# Silk Warehouse Lister Mills Bradford

Fabric mill



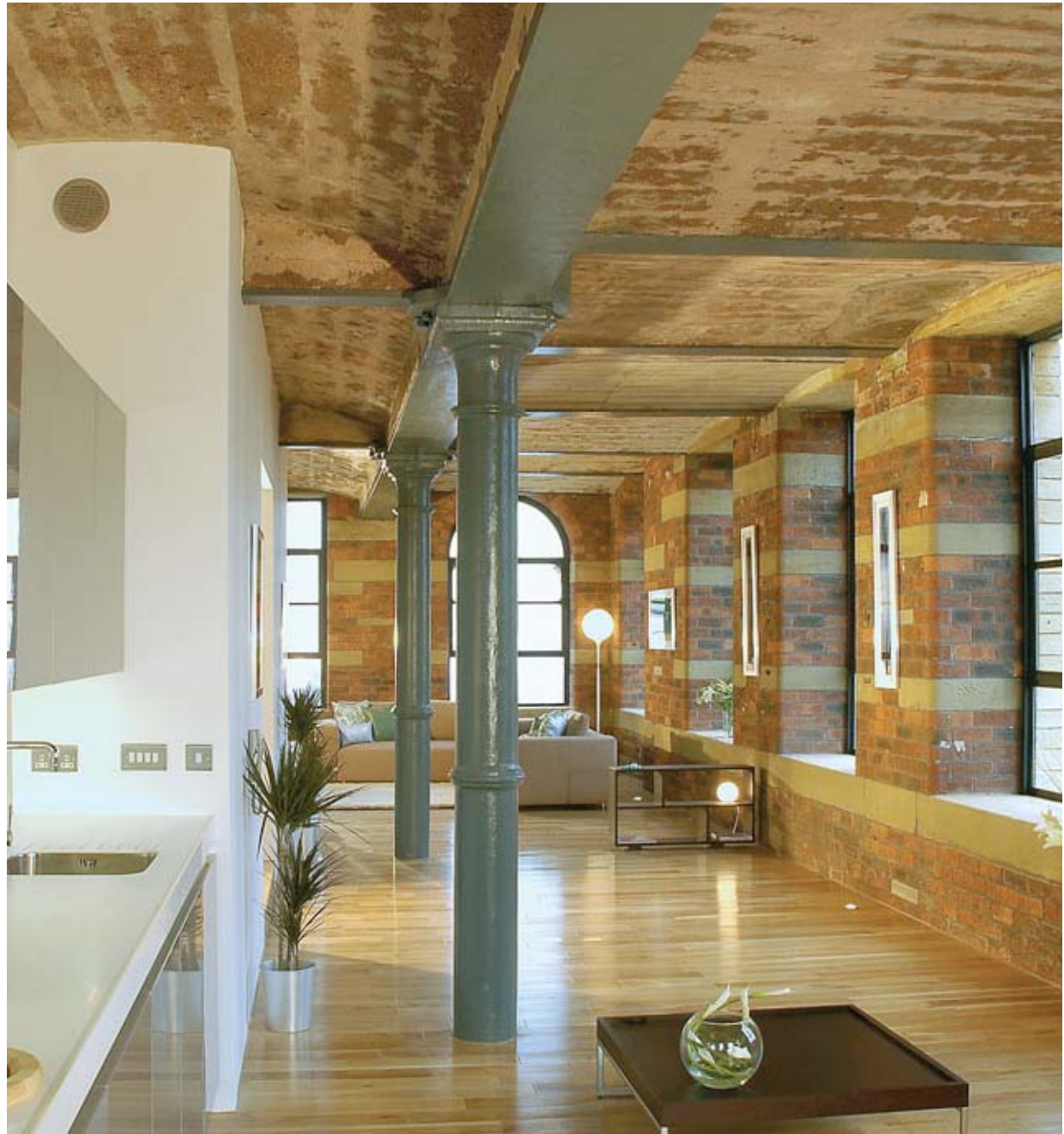
# Silk Warehouse Lister Mills Bradford

Completed 2006

Latham Architects

Residential  
Office, retail, leisure

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# Lister Mills Bradford

Lord Mayors visit 2005



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# 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** flat glassed, 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 apartments aimed at professional buyers. But, in taking on Lister Mills, developers Urban Splash regard themselves as not so much floating conventional wisdom as daring to challenge it. "No one would touch the building for years," says Simon Ganehorpe, the managing director of Urban Splash (Bradford). "But we were blown away by the scale of it. It was still that it was a very achievable to build, but there was a real vision that it would and could happen. The real material is there. It's about changing perceptions."

Lister Mills is a largely unimproved site, situated three miles into the centre of Bradford and 13 miles from Leeds, the Leeds IP (Inner Periphery) district. The surrounding area has been and is still being built by the private sector. Lister is the 10th year the original mill burned down and, at its peak, employed 12,000 people, who produced silk, shawls and velvets. With 275,000 sq ft of space, it showed what the site was capable of. However, the mill deteriorated the area's geography as well as economic landscape for more than 100 years. By the time in 1994 it reached a low point for the area, and the surrounding area was built. The mill's main building is a symbol of a larger decline, an unimproved and crime-ridden area, and, until recently, was the area's largest Asian community in 1995, and became known as the Manningham

not caused £1 million of damage while, in the summer of 2004, the neighbourhood was the epitome of the urban Bradford state. "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 seven buildings occupying 27 acres. Bradford council was already keen to develop it and together with the regional development agency Yorkshire Forward had spent £10 million on restoration work prior to Urban Splash becoming involved. But, given the history and local perception of Lister Mills, preserving its character was always a priority. "It's one of the two or three largest buildings in the area, so the development had to be right," says Consultant Simon Cooke, Bradford council's executive director for regeneration.

It was not until Urban Splash, which has a reputation as a regeneration specialist, with several winning projects such as the First World War Trenches in Manchester, Calligate in Liverpool and Riverside and Clarence 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," Mr Cooke says.

Despite the mill's failed status, planning permission proved no real problem. English Heritage was consulted in the project from an early stage, so any potential pitfalls could be sorted out in advance. While the details of the later stages of the development are still to be finalized, it will take eight to nine years to complete the entire site.



Living room, overlooking from main bedroom Lister Mills, looking west, the dining room and bathroom of a two-bed, 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 commercial units.

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 formal 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 features such as tiled kitchens and bathrooms, stone tile and wooden flooring.

The attitude in Manningham has changed since the riotous days of the 1980s. "The perception that I've had from ordinary people is incredibly positive," says Consultant Cooke. "They say it's fantastic to see it being brought back into use, and something to be happy about 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 not be completed until 2018, all but a few are already sold, with almost half snapped up on the very first day. They were released in November. Buyers are far more representative of a social and cultural mix of students and owner-occupiers, 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 ideas," Ganehorpe says, with excited anticipation. One attraction is undoubtedly the price: at 140,000 for a one-bedroom apartment, 110,000 for a studio and 220,000 for a top-of-the-range duplex, a home here costs around half what a similar apartment would cost in Leeds.

But Ganehorpe feels it is also testimony 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 hardly needs it. And in a small way the launch has effect has already started. Local businesses are already benefiting from the new activity, from the contractors who have been hired to work on the site to the independent shops that have moved in. "The first day and the first week during a morning trade over there," Mr Cooke says. "I don't think it's a bad sign for the local community that it's all starting to happen, but it's changing. The whole area's been lifted," claims Ganehorpe. "This will turn Manningham around."

● The second phase of Lister Mills apartments will be in the summer of 2018. The three apartments in this phase are also from Urban Splash. Telephone: 0116 263331 or visit [www.urban-splash.co.uk](http://www.urban-splash.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

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**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



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# 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

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# Chimney Pot Park Salford

Marketing



# Chimney Pot Park Salford

Marketing

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# 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-



**Down**  
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 Thomson. "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.

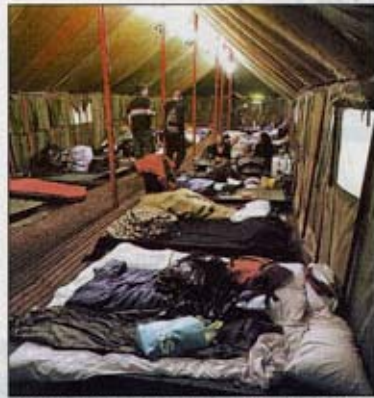
SocietyGuardian.co.uk/communities »

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# 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 118 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 leases look much as they did when the street first hit the screen back in 1960, the new bedrooms properties actually bear little resemblance to the Victorian originals.  
 They have been turned inside down by developers Liberty East Shaples, Jack Duckworth, Les Bialerzy 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 rain

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

bois 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 118-bed houses will comprise 548 leases in the tough Langworthy district of Salford, where Coronation Street's original little sequence was shot.  
 Prices start at £98,000, but the first 118 available today will cost between £134,000 and £144,000.  
**Megabucks**  
 Local people were given the chance to sign up first, with a £2,000 reservation fee.  
 The prices compare with £150,000 for a studio flat in the centre of Manchester just two miles away.  
 Home worker Hannah Welling, 32, who commuted six operations on a station today to be in the queue, said: "It's worth waiting another month to have my operations because I've accepted to live for the rest of my life."  
 "Buying a property of this quality is out of the question in



**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 6, 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."



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# 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

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**Fort Dunlop**  
**Birmingham**



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# Fort Dunlop Birmingham

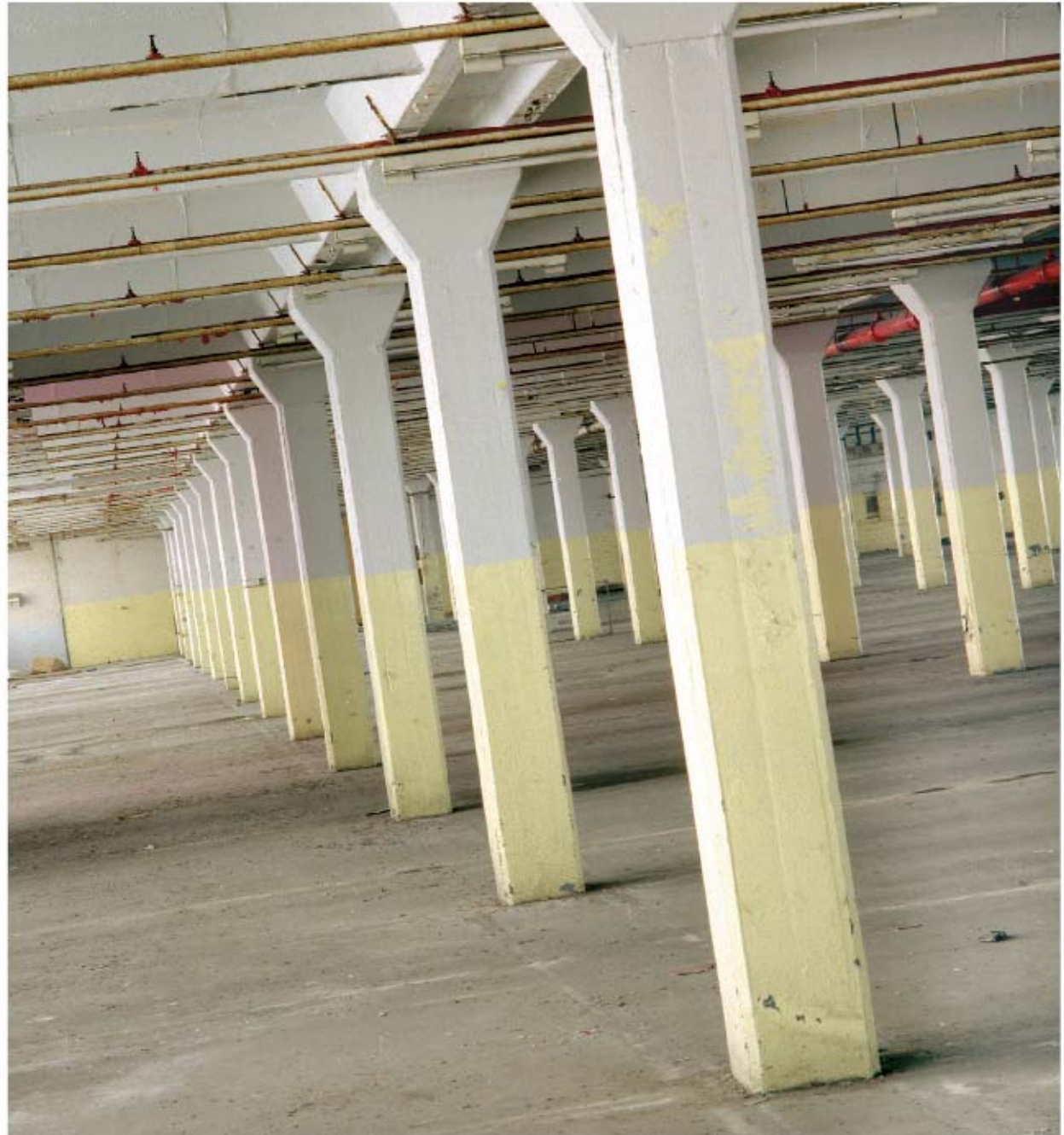
"...a phenomenal success..."

Walsall Express & Star,  
September 2009



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**Fort Dunlop  
Birmingham**

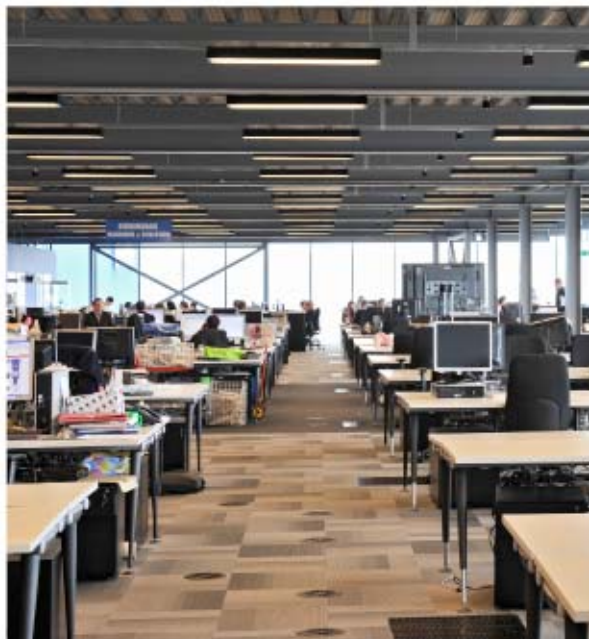


**Fort Dunlop  
Birmingham**



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# Fort Dunlop Birmingham





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# Rotunda Birmingham

Offices



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# Rotunda Birmingham

Completed 2008

Glen Howells

Residential



**urbansplash**



**urbansplash**

# Rotunda Birmingham

Completed 2008

Glen Howells

Residential



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# Completed projects Manchester

## **3Towers** Manchester

Social housing

Completed 2008  
Union North  
Residential



## **Waulk Mill** Manchester

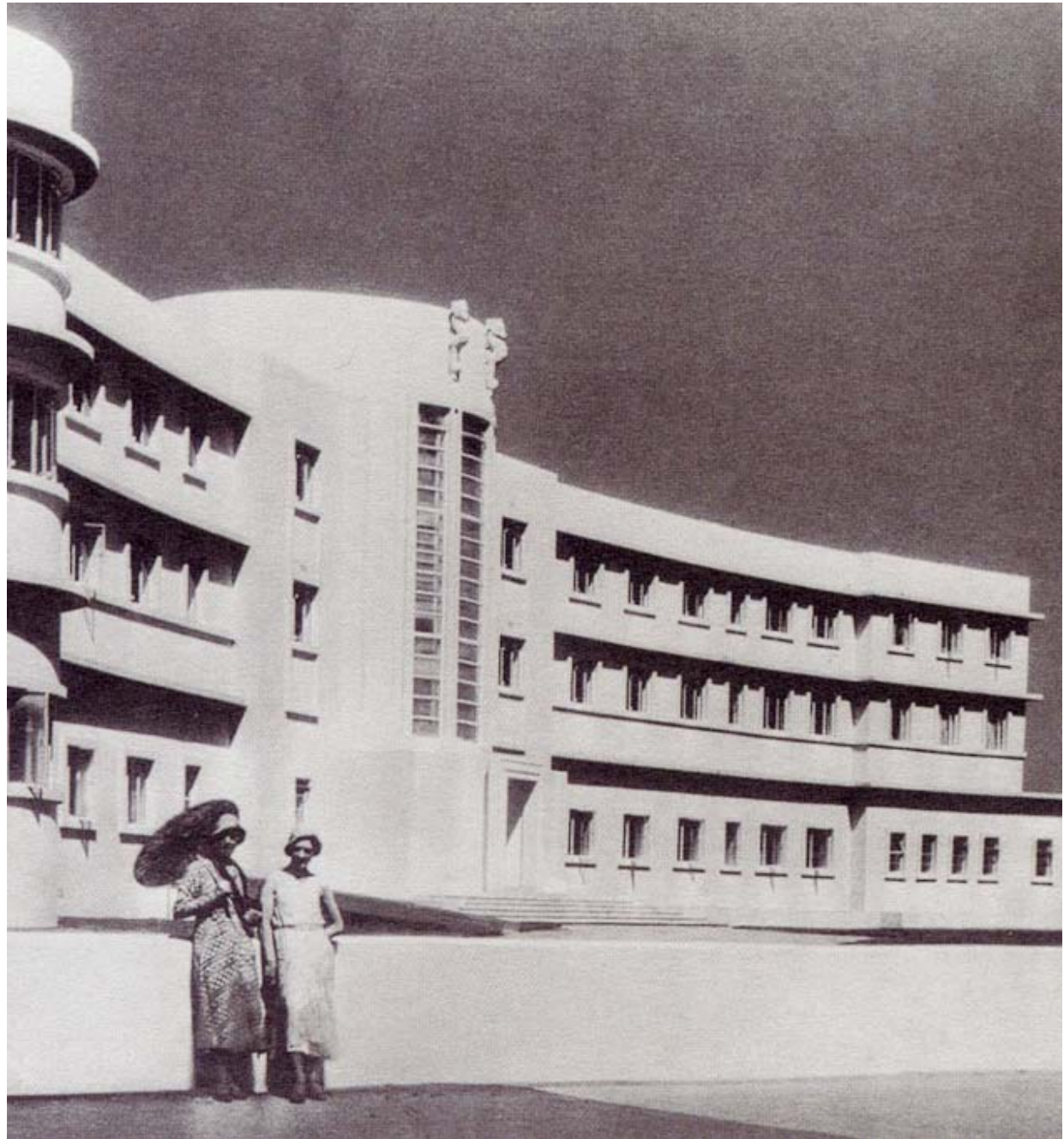
First mill in Ancoats - cotton mill

Completed 2002  
Total Architecture  
Office



# Midland Hotel Morecambe

Hotel in it's heyday



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# Midland Hotel Morecambe

Hotel in decline



# Midland Hotel Morecambe

Hotel before redevelopment



# Midland Hotel Morecambe

Completed 2008

Union North

Hotel  
Leisure

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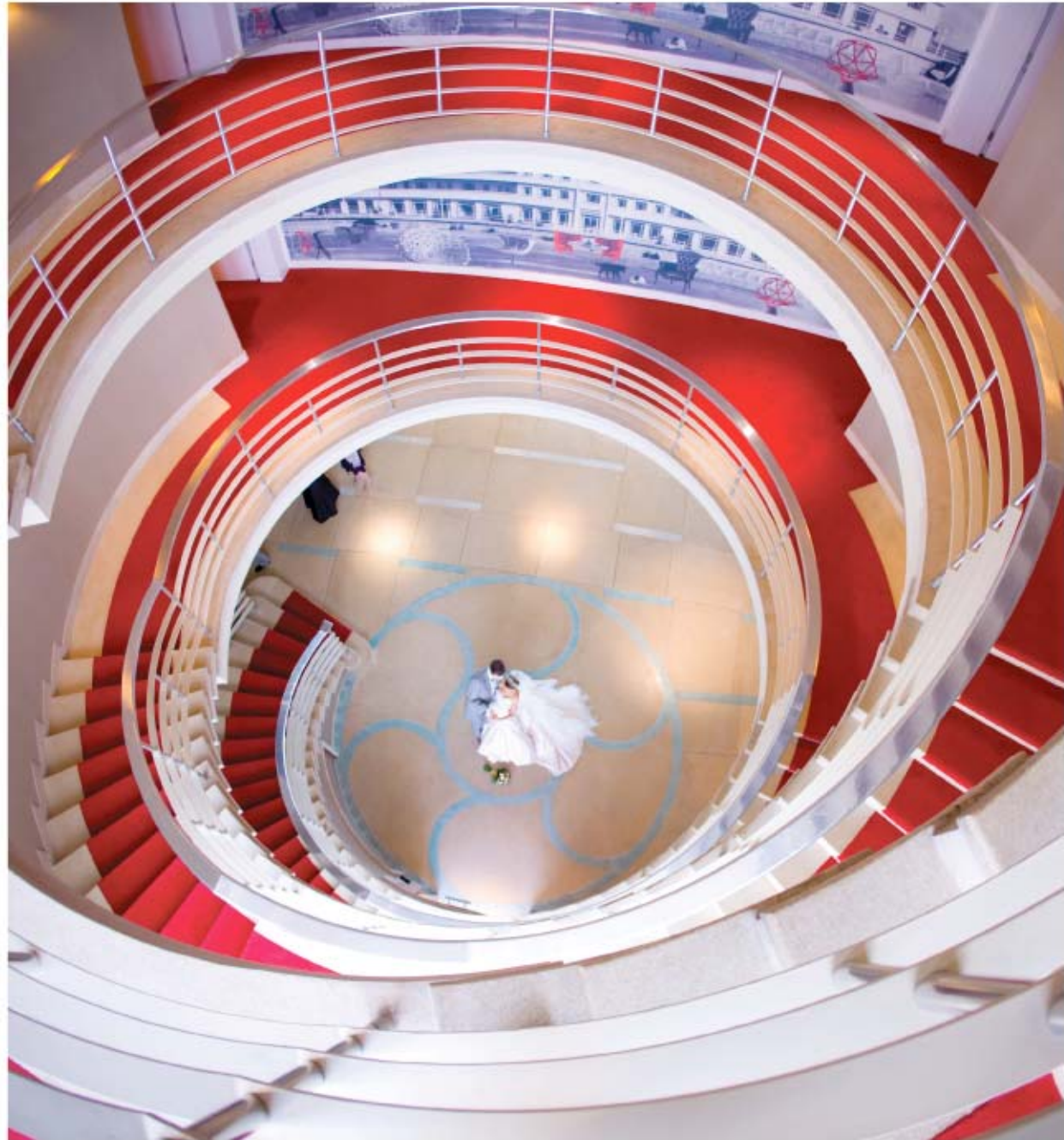
# Midland Hotel Morecambe

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

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# Lakeshore Bristol

Imperial Tobacco HQ



**urbansplash**

# Lakeshore Bristol

Site progress 2010



**urbansplash**

# Lakeshore Bristol

Site progress 2011



# Lakeshore Bristol

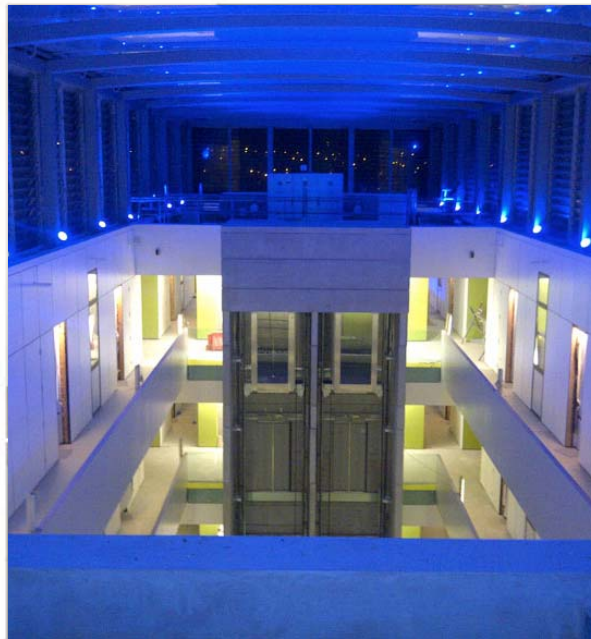
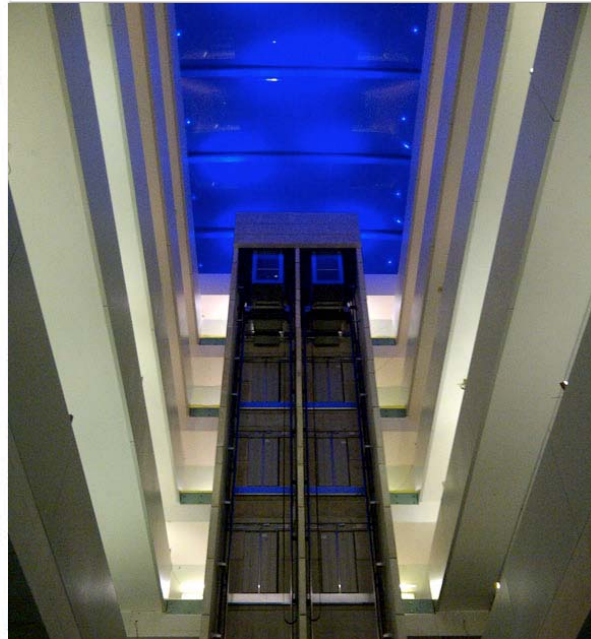
Site progress 2011



**urbansplash**

# Lakeshore Bristol

Site progress 2011



# Lakeshore Bristol

Site progress 2011



# Lakeshore Bristol

Site progress 2011



**Albert Mill  
Castlefield  
Manchester**

Grade II Listed textile mill



# Albert Mill Castlefield Manchester

Completed 2008

Arkheion

Residential lofts  
Residential shell space  
Commercial shell space



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# Albert Mill Castlefield Manchester

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

Live Manchester Magazine,  
February 2010



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# The Mill Longlands Stalybridge

Grade II Listed textile mill



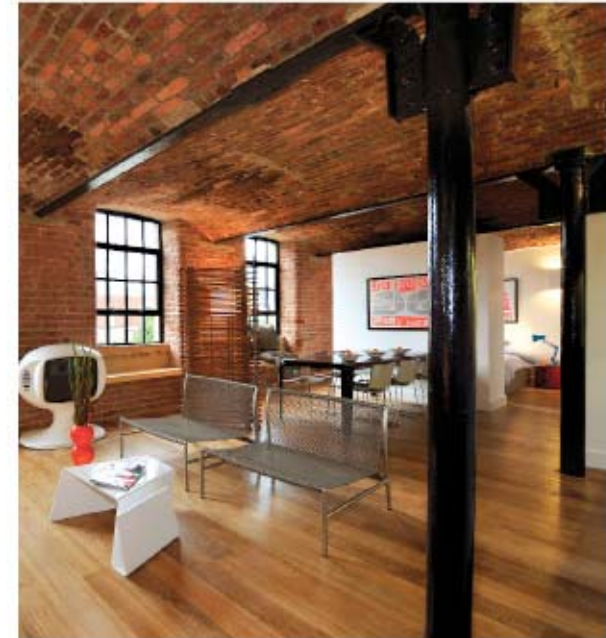
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# The Mill Longlands Stalybridge

Stalybridge

Cotton mill

Space Craft  
Residential  
Office, retail, leisure



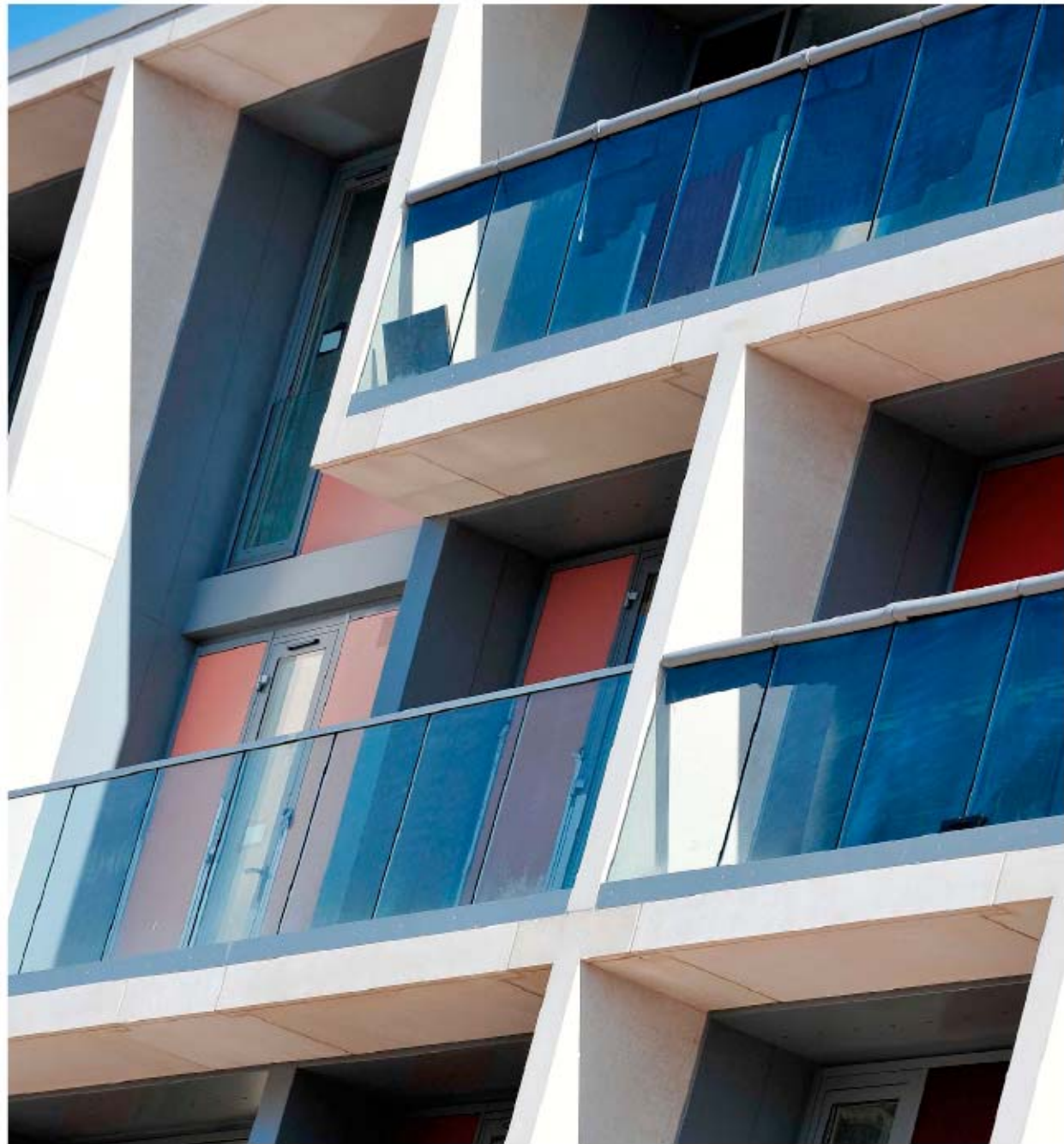
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# Pattern House Longlands Stalybridge

Space Craft

Residential  
Office, retail, leisure

**urbansplash**



**Pattern House  
Longlands  
Stalybridge**

Site progress 2009



**Pattern House  
Longlands  
Stalybridge**

Site progress 2010



**Pattern House  
Longlands  
Stalybridge**

Site progress 2010



**Pattern House  
Longlands  
Stalybridge**

Site progress 2011



**urbansplash**

**Pattern House  
Longlands  
Stalybridge**

Site progress 2011



**Pattern House  
Longlands  
Stalybridge**

Site progress 2011



# 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

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**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



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# Saxton Leeds

50's post war housing



# Saxton Leeds

Union North

Residential  
Office, retail, leisure



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## Saxton Leeds

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

The Independent, April 2010



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## 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**



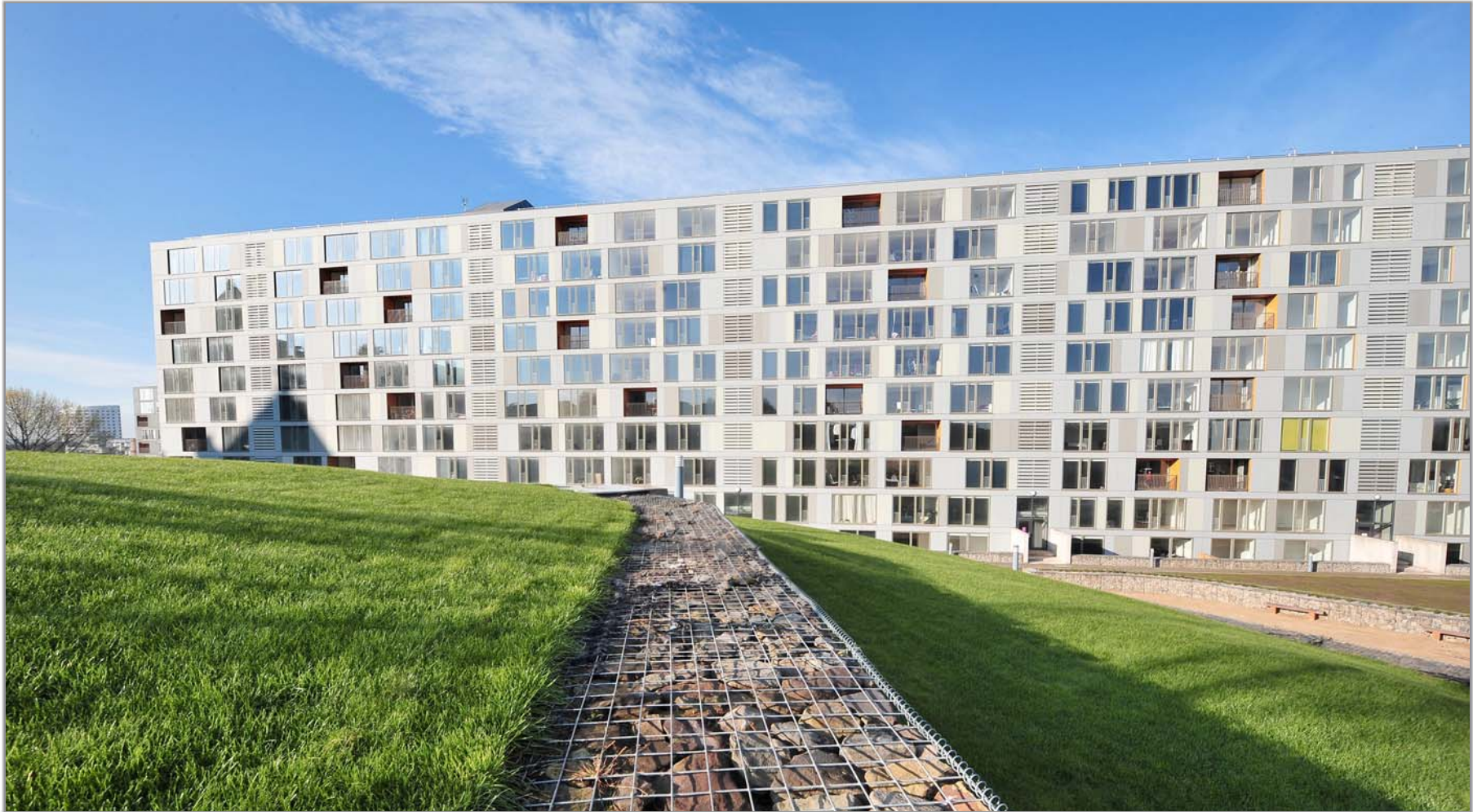
## Saxton Leeds

**“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

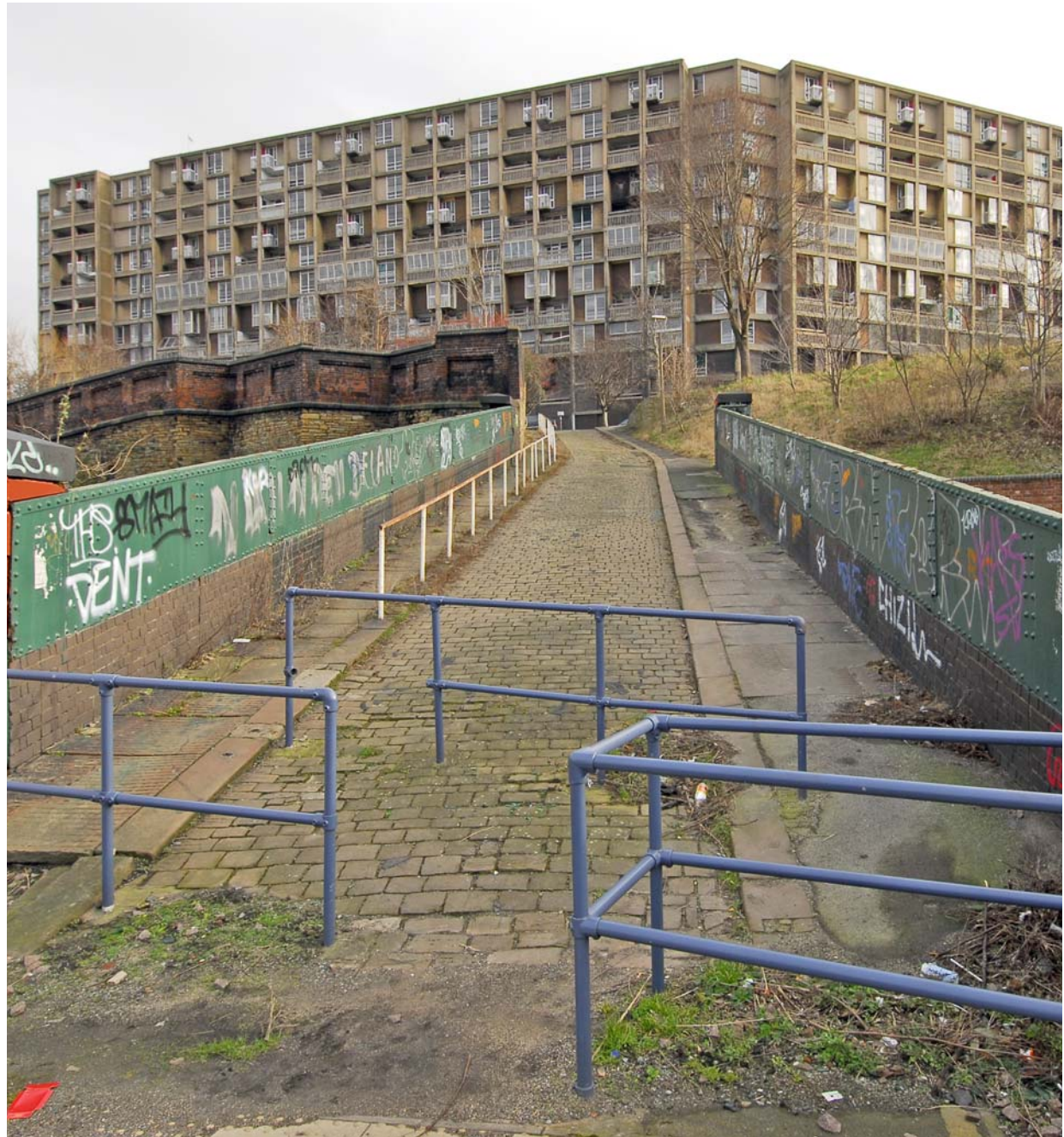
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**Park Hill  
Sheffield**





**urbansplash**



**urbansplash**

# Park Hill Sheffield



VICTORIA QUAYS & RIVERSIDE

CASTLEGATE

CATHEDRAL QUARTER

SHEAF VALLEY

THE HEART OF THE CITY

PARK HILL

DEVONSHIRE QUARTER


THE MOOR GATEWAY

SHEFFIELD STATION

CULTURAL INDUSTRIES QUARTER

Park Hill  
Sheffield

I LOVE YOU WILL U MARRY ME



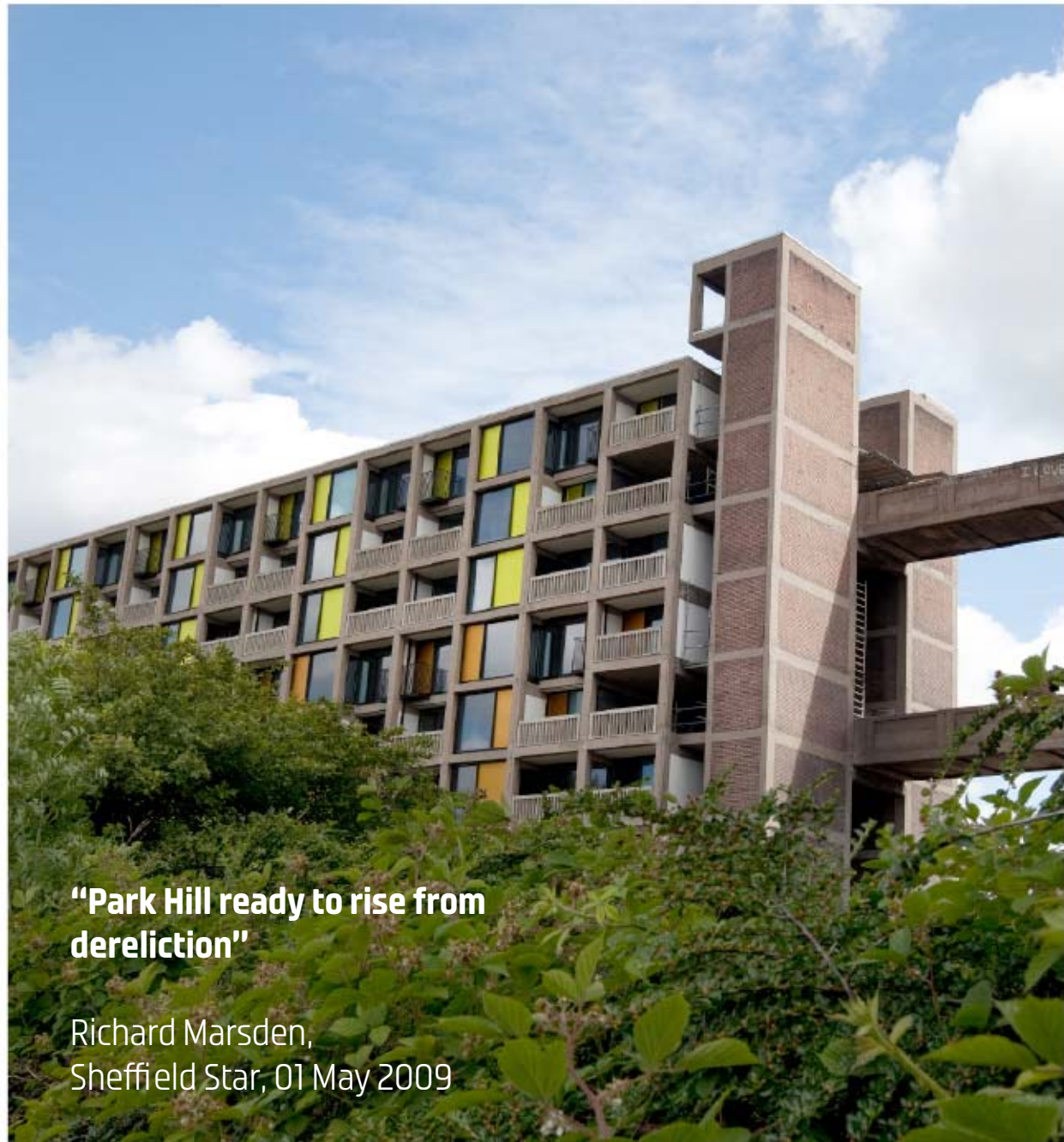
# THE 10 COMMANDMENTS

- 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

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# Park Hill Sheffield

2010

'The cladding has nearly been completed on the first phase of the development, giving the city its first taste of how the revitalised estate is going to look.'

Building Magazine,  
17 September 2010

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# Park Hill Sheffield

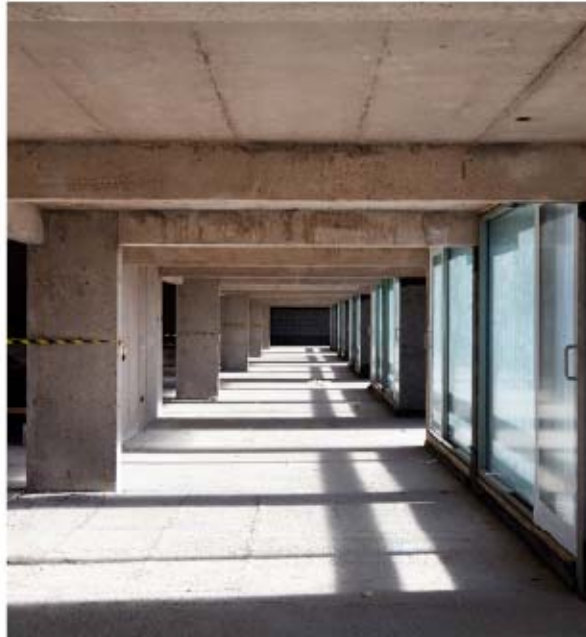
2011



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# Park Hill Sheffield

2011



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# Park Hill Sheffield

2011



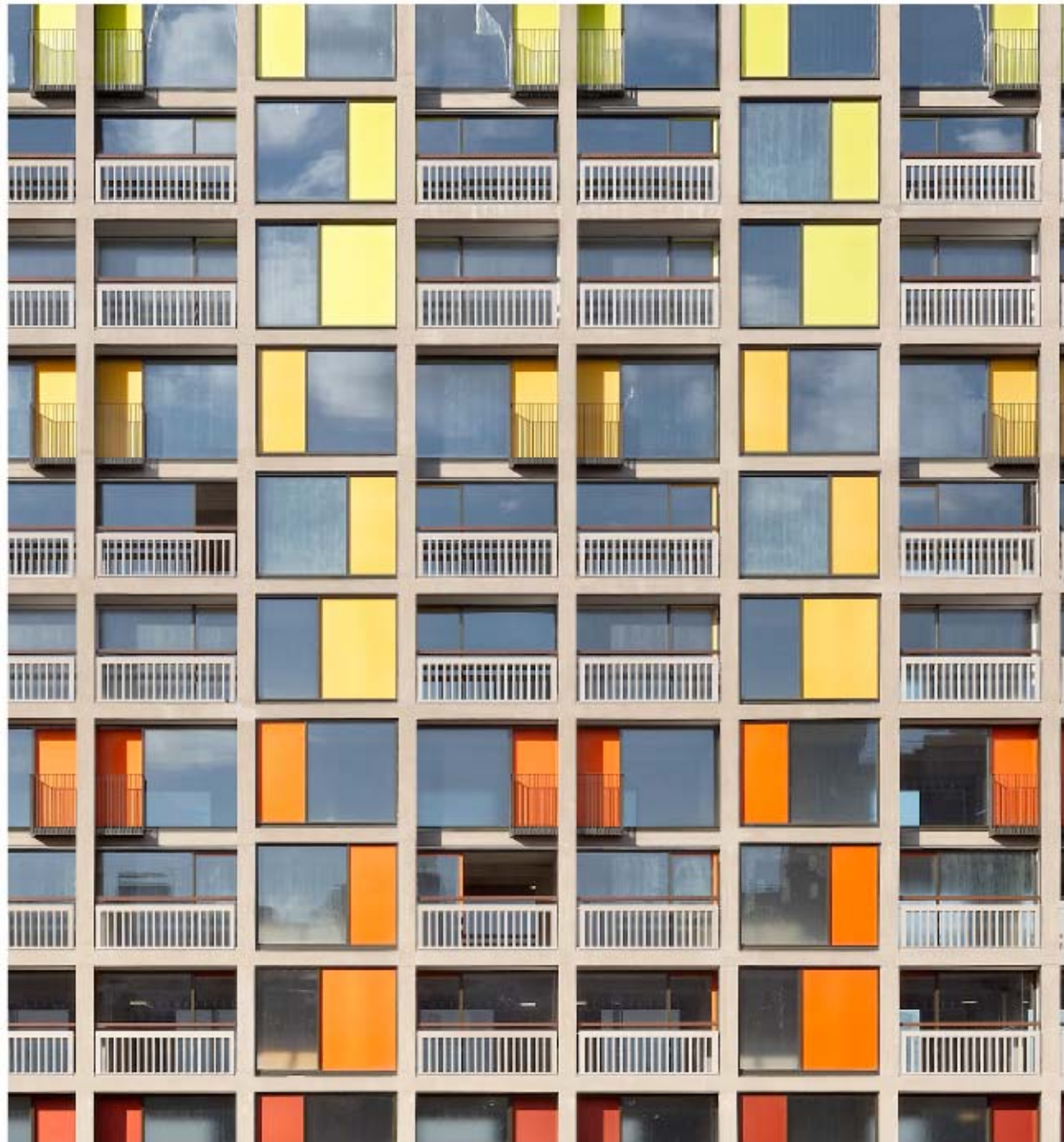
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## Park Hill Sheffield

2011

**“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



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# Park Hill Sheffield

Show apartments



# Park Hill Sheffield

Show apartments



# Park Hill Sheffield

Show apartments



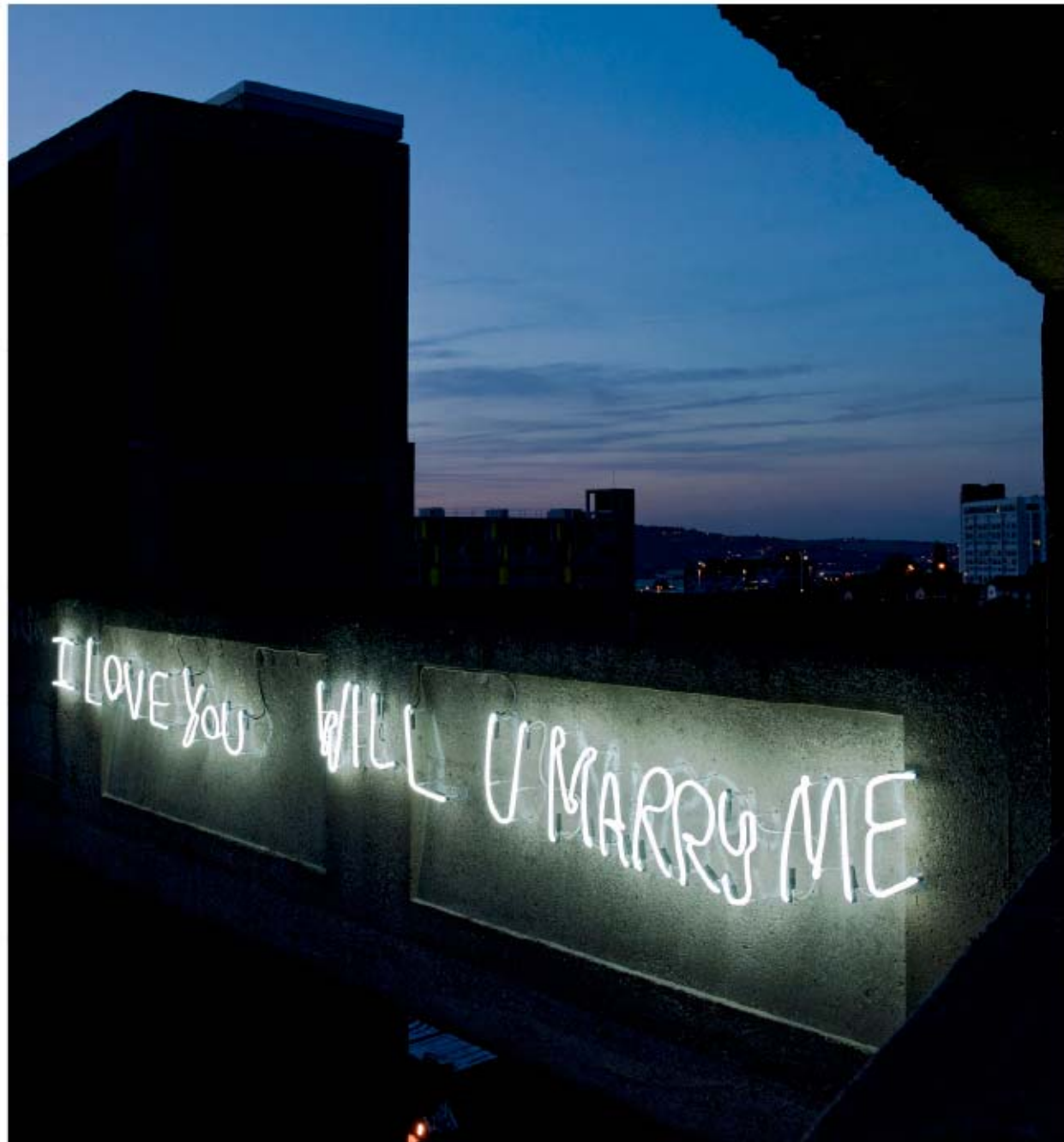
## Park Hill Sheffield

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

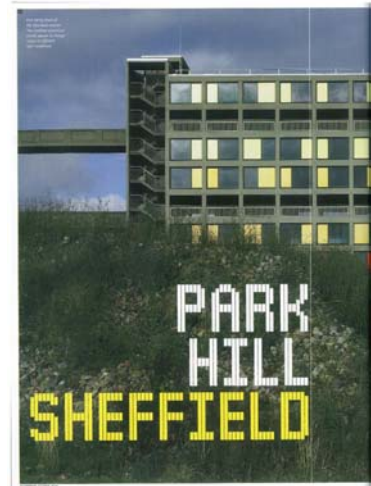
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# Park Hill Sheffield

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

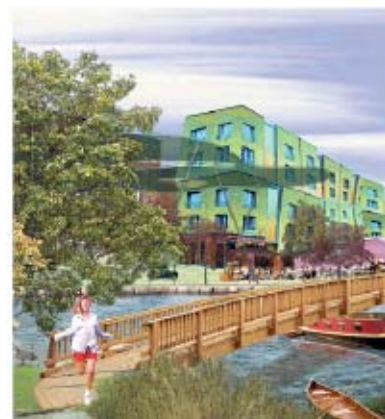
Blueprint, 08 October 2010



# 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

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**New Islington  
Manchester**

## **The Grand Plan**

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

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**Cardroom Estate  
Manchester**



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**Cardroom Estate  
Manchester**

Raph's world



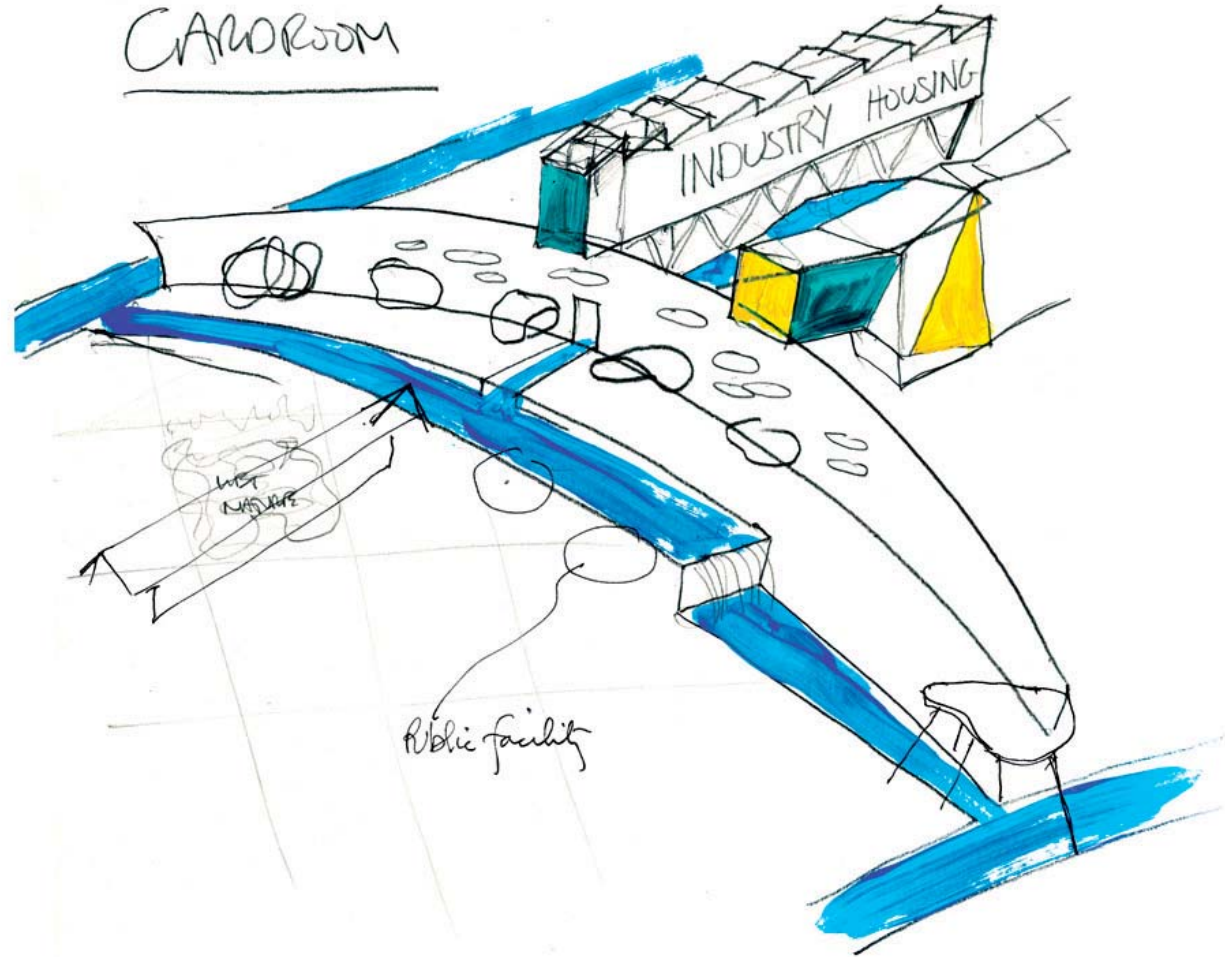
# New Islington Manchester

Existing canal network



# New Islington Manchester

The vision



# New Islington Manchester

Framework Plan



# New Islington Manchester

It's all in the mix



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# New Islington Manchester

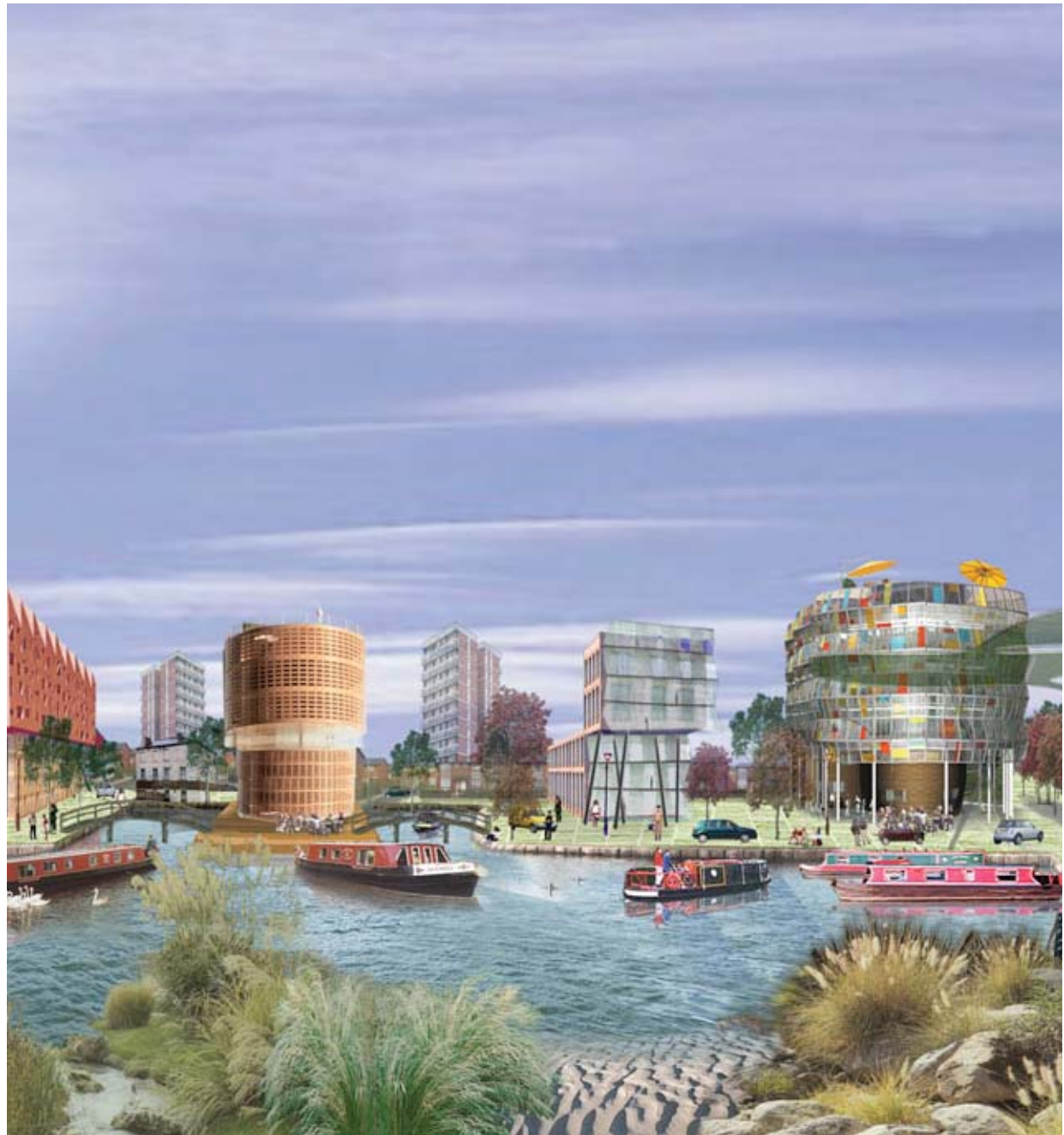
Beautiful spaces

Involving the community

Sustainability

Mixed use

An expo of world class architecture



Cotton Field  
New Islington  
Manchester



# New Islington Marina Manchester



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Old Mill Street  
New Islington  
Manchester



# Islington Square New Islington Manchester

Community consultation



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# New Islington Manchester

New Islington Festival



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# New Islington Manchester

New Islington Festival



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# 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

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# Islington Square New Islington Manchester

FAT

Residential



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# Guest Street New Islington Manchester

DeMetz

Residential



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# Medical centre New Islington Manchester

Stephenson Bell Architects



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# **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

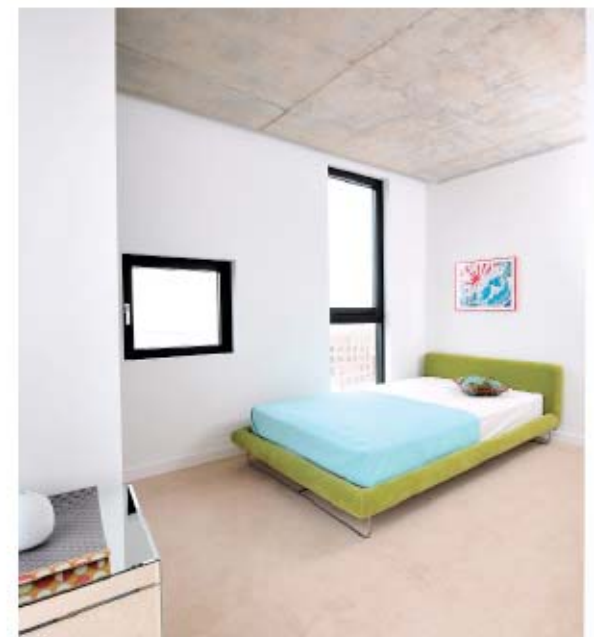


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# Chips New Islington Manchester

**“I love it. Its marvellous.”**

Jonathan Schofield,  
Manchester Confidential  
February 2010



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# Cardroom Estate Manchester

2002

The worst place in Manchester



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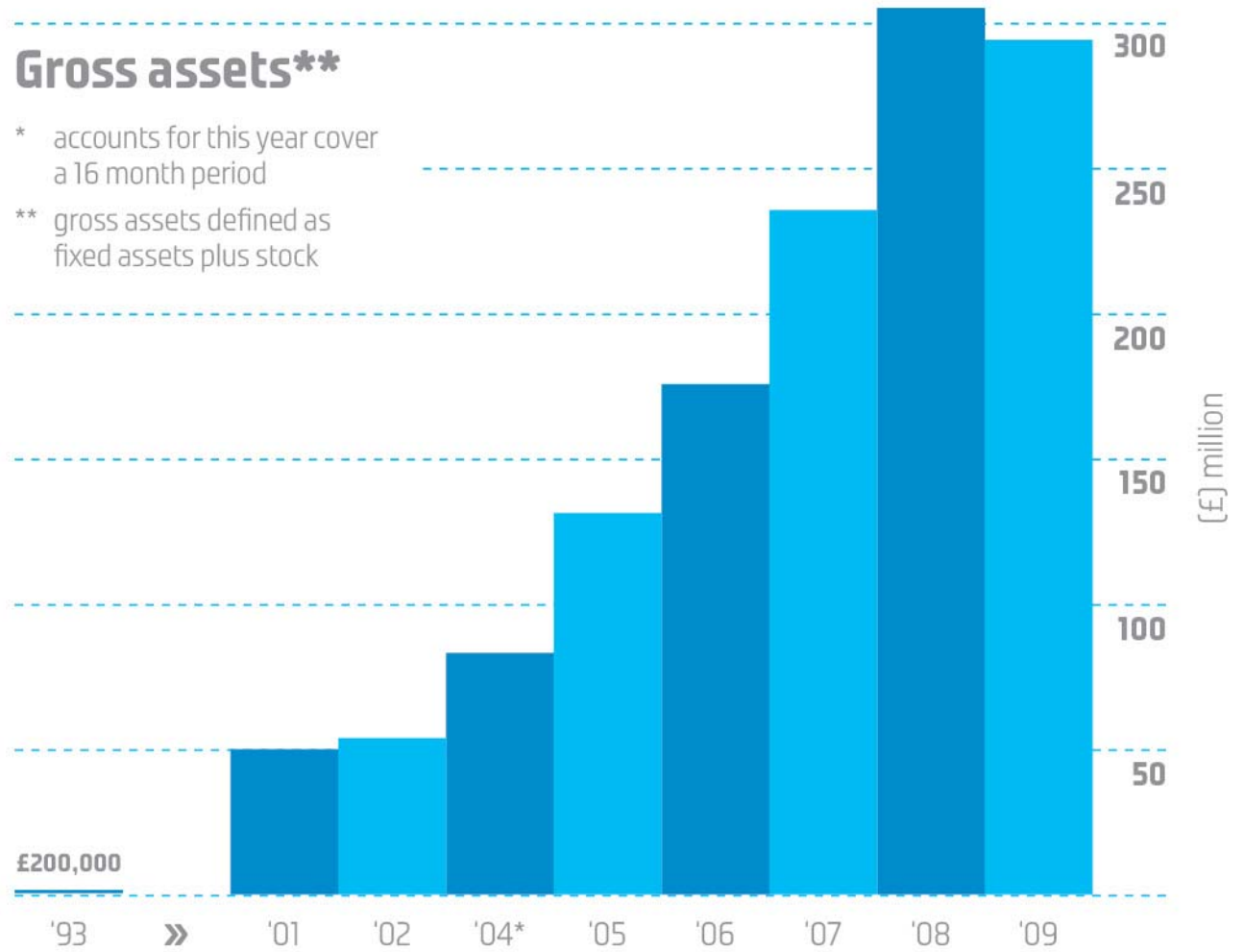
# New Islington Manchester

The best place in Manchester

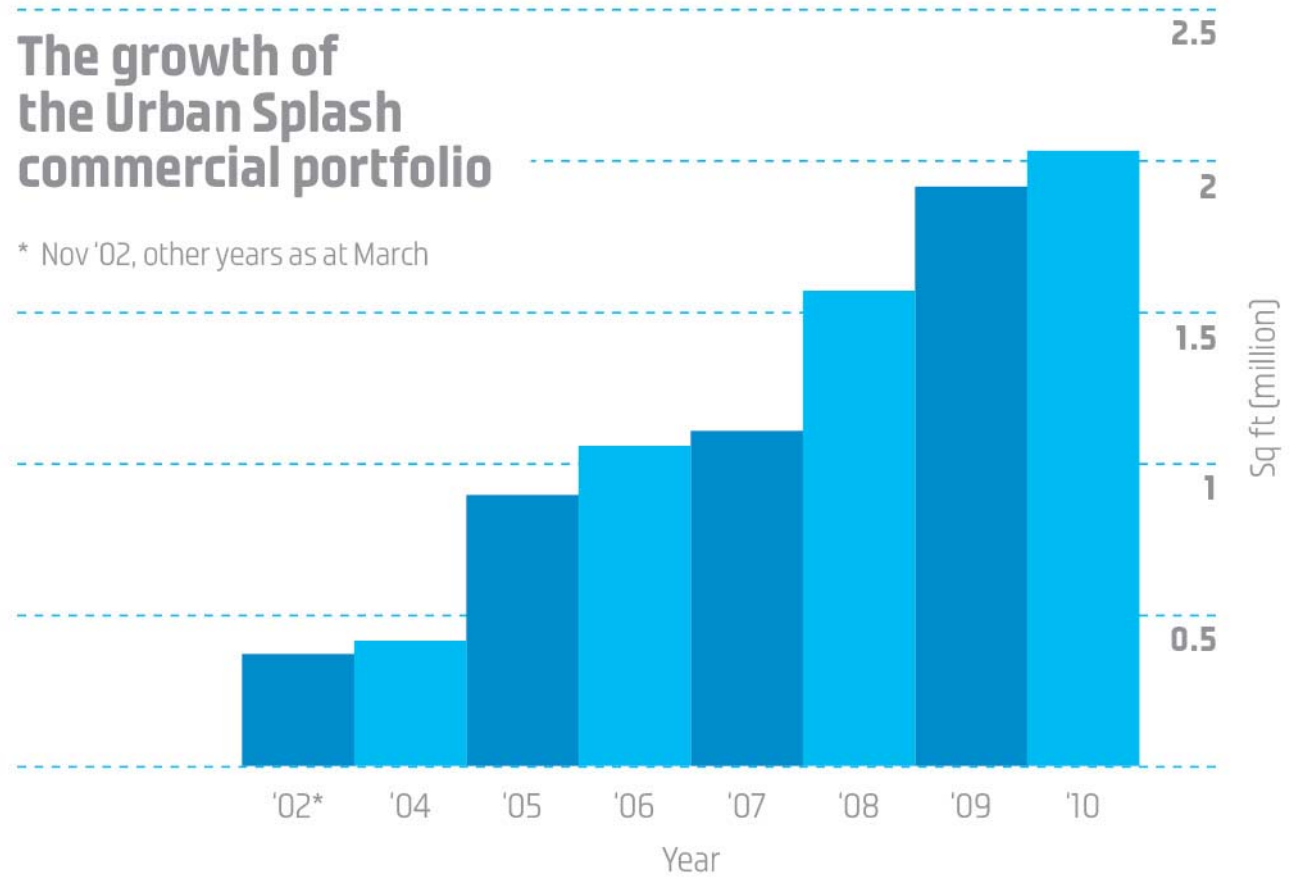
**urbansplash**



# Financials

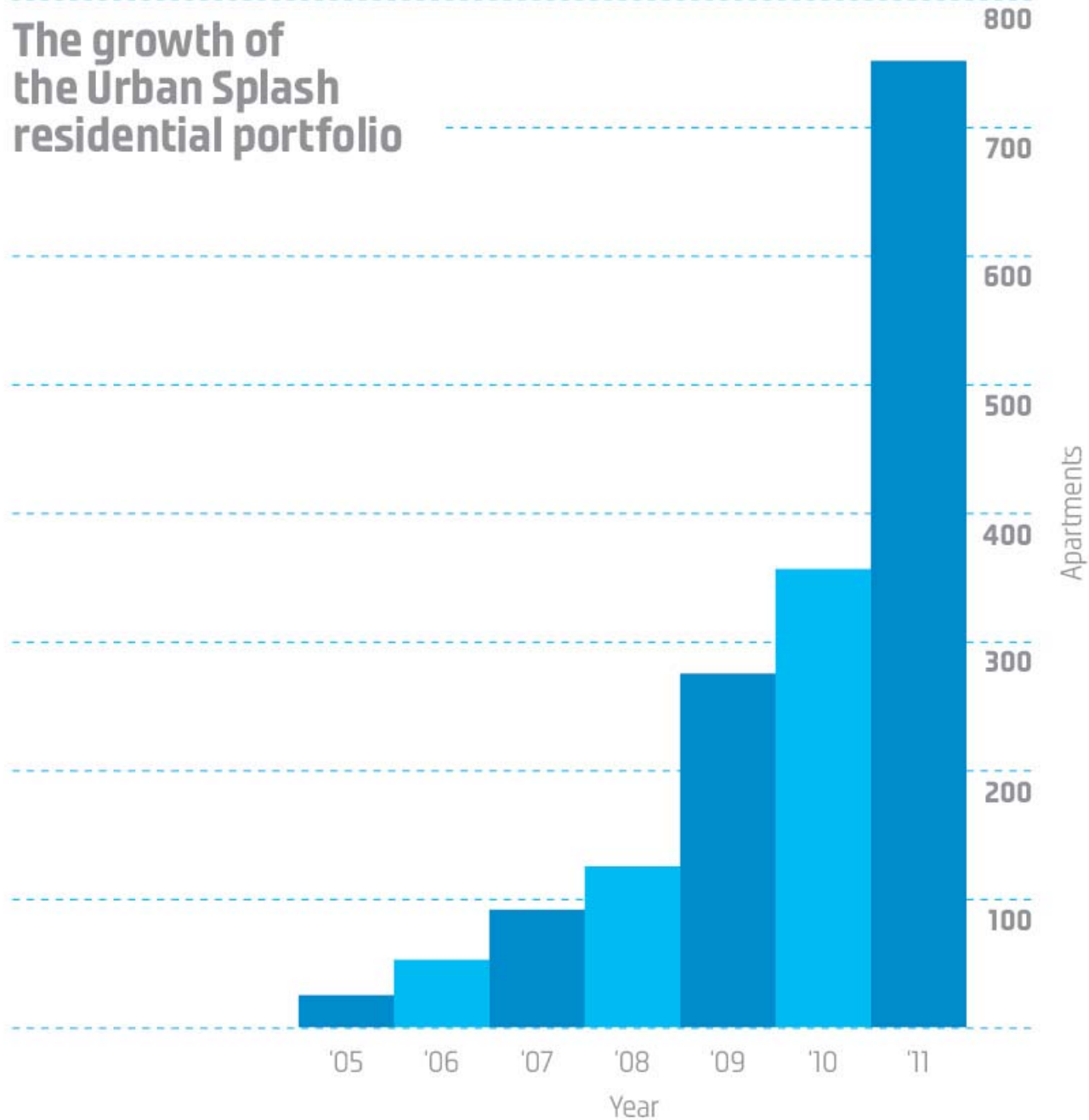


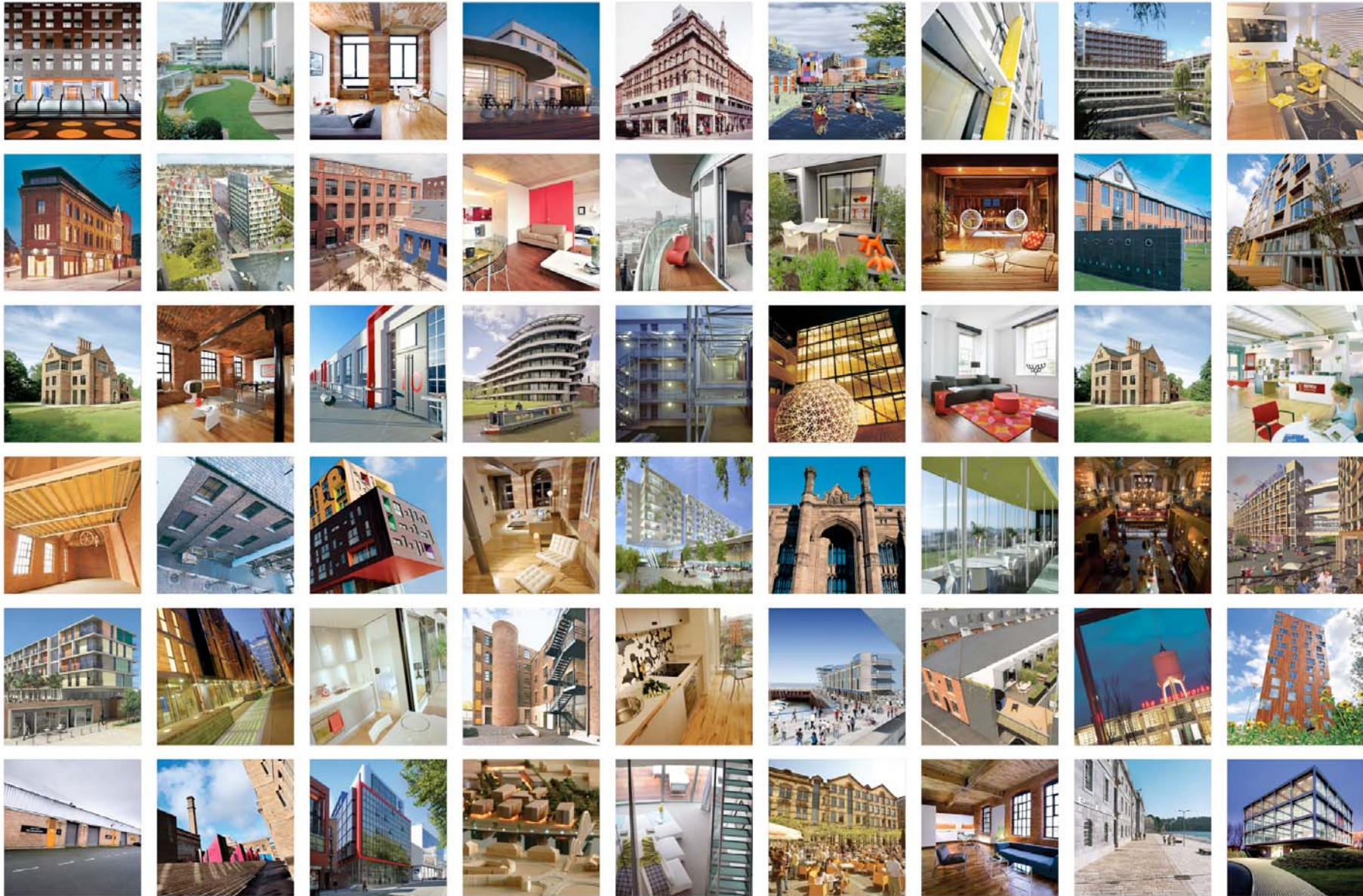
# Financials



# Financials

The growth of the Urban Splash residential portfolio





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## Urban Splash

Over the past 18 years

Worked on over 60 sites

Won 305 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

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# 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 **305** awards  
for design, architecture, regeneration  
and enterprise including:

- 47 RIBA awards
- 23 Civic awards
- 28 Regeneration awards
- 23 Business awards
- 35 Marketing awards

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# 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

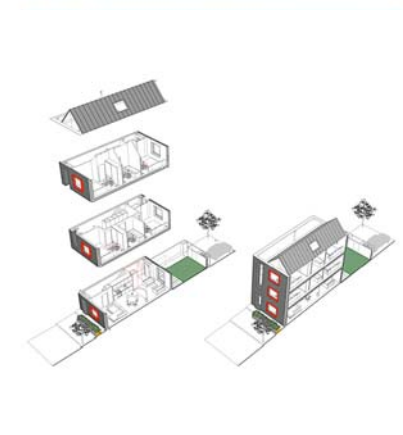
URC's in Liverpool, Manchester, Salford, Sheffield, Bradford, Irvine, Walsall .....



# 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

“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