

# **Tom Bloxham MBE**

## **Urban Splash Group Chairman**

CHAIR: Urban Splash Group Ltd

CHAIR: Manchester International Festival

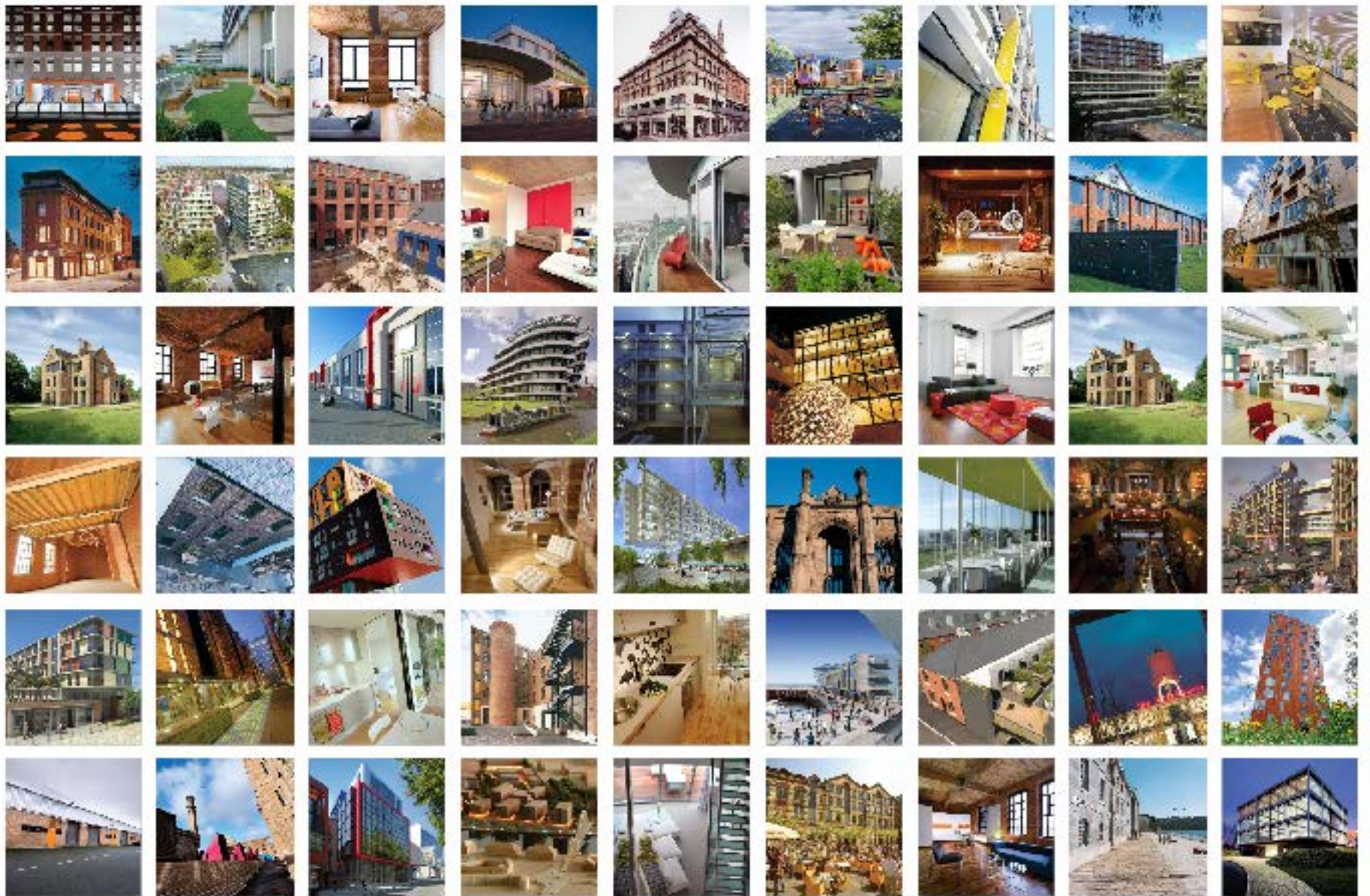
CHANCELLOR: University of Manchester

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TRUSTEE: Tate Gallery

**urbansplash**





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# Urban Splash

## History

Urban Splash has developed over £1 billion worth of projects creating over:

3470 new homes

2,000,000 sq ft of commercial space

350 awards





## Splash Posters Manchester 1985

Poster selling



## Afflecks Arcade Manchester 1986

Poster shop





# Afflecks Arcade Manchester 1987



**Liverpool Palace**  
**Liverpool 1991**





# 1993

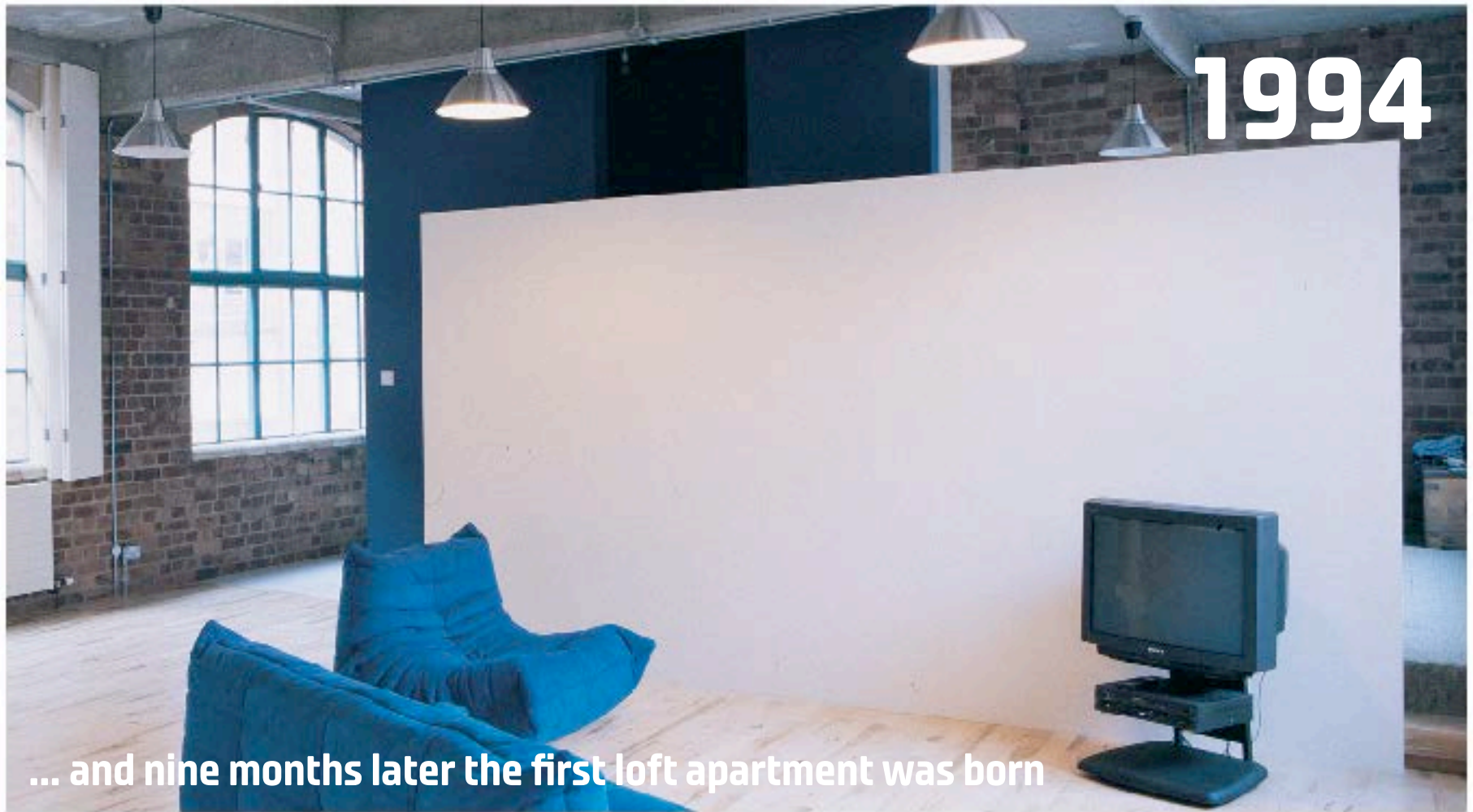
**One drunken night two friends got together...**

The Urban Splash masterplan was dreamt up over a few (too many) beers way back in '93 when business brain Tom teamed up with award-winning architect Jonathan to launch one of the UK's most exciting property businesses

**urbansplash**

 0  0  35,000 sq ft





The first apartments we completed were at Concert Square in Liverpool. With open plan layouts, high ceilings and an emphasis on original features, it was way ahead of its time and transformed attitudes to city living.



# 1995



...As was Liverpool's first public square in 100 years

Concert Square was groundbreaking in many ways; our first mixed-use scheme, a new destination for Liverpool, and the first of our projects to win a RIBA award.





# 1996

**Encouraged, we bought more unloved buildings to transform**

Our success at sexily repurposing industrial heritage was gaining momentum. Manchester's Smithfield Building - 'The Harrods of the North' - was the latest neglected treasure to be rescued from the bulldozers.

A photograph showing Prince Charles in profile, looking at a set of architectural plans held by a man in a dark suit. Another man in a dark suit stands behind them, also looking at the plans. A third man in a dark suit is partially visible on the right. The background is a blurred city street. The year '1997' is written in large white text in the top right corner.

# 1997

**Yet the Prince still wouldn't swap his palace for a penthouse**

News from the North hit London. Taking an interest in our work, HRH dropped by to see what we were up to. Tom and Jonathan turned royal escorts to give him a tour of the Collegiate in Liverpool.



A photograph of the interior of St Peter's Church in Liverpool. The view is from the back of the church looking towards the altar. The altar is covered with a red cloth and features a crucifixion of St. Peter. The church has a high ceiling with a dome and arched windows. The pews are made of wood and are arranged in rows. A large stone block is visible in the foreground, partially covered by a red cloth.

# 1998

**We proved culture wasn't confined to the capital**

St Peter's Church became the Holy Grail of the dining scene with the launch of Liverpool's coolest restaurant Alma de Cuba - complete with iconic art installation Tu Es Petrus (The Crucifixion of St Peter) by Norbert Attard.

# 1999

**...and we rubbed shoulders with architecture's elite**

Huddled in the House of Lords, we engaged some of the greatest minds in the architectural world to design our latest building. Timber Wharf in Manchester would be our first attempt at tackling a brand new approach to housing..

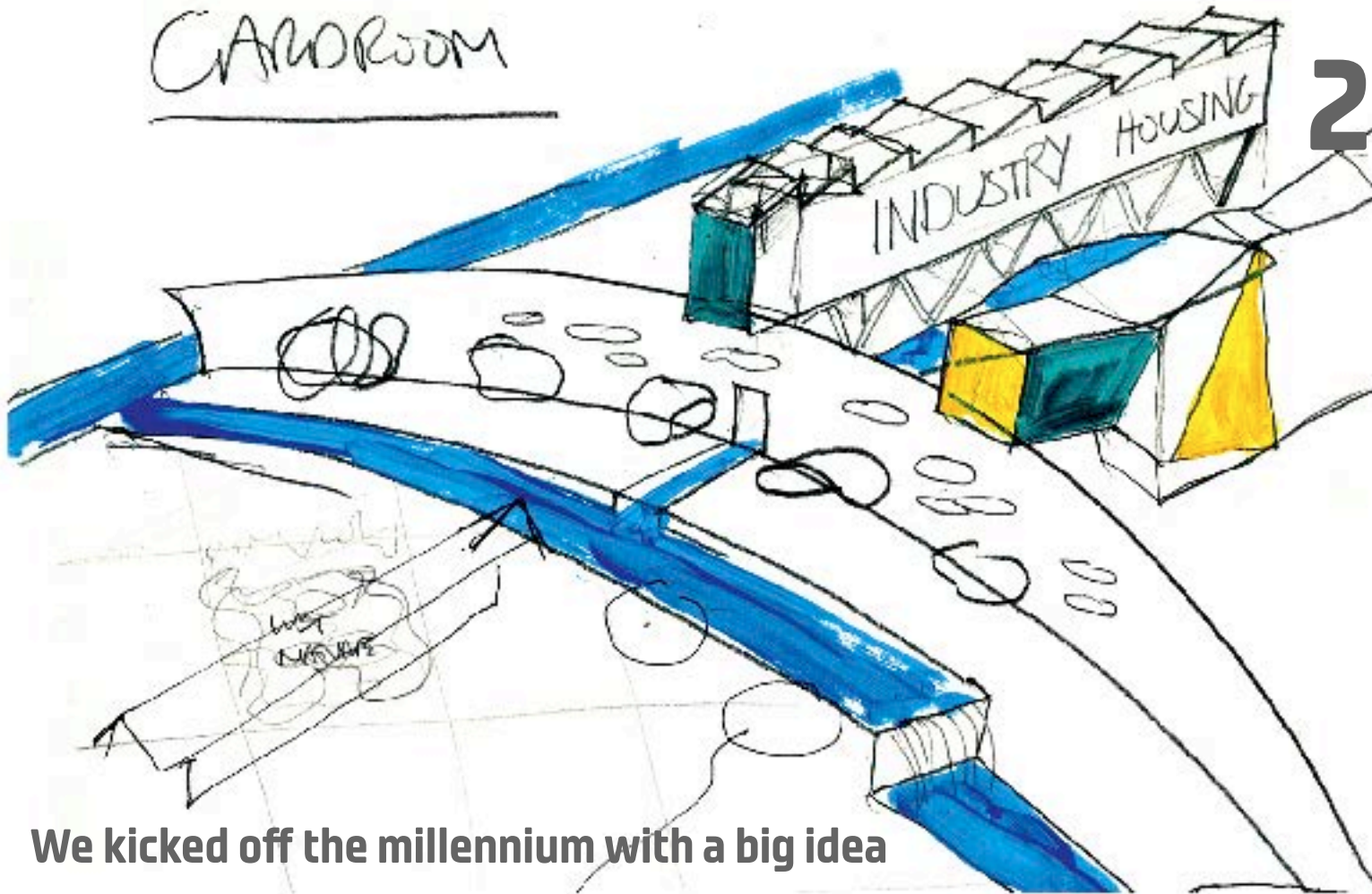
**urbansplash**

🏆 52 🏠 109 📏 130,000 sq ft



CANAL ROOM

2000



**We kicked off the millennium with a big idea**

Back at the drawing board; Will Alsop's masterplan for Manchester's Millennium Community at New Islington. From this initial sketch, our vision to create a new canal quarter has come to life with homes, a school, health centre, marina and more....



2002

**...and we were going to need a bigger mantelpiece**

We swiftly moved the whole Urban Splash team over to Castlefield, and from our new command centre we planned an ambitious expansion!





# 2004

**While back at home, our office space was looking the business**

Hotels, headquarters and our host of commercial properties dominated this year; not least the Matchworks in Liverpool, our first ever business park.





# 2005

**Fort Dunlop was the place to be**

Our attentions turned to Birmingham's iconic Fort Dunlop, and during construction we delighted women everywhere by covering the entire building with a giant Adidas advert featuring David Beckham. We never tyre of a party, and on completion we celebrated in style.

**urbansplash**

 158  898  795,000 sq ft

# 2006

A large lattice boom crane is shown in the process of lowering a modular apartment unit. The unit is a rectangular box with a white upper section and a dark lower section, featuring several windows. It is suspended by several thick cables. The crane's boom extends diagonally across the frame from the bottom left towards the top right. The background is a cloudy sky.

**At Moho in Manchester we delivered our 1000th home**

We raced past another milestone as Moho made a grand entrance. These modular apartments were the first of their kind, built off-site to exacting standards then delivered and dropped into place as complete dwellings.

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🏆 199 🏠 1,181 📏 865,000 sq ft

2007

urbansplash

Meanwhile, back at the office it was a brand new look

Things were going good, there was surely nothing looming on the horizon to darken our days. So we decided to splash out on a brand new look for the business, including a new font and logo that would take us into the next chapter...

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🏆 233 🏠 1,728 📦 1,000,000 sq ft





And that next chapter needs no introduction. A financially catastrophic time that challenged a freshly revamped Urban Splash. Undeterred, we put our minds towards finding new ways of doing business.



# 2009

**But when the going gets tough, the tough get going**

Our team pulled together to see us through 2009. Our group board including Simon, Nathan and Julian helped drive the business and secure funds from the Government's new Kickstart scheme, helping us get back on site and stuck into building new homes.

**urbansplash**

 292  2,637  1,600,000 sq ft



# 2010

**...And good design proved recession-proof**

Those schemes came to fruition and the market for good design and great ideas remained strong. The most in-demand being at Albert Mill in Manchester... the loft lives on.



A large crowd of people, many wearing white protective suits, are gathered in front of a modern building. The building features a grid of windows, some of which are colored yellow, orange, and red. The year '2011' is displayed in the top right corner.

# 2011

**People still flocked to our schemes**

This year saw us complete 500 homes! Park Hill was the highlight, and as well as welcoming 1,000 people to our launch, we hosted the National Youth Theatre and the RIBA Stirling Prize after-party..

**urbansplash**

 312  3,106  1,600,000 sq ft



# 2012

**...to discover hidden treasures**

A decade in the making, Royal William Yard stole the spotlight this year. The marina came to life as Hugh Fearnley Whittingstall, the Royal William Bakery, Prezzo, Wagamama and Le Vignoble helped us reinvigorate this historic former naval yard.

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🍷 328 🏠 3,392 📏 1,800,000 sq ft



**Regenerated,  
filled up & sold**  
Smithfield Building  
Northern Quarter  
Manchester

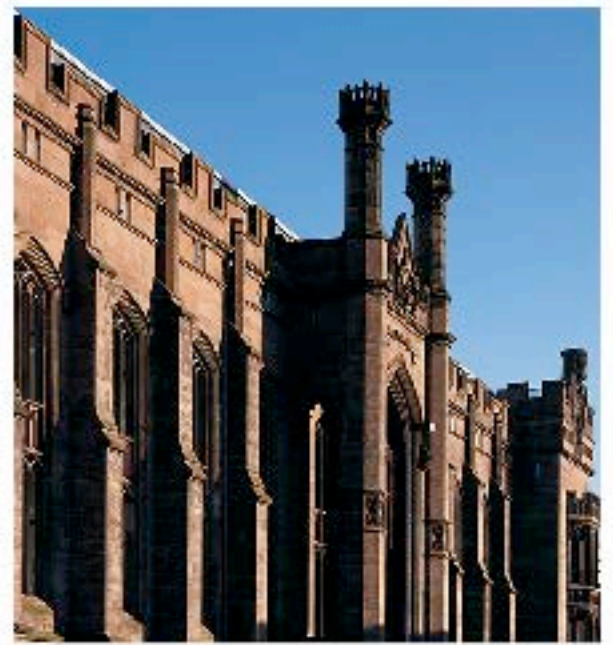




**Regenerated,  
filled up & sold**  
Smithfield Building  
Northern Quarter  
Manchester



**Regenerated,  
filled up & sold**  
Collegiate  
Liverpool

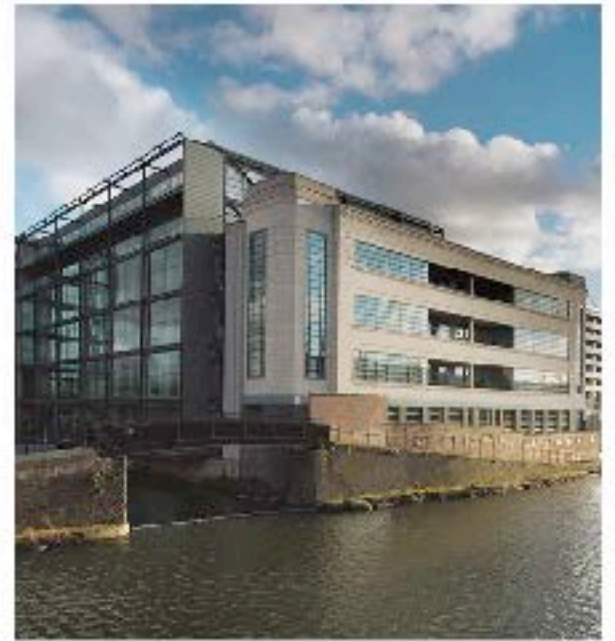




**Regenerated,  
filled up & sold**  
Britannia Mills  
Manchester



**Regenerated,  
filled up & sold**  
Box Works  
Manchester





**Regenerated,  
filled up & sold**  
Chimney Pot Park  
Salford

Victorian terrace housing





# Regenerated, filled up & sold

## Chimney Pot Park Salford

Completed 2007

shedkm

Residential

**urbansplash**



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

A Magazine, March 2010



**urbansplash**



# Regenerated, filled up & sold Chimney Pot Park Salford

Marketing



**Regenerated,  
filled up & sold**  
Chimney Pot Park  
Salford

Marketing

**urbansplash**





# Regenerated, filled up & sold Chimney Pot Park Salford

## Coronation Street re born

**T**he last effort at regeneration in the original working-class area of Salford, near the river, was in 1970. It was then that the area was redeveloped and the original Coronation Street was built.

Urban Splash and the council have now decided to redevelop the area again, this time with a focus on creating a new community.

Urban Splash, a leading regeneration company, has been awarded the contract to develop the area. The company has a track record of successful regeneration projects across the country.



**The developer hit on the idea of raising the outdoor space to allow cars underneath**



Urban Splash's Richard Spradley and the Longevity team in a meeting

Urban Splash, a leading regeneration company, has been awarded the contract to develop the area. The company has a track record of successful regeneration projects across the country.

The new development will include a mix of residential and commercial buildings, with modern interiors and outdoor spaces. The project is expected to create jobs and improve the local economy.

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### Exclusive old-vine Chablis - Save £45

Top-quality Chablis is "quite unlike any other wine on earth" (Andrew Jefford), as these lucky enough to taste Dugat-Vielles Vignes 2004 discover

This classic wine comes in The Club from a quality vineyard in the heart of the Chablis region, France. The vines are over 100 years old and produce a wine of exceptional quality. The wine is made from Chardonnay grapes and is known for its crisp, clean taste and long aging potential.

	Number of bottles	Price
12 bottles	£124.50	£79.50
6 bottles	£62.25	£39.75

Call 0870 444 7200 or visit [www.sundaytimeswineclub.co.uk/chablis3](http://www.sundaytimeswineclub.co.uk/chablis3)

# Regenerated, filled up & sold 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 soace 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-



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 Gharu, 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 »



# Regenerated, filled up & sold Chimney Pot Park Salford

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Sally Hall, Salford, April 12, 2006

Page 27



Now almost a third of terraced houses in area are renovated

**In Coronation Street land, a new storey line for those old terraces**



Renovated: Aerial's impression of the Chimney Pot Park houses

## Downstairs, upstairs

Sally Hall Reporter

**FROM** the historic, three-story terraced houses in Coronation Street, Salford, that once housed the famous TV show, a new storey line for those old terraces is being added.

The new storey line is being added to the terraced houses in Coronation Street, Salford, that once housed the famous TV show. The new storey line is being added to the terraced houses in Coronation Street, Salford, that once housed the famous TV show.

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**'A fantastic response'**

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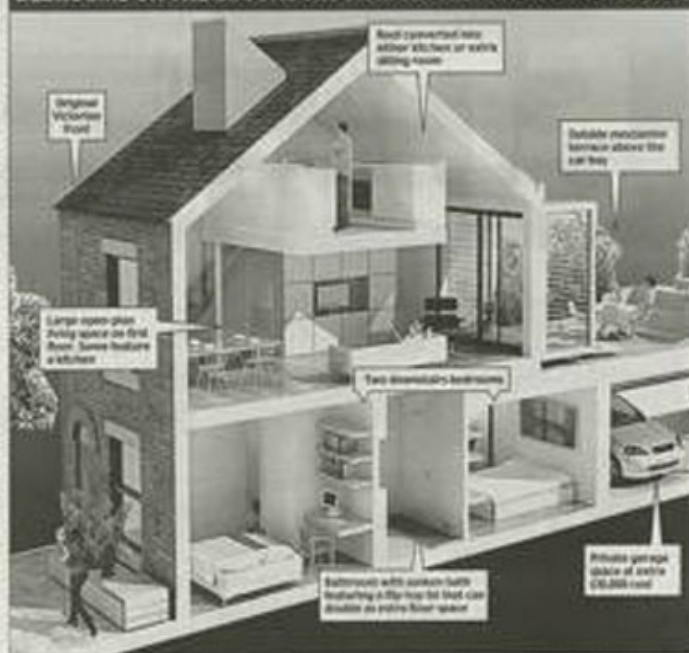
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**BEDROOMS ON THE GROUND FLOOR ... KITCHEN IN THE ROOF SPACE**



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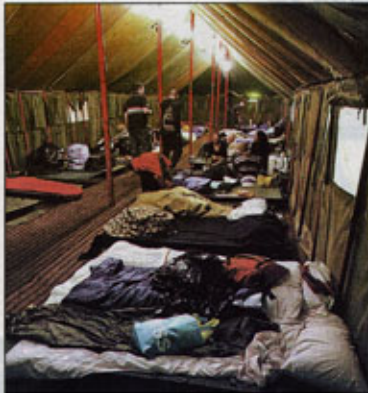
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# Regenerated, filled up & sold Chimney Pot Park Salford

## 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 - literally. Ema Sharples, Jack Duckworth, Lee Ballerby 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 erected a large tent in a nearby park to make the bargain hunters more comfortable.

When completed, the £400,000 scheme will comprise 348 houses in the tough Langworthy district of Salford, where Coronation Street's original title sequence was shot.

Prices start at £99,900, but the first 110 available today will cost between £114,900 and £144,900.

#### Megabucks

Local people were given the chance to sign up first, with a £1,800 reservation fee.

The prices compare with £110,000 for a studio flat in the centre of Manchester just two miles away.

Store worker Hannah Watling, 22, 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 second in line for one of these houses."

"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 Quagga, 40, from Cheshire. She explained: "We've bought a terrace and I am sharing it with my daughter, Natalie, 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 expanded by modern bath with a flip-top lid to give extra space.

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

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

"We have kept that idea to reinterpreted the interior, adding in more modern designs."

In 1960, terraced houses in the area - where two men were shot 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



**Regenerated,  
filled up & sold**  
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

**Regenerated,  
filled up & sold**  
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."





**Regenerated,  
filled up & sold**  
Chimney Pot Park  
Salford

Private roof terraces



**Regenerated,  
filled up & sold**  
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

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**Regenerated,  
filled up & sold**  
Rotunda  
Birmingham



**Regenerated,  
filled up & sold**  
Rotunda  
Birmingham

Offices

**urbansplash**





# Regenerated, filled up & sold

## Rotunda Birmingham

Completed 2008

Glen Howells

Residential

**urbansplash**





**urbansplash**



**Regenerated,  
filled up & sold**  
Rotunda  
Birmingham

Completed 2008

Glen Howells

Residential

**urbansplash**



**Regenerated,  
filled up & sold**  
Midland Hotel  
Morecambe

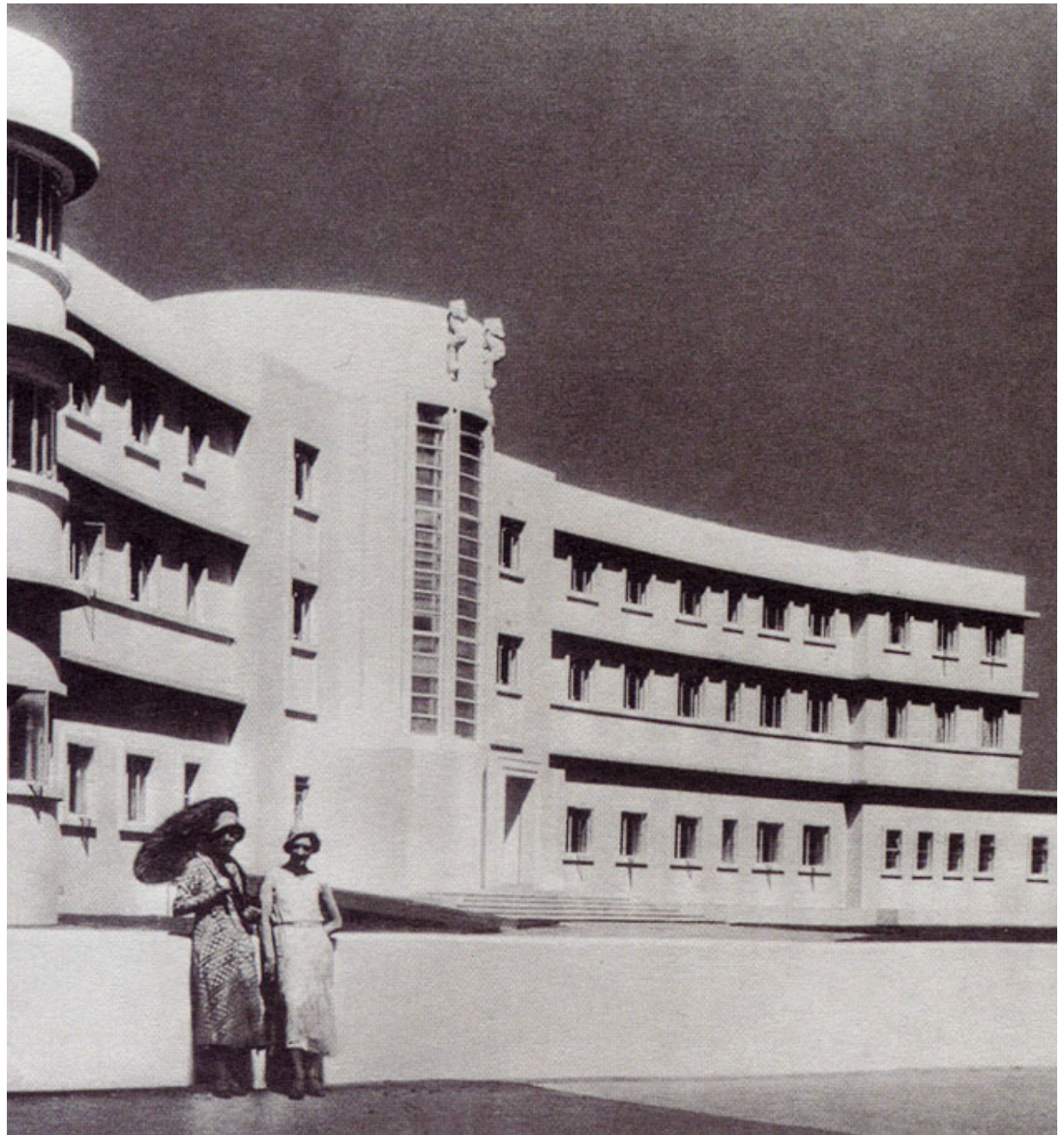




**Regenerated,  
filled up & sold**  
Midland Hotel  
Morecambe

Hotel in it's heyday

**urbansplash**



**Regenerated,  
filled up & sold**  
Midland Hotel  
Morecambe

Hotel before redevelopment

**urbansplash**





# **Regenerated, filled up & sold**

## Midland Hotel Morecambe

Completed 2008

Union North

Hotel  
Leisure

**urbansplash**



**Regenerated,  
filled up & sold**  
Midland Hotel  
Morecambe

Restored ceiling mosaic





**Regenerated,  
filled up & sold**  
Midland Hotel  
Morecambe

Central staircase

**urbansplash**



**Regenerated,  
filled up & sold**  
Midland Hotel  
Morecambe

Rotunda bar





# Regenerated, filled up & sold

Midland Hotel  
Morecambe

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

Mail on Sunday,  
14 September 2008

**urbansplash**



**Regenerated,  
filled up & sold**  
Albert Mill  
Castlefield, Manchester

Grade II Listed textile mill





# Regenerated, filled up & sold

Albert Mill  
Castlefield, Manchester

Completed 2008

Arkheion

Residential lofts

Residential shell space

Commercial shell space

**urbansplash**



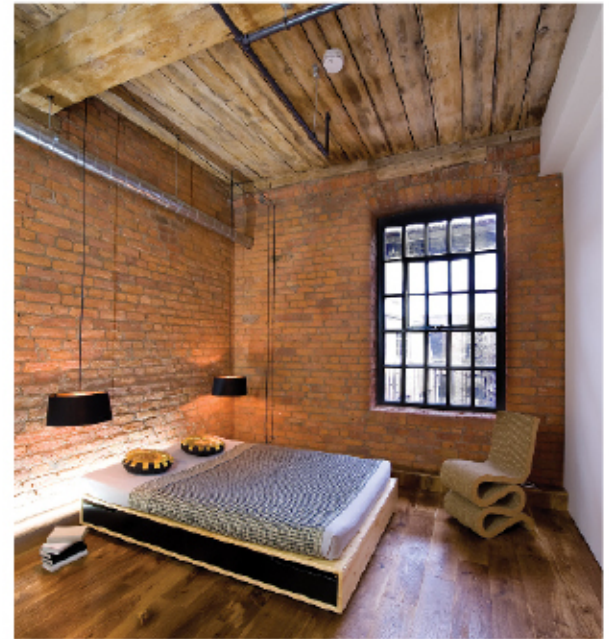


# Regenerated, filled up & sold

Albert Mill  
Castlefield, Manchester

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

Live Manchester Magazine,  
February 2010



**urbansplash**



**Regenerated,  
filled up & sold**  
Fort Dunlop  
Birmingham



**Regenerated,  
filled up & sold**

Fort Dunlop  
Birmingham

Dunlop tyre storage





**Regenerated,  
filled up & sold**  
Fort Dunlop  
Birmingham

Fort Dunlop in decline





# Regenerated, filled up & sold

## Fort Dunlop Birmingham

Completed 2008

shedkm

Office, retail, leisure  
Hotel

**urbansplash**





**Regenerated,  
filled up & sold**

Fort Dunlop  
Birmingham



**urbansplash**

**Regenerated,  
filled up & sold**

Fort Dunlop  
Birmingham

**"...a phenomenal success..."**

Walsall Express & Star,  
September 2009

**urbansplash**





**Regenerated,  
filled up & sold**

Fort Dunlop  
Birmingham



**urbansplash**

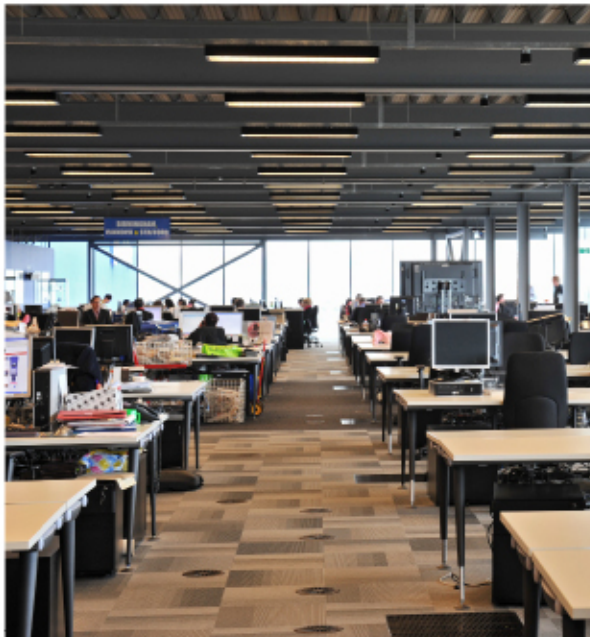
**Regenerated,  
filled up & sold**  
Fort Dunlop  
Birmingham



**urbansplash**



**Regenerated,  
filled up & sold**  
Fort Dunlop  
Birmingham





**urbansplash**



**Regenerated,  
filled up & sold**  
Fort Dunlop  
Birmingham



# Commercial Portfolio

## Braun

**urbansplash**



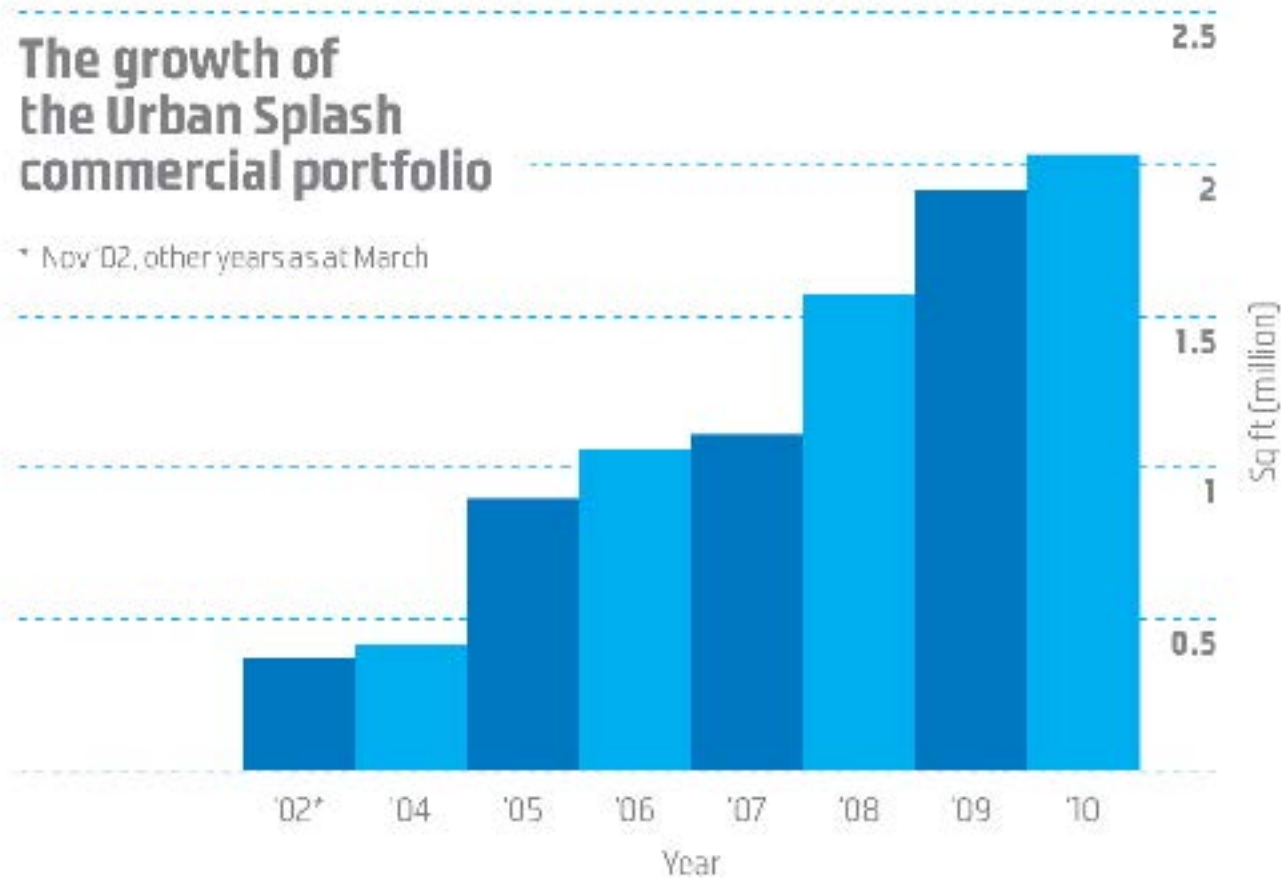
**The William Pears Group**

**urbansplash**



# Commercial Portfolio Braun

## Financials



**Commercial Portfolio**  
**Braun**  
Matchworks  
Liverpool

Bryant and May factory

**urbansplash**





**Commercial Portfolio**  
**Braun**  
Matchworks  
Liverpool

Completed 2001

shedkm

Office

**urbansplash**



**Commercial Portfolio**  
**Braun**  
Matchworks  
Liverpool





# Commercial Portfolio

## Braun

Ropewalks  
Liverpool



**Commercial Portfolio**  
**Braun**  
Ropewalks  
Liverpool





**Commercial Portfolio**  
**Braun**  
Tea Factory  
Liverpool

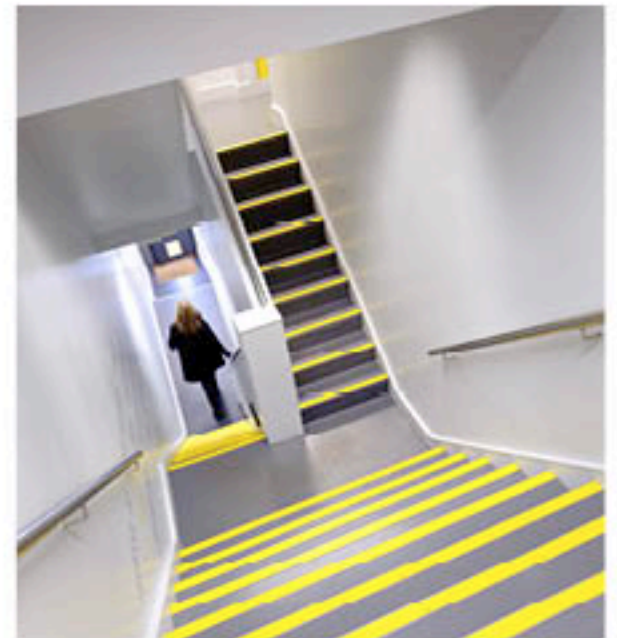


**Commercial Portfolio**  
**Braun**  
Vanilla Factory  
Liverpool

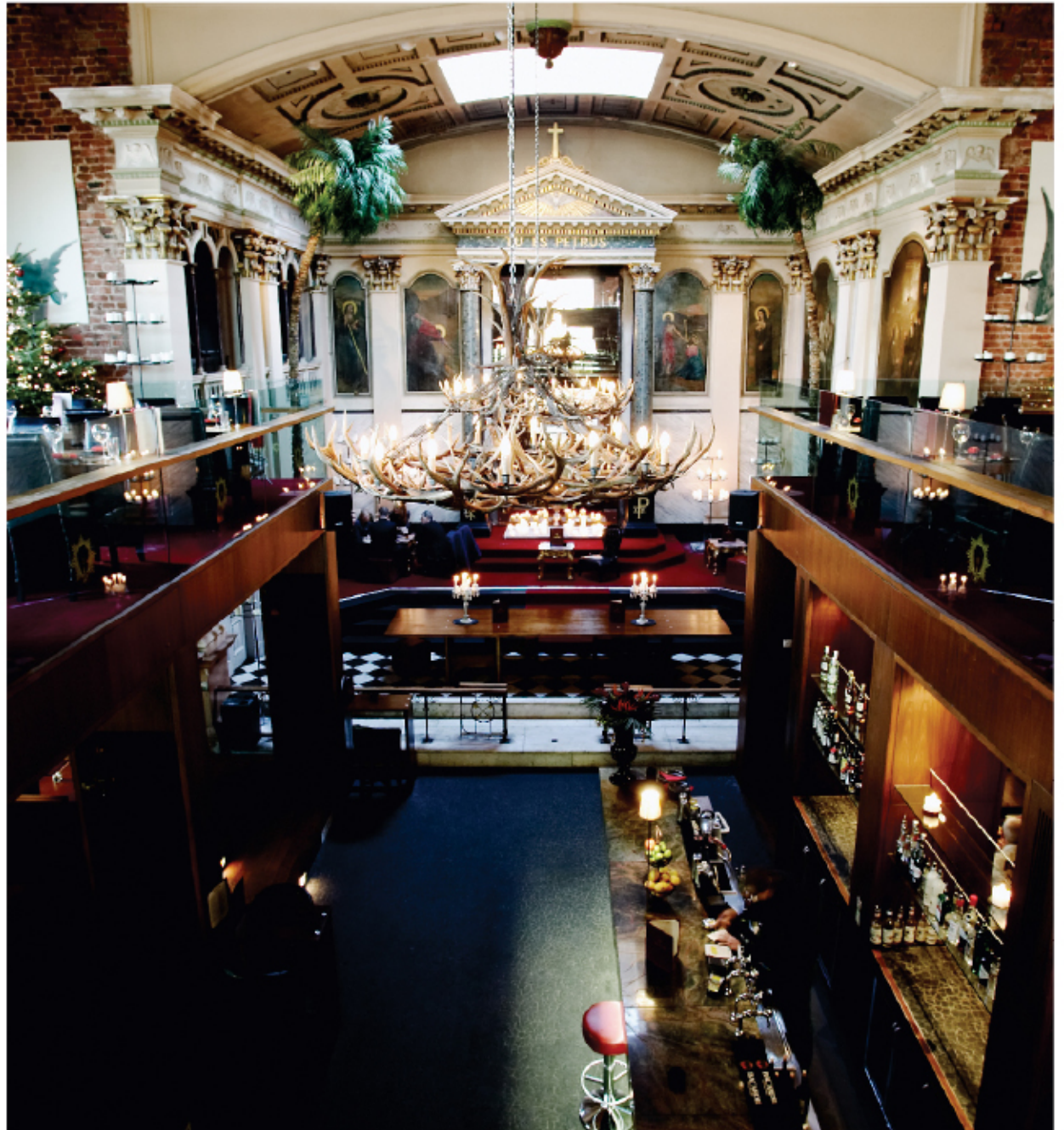




**Commercial Portfolio**  
**Braun**  
Slater Studios  
Liverpool



**Commercial Portfolio**  
**Braun**  
St Peter's Church  
Liverpool





**Commercial Portfolio**  
**Braun**  
Concert Square  
Liverpool





**Commercial Portfolio**  
**Braun**  
Old Haymarket  
Liverpool





# Commercial Portfolio Braun

Travelodge & Gym  
23-33 Old Haymarket  
Liverpool

**urbansplash**



# Commercial Portfolio Braun

Jerome & Carlisle Building  
Liverpool

urbansplash



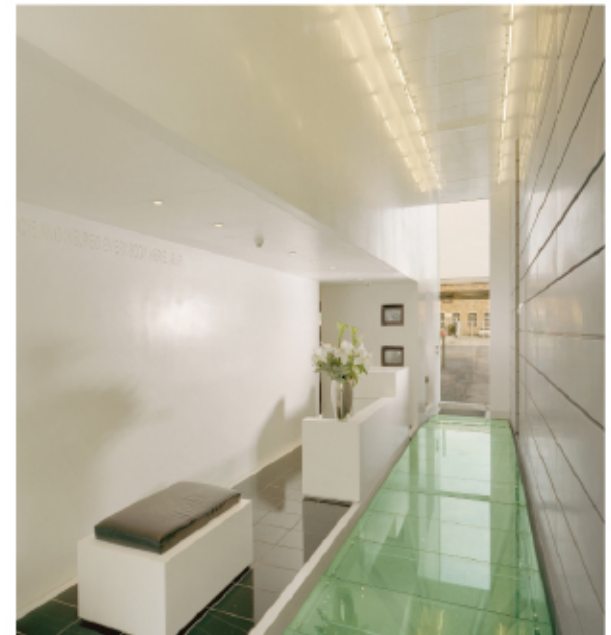


**Commercial Portfolio**  
**Braun**  
Great Howard Street  
Liverpool





**Commercial Portfolio**  
**Braun**  
Ducie House  
Manchester





**Commercial Portfolio**  
**Braun**  
Waulk Mill  
Manchester





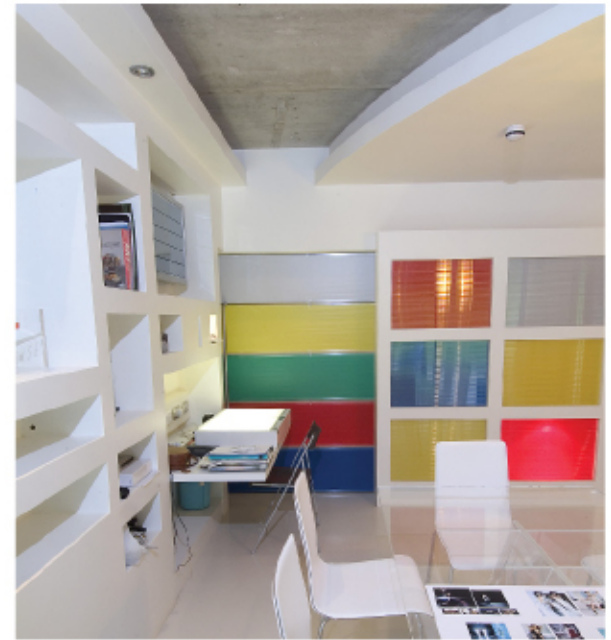
**Commercial Portfolio**  
**Braun**  
The School House  
Manchester





## Commercial Portfolio Braun

# Timber Wharf, US Space Manchester



# Commercial Portfolio

## Braun

### Manchester Industrial

City Court Trading Estate  
Villerstrand  
Ellesmere House  
2-4 Thorncross Close





# Commercial Portfolio Braun Manchester Industrial

Bentinck Street  
Mary Street  
George Leigh Street  
Irwell House



**Residential Portfolio**  
**Private Rented Stock**  
with Places for People



**urbansplash**



# Residential Portfolio Private Rented Stock

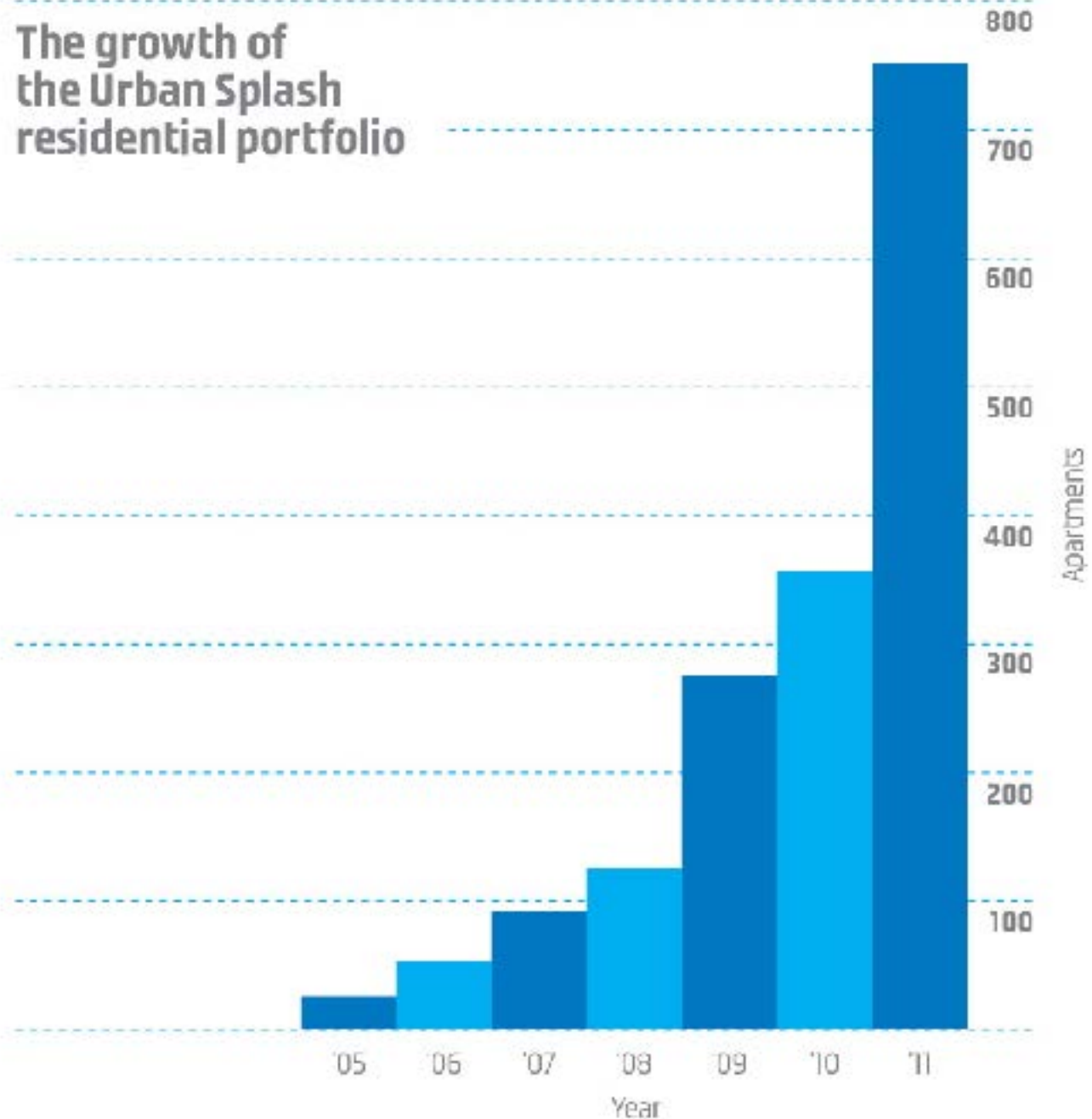
Void performance

## Historic Occupancy and Rents Achieved



# Residential Portfolio Private Rented Stock Financials

The growth of  
the Urban Splash  
residential portfolio





# Residential Portfolio Private Rented Stock

Lister Mills  
Bradford

Fabric mills





# Residential Portfolio Private Rented Stock

Lister Mills  
Bradford

Fabric mills





# Residential Portfolio Private Rented Stock

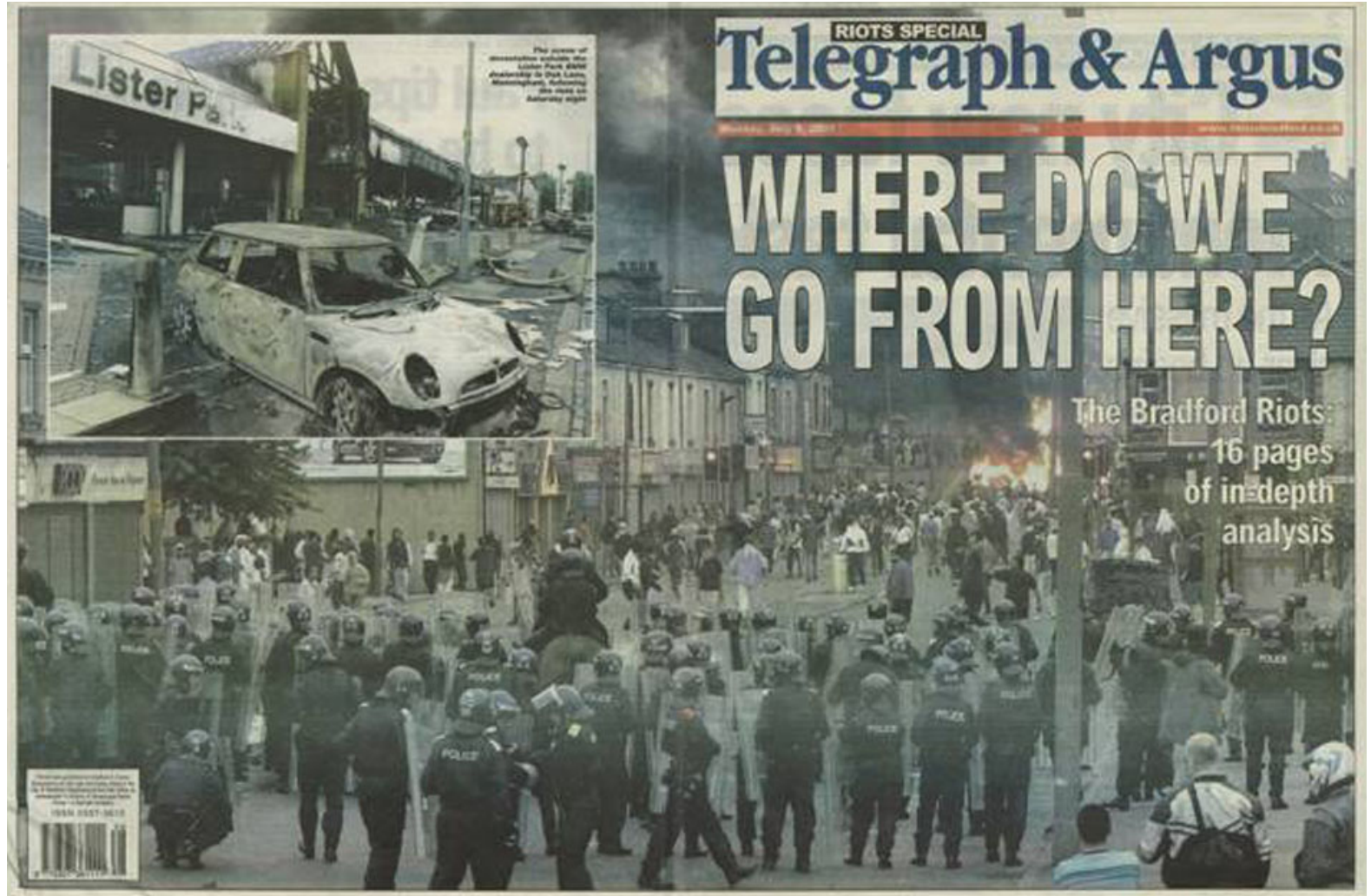
Lister Mills  
Bradford

In decline



# Residential Portfolio Private Rented Stock

Lister Mills  
Bradford

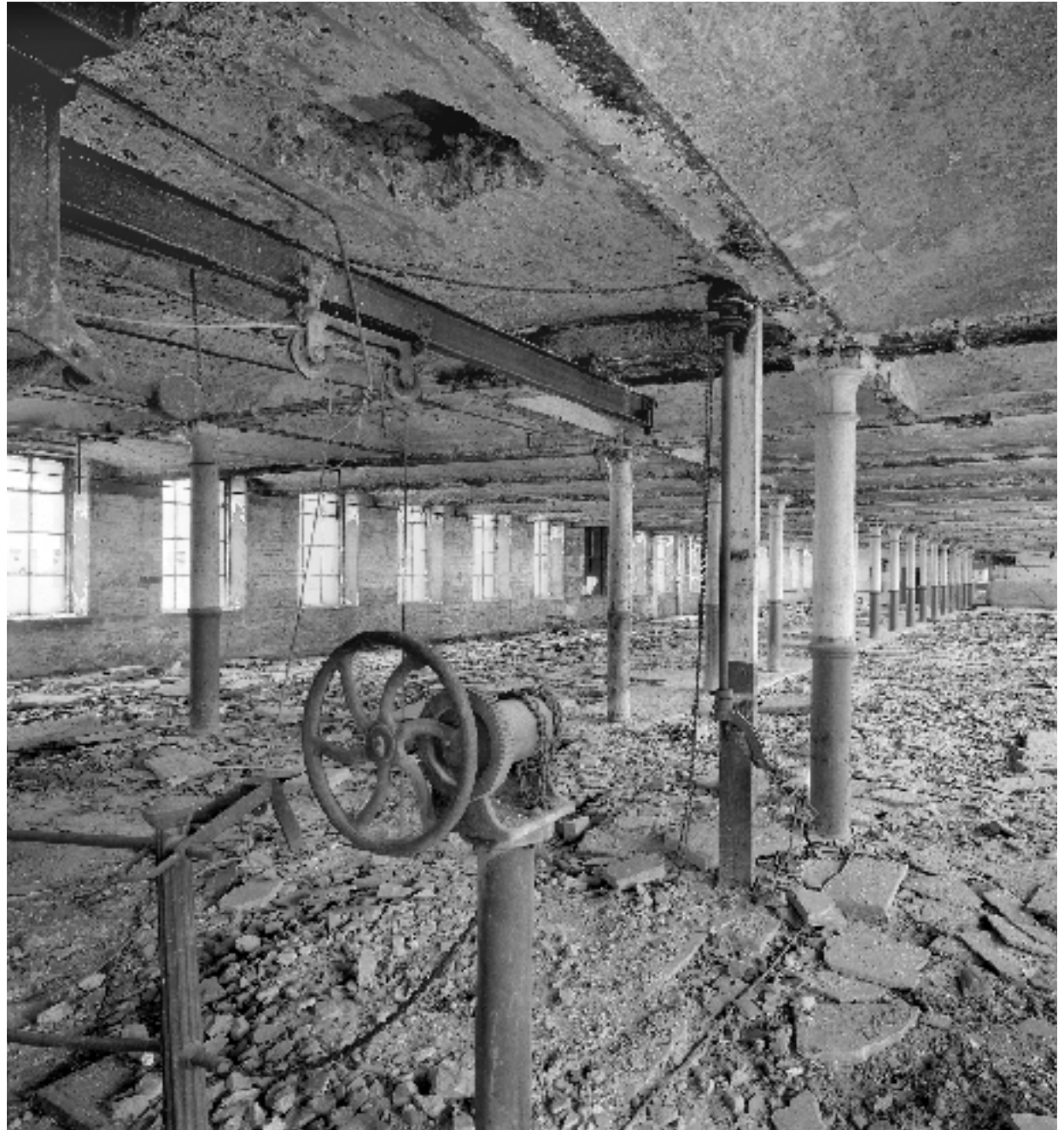




# Residential Portfolio Private Rented Stock

Silk Warehouse  
Lister Mills  
Bradford

Fabric mill



# Residential Portfolio

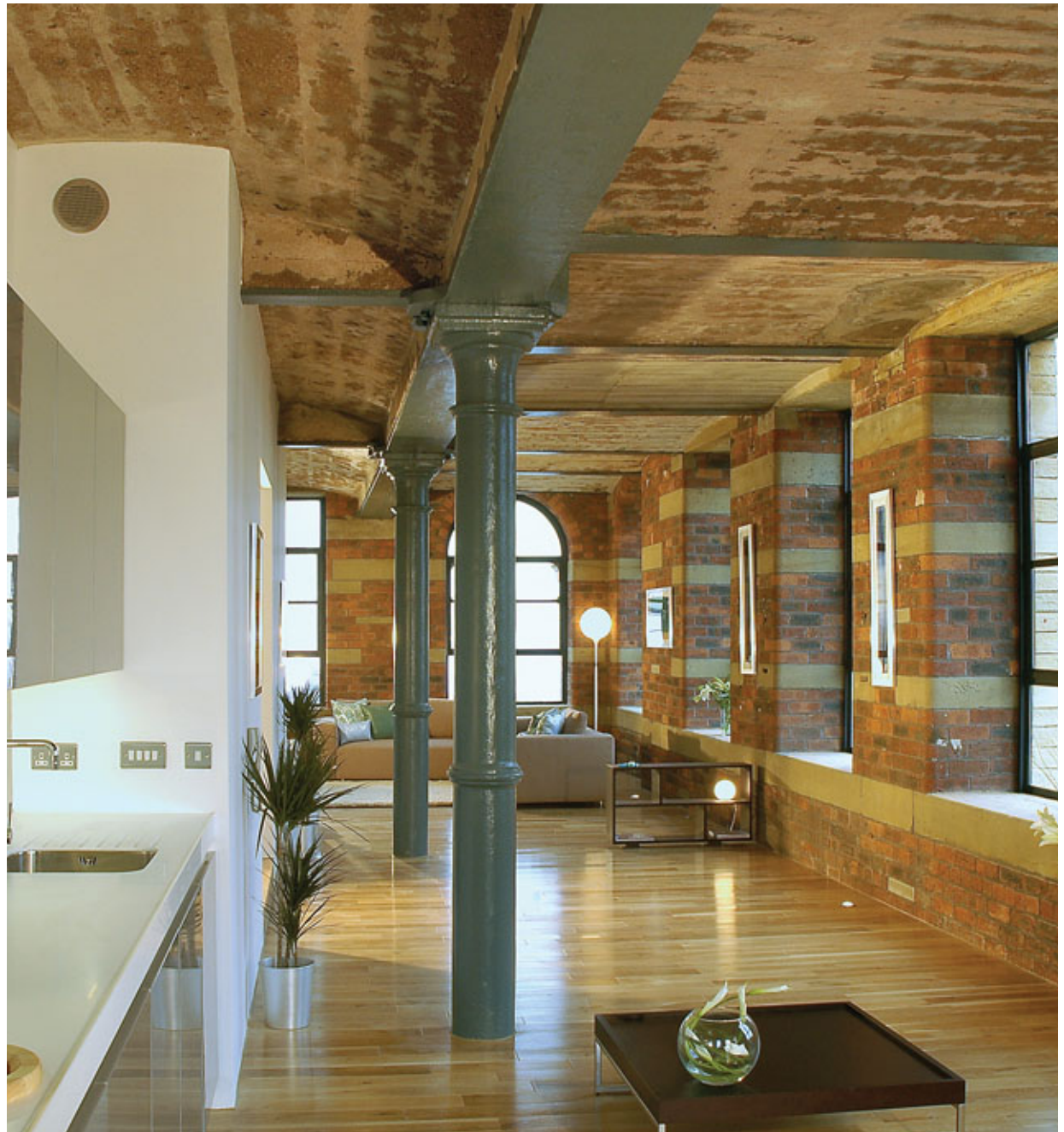
## Private Rented Stock

Silk Warehouse  
Lister Mills  
Bradford

Completed 2006

Latham Architects

Residential  
Office, retail, leisure





# Residential Portfolio Private Rented Stock

Lister Mills  
Bradford

Lord Mayors visit 2005



# Residential Portfolio

## Private Rented Stock

### Lister Mills Bradford

property intelligence

Thursday, February 26, 2015 TELEGRAPH PROPERTY

## 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 no-brainer. A neighbourhood that, in recent years, has become infamous for crime, rioting and social issues is not an obvious location for an inner-city apartment project at professional business flat. In taking on Lister Mills, developers Urban Splash require themselves as not so much floating commercial websites as daring predators that others avoided. "No one would touch the building for years," says Simon Gaeckhe, the managing director of Urban Splash (Bradford). "But we were blown away by the scale of it. It was like it was a very unlikely to happen. But there was a real risk that it would and could happen. The real material to it was about changing perceptions."

Lister Mills is a highly significant site, situated three miles from the centre of Bradford and 2.5 miles from Leeds. The Grade II listed structure dominates the surrounding stone terraces and central business. It was built by the textile firm Samuel Lister in the 1870s after the original mill burned down and, at its peak, employed 11,000 people, who produced silk, shawls and velvets. With its 150th birthday celebrations under the auspices of its owners, the mill threatened the area's geography as well as economic landscapes for more than 100 years.

In the late 1980s the mill was a disaster for the entire region, and Manningham in particular. The empty mill became a symbol of a larger decline, as unemployment and crime rates rose, and the business gave up the area's large fabric community in 1993, about 10 years before the Manchester

lost around £1 million of damage while, in the summer of 2001, the neighbourhood was the epicentre of the notorious Bradford race riots. Leaving aside the social impact, on a practical level the sheer scale of the project is daunting enough. Rather than a single structure, Lister Mills is a complex of stone buildings occupying 17 acres. Bradford council was already keen to develop it and, together with the regional development agency Yorkshire Forward, had spent thousands on restoration work over before Urban Splash became involved. But, given the history and social prominence of Lister Mills, preserving its character was always a priority. "It's one of the sites in the area where the original buildings in the area, the development had to be right," says Councilor Simon Cooke, Bradford council's executive member for regeneration.

It was felt that Urban Splash, which has a reputation as a regeneration specialist, with award-winning projects such as the Box Works and Flaxton Wharf in Manchester, Collingie in Liverpool and Shawcross and Science 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," Cooke says.

Despite the mill's faded status, planning permission proved no real problem. Urban Splash was involved in the project from an early stage, as any potential pitfalls could be resolved in advance. With the benefit of the last stages of the development are well in the ground, it will take eight or nine years to complete the entire site.

The end result will be between 100 and 150 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 Mills Warehouse, which will consist of 120 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, cast-iron pillars and beams - and integrating them with contemporary features such as fitted kitchens and bathrooms, stone tiles and wooden flooring.

The attitude in Manningham itself towards the rearing of its inner landscape is one of enthusiasm. "The response that I've had from ordinary people is incredibly positive," says Councilor Cooke. "They say it's fantastic to see it being brought back into use, and something is happening in what was just an empty shell."

Not just the fact that the apartments are in Manningham appears to defuse bigotry, even though the 19th-century architecture will not be completely until 2016, all but a few are already sold, with almost half marketed up on the very first day they were marketed in November. Prices are far from representative of a social and cultural mix of Liverpool and other locations, 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 for these shawls will also come from Manchester. "They're coming with their investment here," Gaeckhe says, with a slight satisfaction. One attraction is undoubtedly the price at £100,000 for a one-bedroom apartment 11,000,000 for a studio and £250,000 for a top of the range duplex, a house here costs around half what a similar apartment would in Leeds.

But Gaeckhe feels it is also indicative of how Manningham has changed since the dark days of the riots. The successful regeneration of Lister Mills would not only regenerate that, but would also provide a more tangible bond by creating jobs and attracting investment to an area that badly needs it. And in a small way the house on offer 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 local businesses that arrived on the first day and have been doing a roaring trade ever since. "There's a huge buzz in the local community that it is all starting to happen, that it's changing. The whole area's been lifted," claims Gaeckhe. "This will move Manningham ahead."

■ The second phase of Lister Mills apartments will be in the summer of 2016. The first apartment is now on the first floor from the ground floor. Telephone: 01603 551 001 or [www.urbansplash.co.uk](http://www.urbansplash.co.uk)

More rooms collected from urban splash Lister Mills, looking north, the dining room and bathroom of a two-bed, 1,350 sq ft apartment



# Residential Portfolio

## Private Rented Stock

Velvet Mill, Lister Mills  
Bradford

David Morley Architects

Residential  
Office



# Residential Portfolio Private Rented Stock

Velvet Mill, Lister Mills  
Bradford



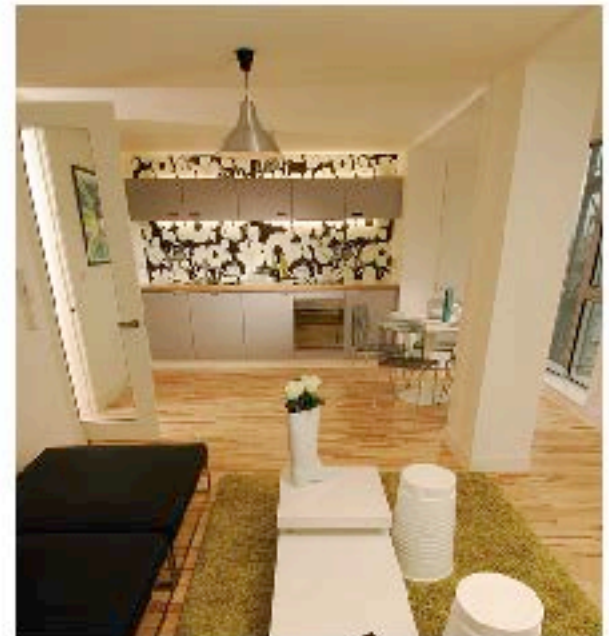
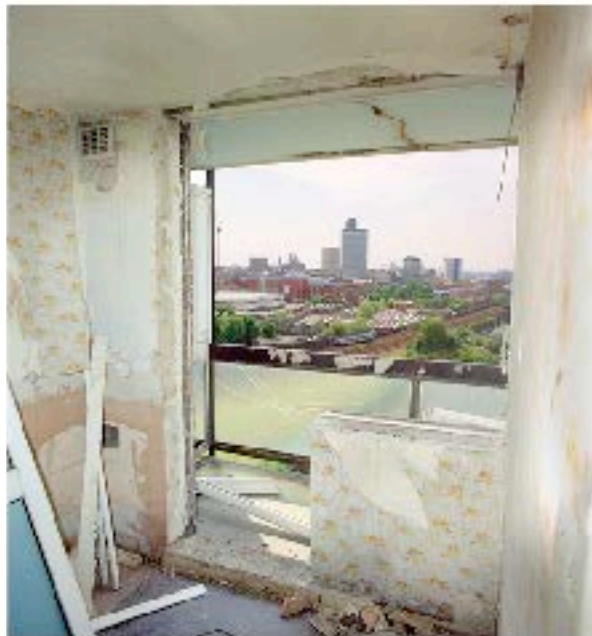
**“City living is an exciting new  
feature of the regeneration of  
Bradford.”**

Insider [Yorkshire Business]  
Saturday 1 November 2003



# Residential Portfolio Private Rented Stock

3 Towers  
Manchester





# Residential Portfolio

## Private Rented Stock

Chips, New Islington  
Manchester

SMC Alsop

Residential  
Office, retail, leisure



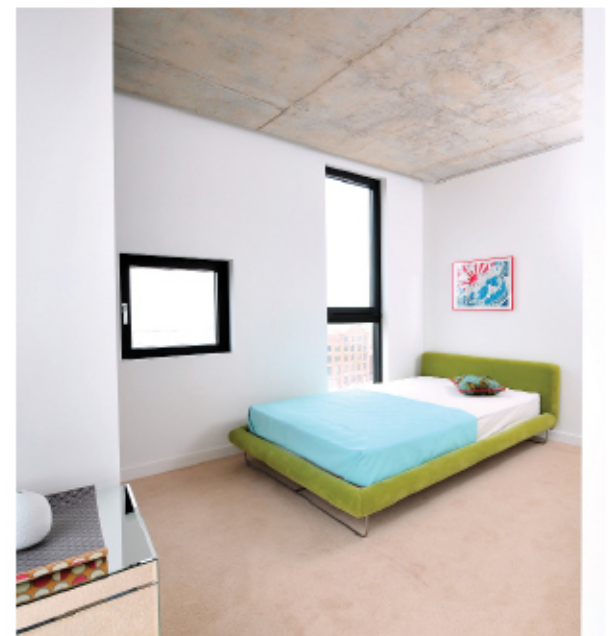




# Residential Portfolio Private Rented Stock Chips, New Islington Manchester

**“I love it. Its marvellous.”**

Jonathan Schofield,  
Manchester Confidential  
February 2010





# Residential Portfolio

## Private Rented Stock

Lakeshore  
Bristol

Imperial Tobacco HQ



# Residential Portfolio Private Rented Stock

Lakeshore  
Bristol





**Residential Portfolio**  
**Private Rented Stock**  
Lakeshore  
Bristol





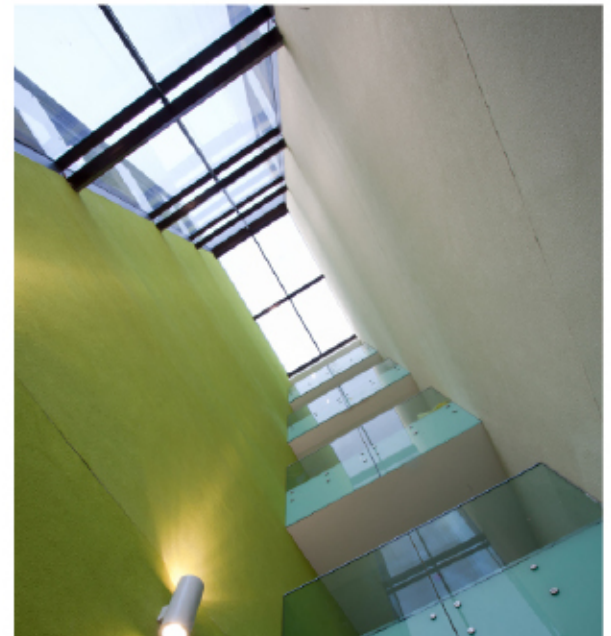
# Residential Portfolio Private Rented Stock

Lakeshore  
Bristol





**Residential Portfolio**  
**Private Rented Stock**  
Lakeshore  
Bristol



**Residential Portfolio**  
**Private Rented Stock**  
Lakeshore  
Bristol







# Residential Portfolio Private Rented Stock

The Mill, Longlands  
Stalybridge

Grade II Listed textile mill





# Residential Portfolio Private Rented Stock

The Mill, Longlands  
Stalybridge





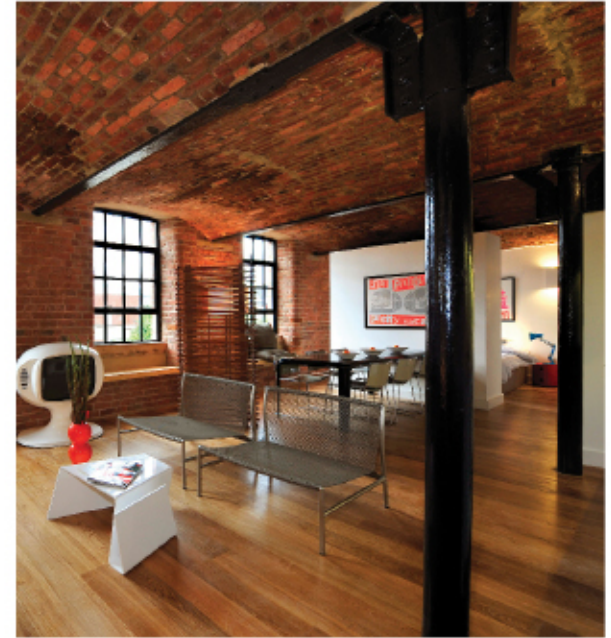
# Residential Portfolio Private Rented Stock

The Mill, Longlands  
Stalybridge

Stalybridge

Cotton mill

Space Craft  
Residential  
Office, retail, leisure



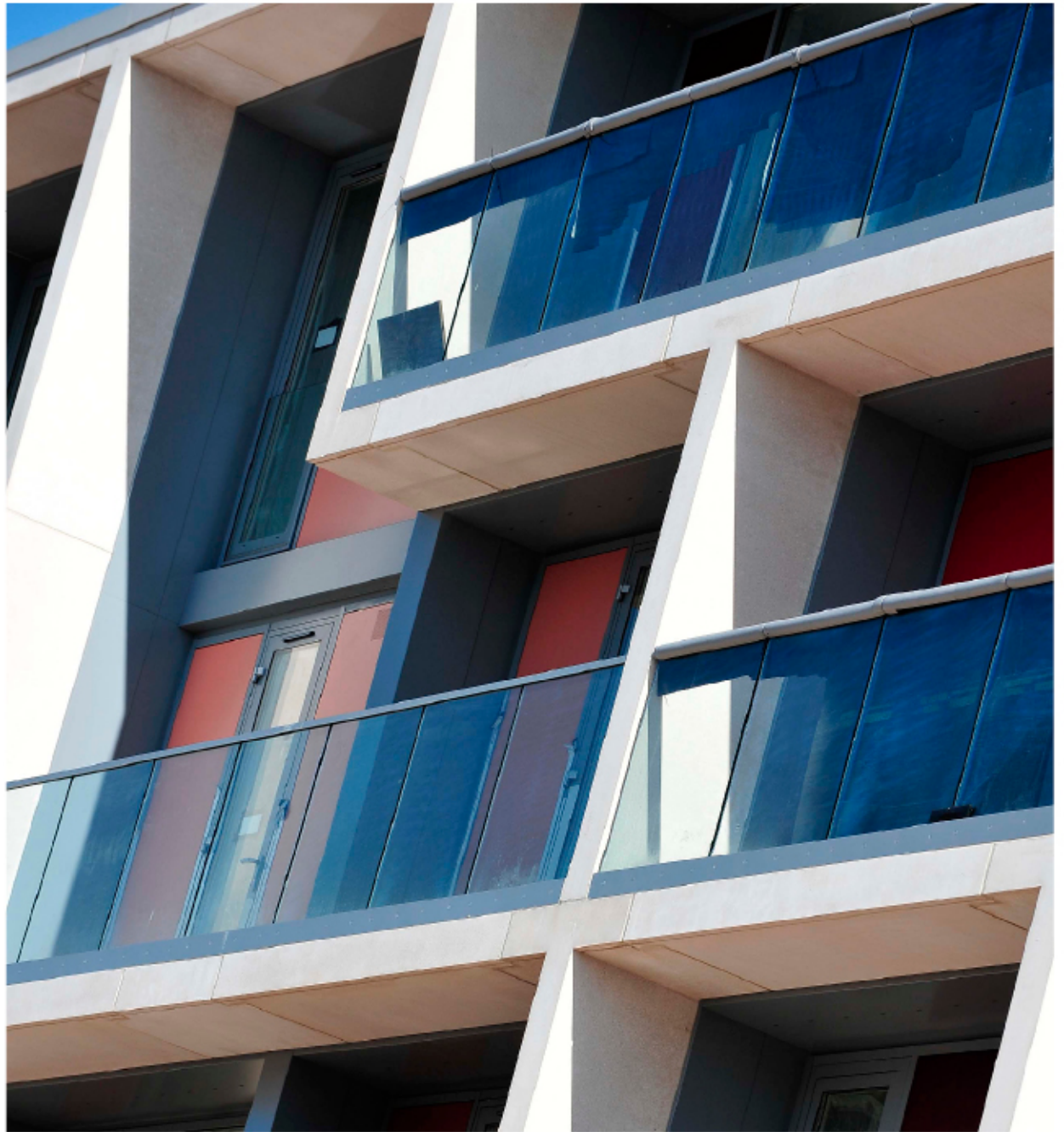


# Residential Portfolio Private Rented Stock

Pattern House, Longlands  
Stalybridge

Space Craft

Residential  
Office, retail, leisure



## Residential Portfolio Private Rented Stock

Pattern House, Longlands  
Stalybridge

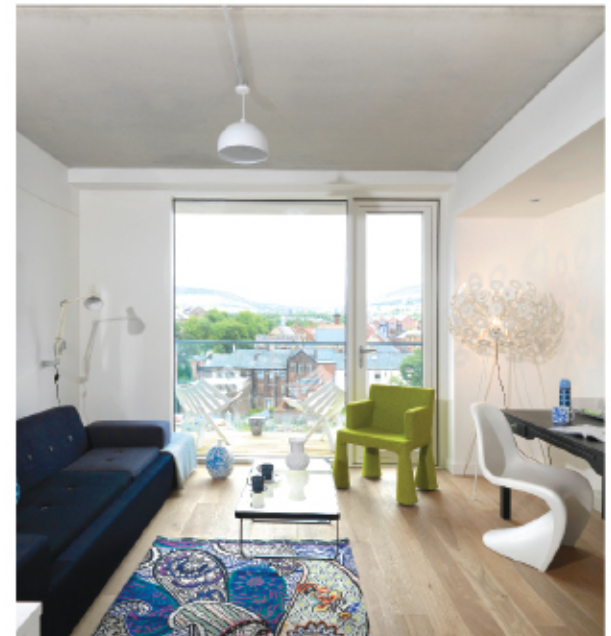
**" City Chic comes to the Peaks "**

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





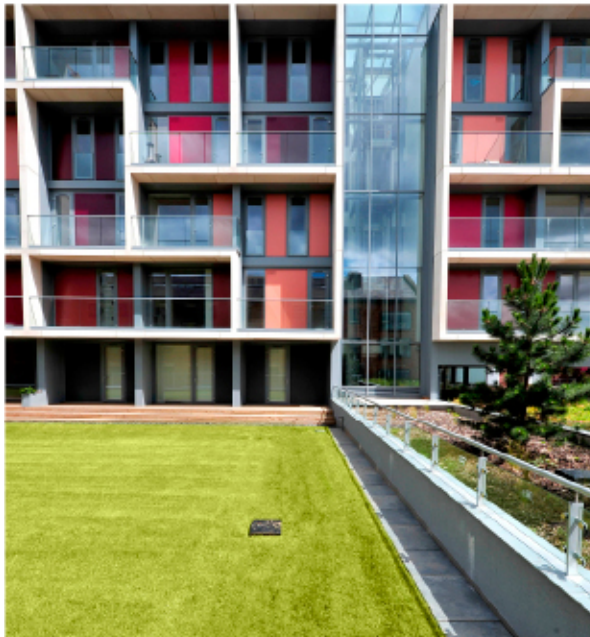
# Residential Portfolio Private Rented Stock

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





# Residential Portfolio Private Rented Stock

Saxton  
Leeds

50's post war housing



urbansplash

places  
for people



# Residential Portfolio Private Rented Stock

Saxton  
Leeds

50's post war housing





# Residential Portfolio Private Rented Stock

Saxton  
Leeds

Union North

Residential  
Office, retail, leisure



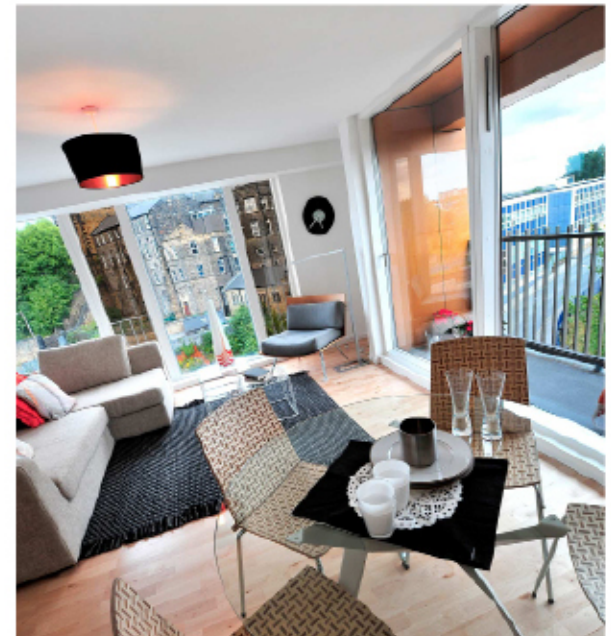
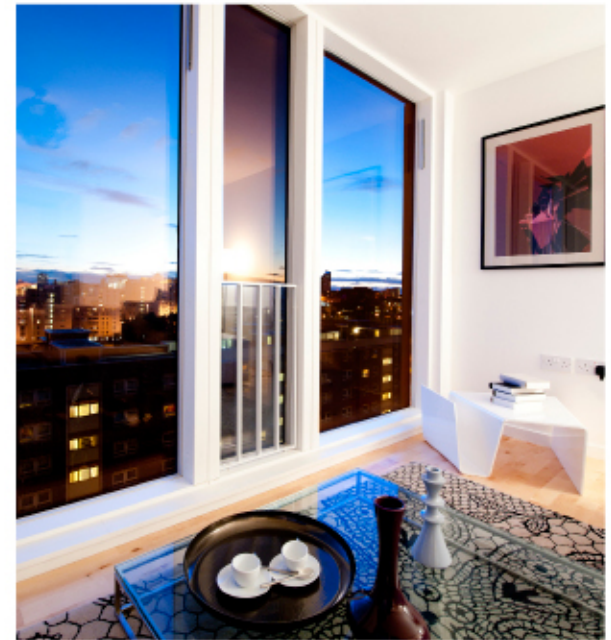


# Residential Portfolio Private Rented Stock

Saxton  
Leeds

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

The Independent, April 2010

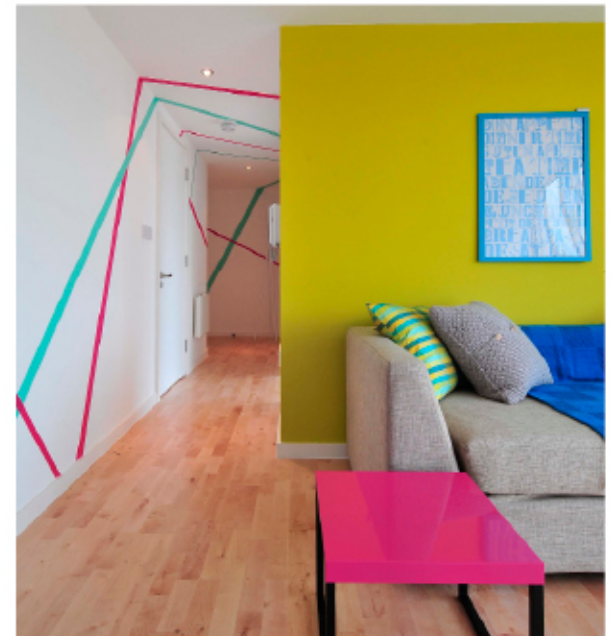
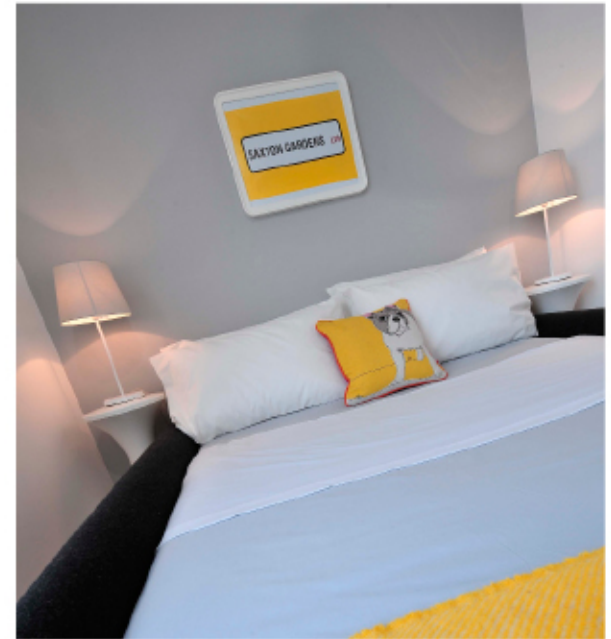


# Residential Portfolio Private Rented Stock

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





# Residential Portfolio Private Rented Stock

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





# Residential Portfolio Private Rented Stock

Saxton  
Leeds

Saxton press call  
National Allotment Week  
Aug 2012





# Residential Portfolio Private Rented Stock

Burton Place  
Manchester



# Residential Portfolio Private Rented Stock

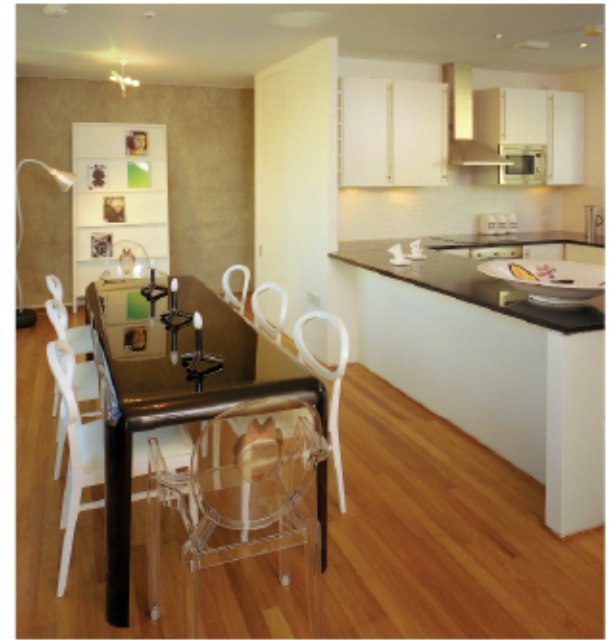
Moho  
Manchester





# Residential Portfolio Private Rented Stock

Timber Wharf  
Manchester



# Residential Portfolio Private Rented Stock

Box Works  
Manchester





# Residential Portfolio Private Rented Stock

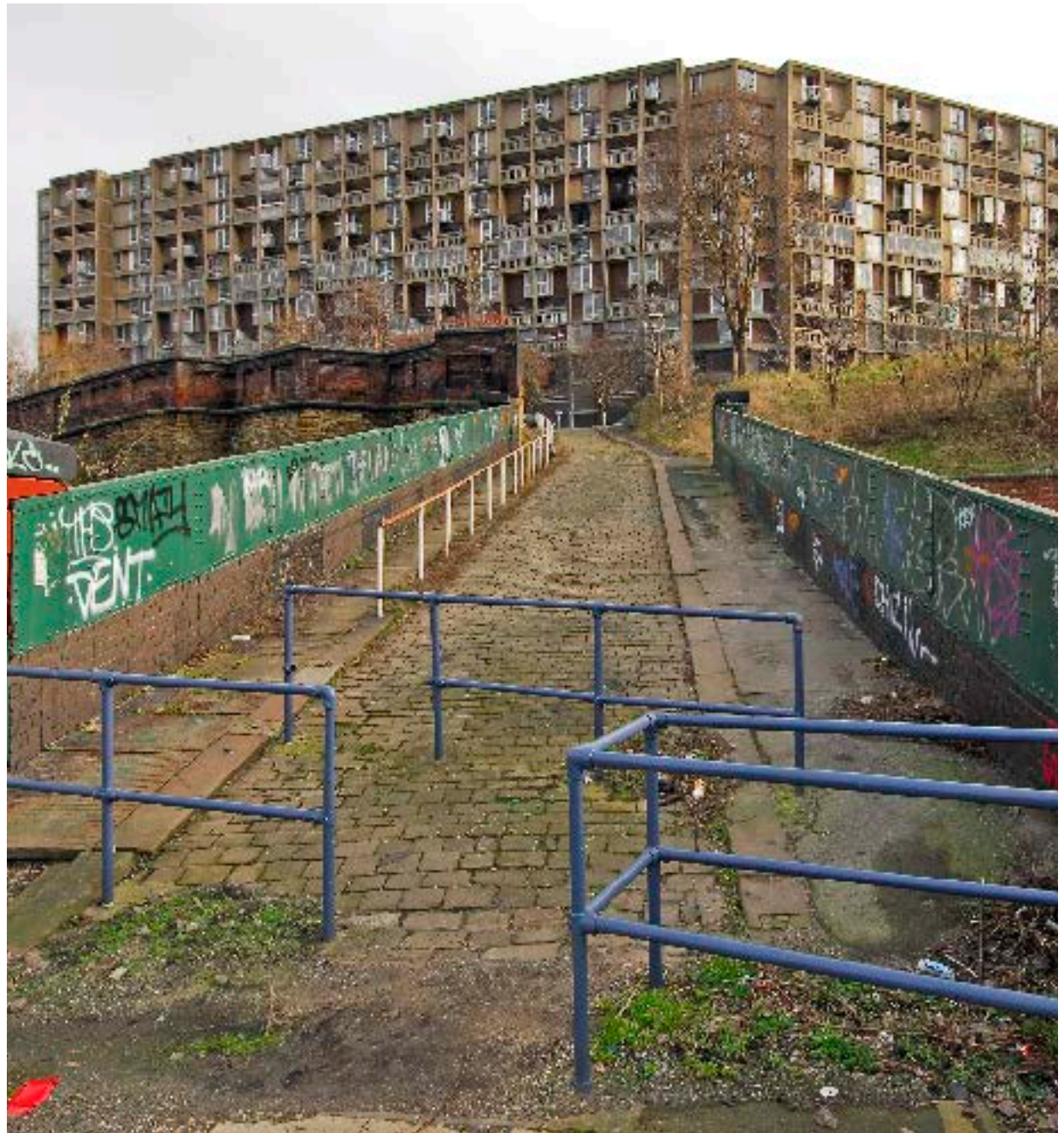
Budenberg Haus Projekte  
Haus 2 & Haus 3  
Altrincham





# PFP JV Projects

Park Hill  
Sheffield







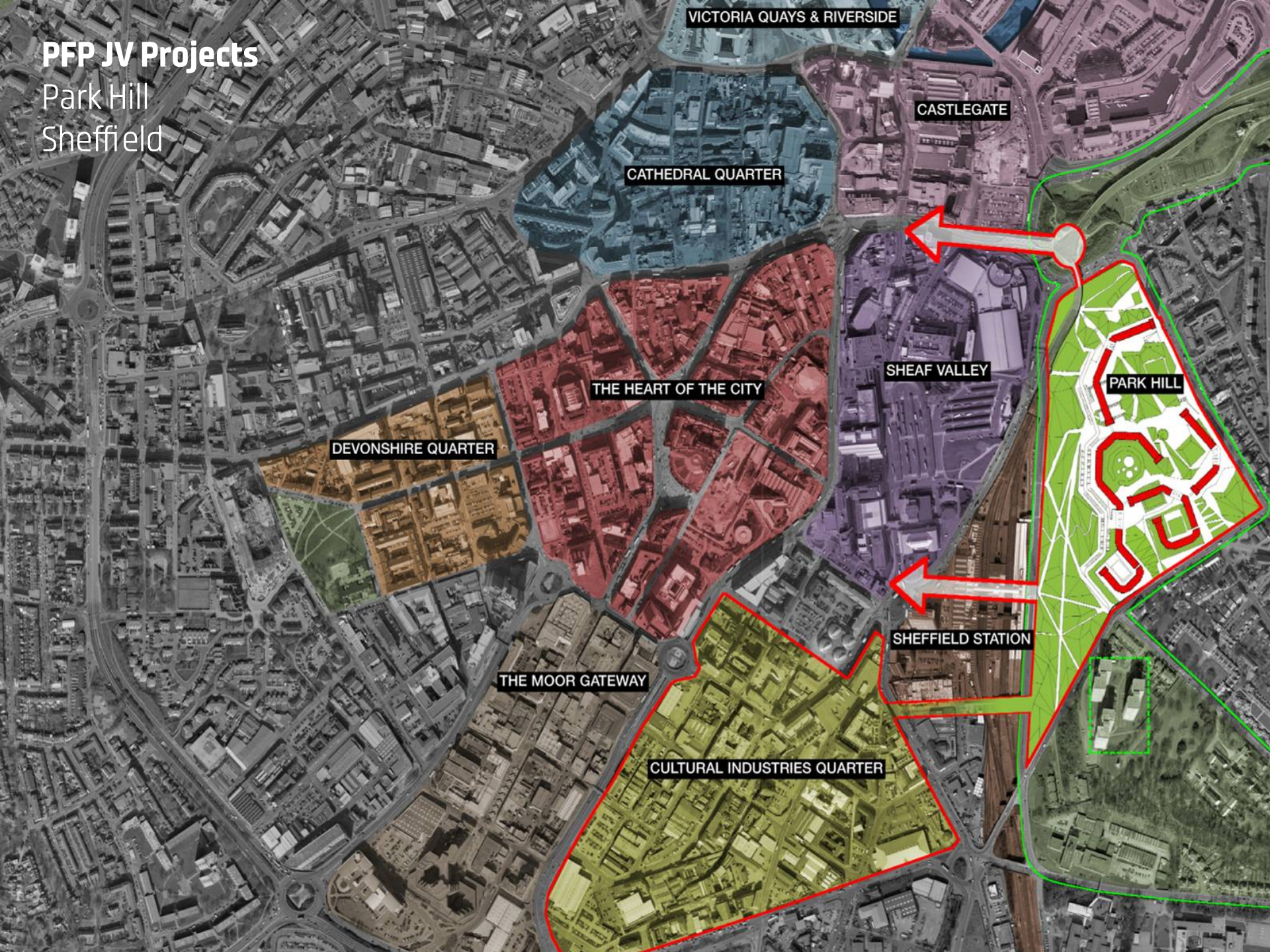






# PFP JV Projects

Park Hill  
Sheffield





# PFP JV Projects

Park Hill  
Sheffield





# 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 & Magnetism
- ⑨ GENTLE THREAT  
OF THE FACADE
- ⑩ FLATS & HOTELS  
(THE EASY BIT!)



# PFP JV Projects

## Park Hill Sheffield

### Key Facts

Flanks ABC enveloped  
Flank A complete  
78 new homes occupied  
40,000 sq ft commercial space  
Residents courtyard + parking

Flank B/C  
185 apartments to fit out  
SEW & Hawkins Brown  
US Long Leasehold

### Status

Detailed planning consent  
Ready to start





# PFP JV Projects

Park Hill  
Sheffield

Hawkins Brown  
Studio Egret West

Residential  
Office, retail, leisure  
Hotel

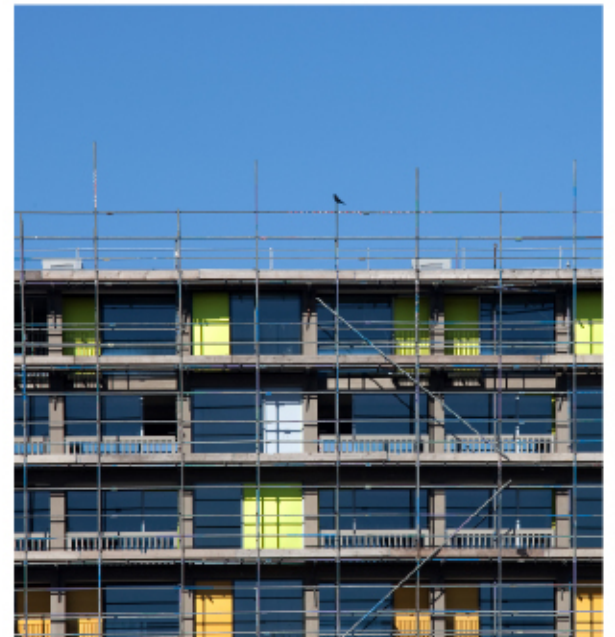


**“Park Hill ready to rise from  
dereliction”**

Richard Marsden,  
Sheffield Star, 01 May 2009

# PFP JV Projects

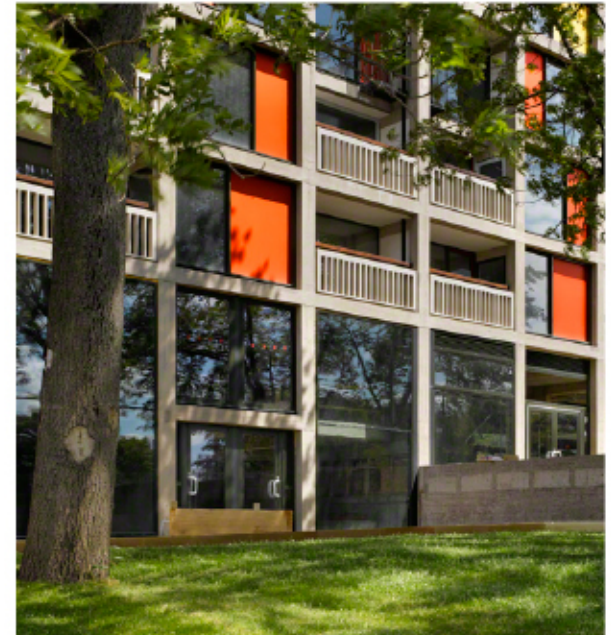
Park Hill  
Sheffield





# PFP JV Projects

Park Hill  
Sheffield

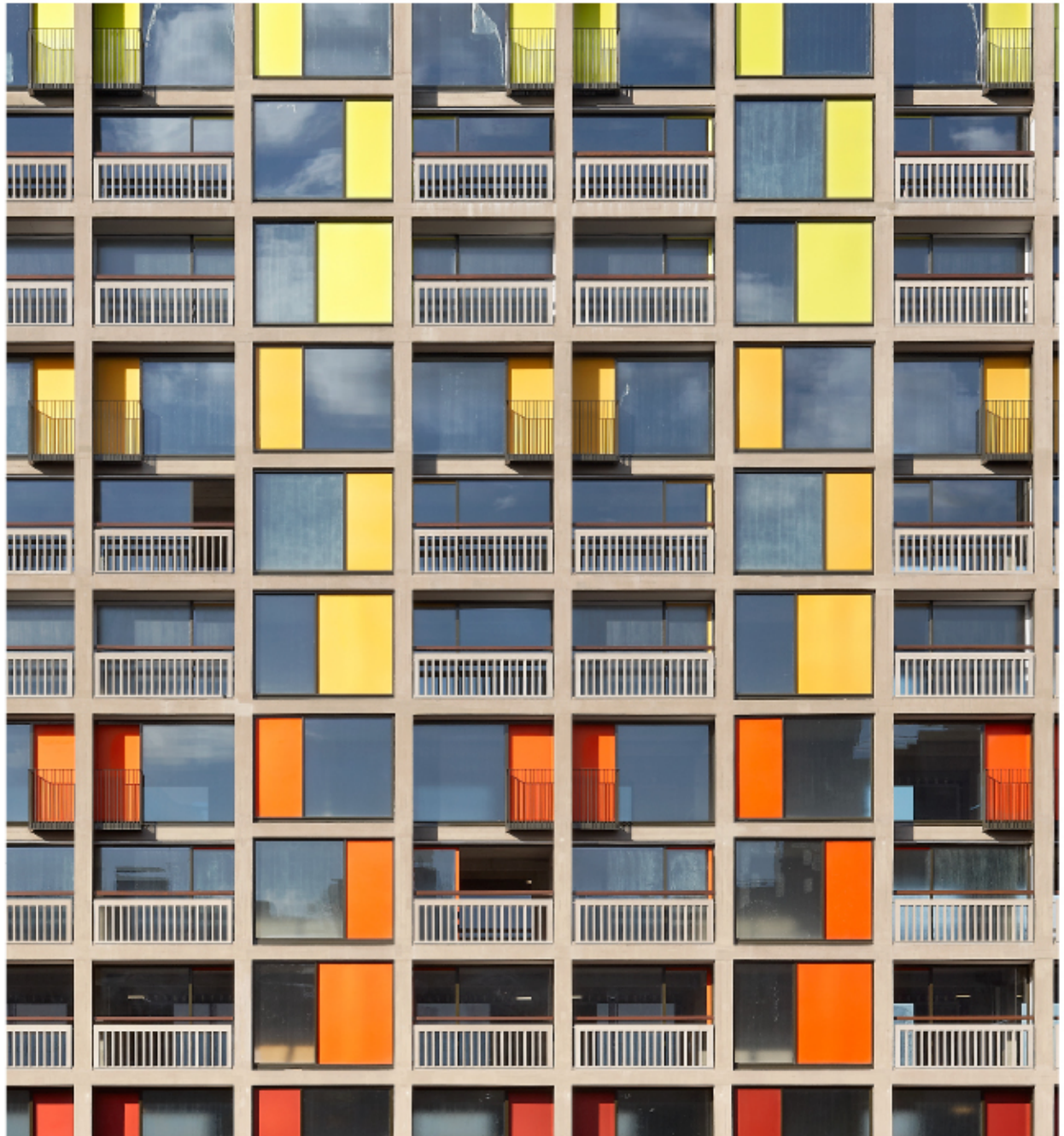


## PFP JV Projects

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





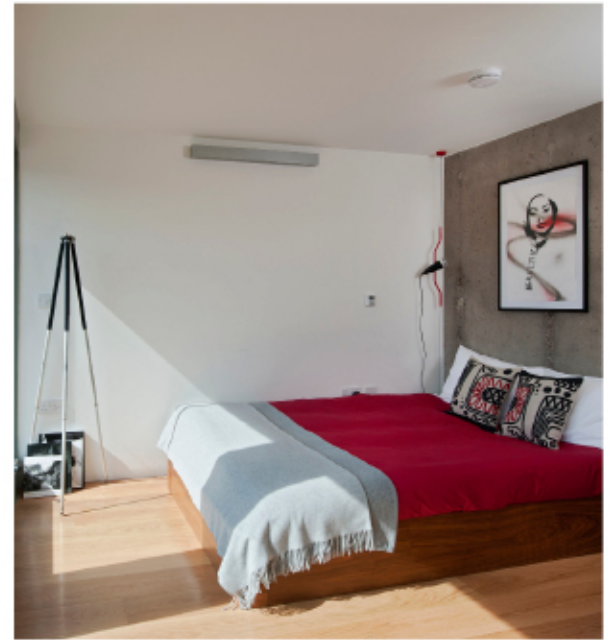
# PFP JV Projects

Park Hill  
Sheffield



# PFP JV Projects

Park Hill  
Sheffield





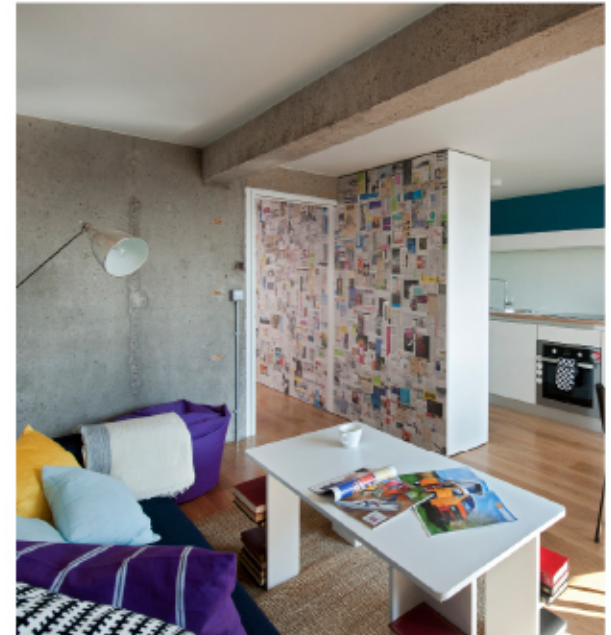
# PFP JV Projects

Park Hill  
Sheffield



# PFP JV Projects

Park Hill  
Sheffield

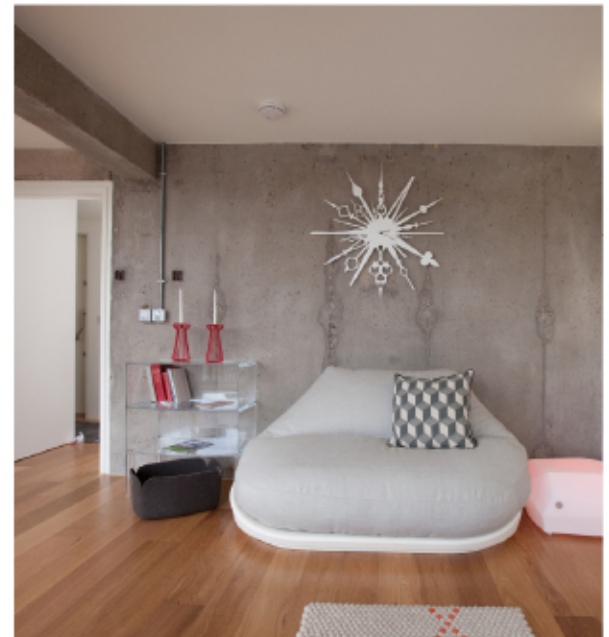
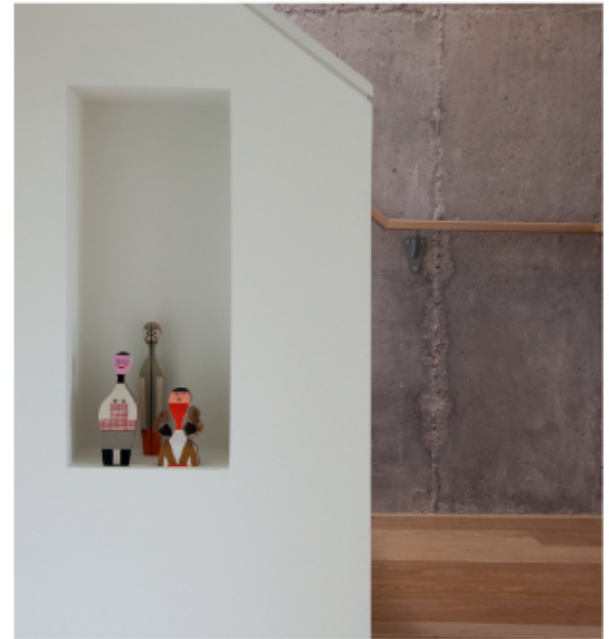




# PFP JV Projects

Park Hill  
Sheffield

Oct 2012 - Nest.co.uk  
show apartment

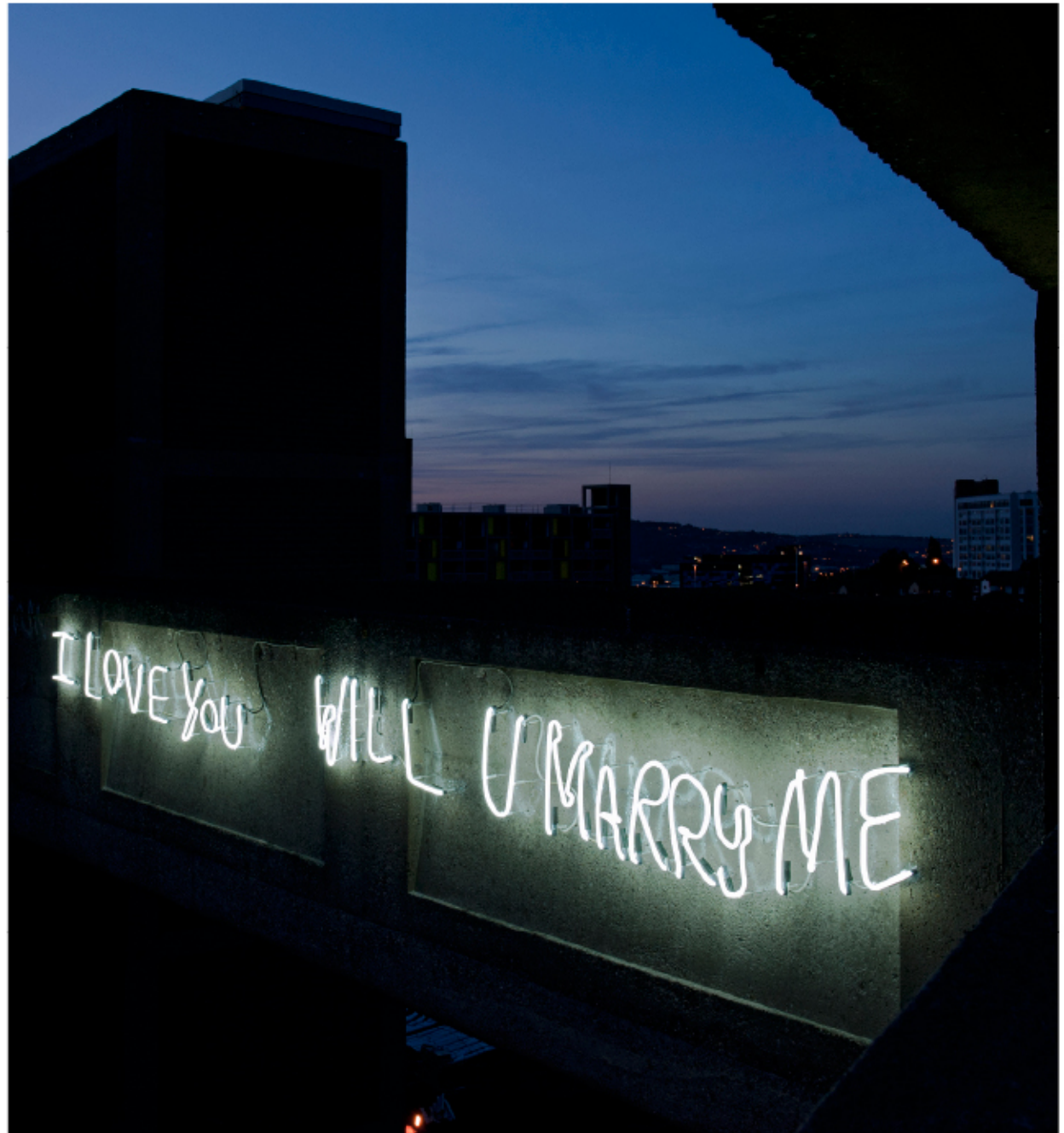


## PFP JV Projects

Park Hill  
Sheffield

**“ 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





# PFP JV Projects

## Timber Building Lakeshore Bristol

### Key Facts

Phase 1 complete  
270 apartments completed  
Homes for sale & rent  
Secure underground parking  
Residents courtyard  
Parkland setting

Phase 2 Timber building  
136 apartments  
2 distinct blocks  
Ferguson Mann Architects

### Status

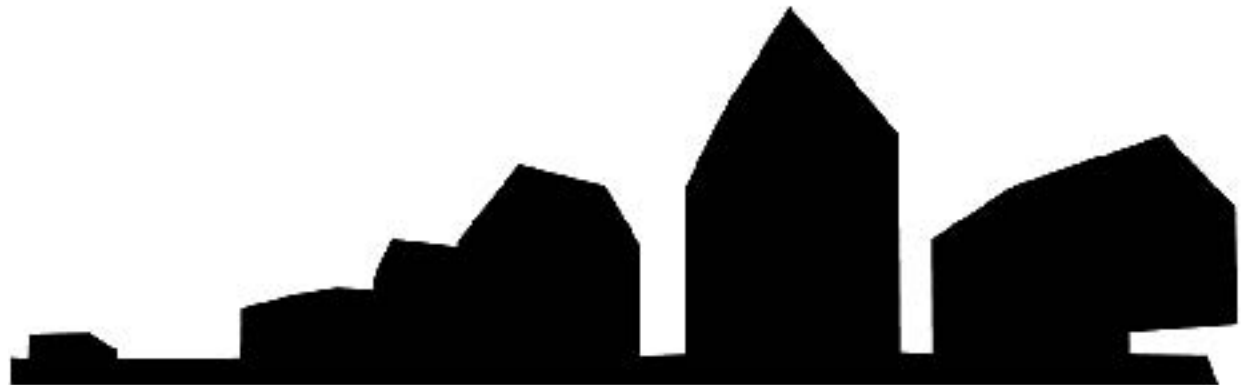
Detailed planning consent  
Substructure complete



## PFP JV Projects

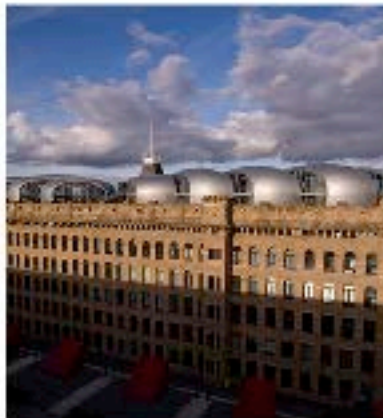
Smith's Dock  
North Shields

# SMITH'S DOCK





# Future Schemes





# Future Schemes

## Royal William Yard Plymouth

Completed 2006

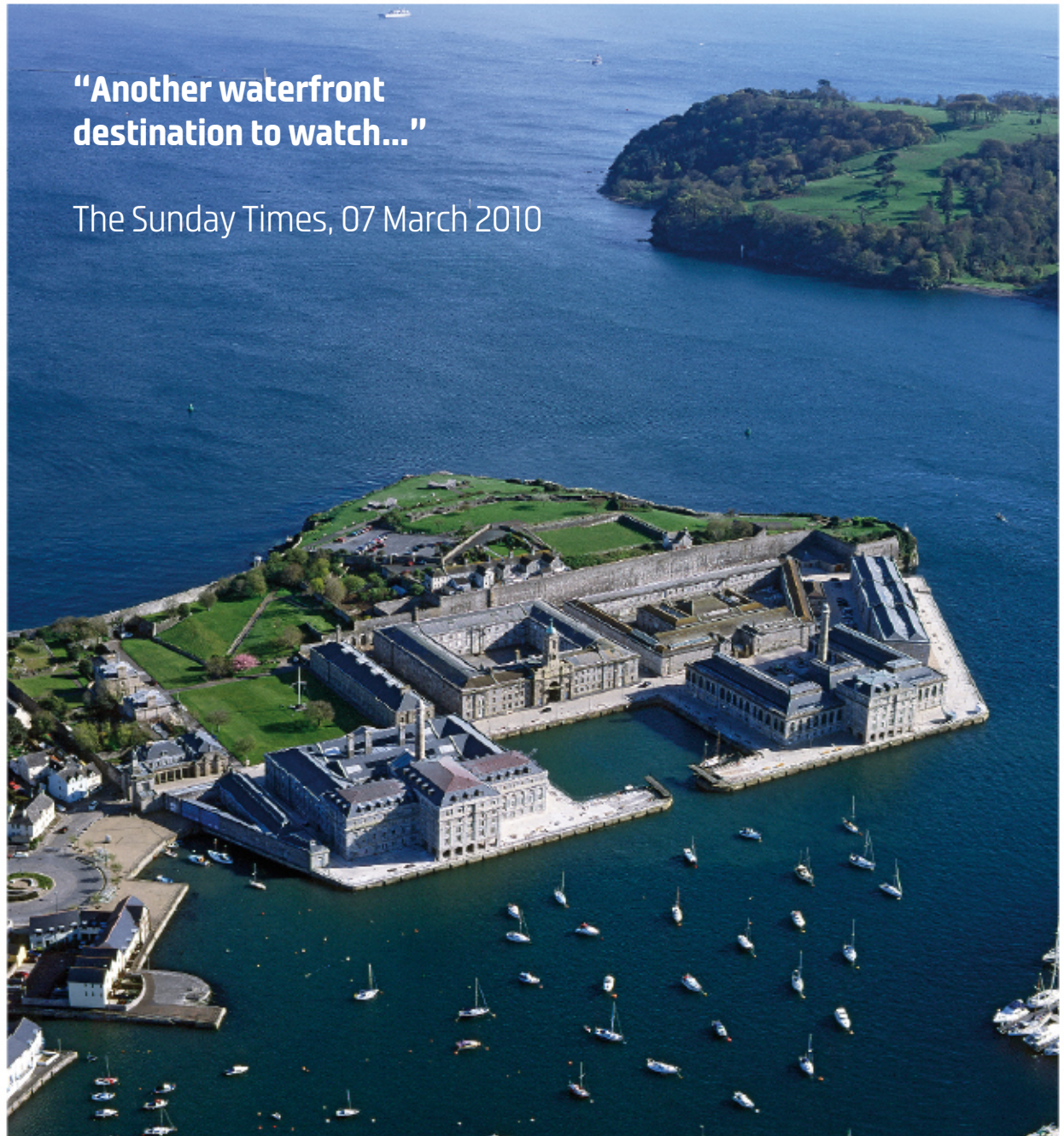
Acanthus Ferguson  
Mann

Residential  
Office, retail, leisure

**urbansplash**

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

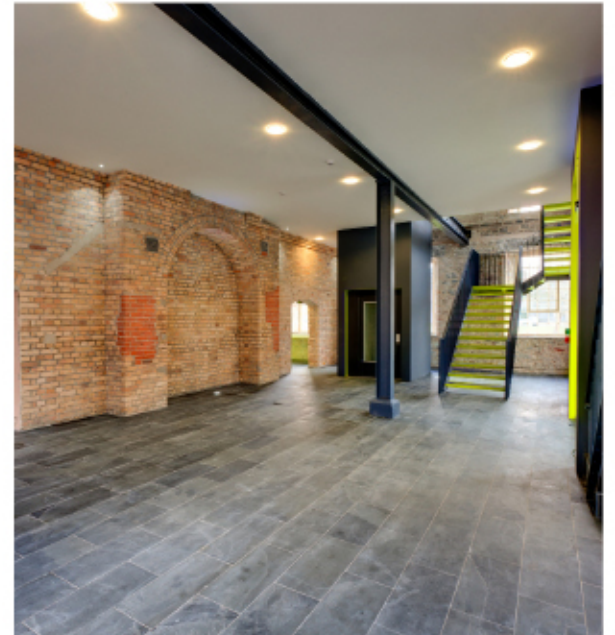
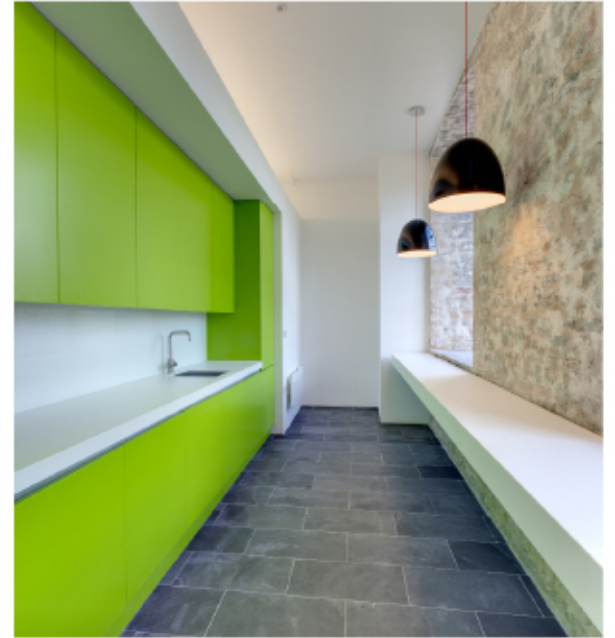
The Sunday Times, 07 March 2010





## Future Schemes

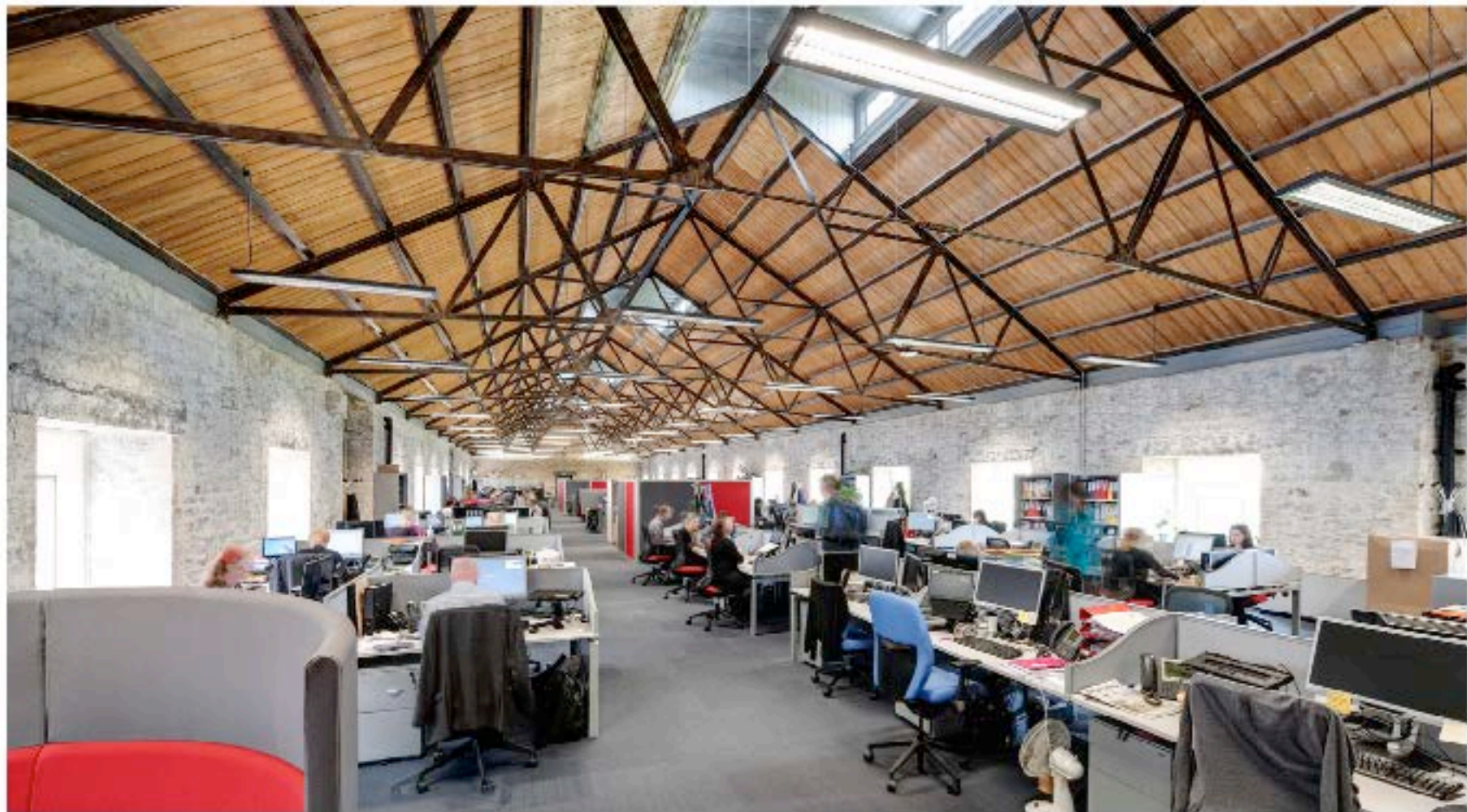
New Cooperage  
Royal William Yard  
Plymouth





**urbansplash**





**urbansplash**



**urbansplash**

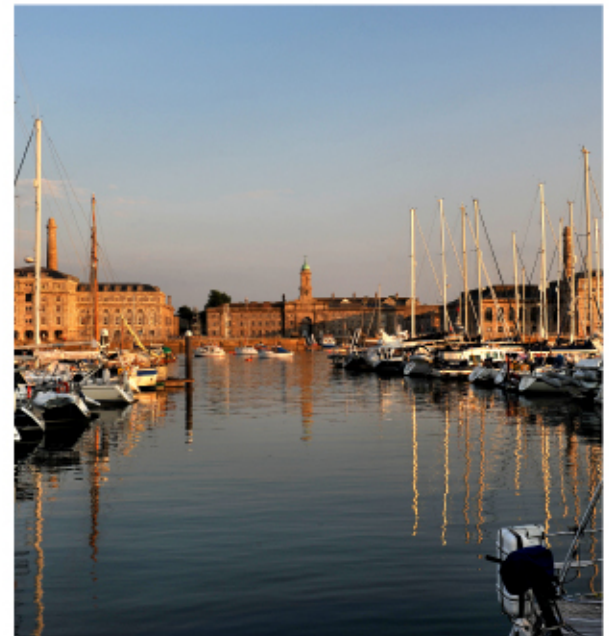


## Future Schemes

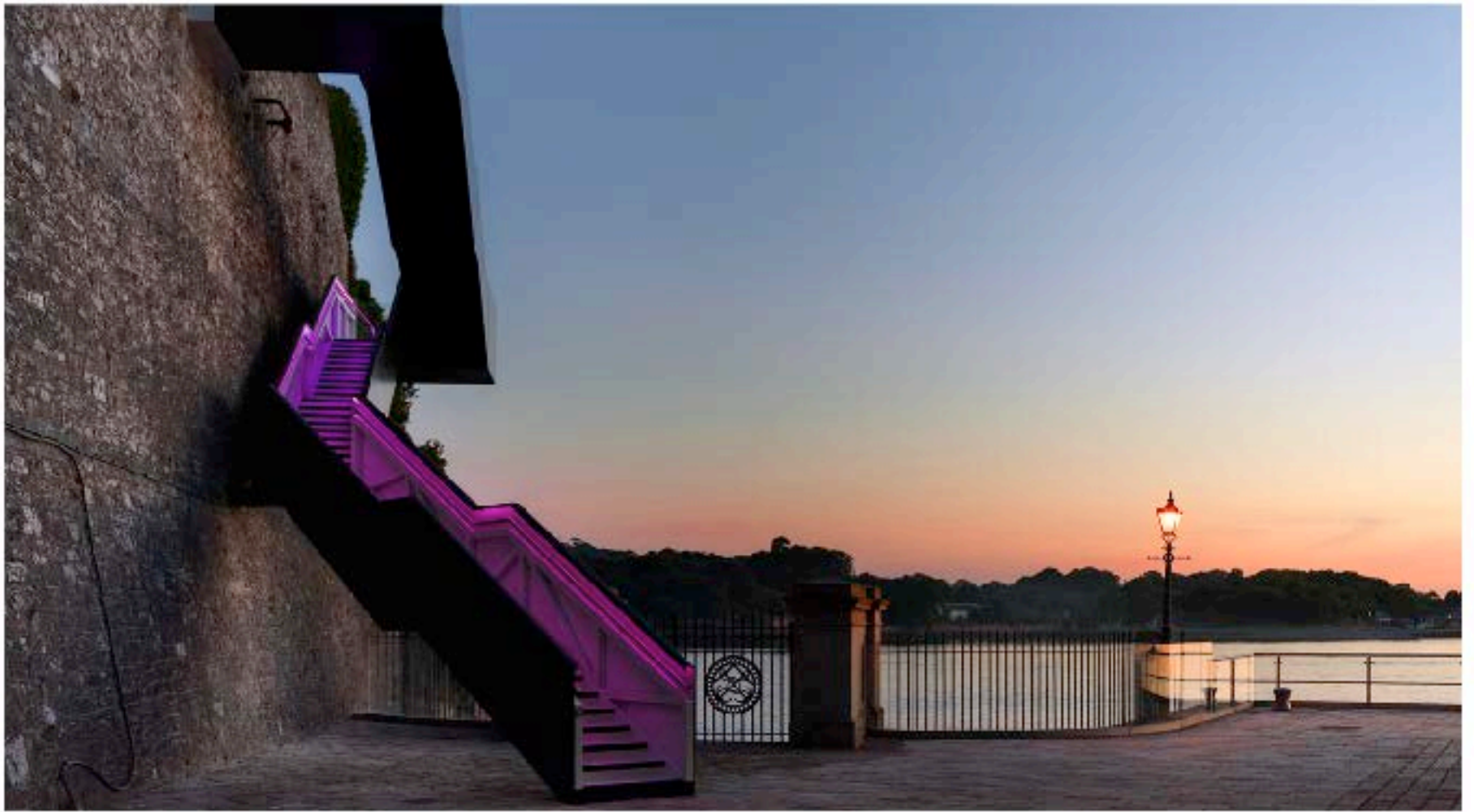
Royal William Yard  
Plymouth

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

Concept for Living, July 2010

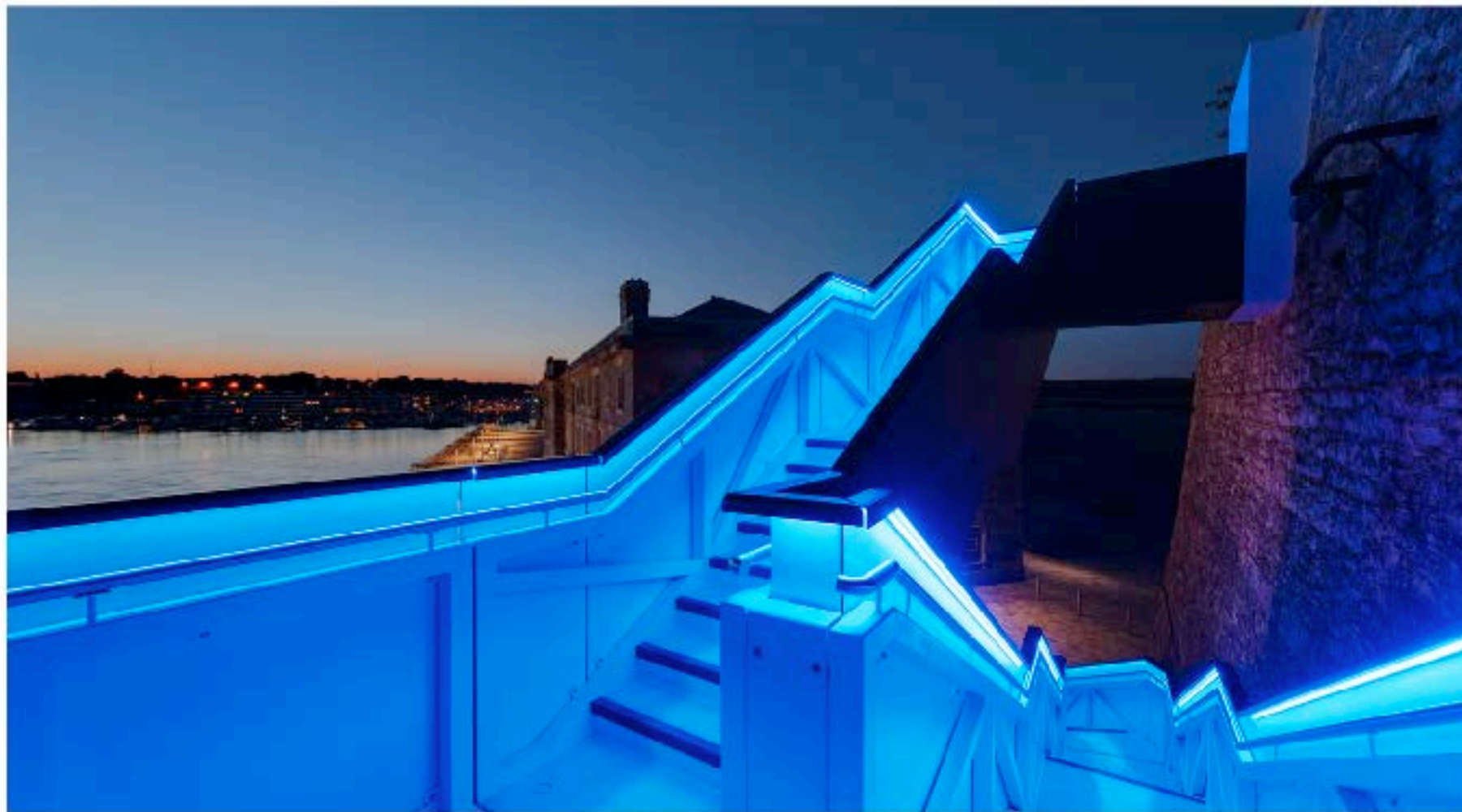


**urbansplash**

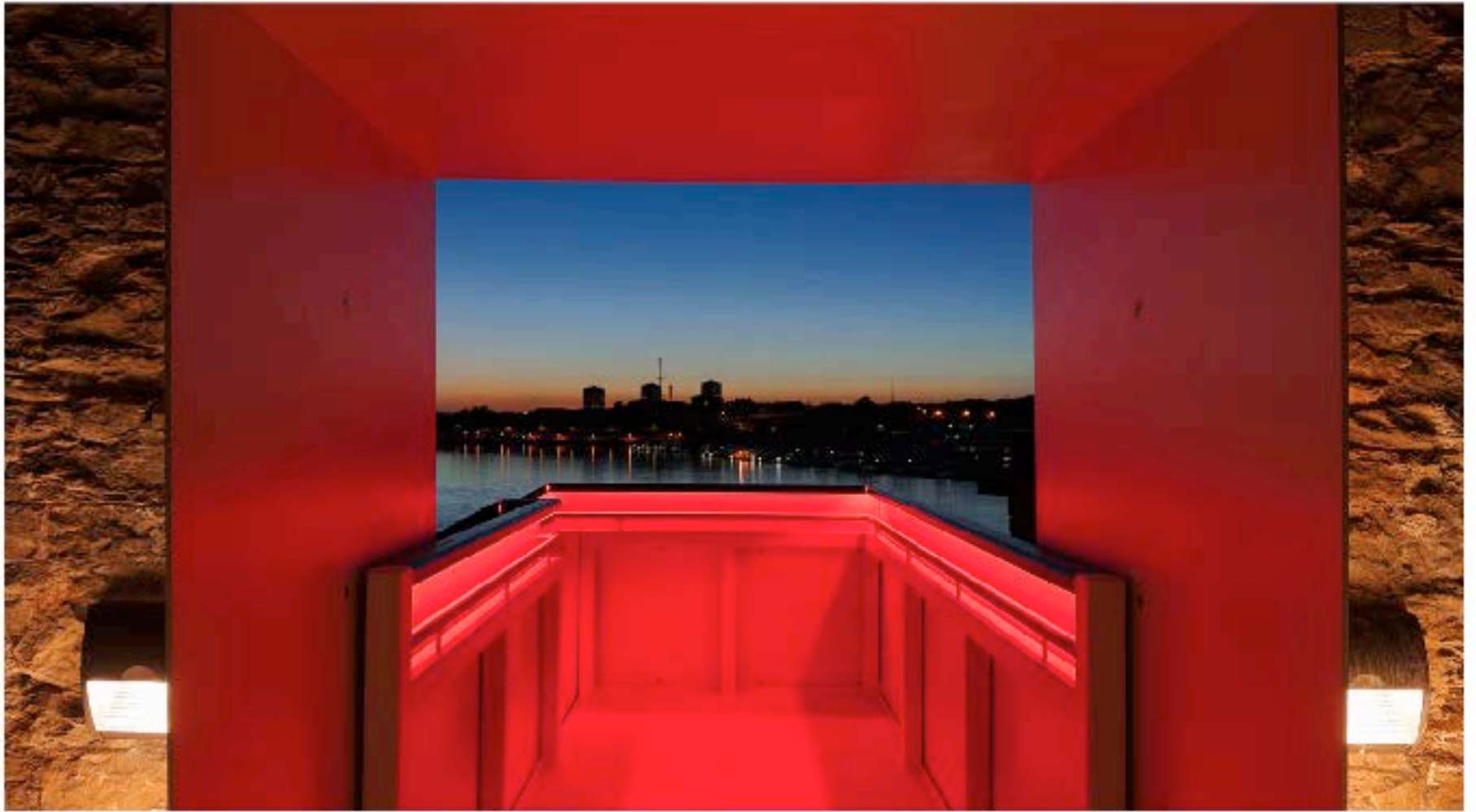


**urbansplash**





**urbansplash**



**urbansplash**



# Future Schemes

## Royal William Yard Plymouth



# Future Schemes

Royal William Yard  
Plymouth







**urbansplash**



# Future Schemes

## Royal William Yard Plymouth







**urbansplash**

# Future Schemes

## Tribeca Liverpool

### Key Facts

4.5 acre City Centre site  
700 apartments  
40,000 sq ft retail space  
Secure under-croft parking  
Residents park  
New public spaces  
Shedkm Architects  
Alison Brooks Architects  
Querkraft  
Riches Hawley Mikhail Architects  
US Long leasehold & freehold

### Status

Planning consent  
Full detailed design  
Site prepped  
Road closure complete

**urbansplash**





# Future Schemes

## Bewsey Old Hall Warrington

### Key Facts

48 apartments  
Secure under-croft parking  
Residents parkland  
Sankey Valley Park  
Urban Splash Freehold  
Shedkm Architects

### Status

Detailed planning consent  
First phase completed & occupied

**urbansplash**





# Future Schemes

## New Hall Liverpool

### Key Facts

- 12 acre site
- 26 Listed buildings
- Victorian landscaped setting
- Conversion to
- 144 apartments
- 90 houses
- New Build opportunities
- Extensive gardens
- US Freehold
- Phase 1 planning consented

**urbansplash**





# Future Schemes

## Bank Hall Bretherton

### Key Facts

- 12 acre site
- Grade II Listed hall
- Landscaped setting
- Conversion to 12 apartments
- New Build site for 28 houses
- Extensive gardens
- Working with Heritage Trust NW
- £1.7m HLF Grant





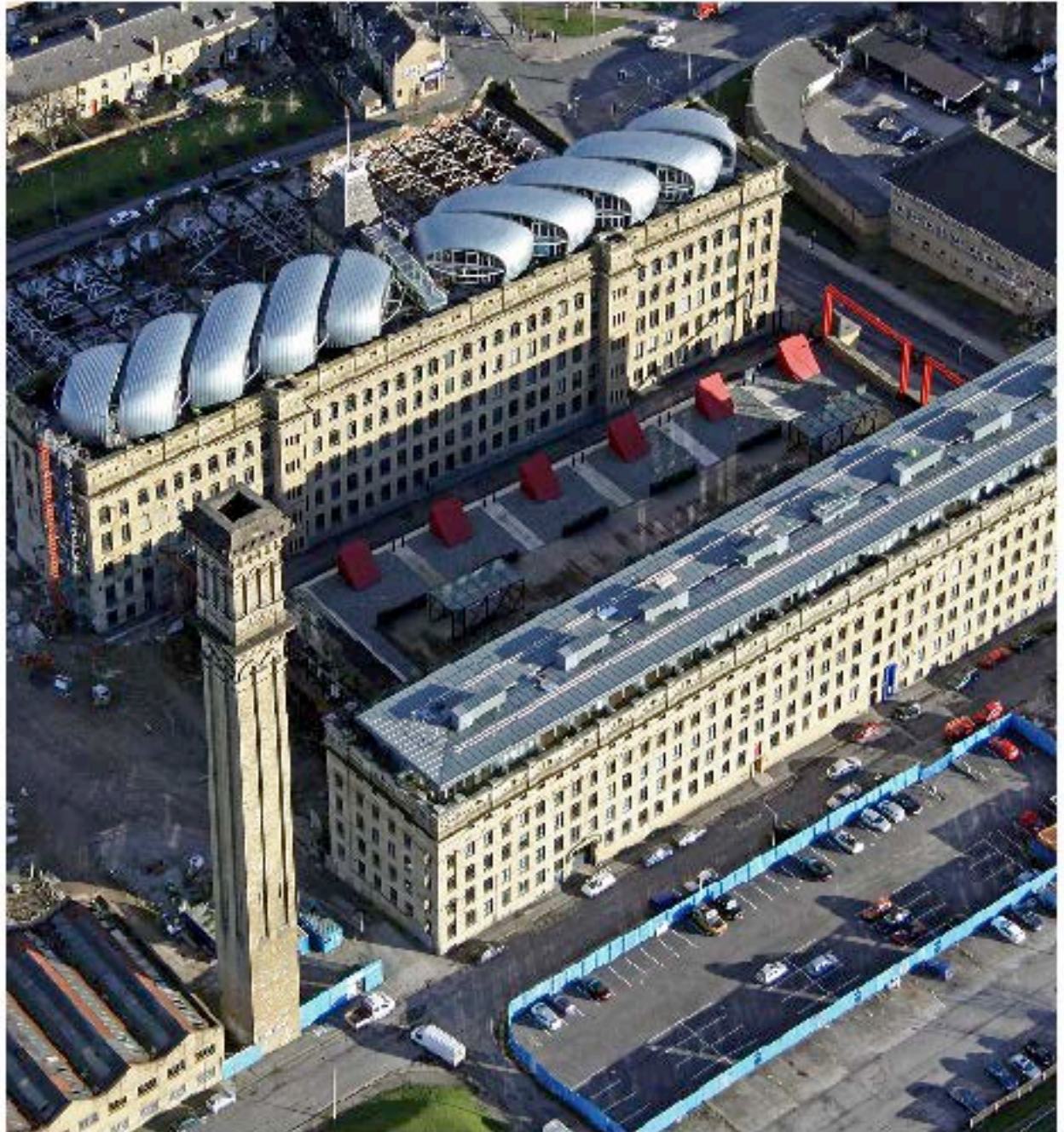
# Future Schemes

## Lister Mills Bradford

### Key Facts

Grade II Listed Velvet Mill  
15 acre site  
Phase 1 & 2 complete  
210 apartments completed  
20,000 sq ft commercial space  
Secure underground parking  
Residents courtyard  
Phase 3 fit out ready to go  
80 apartments  
10 acres of development land  
US Long Leasehold

**urbansplash**





# Future Schemes

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



**urbansplash**



## **Future Schemes**

New Islington

Manchester

## **The Grand Plan**

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

# Future Schemes

## Cardroom Estate

### Manchester





# Future Schemes

## Cardroom Estate

### Manchester

2002 - The worst place in Manchester



# Future Schemes

## Cardroom Estate

### Manchester

Raph's world





# Future Schemes

New Islington

Manchester

Existing canal network

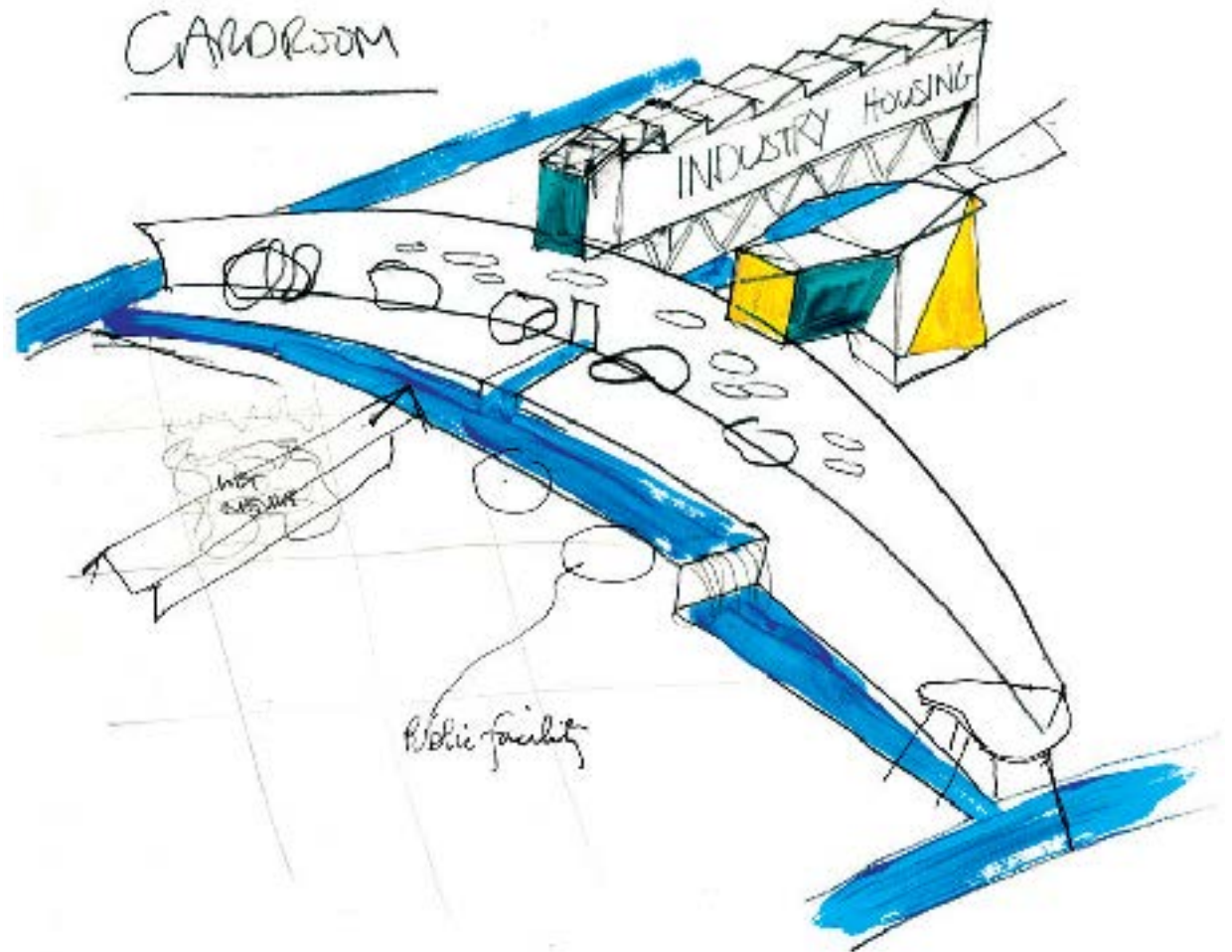


# Future Schemes

New Islington

Manchester

The vision





New Islington  
Manchester

**urbansplash**



# Future Schemes

New Islington  
Manchester

It's all in the mix

**urbansplash**





# Future Schemes

New Islington

Manchester

Beautiful spaces

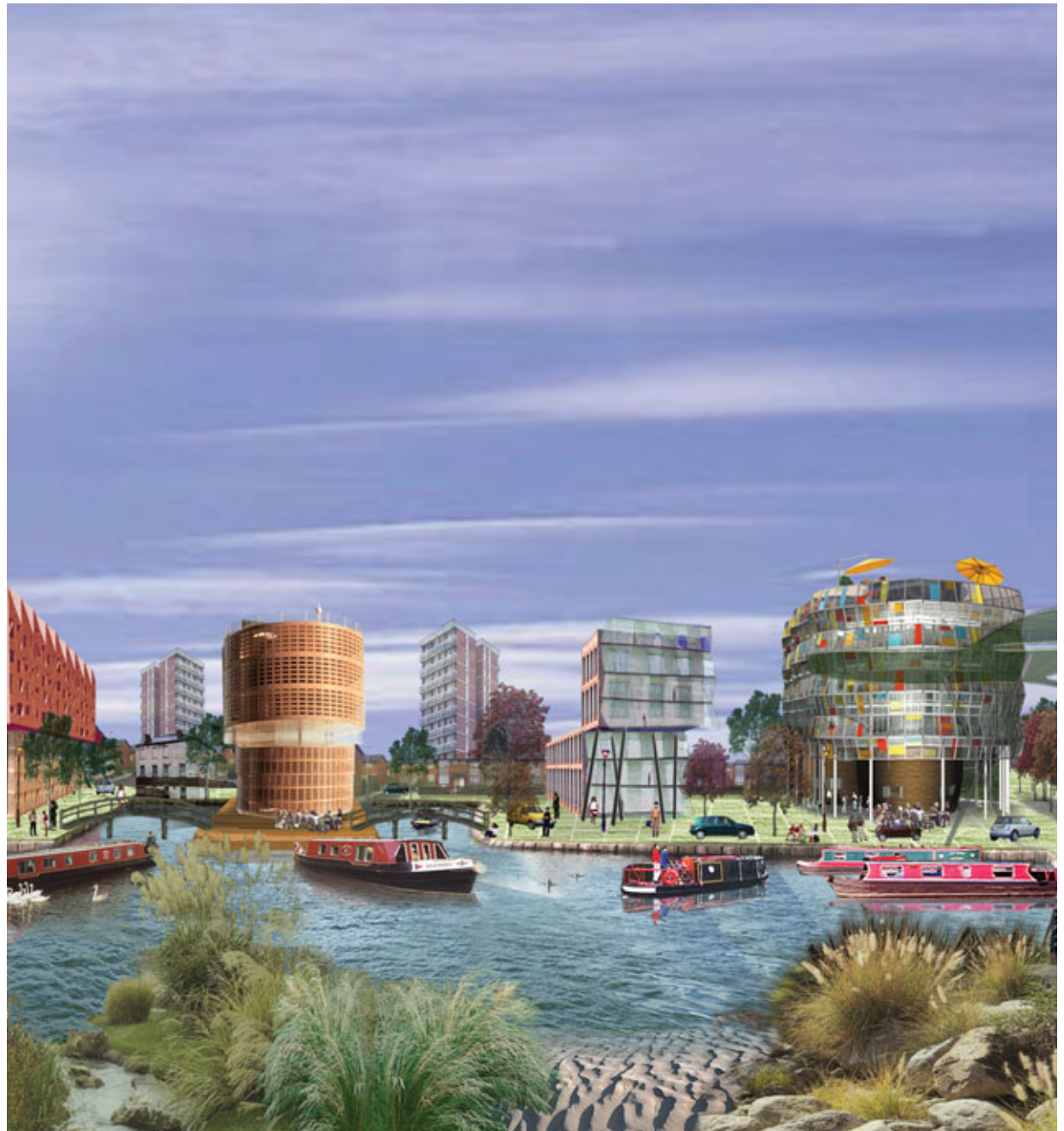
Involving the community

Sustainability

Mixed use

An expo of world class architecture

**urbansplash**



## Future Schemes

Cotton Field  
New Islington  
Manchester





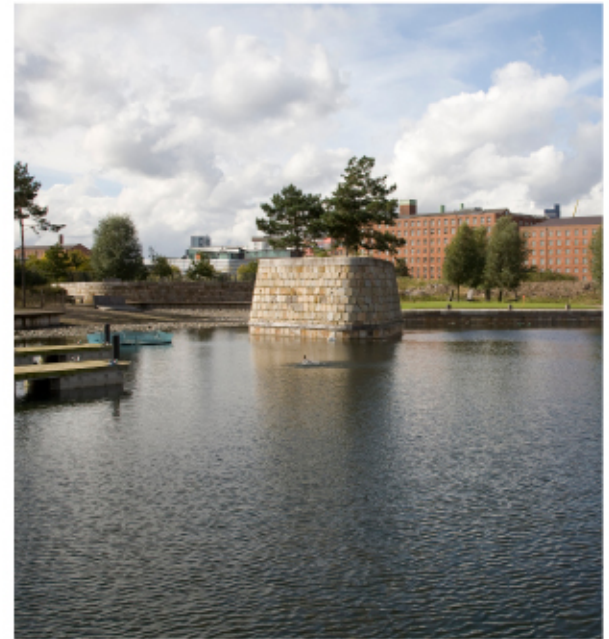


**urbansplash**



# Future Schemes

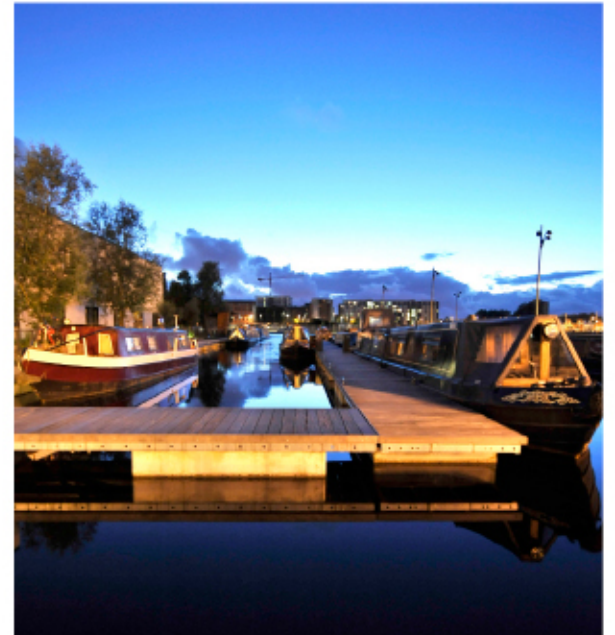
## New Islington Marina Manchester





## Future Schemes

New Islington Marina  
Manchester





## Future Schemes

Old Mill Street

New Islington

Manchester





# Future Schemes

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**



# Future Schemes

Islington Square

New Islington

Manchester

FAT

Residential

urbansplash





# Future Schemes

Guest Street  
New Islington  
Manchester

DeMetz

Residential

**urbansplash**



# Future Schemes

The Guts  
New Islington  
Manchester

mae

Residential

**urbansplash**





# Future Schemes

Medical Centre  
New Islington  
Manchester

Stephenson Bell Architects

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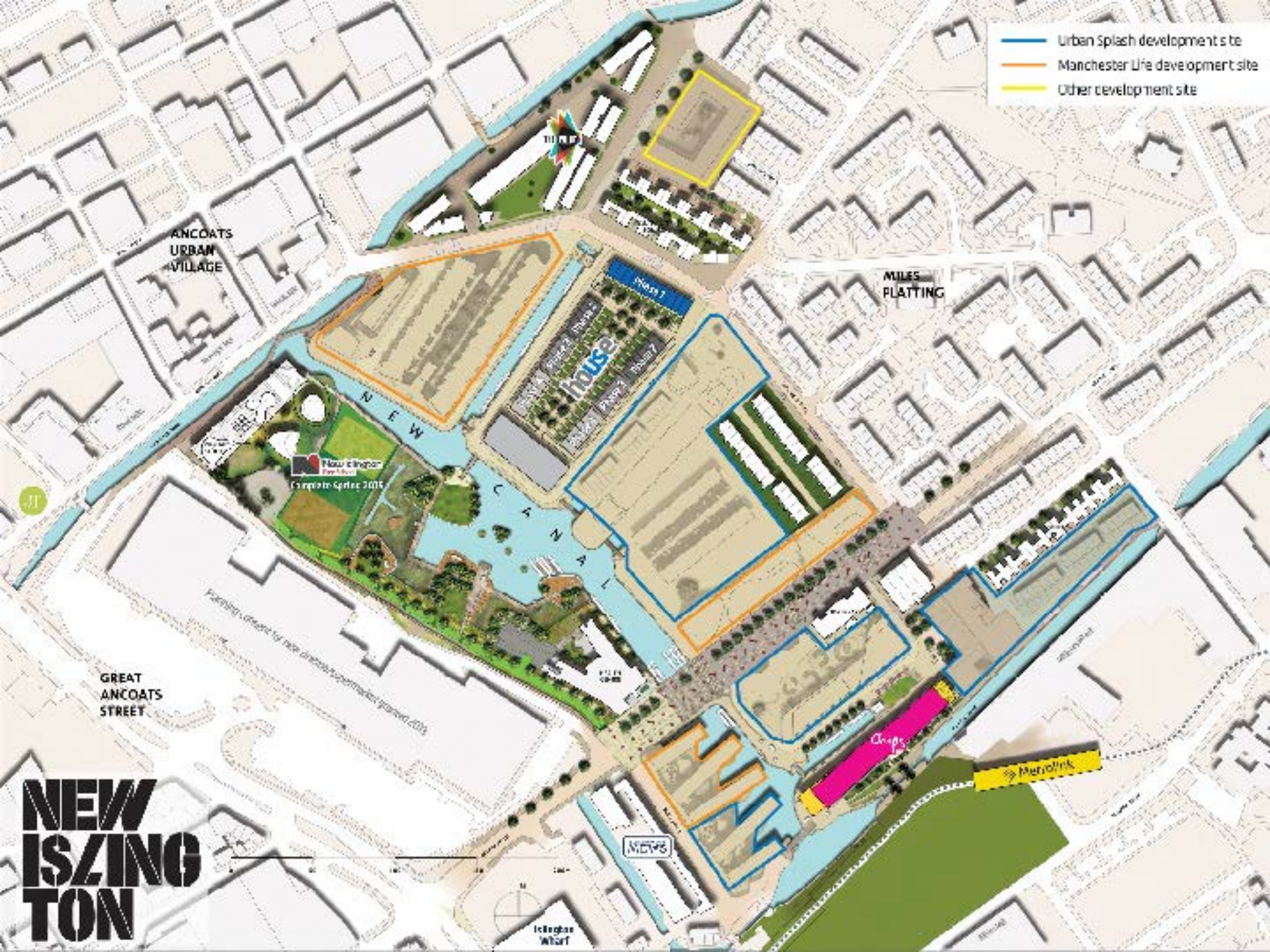


**"Urban Splash, Britain's  
leading transformers of the  
dreary to the desirable..."**

*Live Manchester Magazine*

**urbansplash**





- Urban Splash development site
- Manchester Life development site
- Other development site

ANCOATS  
URBAN  
VILLAGE

MILES  
PLATTING

ST

New Islington  
Free School  
Complete Spring 2015

GREAT  
ANCOATS  
STREET

NEW  
ISLINGTON

Toilet

house

Chips

Metrolink

NEWS

Islington  
Wharf

house™

urbansplash



house.



urbansplash

## Our Idea

To create an Urban Splash (family) housing range that is distinctive, modern and most of all... a real alternative to the volume house builders

Our plan is to become the designer brand of house builders creating “architect” or “designer” homes that are affordable



house™

Designed by **you**, built by **US**

The 'housebuilders'  
approach'





## The Competition

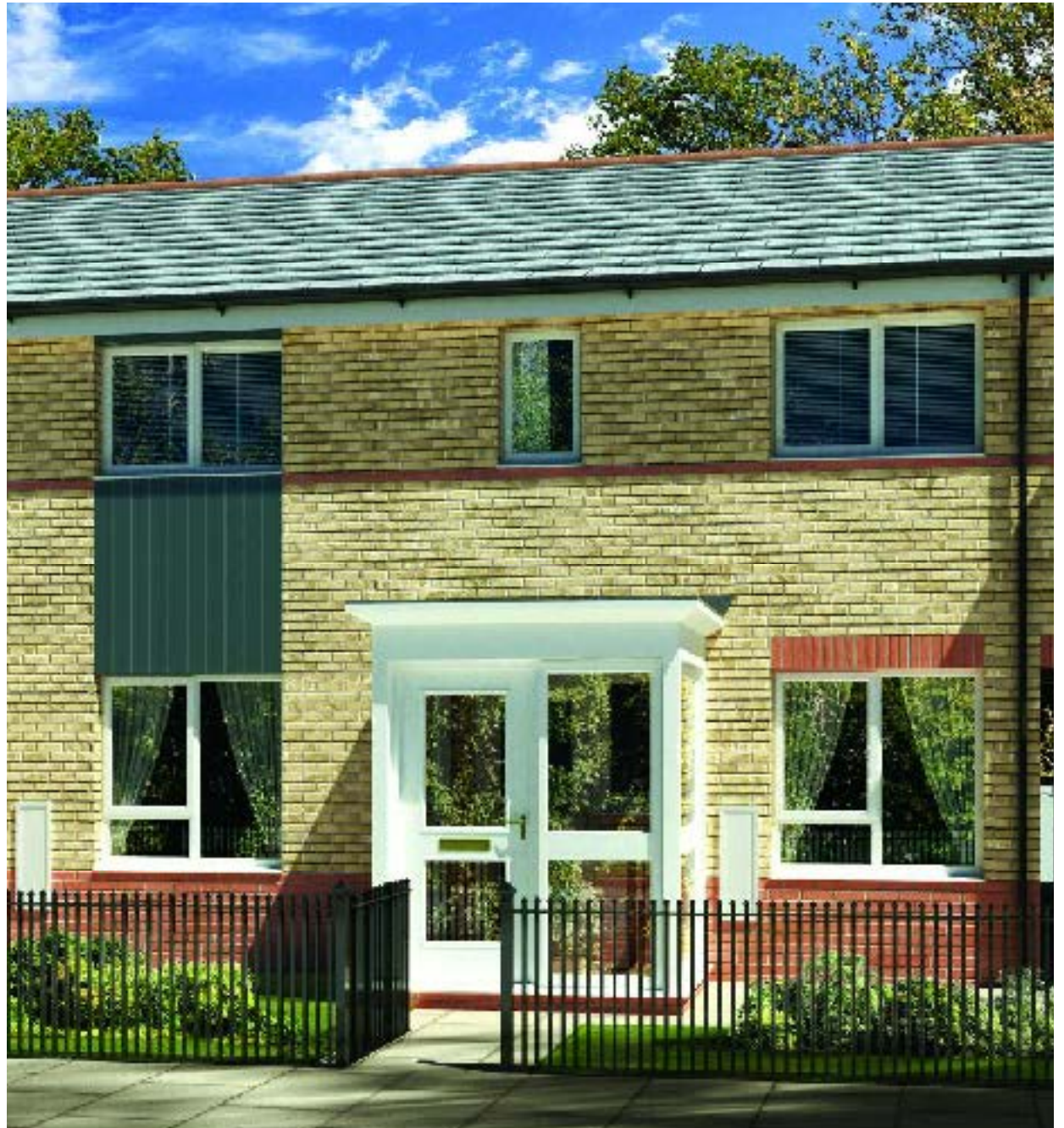
Volume house builders

aka “box bashers”

A little reminder of what is out there ...

## The Competition

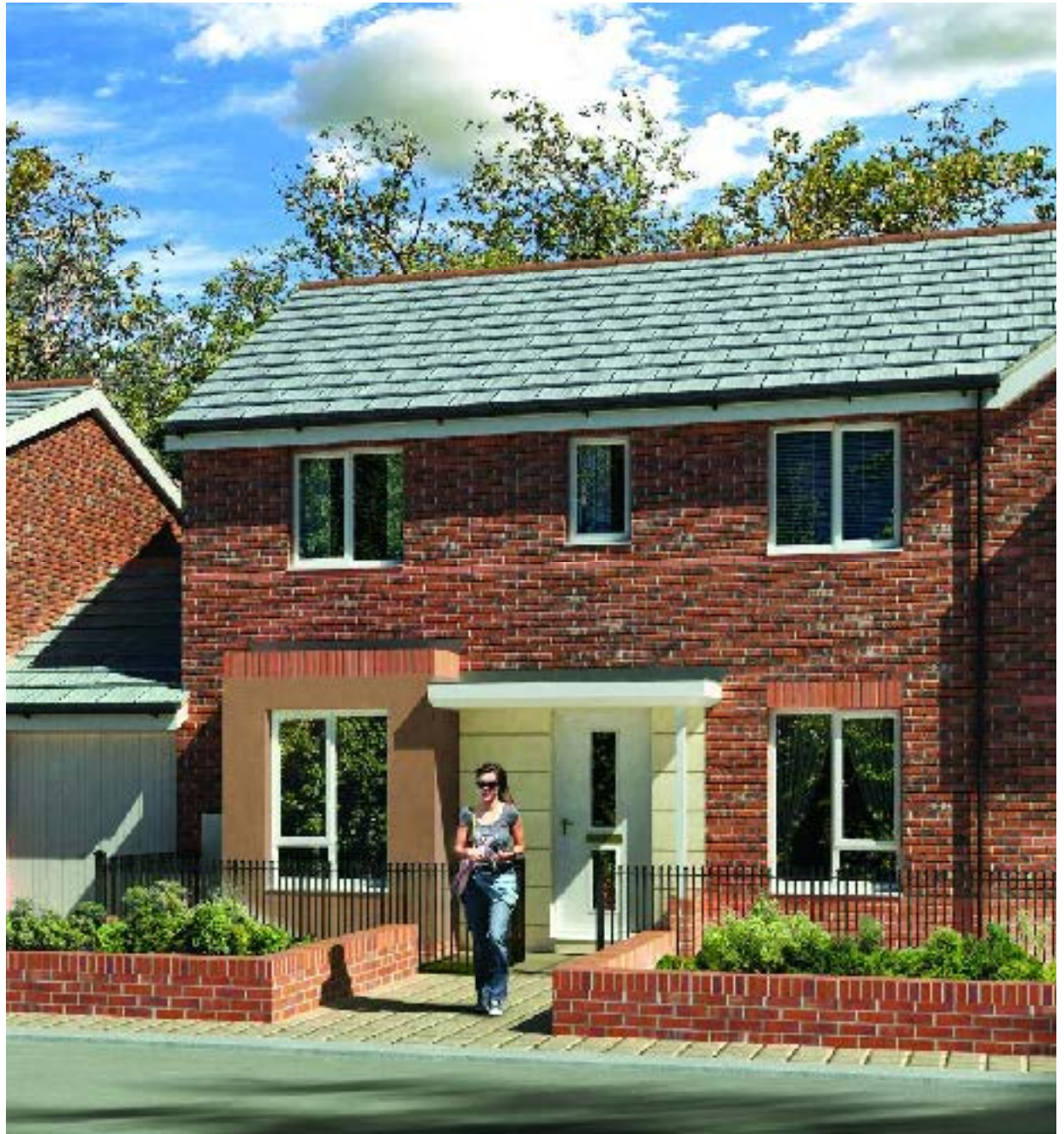
The Sefton





## The Competition

The Sandfield





## The Competition

The Thame





## The housebuilders' approach

### A little reminder of what is out there ...

- Much of a muchness - no choice
- Nothing has changed for 50 years
- Poor quality design
- Poor specification
- Cellular and not flexible
- Number of rooms vs quality of space
- Small rooms, low ceilings, small windows
- Silly names to convey individuality

## The Brief

A simple, easily constructed house that has flexibility to adapt to a variety of lifestyles

it should be well designed, modern, open plan, spacious & light

All for less than £100 sq ft build cost





## The Concept

House will create space to live in ...  
the way you want

to suit your budget, taste & lifestyle

some elements are fixed

you can choose the rest

...like buying a car



## Core Themes

- architect / design brand
- buy space not rooms
- you decide how you want to live
- quality of space
- high ceilings / light / use of roof
- eco friendly
- urban not sub-urban
- affordable

## Georgian Terrace





## Georgian Townhouse



## Edwardian Terrace

Bays & pitches



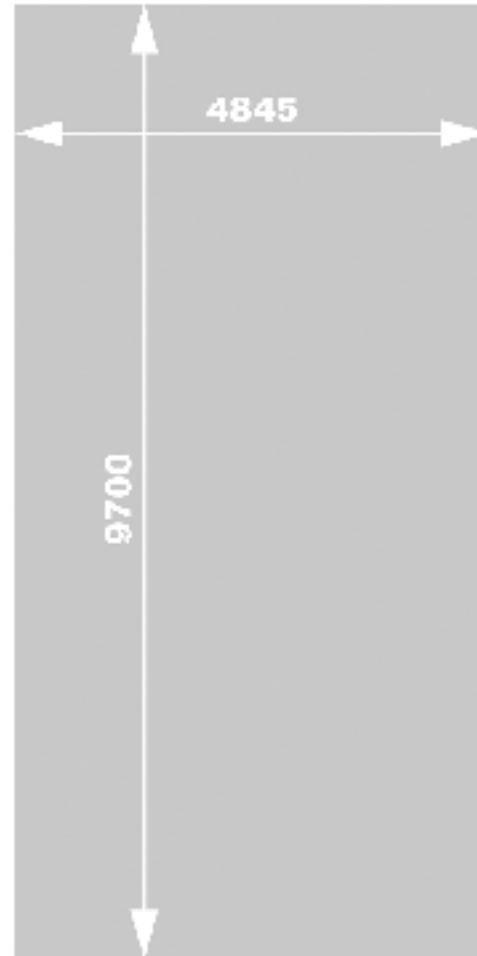


The terrace  
revitalised



## Principles Plot

Width	4.845m
Depth	9.7m
GIA	45sqm





## Principles 3 Zones

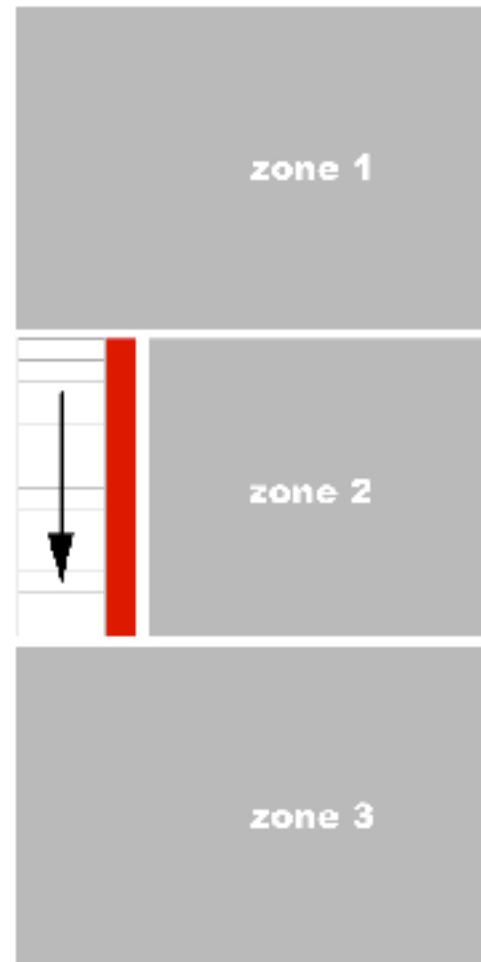
Z1	living sleeping
Z2	circulation kitchen bathroom service core
Z3	living sleeping



## Principles Stair and Core

Fixed stair location

Fixed service riser

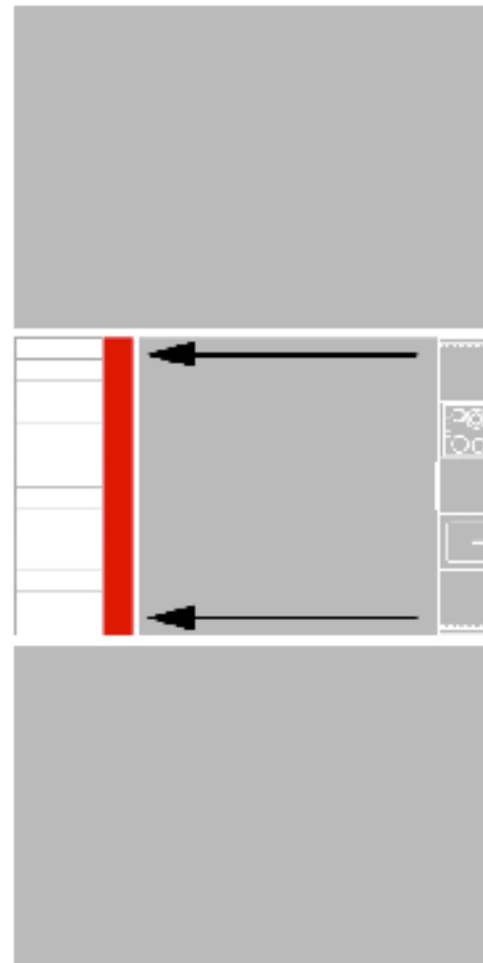




Principles

Zone 2 kitchen

Kitchen 11.1sqm



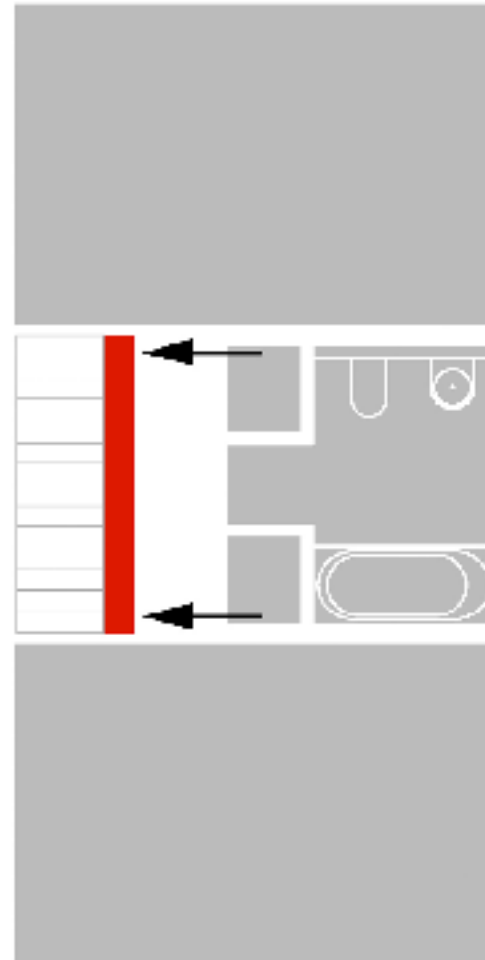
## Principles

Zone 2 bathroom

Bathroom 5.4sqm

Utility 0.8sqm

Storage 0.8sqm





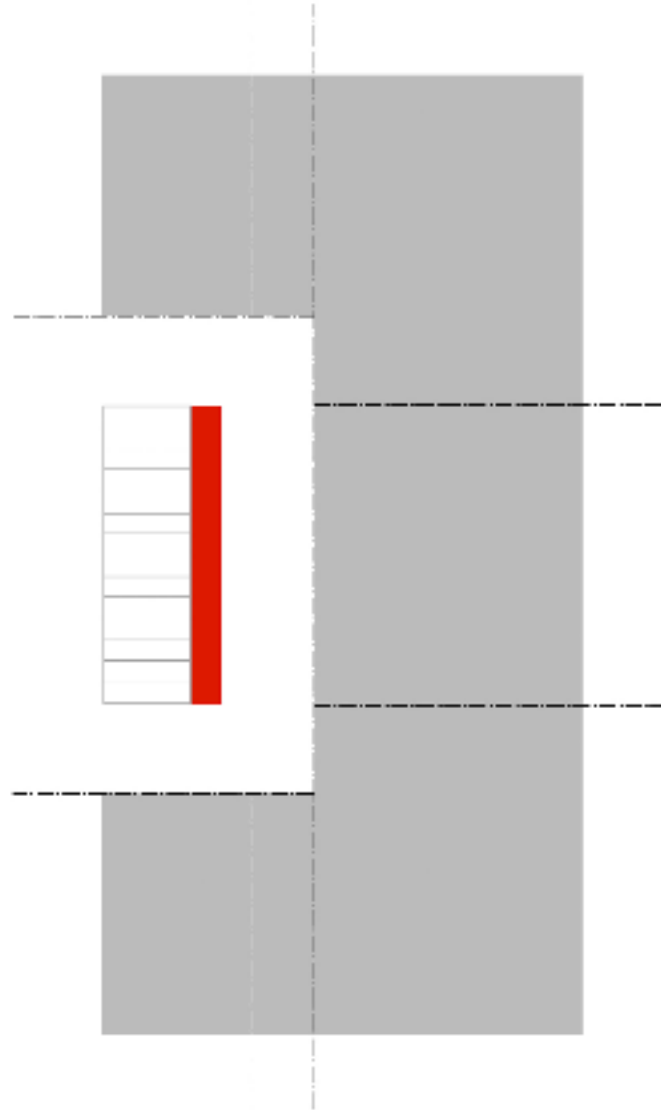
## Principles

Zone 1+3 partitions

2 locations front to back

2 locations side to side

This provides 6 room sizes



## Principles

### Zone 1+3 room sizes

XS	3.25sqm (1.445 x 2.25m)
S	4.6sqm (2.045 x 2.25m)
M	8.775sqm (2.7 x 3.25m)
L	10.125sqm (3.3 x 3.25m)
XL	13.6sqm (2.7 x 3.25m)
XXL	15.75sqm (3.3 x 3.25m)





## Principles Larger rooms

XXL      4.845 x 3.25m  
living  
master bed

XL      4.845 x 3.25m  
living  
master bed



## Principles Smaller rooms

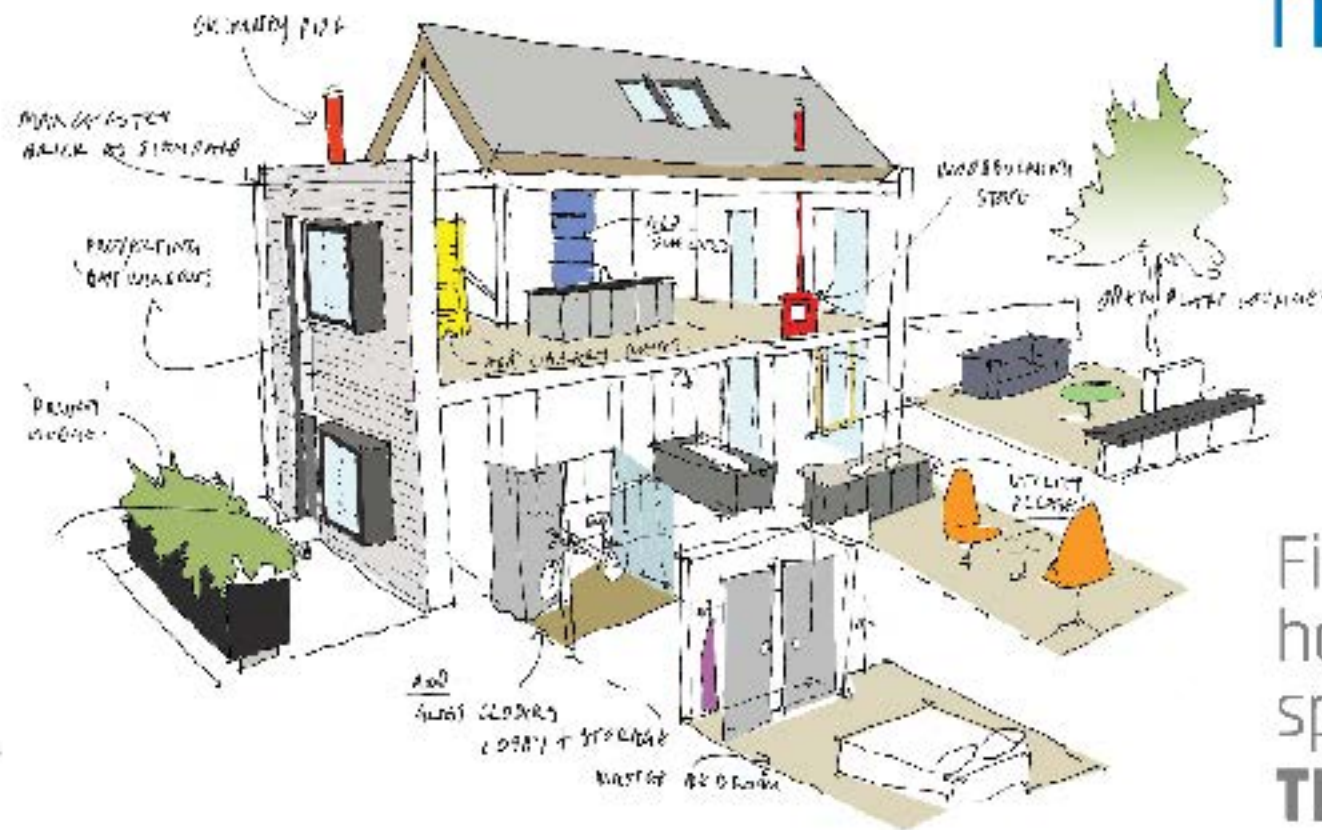
S+M      2.045 x 2.25m  
hall/utility/store  
office/kids bed  
+  
2.7 x 3.25m  
dining/living  
sleeping

XS+L      1.445 x 2.25m  
hall/utility/store  
office  
+  
3.3 x 3.25m  
dining/living  
sleeping





# Buy space not rooms



First decide  
how much  
space you want  
**THEN** how you  
want to use it...

## Core Themes

- buy space not rooms
- 1000 or 1500 sq ft?
- you decide how you want to live
- Garden or loft living?
- quality of space
- How many and what type of spaces?
- Extras.....

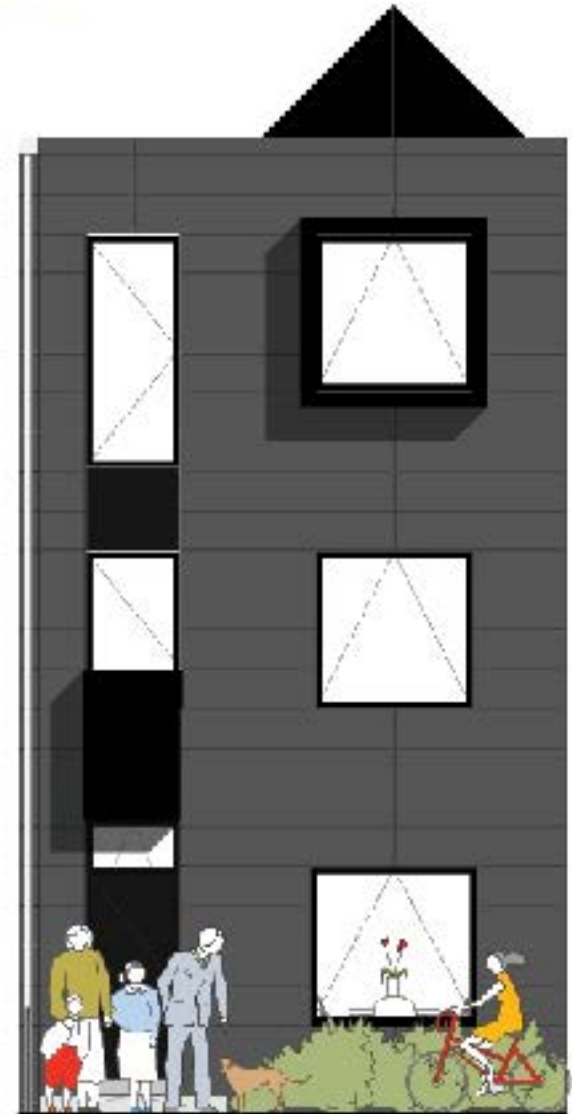
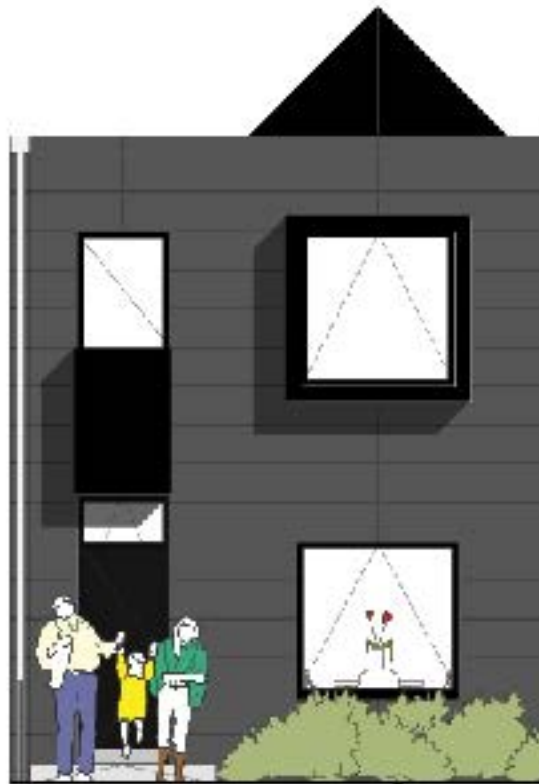


**How much space  
would you like?**

## Core Themes

Are you '1000'?

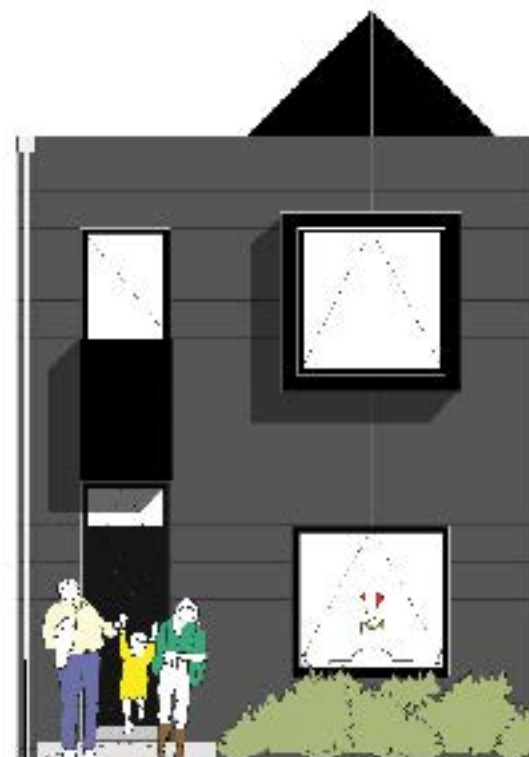
Are you '1500'?





house<sup>1000</sup>

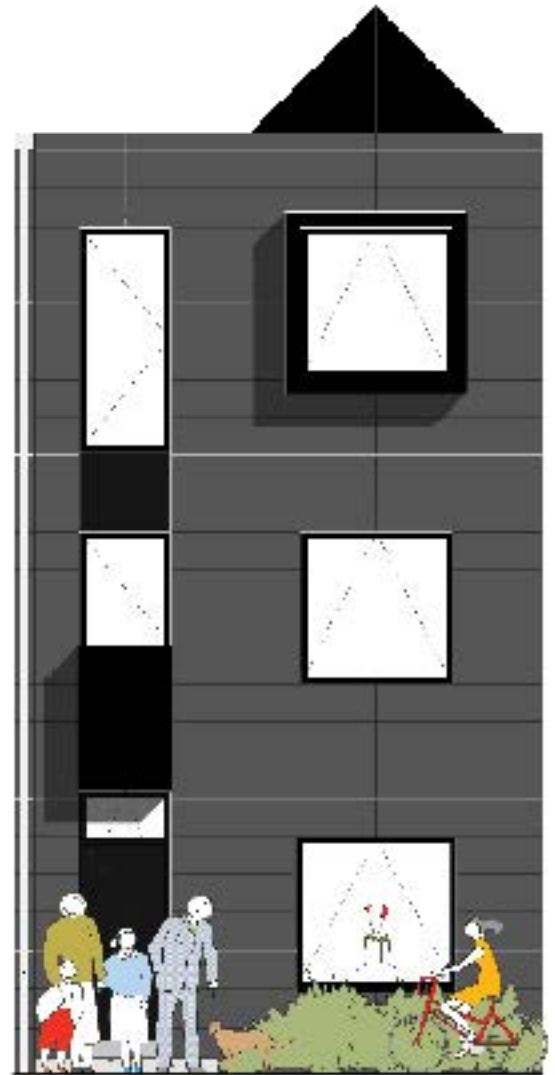
1,000 sq ft  
on **two** floors...



urbansplash

house<sup>1500</sup>

...or **1,500 sq ft**  
on **three?**



urbansplash



**house**<sup>TM</sup>

**Live however  
you like...**

house™

Garden  
living?



urbansplash



house™

Loft  
living?



urbansplash

**How many rooms  
do you need.....**



..to live?



One space



Two spaces



Three spaces

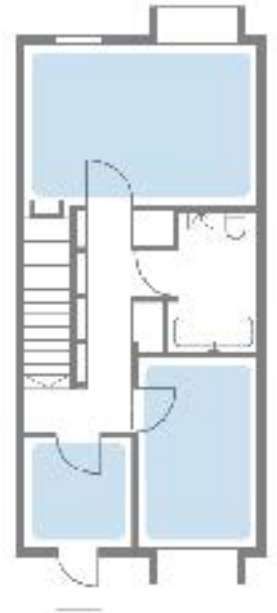
..to sleep?



One space



Two spaces



Three spaces



house™

The choice is yours.

## A house in the heart of the city...





house<sup>1000</sup>

**First floor**  
Floorplan options



**F1**  
[base]



**F2**



**F3**



**Ground floor**  
Floorplan options



**G1**  
[base]



**G2**



**G3**



**Garden**  
living?

urbansplash

house<sup>1000</sup>

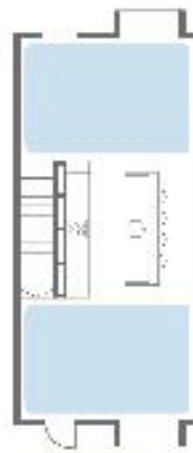
**First floor**  
Floorplan options



**F4**  
(base)



**F5**



**F6**



**Ground floor**  
Floorplan options



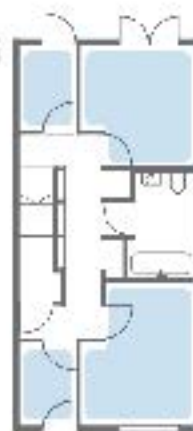
**G4**  
(base)



**G5**



**G6**

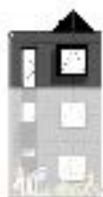


Loft  
living?

urbansplash



**Second floor**  
Floorplan options



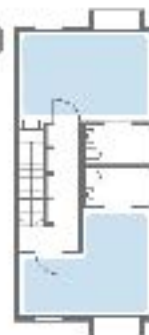
**S1**  
(base)



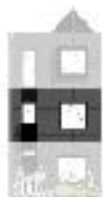
**S2**



**S3**



**First floor**  
Floorplan options



**F7**  
(base)



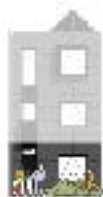
**F8**



**F9**



**Ground floor**  
Floorplan options



**G1**  
(base)



**G2**

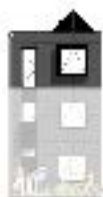


**G3**

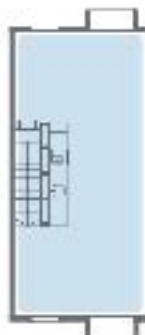


house<sup>1500</sup>

**Second floor**  
Floorplan options



**S4**  
(base)



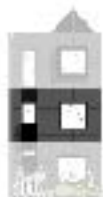
**S5**



**S6**



**First floor**  
Floorplan options



**F8**  
(base)



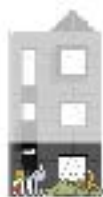
**F11**



**F12**



**Ground floor**  
Floorplan options



**G4**  
(base)



**G7**



**G8**



Loft  
living?

urbansplash

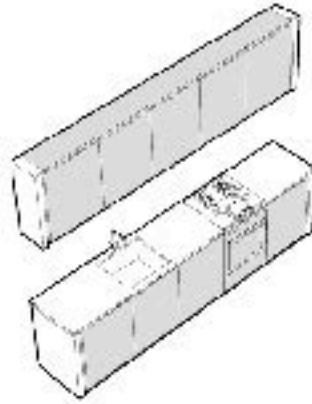


# Specification

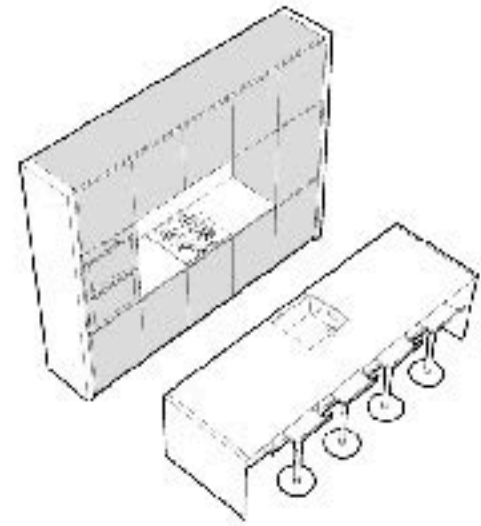
## Kitchen

3 options -

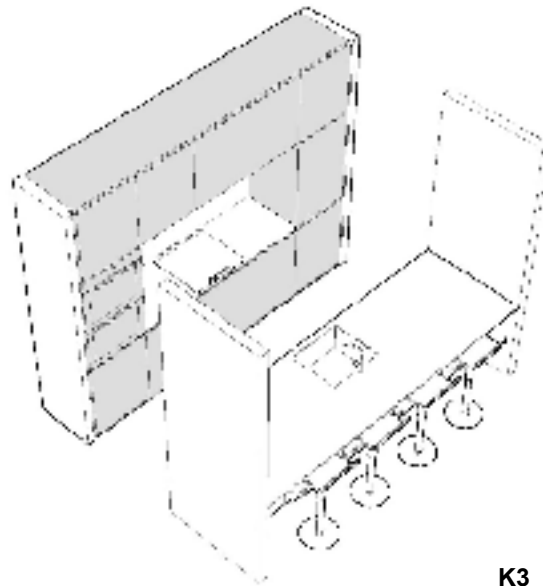
- K1 Standard
- K2 Open
- K3 semi-open



K1



K2



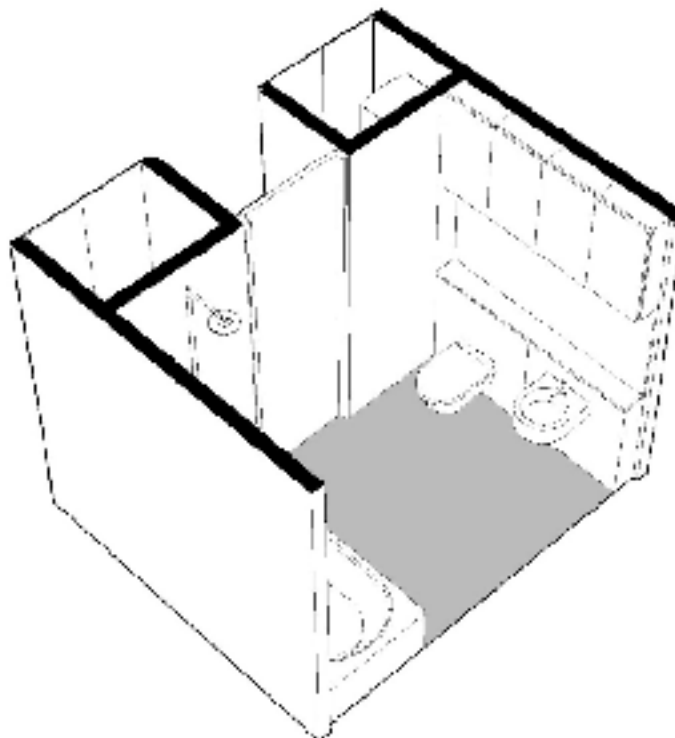
K3



## Bathroom

Gloss white panels  
Wall hung sanitaryware  
Chrome fittings  
Choice of colour for floor

Tall storage on landing



Kitchen

3 colours -  
White  
Black  
grey





## Floor Finishes

3 materials –  
Timber  
Ceramic  
Carpet

3 tones –  
Light  
Medium  
Dark



L



M



D

engineered timber



L



M



D

ceramic



L



M

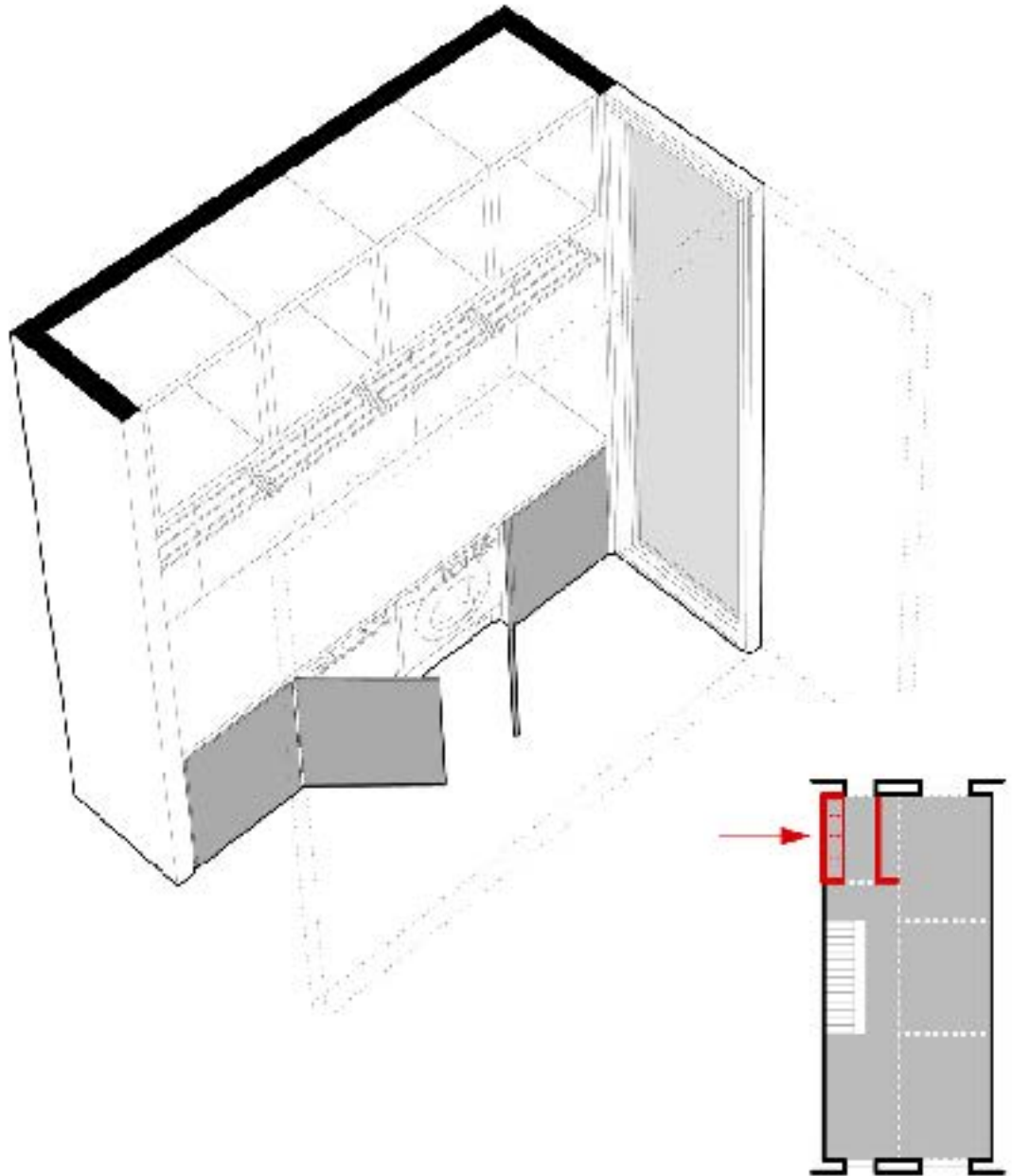


D

carpet

Core Themes

Extras  
Utility Room

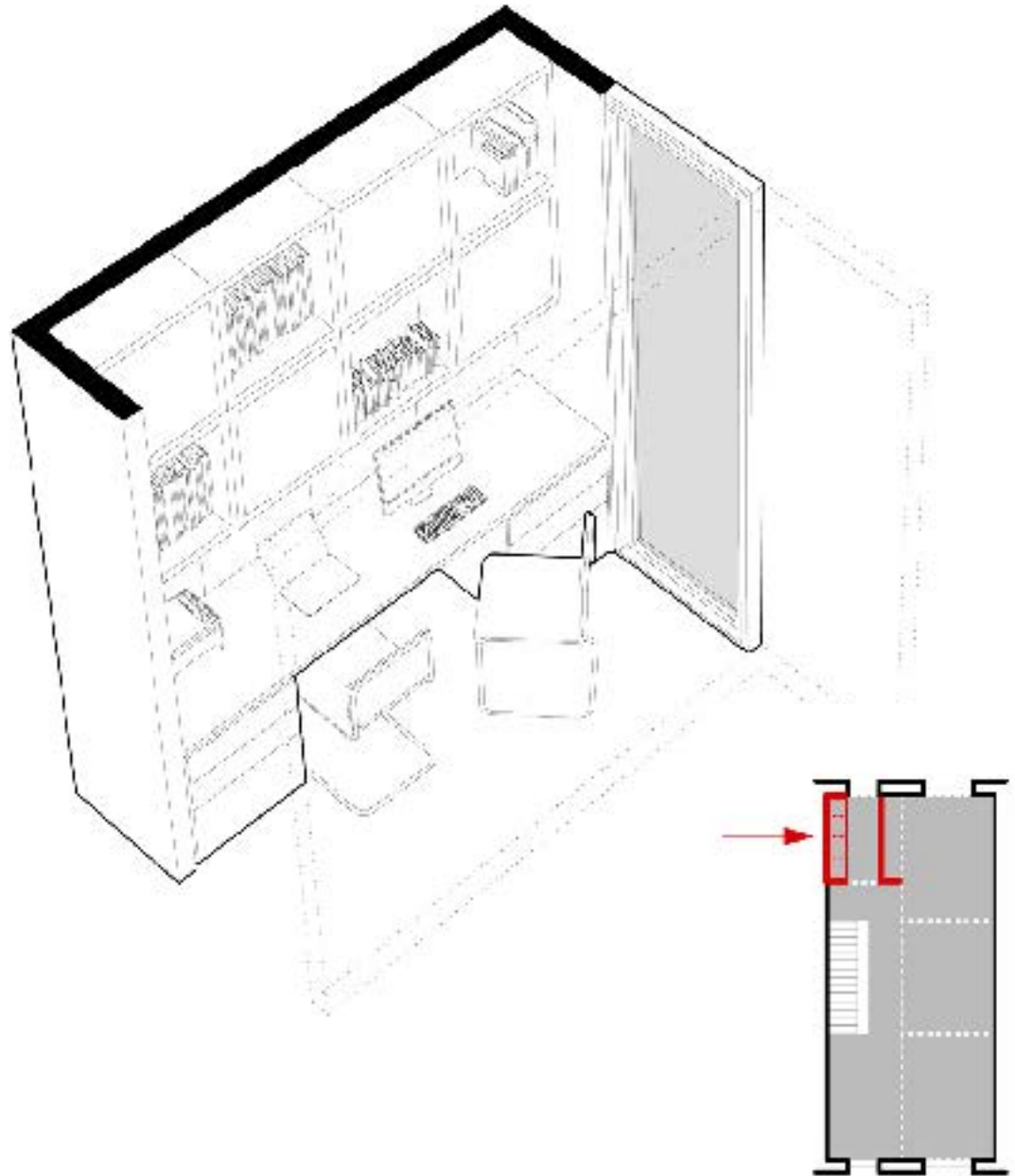




Core Themes

Extras

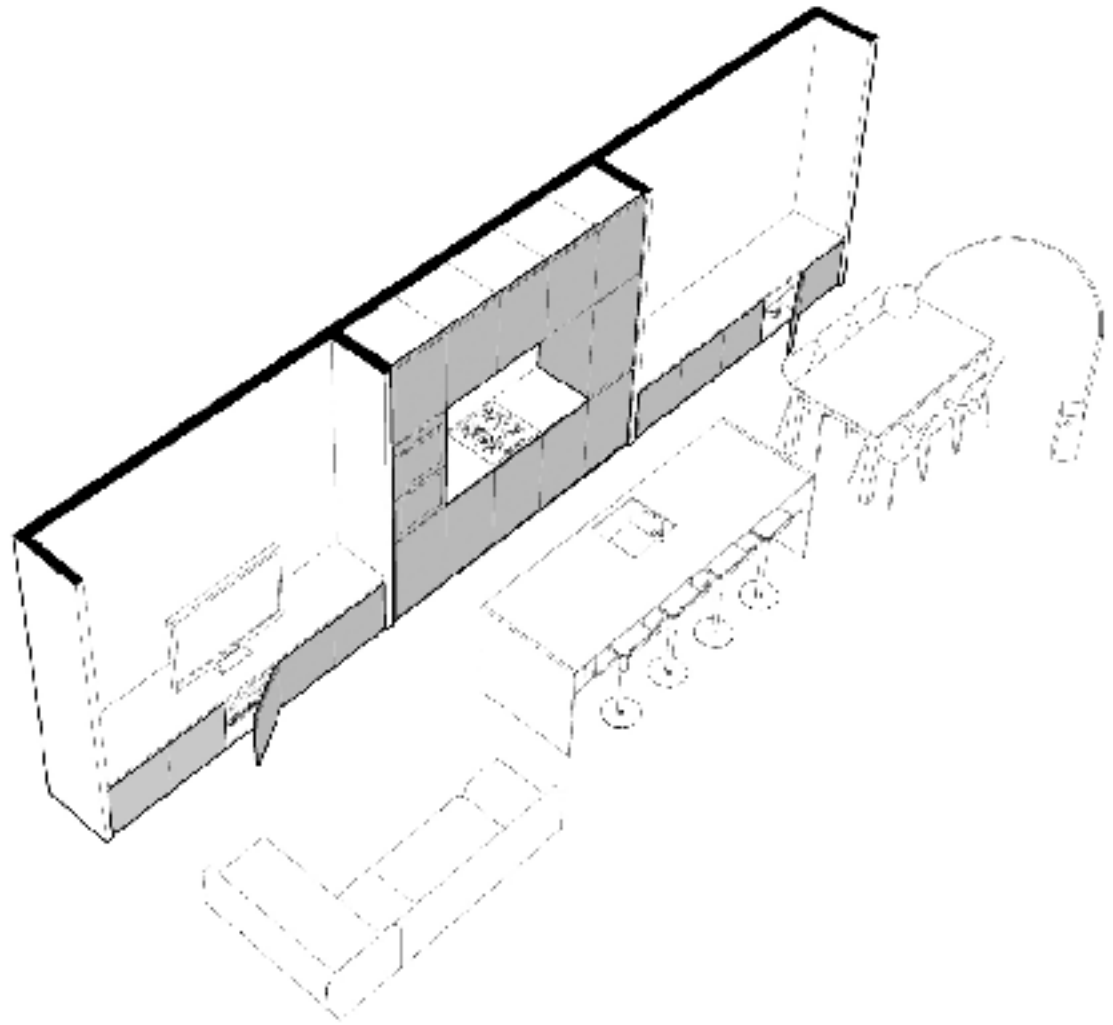
Home Office



Core Themes

Extras

TV unit & storage

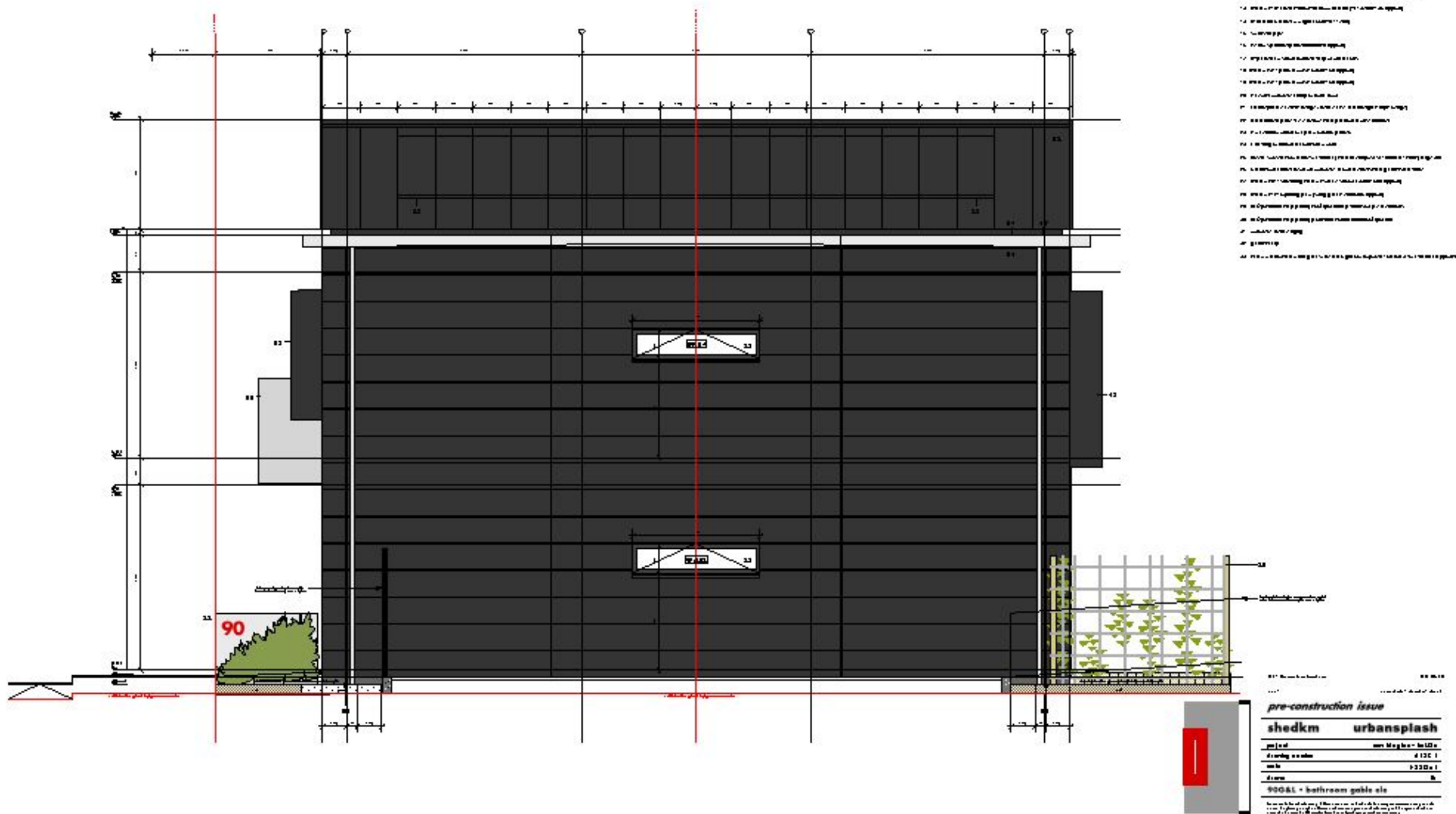




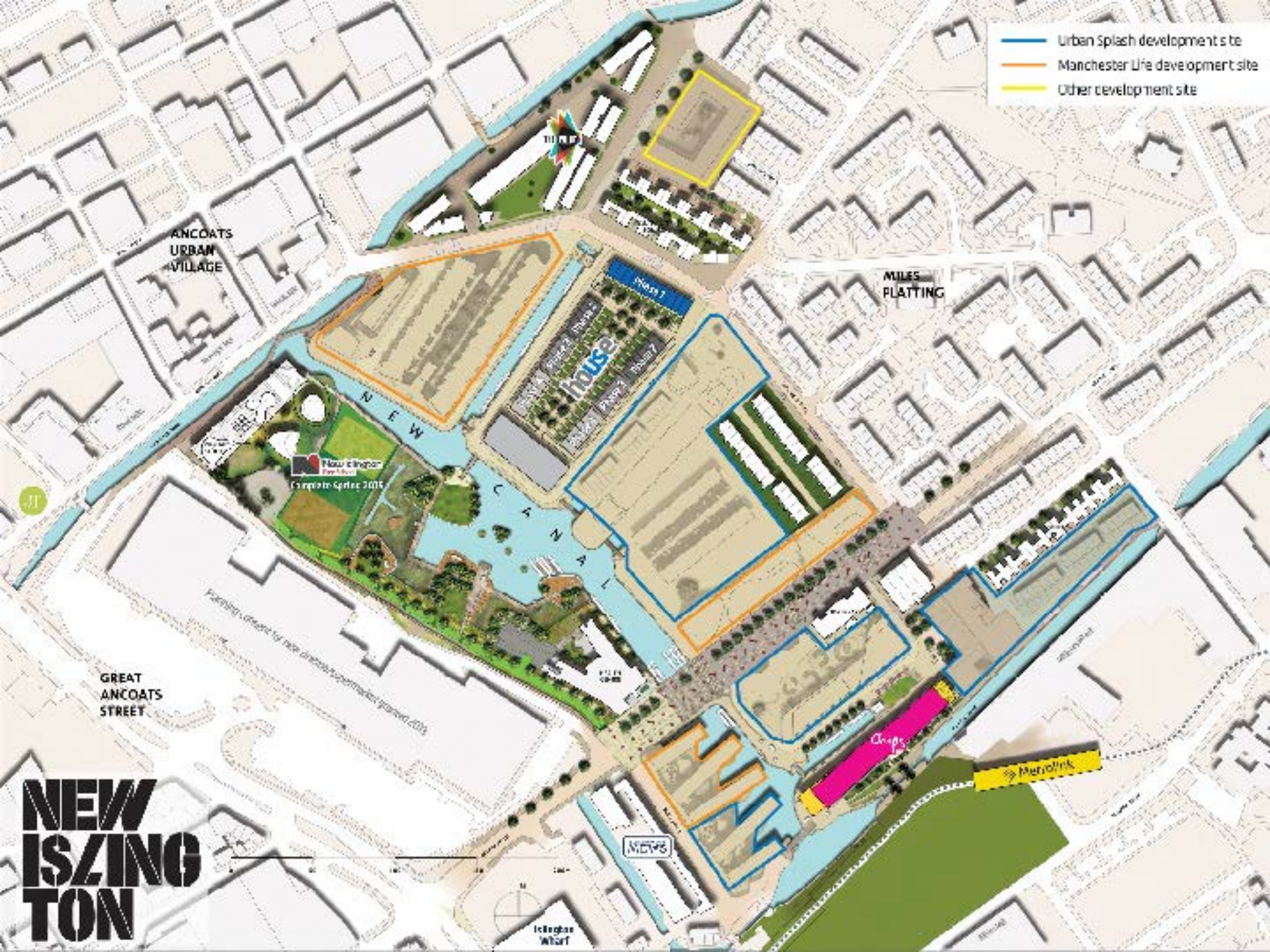
# Elevations











- Urban Splash development site
- Manchester Life development site
- Other development site

ANCOATS  
URBAN  
VILLAGE

MILES  
PLATTING

New Islington  
Free School  
Complete Spring 2015

Toilet

house

Chips

Meridlink

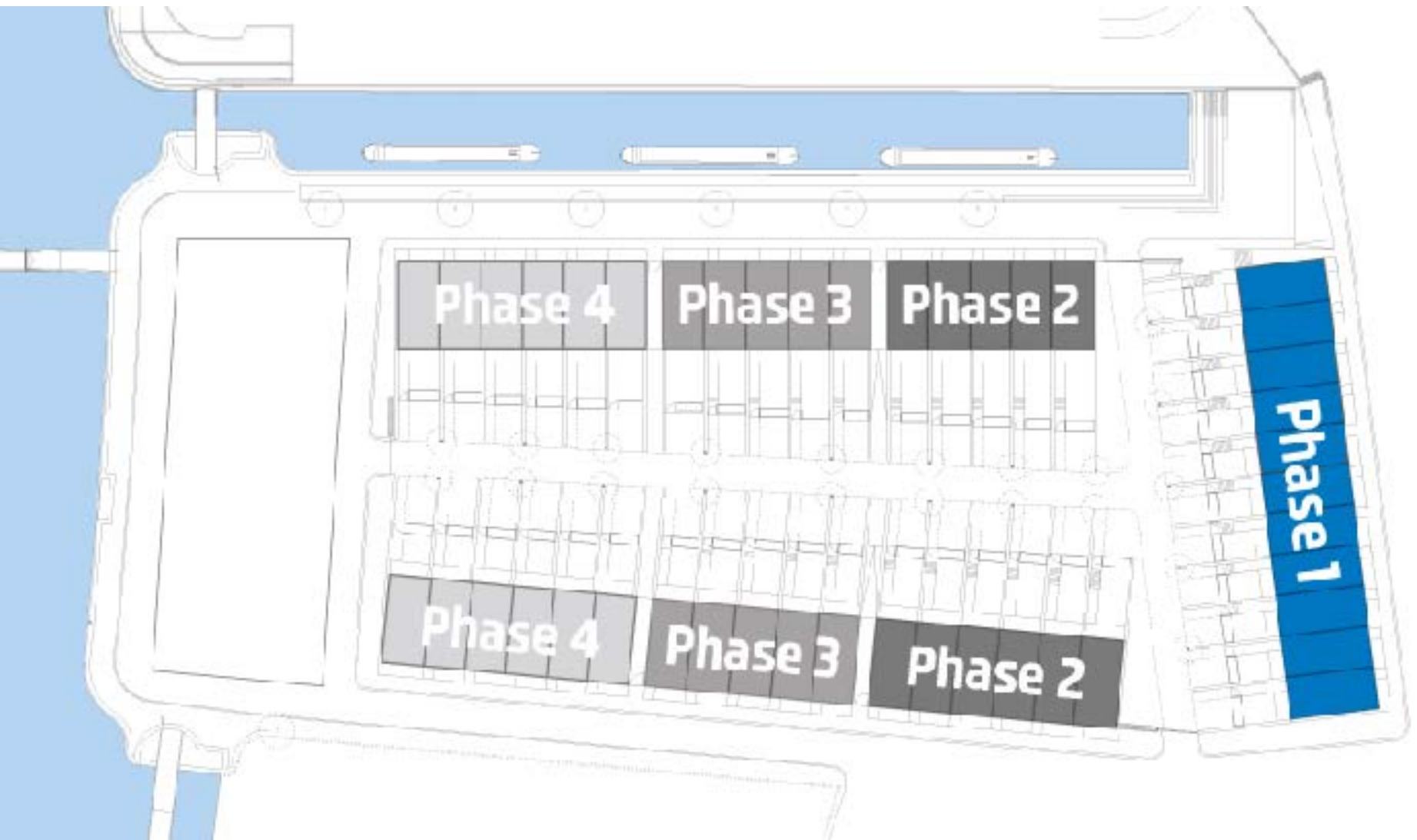
GREAT  
ANCOATS  
STREET

NEW  
ISLING  
TON

NEW

Islington  
Wharf







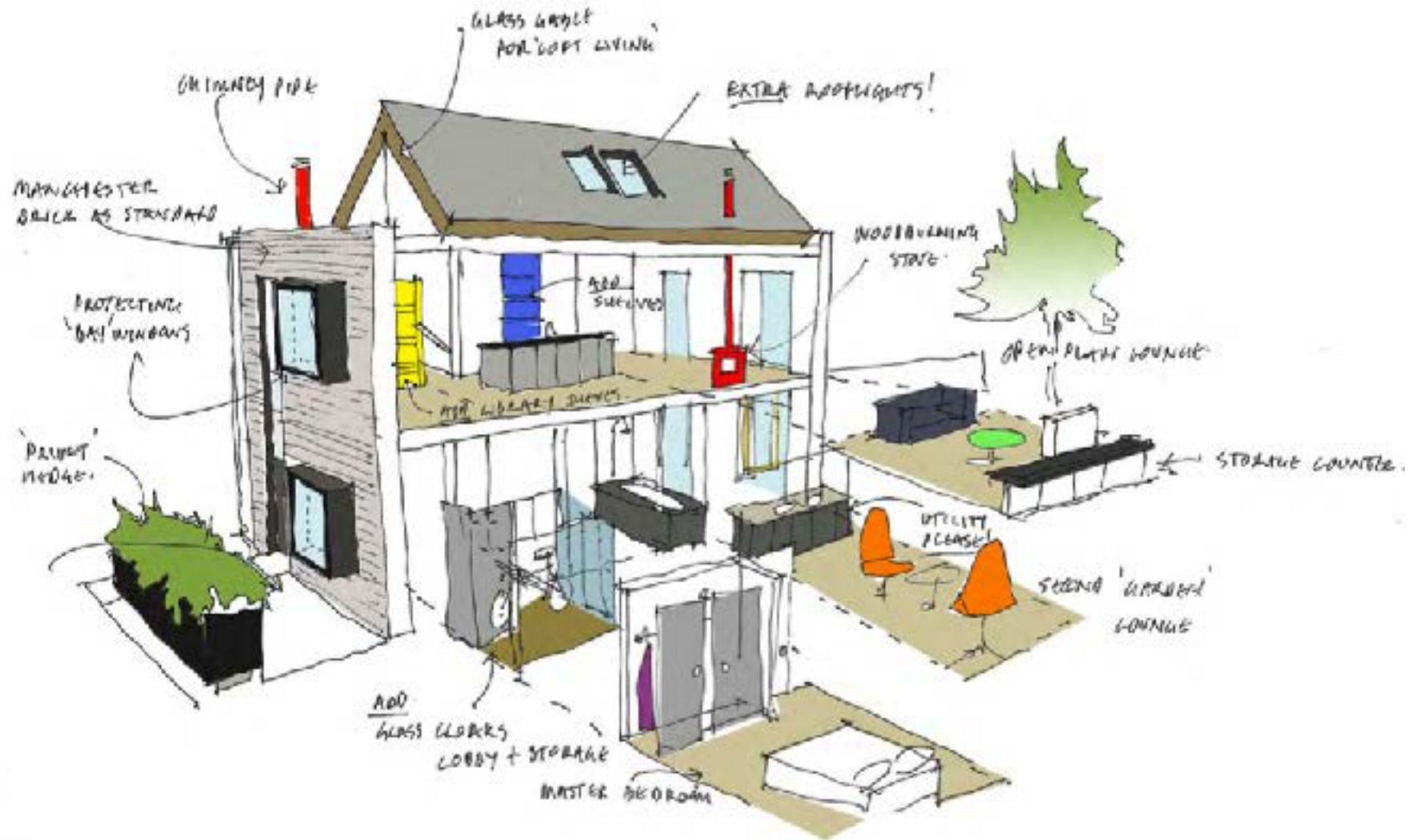
**proposal**











# Construction



Gnd Floor

1<sup>st</sup> panels =  
Timber Frame  
+Magnaliner  
+Alutrix



Gnd Floor

1<sup>st</sup> panels =  
Timber Frame  
+Magnaliner  
+Alutrix





## Partitions



## Partitions





1<sup>st</sup> fix joinery

Partitions –  
Bedrooms  
Bathrooms



1st Floor

1<sup>st</sup> panels =  
Timber Frame  
+Magnaliner  
+Alutrix





## 1st Floor

Roof =  
GluLam Beams  
+timber I-Beams  
+Magnaliner  
+Alutrix



1st Floor

Roof =  
GluLam Beams  
+timber I-Beams  
+Magnaliner  
+Alutrix





## 1st Floor

Roof =  
GluLam Beams  
+timber I-Beams  
+Magnaliner  
+Alutrix



1st Floor

Battens for drylining  
1<sup>st</sup> fix M&E





1st Floor

Panel linings  
2<sup>nd</sup> Fix M&E



1st Floor

Timber floor





1<sup>st</sup> panels



## Velvac Windows & Doors

Battens and neoprene  
backing for cladding





Velvac Windows  
& Doors

Colour coded linings



PV's to roof

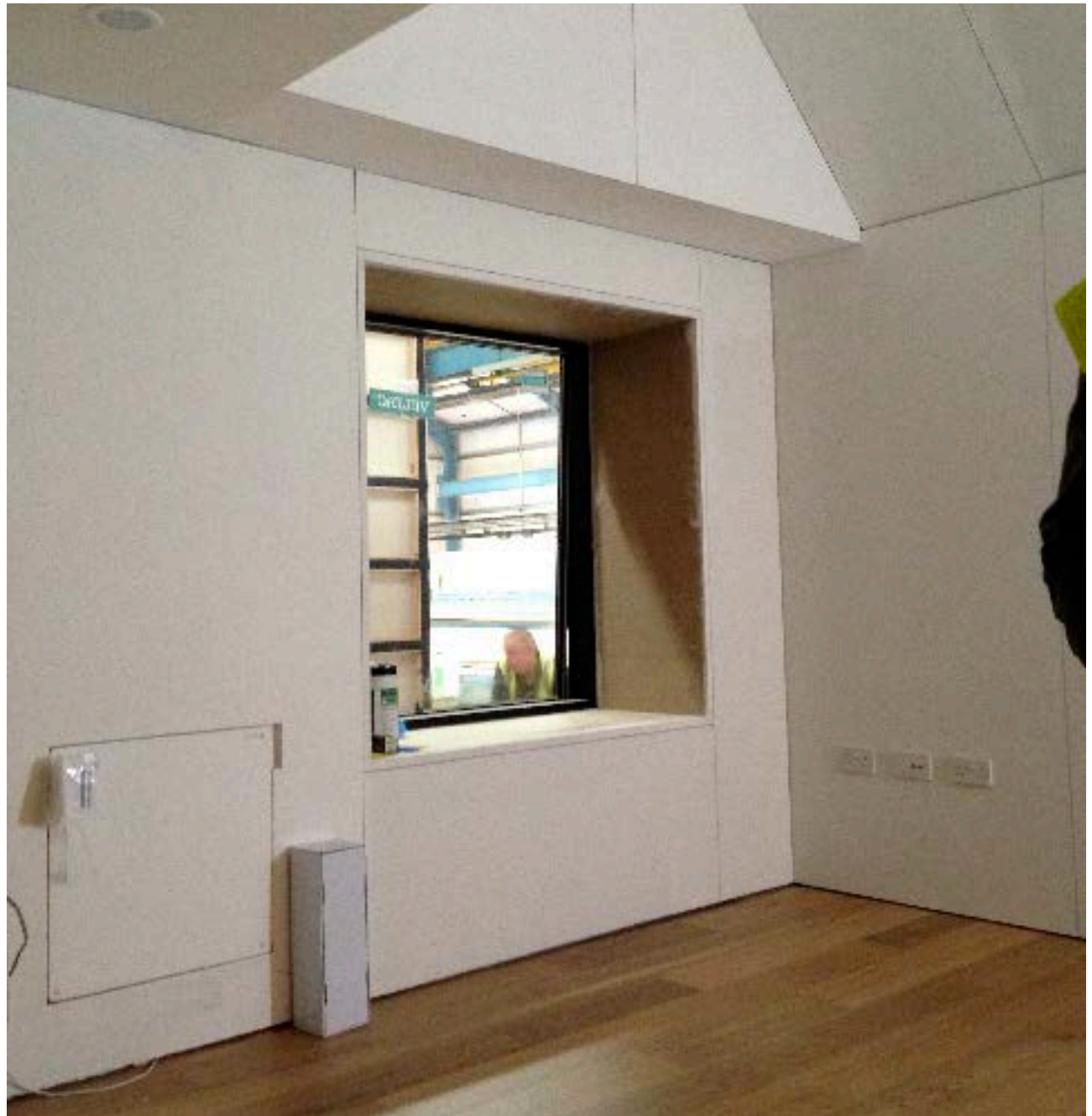




Kitchen installed



Final decorations





Lifting for transport



Ready to go





On the move



Lowering ground





Installing staircase



Lowering first





house™

Connecting

urbansplash

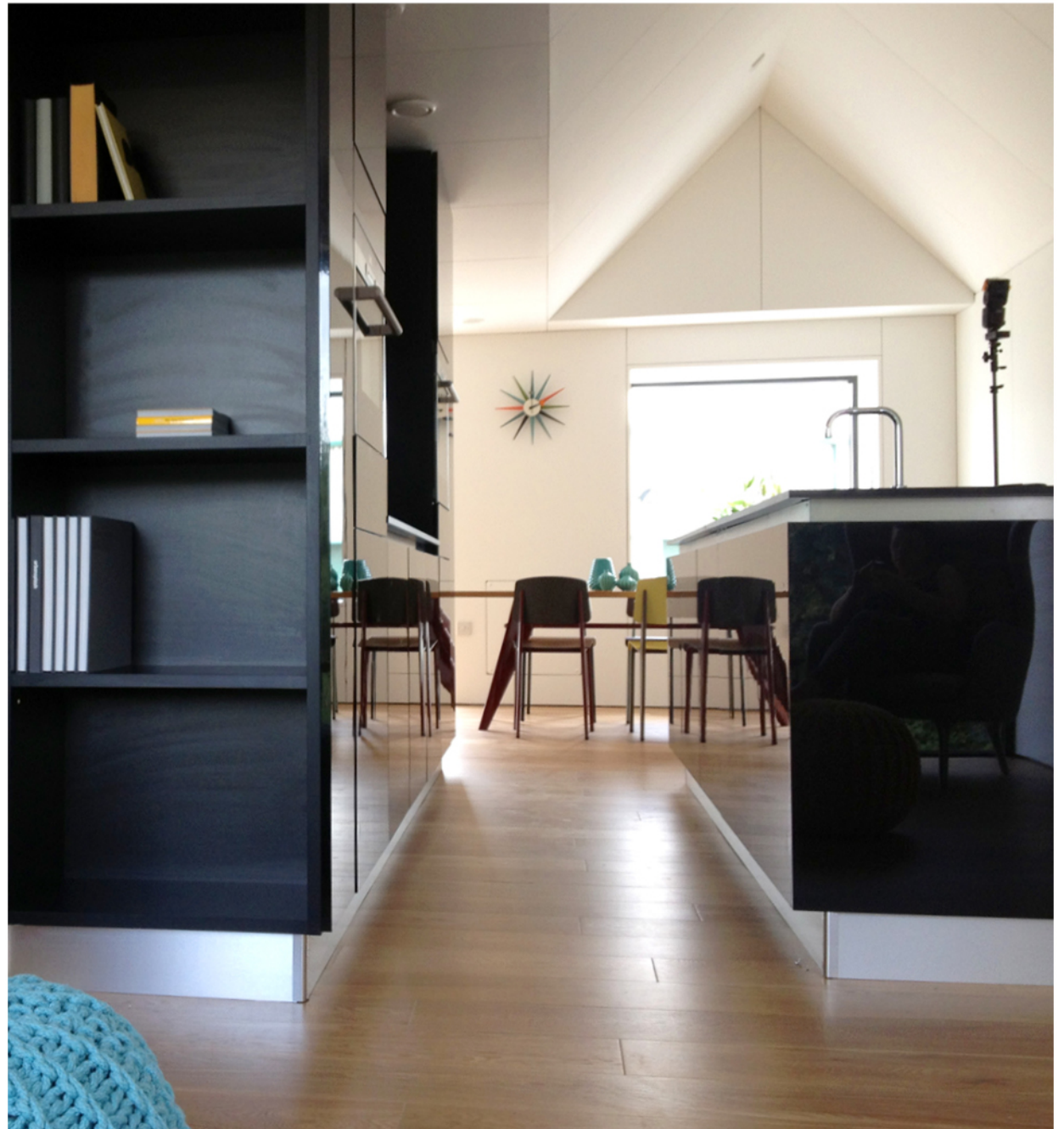


## Cladding install















































## The Market

People who want something different

People who want a new home but not a “box”

We think it should have broad appeal...

Young & mature families

First timers & young couples

Empty nesters & silver surfers

The conventional & the unconventional

...we think it could be huge

It's as exciting as building our first lofts nearly 20 years ago!

house™

house™

house™

house™

house™

house™

house™

house™

house™

urbansplash



house™

urbansplash















**At the heart of New Islington  
sits Cotton Field - an idyllic  
water park where you can  
escape the hustle & bustle...**

**house**<sup>TM</sup>

Make **house**<sup>TM</sup>  
your home

**urbansplash**



**product range ?**

# Urban Splash

the vitra of housebuilders

Filter: Category ▾ Designers ▾ Topics ▾

See last seen for CDS: Clear



02  
Mariner Vito Swivel



04  
Director Vito Swivel



05  
Mariner Vito Swivel



Aluminium Chair EA 101, EA 102, EA 103  
Charles & Ray Eames



Aluminium Chair EA 105, EA 107, EA 108  
Charles & Ray Eames



Basic Chair  
Jasper Morrison



01  
Vitra Pontus



Cone Chair  
Vitra Pontus



Eames Plastic Armchair D46  
Charles & Ray Eames



Eames Plastic Armchair D47  
Charles & Ray Eames



Eames Plastic Armchair D49  
Charles & Ray Eames



Eames Plastic Armchair D48  
Charles & Ray Eames



Eames Plastic Armchair D45  
Charles & Ray Eames



Eames Plastic Side Chair D66  
Charles & Ray Eames



Eames Plastic Side Chair D65  
Charles & Ray Eames



Eames Plastic Side Chair D50  
Charles & Ray Eames



# mansion house

# WHAT IS MANSION HOUSE ?

- *a new residential concept based on smaller groups of apartments*
- *a range of types: family duplexes, 1 + 2 bed apartments, penthouses*
  - *each group has a dedicated entrance and stair + lift core*
    - *options for ground floor retail space*
      - *three to six storeys blocks*
- *multiple block groupings possible in a variety of forms*
- *modular design that allows factory-based construction and transportation*



**SO THIS...**



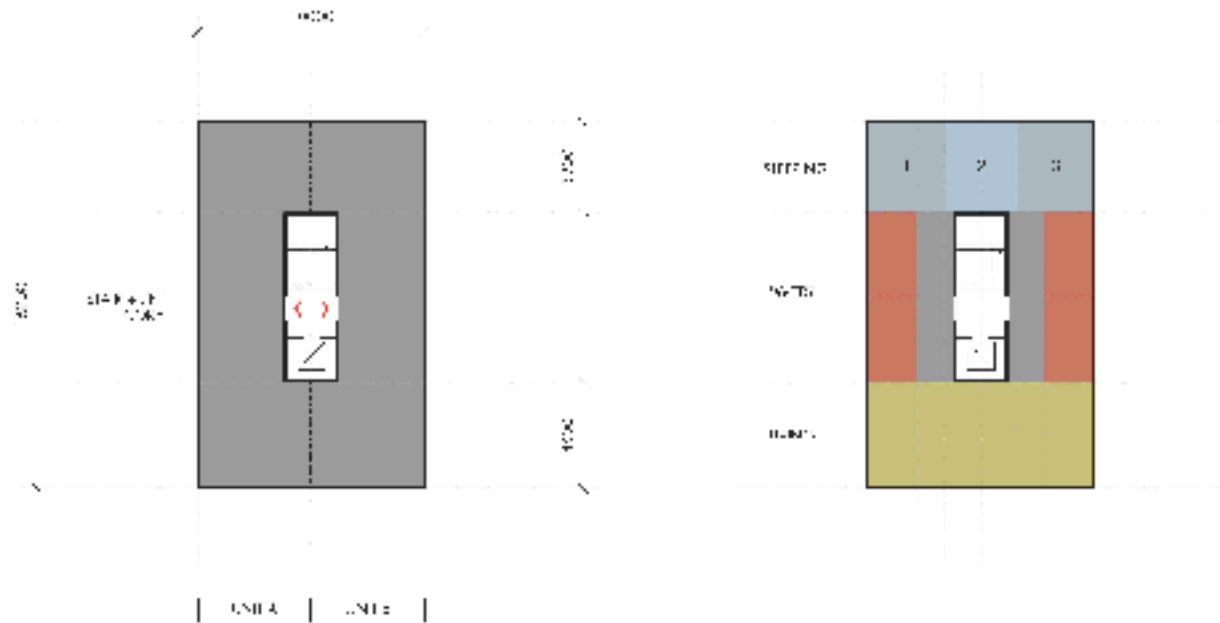
**...NOT THIS**



# core principles

flexibility

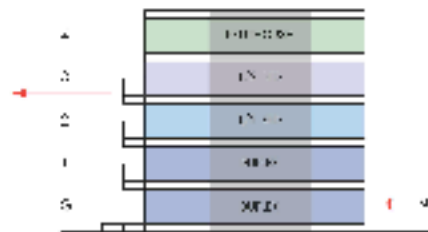
range of uses



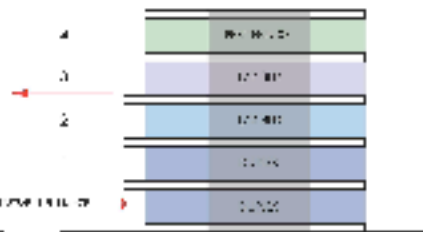
one or two apartments per floor



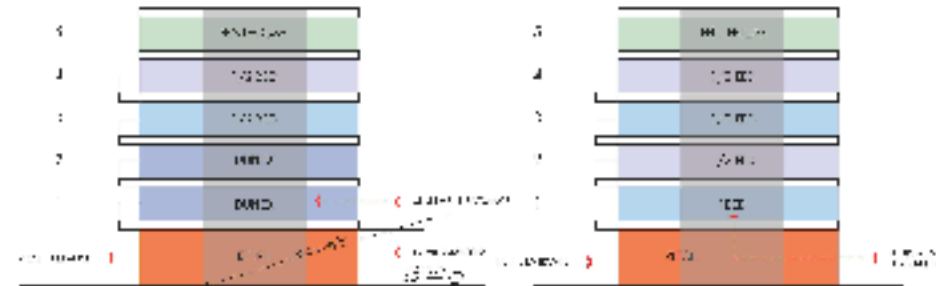
## section 1 arrangements



across the new ground floor  
section



apartments new ground floor  
section



across the new ground floor  
section  
wall to ground

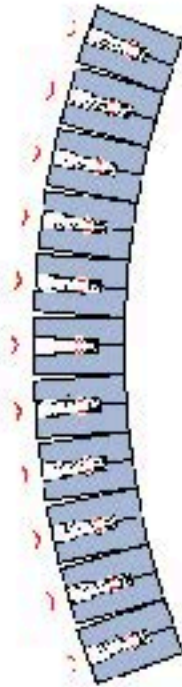
apartments new ground floor  
section  
new ground floor

configurations



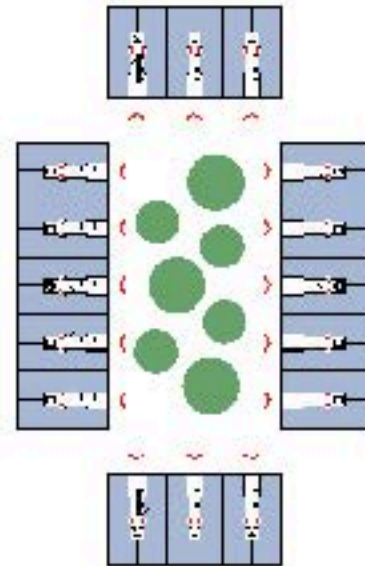
a street

OR



a crescent

OR



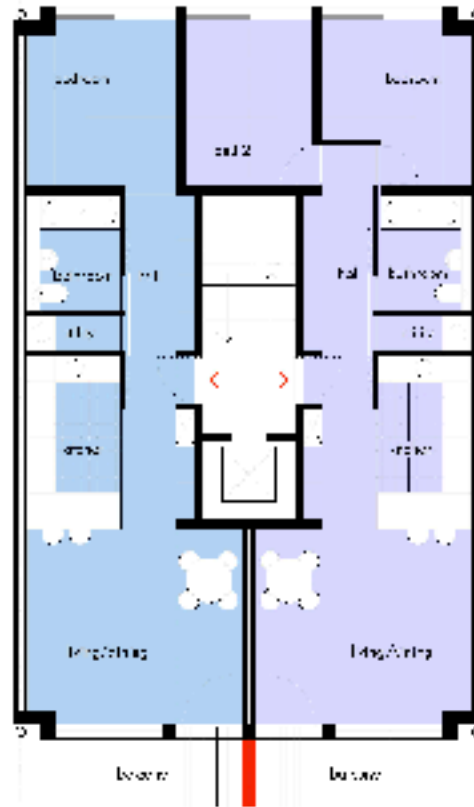
a square



one + two bed apartments 1:100

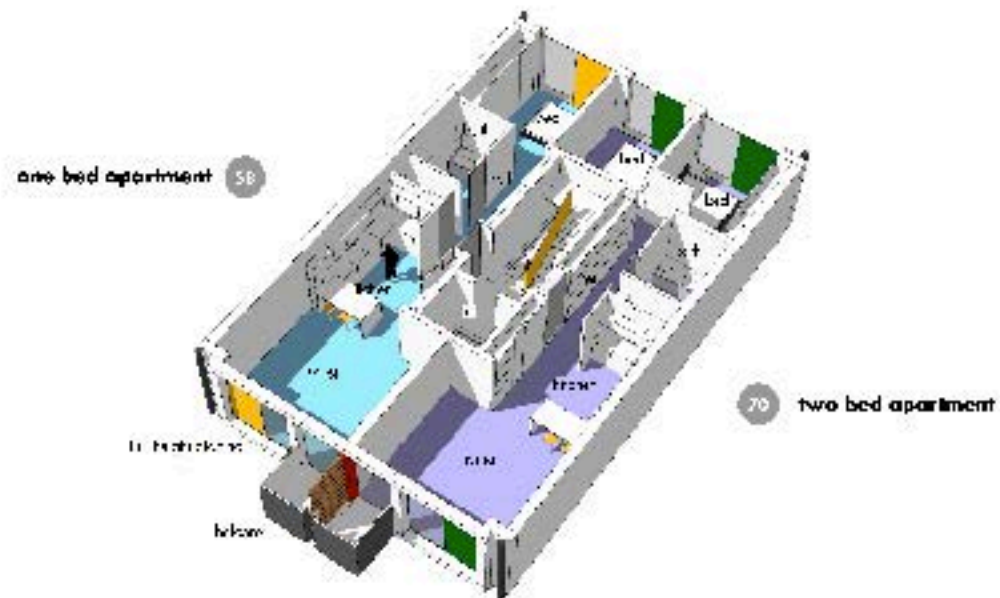
one bed apartment

58



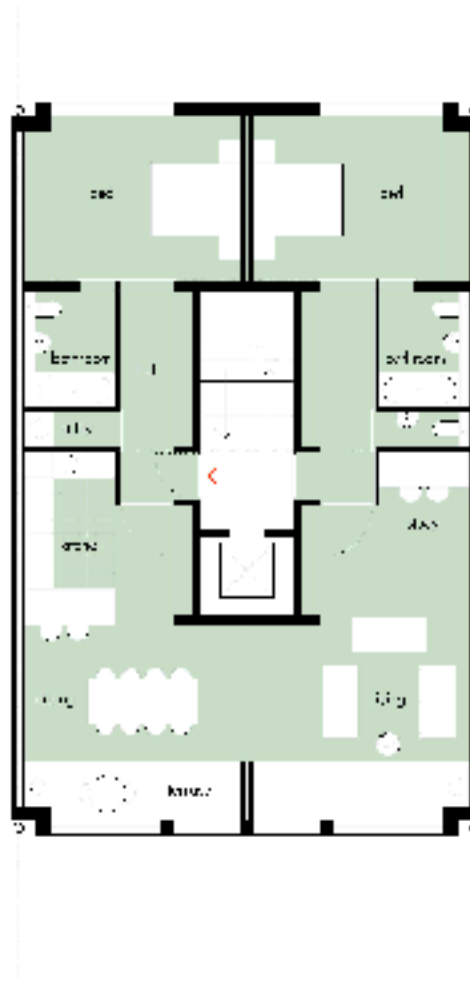
70

two bed apartment



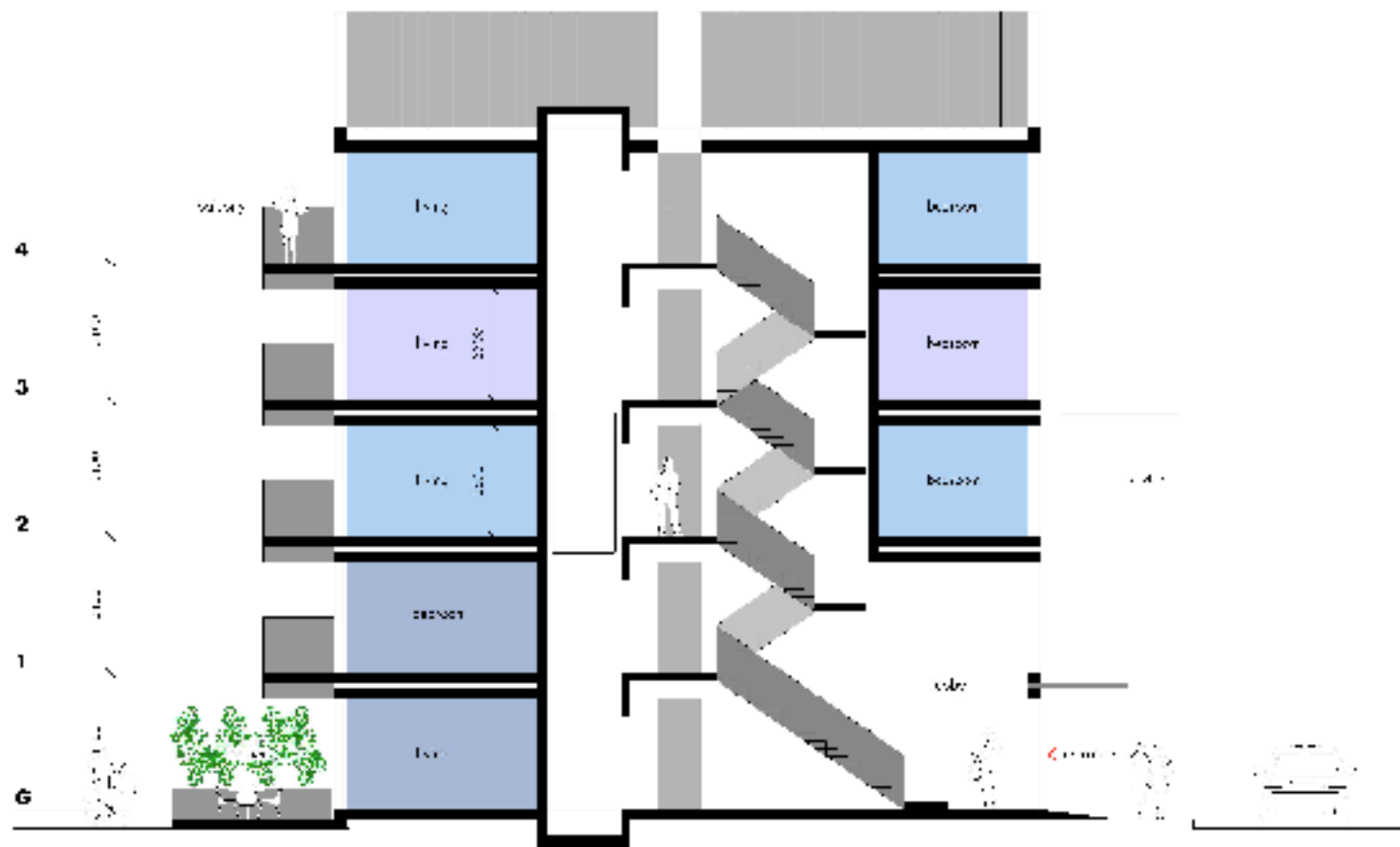


penthouse apartment 1:100



120

penthouse apartment







**urbansplash**

# Urban Splash

## Future

Develop existing sites

**Develop our brand**

Develop public/private sector partnerships

Develop new forms of housing

Urban Splash have won **367** awards for design, architecture, regeneration and enterprise including:

- 57 RIBA awards
- 28 Civic awards
- 37 Regeneration awards
- 25 Business awards
- 37 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 .....



HM TREASURY



Homes & Communities Agency



Northwest  
REGIONAL DEVELOPMENT AGENCY



Regional Development Agency



The Region's Development Agency



South West of England  
Regional Development Agency



MANCHESTER  
CITY COUNCIL



Walsall Council



Leeds  
CITY COUNCIL



Birmingham City Council

[www.tameside.gov.uk](http://www.tameside.gov.uk)



NEW EAST MANCHESTER



BRADFORD  
CENTRE REGENERATION  
OFFICE UNDERGROUND

urbansplash



Communities  
and Local Government

Creativesheffield.  
Transforming Sheffield's Economy



## **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

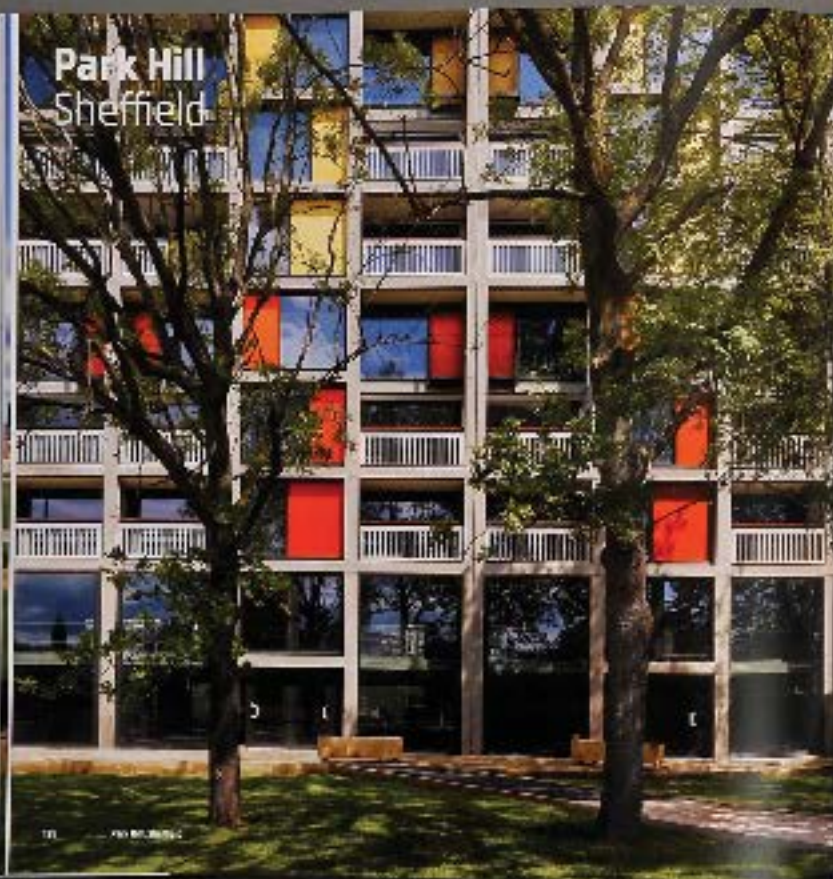
urbansplash

**"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



**Location** Sheffield, UK  
**Architect** Richard Rogers  
**Client** Sheffield City Council  
**Year** 1961-66  
**Area** 1,100,000 sq ft  
**Materials** Concrete, steel, glass, brick, wood, paint  
**Design** Richard Rogers  
**Interior** Richard Rogers  
**Photography** Peter Cook, 1966  
**Source** The Richard Rogers  
Architectural Centre

Park Hill is a landmark building in Sheffield, England, designed by the architect Richard Rogers. It is a prime example of the International Style and is often cited as one of the most important buildings of the 20th century.

The building is a 15-story apartment complex that was completed in 1966. It is notable for its exposed structural elements, including the steel frame and the services (lifts, stairs, and ducts) which are visible on the exterior.

The building is a landmark in the history of modern architecture and is a testament to the possibilities of the International Style.

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# Urban Splash

Find out more ...

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

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

Oath sworn by the citizens of ancient Athens