Rethinking our cities
At Urban Splash, we always set out with a vision in mind. At New Islington, it was simply to turn one of the worst places in Manchester into one of the best.

Transforming places
Whether it is regenerating our industrial heritage, or delivering a future neighbourhood from scratch, we aim for every change we make to be a change for the better.

Super human
We set out to create the best possible human habitat, an exceptional place where real people want to live and work, where we would live and work ourselves.

Dream on
We’re busy completing the last few pieces of the New Islington jigsaw puzzle over the next two years with loads more family homes, apartments and work spaces to come.
That was the 19th Century starting point of a section of land nestled between the Ashton and Rochdale Canals. It was a new residential concept at a time of a new steam-powered world. Manchester was the birthplace of the global Industrial Revolution and this little piece of land gave rise to the spires of industry. Mill after new mill, factory after new factory. Nestled in between were small sanctuaries – the workers’ houses. It was city living, Victorian style.

Fast forward to the 1960’s and the cobbled streets had turned to cotton slums, as the mills fell silent and the jobs disappeared. New was needed.

The world's first industrial suburb

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The world's first industrial suburb
New century
New direction

In 2000, just 22 years after the first residents moved in, Manchester’s Cardroom Estate was considered one of the worst estates in the country. The area between the Ashton and Rochdale canals, and its people, needed a new start.

In 2002 the area was identified as one of seven Millennium Community development projects, to be delivered as a public-private partnership.

With a plan and a purpose, Urban Splash bid for and won the opportunity to be the lead developer. It was an ambitious vision but working in partnership with English Partnerships (now Homes England), Manchester Methodist Housing Association (now Great Places), and Manchester City Council we outlined a new beginning, and set about building it.
Rethinking our cities
How we set about creating a masterplan.

Transforming places
A true neighbourhood is built on great collaboration.

Super human
Creating the best possible human habitat.

Dream on
We are not done yet.
Rethinking our cities
New Islington
2020
We always set out with a vision in mind

We started with a vision.

We saw an opportunity to help make the old Cardroom Estate a better place to live, work and play – somewhere that would bring much-needed new homes, workspaces, community spaces and amenities. It was all possible, if we worked together.

We questioned convention.

Enter the late, great architect Will Alsop and his trusty felt-tip pen. His initial sketch was radical, but it formed the basis for regeneration, connecting the existing Ashton and Rochdale canals with a new marina, creating a European style waterside community in the heart of Manchester.

We saw places, not problems.

Taking on the redevelopment of what was one of the country’s worst estates was always going to be a challenge. But we saw a place with an important story to tell, a community of locals, historic canals, stunning mills and a landmark of modern Manchester. It was inspirational.

We saw the long term rewards of regeneration.

We wanted to deliver true urban regeneration for the long term, using the best architects – international and local. A place with green squares, homes and businesses, schools and infrastructure, a place that will continue to connect people old and new.
"It’s hard to say what happened … why it turned. But it did start turning and because of that all the families moved out so you had empty houses."

Cardroom Estate resident

Bricks and mortar may make a neighbourhood, but people make a community. Before a single drop of concrete was poured, the foundations for the new development, including its name, were laid by Cardroom residents.

We worked with them to ensure our proposals would help make this a better place to live, work and play. It was a genuine creative partnership borne out of a desire to build a real lasting community.

The Cardroom residents chose the new types of property, the architects for the first phase of social housing and the new name: ‘New Islington’.

Existing residents who wanted to stay in New Islington were given the right to go back to the street they lived in, in a new house.

New Islington was a new chapter of a local story with a ready made heart and soul.
Transforming places
“Make no mistake... our city will be host to an impromptu and ongoing architectural expo that those who did not take part will be jealous of.”

Phil Griffin – East Magazine

A true neighbourhood built on great collaboration

What we are most proud of at New Islington is that it is a true neighbourhood built on great collaboration – it’s a thriving example of how the Urban Splash method actually works: a mix of homes (social housing, apartments and family homes) all side by side with great new businesses and high-quality public space.

We wanted multi-authored character in our neighbourhood bringing distinction and hierarchy, so we’ve also worked with the best local and national architects, designers, place makers and artists from the very beginning.

And we’ve had the best partners. Great Places, Manchester City Council and Homes England made all this possible.
Old Mill Street looks unlike any street anywhere in Manchester, in the UK, or even the world come to think about it - it’s fantastic and starts to show the spirit of New Islington.”

Nick Johnson – Former Development Director at Urban Splash

The buildings

2003

Waulk Mill

Waulk Mill helped spearhead the revival of Ancoats, as it was one of the first mills in the area to be redeveloped. It was the building that alerted Urban Splash to the area and helped us win the bid to develop Manchester’s Millennium Community, New Islington. It shows what can be achieved when you let modern thinking breathe life into a glorious historic building and it won a RIBA award for architecture in 2003.

2005

Old Mill Street

Old Mill Street is one of the principle routes through the site. The design was radical – remove the traditional distinction between pedestrians and vehicles and create a shared space.

Different surface treatments, such as gravel, timber, setts and brick reinforce the sequence of spaces along the route. A row of Dawn Redwood trees and sculptural street lighting create a dramatic, unifying spine.

JONATHAN DAVIDSON ARCHITECTS

GRANT ASSOCIATES

RIBA AWARD 2003

2005

Old Mill Street

"Old Mill Street looks unlike any street anywhere in Manchester, in the UK, or even the world come to think about it - it’s fantastic and starts to show the spirit of New Islington.”

Nick Johnson – Former Development Director at Urban Splash
2006
Islington Square

FAT

FAT (Fashion Architecture Taste) were selected unanimously by the future residents of Islington Square to design their homes for Great Places.

In 2006, the 23 two to four-bedroom family homes with gardens were completed, unifying the residents’ desire for traditional homes with the New Islington masterplan commitment to innovative, world-class architecture. These postmodern homes set on the canal front with Dutch gables set the tone for what would be the North West’s very own New East Man-sterdam.

2007
New Islington Medical Practice

STEPHENSON STUDIO

This new one-stop primary healthcare facility was core to the development of New Islington, providing much needed healthcare facilities for the burgeoning urban population.

2007
Piercy Street

DE METZ

“Vaguely familiar, but a million miles from the typical Ancoats terrace.”

Housing Design Awards

These 14 houses for Great Places were the second lot of affordable houses in the New Islington masterplan. Tenant consultation helped to shape the designs, a hybrid of terraced and courtyard homes. Houses have green roofs and achieved EcoHomes Excellent. They are also designed to Lifetime Homes standards.
“In the early morning you’ll see scores of dog walkers stopping for a chat with each other, plenty of joggers and even personal trainers using the expanse of space to instruct their clients, with the shadow of the city’s old cotton mills behind them.”

Manchester Evening News

“Chips defines a quality of living by combining a quality of design with technological innovation... and the provision of inspirational and sensational apartment units.”

Dezeen
Working at Chips

Motivation is a powerful thing, whether it’s your employees’ motivation to come to work on a wet Monday morning, or your customers’ motivation to do business with you. What could be more inspirational than the walk from Manchester city centre to this architectural icon on the canal, overlooking New Islington Marina and Cotton Field Park. Give them a place they want to come to.

Chips is surrounded by canals on three sides, giving the commercial spaces a fantastic waterside setting. There are commercial spaces to buy or to let at ground floor level, from 774 sq ft.

space@urbansplash.co.uk

Living at Chips

From its inception, Chips was designed to deliver flexible living space through apartments to suit all types of lifestyle. Folding internal doors allow space to be expanded or restricted as needed, and every apartment has use of either the communal roof terrace or a private balcony.

To make Chips a real alternative to the suburbs, parking spaces are available in the underground car park. Homes at Chips are available to rent and buy, outright or through affordable purchase options.

live@urbansplash.co.uk
When the sun is shining this marina is something of a city centre paradise.

Manchester Evening News
“It also allowed for off-street parking and generous garden space - really maximising the use of space on a limited site.”

“Finally someone listened and now we have New Islington. There is everything to be gained from living in the city centre.”
2016 Stubbs Mill

Originally home to the manufacturing company of Joseph Stubbs, a business that specialised in making textile machinery, Stubbs Mill followed the fate of many Manchester mills falling into disuse and decline.

We partnered up with architects SixTwo to chart a new course for the building, taking the decision to transform it into contemporary workspace, whilst also retaining the raw, industrial features that make mills like this so special.

This former textile machinery mill was transformed into 27,500 sq ft of workspace, now occupied by global sports brand, Fanatics, and their hundreds of staff.

We kept the exposed steel beams, brickwork and made a feature of Stubbs’ striking North lit roof, which gave fantastic 4m ceiling heights and feature glazing—designed to maximize natural light throughout the building.
Keepers Quay looks a bit like a traditional terrace of two and three-storey town houses. A ‘bit’ like.

These flexible family homes were each individually specified by the owners to their own design and then built in our factory. They were then craned on to site in this stunning canal side location.

With super high ceilings and oversized windows, natural sunlight floods the living space. Outside there are gardens, bin stores, and somewhere to park your car – all the benefits of city living without the downsides, right in the heart of Manchester.

Register your interest: house@urbansplash.co.uk

There is also more information on Mansion House on page 55.

Register your interest: house@urbansplash.co.uk

There is also more information on Town House on page 59.
Waterside Places

Waterside Places, a strategic partnership between Muse and The Canal & River Trust is delivering Islington Wharf on the Ashton Canal in New Islington. The scheme will offer a variety of new homes, from one bedroom apartments to four bedroom family homes and everything in between. Muse is one of the country’s leading names in mixed-use development and urban regeneration – a national developer with regional operations in Manchester, London, Leeds and Glasgow.

Manchester Life

Manchester Life have been busy planning and helping to develop the historic areas of Ancoats and New Islington since 2014. Setting the benchmark for true, sustainable and high-quality urban regeneration. A partnership between the Abu Dhabi United Group and Manchester City Council, Manchester Life brings together the best of private and public sector expertise. This perfectly places them to create the thriving, desirable neighbourhoods Manchester deserves.

Great Places

Great Places Housing Group is a Manchester based housing association providing affordable homes to rent across the North West and Yorkshire. They own/manage over 19,000 homes including social/affordable rental homes, market rent and sale, shared ownership, key workers’ accommodation and supported housing that promotes independence and wellbeing for some of the most vulnerable people in society.

Working in partnership

Cotton Fields Wharf at New Islington – Manchester Life

Islington Wharf at New Islington – Waterside Places

The Guts at New Islington – Great Places
Superhuman

New Islington Marina
Calling all early adopters: if you’re looking to grab a piece of Manchester’s reinvention as England’s most exciting (and liveable) big city, this is where to look.

Sunday Times
Places to live, work and play in New Islington

Neighbourhoods
- **Ancoats**: Has been named the 13th coolest place in the world by TimeOut Worldwide.
- **Northern Quarter**: Is a trendy neighbourhood with vibrant street art, bohemian bars and independent restaurants and shops.
- **Piccadilly**: Is the central hub of Manchester’s public transport system.

Buildings
- 1 Waulk Mill
- 2 Islington Square
- 3 Piercy Street
- 4 Chips
- 5 The Guts
- 6 Stubbs Mill
- 7 Keepers Quay
- 8 Avro

Coming Soon
- 9 Mansion House
- 10 Town House*

Transport
- 11 Metrolink New Islington

Education
- 12 New Islington Free School
- 13 Little Learning Ladder Nursery

Health
- 14 New Islington Medical Practice
- 15 K's Chemist

Parks / Canals
- 16 New Islington Marina
- 17 Cotton Field Park
- 18 Rochdale Canal
- 19 Ashton Canal

Food / Drink / Leisure
- 20 Hope Mill Theatre
- 21 Tony’s Chippy
- 22 Pollen Bakery
- 23 Ancoats General Store
- 24 Seven Brothers Brewery
- 25 Rudy’s Pizza
- 26 Jersey Street Social Club
- 27 Companio Bakery
- 28 Trove
- 29 Ewecici
- 30 Cask
- 31 Aldi
- 32 Pure Gym
- 33 Port Street Beer House
- 34 Band on the Wall

*Subject to planning permissions.
A CASE STUDY

Living in New Islington

Andrew and Chris

“We had an opportunity and we moved into an area that is regenerating very rapidly. It has a fantastic reputation for food, drink, socialising – two minutes’ walk across the canal and there’s some superb pubs, bars, restaurants. It’s a really great place to be.”

Chris

“We could have chosen a house in the suburbs, and we’d have just lived there. It would have just been a house. Here we can be ourselves, we can enjoy it – we have a fantastic community. It’s the community’s shared values and shared spirit that makes it – it’s a really nice place to live.”

Andrew
A CASE STUDY

Working in New Islington

Pollen Bakery

Artisan bakery, Pollen, which swiftly won an army of fans when it first opened in a former railway arch near Piccadilly in 2016, recently moved to its new home right on the waterside at New Islington Marina.

“Famed for its queues when at Piccadilly, the crowds have now followed it to New Islington.”

Manchester Evening News

“We’ve got the water, the green space, the wildlife, it’s so nice and quiet. It’s just the perfect spot for us. Some people hold it against us that we’ve brought them out of town – but I think when they do get here and see the views, they get it.”

Chris Kelly – Co-Owner Pollen Bakery, quoted in Manchester Evening News
A CASE STUDY

A new school

Sponsored by Urban Splash and Manchester Grammar School

“Our parents are proud to send their children to us... and our children genuinely enjoy being at school too.”

New Islington Free School

“Working in close collaboration with The Manchester Grammar School, New Islington Free School is a place where we make learning an adventure for all of our children. We create an atmosphere that empowers every child, so that they rise to every challenge, so that they embrace every opportunity, and so that they live their lives with confidence, happiness and resilience.”

Mrs Tabitha Smith – Head Teacher at New Islington Free School

New Islington Free School

New Islington 47 48From there, to here, to future dreams

From there, to here, to future dreams.
ANCOATS GENERAL STORE
CONVENIENCE STORE / COFFEE BAR

"We get involved with the community and give our customers a chance to meet and get to know our suppliers."

Mital Morar – Owner

RUDY’S PIZZA
NEAPOLITAN PIZZERIA – ‘LITTLE ITALY’

“We’re endlessly experimenting to create the best pizza we can. I’m obsessed with pizza – always have been.”

Jim Morgan – Co-Owner

TONY’S CHIPPY
AWARD WINNING FISH AND CHIPS

“The food is always amazing and the service is always first class. This chippy wins awards and it’s easy to see how.”

Shanice Whiteside – Customer

SEVEN BROTHERS BREWERY
CRAFT BEER WARRIORS

“We wanted to know how everybody else makes beer and to work out how to make it even better.”

Keith, Kit, Guy, Luke, Owain, Nathan and Greg McAvoy – Brewers

JERSEY STREET SOCIAL CLUB
CLASSIC BARBERSHOP

“Hope Mill Theatre
AWARD WINNING THEATRE

“We want to bring the magic of the musicals to Manchester’s fringe scene.”

Joseph Houston and William Whelton – Directors

THE NEIGHBOURHOOD

Everything you need for urban living

HOPE MILL THEATRE
AWARD WINNING THEATRE

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THE NEIGHBOURHOOD

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New Islington

49

From the past, to here, to future dreams

50
Dream on
The success of New Islington has echoed the success of Manchester as a whole, it is now a vibrant, thriving, eclectic community, woven into the heart of the city.

But there’s still plenty to do.

What drives us are the long-term rewards of regeneration and we’re still working on and investing in New Islington today. We recognise the need for proper family homes in the city, with somewhere to park and a garden. For young professionals who have lived in the city for years, suburbia shouldn’t be the only option when you need more space.

We’re not done yet
Like Town House, Mansion House is thoroughly modern, with a flexible design and built using modular construction techniques and innovative materials.

Apartments they may be, but this is not high-rise living. Yes, there are six floors, and yes, each apartment has its own balcony with views stretching far and wide. But Mansion House takes a very traditional approach to modern life.

Each block consists of between eight and ten homes with a single entrance; each floor consists of two apartments with shared hallway; each apartment consists of a unique design that you can adapt to suit the way you want to live.

With a dual aspect, high ceilings and oversized windows and doors, these apartments are flooded with natural light. Situated in the heart of the coolest new neighbourhood in town, they’ll be a joy both inside and out.

To find out more about Mansion House, visit housebyurbansplash.co.uk or email house@urbansplash.co.uk.
Mansion House

From there, to here, to future dreams
Future phases of Town House are planned for New Islington after our first homes all sold out within months of their launch.

Town House’s innovative design by shedkm allows you to create your perfect home:

First, decide how much space you need: 1,000 sq ft over two floors, or 1,500 sq ft over three.

Then, decide whether you prefer loft living, with your living space on the top floor making the most of the pitched ceilings and elevated views, or garden living, with your living space on the ground floor giving direct access to your private garden.

Finally, choose open plan or multi-room, select your finishes and your perfect, very own Town House, perfectly tailored to your way of life.

It’s built in our own modular factory and craned onto site, creating a chic terrace of flexible family homes, fit for the 21st Century.

To find out more about Town House, visit housebyurbansplash.co.uk or email house@urbansplash.co.uk.

Designed by you
built by US

From there, to here, to future dreams
Town House

New Islington

From there, to here, to future dreams
“Dazzling waterways and hip new bakery make New Islington Marina a hidden oasis worth venturing out to discover.”

Back to the future

Future houses are planned for several New Islington sites, as well as more modular waterside apartments, with space provided on the ground floor for more small independent businesses to thrive.

We believe that a strong vision, a mix of uses, employing the best creatives, and focusing on building a community will continue to ensure we create better futures in New Islington and all our towns and cities.

We believe New Islington is a living, breathing example of the power of collaboration to transform spaces, places and attitudes. By working together, the community has brought a vision to life, and like all the best communities, New Islington will continue to evolve and flourish.

We plan to be a part of that.

“Dazzling waterways and hip new bakery make New Islington Marina a hidden oasis worth venturing out to discover.”

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Disclaimer.

Whilst this information is believed to be correct, the accuracy cannot be guaranteed and there may be some variation to them.

Purchasers and tenants are given notice that:

1. These particulars do not constitute any part of an offer or contract.
2. All statements made in these particulars are made without responsibility on the part of the agents or the developer.
3. None of the statements contained in these particulars are to be relied upon as statement or representation of fact.
4. Any intended purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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