

1

**Manchester Pioneers**

From the industrial revolution, to the founders of British aviation, to Urban Splash, the company that kick-started the loft living revolution, Manchester's pioneering spirit... as alive today as it was in 1825.

2

**Built to Fly**

Grade II\* Listed, Avro was once home to A.V. Roe & Co., manufacturers of the iconic Lancaster and Vulcan planes, and one of the most successful companies in British aviation history.

3

**The Northern Quarter**

The independent spirit of A.V. Roe lives on in Manchester's colourful Northern Quarter, the cultural heart of Manchester and home to some of its best bars, restaurants and arts venues.

4

**Original Modern**

One, two and three bed lofts, overlooking the Rochdale Canal. The original exposed and celebrated, the best of the old, and the best of the new. Be part of a reanimation inspired by history.

Manchester Pioneers

Back in 1993, when the cities were empty, shut up at night and “urban” was a dirty word, we took a leap of faith.

We saw something that other people hadn't in old industrial buildings; we thought they were amazing and beautiful, and we thought people should live in them.

From Britannia Mills in Castlefield, to Smithfield Building in the Northern Quarter and Concert Square in Liverpool; we have pioneered city living in the north of England, reinventing old buildings and creating amazing new homes, workspaces and communities.

25 years and nearly 400 awards later we're back doing what we do best with Avro, one of Manchester's last untouched Victorian Mills - and we're working with our old friend, Roger Stephenson, fellow pioneer and architectural legend who helped us transform Smithfield Building all those years ago.

Avro was built in 1825 and was once home to the A.V. Roe aviation company: the founders of British aviation and manufacturers of the iconic Lancaster and Vulcan planes.

We'll celebrate this in the Urban Splash way; reclaiming history not sterilising it, making the best of the past and giving Avro a future.

These are homes for pioneers, for people who love this city like I do. Avro could only be in Manchester, the greatest industrial city in the world. Well, perhaps it's just the greatest city in the world now...



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Tom Bloxham MBE  
Chairman & Co-Founder

**urbansplash**





















# 01

## Heritage



### Room and power

Avro, AKA Brownsfield Mill, first opened in 1825 as a "Room and Power Mill". It offered serviced floor space for rent (room and power) and enabled entrepreneurial individuals and small companies to get established. So, when Wikipedia credits Brad Neuberg with creating coworking in San Francisco in 2005, we'll politely beg to differ!

From a potential first, to an important last: Avro is the only mill in the area to retain its original stair tower and chimney. This is now thought to be the oldest surviving mill chimney in Manchester and is a significant part of our great city's architectural heritage.

**1825**— Brownsfield Mill was built along the Rochdale Canal in 1825 and was powered by a sixty-horsepower steam engine. Cotton was spun, doubled, bleached, dyed, wound and made ready for sale in the mill. It is thought that the Rochdale Canal Company owned and built Brownsfield Mill, however, the first occupier Nehemiah Gerrard and Son may have built the mill as tenants on the Canal Company's land.

**1831**— Construction completed. Originally known as Gerrard's Mill after the first occupier Nehemiah Gerrard and Son, spinners and manufacturers of sewing cotton.

**1837/50**— Owned and occupied by Binns & Co who dealt with bleaching, dyeing and spinning of cotton. A full height 'stair tower' was added to the west wing after 1849.

**1858/70**— The mill was still run as a cotton factory, now by the new owner Fairweather & Williams. During the cotton famine of the 1860s the owners resorted to letting floors to a variety of new users, none of which related to cotton spinning but included several clothing manufacturers, one of which was owned by H.V. Roe.

**1910**— A.V. Roe & Co. occupied the ground floor until the end of the First World War. There had been two rows of cast iron columns on this floor but the plane makers removed one row to allow more space for erecting the wings and fuselage. By 1913 some of the aircraft manufacturing was transferred to alternative locations as they needed more space and gradually the building became redundant.

**1924**— The remains of a triplane were discovered in the roof space in 1924. This was restored, and is now exhibited in the Science Museum in London. A replica is on display at the Manchester Air and Space Gallery in The Museum of Science and Industry (MOSI).

**1959/88**— Used for a variety of purposes, alterations and refurbishments were being made right up to 1959. Parts remained occupied in the late 1980s as a cash and carry premises. The building was listed Grade II\* in 1988.





# ALLIOT VERDON — ROE

Guaranteed to fly

**Bulls-Eye**

Once upon a time, the firm of H.W. Everard & Co. made elastic men's braces at Brownsfield Mill under the trade name 'Bulls-Eye'. The company belonged to H.V. Roe, and while keeping men's trousers up is an admirable pursuit, it was H.V.'s brother, A.V. Roe, who made the more significant contribution to history as an aviation pioneer and the first man to fly in England.

Alliot Verdon Roe became sufficiently successful for his brother to suggest they form a new company together. A.V. Roe & Co. was formed on 1 January 1910 with the registered office in the basement of Brownsfield Mill.

It was here that aircraft production commenced and A.V. Roe & Co. became one of the most successful British aviation companies of its time, building iconic Avro marques such as the Avro 504, Tutor, Anson, Lancaster, Lancastrian, York, Shackleton and Vulcan.

A total of 28 aircraft, empennage and wing sets were created at Avro. The Avro 504 kept the company busy throughout the First World War and was an instant success with the Royal Flying Corps and the Royal Naval Air Service with nearly 9,000 individual aircraft built.

Sir Alliot Verdon-Roe OBE, Hon. FRAeS, FIAS  
1877—1958



**Biography**

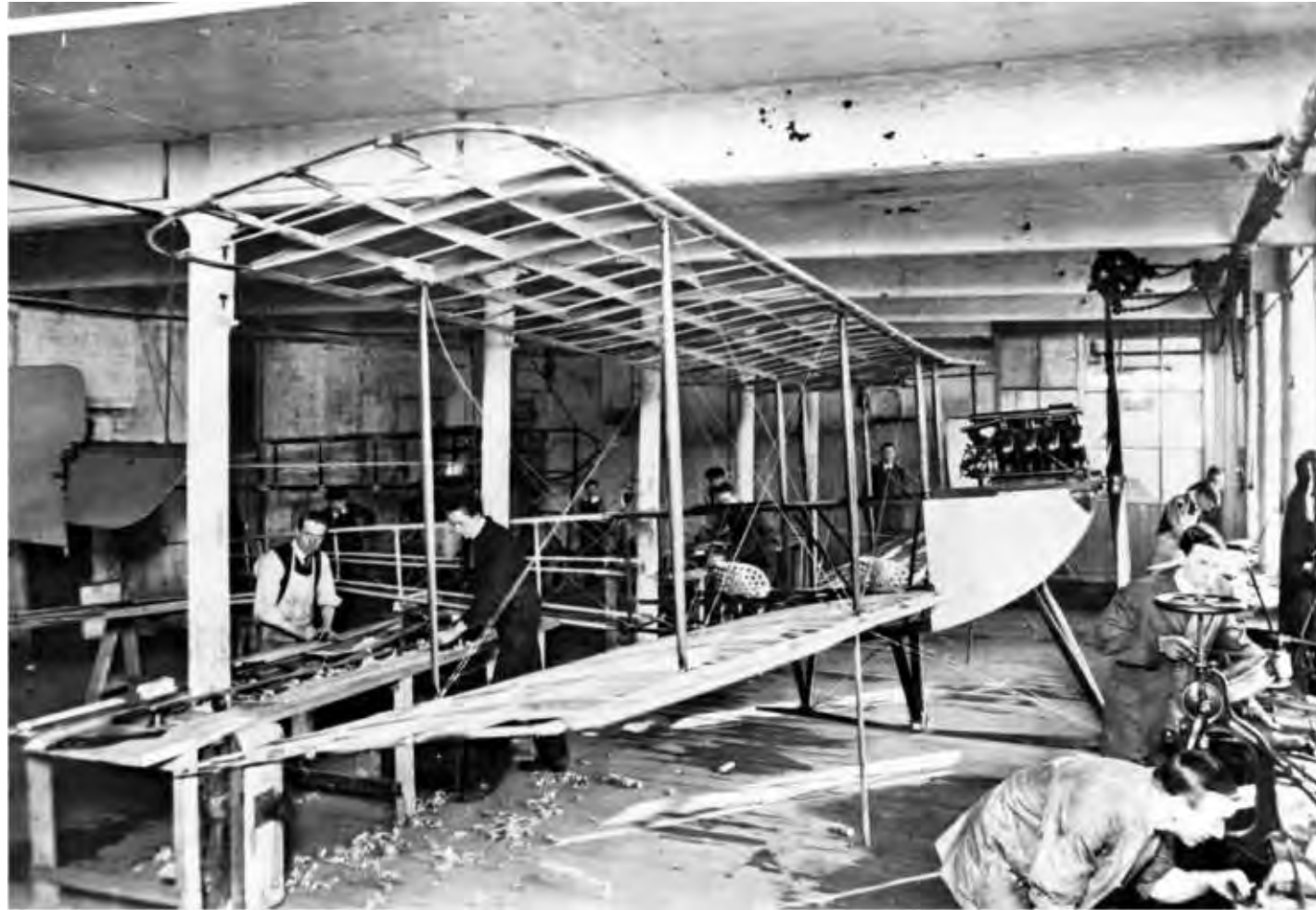
**Early Life—** Roe was born in Patricroft, Eccles, Lancashire. The son of a doctor, he left home when he was 14 to go to Canada where he had been offered training as a surveyor. When he arrived in British Columbia he discovered that a slump in the silver market meant that there was little demand for surveyors, so he spent a year doing odd jobs and returned to England. Back home he served as an apprentice with the Lancashire & Yorkshire Railway. He later tried to join the Royal Navy to study marine engineering at King's College London,

but, although he passed the technical and mathematics papers, he was rejected for failing some of the general subjects. As well as doing dockyard work, Roe joined the ship SS Jebba of the British & South African Royal Mail Company as fifth engineer on the West African run. He went on to serve on other vessels, finishing his Merchant Navy career as third engineer aboard the SS Ichanga. It was during these voyages that he became interested in the possibility of building a flying machine, having observed the soaring flight of albatrosses.

**Aviation Career—** In 1906 Alliot applied for the job of Secretary of the Royal Aero Club. Although there were better qualified candidates, Roe's enthusiasm impressed the interviewers and he was given the job. Shortly after he moved to Denver as a draughtsman for G.L.O. Davidson, who had devised a twin-rotored aircraft and secured the financial backing of Sir William Armstrong of Armstrong-Whitworth. Disagreements about the design of the machine and problems with his salary led to Roe's resignation and return to

Britain. He then began to build a series of flying models, and won a Daily Mail competition with a prize of £75 for one of his designs in 1907. With the prize money and the use of stables at his brother's house in West Hill, Putney, he began to build a full-size aeroplane, the Roe I Biplane, based on his winning model. He tested this at Brooklands in 1907-08, recording his first successful flight on 8 June 1908. After encountering problems with the management of Brooklands he moved his flight experiments to Walthamstow Marshes, where he rented

space under a railway arch at the western end of the viaduct. Despite many setbacks, Roe persisted with his experiments and there is now a blue plaque commemorating his first successful flight (in July 1909) at the site. His triplane, 'Avroplane', was discovered in the roof space of Brownsfield Mill in 1924, and is preserved in London's Science Museum.



Today it is possible to stand on the precise spot on the ground floor of the shorter of the two wings of Brownsfield Mill, sometimes referred to as the annexe, where a photographer set up his camera 105 years ago in 1912 to record the Avro 'Type E' biplane under construction. The distinctive cast-iron beam supports are still exactly as they were in 1912, and presumably as they were when the mill was built in 1825.



The Avro 'Type E' biplane was dispatched in sections by horse-drawn cart to London Road (Piccadilly) Station for testing at Avro's flying ground at Brooklands.



Avro  
— Heritage



Avro female workers.  
Brownsfield Mill, c.1912

**A**EROPLANES, FROM £350.  
GUARANTEED TO FLY.  
Built by Mr. A. V. ROE (of Manchester), the ONLY Aviator  
to Design and Construct a Successful All-British Aeroplane.  
AEROPLANES Built to Customers' Own Designs.  
Propellers and Parts Supplied.  
Instruction Given in Practical Aviation.  
Agents:  
EVERARD & CO., BROWNSFIELD MILLS, MANCHESTER.



# 02

From there to here

## Renaissance revolution

Established in 1979 by Roger Stephenson OBE, Stephenson Studio is an architectural and urban design practice born in Manchester. They have a long track record of creating inspiring buildings and spaces, and have spent the last 38 years designing the urban renaissance of the North West (some would say they are among the few who started it).

Their philosophy and architectural ethos has resulted in the practice winning more than 150 national awards for architecture, and they have extensive experience of working with buildings of historical significance, like Avro.

Urban Splash first collaborated with Stephenson Studio (then Stephenson Bell) 25 years ago, with Smithfield Building, just around the corner in Manchester's hip Northern Quarter. Smithfield Building served as the catalyst for the regeneration of this area, and helped to inspire a loft living revolution across the North West of England.

Since that time, Stephenson Studio have completed many of Manchester's most significant buildings, including Hallé, St. Peters in Ancoats, the Free Trade Hall Hotel and Chetham's School of Music, which was short-listed for the Stirling Prize.



Stephenson Studio recently completed the conversion of Finlays Warehouse, a Grade II listed Victorian warehouse in the Northern Quarter. The scheme won an RIBA North West and National Award 2017.

*"This is an extraordinarily clever conversion of a Grade II listed Victorian warehouse. It manages, without compromise, to retain the sense of its original purpose but, at the same time and with a quiet and understated confidence, makes you feel that its new purpose - a residential building - was somehow imagined and predicted in the original plan. It is a deft and understated conversion that speaks loudly about the value of elegant restraint when working in an original building of such confidence and character."*

Graham Morrison OBE  
— Allies and Morrison.

Finlays Warehouse  
— Internal detail





Avro  
— From there to here

# BEEN THERE, DONE THAT

Original Modern

"We will 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.

## The original innovators

Developers with a difference, we aren't here to rip it up and start again. We aim to revive buildings and places with outstanding architecture and a consideration for the past, present and future. Urban Splash are as driven by this original vision today as we were when Tom and Jonathan started the company 25 years ago.

We work on the basis that redevelopment is more than bricks and mortar, it's about using enlightened design, creating new communities and enhancing peoples' lifestyles; it's about building places that work for the people who live in them and the towns and cities beyond. As a result, we're behind some of the most exciting urban regeneration in the UK.

Albert Mill  
— Internal detail





Albert Mill  
— Internal detail





Albert Mill  
— Internal detail



Albert Mill  
— Internal detail







# 03

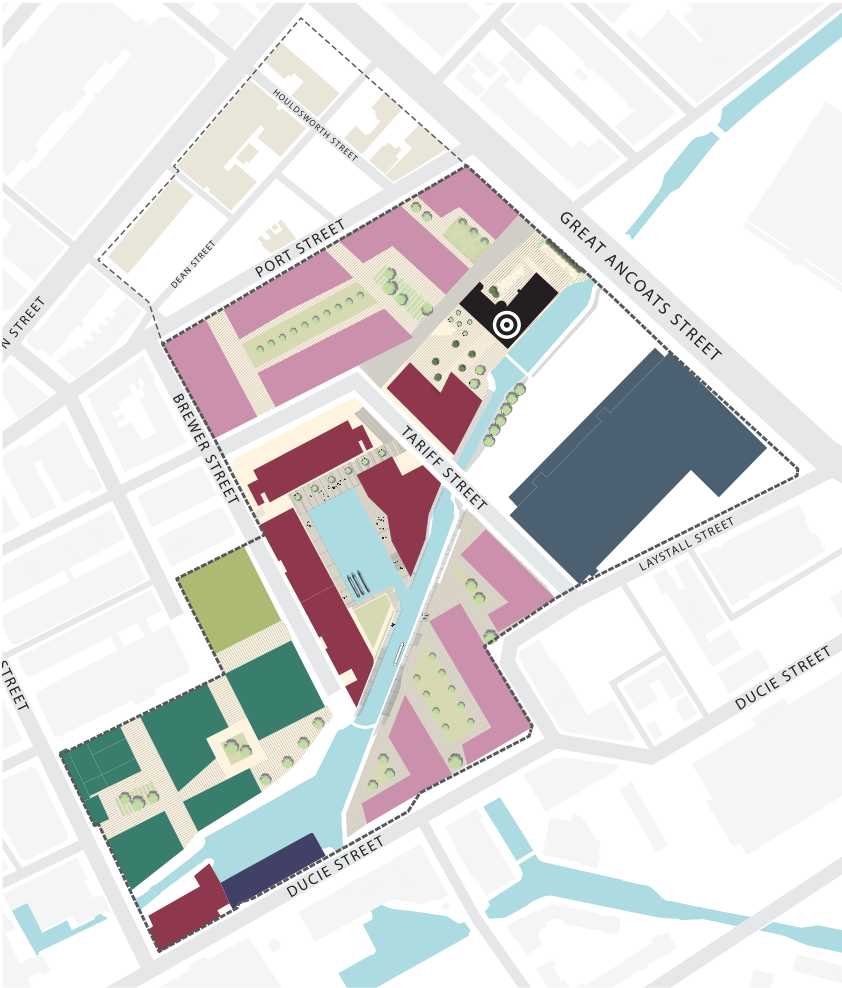
## Ancoats

### Been through the mill

Ancoats has faced some tough times. The name probably comes from the Old English ‘ana cots’ which means ‘lonely cottages.’ It wasn’t lonely for long though as the completion of the Rochdale Canal by 1804 made the area ideal for industry and a number of mills were built.

By 1815 Ancoats was filled with back-to-back houses for the mill workers and had a population bigger than Bury and Blackburn. However, many jobs were lost when industry went into decline and the area fell into disrepair.

Regeneration in recent years has seen Ancoats’ revival with developments like the £250m New Islington project, and the renaissance of the Northern Quarter next door. Now widely regarded as one of the hippest districts in the UK, Ancoats is being revived by city loving pioneers, seeking a place to live, drink and dance in the heart of Manchester.



Masterplan

#### Proposed Uses

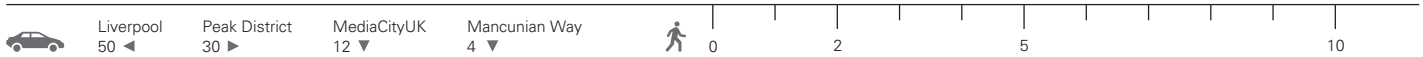
- Residential
- Residential-led mixed use
- Commercial-led mixed use
- Commercial

- Retail/leisure
- Multi-storey car park
- Avro

- Site Boundary
- Area of framework influence



Minutes



- |                           |                       |                             |                             |                              |                            |
|---------------------------|-----------------------|-----------------------------|-----------------------------|------------------------------|----------------------------|
| ① Aldi                    | ⑪ Pen & Pencil        | ⑳ Foundation Coffee House   | ③① Crown & Kettle           | ④① Hallé St Peters           | ⑤① Newsagent & off licence |
| ② Go Outdoors             | ⑫ Vox Hairdressing    | ㉒ Fred Aldous Arts & Crafts | ③② Ancoats General Store    | ④② Ancoats Coffee Co.        | ⑤② Hollywood Tanning       |
| ③ Marks & Spencer         | ⑬ Stage & Radio       | ㉓ Afflecks                  | ③③ Cha-ology                | ④③ Wigs Up North             | ⑤③ Gelato Desserto         |
| ④ Pure Gym                | ⑭ Port St. Beer House | ㉔ Koffee Pot                | ③④ Squid Ink                | ④④ Companio Bakery           | ⑤④ Bee Barber              |
| ⑤ North Star Delicatessen | ⑮ Hold Fast           | ㉕ Ning                      | ③⑤ Kettlebell Kitchen       | ④⑤ Cafe Cotton               | ⑤⑤ Vivid Lounge            |
| ⑥ Tariff & Dale           | ⑯ Cottonopolis        | ㉖ The Frog & Bucket         | ③⑥ Horsefalling             | ④⑥ New Islington Free School | ⑤⑥ Costa Coffee            |
| ⑦ Takk                    | ⑰ Allotment           | ㉗ Band on the Wall          | ③⑦ Waterside Coffee         | ④⑦ Medical Centre            | ⑤⑦ Domino's Pizza          |
| ⑧ Kosmonaut               | ⑱ CycleFit            | ㉘ The Burton Arms           | ③⑧ Rudy's Pizza             | ④⑧ Screaming Gander Gallery  | ⑤⑧ Cloudwater Brew Co.     |
| ⑨ El Capo                 | ⑲ Ezra & Gil          | ㉙ Smithfield Tavern         | ③⑨ Seven Brothers Beerhouse | ④⑨ Float Level               | ⑤⑨ Track Brewing Co.       |
| ⑩ Whiskey Jar             | ㉚ Ply                 | ㉚ Mackie Mayor Market       | ④⑩ Second City              | ④⑩ Little Learning Ladder    | ⑤⑩ Pollen Bakery           |



# LOCAL HEROES

There's no place like home

## For the love of Ancoats

It's one of those buzzy areas, unspoiled by commercialism, where locals love to hang out due to the area's independent creative spirit, offering an eclectic range of food and entertainment away from the tourist throngs.

Ancoats Coffee Co, Rudy's Pizza and the Hope Mill Theatre all opened recently, the last by a couple of twenty-somethings who saw the Victorian Warehouse for sale on Gumtree.





**Ancoats General Store**  
Convenient 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



Avro  
— Ancoats



#### Mackie Mayor Market

The Northern Quarter's independent market space

*"We wouldn't have done it for any other building - we fell in love with it. We have no concept other than feeding people and providing good quality food."*

—Nick Johnson, Director of Altrincham Market & Mackie Mayor

#### Companio Bakery

Sourdough breads, savouries and cakes

*"We're an innovative community-supported bakery where customers have loaned money to help set-up the bakery and the interest on their loan is paid in bread!"*

—Russell Goodwin, Artisan Baker





Avro  
— Ancoats

**Ancoats Coffee**  
Speciality Coffee Roasters / Café

*"I'd always dreamt of having the café/roastery set up, mirroring what was going on in London. I liked the history of the area and the fact it was known as one of the world's first industrial suburbs."*  
—Jamie Bolands, Founder



Avro  
— Ancoats



**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, Daniel, Nathan and Greg McAvoy, Brewers



**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



Avro  
— Ancoats



**Hope Mill Theatre**  
Award winning theatre

*" We want to bring the magic of  
the musicals to Manchester's  
fringe scene."*  
—Joseph Houston & William  
Whelton, Directors

Avro



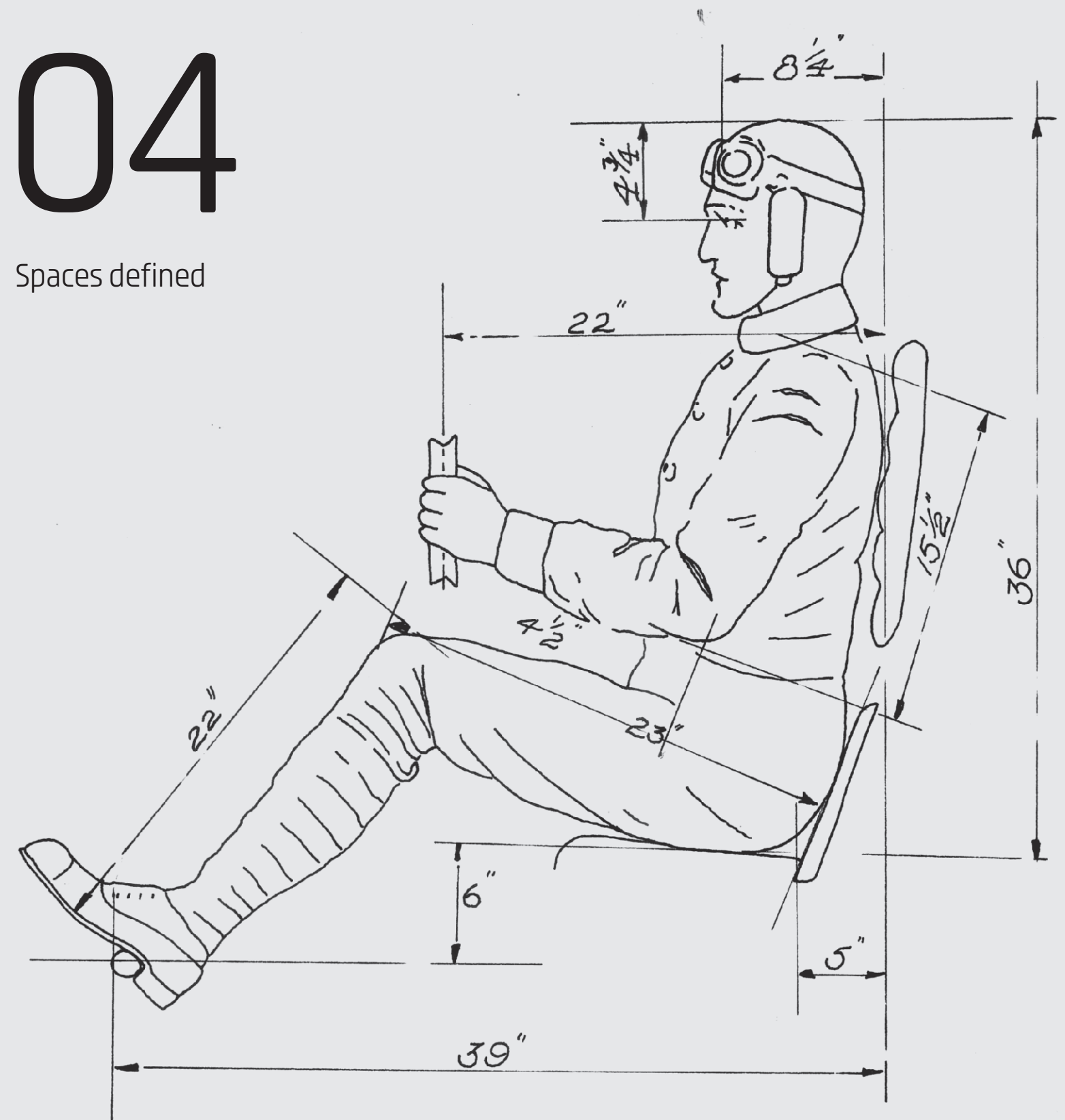
Manchester Made





# 04

Spaces defined

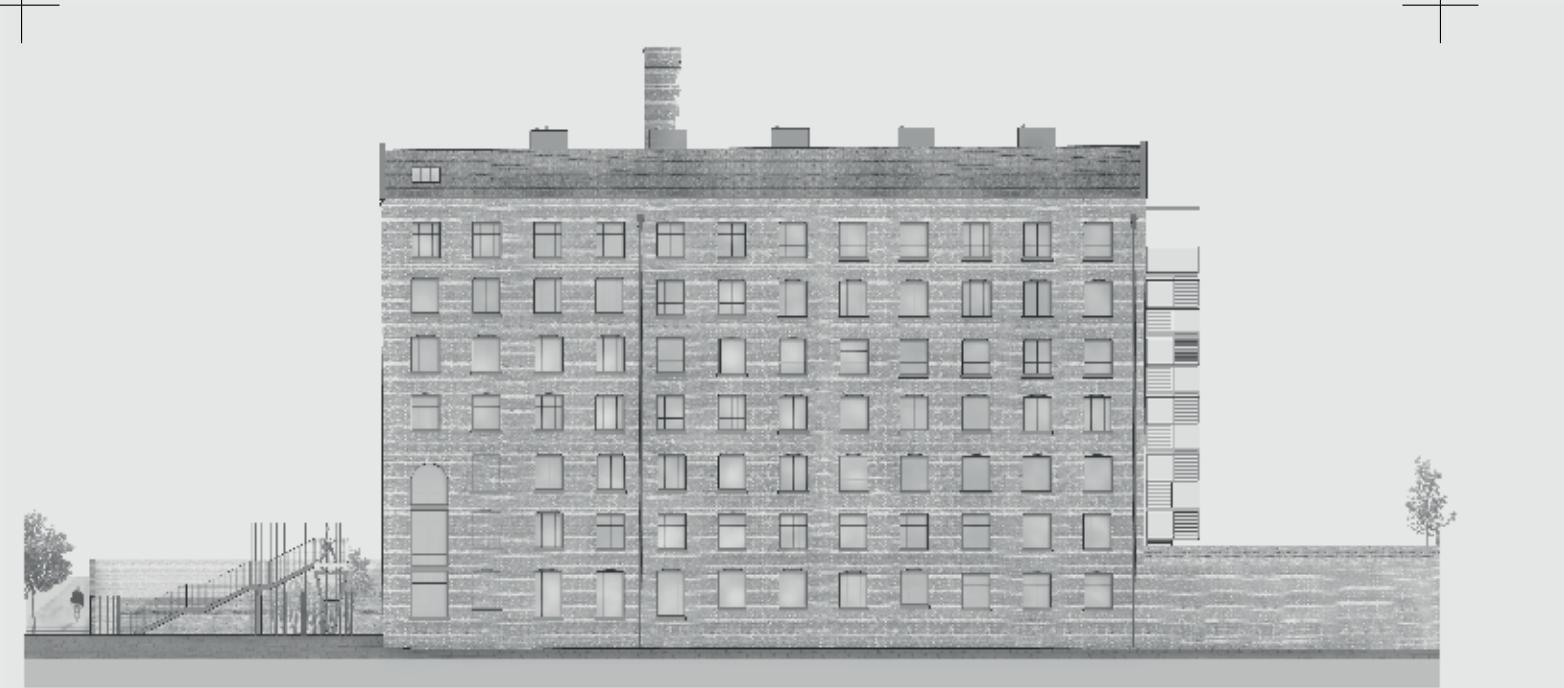




Spaces defined  
— Elevations

# ELEV — ATIONS

North East / North West,  
South East / South West





Spaces defined  
— Site Plan

# SITE PLAN

Lower Ground

Key

- CLG1

Courtyard (LG 1)
- CLG2

Courtyard (LG 2)
- CLG3

Courtyard (LG 3)
- CG

Communal garden
- PG

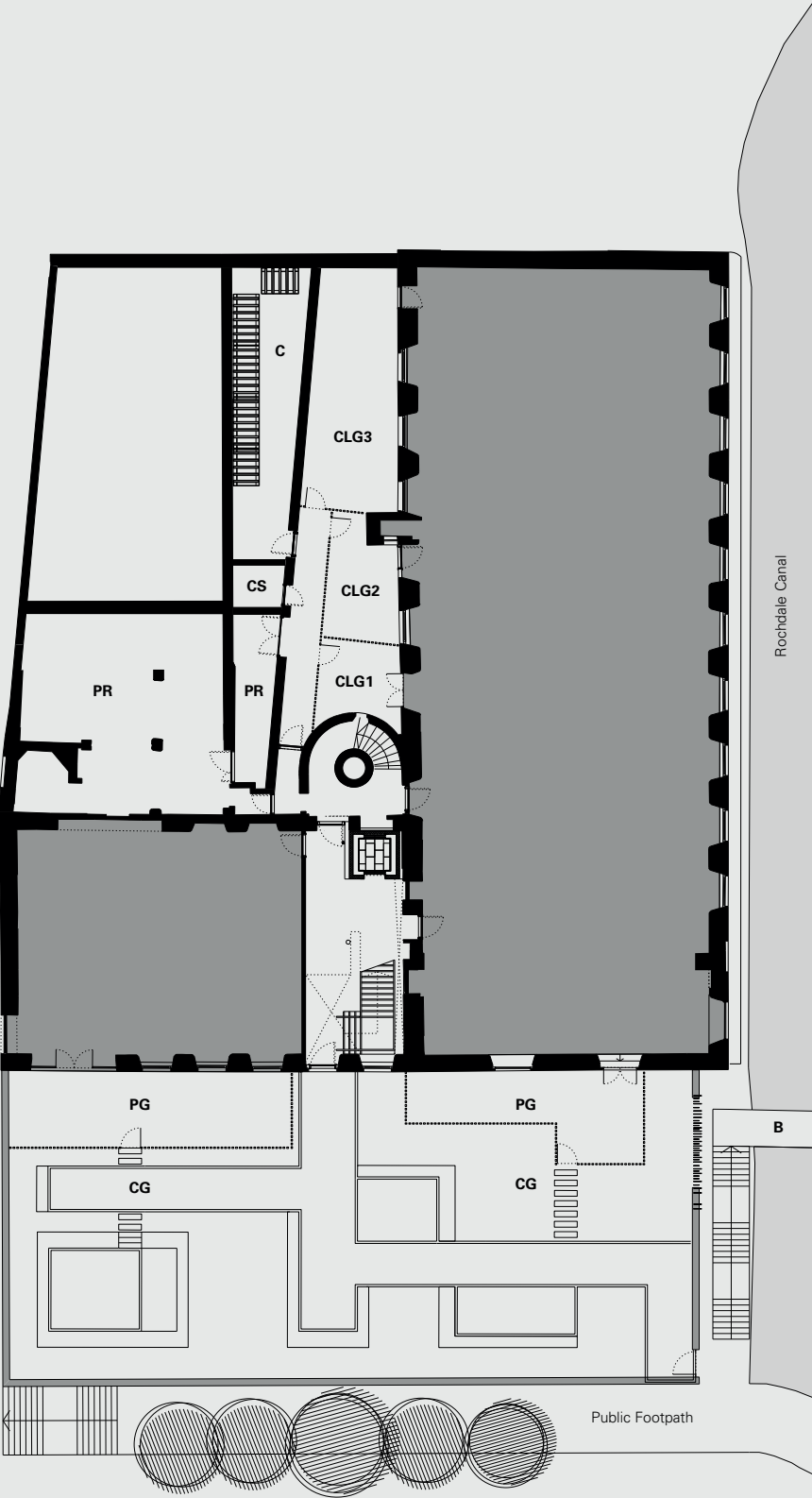
Private garden
- C

Cycle store
- CS

Cleaning store
- PR

Plant room
- B

Bridge





Spaces defined  
— Site Plan

# SITE PLAN

Upper Ground

Key

- P

AP

BS

E

M

PG

CG

B

S
- Parking

Accessible parking

Bin store

Entrance

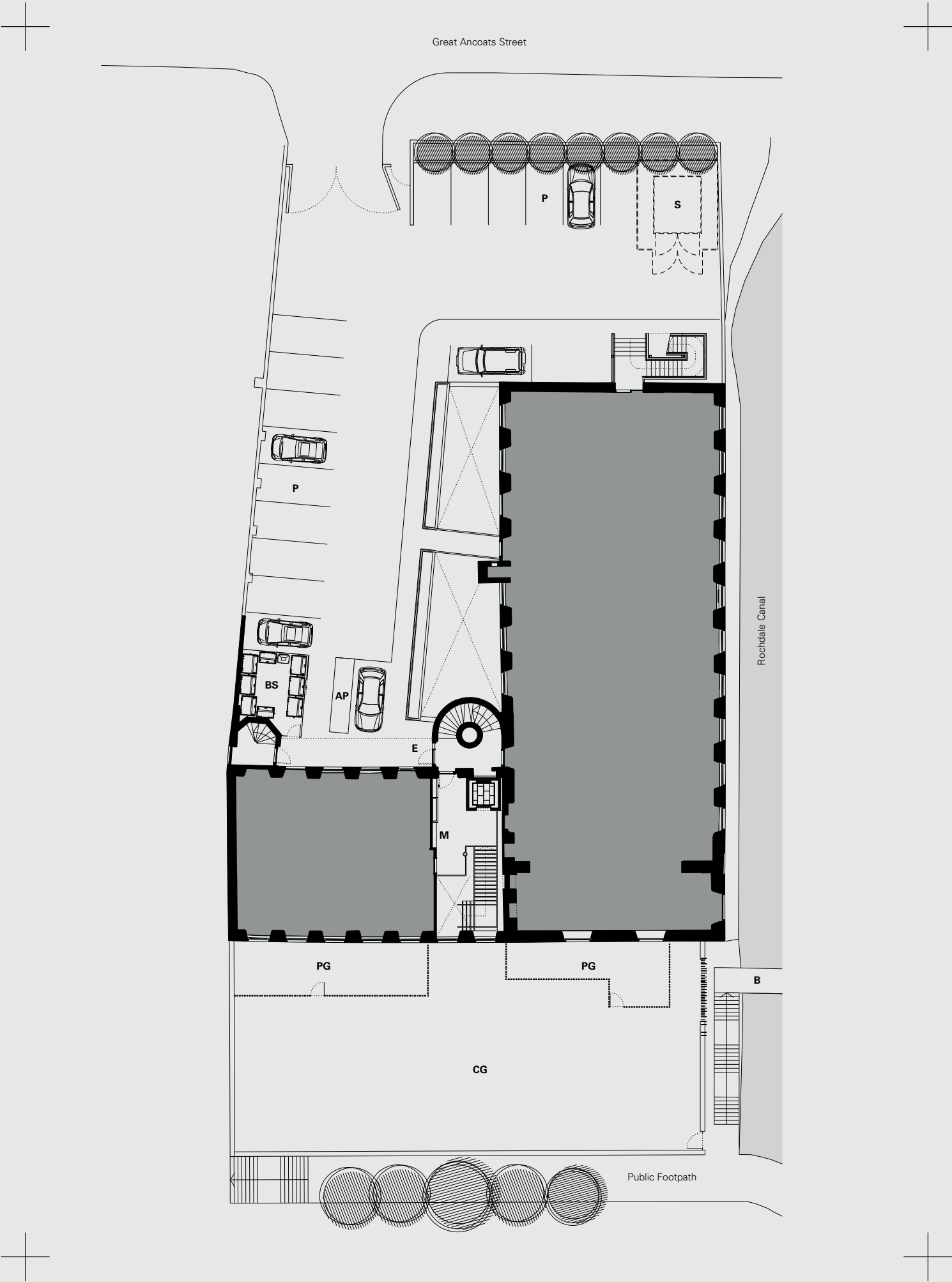
Mailboxes

Private garden

Communal garden

Bridge

Substation
- 





Spaces defined  
— Floorplates

# LOWER GROUND

Floorplate

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| Loft LG.1              | Loft LG.2              | Loft LG.3              |
| Avro 500               | Avro 501               | Avro 502               |
| 1,281 <sup>sq ft</sup> | 1,111 <sup>sq ft</sup> | 1,529 <sup>sq ft</sup> |
| 119 <sup>sq m</sup>    | 103 <sup>sq m</sup>    | 142 <sup>sq m</sup>    |
| / 2 Bed                | / 2 Bed                | / 2 Bed                |
| Loft LG.4              | Townhouse              |                        |
| Avro 503               | Avro 504               |                        |
| 1,380 <sup>sq ft</sup> | 2,248 <sup>sq ft</sup> |                        |
| 128 <sup>sq m</sup>    | 209 <sup>sq m</sup>    |                        |
| / 2 Bed                | / 3 Bed                |                        |

Key

— "Urban Splash is the developer that rescued decaying mills and warehouses, pioneered "loft living" in Britain and transformed industrial wastelands into inner-city property hotspots."  
**The Sunday Times, 15.05.16**

- U Utility room
- W Washing machine space
- R Service riser
- S Store

- CLG1 Courtyard (LG 1)
- CLG2 Courtyard (LG 2)
- CLG3 Courtyard (LG 3)





Spaces defined  
— Floorplates

# UPPER GROUND

Floorplate

Loft UG.1

Avro 508  
1,374<sup>sq ft</sup>  
128<sup>sq m</sup>

/ 2 Bed

Loft UG.2

Avro 510  
1,183<sup>sq ft</sup>  
110<sup>sq m</sup>

/ 2 Bed

Loft UG.3

Avro 511  
1,452<sup>sq ft</sup>  
135<sup>sq m</sup>

/ 2 Bed

Loft UG.4

Avro 519  
1,376<sup>sq ft</sup>  
128<sup>sq m</sup>

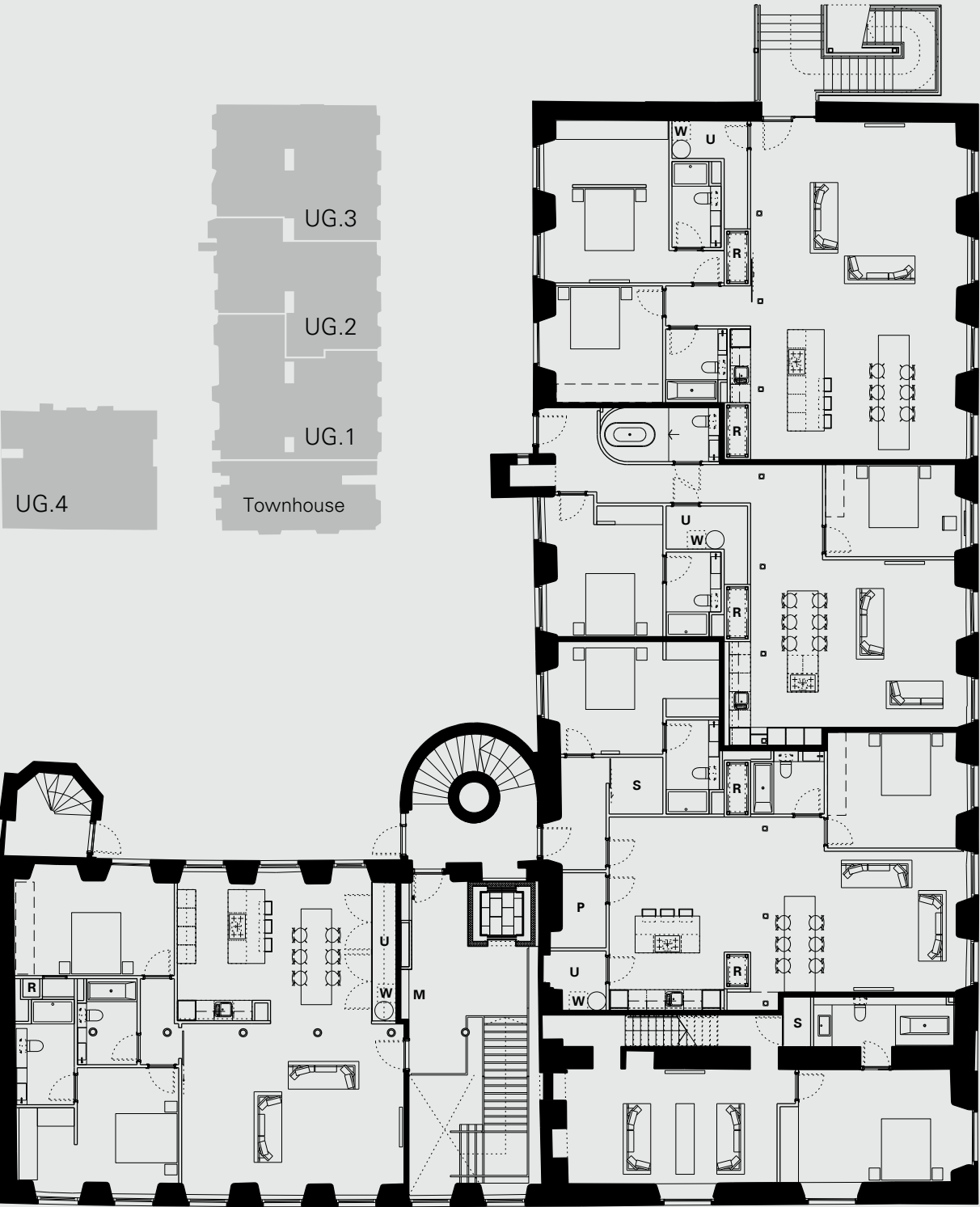
/ 2 Bed

## Key

— "Northern architecture plays out our love-hate relationship with the legacy of the industrial era. For example, the 'dark, satanic mills' of William Blake's Jerusalem are now art galleries and fashionable apartments, having been repackaged as New York lofts for 'post-punk kids' by Manchester-based firm Urban Splash." **The Conversation, 12.03.16**

U Utility room  
W Washing machine space  
S Store

R Service riser  
P Pantry  
M Mailboxes





Spaces defined  
— Floorplates

# FIRST FLOOR

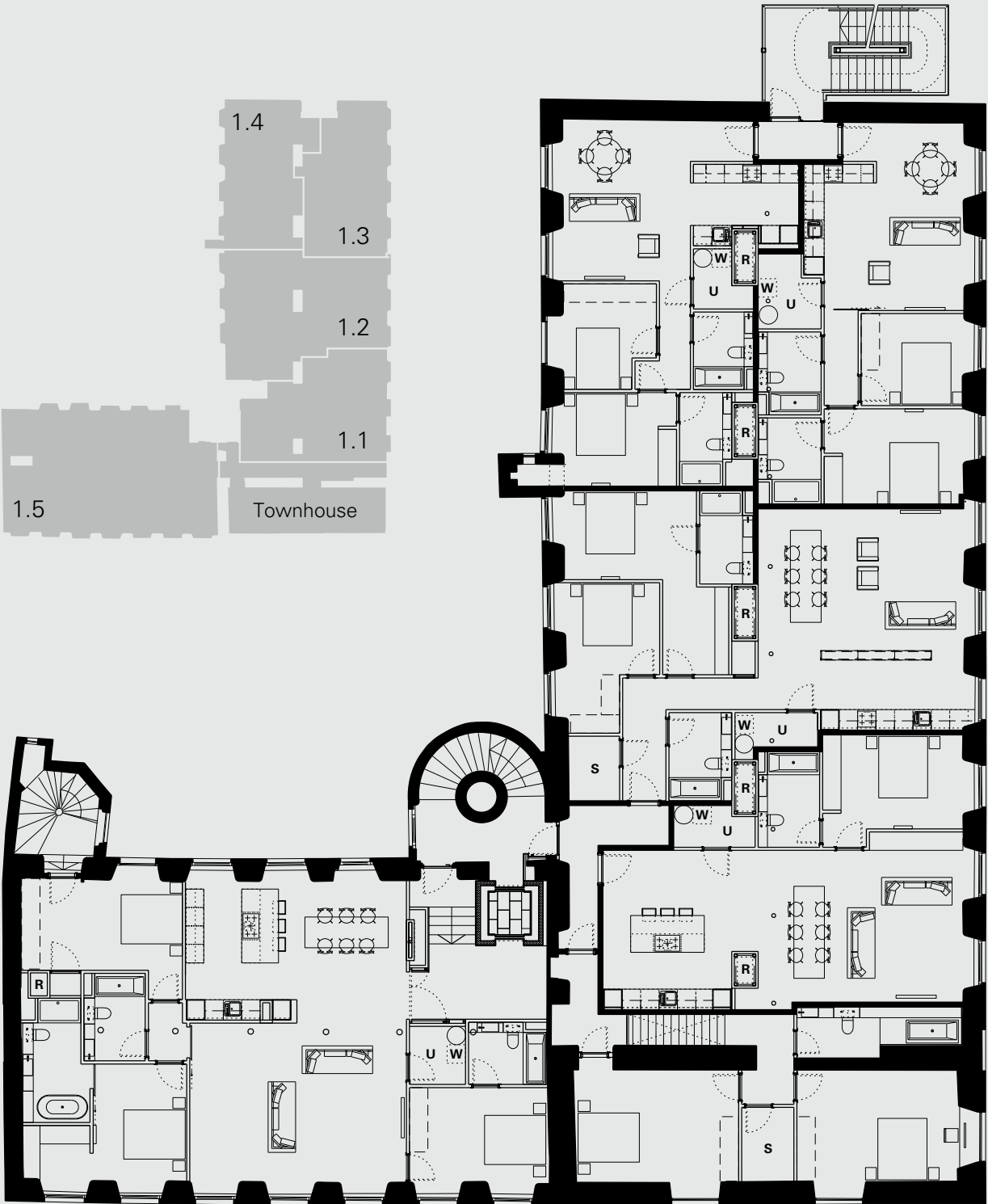
Floorplate

|                      |                        |                      |
|----------------------|------------------------|----------------------|
| Loft 1.1             | Loft 1.2               | Loft 1.3             |
| Avro 521             | Avro 523               | Avro 527             |
| 946 <sup>sq ft</sup> | 1,213 <sup>sq ft</sup> | 833 <sup>sq ft</sup> |
| 88 <sup>sq m</sup>   | 113 <sup>sq m</sup>    | 77 <sup>sq m</sup>   |
| / 1 Bed              | / 2 Bed                | / 2 Bed              |
| Loft 1.4             | Loft 1.5               |                      |
| Avro 528             | Avro 529               |                      |
| 849 <sup>sq ft</sup> | 1,812 <sup>sq ft</sup> |                      |
| 79 <sup>sq m</sup>   | 168 <sup>sq m</sup>    |                      |
| / 2 Bed              | / 3 Bed                |                      |

## Key

— “ Manchester proper is also experiencing a residential rebirth thanks to the growth of city living, pioneered by the regeneration specialist Urban Splash. It brought loft living to the northwest and spearheaded the creation of New Islington, a neighbourhood just north of the centre, on the site of the notorious Cardroom estate.”  
**The Sunday Times, 08.05.16**

- U Utility room
- W Washing machine space
- S Store
- R Service riser





Spaces defined  
— Floorplates

# SECOND FLOOR

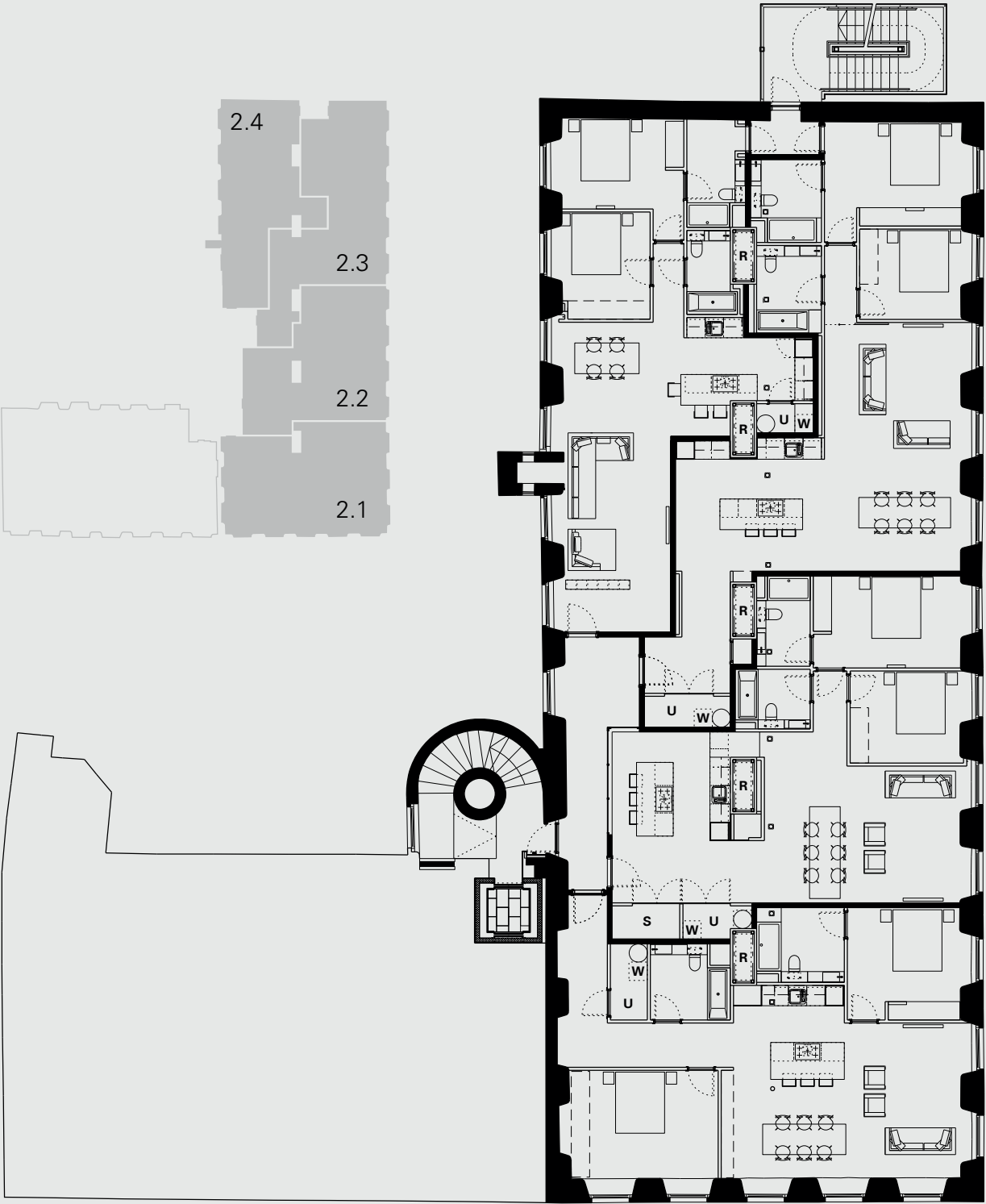
Floorplate

|                        |                        |
|------------------------|------------------------|
| Loft 2.1               | Loft 2.2               |
| Avro 530               | Avro 531               |
| 1,185 <sup>sq ft</sup> | 1,126 <sup>sq ft</sup> |
| 110 <sup>sq m</sup>    | 105 <sup>sq m</sup>    |
| / 2 Bed                | / 2 Bed                |
| Loft 2.3               | Loft 2.4               |
| Avro 533               | Avro 534               |
| 1,247 <sup>sq ft</sup> | 1,010 <sup>sq ft</sup> |
| 116 <sup>sq m</sup>    | 94 <sup>sq m</sup>     |
| / 2 Bed                | / 2 Bed                |

## Key

— “ Ever since it pioneered the concept of loft living in Manchester, Urban Splash has long been hailed for its vision in creating some of the city’s most inspiring homes.”  
**Viva Magazine, 19.11.13**

- U Utility room
- W Washing machine space
- S Store
- R Service riser





Spaces defined  
— Floorplates

# THIRD FLOOR

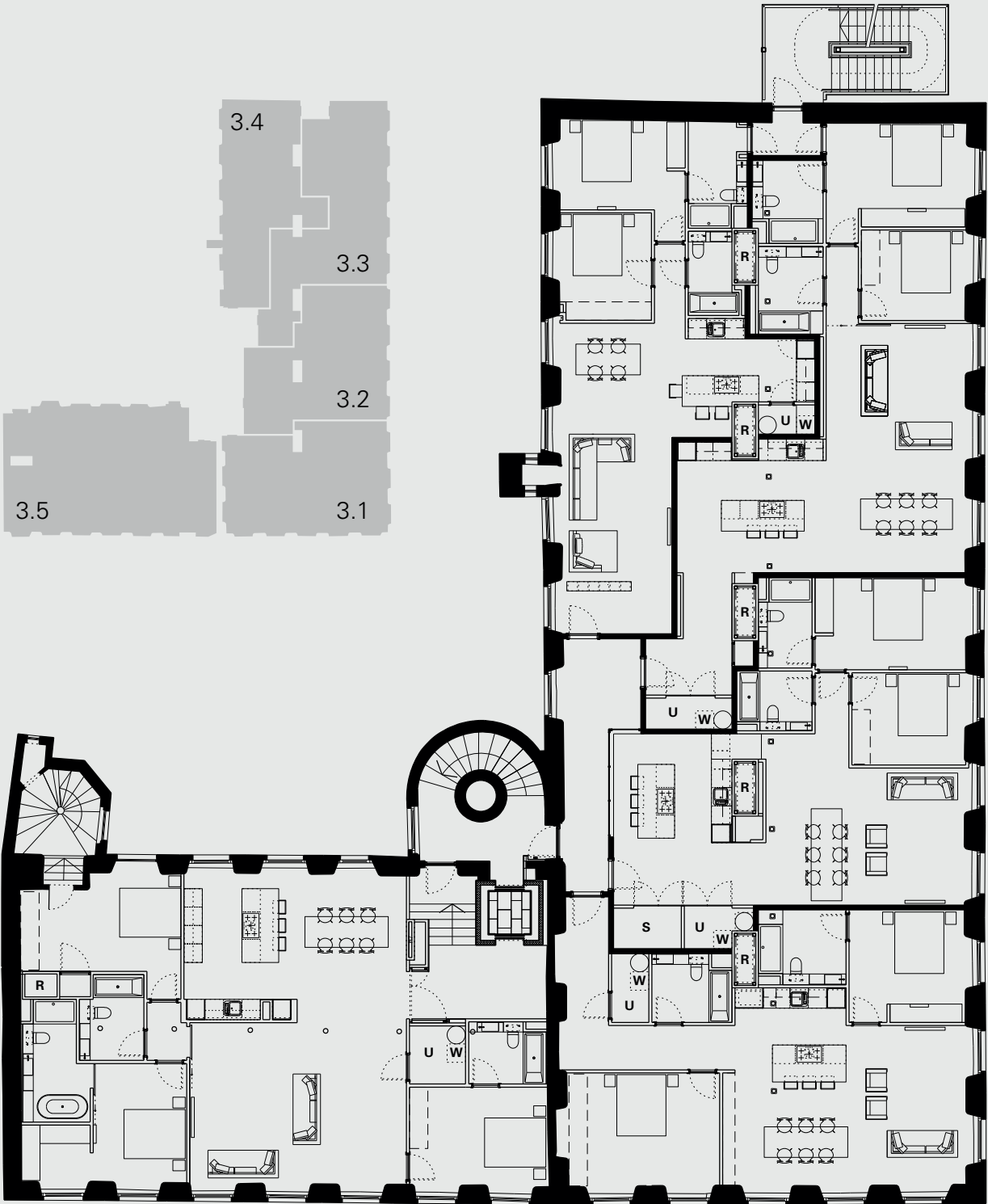
Floorplate

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| Loft 3.1               | Loft 3.2               | Loft 3.3               |
| Avro 536               | Avro 539               | Avro 547               |
| 1,228 <sup>sq ft</sup> | 1,137 <sup>sq ft</sup> | 1,249 <sup>sq ft</sup> |
| 114 <sup>sq m</sup>    | 106 <sup>sq m</sup>    | 116 <sup>sq m</sup>    |
| / 2 Bed                | / 2 Bed                | / 2 Bed                |
| Loft 3.4               | Loft 3.5               |                        |
| Avro 548               | Avro 549               |                        |
| 1,012 <sup>sq ft</sup> | 1,815 <sup>sq ft</sup> |                        |
| 94 <sup>sq m</sup>     | 169 <sup>sq m</sup>    |                        |
| / 2 Bed                | / 3 Bed                |                        |

## Key

— "Urban Splash has transformed a succession of warehouses and former mills into iconic buildings that have changed the face of large parts of Greater Manchester." **MEN, 04.10.12**

- U Utility room
- W Washing machine space
- S Store
- R Service riser





Spaces defined  
— Floorplates

# FOURTH FLOOR

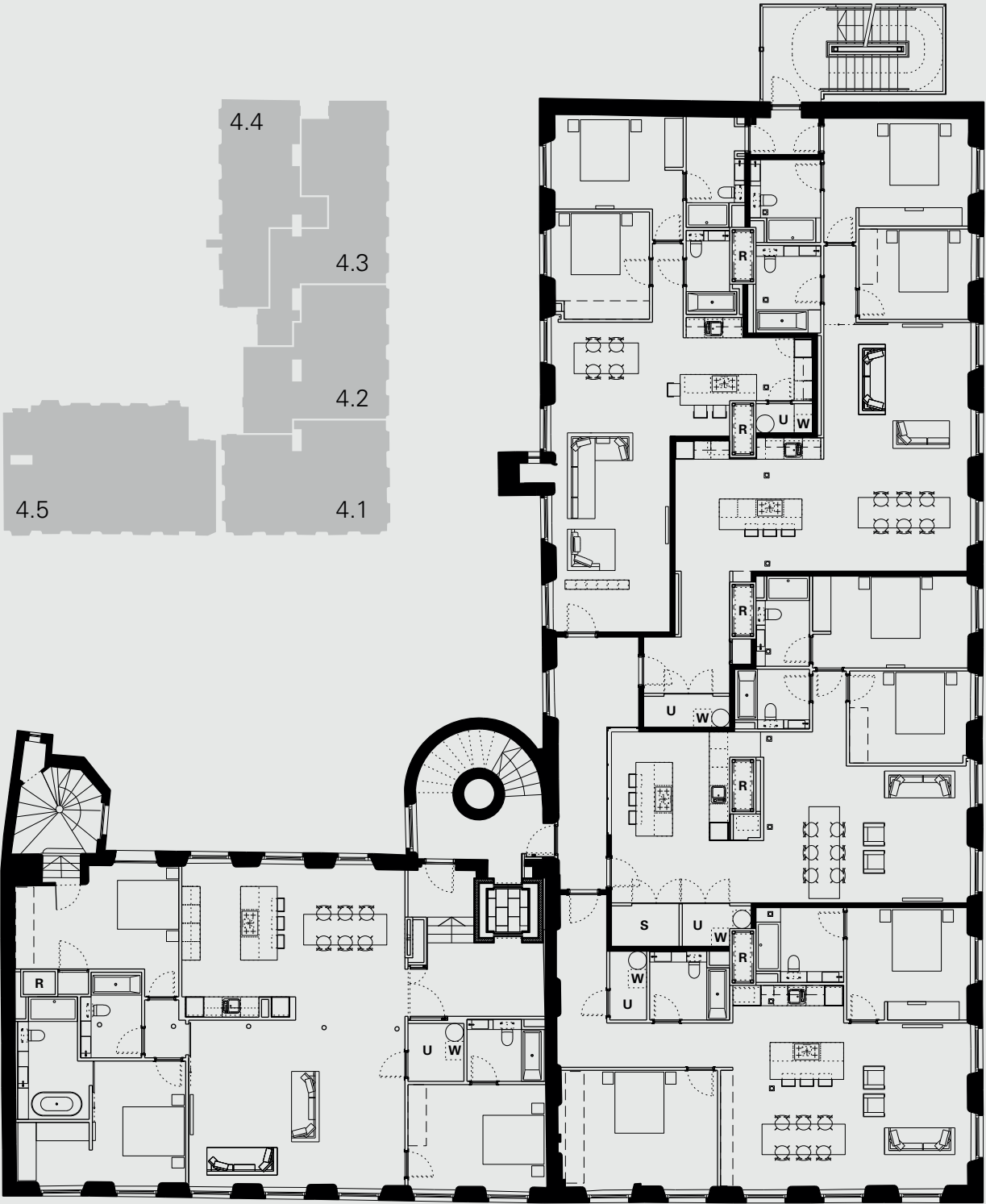
Floorplate

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| Loft 4.1               | Loft 4.2               | Loft 4.3               |
| Avro 552               | Avro 555               | Avro 557               |
| 1,239 <sup>sq ft</sup> | 1,147 <sup>sq ft</sup> | 1,269 <sup>sq ft</sup> |
| 115 <sup>sq m</sup>    | 107 <sup>sq m</sup>    | 118 <sup>sq m</sup>    |
| / 2 Bed                | / 2 Bed                | / 2 Bed                |
| Loft 4.4               | Loft 4.5               |                        |
| Avro 558               | Avro 560               |                        |
| 1,028 <sup>sq ft</sup> | 1,850 <sup>sq ft</sup> |                        |
| 96 <sup>sq m</sup>     | 172 <sup>sq m</sup>    |                        |
| / 2 Bed                | / 3 Bed                |                        |

Key

— " A company that can legitimately lay claim to have pioneered city living in the north of England by combining good design with the redevelopment of industrial Victorian buildings..."  
**Property Week, 18.12.09**

- U Utility room
- W Washing machine space
- S Store
- R Service riser





Spaces defined  
— Floorplates

# FIFTH FLOOR

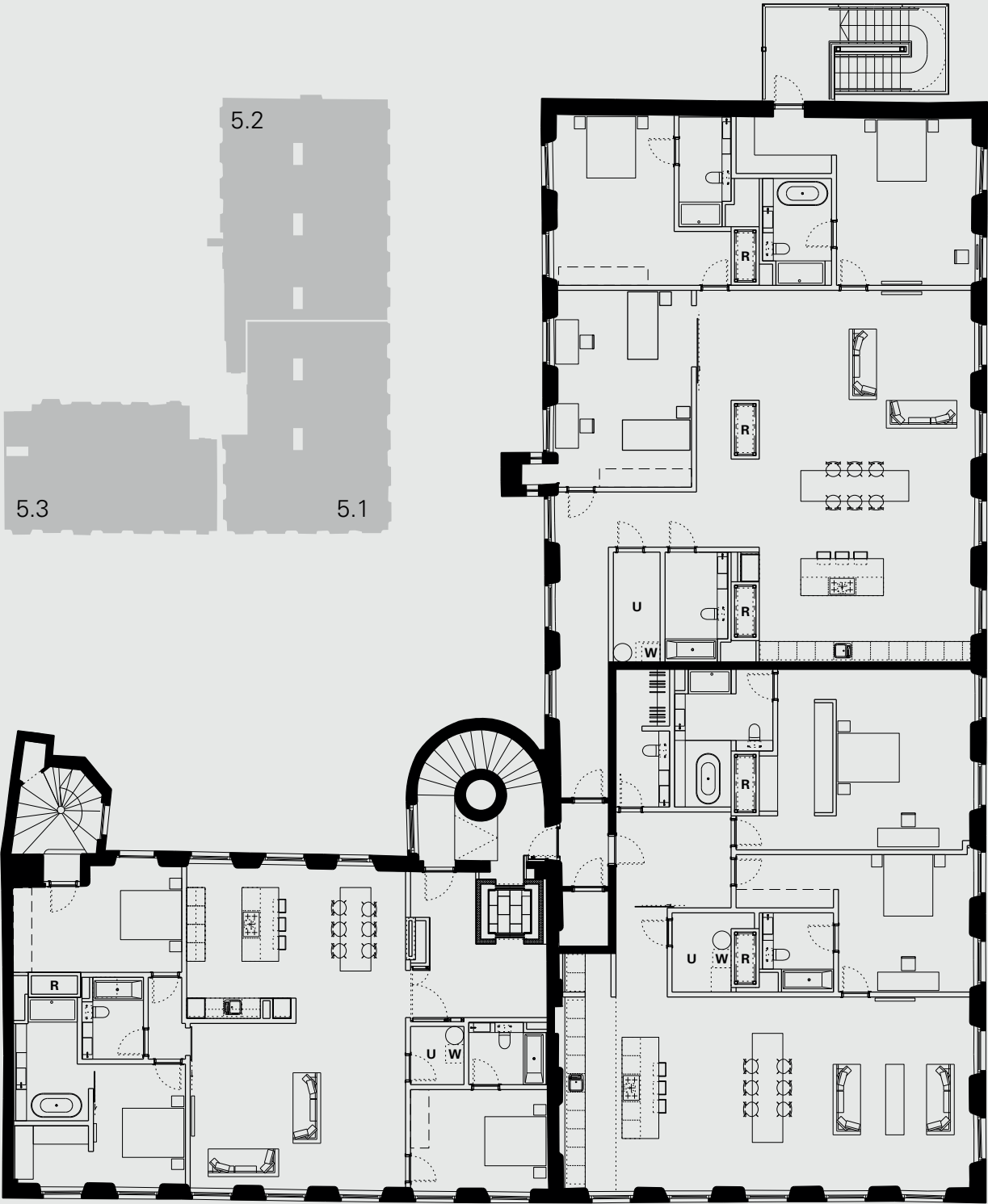
Floorplate

|                        |                        |
|------------------------|------------------------|
| Loft 5.1               | Loft 5.2               |
| Avro 561               | Avro 562               |
| 2,229 <sup>sq ft</sup> | 2,648 <sup>sq ft</sup> |
| 207 <sup>sq m</sup>    | 246 <sup>sq m</sup>    |
| / 2 Bed                | / 3 Bed                |
| Loft 5.3               |                        |
| Avro 566               |                        |
| 1,861 <sup>sq ft</sup> |                        |
| 173 <sup>sq m</sup>    |                        |
| / 3 Bed                |                        |

## Key

— “Urban Splash is a star performer in the regeneration of Northern England and the Midlands, converting industrial buildings and derelict sites into modern properties with panache.”  
**Financial Times, 01.12.09**

- U Utility room
- W Washing machine space
- R Service riser





# 05

## Propellers and parts supplied

| Kitchens  | Bathrooms                                      | Fixtures and fittings  | Floor finishes  | Wall finishes   | Heating and hot water                           | Lighting and media                   | General  |   |   |
|---|--|--|---|---|---|--------------------------------------|--|---|---|
| Modern fully fitted kitchens with range of base units, full height cupboards and feature shelves. | White ceramic sanitary ware.                   | Fitted wardrobes to master bedrooms.                             | Engineered timber floor to living and hall areas.         | Exposed brickwork feature walls where possible.             | Electric heating and hot water system.          | LED lighting throughout.             | Secure communal garden.                                  | Sprinkler system.   | 8 person passenger lift (opening directly onto apartments 1.5, 3.5, 4.5 and 5.3). |
| Solid stone resin worktop with splashback.  | Walk-in showers with glass screens.            | Double glazed conservation style windows.                        | Carpets to bedrooms.                                      | Feature exposed timber millboards and beams where possible. | Smart heating, hot water and lighting controls. | Hard-wired Cat 6 data points.        | CCTV to internal and external areas.                     | Letter boxes in secure communal area.                       |   |
| Integrated dishwasher.  | Baths with shower over.                        | Solid timber external doors.                                     | Ceramic tiles to kitchens and bathrooms.                  | Plaster board internal partitions.                          |   | Fibre broadband to apartments.       | Video entry system.                                      | Secure indoor cycle storage.                                | Secure allocated parking available with selected apartments.                      |
| Electric hob.   | Free-standing baths in apartments where shown. | Oversized apartment entrance doors with industrial metal lining. | Townhouse only - polished concrete to lower ground floor. |   |   | Satellite and terrestrial TV points. | Intruder alarm.  | Communal refuse store with segregated recycling containers. |   |
| Combined oven and grill.  | Chrome finished taps and fittings.             | Bespoke designed ironmongery.                                    |   |   |   |                                      | Mains powered networked fire detection and alarm system. |   |   |
| Recirculating cooker hood with carbon filter.   | Ceramic floor tiles.                           |  |   |   |   |                                      |  |   |   |
| Integrated fridge freezer.  | Partially tiled walls.                         |  |   |   |   |                                      |  |   |   |
| Double stainless steel underslung sink with chrome mono bloc tap.                                 | Mirror with lighting pelmet.                   |  |   |   |   |                                      |  |   |   |
|   | Storage shelving.                              |  |   |   |   |                                      |  |   |   |
|   | Shaver sockets.                                |  |   |   |   |                                      |  |   |   |



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