



Case Study:

New Islington



Location:

East Manchester

Partners:

Urban Splash, New East Manchester, English Partnerships, Manchester Methodists Housing Association and the local community.

Number of Homes:

1700 new homes over 30 acres ranging from terraced houses to apartment buildings of up to 9 storeys (15 year project)

Standard: The sustainability plan for New Islington commits all new build developments to achieving an Ecohomes “Excellent” rating. The first 2 plots of social housing have achieved this and at ‘Chips’, the first apartment building at New Islington, is well on the way to an Excellent certification. Future new build developments will achieve at least Code for Sustainable Homes Level 3.

The Site: New Islington is being built on the former Cardroom estate in East Manchester on the edge of the city centre. The development will include new waterways, parks and gardens and community facilities.

Sustainable Utility Network (CHP): A new way of making energy savings at New Islington is being pioneered, using new technologies to build a single community-wide utilities network, providing combined heat and power (CHP) to the whole community. Residents will receive a fixed utility bill covering all services (water, gas where applicable, and electricity).

New Islington will have 4 mini-energy centres on site – each drawing natural gas into a turbine to generate electricity. The technology is future proofed so that in the future the system can use renewable sources. The heat generated as a by-product is used to heat the apartments resulting in less carbon emissions, lower bills as less gas is required to generate the electricity and less electricity as it is not lost in transit.

Daylighting and solar gain: New Islington is arranged to make best use of natural light. The main building blocks are arranged in ‘fingers’ perpendicular to the sun path so that everyone enjoys as much light as possible. The buildings are designed to make the best use of solar gain, whilst minimising familiar overheating problems caused by the sun.