

# BRANDON YARD



AN ACORN PROPERTY GROUP LED DEVELOPMENT IN PARTNERSHIP WITH GALLIARD HOMES



# YARD BRISTOL

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BRANDON  
YARD

# A new dawn for Bristol Harbour

Brandon Yard is a prestigious waterfront development of 1, 2 and 3-bedroom homes that occupy the last available position on the northern section of Bristol's Harbourside.

Lying opposite Brunel's SS Great Britain in the City Docks Conservation Area, Brandon Yard represents the conclusion of the massive regeneration programme that has been transforming Bristol's historic docks over the last 40 years.

This is a rare opportunity to become part of an innovative cultural and creative quarter formed of new homes, modern amenities, listed buildings and Victorian warehouses overlooking Bristol's Floating Harbour.



# The evolution of Brandon Yard

The earliest recorded structure on the Brandon Yard site was the Limekiln Glassworks, built in the late 17th century and demolished in 1838. The site then underwent a brief period as a timber yard before being transformed into The Canon's Marsh Gasworks in the late 19th century.

The decline of the docklands began in the 1960s which led to the closure of the gasworks and ever since the land has been dormant. The once derelict industrial buildings now begin a new chapter as distinctive and stylish homes that preserve the memory of the city's maritime heritage.





# A synthesis of heritage & design

Brandon Yard is a unique combination of design opportunities and a dream to any architect. Creating a courtyard facing south over a river is a perfect starting point and made all the more special with views of an iconic piece of Britain's heritage, the SS Great Britain. The site is grounded in the industrial history which makes Bristol the thriving city it is today. The existing structures of Engine House and Oculus House are bounded by a stone wall which looks carved from pure rock, and edged by the evocatively named Lime Kiln Road and Gasworks Lane.

Acorn chose to work with local award winning architect AWW for their experience in converting and renovating heritage industrial buildings along with their design skills in creating attractive contemporary apartments. AWW have a wealth of experience in this field having successfully converted Purifier House adjacent to Brandon Yard in 2015.

History never stops but moves with time. The design team felt it was important that renovating these buildings, and any new buildings on the site, should be clearly contemporary whilst respecting the heritage character of the place. This is seen most clearly in the New Retort House which has generous areas of glazing facing onto the courtyard, river facing balconies, terraces

and a sleek floating roof. The carefully selected materials of brick, stone, glass, zinc and aluminium provide a palette which complements the monumental quality of the old stonework. Modern intervention of the long glazed roof gallery into Oculus House provides a dramatic contrast between lightness and strength, complementing each other to provide a rich and layered architecture.

Light, space and views have been maximised. The windows on both Engine House and Oculus House will have splayed reveals which wash light in to the interiors and provide window seats for taking in the sun and the views. New Retort House is even more highly glazed opening up wherever possible to the river, the courtyard and to the south. It has a robust and elegant rhythm of double height bays framed with a brick carefully selected to highlight the colours and character of the stone, infilled with floor to ceiling glazing and metal panels which reflect the industrial character of the site.

One of the most attractive spots in Bristol, the design team are very excited to see this project develop and renew the culture and heritage of Bristol's rich industrial past whilst providing new, exciting living opportunities.

*Julian*

Julian Hampson DipArch RIBA,  
Acorn Property Group Design Director

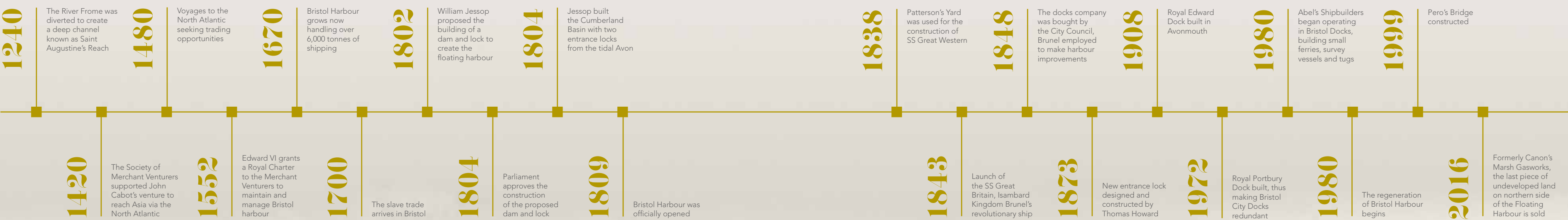


# Historical Harbourside

Bristol was trading with Spain, Portugal and Iceland whilst New World colonies were being founded as early as the 14th century. The city's trading fortunes were enriched in 1809 by the opening of the Floating Harbour which overcame the challenges of having the second highest tidal range in the world.

This led to larger and more sophisticated ships being built, notably Brunel's oak-hulled paddle-wheel steamship the SS Great Western and the SS Great Britain, the first ocean-going iron ship.

## Timeline





# The heart and soul of the Harbourside

The imposing docklands buildings and pioneering ships that are permanently berthed here form the foundation of Bristol's Harbourside. Former workshops and warehouses have largely been converted or replaced by cultural venues, museums and galleries.

The renaissance that began with the opening of the Arnolfini art gallery in the mid-1970s and later the Watershed media and arts centre has led to the birth of a new cultural quarter. Over the past forty years the area has undergone major changes culminating in the the opening of the At-Bristol science museum and Millennium Square.

This is a thriving and vibrant area that is enhanced by the waters of the Floating Harbour and the River Avon which flow through the district in parallel. Waterside restaurants and bars jostle to offer the best views whilst water sports, sailing boats and ferries ensure a constantly changing backdrop.

Lively markets and festivals populate the cultural calendar, the harbour is host to street food stalls and live music with independent shops selling jewellery, handcrafts or homewares. The Bristol Harbour Festival is the Summer highlight parading a spectacle of tall ships, Royal Navy vessels and boats of all shapes and sizes.



M SHED MUSEUM



MILLENNIUM SQUARE



BENEATH SS GREAT BRITAIN



BRISTOL HARBOURSIDE



HARBOUR INLET



FLOATING JETTY BRISTOL HARBOUR



ALFRESCO DINING OUTSIDE ARNOLFINI





M32

CABOT CIRCUS

THE GALLERIES

CASTLE PARK

BRISTOL TEMPLE MEADS

UNIVERSITY OF BRISTOL

BRISTOL MUSEUM & ART GALLERY

PARK STREET

BRISTOL OLD VIC

QUEEN SQUARE

CABOT TOWER

WATERSHED

REDCLIFFE WHARF

CITY HALL

BRISTOL CATHEDRAL

BRISTOL AQUARIUM

ARNOLFINI

BRANDON HILL

CENTRAL LIBRARY

BRANDON HILL PARK

MILLENNIUM SQUARE

FLOATING HARBOUR

AMPHITHEATRE

M SHED

ANCHOR ROAD

HANOVER QUAY

WAPPING WHARF

BRANDON YARD

HARBOUR INLET

PRINCES WHARF

FLOATING HARBOUR

MARITIME HERITAGE CENTRE

SS GREAT BRITAIN

A commanding waterfront position





WATERSHED BRISTOL



ARNOLFINI ARTS CENTRE



THE IVY CLIFTON BRASSERIE



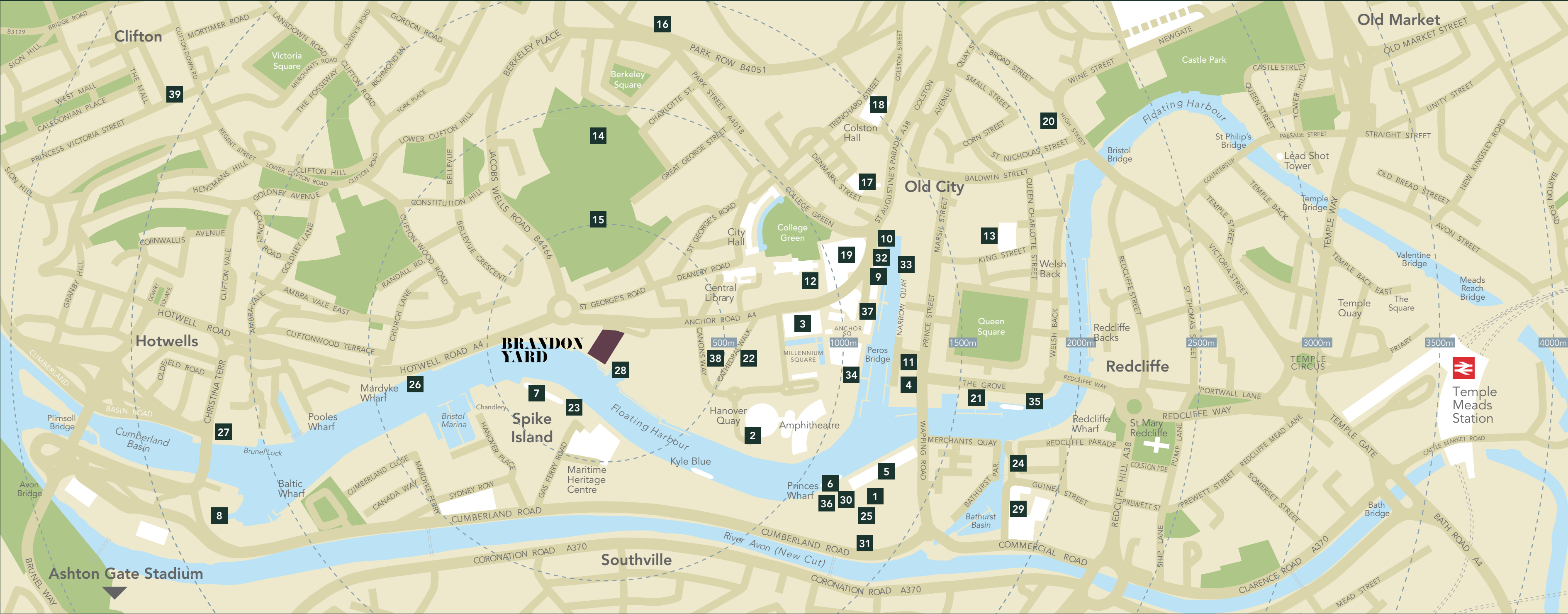
WAPPING WHARF



MUD DOCK CAFÉ



BORDEAUX QUAY RESTAURANT



PLACES OF INTEREST

1	WAPPING WHARF wappingwharf.co.uk	WALKING DISTANCE 14 MIN - 0.7 MI	6	THE MATTHEW matthew.co.uk	WALKING DISTANCE 14 MIN - 0.7 MI	11	ARCHITECTURE CENTRE architecturecentre.org.uk	WALKING DISTANCE 9 MIN - 0.5 MI	16	BRISTOL MUSEUM bristolmuseums.org.uk	WALKING DISTANCE 15 MIN - 0.6 MI
2	HARBOURSIDE harboursidealive.co.uk	8 MIN - 0.4 MI	7	SS GREAT BRITAIN ssgreatbritain.org	11 MIN - 0.2 MI	12	BRISTOL CATHEDRAL bristol-cathedral.co.uk	8 MIN - 0.4 MI	17	BRISTOL HIPPODROME bristolhippodrome.net	11 MIN - 0.5 MI
3	BRISTOL SCIENCE CENTRE at-bristol.org.uk	6 MIN - 0.3 MI	8	UNDERFALL YARD underfallyard.co.uk	15 MIN - 0.7 MI	13	BRISTOL OLD VIC THEATRE bristololdvic.org.uk	14 MIN - 0.7 MI	18	COLSTON HALL colstonhall.org	13 MIN - 0.6 MI
4	ARNOLFINI ARTS CENTRE arnolfini.org.uk	9 MIN - 0.5 MI	9	WATERSHED watershed.co.uk	8 MIN - 0.4 MI	14	CABOT TOWER visitbristol.co.uk	9 MIN - 0.4 MI	19	BRISTOL AQUARIUM bristolaquarium.co.uk	7 MIN - 0.3 MI
5	M-SHED bristolmuseums.org.uk/m-shed	12 MIN - 0.6 MI	10	HARBOURSIDE MARKET theharboursidemarket.co.uk	8 MIN - 0.7 MI	15	BRANDON HILL PARK visitbristol.co.uk	9 MIN - 0.4 MI	20	ST NICHOLAS MARKET stnicholasmarketbristol.co.uk	16 MIN - 0.8 MI

CAFES, RESTAURANTS AND BARS

21	MUD DOCK CAFÉ mud-dock.co.uk/cafe	WALKING DISTANCE 11 MIN - 0.6 MI	26	GRAIN BARGE grainbarge.com	WALKING DISTANCE 6 MIN - 0.3 MI	31	BETTER FOODS betterfood.co.uk	WALKING DISTANCE 12 MIN - 0.6 MI	36	THE OLIVE SHED theoliveshed.com	WALKING DISTANCE 15 MIN - 0.8 MI
22	FRISKA HARBOURSIDE friskafood.com	4 MIN - 0.2 MI	27	THE PUMP HOUSE the-pumphouse.com	12 MIN - 0.6 MI	32	NO.1 HARBOURSIDE no1harbourside.co.uk	8 MIN - 0.4 MI	37	MACKENZIES mackenzies.co.uk	9 MIN - 0.4 MI
23	DOCKYARD CAFÉ BAR ssgreatbritain.org	11 MIN - 0.2 MI	28	THE BOATHOUSE BAR boathousebristol.co.uk	1 MIN - 0.1 MI	33	UNDER THE STARS underthestarsbar.co.uk	11 MIN - 0.5 MI	38	STEAK OF THE ART steakofheart.co.uk	3 MIN - 0.2 MI
24	THE OSTRICH INN sabraim.com	15 MIN - 0.8 MI	29	CASAMIA casamiarrestaurant.co.uk	15 MIN - 0.8 MI	34	BORDEAUX QUAY bordeaux-quay.co.uk	6 MIN - 0.3 MI	39	THE IVY CLIFTON BRASSERIE theivycliftonbrasserie.com	22 MIN - 0.9 MI
25	CARGO wappingwharf.co.uk/cargo	15 MIN - 0.8 MI	30	WILD BEER wildbeerco.com	15 MIN - 0.7 MI	35	RIVERSTATION riverstation.co.uk	13 MIN - 0.6 MI			

WALKING DISTANCES - GOOGLE.COM



# The vibrancy and vitality of Bristol

In March 2017, the Sunday Times crowned Bristol as their ‘Best Place to Live 2017’. It’s an obvious choice in many ways – the proximity to countryside and seaside, excellent transport links, impressive schools, an extraordinary culinary scene and pioneering redevelopment. As home editor Helen Davies said: “We sum the city up as cool, classy and supremely creative.”



ROYAL YORK CRESCENT, CLIFTON



WILLS MEMORIAL BUILDING



BRISTOL CATHEDRAL



ENJOYING THE HARBOURSIDE



QUEEN SQUARE, BRISTOL



THE HIPPODROME



STREET ART BY BANKSY



SHOPPING AT CABOT CIRCUS



BRISTOL MUSEUM & ART GALLERY

Bristol is a cosmopolitan, vivacious and forward-thinking city that respects the past and is fully prepared to embrace the future. The city offers a desirable work-life balance and is overflowing with ultra-modern amenities as well as many celebrated cultural attractions. With around 450,000 inhabitants, this thriving centre is Britain's tenth largest city with a largely young population fuelled by its two universities.

Bristol has a rich tradition in theatre and the arts, demonstrated by historic venues such as the Theatre Royal, the oldest working theatre in the country and Bristol's Old Vic. The Arnolfini offers music, dance, cinema and exhibition galleries and the Hippodrome stages ballet, opera, pantomime and concerts. The reclusive Banksy was born here and several of his celebrated artworks are scattered throughout the city.

There is an eclectic mix of shops ranging from traditional markets to high street malls with the more exclusive shops found on Quakers Friars or in upmarket Clifton. The city is bursting with places to eat from traditional tea shops and casual bistros to Michelin-starred restaurants.





COMPUTER GENERATED IMAGE OF ENGINE HOUSE

# Brandon Yard

After a 250-year history of industrial use, the two Grade II listed buildings at Brandon Yard are starting on a new journey. A third building, New Retort House, has been designed to complement the original buildings. Each block encompasses a central courtyard with paving and planting, benches and lighting that is solely for use by the residents.

The harbourside walk in front of Brandon Yard is being enhanced and will provide a pedestrian and cycle thoroughway to the rest of the Floating Harbour.



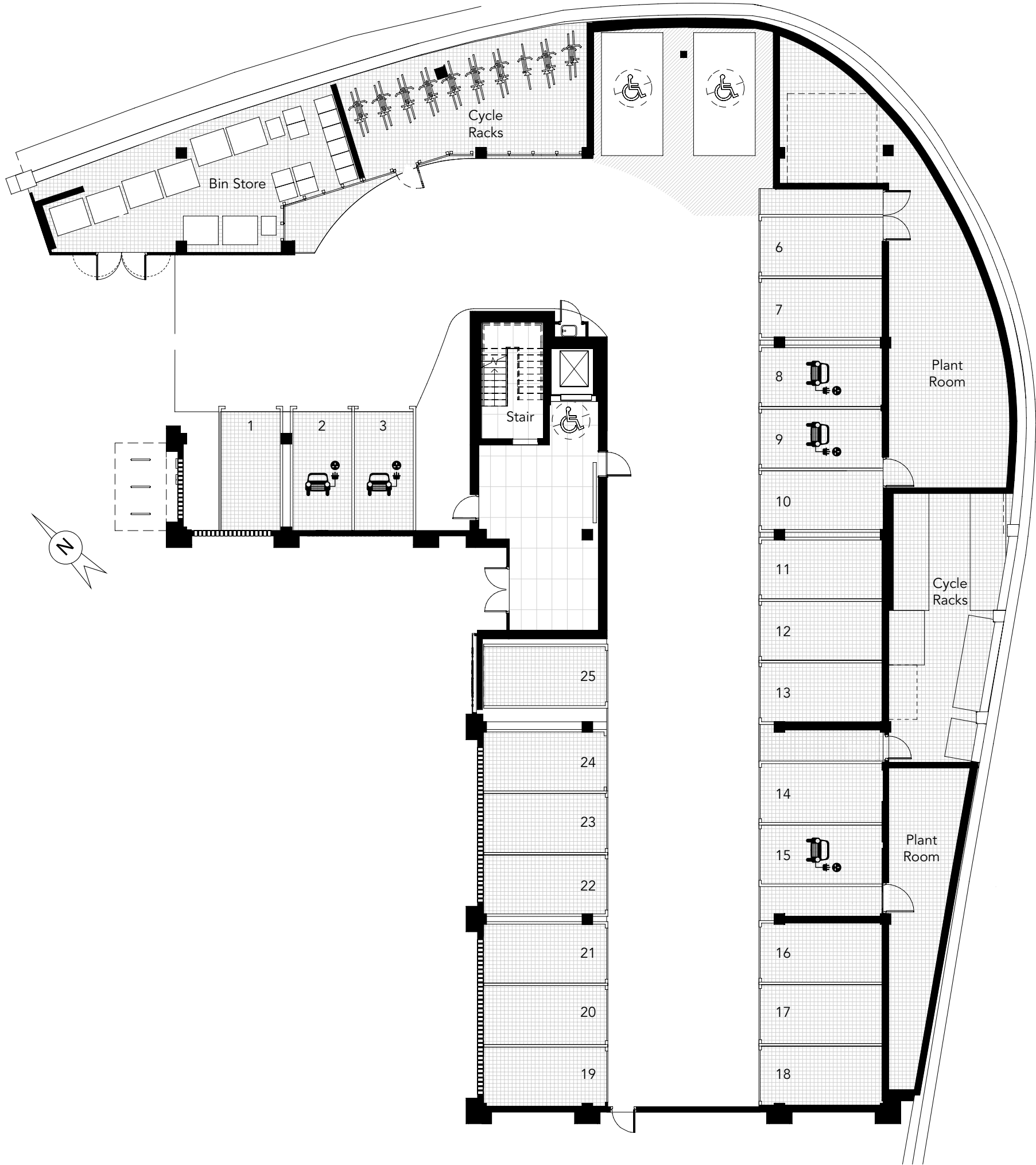
# NEW RETORT HOUSE

New Retort House is a striking new building characterised by clear and opaque glazed panels and brickwork designed to complement the appearance and ambience of its setting.

Many of the 1 to 3-bedroom apartments enjoy outside space with inset balconies or more extensive terraces and the views from the upper levels are spectacular. The ground floor offers undercroft parking for vehicles and secure cycle storage.







# NEW RETORT HOUSE

GROUND FLOOR

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only, fitted wardrobes not included. 07/17



# NEW RETORT HOUSE

FIRST FLOOR

<b>APARTMENT 1</b>			
Kitchen/Living/Dining	6.20m* x 3.80m*	20'4" x 12'6"*	
Master Bedroom	5.20m* x 2.90m	17'1" x 9'6"	
Bedroom 2	4.05m x 3.30m	13'3" x 10'11"	
<b>APARTMENT 2</b>			
Kitchen/Living/Dining	5.20m x 4.80m*	17'1" x 15'9"*	
Master Bedroom	4.15m* x 3.05m	13'8" x 10'0"	
Bedroom 2	3.45m x 2.85m	11'4" x 9'4"	
<b>APARTMENT 3</b>			
Kitchen/Living/Dining	6.50m* x 4.70m*	21'4" x 15'5"*	
Master Bedroom	4.00m* x 3.15m	13'1" x 10'4"	
Bedroom 2	3.50m x 3.50m	12'6" x 12'6"	
<b>APARTMENT 4</b>			
Kitchen/Living/Dining	7.00m* x 3.80m*	23'0" x 12'6"*	
Bedroom	5.30m* x 2.90m	17'5" x 9'6"	
<b>APARTMENT 5</b>			
Kitchen/Living/Dining	5.80m* x 4.80m*	19'1" x 15'9"*	
Master Bedroom	4.80m x 3.00m	15'9" x 9'10"	
Bedroom 2	3.85m x 2.75m	12'8" x 9'0"	
<b>APARTMENT 6</b>			
Kitchen/Living/Dining	6.90m* x 4.20m*	22'8" x 13'9"*	
Master Bedroom	6.90m* x 3.05m	22'8" x 10'0"	
Bedroom 2	3.80m x 2.75m	12'6" x 9'0"	
<b>APARTMENT 7</b>			
Kitchen/Living/Dining	6.90m* x 4.05m*	22'8" x 13'4"*	
Bedroom	4.50m x 3.20m	14'9" x 10'6"	
<b>APARTMENT 8</b>			
Kitchen/Living/Dining	6.20m x 4.15m	20'4" x 13'7"	
Bedroom	3.70m x 3.70m	12'2" x 12'2"	
<b>APARTMENT 9</b>			
Kitchen/Living/Dining	6.90m* x 6.60m*	22'8" x 21'8"*	
Bedroom 1	4.85m* x 4.25m	15'11" x 13'11"	
Bedroom 2	3.30m x 3.00m	10'10" x 9'10"	
<b>APARTMENT 10</b>			
Kitchen/Living/Dining	6.90m* x 6.05m*	22'8" x 19'9"*	
Bedroom 1	4.60m x 2.75m	15'1" x 9'0"	
Bedroom 2	3.40m x 3.05m	11'2" x 10'0"	

\* Maximum Dimension





<b>APARTMENT 11</b>			
Kitchen/Living/Dining	6.20m* x 3.80m*	20'4"* x 12'6"*	
Master Bedroom	5.20* x 2.90m	17'1"* x 9'6"	
Bedroom 2	4.05m x 3.30m	13'3" x 10'10"	
<b>APARTMENT 12</b>			
Kitchen/Living/Dining	4.80m* x 5.20m	15'9"* x 17'1"	
Master Bedroom	4.15m* x 3.05m	13'7"* x 10'0"	
Bedroom 2	3.45m x 2.85m	11'4" x 9'4"	
<b>APARTMENT 13</b>			
Kitchen/Living/Dining	4.95m* x 4.75m*	16'3"* x 15'7"*	
Master Bedroom	4.00m* x 3.15m	13'1"* x 10'4"	
Bedroom 2	3.50m x 3.50m	11'6" x 11'6"	
<b>APARTMENT 14</b>			
Kitchen/Living/Dining	7.00m* x 3.80m*	23'0"* x 12'6"*	
Bedroom	5.30m* x 2.90m	17'5" x 9'6"	
<b>APARTMENT 15</b>			
Kitchen/Living/Dining	5.80m* x 4.80m*	19'0"* x 15'9"*	
Master Bedroom	4.80m x 3.00m	15'9" x 9'10"	
Bedroom 2	3.85m x 2.75m	12'8" x 9'0"	
<b>APARTMENT 16</b>			
Kitchen/Living/Dining	6.90m* x 4.20m*	22'8"* x 13'9"*	
Master Bedroom	6.90m* x 3.05m	22'8"* x 10'0"	
Bedroom 2	3.80m x 2.75m	12'6" x 9'0"	
<b>APARTMENT 17</b>			
Kitchen/Living/Dining	6.90m* x 4.05m*	22'8"* x 13'3"*	
Bedroom	4.50m x 3.20m	14'9" x 10'6"	
<b>APARTMENT 18</b>			
Kitchen/Living/Dining	6.20m x 4.15m	20'4" x 13'7"	
Bedroom	3.70m x 3.70m	12'2" x 12'2"	
<b>APARTMENT 19</b>			
Kitchen/Living/Dining	6.90m* x 6.60m*	22'8"* x 21'8"*	
Master Bedroom	4.85m* x 4.25m	15'11"* x 13'11"	
Bedroom 2	3.30m x 3.00m	10'0" x 9'10"	
<b>APARTMENT 20</b>			
Kitchen/Living/Dining	6.90m* x 6.05m*	22'8"* x 19'10"*	
Master Bedroom	4.60m x 2.75m	15'1" x 9'0"	
Bedroom 2	3.40m x 3.05m	11'2" x 10'0"	

\* Maximum Dimension

# NEW RETORT HOUSE

SECOND FLOOR



<b>APARTMENT 21</b>			
Kitchen/Living/Dining	8.00m* x 5.70m*	26'3"* x 18'8"*	
Master Bedroom	4.30m x 2.85m	14'1" x 9'4"	
Bedroom 2	3.85m x 2.85m	12'8" x 9'4"	
Bedroom 3	3.85m x 2.85m	12'8" x 9'4"	
<b>APARTMENT 22</b>			
Kitchen/Living/Dining	6.20m x 3.65m	20'4" x 12'0"	
Master Bedroom	2.90m x 2.75m	9'6" x 9'0"	
Bedroom 2	3.50m x 3.50m	11'6" x 11'6"	
<b>APARTMENT 23</b>			
Kitchen/Living/Dining	5.80m* x 4.90m*	19'0"* x 16'1"*	
Master Bedroom	4.70m x 3.05m	15'5" x 10'0"	
Bedroom 2	3.85m x 2.75m	12'8" x 9'0"	
<b>APARTMENT 24</b>			
Kitchen/Living/Dining	7.00m* x 3.45m*	23'0"* x 11'4"*	
Bedroom	3.85m* x 3.05m	12'8"* x 10'0"	
<b>APARTMENT 25</b>			
Kitchen/Living/Dining	5.70m x 4.00m	18'8" x 13'1"	
Master Bedroom	4.50m* x 4.10m*	14'9"* x 13'5"*	
Bedroom 2	3.30m x 3.30m	10'10" x 10'10"	
<b>APARTMENT 26</b>			
Kitchen/Living/Dining	5.25m x 4.30m*	17'3" x 14'1"*	
Bedroom	4.10m* x 2.90m	13'5"* x 9'6"	
<b>APARTMENT 27</b>			
Kitchen/Living/Dining	6.40m x 3.60m*	21'0"* x 11'10"	
Master Bedroom	3.25m x 3.00m	10'8" x 9'10"	
Bedroom 2	3.15m x 3.00m	10'4" x 9'10"	
<b>APARTMENT 28</b>			
Kitchen/Living/Dining	5.20m x 3.30m	17'1" x 10'10"	
Bedroom 1	5.20m x 2.70m	17'1" x 8'10"	
Bedroom 2	3.35m x 2.90m	11'0" x 9'6"	
<b>APARTMENT 29</b>			
Kitchen/Living/Dining	6.90m* x 4.40m*	22'8"* x 14'5"*	
Bedroom	4.60m x 3.10m	15'1" x 10'2"	

\* Maximum Dimension

# NEW RETORT HOUSE

THIRD FLOOR



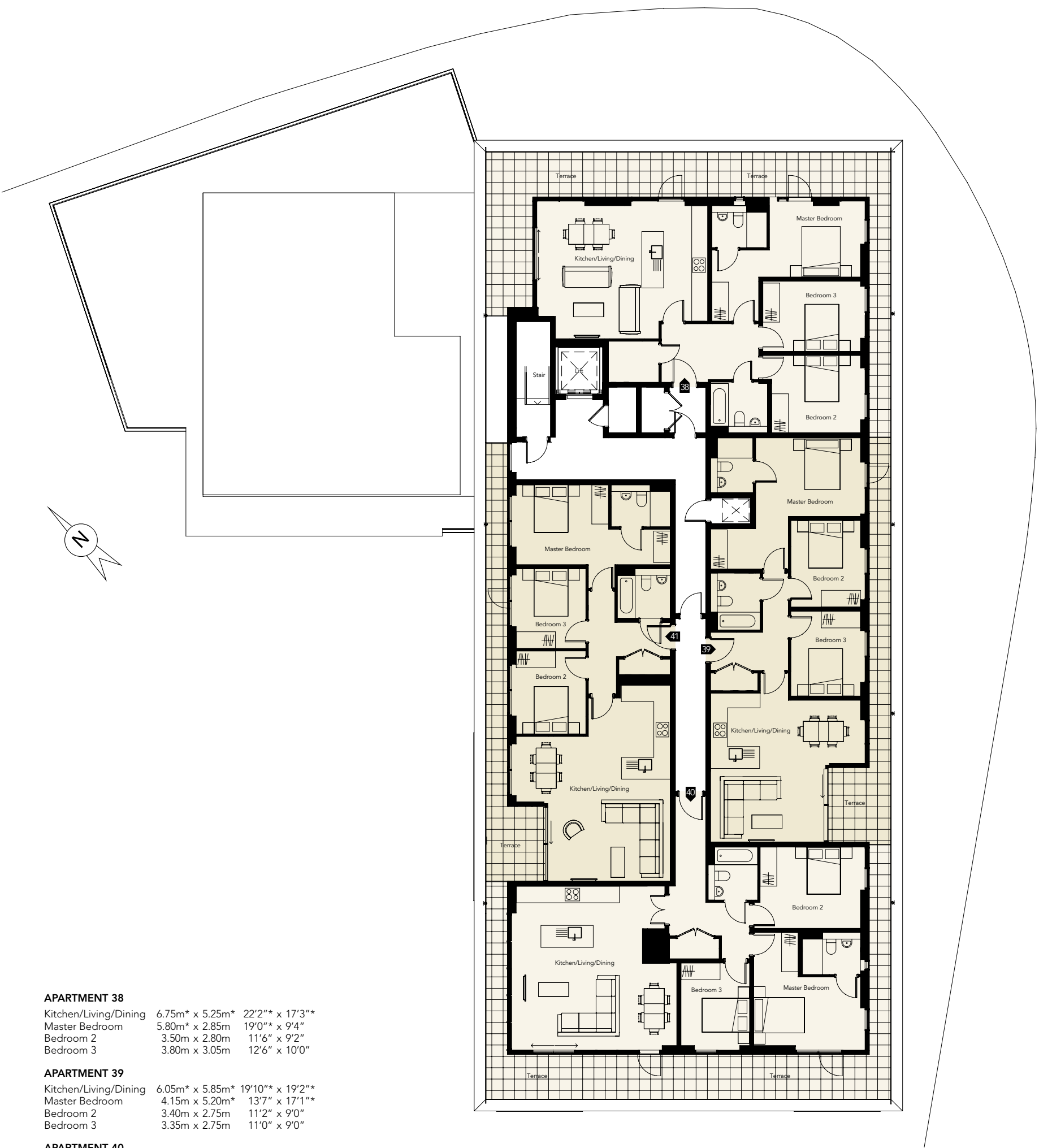


<b>APARTMENT 30</b>			
Kitchen/Living/Dining	5.20m x 3.30m	17'1" x 10'10"	
Master Bedroom	5.20m x 2.70m	17'1" x 8'10"	
Bedroom 2	3.35m x 2.90m	11'0" x 9'6"	
<b>APARTMENT 31</b>			
Kitchen/Living/Dining	5.80m* x 4.90m*	19'0"* x 16'1"*	
Master Bedroom	4.70m x 3.05m	15'5" x 10'0"	
Bedroom 2	3.85m x 2.75m	12'8" x 9'0"	
<b>APARTMENT 32</b>			
Kitchen/Living/Dining	7.00m* x 3.45m*	23'0"* x 11'4"*	
Bedroom	3.85m* x 3.05m	12'8"* x 10'0"	
<b>APARTMENT 33</b>			
Kitchen/Living/Dining	5.70m x 4.00m	18'8" x 13'1"	
Master Bedroom	4.50m* x 4.10m*	14'9"* x 13'5"*	
Bedroom 2	3.30m x 3.30m	10'10" x 10'10"	
<b>APARTMENT 34</b>			
Kitchen/Living/Dining	5.25m x 4.30m*	17'3" x 14'1"*	
Bedroom	4.10m* x 2.90m	13'5" x 9'6"	
<b>APARTMENT 35</b>			
Kitchen/Living/Dining	6.40m x 3.60m*	21'0" x 11'10"*	
Master Bedroom	3.25m x 3.00m	10'8" x 9'10"	
Bedroom 2	3.15m x 3.00m	10'4" x 9'10"	
<b>APARTMENT 36</b>			
Kitchen/Living/Dining	5.20m x 3.30m	17'1" x 10'10"	
Master Bedroom	5.20m x 2.70m	17'1" x 8'10"	
Bedroom 2	3.35m x 2.90m	11'0" x 9'6"	
<b>APARTMENT 37</b>			
Kitchen/Living/Dining	6.90m* x 4.40m*	22'8"* x 14'5"*	
Bedroom	4.60m x 3.10m	15'1" x 10'2"	

\* Maximum Dimension

# NEW RETORT HOUSE

FOURTH FLOOR



<b>APARTMENT 38</b>			
Kitchen/Living/Dining	6.75m* x 5.25m*	22'2"* x 17'3"*	
Master Bedroom	5.80m* x 2.85m	19'0"* x 9'4"	
Bedroom 2	3.50m x 2.80m	11'6" x 9'2"	
Bedroom 3	3.80m x 3.05m	12'6" x 10'0"	
<b>APARTMENT 39</b>			
Kitchen/Living/Dining	6.05m* x 5.85m*	19'10"* x 19'2"*	
Master Bedroom	4.15m x 5.20m*	13'7" x 17'1"*	
Bedroom 2	3.40m x 2.75m	11'2" x 9'0"	
Bedroom 3	3.35m x 2.75m	11'0" x 9'0"	
<b>APARTMENT 40</b>			
Kitchen/Living/Dining	6.50m* x 6.50m*	21'4"* x 21'4"*	
Master Bedroom	4.50m* x 4.20m*	14'9"* x 13'9"*	
Bedroom 2	3.95m x 3.30m	13'0" x 10'10"	
Bedroom 3	3.30m x 3.15m	10'10" x 10'4"	
<b>APARTMENT 41</b>			
Kitchen/Living/Dining	7.80m* x 6.25m*	25'7"* x 20'6"*	
Master Bedroom	6.05m* x 3.15m*	19'10"* x 10'4"*	
Bedroom 2	3.30m x 2.75m	10'10" x 9'0"	
Bedroom 3	3.20m x 2.75m	10'6" x 9'0"	

\* Maximum Dimension

# NEW RETORT HOUSE

FIFTH FLOOR



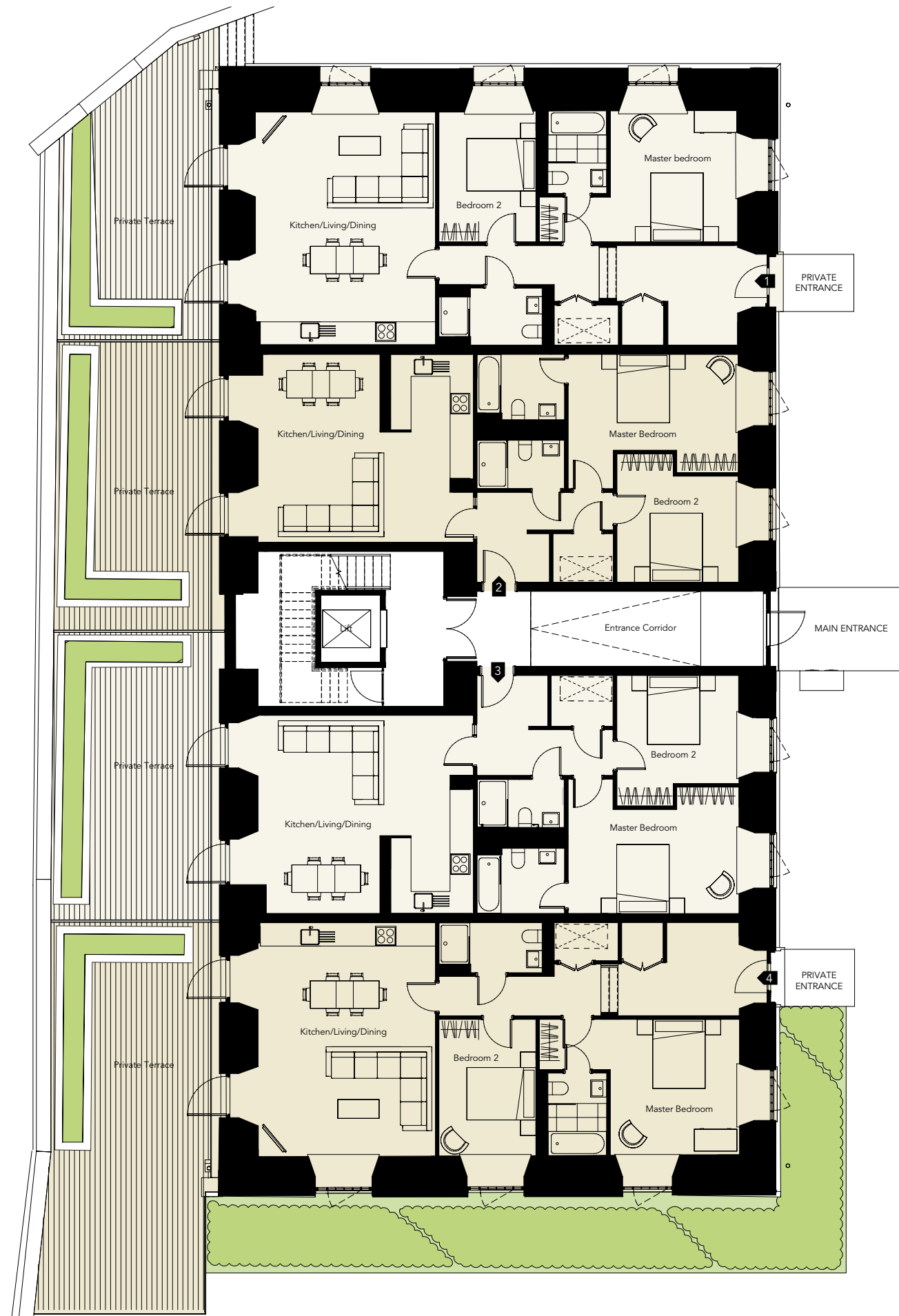
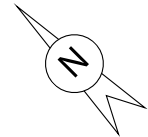


# OCULUS HOUSE

Named after the magnificent circular windows on the gable ends, Oculus House has been sensitively restored with much of the external structure dating from the 19th century.

Once used to house the purifier for the gas works, Oculus House now has a new occupation containing a range of beautifully proportioned 1 and 2-bedroom apartments most of which have views across Bristol's Harbourside.



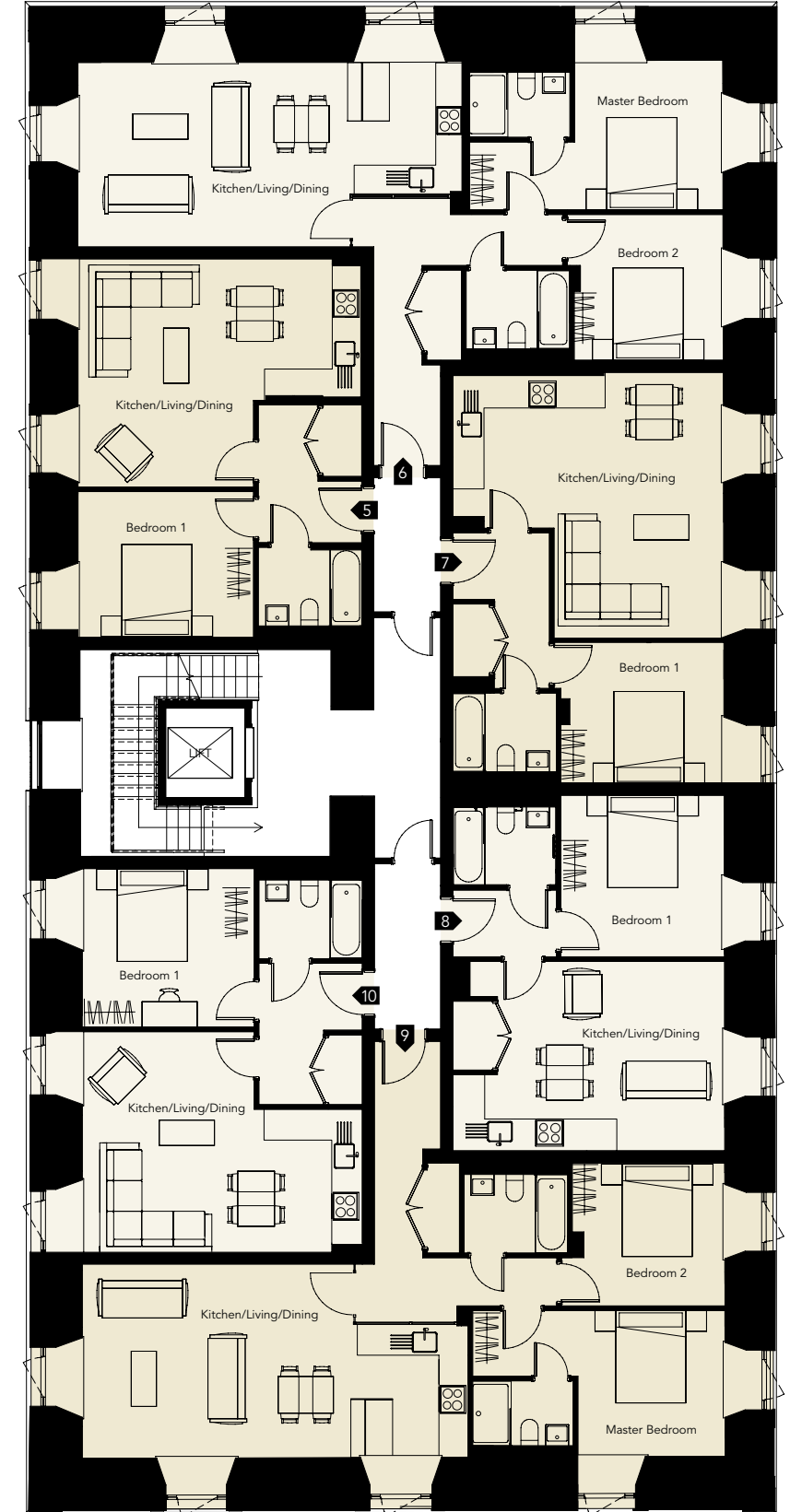
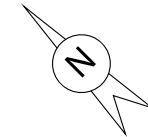


<b>APARTMENT 1</b>			
Kitchen/Living/Dining	6.95m x 5.00m	22'10" x 16'5"	
Master Bedroom	4.25m x 3.50m	13'11" x 11'6"	
Bedroom 2	4.25m x 2.75m	13'11" x 9'0"	
<b>APARTMENT 2</b>			
Kitchen/Living/Dining	6.10m x 5.55m	20'0" x 18'2"	
Master Bedroom	4.85m x 3.50m*	15'11" x 11'6"*	
Bedroom 2	3.70m* x 3.60m	12'2" x 11'10"	
<b>APARTMENT 3</b>			
Kitchen/Living/Dining	6.10m x 5.55m	20'0" x 18'2"	
Master Bedroom	4.85m x 3.25m*	15'11" x 10'8"	
Bedroom 2	3.65m* x 3.60m	12'0" x 11'10"	
<b>APARTMENT 4</b>			
Kitchen/Living/Dining	6.60m x 5.10m	21'8" x 16'9"	
Master Bedroom	3.75m x 3.45m	12'4" x 11'4"	
Bedroom 2	3.85m x 2.75m	12'8" x 9'0"	

\* Maximum Dimension

# OCULUS HOUSE

GROUND FLOOR



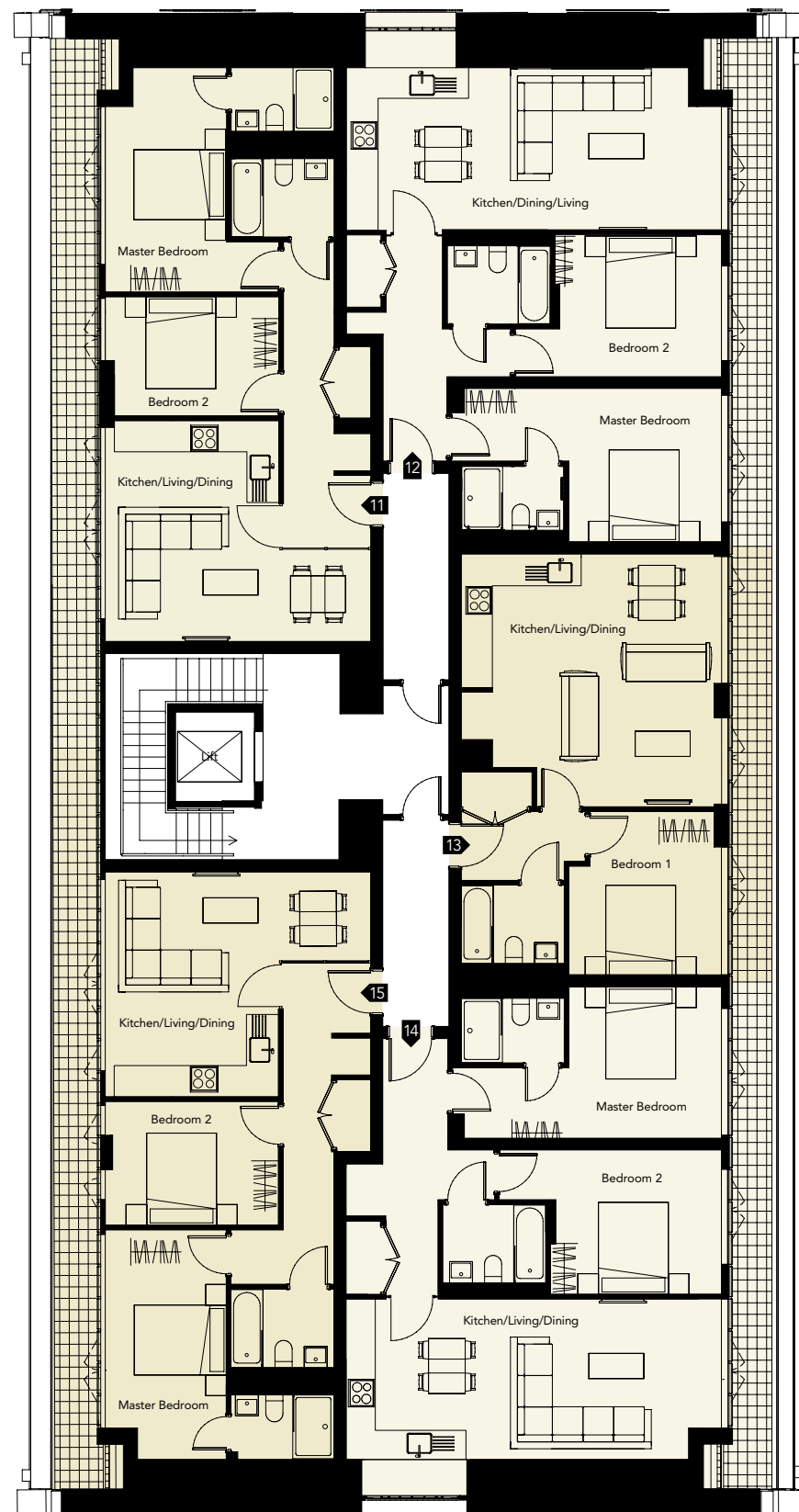
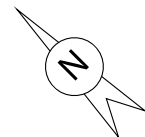
<b>APARTMENT 5</b>			
Kitchen/Living/Dining	5.95m x 5.05m	19'6" x 16'7"	
Bedroom 1	3.90m x 2.90m	12'10" x 9'6"	
<b>APARTMENT 6</b>			
Kitchen/Living/Dining	8.30m x 4.05m	27'3" x 13'3"	
Master Bedroom	3.45m x 3.30m	11'4" x 10'10"	
Bedroom 2	3.40m x 3.10m	11'2" x 10'2"	
<b>APARTMENT 7</b>			
Kitchen/Living/Dining	5.85m x 5.50m	19'2" x 18'1"	
Bedroom 1	3.65m x 2.95m	12'0" x 9'8"	
<b>APARTMENT 8</b>			
Kitchen/Living/Dining	5.85m x 4.15m	19'2" x 13'7"	
Bedroom 1	3.85m x 3.50m	12'7" x 11'6"	
<b>APARTMENT 9</b>			
Kitchen/Living/Dining	8.40m x 4.10m	27'7" x 13'5"	
Master Bedroom	3.35m x 3.35m	11'0" x 11'0"	
Bedroom 2	3.40m x 2.85m	11'2" x 9'4"	
<b>APARTMENT 10</b>			
Kitchen/Living/Dining	5.95m x 4.75m	19'6" x 15'7"	
Bedroom 1	3.80m x 3.50m	12'6" x 11'6"	

\* Maximum Dimension

# OCULUS HOUSE

FIRST FLOOR



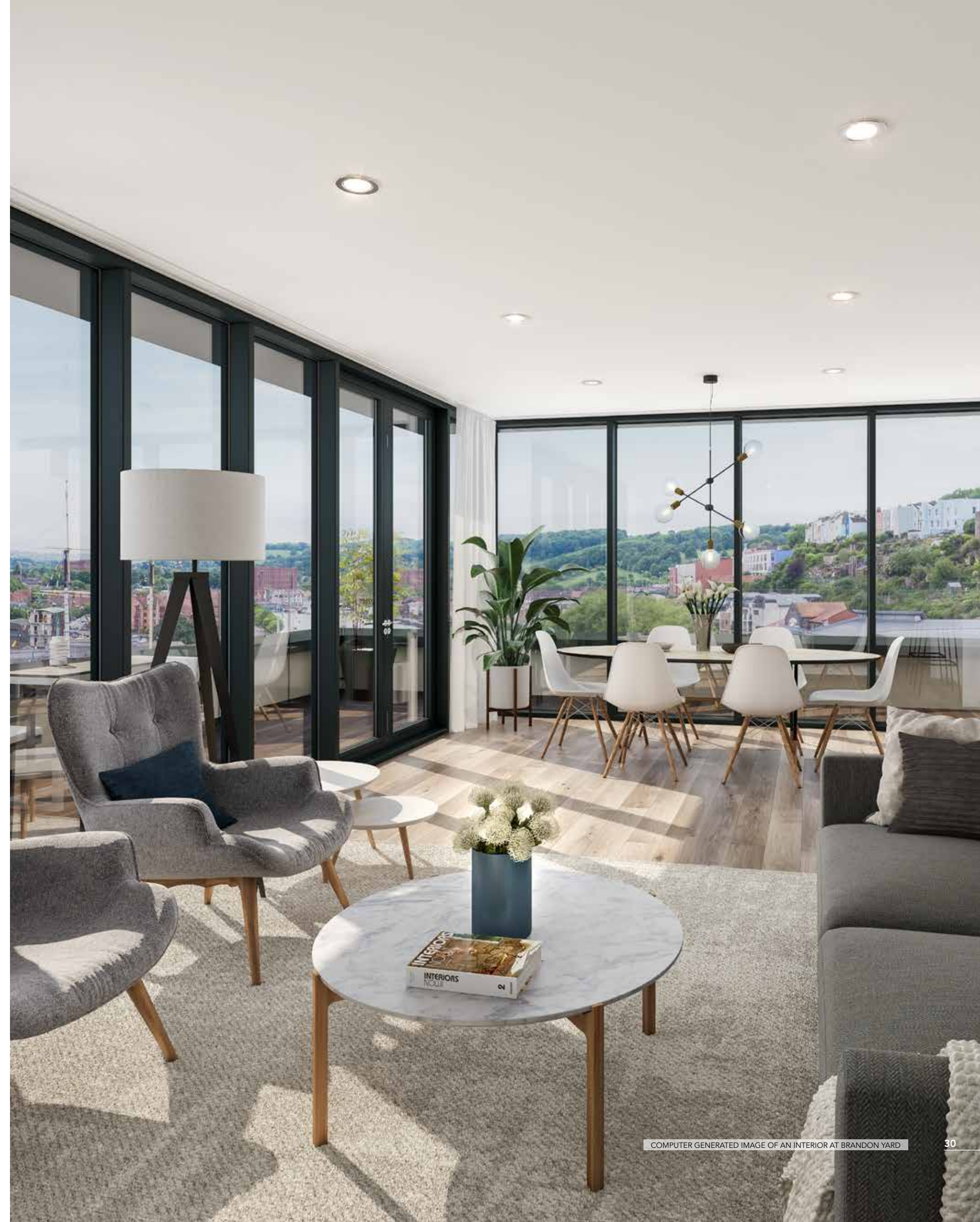


<b>APARTMENT 11</b>		
Kitchen/Living/Dining	5.65m x 4.80m	18'6" x 15'9"
Master Bedroom	4.60m x 2.50m	15'1" x 8'2"
Bedroom 2	3.55m x 2.75m	11'8" x 9'0"
<b>APARTMENT 12</b>		
Kitchen/Living/Dining	8.80m x 3.75m	28'10" x 12'4"
Master Bedroom	3.15m x 3.05m	10'4" x 10'0"
Bedroom 2	3.80m x 3.05m	12'5" x 10'0"
<b>APARTMENT 13</b>		
Kitchen/Living/Dining	5.55m x 5.55m	18'2" x 18'2"
Bedroom 1	3.55m x 3.15m	11'8" x 10'4"
<b>APARTMENT 14</b>		
Kitchen/Living/Dining	8.10m x 3.95m	26'7" x 12'11"
Bedroom 1	3.25m x 3.15m	10'8" x 10'4"
Bedroom 2	3.70m x 3.05m	12'2" x 10'0"
<b>APARTMENT 15</b>		
Kitchen/Living/Dining	5.50m* x 5.00m	18'1" x 16'5"
Bedroom 1	4.30m x 2.50m	14'1" x 8'2"
Bedroom 2	3.50m x 2.70m	11'6" x 8'10"

\* Maximum Dimension

# OCULUS HOUSE

THIRD FLOOR



COMPUTER GENERATED IMAGE OF AN INTERIOR AT BRANDON YARD



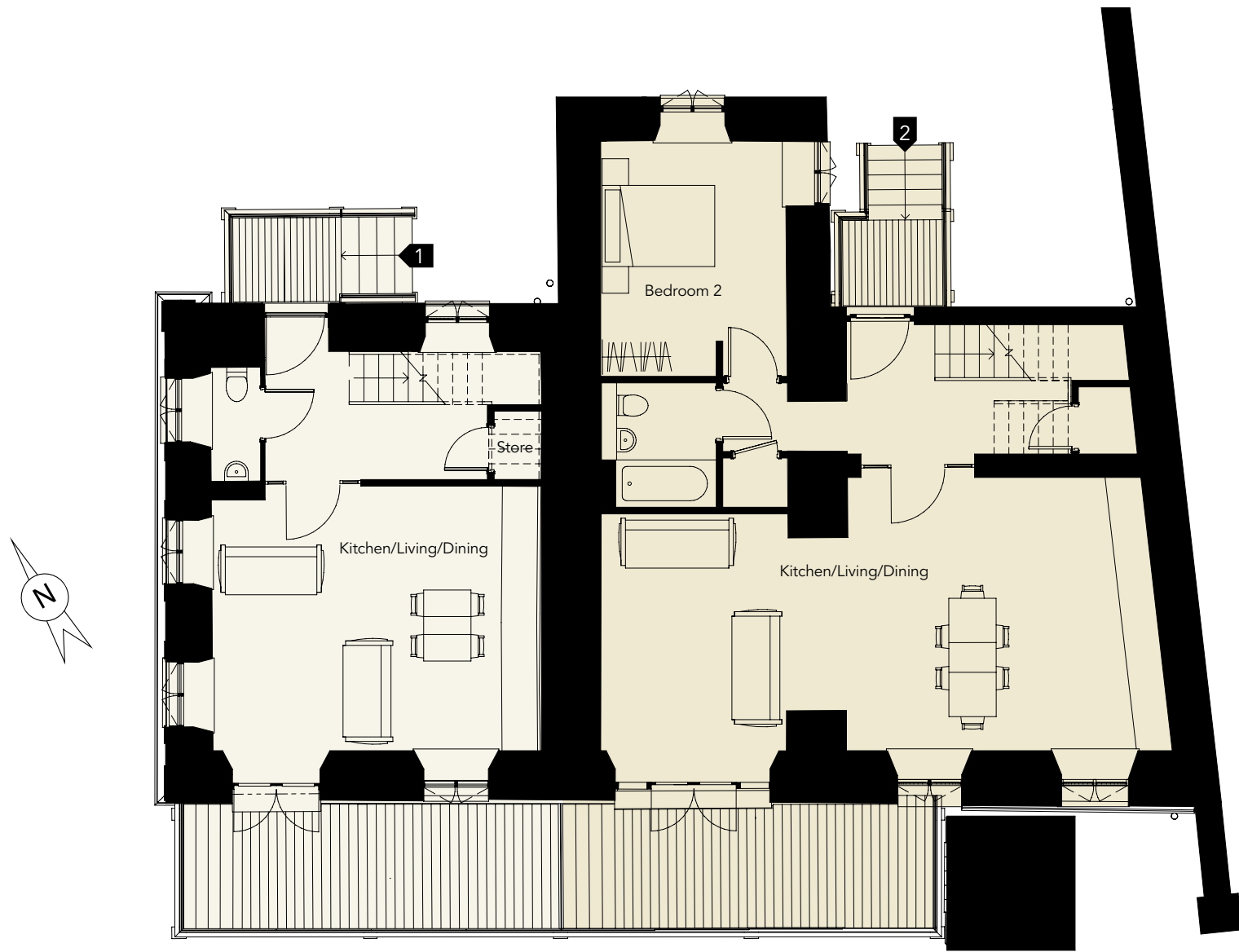
# ENGINE HOUSE

At the very front of the site, Engine House has been converted into two superb houses that conserve as much of the original brickwork as possible. Each of the 2-bedroom homes has a terrace overlooking the Harbourside.

One of the most impressive features is the soaring brick chimney which has been fully restored, this is an iconic reminder of Brandon Yard's industrial heritage.





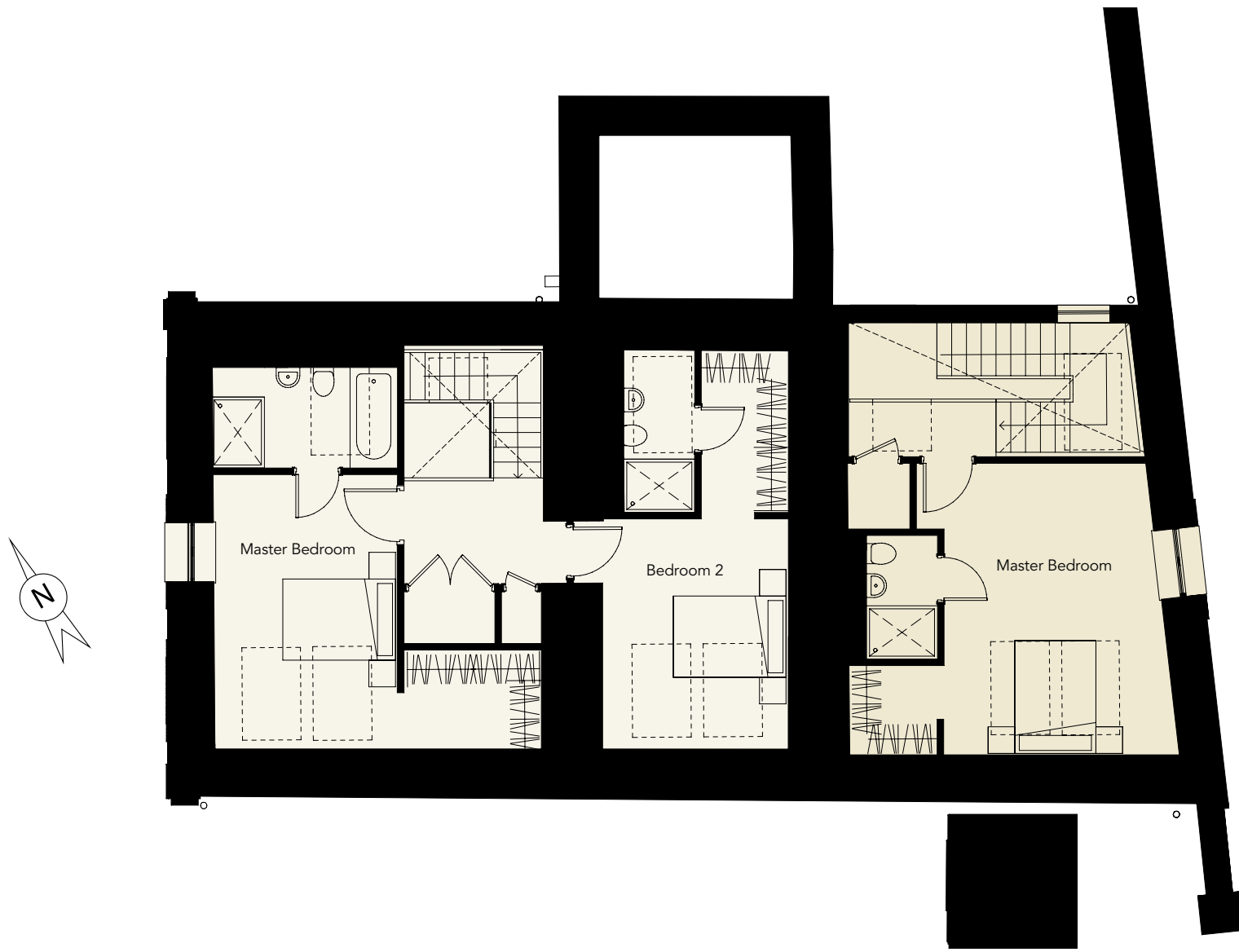


<b>HOUSE 1</b>			
Kitchen/Living/Dining	5.50m x 4.45m	18'1" x 14'7"	
<b>HOUSE 2</b>			
Kitchen/Living/Dining	9.30m x 4.60m*	30'6" x 15'1"*	
Bedroom 2	4.95m x 3.05m	16'3" x 10'0"	

\* Maximum Dimension

# ENGINE HOUSE

GROUND FLOOR



<b>HOUSE 1</b>			
Master Bedroom	4.55m x 3.00m	14'11" x 9'10"	
Bedroom 2	3.80m x 3.05m	12'6" x 10'0"	

<b>HOUSE 2</b>			
Master Bedroom	4.80m x 3.90m*	15'9" x 12'10"*	

\* Maximum Dimension

# ENGINE HOUSE

FIRST FLOOR



# It's the details that matter



COMPUTER GENERATED IMAGE OF AN INTERIOR AT BRANDON YARD



COMPUTER GENERATED IMAGE OF AN INTERIOR AT BRANDON YARD

## Kitchen

- Contemporary handleless gloss kitchen by Leight
- Stone worktop
- Stainless steel sink with mixer tap
- Soft closing hinges
- Feature under wall unit downlighters
- Integrated appliances include:
  - Bosch Integrated fridge/freezer
  - Bosch built in single oven
  - Bosch built in combination microwave oven
  - Bosch hob with recirculating hood over
  - Bosch Integrated dishwasher
  - Space saving recycling bin

## Bathroom/En-Suite

- Contemporary style white sanitary ware
- White wall hung Duravit basin
- Brushed stainless steel crosswater mixer tap to guest bathrooms
- Brushed stainless steel crosswater wall mounted taps to en-suite and bathroom
- Brushed stainless steel crosswater concealed thermostatic mixer/diverter to bath
- Brushed stainless steel crosswater fixed shower head
- Brushed stainless steel crosswater hand held shower kit
- Accessories include robe hook and toilet roll holder
- Electric heated towel rail
- Floor mounted toilet with soft closing toilet seat, concealed cistern and dual flush plate
- Clear glazed bath/shower screen
- Porcelain wall and floor tiling
- Large feature mirror
- Low level shower tray

## Electrical Fittings

- Audio and visual door entry access
- Washer/dryer in a utility cupboard
- Mixture of recessed down lights and pendants throughout
- TV aerial points to all principal rooms
- Satellite and telephone cabling and data points to all principal rooms
- Double USB point to selected areas
- 5 amp lighting circuit to principal rooms

## Heating/Hot Water

- Efficient communal gas heating system
- Under floor heating
- Electronic programming for heating system

## Flooring and Finishing

- Interior specification designed by Interior Designers Lambart and Browne
- Engineered timber flooring to hall, kitchen and living room
- Carpet to bedrooms
- Walls and ceilings in matt emulsion to Interior Designers specification
- Shadow gap effect architrave and skirting
- Painted internal doors,
- Brushed stainless steel door handle
- High performance aluminium window system

## External Finishes

- Landscaped communal garden areas designed by award winning landscape architect Matthew Wigan with feature plants, lawned areas, communal furniture including benches and large picnic table
- Undercroft parking to specific plots
- Communal bin area
- Communal secure cycle storage
- Bespoke lighting scheme LED Lighting
- CCTV
- Electric gate

## Communal Area

- Feature wall to stair cores
- Lifts and stair cores to access upper floors
- Carpet to stairs
- Glass lift to Oculus House

## Management Company

- Appointed management company to maintain all communal areas, instruct maintenance contracts on communal facilities and manage communal stores, bins, lighting and landscaping.

## Peace Of Mind

- 10 year BLP warranty
- 999 year lease

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only, fitted wardrobes not included. 07/17



# Our philosophy

Acorn's passion has been to change the face of areas through innovative regeneration and exciting new architecture; whilst creating the kind of places people want to live, work and spend time in.

With over 20 years of success, Acorn looked to Bristol and the surrounding region to expand and in 2013 launched a regional office in Bristol city centre.

Acorn Bristol offers properties without compromise, designed to deliver the very best in contemporary living. The projects range from urban apartments to riverside homes to conversions within beautiful listed buildings. These distinguished developments are sensitive to their surroundings creating inspiring and individual homes.

Acorn has offices in London, Cornwall, Bristol, Cardiff and Hampshire offering a design led philosophy coupled with a unique approach to place-making through regeneration and development.



ACORN

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different by design