



LOFT
HOUSE

1857



Computer generated image of Loft House communal entrance



Computer generated image of Loft House



MODERN LIVING HISTORIC BUILDING

WELCOME TO LOFT HOUSE WHERE
MODERN LIVING MEETS A PART OF
BRISTOL'S HISTORY.

The conversion of the Grade II listed Brunel House into sixty 1, 2 and 3 bedroom homes sets the standard in the regeneration of a landmark building. Stylish, distinctive and chic; combining the best of contemporary internal design and specification with a superb location in the increasingly popular Bishopston area of Bristol, just a 10 minute walk from Gloucester Road.



Computer generated image of typical Acorn interior

SPACE LIGHT & HISTORY



Loft House is an historic building which was originally designed as one of many orphanages run by Christian evangelist George Muller, it was later named Brunel House and used as a college. Built in the 1850s its imposingly symmetrical structure with grand and elegant sash windows, deep overhanging eaves and dressed Bath Stone features embodies the confidence and certainty of the Victorian era.

The generous floor to ceiling heights in Loft House presented a wonderful opportunity to create multi level homes incorporating mezzanines, galleries and double height living spaces, providing exciting interiors with rich spatial interplay. The original windows will be renovated, weather-stripped and supplemented with secondary glazing providing both sound and thermal insulation.

The walls will be insulated and the properties will be heated by a modern, efficient centralised system, to provide a comfortable living environment. The historic stone walls, lintels and cills will be repaired and replaced. Original features such as roof trusses, ornate ironwork grilles, window panelling and built-in cupboards are being retained. The extraordinary cantilevered stone staircases in the communal areas are being extensively restored.

Space, light and history are brought together by Acorn and their design team at Loft House to create a unique place to live and treasure.

Julian

Julian Hampson RIBA. Design Director, Acorn Property Group



MAKING A STATEMENT

Space and light are the perfect ingredients for modern living. Loft House has been cleverly converted to maximise the use of both, creating light and airy apartments, many with double height ceilings or floor to ceiling glazing.

The mix of 1, 2 and 3 bedroom apartments, duplex apartments and houses, retain many of the original features including original solid wood parquet flooring in communal areas.

The thoughtfully landscaped courtyard and gardens perfectly complement this grand revitalised building.





Computer generated image of typical Acorn interior





A



B

WELCOME TO THE NEIGHBOURHOOD

Loft House is just a 10 minute walk to Gloucester Road with its eclectic mix of bars, restaurants, cafés and shops. There's also plenty to do for families and children including St Andrews Park, St Werburghs City Farm and the famous Gloucestershire County Cricket Ground is a stone's throw away.

Montpelier train station is only a 20 minute walk and regular bus services include the centre of Bristol and Bristol Airport. Access to the M4 and M5 is via the M32 motorway, a 3 mile drive away.



D



A

- A - Gloucester Road
- B - Gloucestershire County Cricket Club
- C - Ashley Vale Allotments
- D - St Andrews Park





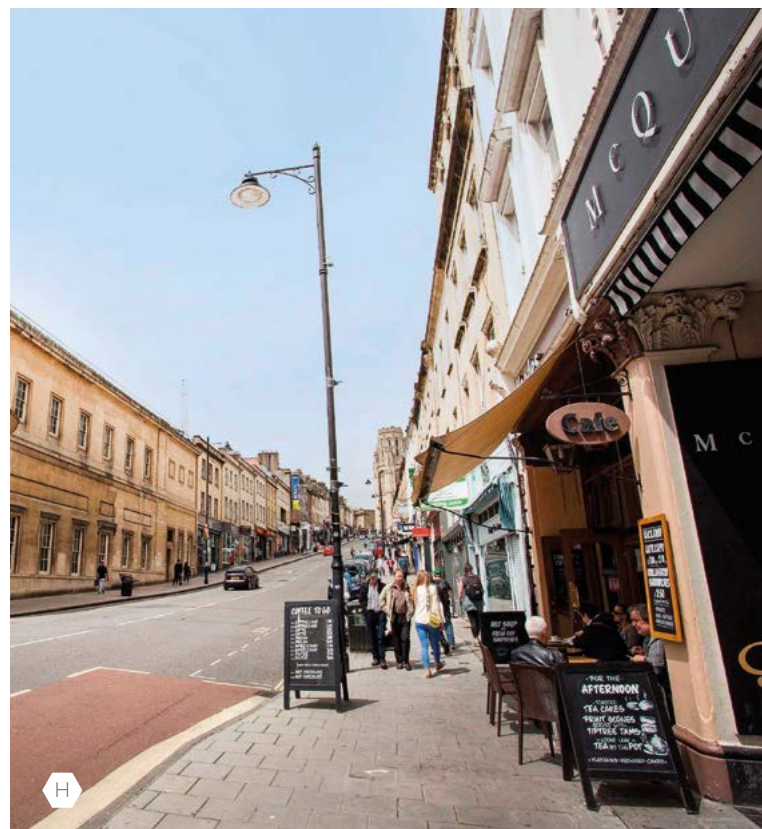
F



A



G



H

BRISTOL

Often referred to as 'mini-London' - all the energy with less of the stress and named as 'The Best Place to Live in Britain' (The Sunday Times 2017).

Bristol is a truly vibrant, cosmopolitan and cultural city with a thriving arts, media and music scene. There's always a place to go for entertainment, whether you want fine dining, street food, the theatre, a concert or shopping, you'll find it here. Explore the traditional bars and restaurants nestled among 18th century buildings or the new and exciting harbourside; alive with events and festivals during the summer months.

Few places can compete with this wonderful harbour city with areas like Clifton, The Harbourside, Montpelier and Bishopston all having their own distinct character.

A - Bristol Harbourside

B - Colston Hall

C - Ashton Court

D - Clifton Suspension Bridge

E - Aluna

F - Bristol Hippodrome

G - Bristol Grammar School

H - Park Street

SPECIFICATION

KITCHEN

Contemporary fitted kitchen with laminate worktop by Leicht

Satin stainless steel sink and mixer tap

Range of Bosch appliances to include:

- Integrated 70/30 fridge/freezer
- Built in multifunction single oven
- Ceramic hob with recirculating integrated extractor
- Fully integrated dishwasher

Under lit wall cabinet LED lighting

BATHROOM / EN-SUITE / CLOAKROOM

Contemporary design white sanitary ware by Duravit, taps by Vado

Back-to-wall WC with soft close seat, concealed cistern and dual flush

Wall hung wash basin

Polished chrome mixer taps

Polished chrome wall mounted shower valves

Polished chrome multi-function shower

Low profile shower tray to en-suite

Clear glazed bath screen/shower screen

Full height porcelain tiling around bath and shower

Slate floor tiles by Mandarin Stone

Chrome heated towel rail

Recessed LED downlights

Shaver socket in bathroom and en-suite

HEATING / HOT WATER

Communal gas heating system with heat interface units within individual apartments

Flat panel radiators to all rooms

Plumbing for washer/dryer in store cupboard

INTERIOR FINISHING

Interior specification designed by David Hutton Interiors

Walls and ceilings in matt emulsion to Interior Designers specification

Square profile architrave and skirting painted to Interior Designers specification

Engineered timber flooring to kitchen, living, dining area and entrance hall

Neutral carpet to bedrooms, landing and mezzanine area (where applicable)

WINDOWS AND DOORS

Painted internal doors

Satin chrome door handles

Refurbished original timber slide and sash windows

Stylish secondary glazing for thermal efficiency

New double glazed timber slide and sash windows to match existing where new windows are required

Roof lights to selected properties with mezzanine levels

ELECTRICAL FITTINGS & COMMUNICATIONS

Mixture of recessed downlights, pendants and wall lights

TV point to reception room and bedrooms

Telephone and data point to living area and master bedroom

Sky+ and SkyQ compatible

COMMUNAL AREAS

Original parquet flooring to communal entrance halls

Carpet to corridor, landing and stairs

Main entrance hall with feature staircase

Lift with feature stone wall and feature glazed curtain walls providing access to Block B

EXTERNAL FINISHES

Feature landscaping designed by land artist Mark Merer to the front of the building to include raised beds and seating

Landscaped communal courtyard garden areas

Paved patio to apartments with external terrace

LED lighting to external terrace

Secure cycle parking

Communal bin store

CAR PARKING

Allocated car parking space to 2 & 3 bedroom properties

Limited number of other spaces available to purchase

SECURITY

Mains operated smoke and fire alarm with battery back up

Video-entry system to internally accessed apartments, door bell to apartments with private access

MANAGEMENT COMPANY

Appointed local 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 structural warranty

999 year lease

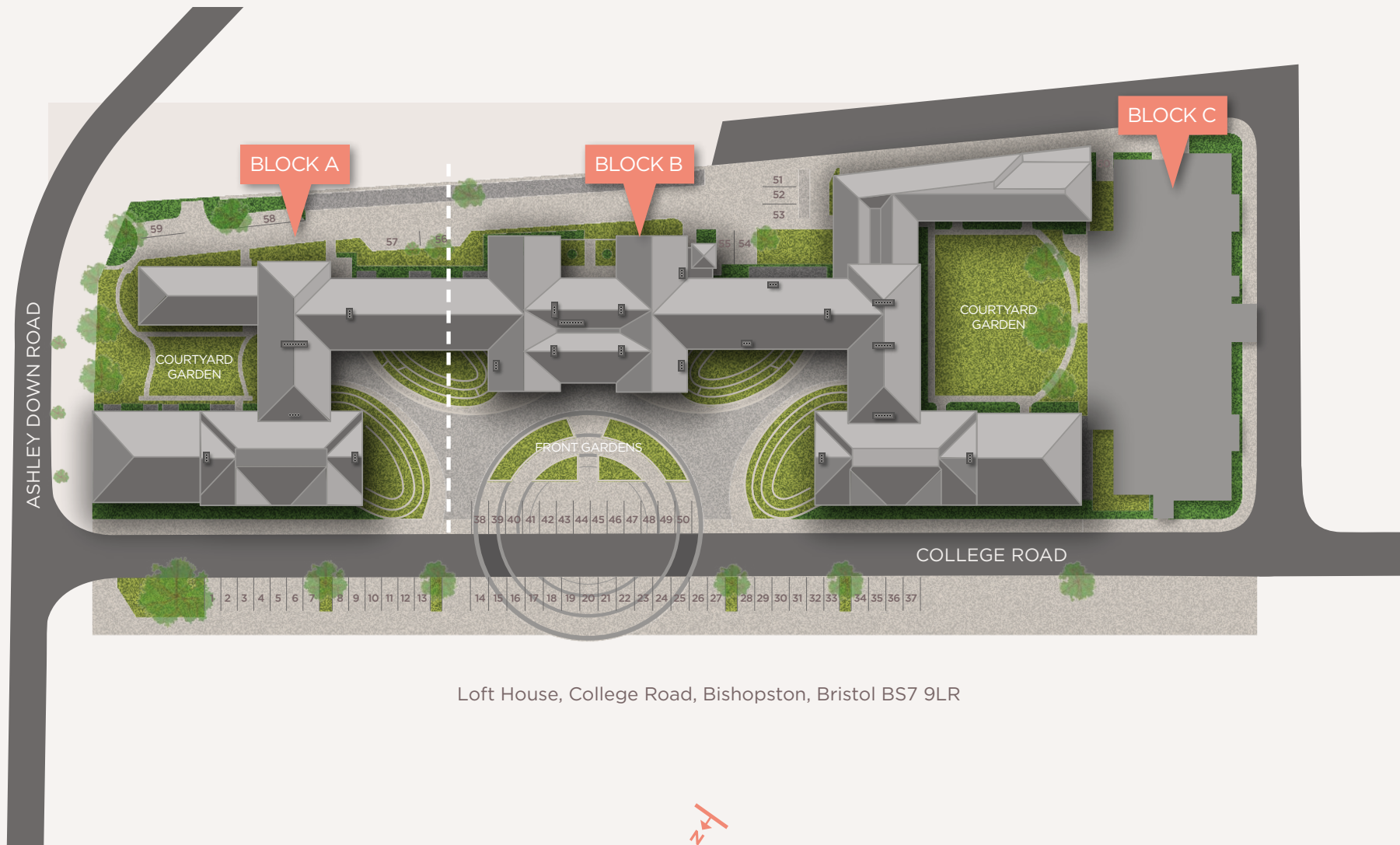
The specification is intended as a guide only. Acorn Property Group reserve the right to alter the specification at any time.



Computer generated image of typical Acorn interior

SITE PLAN

BRISTOL
COUNTY
GROUND ►



Loft House, College Road, Bishopston, Bristol BS7 9LR

The development layout is for illustrative purposes only. Plot positions, parking and landscape details can vary slightly during construction.
All structural and landscape finishes are indicative only. Block C: Affordable housing.



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.



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Previous Acorn Developments

Floor Plans

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different by design

