

ALLIANCE  
HOUSE BS1

BRISTOL CITY CENTRE LIVING



## City centre life and style

Alliance House is a collection of unique design-led apartments, offering a rare opportunity to live in the heart of one of the UK's most exciting and energetic cities.

It is a building with a rich history. Originally named the Dunlop Buildings, it was completed in 1881 for Dunlop, Mackie & Co., a Bristol-based firm of wine, spirit, ale and porter merchants, from where they imported and exported their goods around the world. Alliance House is now home to forty-four contemporary studio and 1 bedroom apartments, with a modern design perfect for a vibrant urban lifestyle.

## Our Vision

It's always exciting when we have a chance to re-purpose historic architecture, especially when it is in the thriving heart of a city like Bristol. Alliance House was the perfect opportunity to create cool and contemporary new apartments. It is a striking classical building of brick and stone with generous windows and floor to ceiling heights.

When working on a conversion it is important for us at Acorn that we express the heritage of a building through use of existing features and building fabric, in this project exposing brick walls.

We aim to maximise light and space in all of our homes, and as always we worked and reworked

the plans, only stopping when we were satisfied that we had created the best possible designs.

*Julian Hampson*  
Julian Hampson RIBA  
Group Design Director,  
Acorn Property Group



CGI for illustrative purposes only.



# A RARE AND FINE VINTAGE

With a thriving past in international trade, Bristol's city centre has evolved over the centuries from a busy port plying goods around the world to an important local transport hub and cultural destination.

Located in the heart of the Old City, at the end of New Baldwin Street (now Baldwin Street), Alliance House was constructed in 1881 as the new premises of wine and spirit merchants Dunlop, Mackie & Co. Only a short distance from the firm's original home on Broad Quay and built in the French Renaissance style, the building was described as "challenging admiration as something handsome and imposing – and commanding attention..." when it was completed.

From the open port directly in front of the building, tall ships exported Dunlop, Mackie & Co.'s brandies, champagnes, wines, sherries,

ports and whiskies across the globe. The business was sold to Bristol United Breweries in 1926, and the River Frome was culverted in 1938, beginning the next era of Bristol's city centre.

Breathing new life into this historic building, the next chapter of Alliance House's story promises to be just as rich and exciting as its past. This is your opportunity to be part of it.

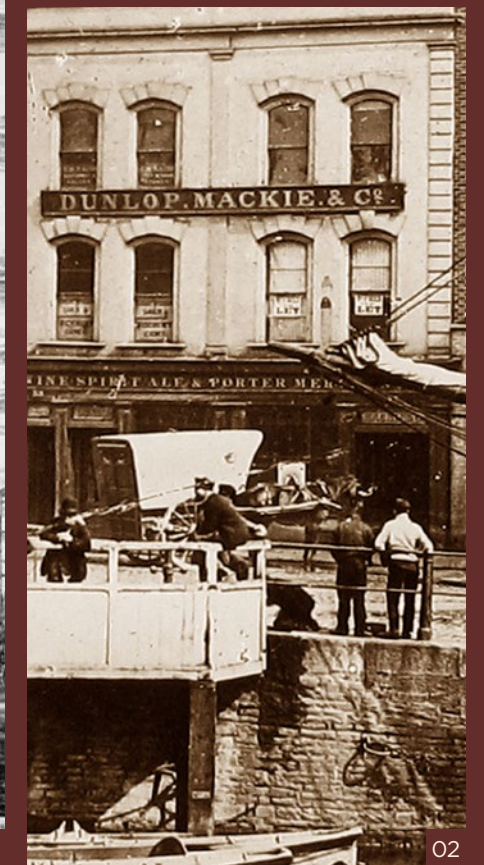
01. Alliance House was home to wine and spirit merchants Dunlop, Mackie & Co. Built in a French Renaissance style, the iconic design was described as "handsome and imposing" on completion.



02. Dunlop, Mackie & Co.'s premises fronted directly on to the open port, from where tall ships exported their trade around the world.

03. Old Bristol Harbour, circa 1880.

04. Alliance House at the end of New Baldwin Street in the 1880s.





# MEET THE LOCALS

The city centre location of Alliance House means you can find everything you need on your doorstep.

Alliance House's location puts a lively mix of independents within easy reach. Only a short walk or cycle ride away, do your morning workout at a choice of gyms, such as PureGym Union Gate or Workout Harbourside, which also boasts harbour views. If hot yoga is your thing, then Hotpod Yoga will elevate your practice with an immersive experience in its inflatable pods.

If you like to follow your morning workout with a well-deserved caffeine hit, great coffee is in plentiful supply. Full Court Press Coffee, on Broad Street, caters to the serious appreciator of the roasted bean, while Society Café, on the harbourside, also serves loose leaf teas, sandwiches, cakes and pastries alongside its amazing coffee.

You'll be spoilt for choice if you're looking for independent or unique places to shop. Urban Fox offers high class vintage clothing, curated by an owner with 25 years' experience. Trading since 1743, St Nicholas Market and the Corn Exchange offer an eclectic mix of stalls and street food housed in historic architecture, including rare and collectible vinyl at Wanted Records, retro sweets, quirky gifts, jewellery and assorted clothing. On Nelson Street, Rough Trade celebrates music culture in its store, which also features a café, bar and live performance room.

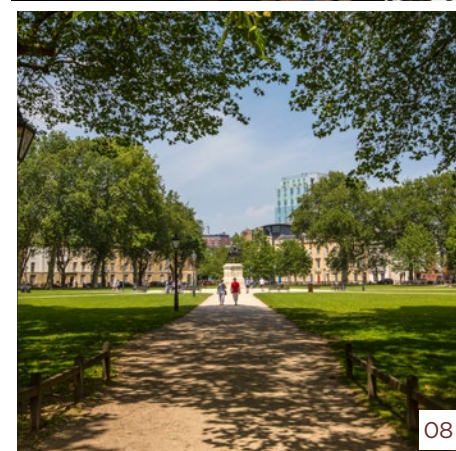
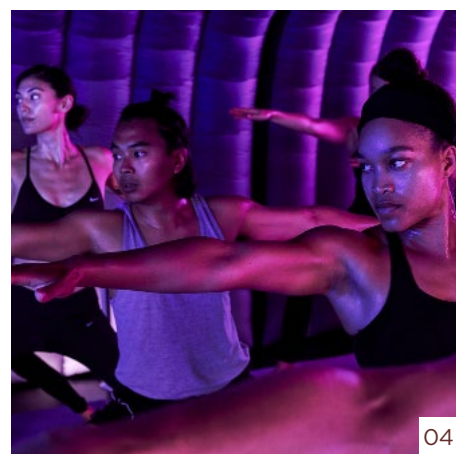
For a different night out, get together with friends and head to Whistle Punks for the ultimate urban axe throwing challenge! Queen Square and Castle Park offer extensive green space for relaxing or a gentle stroll. From College Green, you can tickle your tastebuds at the always-popular Swoon gelato bar or head up Park Street to Pinkmans Bakery for delicious baked goods. You can also find irresistible art-inspired cakes at Ahh Toots, located at the bottom of Christmas Steps.

In a city made for cycling, you need a reliable mechanic. Ben's Cycle Workshop will service your bike or teach you how to look after it yourself. If you're looking for a repair, Cycling Position is a small bike shop and fitting studio, while Mud Dock offers a plethora of bike brands and workshops, while upstairs, there's a restaurant/café terrace with unrivalled views of the Floating Harbour.

Finally, head to the Harbourside, past the M Shed, to Cargo 1 and 2, for a multitude of independent eateries, shops and more. From tapas to tea, botanicals to beers, there's plenty to while away a few hours next to the water, as day turns to evening.

Photography from top left to bottom right:

01: Bristol Harbourside, 02: Plenty of cafés on your doorstep,  
03: Urban Fox, 04: Hotpod Yoga, 05: Grade's Barbers, 06: Mud Dock,  
07: Pinkmans Bakery, 08: Queen Square, 09: St Nicholas Market.





# AS DAY TURNS TO NIGHT

From top left to bottom right:

- 01: BrewDog,
- 02 The Milk Thistle,
- 03: King Street,
- 04: Bristol Harbourside,
- 05: Bristol Old Vic,
- 06: Aluna,
- 07: The Beer Emporium.



01



02



04



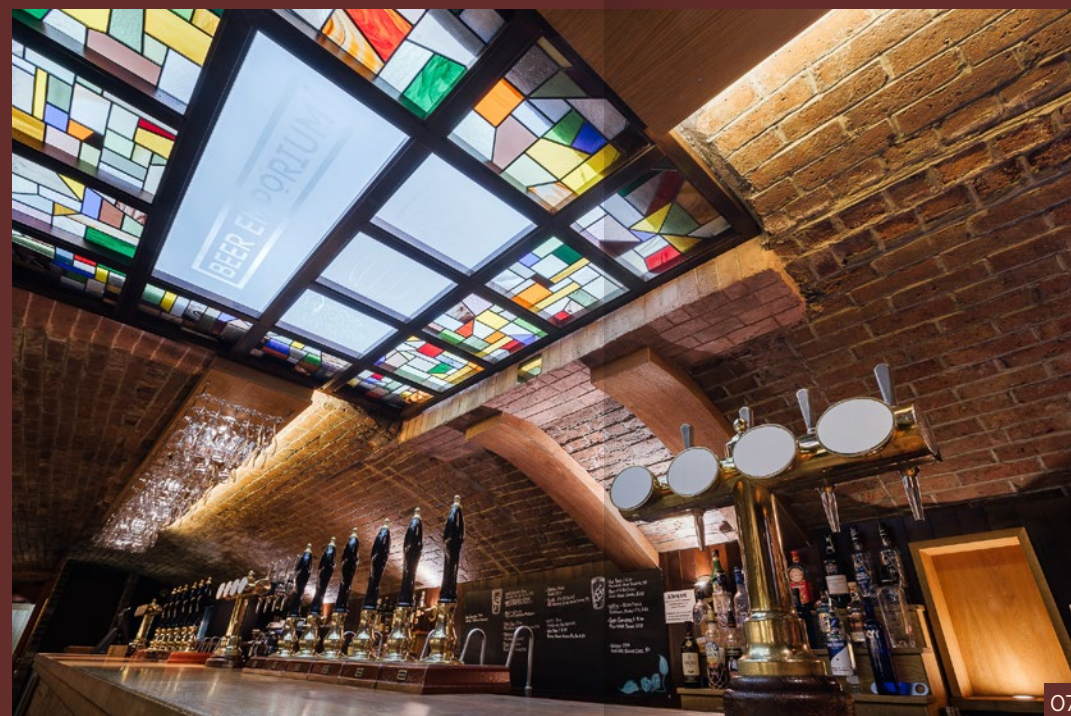
05



06



03



07

Making up your mind about where to go for a night out is not easy: you're going to be spoilt for choice.

A short walk from Alliance House, BrewDog clashes traditional with modern and is host to hundreds of craft beers. The Beer Emporium, situated in the middle of Bristol's "Beermuda Triangle", offers an ever-changing selection in a cosy, stone-walled underground bar. Zerodegrees, a great spot for pizza, is also one of Bristol's original microbreweries. Housed in a former yet futuristic-looking tram shed, it has been serving fresh, seasonal and speciality ales, wood-fired pizzas, mussels and vegan-friendly dishes for longer than most.

For lovers of molecular mixology (or cocktails, as we call them), Aluna's anything-but-ordinary creations are served up with an extra dash of showmanship. If secret haunts are more your thing, seek out speakeasy bar The Milk Thistle, one of a number of cocktail bars from Bristol's Hyde & Co. Both décor and drinks will transport you back in time.

Far from the normal café/bar experience, Playground combines specialty coffee, craft beer and cocktails to great success: they were placed second in the European Amsterdam Coffee Cocktail Competition!

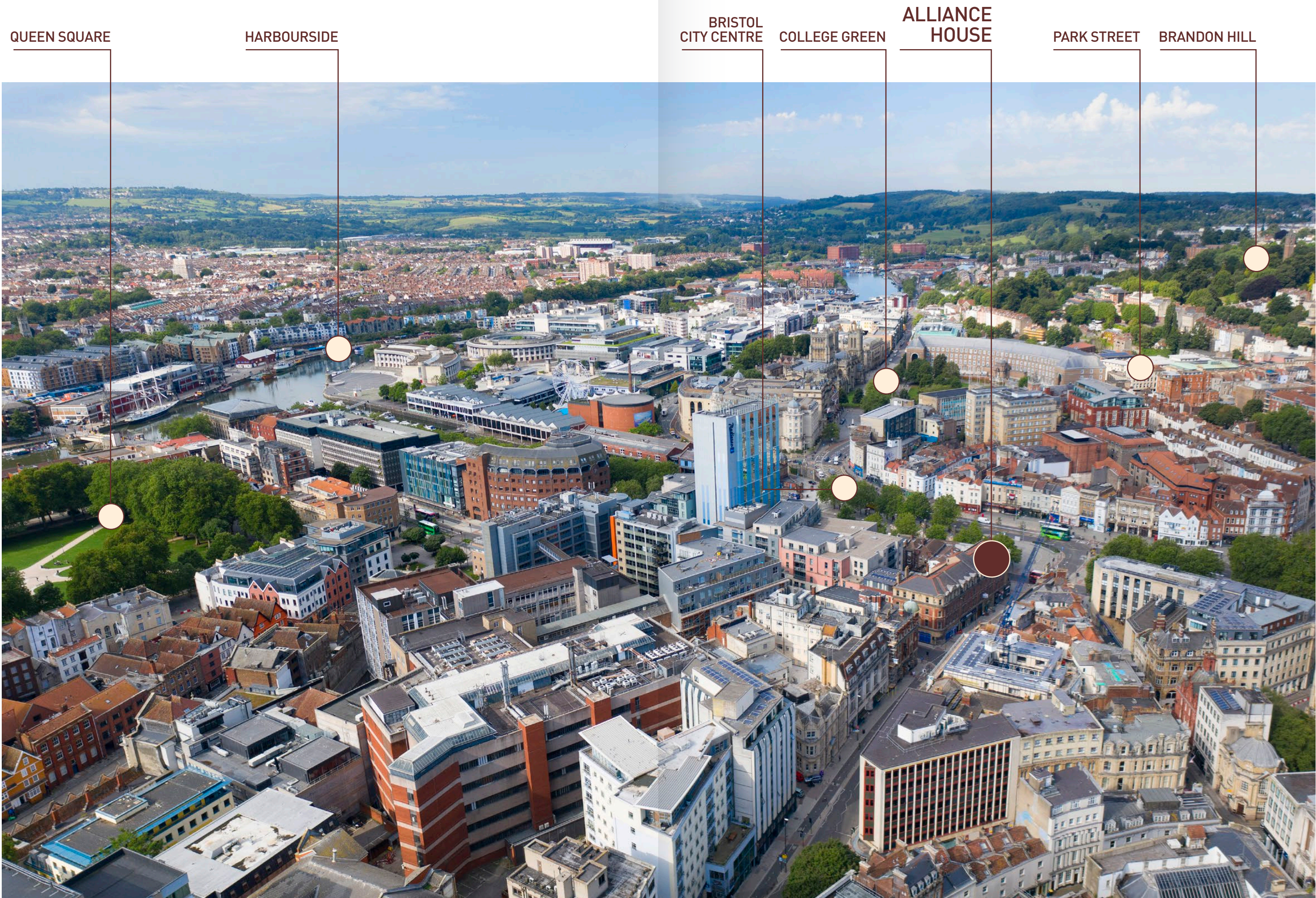
Venture up Park Street for a raft of stylish drinking dens to suit every taste. Gin & Juice boasts a lovely bar, amazing décor

and great customer service – and of course, great gin. During the day it also serves freshly pressed juices and healthy food. Or try sharing plates, floral cocktails and seasonal menus in botanically-inspired surroundings at The Florist, which pleases returning customers again and again with great service and a varied menu, from bottomless brunch to Sunday lunch.

Leave space for some culture too. The Arnolfini is an international centre for contemporary arts by day, and on a sunny evening, it is the best place to join everyone sitting on the harbour walls and taking in the views. The Bristol Old Vic, a long-standing Bristol institution, hosts incredible theatre and has a great bar and café in its recently refurbished full height foyer. And cross-artform venue Watershed offers independent art house and mainstream flicks, talks and events, as well as music, theatre, design and visual art.

This is city centre living at its best: cutting-edge workouts, amazing nightlife, cultural experiences, inventive eateries and even more innovative drinks. From Alliance House's 19th century doorstep, you step right into the heart of the 21st century. Don't miss out, be a part of it.







FOOD AND DRINK

- |                            |                      |
|----------------------------|----------------------|
| 01 ALUNA                   | 09 THE FLORIST       |
| 02 THE MILK THISTLE        | 10 GIN & JUICE       |
| 03 BREWD OG                | 11 SWOON             |
| 04 FULL COURT PRESS COFFEE | 12 CARGO             |
| 05 AHH TOOTS               | 13 MUD DOCK          |
| 06 ZERO DEGREES            | 14 SOCIETY CAFÉ      |
| 07 HYDE & CO               | 15 THE BEER EMPORIUM |
| 08 PINKMANS BAKERY         | 16 HARBOUR INLET     |

GYM/HEALTH

- 17 CYCLING POSITION
- 18 HOTPOD YOGA
- 19 BEN'S CYCLE WORKSHOP
- 20 PUREGYM UNION GATE
- 21 PUREGYM HARBOURSIDE

SHOPS

- 22 ST NICHOLAS MARKET
- 23 CABOT CIRCUS
- 24 PARK STREET & PARK ROW

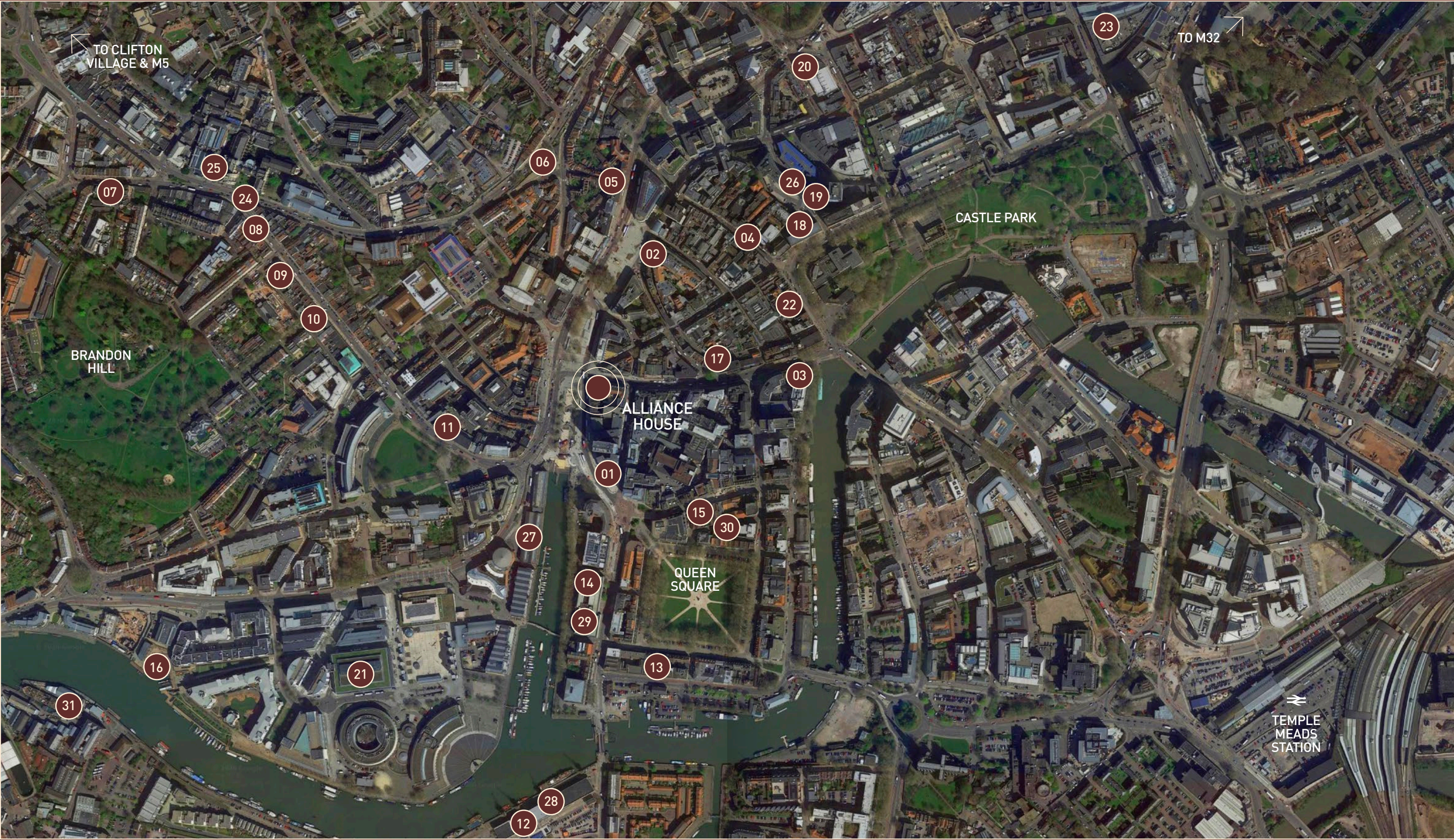
EDUCATION

- 25 BRISTOL UNIVERSITY

LEISURE

- 26 WHISTLE PUNKS
- 27 WATERSHED
- 28 M SHED
- 29 THE ARNOLFINI
- 30 BRISTOL OLD VIC
- 31 SS GREAT BRITAIN

100 METRES





# SPACE AND SPECS

Every apartment has been carefully designed to make the most of the internal space and is built with a high-quality specification. The contemporary homes feature wood effect flooring, modern white tiled bathrooms, fitted kitchens with integrated appliances and open plan living spaces.







## FIRST FLOOR APARTMENTS

### APARTMENT 101

**Kitchen/Dining/Living**  
4.60m x 4.00m 15' 1" x 13' 1"

**Bedroom**  
2.90m x 2.80m 9' 6" x 8' 2"

### APARTMENT 105

**Kitchen/Dining/Living**  
5.10m x 2.80m 16' 9" x 9' 2"

**Bedroom**  
3.20m x 2.50m 10' 6" x 8' 2"

### APARTMENT 102

**Kitchen/Dining/Living**  
4.00m x 3.80m 13' 1" x 12' 6"

**Bedroom**  
2.0m x 2.80m 10' 6" x 9' 2"

### APARTMENT 106

**Kitchen/Dining/Living**  
3.80m x 3.60m 12' 5" x 11' 10"

**Bedroom**  
3.20m x 2.70m 10' 6" x 8' 10"

### APARTMENT 103

**Kitchen/Dining/Living**  
4.10m x 3.80m 13' 5" x 12' 6"

**Bedroom**  
4.20m x 2.60m 13' 9" x 8' 6"

### APARTMENT 107

**Kitchen/Dining/Living**  
4.10m x 2.50m 13' 5" x 8' 2"

**Bedroom**  
3.20m x 3.20m 10' 6" x 10' 6"

### APARTMENT 104

**Kitchen/Dining/Living**  
6.10m x 4.70m 20' 0" x 15' 5"

**Bedroom**  
4.00m x 3.70m 13' 1" x 12' 2"

### APARTMENT 108

**Kitchen/Dining/Living**  
4.70m x 3.40m 15' 5" x 11' 2"

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### APARTMENT 109

**Kitchen/Dining/Living**  
4.90m x 3.70m 16' 1" x 12' 1"

**Bedroom**  
3.20m x 2.60m 10' 6" x 8' 6"

### APARTMENT 113

**Kitchen/Dining/Living**  
5.90m x 4.20m 19' 2" x 13' 9"

### APARTMENT 110

**Kitchen/Dining/Living**  
3.60m x 3.40m 11' 10" x 11' 2"

**Bedroom**  
3.50m x 2.60m 11' 6" x 8' 6"

### APARTMENT 114

**Kitchen/Dining/Living**  
3.10m x 4.20m 10' 2" x 13' 9"

**Bedroom**  
3.70m x 3.00m 12' 2" x 9' 10"

### APARTMENT 111

**Kitchen/Dining/Living**  
4.40m x 3.40m 14' 5" x 11' 2"

**Bedroom**  
4.40m x 2.50m 14' 5" x 8' 2"

### APARTMENT 115

**Kitchen/Dining/Living**  
3.80m x 3.00m 12' 6" x 9' 10"

**Bedroom**  
3.10m x 2.60m 10' 2" x 8' 6"

### APARTMENT 112

**Kitchen/Dining/Living**  
3.80m x 3.10m 12' 6" x 10' 2"

**Bedroom**  
3.40m x 2.90m 11' 2" x 9' 6"

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## SECOND FLOOR APARTMENTS

### APARTMENT 201

**Kitchen/Dining/Living**  
4.60m x 3.40m 15' 1" x 11' 2"  
**Bedroom**  
2.90m x 2.50m 9' 6" x 8' 2"

### APARTMENT 205

**Kitchen/Dining/Living**  
4.50m x 2.80m 14' 9" x 9' 2"  
**Bedroom**  
3.20m x 2.50m 10' 5" x 8' 2"

### APARTMENT 202

**Kitchen/Dining/Living**  
5.30m x 3.10m 17' 4" x 10' 2"

### APARTMENT 206

**Kitchen/Dining/Living**  
3.80m x 3.60m 12' 5" x 11' 9"  
**Bedroom**  
3.30m x 2.70m 10' 10" x 8' 10"

### APARTMENT 203

**Kitchen/Dining/Living**  
3.70m x 3.50m 12' 2" x 11' 6"  
**Bedroom**  
2.70m x 2.50m 8' 10" x 8' 2"

### APARTMENT 207

**Kitchen/Dining/Living**  
4.10m x 2.70m 13' 5" x 8' 10"  
**Bedroom**  
3.10m x 3.00m 10' 2" x 9' 10"

### APARTMENT 204

**Kitchen/Dining/Living**  
4.50m x 3.00m 14' 9" x 9' 10"  
**Bedroom**  
4.00m x 2.40m 13' 1" x 7' 19"

### APARTMENT 208

**Kitchen/Dining/Living**  
4.80m x 4.20m 15' 8" x 13' 9"

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### APARTMENT 209

**Kitchen/Dining/Living**  
4.90m x 3.70m 16' 1" x 12' 1"  
**Bedroom**  
3.20m x 2.60m 10' 6" x 8' 6"

### APARTMENT 213

**Kitchen/Dining/Living**  
5.90m x 4.00m 19' 4" x 13' 1"

### APARTMENT 210

**Kitchen/Dining/Living**  
3.80m x 3.40m 12' 6" x 11' 2"  
**Bedroom**  
3.50m x 2.80m 11' 5" x 9' 2"

### APARTMENT 214

**Kitchen/Dining/Living**  
4.50m x 3.10m 14' 9" x 10' 2"  
**Bedroom**  
3.70m x 3.00m 12' 2" x 9' 10"

### APARTMENT 211

**Kitchen/Dining/Living**  
4.40m x 3.40m 14' 5" x 11' 2"  
**Bedroom**  
4.40m x 2.90m 14' 4" x 9' 6"

### APARTMENT 215

**Kitchen/Dining/Living**  
5.70m x 3.00m 18' 8" x 9' 10"  
**Bedroom**  
3.30m x 2.40m 10' 10" x 7' 10"

### APARTMENT 212

**Kitchen/Dining/Living**  
4.00m x 3.10m 13' 1" x 10' 2"  
**Bedroom**  
3.40m x 2.90m 11' 2" x 9' 6"

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## THIRD FLOOR APARTMENTS

### APARTMENT 301

**Kitchen/Dining/Living**  
4.70m x 3.40m 15' 5" x 11' 2"

**Bedroom**  
2.80m x 2.50m 9' 2" x 8' 2"

### APARTMENT 302

**Kitchen/Dining/Living**  
6.70m x 2.50m 21' 11" x 8' 2"

**Bedroom**  
3.30m x 2.50m 10' 9" x 8' 2"

### APARTMENT 303

**Kitchen/Dining/Living**  
4.80m x 2.40m 15' 9" x 7' 10"

**Bedroom**  
3.90m x 2.60m 12' 10" x 8' 6"

### APARTMENT 304

**Kitchen/Dining/Living**  
5.20m x 2.40m 17' 1" x 7' 10"

**Bedroom**  
3.60m x 2.60m 11' 10" x 8' 6"

### APARTMENT 305

**Kitchen/Dining/Living**  
3.60m x 3.10m 11' 10" x 10' 2"

**Bedroom**  
3.30m x 2.80m 10' 10" x 9' 2"

### APARTMENT 306

**Kitchen/Dining/Living**  
3.60m x 3.10m 11' 10" x 10' 2"

**Bedroom**  
3.20m x 3.00m 10' 5" x 9' 10"

### APARTMENT 307

**Kitchen/Dining/Living**  
5.10m x 4.40m 16' 8" x 14' 5"

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### APARTMENT 308

**Kitchen/Dining/Living**  
4.30m x 2.70m 14' 1" x 8' 10"

**Bedroom**  
3.30m x 2.60m 10' 9" x 8' 6"

### APARTMENT 309

**Kitchen/Dining/Living**  
3.80m x 2.90m 12' 6" x 9' 6"

**Bedroom**  
3.00m x 2.80m 9' 10" x 9' 2"

### APARTMENT 310

**Kitchen/Dining/Living**  
4.40m x 3.30m 14' 5" x 10' 10"

**Bedroom**  
4.50m x 2.90m 14' 9" x 9' 6"

### APARTMENT 311

**Kitchen/Dining/Living**  
4.10m x 3.00m 13' 5" x 9' 10"

**Bedroom**  
3.40m x 3.00m 11' 2" x 9' 10"

### APARTMENT 312

**Kitchen/Dining/Living**  
6.10m x 4.20m 20' 0" x 13' 9"

### APARTMENT 313

**Kitchen/Dining/Living**  
4.40m x 3.10m 14' 5" x 10' 2"

**Bedroom**  
3.70m x 3.00m 12' 1" x 9' 10"

### APARTMENT 314

**Kitchen/Dining/Living**  
5.70m x 3.00m 18' 8" x 9' 10"

**Bedroom**  
2.40m x 3.30m 7' 10" x 10' 10"

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# ALL IN THE DETAIL

## Specification



### KITCHEN

- Contemporary fitted kitchen by Eighty2 featuring handleless soft closing wall and base units
- Compact laminate work surface with upstands
- Under-mounted stainless steel sink
- Integrated appliances by Caple to include:
  - Fridge/freezer
  - Ceramic hob with extractor
  - Combination oven & microwave
  - Dishwasher

### SHOWER ROOM

- Full shower enclosure
- Wash hand basin and WC with soft close seat
- Contemporary brassware with chrome mixer taps
- Thermostatically controlled shower
- Composite stone vanity tops

### FLOORING AND FINISHING TOUCHES

- Karndean flooring to hallway, living area, shower room and kitchen
- Tiling to shower room
- Carpet to bedroom - Applicable to designs with separate bedroom only
- Matt emulsion painted walls and ceilings
- Contemporary ironmongery

### MECHANICAL AND ELECTRICAL FITTINGS

- Electric panel radiators
- Ladder style heated towel rail to shower room
- TV/fm/am & Sky+/Q (by subscription)
- A mixture of recessed LED downlights and pendants
- Shaver socket to shower room
- Plumbing for washer/dryer in store cupboard
- Electric hot water system

### COMMUNAL AREAS

- Communal bin store
- Post boxes located in main entrance
- Secure bike store
- Lift

### SECURITY

- Mains operated smoke and fire alarm with battery backup and sprinkler system

- Video-entry system

### MANAGEMENT COMPANY

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

### PEACE OF MIND

- 10 year Buildzone structural 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 developers 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. November 2020.

## Our Philosophy

Acorn Property Group's passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture. Designing buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing

building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs. They are inspired by, and sensitive, to their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall our local expertise brings a unique approach to place-making coupled with a design-led philosophy.



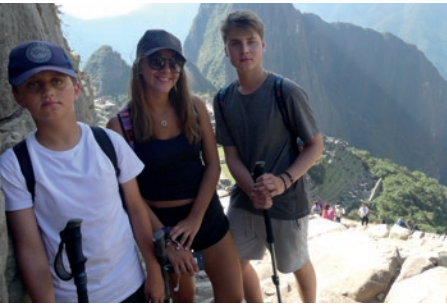
Brandon Yard, Bristol



Cubis Bruton, Bruton



The Links, Porthcawl



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different by design

