

THE  
OLD  
PRINT  
WORKS



# WELCOME TO THE OLD PRINTWORKS

On the grounds of one of the United Kingdom's once foremost colour printers, a new sanctuary to life is rising.

The Old Printworks is located in Frome, voted by The Times as one of England's most vibrant, life affirming towns for young, old and growing families. This innovative, design-led regeneration development incorporates materials inspired

by and sympathetic to its natural surroundings. The collection of modern 1, 2, 3 and 4 bedroom homes are nestled against the evergreen Frome river banks and connected by a new footpath giving direct access to serene riverside walks.

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ARCHITECTS SKETCH OF THE OLD PRINTWORKS

# CONTEMPORARY LIVING, INSPIRED BY NATURE



# HISTORY

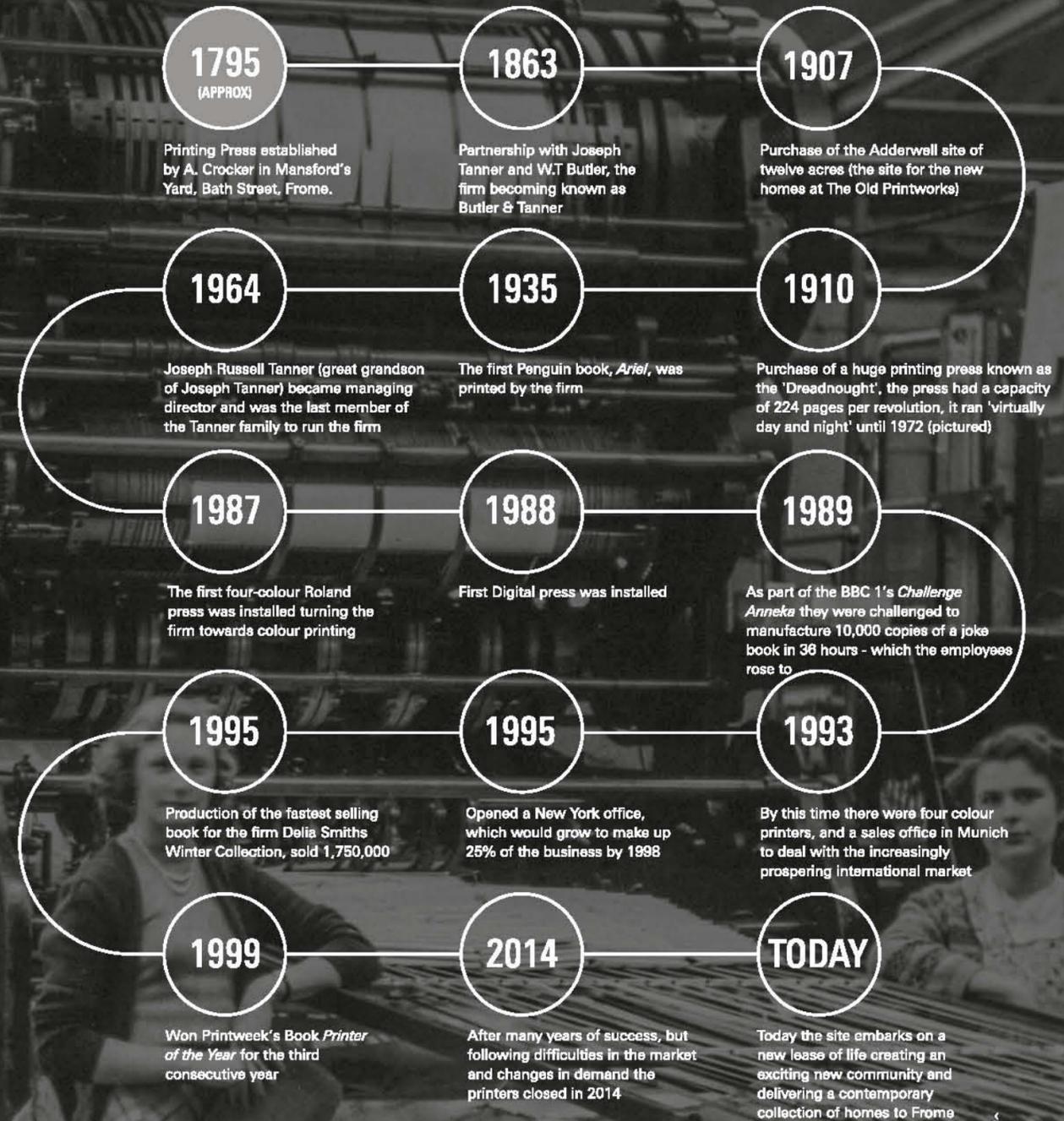
# BUTLER, TANNER AND DENNIS PRINTERS

For lovers of the printed book, the name Butler & Tanner rings a distinct bell.

Established in Frome by W.T. Butler in 1845, the company went into partnership with Joseph Tanner in 1863, delivering print services including large-format sheet-fed presses for Heidelberg and digital print kits for Kodak. They quickly became the most prominent colour book printers, where *The Lion, The Witch & The Wardrobe* by C.S. Lewis was published, and where *Ariel*, a biography of the English Romantic poet Percy Bysshe Shelley became the first Penguin Book.

The first digital presses were installed in 1998 and although the company fell into administration in 2007, it was saved by Felix Dennis of Dennis Publishing, which traded until its close in 2014. Spanning over 165 years, Butler, Tanner & Dennis led the way for many decades and established an admirable legacy in the colour printing world.

## SITE HISTORY TIMELINE



PHOTOGRAPH - 1950, 'Dreadnought' With kind permission of Frome Heritage Museum.





# ARCHITECTS VISION

The new homes at The Old Printworks have been carefully curated by Pad design as part of redeveloping and renewing the former Butler, Tanner & Dennis site. The vision was to create high quality homes that provided a unique addition to Frome's existing community while keeping Acorn's 'Different by Design' ethos at the heart to deliver a scheme which offers bespoke, design-led homes inspired by nature.

The architectural response draws reference to the rectilinear form and orientation of the former printworks buildings. The new homes follow a direct route extending along Caxton Road to create a view corridor leading from the entrance to the open green space and views to the valley

beyond. The vision places great importance on useable public open space, retained ecology and riverside walks for the new community to gain a closer interaction with the surrounding wildlife and an environment which promotes improved wellbeing.

Reinterpreting local building characteristics in a contemporary way ensure the new homes created meet the needs of modern living whilst remaining sympathetic to the wider townscape.

The building facades combine composition and function to deliver homes with generous windows and roof-lights which flood the interiors with natural light and the large

openings frame the views of the beautiful surrounding countryside. Interiors have been carefully designed to deliver space for flexible living with open plan layouts and oversized floor to ceiling heights.

Significant emphasis was also placed on material quality and texture. A neutral palette of natural materials including stone, brick and render, with the chosen brick selected to emulate the tonal variations of local stone.

 **BEN METCALFE**  
Director  
Pad Design Ltd

# FROME VOTED BEST PLACE TO LIVE IN THE UK

Frome has quickly become one of the most vibrant and prized lifestyle locations in England.

This historic and traditional market town is alive with cultural festivals, foodie fares and an abundance of award-winning, independent boutiques and street markets, including the completely revived St Catherine's Artisan Quarter. In 2021, The Sunday Times named Frome as the best place to live in the South West and in 2019, Time Out listed Frome in the top 15 weekend breaks from London.



SUNDAY MARKETS (Market Place, Frome)

Frome was voted best place to live in the UK by The Times in 2018



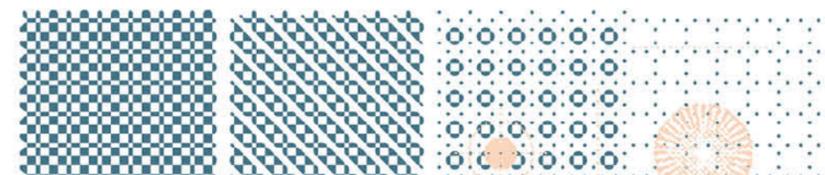
# INSPIRING COMMUNITY EVENTS & FESTIVALS

Picturesque Frome is one of the most successful and sought-after towns in the West Country, a social haven to pursue the lifestyle you desire.

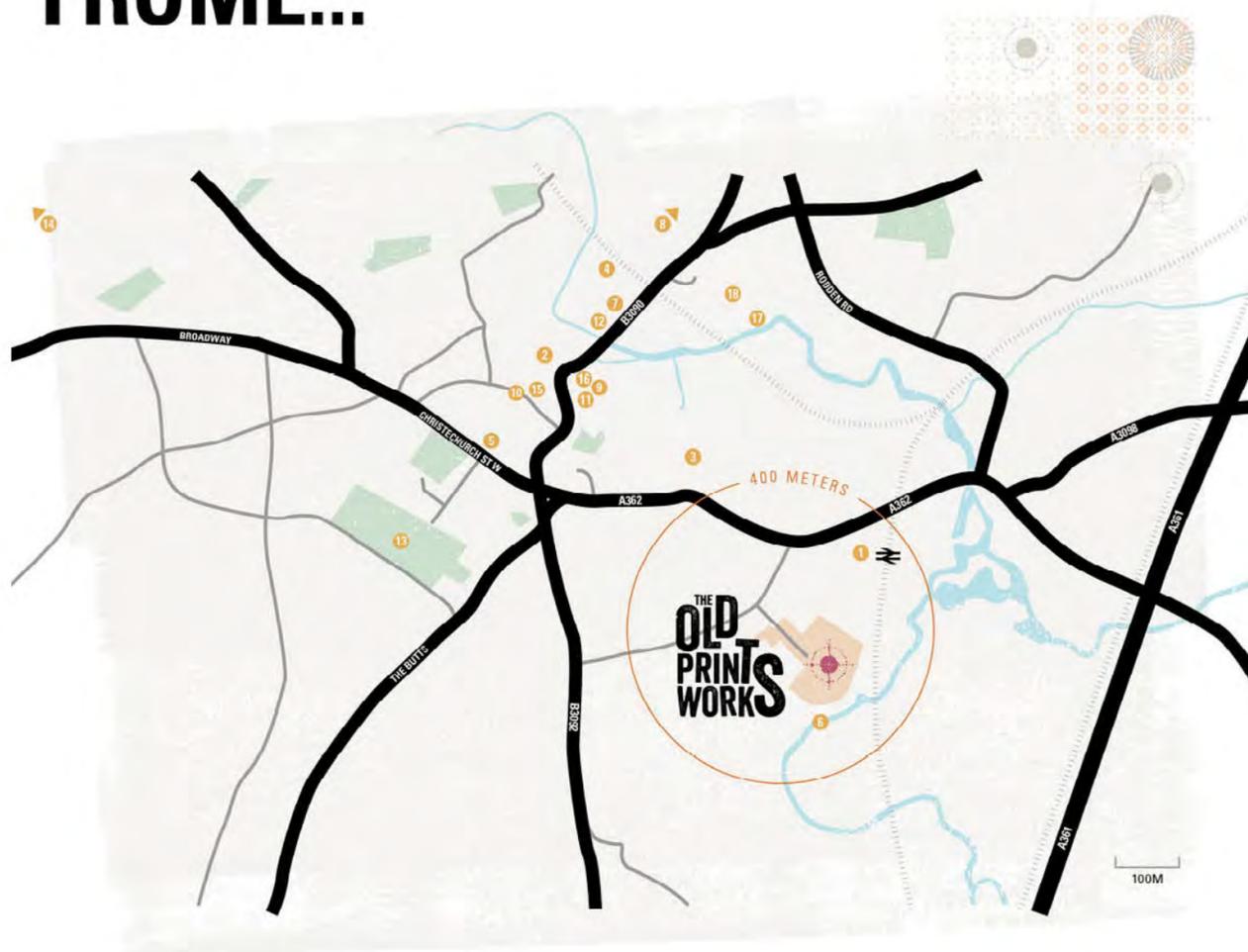
The vibrant arts scene comes alive in exhibitions at **Black Swan Arts** and throughout the annual 10-day Frome Festival in July, which attracts over 160 events to the town. The **Cheese & Grain** is the South West's leading music, café-bar and meeting venue. Traditional English bistros and

restaurants such as the **Archangel** serve up modern seasonal dishes, and the award-winning **Eight Stony Street** doubles up as a cafe and wine bar. And at the weekly food, flower or annual Christmas markets, you can treat your senses and let your curiosity run free.

1. EIGHT STONY STREET
2. BLACK SWAN ARTS
3. MARKET PLACE
4. FROME MARKET
5. CHEAP STREET
6. CHEESE & GRAIN



# WHEN IN FROME...



FROME TOWN IS JUST A 15-MINUTE WALK FROM THE NEW HOMES AT THE OLD PRINTWORKS



- |                           |                                    |
|---------------------------|------------------------------------|
| 1. Frome Station          | 10. Catherine Hill                 |
| 2. Cinema                 | 11. Cheap Street                   |
| 3. Marks & Spencer        | 12. Black Swan Arts                |
| 4. Cheese and Grain       | 13. Victoria Park                  |
| 5. Frome Memorial Theatre | 14. Vallis Vale                    |
| 6. River Frome Corridor   | 15. St Catherine's Artisan Quarter |
| 7. Frome Museum           | 16. Frome Market                   |
| 8. Merlin Theatre         | 17. Rodden Meadow                  |
| 9. Archangel              | 18. Millennium Green               |



# EDUCATION



\* School ratings based on Inspection reports from Ofsted

There are many schools in Frome that can be accessed on foot, by cycle or car, making The Old Printworks a prime location for young and growing families.

Many schools are rated good under current Ofsted ratings of excellence. Frome also has its own Community College with specialist media arts status, delivering a range of courses to 13-18yo. For those seeking higher education, the University of Bath lies north of Frome, a short 20 minute drive along the A36.

# FURTHER AFIELD

# A CELEBRATION OF LIFE AWAITS THE OLD PRINTWORKS RESIDENTS

Drive 30 minutes north to beautiful Bath and discover the richness of Georgian architectural influences all around while enjoying boutique pop-up shopping and being spoilt for choice when deciding on where to go for lunch.

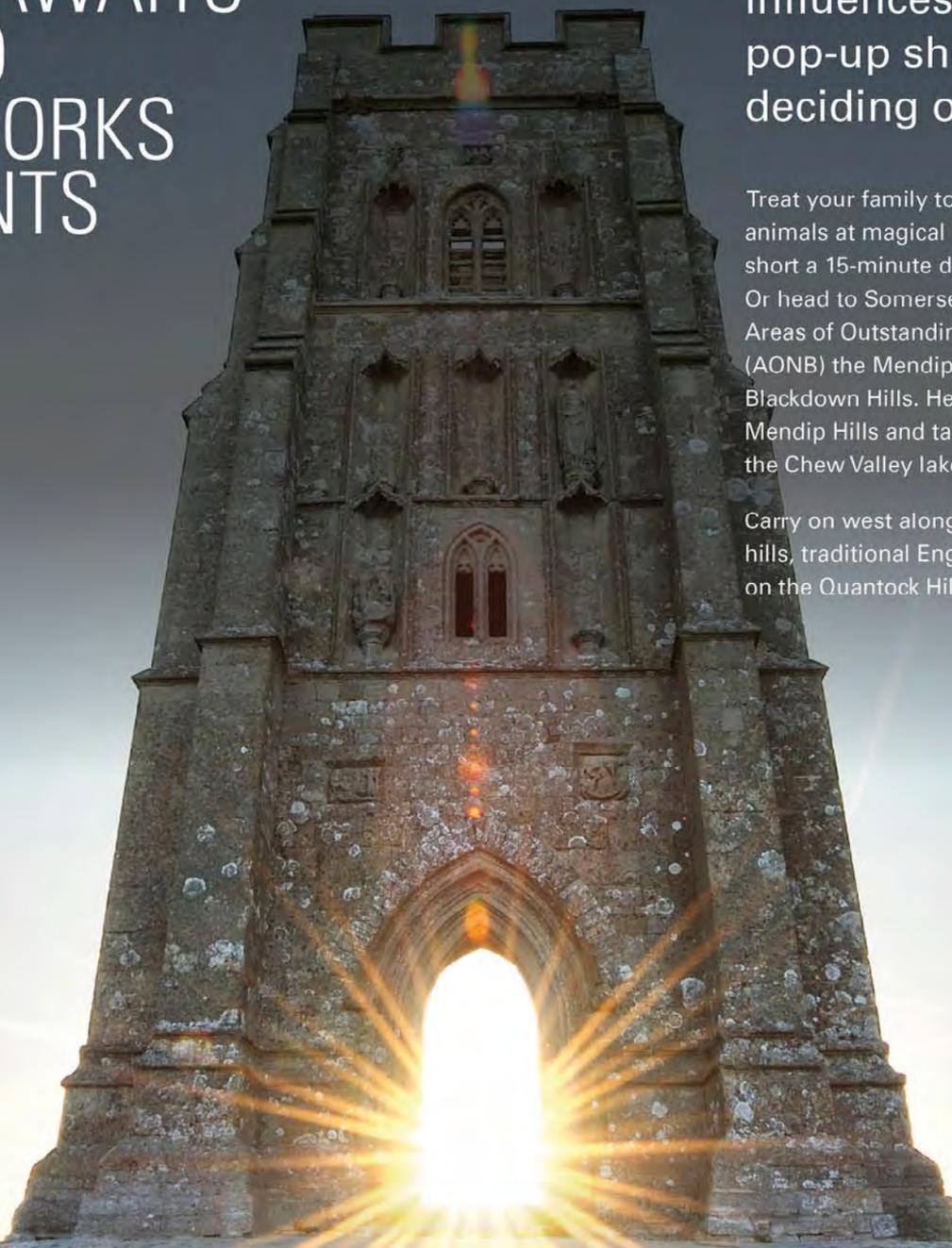
Treat your family to a fun day with the animals at magical Longleat Safari Park, just short a 15-minute drive from the new homes. Or head to Somerset's three main designated Areas of Outstanding Natural Beauty (AONB) the Mendip Hills, Quantock Hills and Blackdown Hills. Head west for the limestone Mendip Hills and take in striking views across the Chew Valley lakes.

Carry on west along the coast for the rolling hills, traditional English pubs and wild horses on the Quantock Hills. Or venture south west

to the unspoilt wildlife, forests and farmland on the Blackdown Hills.

The world famous Glastonbury, is a 40 minute drive away and offers a host of solstice celebrations and music events that are loved the world over.

With Bristol just under an hour away by car you can always tap into a thriving creative and music scene, meet harbourside with friends for drinks, or hit the International Airport and take yourself away to over 100 worldwide destinations.



# SOUTH WEST CONNECTED

## FROME RAILWAY STATION IS MOMENTS FROM HOME



Source: Google maps, Trainline and Skyscanner July 2020

Now you can take in new destinations along the Bristol to Weymouth railway line.

For Capital commuters, jump on board the Great Western Railway service for direct journeys to London Paddington. From the town centre, you can drive to Bath (15 miles) or Bristol (25 miles), taking the A36 close to the borders of Wiltshire, Dorset and Bath and North East Somerset. And with regular bus routes and cycle lanes, you can easily access new surroundings to your heart's content.



# MODERN LIVING INSPIRED BY NATURE

The Old Printworks is the backdrop to an inspired way of life for a whole new community of individuals, couples and young families.

Comprising 157 modern homes, nestled perfectly within 1.5 acres of green space with a children's area that encourages play, interaction and wellbeing.

To enhance the natural ecological habitat system, the development will home 12 bat houses, 10 bird boxes and incorporate bee bricks into the build. And with a newly created footpath you can stroll to Frome River at your pleasure to lap up calming influences and reconnect with nature, birdsong and wildlife.



# SUSTAINABILITY

Our fabric-first approach ensures we maximise the performance of the building envelope prior to further enhancing sustainability through use of systems aimed at reducing carbon footprint and lowering energy bills

## SUSTAINABLE FEATURES AT THE OLD PRINTWORKS:

- Eco stock bricks have been used as they use up to 50% less energy to produce compared to other fired clay bricks
- Triple glazing to windows and doors help insulate the rooms and minimise the transfer of heat through the windows
- The homes feature energy saving appliances and efficient lighting
- Sustainable Drainage System (SuDs) - Rainwater from the houses and roads is collected and stored in tanks below the public open space which will then be slowly released back into the River Frome
- Spending time outdoors is one of the best ways to improve health and well-being, we are pleased to provide 1.5 acres of public open space across the development
- Bio-diversity enhanced by new landscaping - There have been 81 new trees planted across the development
- Trees adjacent to the River Frome, 12 bat and 10 bird boxes provide additional habitat
- Riverside bank managed to safeguard existing ecology
- Built in bee bricks to selected homes to provide more habitats for the bee population
- Cable pre-installed to aid future installation of electric car charger, solar panels and battery storage\*



**ENHANCED BIODIVERSITY**



**GUARDED RIVERSIDE ECOLOGY**



**ELECTRIC CAR READY**



**ENERGY SAVING FEATURES**



**SUDS - SUSTAINABLE DRAINAGE SYSTEM**



**BAT, BIRD BOXES & BEE BRICKS**

\* To selected houses



# SPECIFICATION

## KITCHEN

- Contemporary fitted kitchen with Caesarstone worktop\*
- Under wall unit LED lighting
- Undermounted satin stainless steel sink and Brush steel mixer tap
- Range of integrated appliances to include:
  - Integrated fridge freezer 70/30
  - Built in multifunction single oven
  - Built in microwave
  - Induction hob
  - Integrated extractor fan
  - Integrated dishwasher

## BATHROOM / EN-SUITE / CLOAKROOM

- Contemporary white sanitary ware
- Back-to-wall WC with soft close toilet seat, concealed cistern and dual flush plate
- Wall mounted wash basin
- Polished chrome mixer tap and wall mounted shower controls
- Wall mounted shower head with multi-function handset
- Clear curved bath screen
- Sliding shower door
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower
- Chrome heated towel rail

## INTERIOR FINISHING

- Walls painted to interior designers specification
- Ceilings in White
- Square profile architrave and skirting
- Shaker style internal doors
- Satin stainless steel door handles

## ELECTRICAL FITTINGS & COMMUNICATIONS

- Mixture of low energy recessed LED downlights, pendants and wall lights
- TV aerial and data points to living room and bedrooms
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to selected areas
- CAT6 network to each room
- Brushed steel sockets above worktop to kitchen
- White sockets and switches elsewhere
- External light to front entry and patio/balcony
- Brushed stainless steel door bell
- Shaver sockets in bathrooms & en-suites

## HEATING / HOT WATER

- Individual combi boilers to all apartments and houses
- Flat panel radiators
- Plumbing for washer/dryer
- Smart gas and electricity meters

## EXTERNAL FINISHES (HOUSES ONLY)

- Communal bin stores to selected plots
- Bin stores to garden to selected plots
- External double socket to rear garden
- Turfed gardens
- Garages with electric spur at ceiling level to install electric motor for garage doors if required

## EXTERNAL FINISHES (APARTMENTS ONLY)

- Intercom system to main entrance and rear car park entrance door
- External door lights (to main entrance and car park door)



COMPUTER GENERATED IMAGE OF THE OLD PRINTWORKS



COMPUTER GENERATED IMAGE OF THE OLD PRINTWORKS

## COMMUNAL AREAS TO APARTMENTS ONLY

- Steel colour porcelain tiles to ground floor
- Carpet to stairs and first floor
- Slim profile wall mounted mailboxes
- Secure cycle and bin store

## CAR PARKING

- Allocated parking space per plot and garages
- Communal electric car charging point

## SECURITY

- Windows and doors feature multi-point locking system and are Secure by Design and Part Q compliant
- Multi-point locking system
- Smoke and heat detectors
- Carbon monoxide alarm

## EXTERIOR WINDOWS AND DOORS

- Oversized front door with side light, spyhole and external letter boxes (to houses)
- Oversized front door with side light, spyhole (to apartments)
- High-performance windows with triple glazing
- Triple glazed patio doors (to houses)
- Roof lights and dormer windows to selected houses

## MANAGEMENT COMPANY

- Maintenance of communal facilities and manage communal stores, bins, lighting and landscaping.

## PEACE OF MIND

- 10 year warranty

\*Choice of concepts for kitchen units and worktops - dependant on build stage or specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. 2021

# 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. The Old Printworks is an Acorn Property Group led development in conjunction with London & County.



Images of previous Acorn developments. Left: Brandon Yard, Bristol. Right: Bookers Edge, Hay-on-Wye.



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SITE PLAN

# THE OLD PRINTWORKS



AN ACORN PROPERTY GROUP LED DEVELOPMENT IN CONJUNCTION WITH  
LONDON&COUNTY

