

BROOKS  
DYE  
WORKS

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DYE

WORKS





Computer generated image of Alfred Brooks Square.

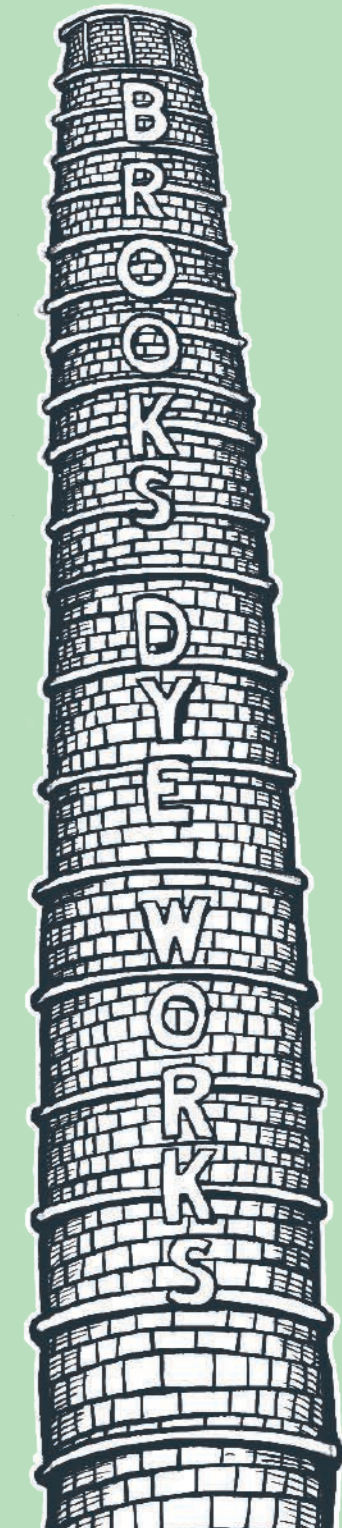
# WELCOME TO Brooks Dye Works

## AN EXCITING MIX OF SEVENTY-NINE CONTEMPORARY 2, 3 AND 4 BEDROOM HOMES CENTRED AROUND THE LANDMARK CHIMNEY

Nestled in the diverse surroundings of St Werburghs, alongside Mina Road Park and overlooking Alfred Brooks Square, the next chapter for this historic site sees Brooks Dye Works offering you the chance to be part of a characterful new community.

Home to parks, allotments and rural landmarks, St Werburghs is one of Bristol's most vibrant neighbourhoods and is brimming with local independent businesses.

Boasting a history dating back hundreds of years, this milestone development marks an exciting new era and the birth of a brand new Bristol community. With the city on your doorstep, Brooks Dye Works is the perfect place to call home.





# BUILDING UPON HISTORY

## A glimpse into the past

The Brooks Dye Works Co. has a history in Bristol stretching all the way back to 1819, when it first started out dyeing clothes in the city centre. Moving a short while later to Stokes Croft, the company set up shop in St Werburghs in 1870. Soon after it did, business boomed and the company quickly expanded with a range of new dry cleaning and laundry services.

Long before fast fashion, re-dyeing clothes would give them a new lease of life, something Brooks Dye Works specialised in. On top of that, they provided dyeing services for the many trade ships that would often come in and out of Bristol Harbour.



In its heyday, Brooks Dye Works was one of the city's major employers, and many of the terraced houses of St Werburghs and St Pauls were home to its workforce. Alfred Brooks took the business from strength to strength, after having bought out his uncle's share of the business and setting up on his own in 1862.

For more than 130 years, Brooks Dye Works provided Bristolians with a range of great dyeing, cleaning and ironing facilities. During both world wars it was all hands on deck, and the Brooks Dye Works played a huge part in helping out. Their services were invaluable in keeping sheets and uniforms clean for Britain's troops and medical personnel. Although the function of the factory evolved throughout the years, it remained a prominent part of Bristol's history for a very long time.

As dyeing became less of an essential part of life, business slowed for Brooks Dye Works and it finally closed its doors in 2007, leaving the chimney a proud reminder of times gone by. Once thought to be Bristol's tallest chimney, in its time this iconic landmark towered as much as 20 feet taller than it does today. The name of Brooks Dye Works, spelled out in white bricks down the length of its chimney, still shines out across Bristol. This historic site has played a huge part in Bristol's history, and this exciting new development is the next step in its journey.





# OUR VISION

## the next chapter

We knew from the offset the Brooks Dye Works chimney had to remain as the heart of the project. An iconic structure representing the industrial heritage of the area, it would act as both a cultural and geographic beacon for the new Alfred Brooks Square and Mina Road Park extension.

Evolving from this would be further improvements to the public realm: The new park, Square and Streets threading through the site stitch together routes and spaces that have been lost since the 1950's and create a new soul for St Werburghs. The new walkways open up access to Mina Road Park and improve connection throughout the surrounding areas.

Open plan living areas and generous glazing encourages natural light and a flow of space. Considerate design concepts offer many different choices enabling you to choose a visual style for your home from kitchen colour to bathroom tiles. Designed for modern living, the homes have been built with sustainability in mind, coupled with Acorn's usual high standards of construction detail and thoughtful interiors.

*Julian Hampson*

Julian Hampson RIBA  
Group Design Director  
Acorn Property Group



Left: computer generated images of Southey Street and Brooklyn Street. Right: internal computer generated image.



# BS2

surrounded by  
independent spirit

Renowned for its cool, colourful charm, St Werburghs is a one-of-a-kind area, with stunning street art and eye-catching attractions every which way you look. From The Climbing Academy built inside of a re-purposed church, to the proudly independent Mina Road, every inch of St Werburghs is alive with colour and character, and Brooks Dye Works is right in the middle of the action.

Stretching from the iconic independent hub of Gloucester Road to the world-famous street murals of Stokes Craft and the annual St Werburghs Art Trail, life here offers you no shortage of incredible things to see and do.

- 1, 3 & 6 Stokes Craft
- 2 & 4 St Werburghs
- 5 St Pauls
- 7 Montpellier Train Station





# An eclectic mix of shops, eateries and cafés

With an amazing selection of unique independent businesses on your doorstep, life in St Werburghs has everything you need. The range of great organic eateries, buzzing pubs and diverse shops balances a friendly village vibe with all the character you'd expect from such a central location.

Stock up on vegan and organic goods in the flagship Better Foods store, or browse the up-cycled antiques of Re-Furnish. Sample the local brews at Wiper and True or catch up over dinner in The Cauldron or Cafe Napolita; St Werburghs really has it all. If you feel like exploring a little further afield, Stokes Craft is just a 15-minute walk away with all its cool cafés, vegan hangouts, bustling bars and world-class restaurants.

1. Wiper and True Brewery, York Street
2. The Cauldron, Mina Road
3. Stokes Craft
4. The Bristolian, Picton Street
5. Cafe Napolita, Mina Road
6. Better Food, Sevier Street
7. Emmeline, Cheltenham Road
8. Re-Furnish, Mina Road





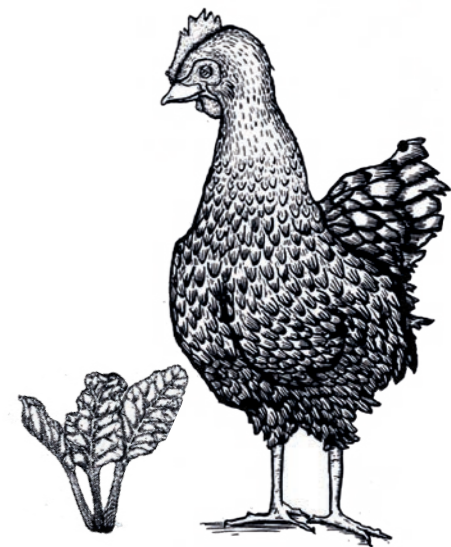
# RELAX

## and watch your family grow

With no shortage of gorgeous green spaces on offer, St Werburghs doesn't really feel like the city. From several local parks to the St Werburghs City Farm, living here offers a refreshing pace of life, with all the quaint charm of the countryside packaged in a stylish, creative neighbourhood.

You are spoilt for choice with numerous primary schools within easy reach and the outstanding Fairfield High School is just under a 20 minute walk away. Whether you're taking in the incredible views from Narrowways Local Nature Reserve, picnicking in Mina Road Park, or taking the kids down to the farm - there's so much to explore here. From the 13 gorgeous acres of community allotments to the stunning surrealist architecture and wild green spaces of Boiling Wells, it's an area like no other.

1. Ashley Hill
2. Mina Park
3. St Werburghs City Farm
4. & 6. Narrowways Local Nature Reserve, St Werburghs
5. St Andrews Park, Bishopston





# SITE PLAN

## 2 BEDROOM HOMES

TYPE i1 Plots 74

TYPE i2 Plots 75

## 3 BEDROOM HOMES

TYPE A Plots 1, 2, 3, 4, 5, 6, 7, 8, 9

TYPE B Plots 34, 35, 36, 37, 38, 39, 40, 41, 42

TYPE D1 Plots 26, 28, 30, 32

TYPE F1 Plots 43, 45, 47, 49, 51

TYPE J Plots 53, 54, 55, 56, 57

## 4 BEDROOM HOMES

TYPE C Plots 10, 11, 12, 13, 14, 15, 16, 17, 18

TYPE D2 Plots 25, 27, 29, 31, 33

TYPE E Plots 19, 20, 21, 22, 23, 24

TYPE F2 Plots 44, 46, 48, 50, 52

TYPE G1 Plots 77, 78, 79

TYPE G2 Plots 76

TYPE H1 Plots 58, 59, 60, 61, 70, 71, 72, 73

TYPE H2 Plots 62, 63, 64, 65, 66, 67, 68, 69

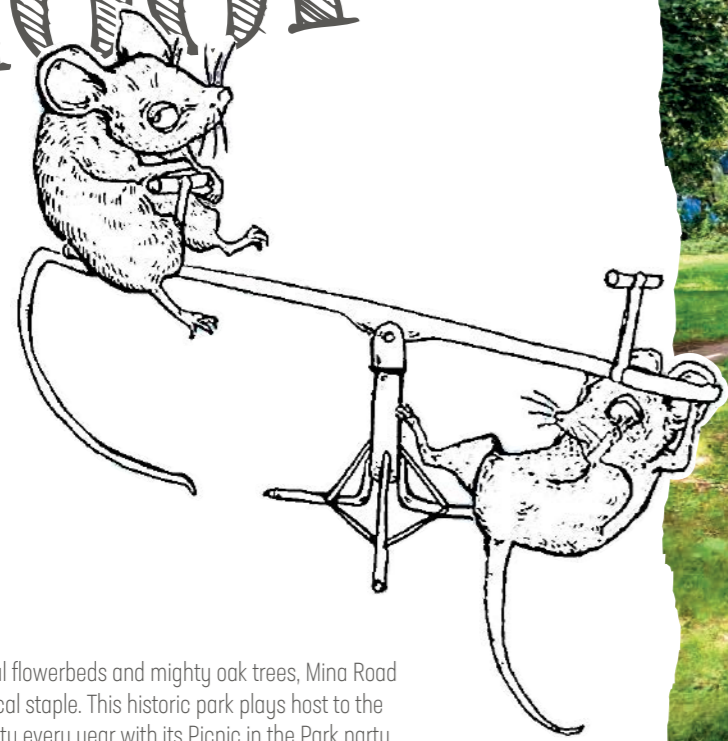
## AFFORDABLE HOUSING

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development 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. Computer generated image for illustrative purposes only. 02/20





The park  
next  
door



With its colourful flowerbeds and mighty oak trees, Mina Road Park is a true local staple. This historic park plays host to the whole community every year with its Picnic in the Park party featuring live music, local delicacies, craft workshops and, of course, a classic British BBQ. From sunny picnics to snowball fights, there's something to love about Mina Road Park all year round.



Perfectly Located



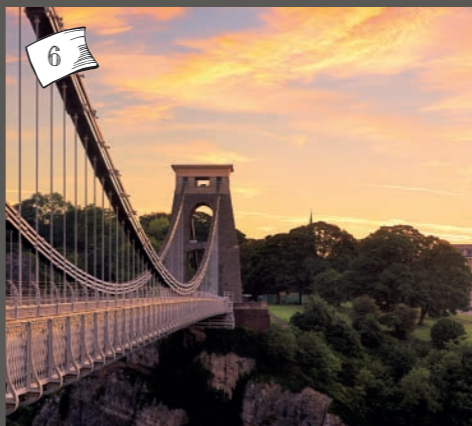




With a diverse economy that continues to go from strength to strength, Bristol leads the way in education, research and the creative industries. Hosting a vast number of major employers such as the MOD, Airbus and Lloyds TSB Group and an appealing year on year wage growth, it's an attractive city for all ages.

From sitting out on the waterfront on a sunny summer evening to taking in the Balloon Fiesta from a vantage point up on the Clifton Downs, this city has it all. Steeped in history and full of unique character, there's plenty to keep you entertained in Bristol. With countless bars and restaurants, museums, galleries and gardens, plus a diverse range of events throughout the year including St Paul's Carnival, Harbourside Festival and the Bristol Craft Beer Festival; you're never short of choice here.

1. Park Street
2. Bristol Docks and Harbourside
3. Wapping Wharf
4. Aluna Cocktail Bar
5. Gloucester Road
6. Clifton Suspension Bridge
7. Bristol Old Vic
8. Bristol is renowned for its award-winning restaurants
9. Cabot Circus
10. The Balloon Fiesta at Ashton Court Estate
11. Millennium Square





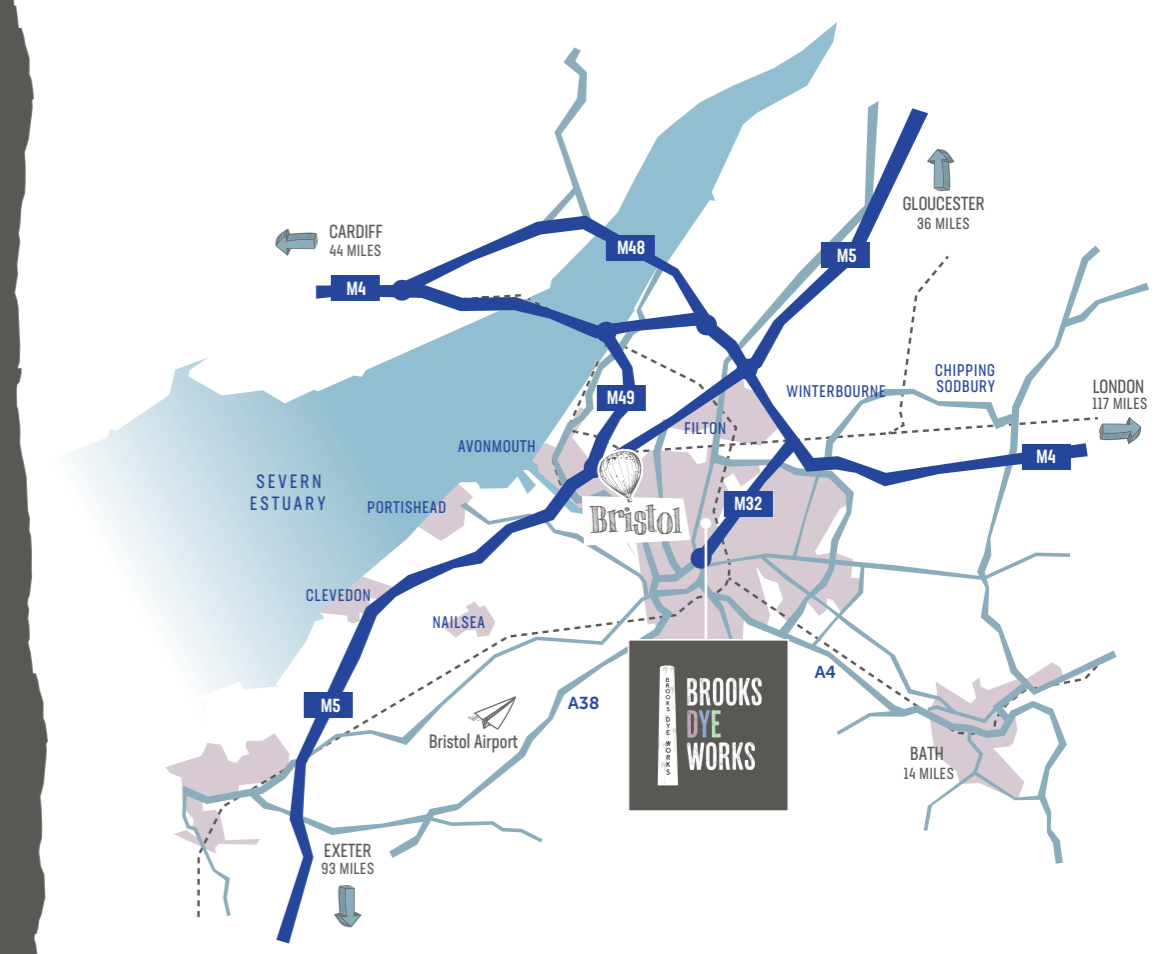


# Well connected



Less than a mile from Easton, Stokes Croft and Gloucester Road, and with the city centre just over a mile away, St Werburghs is perfectly placed to enjoy the best of Bristol. Equally, when you fancy a weekend away, getting out of the city is easy. There's quick and convenient access to the M32, Montpelier train station just a half mile up the road and Temple Meads Station is a 10 minute drive. Bristol Airport, a half hour journey south, is one of the UK's fastest growing regional airports, with destinations across Europe and Africa, and even as far flung as Mexico and the U.S.

As Britain's first Cycling City, Bristol is a great place to set your wheels in motion, with Brooks Dye Works just a short ride from the Bristol-to-Bath cycle path.



### BY ROAD

From Brooks Dye Works

Bath	40 mins
Gloucester	40 mins
Cardiff	50 mins
Exeter	1 hr 30 mins
Birmingham	1 hr 30 mins
London	2 hrs 10 mins

### BY RAIL

From Bristol Temple Meads

Cardiff	50 mins
Gloucester	57 mins
Exeter	1 hr 02 mins
Birmingham	1 hr 29 mins
London Paddington	1 hr 40 mins
Manchester	3hr 05 mins

### BY AIR

From Bristol Airport

Jersey	1 hr
Dublin	1hr 10 mins
Glasgow	1 hr 15 mins
Paris	1 hr 15 mins
Milan	2 hrs 05 mins
Vienna	2 hrs 15 mins
Lisbon	2 hrs 30 mins
Malta	3 hrs 15 mins

Source: Google Maps Feb 2020. All journey times and distances are approximate and subject to change. Map is an artists impression and not to scale. Train times taken from Temple Meads Station.





Internal computer generated image.

# SPECIFICATION

## KITCHEN

- Contemporary fitted matt finish kitchen by Magnet with solid acrylic worktops
- Under wall unit LED lighting
- Undermounted satin stainless steel sink and chrome mixer tap
- Range of Smeg appliances to include:
  - Integrated 70/30 fridge/freezer
  - Built-in multifunction single oven
  - Built-in microwave oven
  - Ceramic 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 hung wash basin
- Polished chrome mixer tap and wall mounted shower controls
- Ceiling mounted shower head and single function handset
- Clear glazed bath and shower screen
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower
- Chrome heated towel rail

## INTERIOR FINISHING

- Walls and ceilings in matt emulsion
- Square profile architrave and skirting
- Painted internal doors
- Satin chrome door handles
- Carpet to bedrooms
- Karndean flooring throughout ground floor

Choice of three concepts for kitchen units, worktops and flooring – dependant on build stage

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## ELECTRICAL FITTINGS & COMMUNICATIONS

- Mixture of low energy recessed LED downlights, pendants and wall lights
- TV aerial and data points to living room and bedrooms
- Brushed steel sockets above worktop to kitchen
- External socket to rear patio
- External light to front door and rear patio
- USB double sockets to selected areas
- Shaver sockets in bathrooms & en-suites
- Sky+ & SkyQ compatible (subject to subscription)

## HEATING / HOT WATER

- Combi boiler
- Flat panel radiators
- Plumbing for washer/dryer

## EXTERNAL FINISHES TO COMMUNAL AREAS

- Feature landscaping by Matthew Wigan Associates
- Communal bin stores
- Secure cycle parking
- LED Lighting
- External taps to rear terraces

## EXTERNAL FINISHES

- Paved rear patios to private gardens

## CAR PARKING

- 1 allocated parking space per plot
- Undercroft or garage parking to specific plots
- Electric car charging points to specific plots (see Sales Advisor for more information)

## 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 structural warranty







Internal computer generated image.

# 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.**

## **Our improvements to the homes with sustainability in mind:**

- The homes are Timber frame construction - A renewable material, offering great insulation
- Smart meters to help you monitor your energy usage
- Sustainable drainage system (SuDS) and a wildflower basin – providing a natural approach to managing drainage through permeable surfaces and wildflower planting to improve the natural eco-system
- Tree planting – A total of 63 new trees will be planted across the development, key for the environment as they create the air we breathe and are a natural filter for pollution
- Cycle store provision – Making it safe to store your bike so you can cycle more & drive less
- Extension of Mina Road Park – Spending time outdoors is one of the best ways to improve health and wellbeing, which is why we are pleased to be able to extend access to Mina Road Park
- Double glazed, argon gas filled windows increase energy efficiency, help insulate the rooms and minimise the transfer of heat through the windows
- A-rated combi boilers and appliances
- PV solar panels to selected plots - Generating electricity from the sun
- Electric car charging points – Some homes will also feature charging points



Computer generated image of cross section.



# 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.



50 Clifton Down Road  
Bristol BS8 4AH

For further information contact Acorn  
**0117 244 0400**  
[www.acornpropertygroup.org](http://www.acornpropertygroup.org)



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

BROOKS  
DYE  
WORKS  
ST. WERBURGH, BRISTOL

## 3 BEDROOM HOUSE

PLOT NUMBERS  
1 - 9

- Three double bedrooms
- Open plan kitchen with breakfast bar
- Living area with bi-fold doors leading onto terrace
- Juliet balcony to dining room
- Under stairs storage and additional cupboards to second floor
- Undercroft parking

