



**FACTORY N01**  
BRISTOL

# Welcome to Bedminster

FACTORY NO1  
BRISTOL

## A SMART NEW ADDRESS

Introducing Factory No.1 – the first tobacco factory of W.D & H.O Wills and now the site of a new and exciting residential development located at the gateway to Bedminster.

Here a new chapter is starting, with urban homes being crafted from the former factory's historic buildings, alongside five new apartment buildings.

Comprising stylish 1, 2 and 3 bedroom apartments set around a beautiful terraced garden, together with a range of restored retail units and workspaces, Factory No.1 offers the best of Bristol city living.



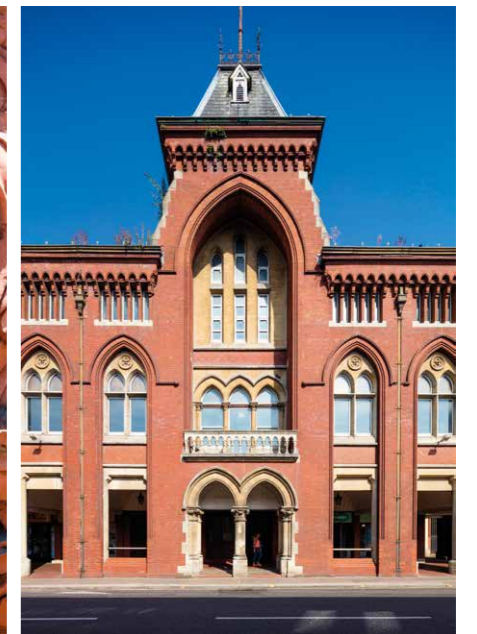
BE A  
PART OF  
BRISTOL'S  
HISTORY



*the  
new  
address  
for urban  
living*

Designed by Sir Frank Wills, this building has become one of Bedminster's most eye-catching landmarks. The site is part of the Bedminster Conservation Area and its Grade II heritage buildings are two excellent examples of the many Victorian properties in the area.

It is easy to see why Factory No.1 offers the ideal place to set up home. There's Bedminster's renowned reputation as a hub of cultural activity and in addition, Bristol's triumph at being voted the best place to live in the UK by the Sunday Times and Europe's trendiest city by National Geographic Traveller UK.



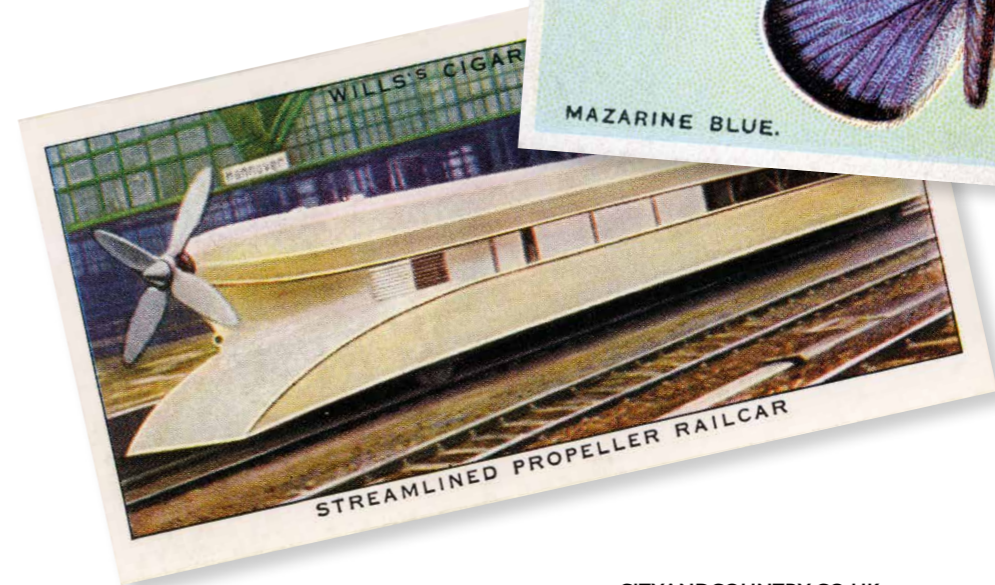
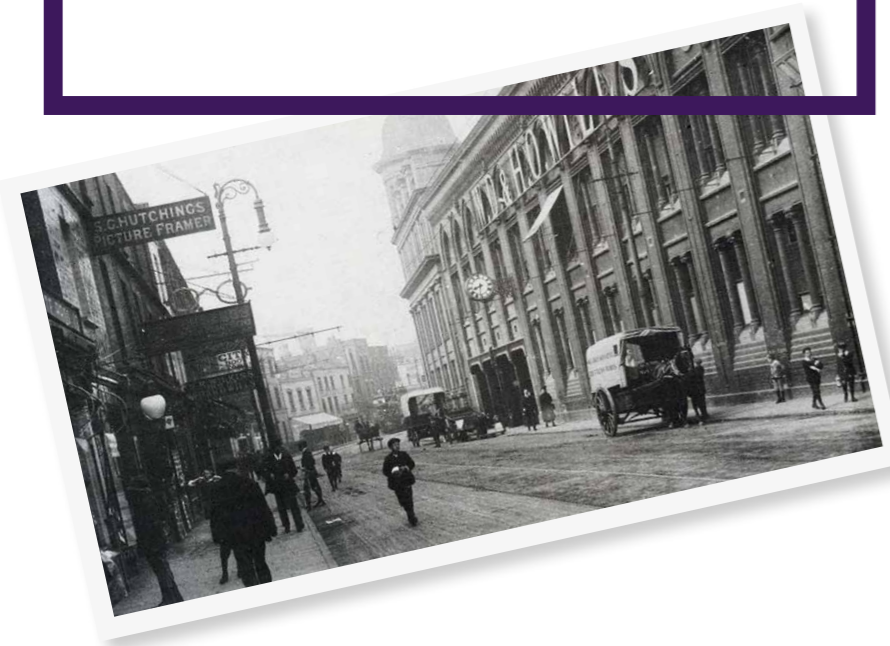
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FROM CIGARETTES  
TO CITY LIVING,  
FACTORY NO.1  
IS A BEACON  
OF BRISTOL'S  
INDUSTRIAL PAST

History

The rich history of the site makes it a compelling and interesting place to live. Located on the site of what was once a medieval hospital and then a tannery, the building is better known for being the first factory of tobacco importers and manufacturers, W.D & H.O Wills. The brothers moved their business from its premises in Redcliff Street to its first factory in Consort House (Factory No.1) in 1886, celebrating the move with a high tea in the Cigar Room for all 900 employees. Famously both non-smokers, William Day Wills and Henry Overton Wills II were pioneers of the cigarette card used in packaging and were the first UK company to mass-produce cigarettes.

Their successful business launched many popular cigarette brands including Woodbine and Capstan. Towards the end of the 19th Century, and in response to challenges from the American Tobacco Company, W.D & H.O Wills joined forces with 12 other family-run tobacco manufacturers including John Player & Sons and Lambert & Butler. The Imperial Tobacco Company (Great Britain and Ireland) Limited was formed in 1901 (although the companies continued to trade under their own names) and Regent House became the company headquarters. Tobacco continued to be manufactured at Factory No.1 until the 1970s.



# A CATALYST FOR GROWTH



The vision behind Factory No.1 is to respectfully restore the elegant façades of Consort and Regent House, in celebration and recognition of the area's industrial past, whilst enhancing the vitality and purpose of this part of Bristol, which is primed for a new future.

Factory No.1 provides 271 new homes with the hustle and bustle of city life just moments away. An urban oasis in every sense, this stylish new development benefits from beautifully landscaped outside spaces and pretty terrace gardens, but at the same time offers the reassurance that when you need it, the city centre is close at hand.

Allocated parking is provided to many apartments, together with the opportunity to upgrade to an electric car charging point, subject to availability. The development also encourages a safe, car-free lifestyle with both Bedminster Arcade and Lombard Street being pedestrianised and ample cycle spaces available on site.



**CONVERSION**  
**CONSORT HOUSE**  
 31 homes  
**REGENT HOUSE**  
 68 homes

**NEW BUILD**  
**CAPSTAN ROOM**  
 41 homes  
**CUTTING ROOM**  
 31 homes  
**LOMBARD HOUSE**  
 4 homes  
**TOBACCO STORE**  
 19 homes  
**WATKINS HOUSE**  
 30 homes  
**WILLS HOUSE**  
 47 homes



Site plan not to scale, for indicative purposes only.

A CAREFULLY  
DESIGNED  
COLLECTION OF  
HOMES THAT WILL  
CREATE A STATEMENT  
IN BEDMINSTER



Consort and Regent House boast generous ceiling heights and many original features behind their imposing façades. These buildings have been imaginatively converted to accommodate a wide range of new apartments, while the stylish new apartment blocks either surround or are set within the landscaped central gardens. Created to conceal the parking areas beneath, the raised terraces consist of fine lawns, ornamental planting, hedges and several species of trees, all of which combine to create attractive outside spaces set back from the busy high street, where residents can relax and revive.

Imperial Arcade, which is located directly below Consort House, is being rejuvenated in homage to the local area's arts community, while Regent House will boast a set of creative workspaces alongside new retail units.

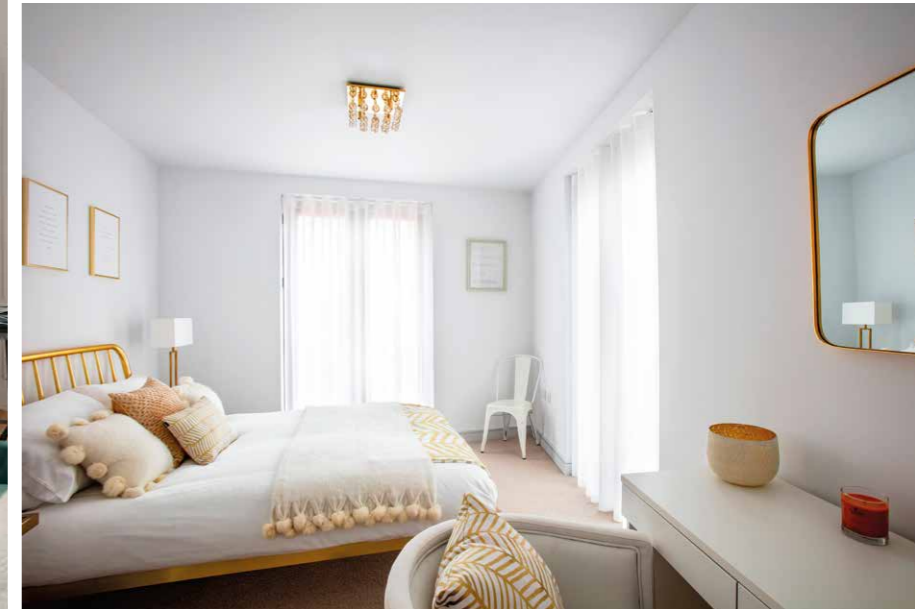


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## CONTEMPORARY DESIGN FUSED WITH AN INDUSTRIAL CONTEXT



Factory No.1 offers light-filled interiors which have been expertly designed and specified to complement the style and architecture of the buildings.

Kitchens feature different textures and contrasting tonal finishes to create an interesting and cohesive design. Using bronzed sleek handles, wood and matt finishes to kitchen doors, with on-trend quartz marble worktops and integrated SMEG appliances, these kitchens ooze style and quality.

There are two exciting, yet different specifications for the bathrooms. Every apartment will feature a bathroom in a gold and charcoal black theme, with textured radiators, matt black flush plates and shower trim complemented by brushed gold taps and shower fittings; creating a softened industrial feel. Additional bathrooms will feature the sleek, elegant white and grey marble theme, with chrome cross handled taps and shower fittings.

Where fitted wardrobes are included, they are in a warm bronze mirrored finish to reflect light from the large windows, with a contrasting grey trim to compliment the wall finishes.

Some properties within Consort House and Regent House also benefit from original features including fireplaces, cornicing and plasterwork.



*Live  
With  
Style*

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Escape  
The  
ordinary



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LET  
BEDMINSTER  
LIGHT UP  
YOUR LIFE



Located on East Street, Factory No.1 lies at the gateway to Bedminster, minutes from North Street and at the heart of city life. In recent years the area has created a name for itself as a hub of creativity for artists, developing its own distinctive character. The Upfest Gallery on North Street is Bristol's longest running urban art gallery and most years it hosts UPFEST, Europe's largest street art festival.

There is no shortage of places to eat, shop and hang out in Bedminster: a short walk away is North Street with its collection of independent shops and eateries. East Street itself offers an assortment of shops perfect for all your grocery needs. Close by is the summer hotspot of Victoria Park, whilst Bedminster Station is just around the corner, where funding is in place to reopen a direct line to Portishead.

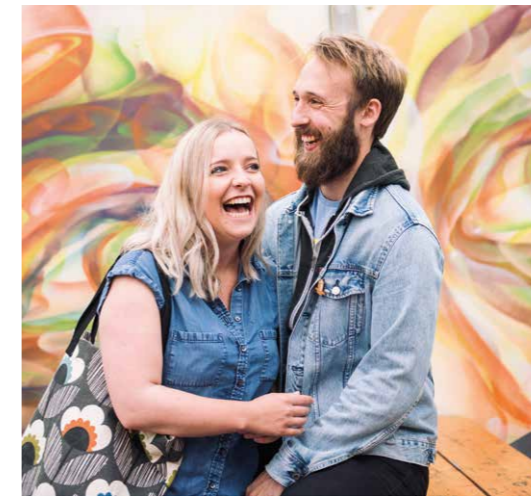


## WHAT THE LOCALS SAY

LOVE  
Bedminster

"THE GRAFFITI REALLY MAKES THIS AREA DISTINCTIVE, THE STREET LOOKS FANTASTIC NO MATTER WHAT TIME OF YEAR IT IS... THERE'S SO MANY NICHE PLACES TO GO THAT IT REALLY STANDS OUT FROM THE REST OF BRISTOL"

▼ AMY AT RHUBARB JUMBLE, VINTAGE CLOTHING AND FURNITURE BOUTIQUE ON NORTH STREET



▶ "EVERYTHING YOU WANT TO DO IS WITHIN A 15 MINUTE WALK FROM HERE, BUT IT'S ALSO QUIET ENOUGH IF YOU WANT TO JUST GET AWAY"

LOCAL COUPLE LIVING JUST OFF NORTH STREET



▶ "SOME PEOPLE DON'T LEAVE, YOU'VE GOT EVERYTHING ON YOUR DOORSTEP... ON NORTH STREET THERE ARE SO MANY LOCAL, INDEPENDENT VENUES OFFERING GREAT COFFEE, GREAT FOOD, GREAT BEER, GREAT SHOPS - THERE'S SO MUCH GOING ON"

THE STEAM CRANE, ALE HOUSE AND KITCHEN ON NORTH STREET



▶ "LIVING IN SUCH A BIG CITY BUT HAVING SUCH A WONDERFUL COMMUNITY SPIRIT IS AMAZING AND IT WASN'T ANYTHING THAT I EXPECTED WHEN WE OPENED THE SHOP"

LIDIA & STACEY AT ZERO GREEN, BRISTOL'S FIRST ZERO WASTE SHOP





FACTORY N01  
BRISTOL

NORTH STREET

BEDMINSTER STATION

VICTORIA PARK

M-SHED

THE GENERAL

ARNOLFINI

BRISTOL CITY CENTRE

QUEEN SQUARE

ST MARY REDCLIFFE CHURCH

BRISTOL SHOPPING QUARTER

CABOT CIRCUS

BRISTOL TEMPLE MEADS STATION

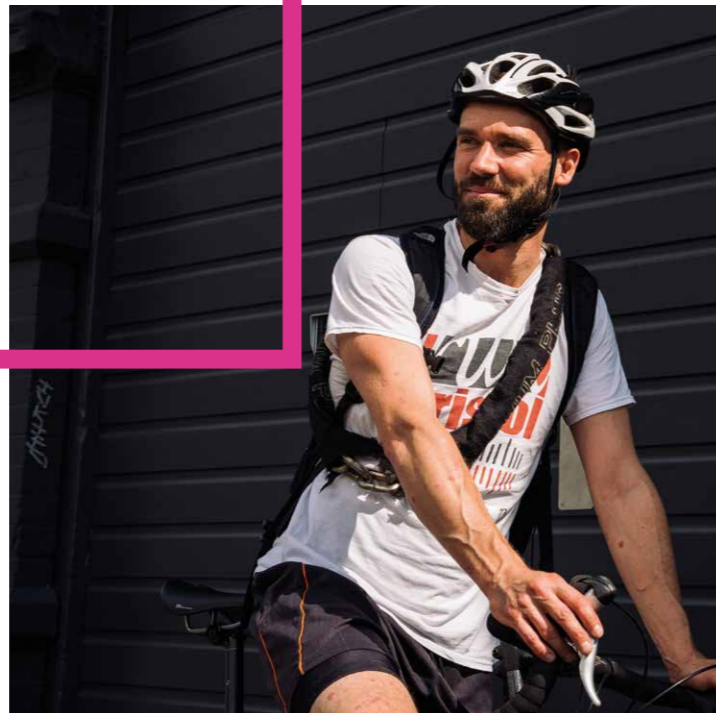
## VARIED CULTURAL ATTRACTIONS ABOUND

It is hard to walk far without spying the conspicuous works of art by talented local street artists, including the world famous Banksy. A thriving nightlife scene is supported by numerous restaurants, bars and cafés, from international groups to independent start-ups.

Local restaurants serve a wide range of cuisine to indulge in. From Caribbean influences along Gloucester Road to the ubiquitous delights of Pimminster on Stokes Croft, one of Bristol's homegrown establishments, there is no shortage of flavours to experience. For World-class dining, head north of the river to Casamia and Paco Tapas at The General and for a more peaceful way of life, visit the refined café culture at Clifton.



WHICHEVER  
MODE OF  
TRANSPORT  
YOU CHOOSE,  
IT'S A DODDLE



Being the UK's first cycling city, getting about on two wheels is easy and actively encouraged with cycle routes on most main roads. There are plenty of secure places to leave bikes and even free-to-use bike pumps conveniently placed around the city.

For destinations that can't be reached on foot or by bike, there is an excellent network of bus routes across the city. Regular train services run to both London and Exeter from nearby Bristol Temple Meads Station. At peak times Bedminster Station offers services to Cardiff, Exeter and Taunton, while a local service between Bristol Parkway and Weston-Super-Mare calls at Bedminster every hour during the week.

Factory No.1 is close to a network of A roads allowing swift journeys to Bath and effortless access to the M5 heading north towards Gloucester and south towards Taunton. Bristol Airport is easily accessible by road via the A38, offering flights within the UK, across to Europe and further afield.

# Bristol Bicycle TOUR

## TRAVEL BY TRAIN

Bath  
**IN 11 MINUTES**

Swindon  
**IN 40 MINUTES**

Cardiff  
**IN 48 MINUTES**

Exeter  
**IN 57 MINUTES**

London  
**IN 100 MINUTES**



## CYCLE



Wapping Wharf Harbourside  
for bars, restaurants & cafés  
**IN 0.7 MILES**

Bristol City Centre  
**IN 0.8 MILES**

Bristol Temple Meads Station  
**IN 1.1 MILES**

Ashton Gate Stadium  
**IN 1.3 MILES**

## WALK



East Street for  
your grocery needs  
**IN 1 MINUTE**

Bedminster Station  
**IN 5 MINUTES**

Victoria Park for tennis, outdoor  
bowling greens and play area  
**IN 6 MINUTES**

North Street for independent  
shops & eateries and the  
Upfest Gallery  
**IN 8 MINUTES**

## DRIVE

Filton  
**IN 5.5 MILES**

Bristol Airport via A38  
**IN 6.7 MILES**



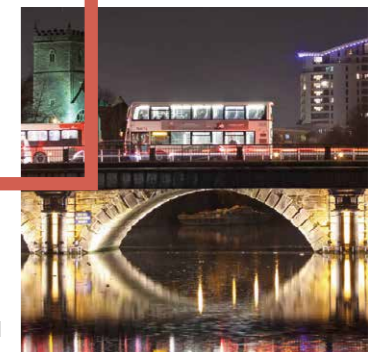
## CATCH A BUS

Cabot Circus for  
shopping & dining  
**IN 15 MINUTES**

The University of Bristol  
– Clifton  
**IN 23 MINUTES**

University of West England  
– UWE Bristol  
**IN 29 MINUTES**

Clifton Village  
**IN 32 MINUTES**



Travel times source: Google maps, August 2019

# CITY & COUNTRY A FAMILY-OWNED SPECIALIST IN THE CONVERSION OF HISTORIC AND LISTED BUILDINGS



City & Country's talent lies in being able to transform heritage buildings into elegant homes with individuality. Our meticulous attention to detail throughout the design process ensures that we make the most of the light and space provided by the proportions of the buildings, retaining original features wherever possible to create homes of real character and quality, often hard to find in modern developments.

With over 55 years' experience and a reputation as the leading restoration and conversion specialist in the UK, we have achieved considerable success through our sensitive yet innovative approach and the quality of our completed developments.

The General, located in Bristol and just a short walk from the city centre and Bristol Temple Meads, offers stylish converted period homes within the original listed buildings. The General is nearing completion and will be home to over 200 new and converted apartments and houses.

The character-filled new homes, situated in the Grade II listed buildings of the former Bristol General Hospital include a converted chapel, triplex apartments with glazed upper floors and a penthouse apartment located in the unique octagonal tower, with views across the city to the Somerset countryside. The reinstatement of the original roofscapes and balconies provide many of the apartments with their own terraces.

- Winner at the Bristol Civic Society Design Awards
- Highly Commended for 2018 Evening Standard Awards for Best Large Development
- Winner of 2017 Michelmores Property Awards - The General - Heritage Project of the Year
- Silver for 2017 WhatHouse? Awards for Best Apartment Scheme
- Winner for 2017 Evening Standard New Homes Awards for Best Out of London Home



"THE PLIGHT OF BRITAIN'S ARCHITECTURAL HERITAGE IS A CAUSE THAT IS CLOSE TO MY HEART AND IT IS GREAT TO SEE A COMPANY LIKE CITY & COUNTRY TAKING ON SUCH COMPLEX AND WORTHWHILE WORK"

George Clarke  
City & Country Brand Ambassador  
and TV's Restoration Man





**FACTORY N<sup>o</sup>1**  
BRISTOL

FACTORY NO.1, EAST STREET,  
BEDMINSTER, BRISTOL BS3 4HH

CITY & COUNTRY

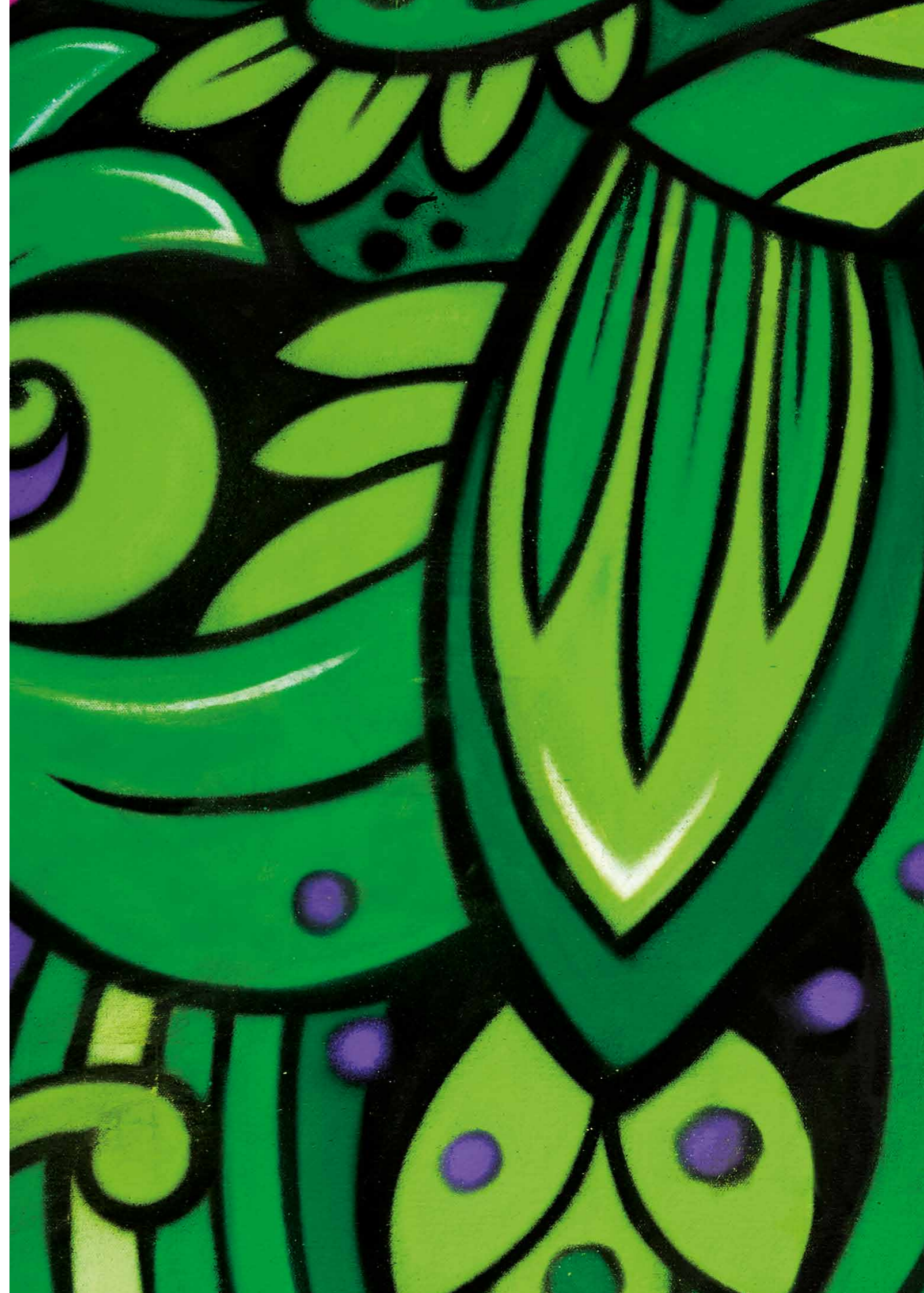
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THE Q POLICY

The information in this document is indicative and intended to act as a guide only. Due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification.

This development includes communal land and/or shared facilities. A management company will be set up by City & Country to ensure that these areas are continually managed to a high standard. Product related images contained within this brochure are from other City & Country developments and do not necessarily relate exactly to the specification for Factory No.1. Any computer generated images are for illustrative purposes only. This information does not constitute a contract, part of a contract or warranty. August 2019.







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