An Acorn Property Group led development in partnership with Galliard Homes
Introduction

A prestigious development of luxury apartments and houses within walking distance of the heart of the beautiful city of Bath.

The Grade II listed Hope House, originally built circa 1781, is being converted into a suite of elegant apartments that enhance the original architecture. The beautifully proportioned building sits in an elevated position to the north of the city and commands exceptional views over the centre of Bath and beyond.

A series of houses and apartments will be formed in terraces immediately to the south and east of Hope House and have been designed to respect Bath’s predominantly Georgian architecture, preserving the character and appearance of the conservation area.

To the very south of the six acre site, a row of four contemporary houses along with a tennis court complete this exceptional development.

The site was once the home of the Royal High Junior School and the extensive private parkland and woodland grounds will be preserved and improved to create a glorious natural environment.

Hope House is a stunning development with a truly singular address that is seldom seen on the market.
Hope House - History reinvented

Hope House truly is one of the most exciting developments to come to the prestigious city of Bath in decades.

Nestled within rich woodland grounds of the former Bath Royal High Junior School, this majestic development features a bespoke collection of new apartments and houses along with the refurbishment of a historic Grade II listed building.

The immaculate design of the scheme reflects its setting within the only English city registered as a World Heritage site and is within the Bath Conservation Area. Located in the prime residential suburb of Lansdown, Hope House has the boutique shopping area of Bartlett Street Quarter on its doorstep as well as being within walking distance of the heart of the city.

Set within six acres of parkland, Hope House offers the unique opportunity to benefit from a home in the city yet with the outlook and surroundings rarely found outside rural locations. The mature woodland is teeming with wildlife including the occasional deer and much of the green space and many of the elevated homes offer beautiful panoramic views across the city and the Avon Valley.

1. Hope Place
Located on the site of the former school buildings, Hope Place features thirty-seven 1, 2 and 3 bedroom new build apartments and six 3 bedroom townhouses designed with great respect to Bath’s predominantly Georgian architecture.

2. Hope House
Dating back to 1781, the Grade II listed Hope House building sits in a fantastic elevated position overlooking the city. Sympathetically refurbished and converted into seven luxury 2 and 4 bedroom apartments.

3. Park Row
Located at the highest part of the site, Park Row features a striking terrace of four new 3 and 4 bedroom townhouses each benefiting from stunning views across the city, private gardens and roof terraces.

4. Parkland
The private parkland that envelopes the site comprises six acres of enhanced and maintained gardens. With walkways meandering through it, it is home to a variety of wildlife including the occasional deer and displays a wide diversity of mature trees, many older than 100 years.

5. Tennis Court
Newly refurbished, this full-size private tennis court is available all year round for the exclusive use of Hope House residents and their guests.

6. The Gardens
A hidden jewel at the lower part of the site, The Gardens is accessed via a private drive. Nestled within rich woodland grounds of the former Bath Royal High Junior School, this majestic development features a bespoke collection of new apartments and houses along with the refurbishment of a historic Grade II listed building.
Hope House

elegant living

A development of fifty-eight new houses and apartments, arranged around the historic listed Hope House, gardens and parkland.
The interiors at Hope House are as beautiful and dignified as the buildings and grounds that enclose them.

Whether classic or contemporary, natural or man-made, the materials and finishes have been chosen to complement the design of the buildings they inhabit.

Form and function work in harmony, kitchens and bathrooms are functional, durable and graceful. There is balance and subtlety in the choice of colours and textures, a richness that is difficult to describe.

These are stylish and inviting living spaces that will continue to delight you and will create a perfect home.
Elegance never goes out of style

Elegance – what does it mean? A certain presence, a dignity, a cultivated grace and grandeur, the epitome of good taste.

Hope House has been converted and redeveloped with elegance in mind. There are few cities and even fewer towns within the UK that can be described as elegant, Bath must surely top the list.

Bath is big enough to have plenty going on, but small enough to know intimately. It’s a place that’s perfect for simply wandering around. Sweeping crescents of immaculate Georgian architecture bump into ancient cobbled alleys, and wherever you look you’ll find a corner of such classical splendour, it will take your breath away.
Bath, a portrait of perfection

The city has a quality that is difficult to define, a serenity and a timeless grace that has evolved since the Romans first built a temple around the hot water springs about two thousand years ago.

Bath has been slowly and sensitively developed since it became a royal borough in the eighth century under Alfred the Great. There are architectural influences from Anglo-Saxon and medieval times but it is the honey coloured stone from the Georgian period that prevails.

Cradled within a natural basin amidst the Mendip Hills, this compact city is not just about history. It has a cosmopolitan vibe that matches the best from London’s West End, a year round programme of festivals, an impressive arts scene and a range of restaurants that wouldn’t be out of place in Mayfair.

The centre attracts in excess of a million visitors a year from all over the world which is in part due to its status as a UNESCO World Heritage Site. The Roman Baths, the Georgian crescents, art galleries, museums and Bath Abbey make up the major attractions but local residents can wander off the busy main streets to discover the city’s hidden charms in the local markets and independent shops.

Bath may look like a stage set, but there is a friendliness and intimacy that only residents can truly appreciate.
The 17th Century saw Bath transforming from a virtual backwater into an elegant spa following a visit by Queen Elizabeth that set the seal of royal approval and attracted the cream of society. Artists, actors and musicians populated a playground for the aristocracy and this wealthy elite attracted the luxury trades. Fine inns and lodgings sprang up to accommodate the visitors and already, Bath was considered one of the most beautiful cities in the country.

In 1830, a young Princess Victoria, later to become Queen Victoria, came to Bath with her mother to open a park named in her honour – Royal Victoria Park. They stayed in the Royal Hotel where a commemorative plaque was erected to mark their visit and an impressive statue of Queen Victoria also stands outside the Victoria Art Gallery.

In more recent years the annual Royal Bath and West Show has been visited by Princess Anne, the Prince of Wales and Duchess of Cornwall, the Queen Mother and Queen Elizabeth II.

Bath is renowned for its royal connections and Queen Anne was one of the earliest royal visitors in 1688. Her visit is credited for making Bath incredibly popular among fashionable high society over the following years.
The architecture, culture and heritage of Bath is abundantly evident, yet Bath is a busy and active city with markets and theatres, a lively arts scene, unique, independent shops, restaurants and bars that fly the flag for diversity and inspiration.

The state-of-the-art Thermae Bath Spa combines the best of the Roman spa with the contemporary design of the New Royal Bath that provides mineral-rich, thermal waters in an open-air rooftop pool with magnificent views over the city.

The modern Southgate shopping centre showcases designer labels and high street chains and is next to Bath Spa Station just a 20 minute walk to the south of Hope House.

Stop for coffee, lunch or a post-shopping cocktail at one of the many cafes, bars and restaurants that are scattered throughout this vibrant city. Treat yourself at the Michelin-starred Bath Priory Hotel and Restaurant or take afternoon tea accompanied by live classical music at the Pump Rooms.

Bath Rugby Club has a family friendly, city centre ground and on match days the city buzzes with a convivial atmosphere. Bath Racecourse lies just outside the city and offers a thrilling day at the races, fine dining and an eclectic mix of events.

A city of beauty and diversity

Established within glorious rolling countryside, the unique city of Bath is famed for its stunning Georgian architecture, natural hot springs and a rich heritage. The architecture, culture and history of Bath continues to draw visitors from across the world yet behind the beauty is a thriving local community with many hidden gems.

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The city is divided into distinct retail areas and as much of the centre is pedestrianised and all within walking distance, shopping is a very pleasant experience. The London connection is strong with many leading brands choosing Bath for their second store and locals jokingly referring to it as ‘west, west London’.

Milsom Place, Union Street and Stall Street are home to traditional but beautiful homeware and fashion shops and Jolly’s – Bath’s famous department store. There is a modern shopping centre at Southgate and there are specialist spots such as Broad Street for boutiques and Walcot and Bartlett Streets for vintage fashion and antiques.

There are tiny lanes tucked away near the Royal Crescent and Circus with dazzling jewellery shops, independent boutiques and art galleries. Whatever your desire, we are confident that Bath will deliver.

Bath is a delight for shoppers of all styles and persuasions from the bohemian or uber-cool to the more upmarket customers who are brand conscious, avant-garde or trend-setting.
Despite its rich historical background, Bath has never been stuck in the culinary past. Whilst the city is renowned for serving afternoon tea and has a penchant for the famous yeasted Bath Bun, these traditions are more symbolic than representative.

The city offers a fascinating mix of snug, timber-beamed, traditional ale houses alongside innovative gastropubs with mouth-watering menus. There are plenty of ethnic and vegetarian or vegan options but in the main it is the unique, independent restaurants, bars and delis that fly the flag for inspirational and exciting dining experiences.

For exquisite fine dining, the city and its surrounds provide three Michelin-star restaurants with many others highly rated by Michelin or with distinguished AA Rosettes. The café scene dominates Bath’s daytime presence with artisan coffee shops and vintage tea rooms and every evening locals head for the chic hotel bars, rooftop terraces and cocktail lounges that contribute to making Bath such a rewarding place to live.

From Michelin stars to traditional gastropubs
The impressive arts scene is spearheaded by the Theatre Royal, one of the oldest and most beautiful working theatres in the country and the starting point for many West End plays. The Theatre Royal is also home to the diverse Ustinov Studio and the Egg Theatre which stages family shows. Street performers entertain you in the city centre, there is a successful film and fringe festival as well as the much acclaimed International Music Festival held every May.

A weekly Farmers’ market and a monthly artisan market are held in Green Park, a former Victorian railway station and Bath Guildhall Market is the oldest shopping venue in the city having served the community for 800 years.

This cosmopolitan city may have history coursing through its veins, but a young, fresh and alternative atmosphere is never far from the surface. Bath is one of the smaller cities in the UK with a population of less than 100,000, yet it is forward-thinking, prepared to take risks and to invest in its future.

The A creative culture

Entertainment & Culture

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1. Art Gallery
2. A street performer by the Abbey
3. Acrobatic street performers
4. The Christmas Market, Bath
Located in one of the oldest thoroughfares in the city, a region that was known as ‘Upper Town’ and considered to be the gateway to Georgian Bath, Bartlett Street Quarter celebrates individuality and artistry. The area exudes more of a bohemian vibe and is frequented by local residents rather than visitors which make for an intimate and friendly atmosphere.

Independent stores are nestled into nooks and crannies and line this pretty cobbled hill that lies to the north of the city centre. The variety of retailers in this traffic free zone make for a captivating experience - pick up a flat white at Café Lucca, primp those curls at Artizan hair salon or revitalise the mind and body at Yoga Bodhi.

From exclusive boutiques and antique shops to tea rooms, restaurants and everything in between - spend hours browsing to your heart’s content. Above all, Bartlett Street Quarter is a treasure trove of all things original, quirky, unusual or distinctive – the perfect ‘on your doorstep’ street for any Hope House resident with imagination and creativity.
The borders of Bath

Situated in Somerset, Bath is close to the borders of Wiltshire and Gloucestershire, surrounded by beautiful, rolling countryside, historic market towns and quintessentially English villages. Bath is also set on the southern edge of the Cotswolds with its distinctive creamy coloured limestone villages.

Bristol is Bath’s near neighbour and competes on a heritage level with a rich maritime history, rejuvenated docklands with majestic wharves and cobbled streets and evidence of Brunel’s genius in SS Great Britain and the Clifton Suspension Bridge. Bristol also provides a large, modern shopping quarter, a popular retail outlet at Cabots Circus, a lively nightlife and a wide range of restaurants from casual brasseries to stylish, upmarket dining rooms.

The popular attractions at Cheddar, Glastonbury, Stonehenge and Longleat are all close enough for a family day trip and the Cathedral at the UK’s smallest city Wells is just 20 miles away. The popular market towns of Corsham and Bradford on Avon are well worth exploring while nearby Radstock has been awarded conservation area status.

Exploring the Wider Area

1. Clevedon Pier
2. The Matthew, Bristol Harbour
3. View of Bath from Prior Park
4. Glastonbury Tor
5. View from the Quantocks
6. Clifton Suspension Bridge
Well educated

Bath is acknowledged as an excellent centre of learning with a fine collection of public and state schools and is a great choice for further education with two universities, a college and many schools with individual specialisations.

Excellent connections

Bath is strategically located close to motorways, an airport and has a well-connected railway station making regional, national and international journeys relaxed and straightforward.

Bath Spa is just a 20 minute walk through the city centre or a short drive to the south of Hope House. There is a local group, Cycle Bath, that promotes responsible cycling, offers training and encourages an active outdoor lifestyle and there is a self-service bike hire scheme with fourteen docking stations around the city.

Hope House is just 9 miles from Junction 18 of the M4 which provides a direct route into London and gives easy access onto the M5. Bristol Airport, just 20 miles from Bath, is one of the UK’s fastest growing airports serving over 100 destinations that include many popular holiday and business centres in Europe.
Architect’s Statement

From conception to completion

“As Britain’s only city with an all-embracing World Heritage Site designation by UNESCO, managing significant developmental change in Bath can be challenging, but also very rewarding. The project will create fifty-eight new dwellings, with a mix of sizes, arranged around the historic listed Hope House, gardens and parkland.

The development offers magnificent views yet sensitively takes into account the surrounding buildings views and vistas, in particular Lansdown Crescent that sits dramatically above the parkland. Each property has been carefully considered and designed to give the most efficient but exciting spaces, as well as continuity between the new buildings, gardens and the landscape to create a coherent and quality development.

As you turn into Hope Place from the historic Lansdown Road a new street scene has been created with traditional style terrace houses with simple but elegant Georgian detailing setting the tone of a development comfortable in this important location. The eye however might be forgiven for wandering immediately along this new street as it falls away with the natural slope of the land across Bath to the beautiful rolling hillsides in the distance.

Two new buildings line the entrance road and offer a mix of spacious townhouses and apartments, creating a sense of arrival and acting as a gateway through to what is more of a park setting, exploiting in the best possible way the vast green areas unique to this city centre setting.

A third and final new building, completes Hope Place and brings some scale and drama to mark the end of this new street as the largest of the three. It also helps to order the landscape for which the listed Hope House looks out on at the head of the parkland. A wonderfully quirky but suitably elegant lift pavilion links the lower levels of the parkland and parking with the uppermost areas so that this sloping site has fantastic accessibility for all to enjoy the various landscape settings.

To the north of the site and sitting comfortably below Lansdown Crescent is Park Row, a terrace of four stunning townhouses. Set over 4 levels, with open plan living spaces each linking to private outside spaces with views of Bath and aspects that are unrivalled in this part of the city.

And of course, sitting proudly at the head of the parkland, with a new extension, the Grade II listed Hope House has been brought back to its former glory and the building given the scale and grandeur of old. The building houses apartments with views, space, décor, and a sense of place that would put a smile on anyone lucky enough to be able to call it home.”

Daniel Lugsden BA (HONS) DIPARCH RIBA
Partner Nash Partnership

1. Computer generated image Hope Place, Hope House
2. Computer generated image Hope Place, Hope House
3. Computer generated image Park Row, Hope House
Hope House was an early Regency home leased by the garden enthusiast, Charles Hamilton, in the late 18th century. He used the elevation to create generous terraces and parkland that gave incredible views over the city of Bath.

Hope House upper terrace overlooks the park and is linked to the middle terrace by a grand staircase. The spacious middle terrace is centred around a generous sunken garden, with a ha-ha* to separate the elegant lawn from the informal park beyond. Quality paving and hand-crafted metal work evoke the restrained elegance of Regency Bath and are interspersed between the honey-coloured stone, the new buildings, the piazza and lower street.

Sympathetically designed by landscape architects, Matthew Wigan Associates, the landscape fashions a unique setting, that confidently blends the best of Regency, with the calm sophistication of contemporary design, to create a place to feel at home.

*A ha-ha was a key element of the Landscape Movement, so named because it came as a surprise to unsuspecting visitors in short, it’s a ditch or vertical barrier that looks away with the roof for a fence and allows unbroken views from the house across the landscape.

An exquisite environment

The Grounds
Hope House has been designed using quality materials to subtly define the living spaces. The implementation of old and new raw materials throughout the development is paramount; to complement the existing traditional features, the design is a blend of classic and contemporary that varies to suit the different buildings.

The design of each property celebrates the use of natural materials, letting them define the different internal spaces and dictating how the space is experienced. The traditional local Bath stone, a type of oolitic limestone that has a grey/yellow colour and is prevalent amongst the sculptures and architecture of Bath, has been used to link the heritage of the surrounding 18th Century Georgian architecture with this contemporary development.

This combination of materials is an integral part of the interior design for these homes. Natural timber and exposed brickwork show true English craftsmanship and metal work, that includes antique bronze finishes along with white Roman inspired marble together marry form and function.
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 placemaking through regeneration and development.

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.