



# HOPE HOUSE

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LANSDOWN · BATH

**DEVELOPMENT PLAN**

# Hope House, among the finest addresses in Bath

Set within six acres of private parkland close to the centre of Bath, Hope House will provide an exceptional and aspirational home; an address of prestige and distinction. This collection of Georgian style properties border the majestic Grade II listed Hope House and share magnificent elevated views across the city.

The mature parkland is home to many species of ancient trees and provides a natural habitat for a wide variety of wildlife, including the occasional deer. The combination of open space, historical context and sophisticated design, gives each of these homes character and a story that is embarking on a new chapter.



Hope House Key	
1. Entrance from Lansdown Road	9. Formal lawn
2. Hope Place Houses - 3 bedroom houses	10. Underground parking
3. Hope Place Apartments - 1, 2 and 3 bedroom apartments	11. Residents parking
4. Hope House - 2 and 4 bedroom apartments	12. Gate with key fob access
5. Park Row - 3 and 4 bedroom townhouses	13. Estate Manager / Concierge service
6. The Gardens - 4 bedroom houses	14. Private tennis court
7. Piazza	15. Bat houses and bird boxes
8. Lift Pavilion	16. Six acres of private parkland, walkways and seating

Development Address:  
**Hope House,**  
**Lansdown Road,**  
**Bath BA1 5ES**



An Acorn Property Group led development in partnership with Galliard Homes

The development layout is for illustration purposes only. Plot positions, parking and landscaping can vary slightly during construction. All structural and landscaping finishes are indicative only.



# HOPE HOUSE

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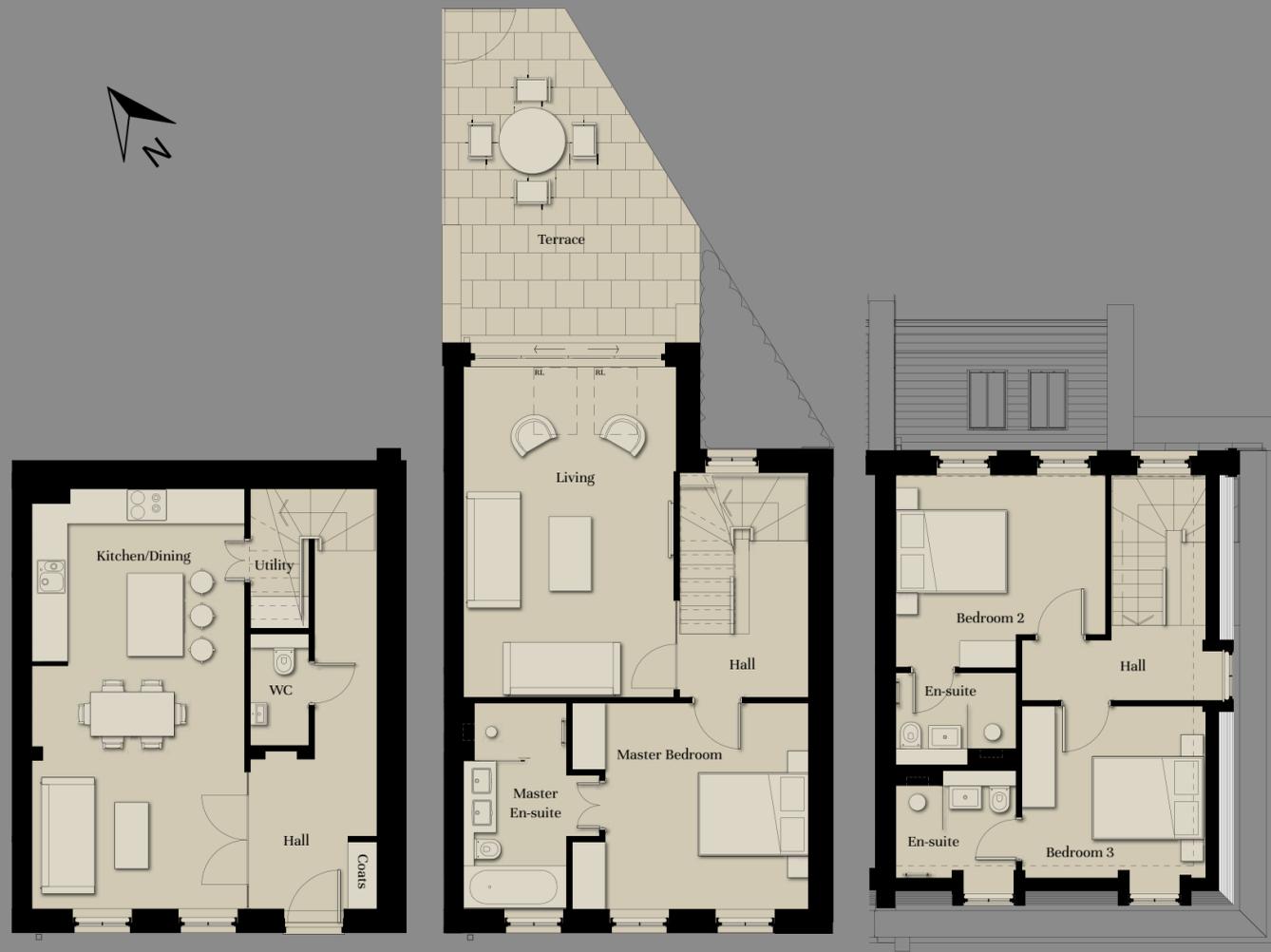
LANSDOWN · BATH

Hope Place  
Houses & Apartments

# Hope Place, elegant houses

Six classic 3 bedroom townhouses carefully designed to blend sophisticated Georgian style with contemporary design, in warm honey coloured Bath Stone and traditional slate.





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## HOPE PLACE

HOUSE NO. 1

### GROUND FLOOR

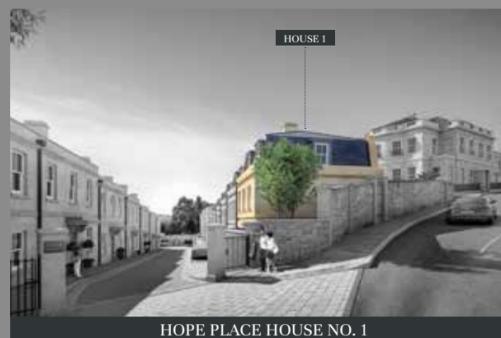
Kitchen/Dining	7.60m x 3.80m	24'11" x 12'6"
Utility	2.50m x 1.00m*	8'2" x 3'3"*

### FIRST FLOOR

Living	6.00m x 3.70m	19'8" x 12'2"
Master Bedroom	3.70m x 3.60m	12'2" x 11'10"

### SECOND FLOOR

Bedroom 2	3.70m x 3.40m	12'2" x 11'2"
Bedroom 3	3.20m x 3.00m	10'6" x 9'10"



HOPE PLACE HOUSE NO. 1

\* Maximum Dimensions. RL: Roof light

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GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## HOPE PLACE

HOUSE NOS. 2, 3, 4, 5 & 6

### GROUND FLOOR

Kitchen/Dining	7.60m x 4.00m	24'11" x 12'10"
Utility	2.50m x 2.10m*	8'2" x 6'11"*

### FIRST FLOOR

Living	6.20m x 6.00m*	20'4" x 19'8"*
Master Bedroom	3.70m x 3.60m	12'2" x 11'10"

### SECOND FLOOR

Bedroom 2	3.90m x 3.50m	12'10" x 11'6"
Bedroom 3	4.00m x 3.40m	12'10" x 11'2"



HOPE PLACE HOUSE NOS. 2 - 6

Window variation and en-suite configuration differs from that shown on house 6. See sales advisor for details.  
\* Maximum Dimensions. RL: Roof light

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# Hope Place, beautiful apartments

Set within a terrace of traditional Bath Stone, this fantastic collection of twenty 1 and 2 bedroom apartments offers a range of unique features including outside space, far reaching views and open plan living spaces perfect for entertaining.





## HOPE PLACE

### APARTMENT NOS. 1 - 4 - LOWER GROUND FLOOR

<b>APARTMENT 1</b>			<b>APARTMENT 3</b>		
Kitchen/Living/Dining	7.50m x 4.30m*	24'7" x 14'1"*	Kitchen/Living/Dining	7.50m x 5.00m*	24'7" x 16'5"*
Bedroom	4.00m x 2.70m	13'1" x 8'10"	Bedroom	4.60m x 4.40m*	15'1" x 14'5"*
			Utility	2.30m x 1.10m	7'6" x 3'7"
<b>APARTMENT 2</b>			<b>APARTMENT 4</b>		
Kitchen/Living/Dining	7.50m x 4.30m*	24'7" x 14'1"*	Kitchen/Living/Dining	7.50m x 4.10m*	24'7" x 13'5"*
Bedroom	4.00m x 2.70m	13'1" x 8'10"	Bedroom	4.20m x 2.70m	13'9" x 8'10"

\* Maximum Dimensions

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APARTMENT 5		
Kitchen/Living/Dining	7.20m x 3.50m	23'7" x 11'6"
Master Bedroom	4.00m x 2.90m	13'1" x 9'6"
Bedroom 2	2.30m x 2.10m*	7'6" x 6'11"

APARTMENT 6		
Kitchen/Living/Dining	5.20m x 4.20m*	17'1" x 13'9"
Bedroom	4.00m x 2.80m*	13'1" x 9'2"

APARTMENT 7		
Kitchen/Living/Dining	7.20m x 3.50m	23'7" x 11'6"
Master Bedroom	4.00m x 2.90m	13'1" x 9'6"
Bedroom 2	2.30m x 2.10m*	7'6" x 6'11"

APARTMENT 8		
Kitchen/Living/Dining	7.20m x 3.20m	23'7" x 10'6"
Master Bedroom	4.00m x 2.90m	13'1" x 9'6"
Bedroom 2	2.30m x 2.10m*	7'6" x 6'11"

APARTMENT 9		
Kitchen/Living/Dining	4.90m x 4.20m*	16'1" x 13'9"
Bedroom	3.70m x 2.80m*	12'1" x 9'2"

APARTMENT 10		
Kitchen/Living/Dining	7.30m x 4.80m*	23'7" x 15'9"
Bedroom	3.50m x 3.30m*	11'6" x 10'10"

APARTMENT 11		
Kitchen/Living/Dining	6.20m x 4.20m*	20'4" x 13'9"
Bedroom	3.90m x 3.00m	12'10" x 9'10"

APARTMENT 12		
Kitchen/Living/Dining	5.20m x 3.80m*	17'1" x 12'6"
Bedroom	3.30m x 3.00m	10'10" x 9'10"

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## HOPE PLACE

APARTMENT NOS. 5 - 12 - GROUND FLOOR



APARTMENT 13

Kitchen/Living/Dining	7.60m x 4.10m*	24'11" x 13'5"*
Master Bedroom	3.00m x 2.90m	9'10" x 9'6"
Bedroom 2/Study	3.00m x 2.20m	9'10" x 7'2"

APARTMENT 14

Kitchen/Living/Dining	5.20m x 4.10m*	17'1" x 13'5"*
Bedroom	3.50m x 2.90m	11'6" x 9'6"

APARTMENT 15

Kitchen/Living/Dining	7.60m x 4.10m*	24'11" x 13'5"*
Master Bedroom	3.00m x 2.90m	9'10" x 9'6"
Bedroom 2/Study	2.90m x 2.40m	9'6" x 7'10"

APARTMENT 16

Kitchen/Living/Dining	7.20m x 3.40m*	23'7" x 11'2"*
Bedroom	3.60m x 2.80m	11'10" x 9'2"

APARTMENT 17

Kitchen/Living/Dining	4.10m x 4.10m*	13'5" x 13'5"*
Bedroom	3.10m x 2.90m*	10'2" x 9'6"*

APARTMENT 18

Kitchen/Living/Dining	4.90m x 3.60m	16'1" x 11'10"
Bedroom	3.80m x 2.80m	12'5" x 9'2"

APARTMENT 19

Kitchen/Living/Dining	6.20m x 5.50m*	20'4" x 18'1"*
Bedroom	3.90m x 2.80m	12'9" x 9'2"

APARTMENT 20

Kitchen/Living/Dining	6.60m x 3.00m*	21'8" x 9'10"*
Bedroom	3.10m x 2.60m	10'2" x 8'6"

\* Maximum Dimensions

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## HOPE PLACE

APARTMENT NO. 13 - 20 - FIRST FLOOR

# Quality and sophistication

The profound detailing is evident from the moment you step inside. Utilising the expert interior design skills of Lambart & Browne to create an impression as beautiful as the building and grounds that enclose them.

## House Specification

### Kitchen

- Fully fitted kitchen by Leicht
- Granite worktops
- Undermount stainless steel sink with mixer tap
- Range of Miele & Neff appliances to include:
  - Integrated 70/30 fridge/freezer
  - Built in multifunction single oven
  - Built in microwave oven
  - Induction hob with onset controls
  - Fully integrated dishwasher
  - Integrated extractor
- Built in wine cooler
- Space saving recycling bin
- Under lit wall cabinet LED lighting
- Polished chrome socket outlets above work surfaces and concealed multi-gang appliance panel

### Electrical Fittings & Communications

- Mixture of LED recessed downlights and pendants
- 5 amp lighting circuit to principal reception rooms and all bedrooms
- TV aerial and data points to living room and bedrooms
- Polished chrome light switches and sockets
- External socket to rear patio
- USB double sockets to selected areas

### Bathroom/En-Suite/Cloakroom

- Porcelain wall tiles by Mandarin Stone
- Polished marble floor tiles by Mandarin Stone to master en-suite
- Large format porcelain floor tiles by Mandarin Stone to family bathroom/guest en-suite
- Contemporary design white sanitary ware by Duravit
  - Wall hung WC with soft close seat, concealed cistern and dual flush plate
  - Hand basin with vanity unit
  - Wall hung washbasin in WC where applicable
- Brassware by Vado in polished chrome
  - Wall mounted taps
  - Thermostatic shower controls
  - Ceiling mounted round shower head
  - Hand held shower kit
  - Accessories include robe hook, toilet roll holder and towel ring in polished chrome
- Clear glazed bath screen/shower screen

- Ladder style heated towel rail
- Recessed LED downlights
- Recess to shower area
- Bespoke vanity unit to master en-suite

### Interior Finishing

- Walls and ceilings in matt emulsion to Interior Designer's specification
- Mixture of painted internal doors and glazed crittall doors
- Polished chrome door handles
- Timber sliding sash windows
- Bi-parting patio doors
- Hexagon limestone tiled flooring to entrance hall with inset coir mat
- Engineered timber flooring to kitchen, dining and utility
- Carpet to living room, bedrooms, stairs and landings
- Fully fitted wardrobes to master bedroom/dressing room

### Heating/Hot Water

- Combi boiler
- Under floor heating throughout
- Plumbing for washer/dryer in utility room

### External Finishes

- Private access to tennis court and communal gardens
- Paved private external areas
- Communal bin store
- LED Lighting

### Car Parking

- Two allocated car parking spaces per house



Computer generated image of interior at Hope Place, Hope House

## Apartment Specification

### Kitchen

- Fully fitted kitchen by Leicht
- Granite worktops
- Undermount stainless steel sink with mixer tap
- Range of Miele & Neff appliances to include:
  - Integrated 70/30 fridge/freezer
  - Built in multifunction single oven
  - Built in microwave oven
  - Induction hob with onset controls
  - Fully integrated dishwasher
  - Integrated extractor
- Under lit wall cabinet LED lighting
- Space saving recycling bin
- Polished chrome socket outlets above work surfaces and concealed multi-gang appliance panel

### Electrical Fittings & Communications

- Mixture of LED recessed downlights and pendants
- 5 amp lighting circuit to principal reception rooms and all bedrooms
- TV aerial and data points to living room and bedrooms
- Polished chrome light switches and sockets
- External socket to rear patio where applicable
- USB double sockets to selected areas

### Bathroom/Cloakroom

- Porcelain wall tiles by Mandarin Stone
- Large format porcelain floor tiles by Mandarin Stone
- Contemporary design white sanitary ware by Duravit
  - Wall hung WC with soft close seat, concealed cistern and dual flush plate
  - Hand basin with vanity unit
  - Wall hung washbasin in cloakroom where applicable
- Brassware by Vado in polished chrome
  - Wall mounted taps
  - Thermostatic shower controls
  - Ceiling mounted round shower head
  - Hand held shower kit
  - Accessories include robe hook, toilet roll holder and towel ring in polished chrome
- Clear glazed bath screen/shower screen
- Ladder style heated towel rail
- Recessed LED downlights

### Heating/Hot Water

- Combi boiler
- Plumbing for washer/dryer in utility room/store cupboard

### Interior Finishing

- Walls and ceilings in matt emulsion to Interior Designer's specification
- Painted internal doors to Interior Designer's specification
- Polished chrome door handles
- Timber sliding sash windows
- Engineered timber flooring to hallway, kitchen, dining and living area
- Carpet to bedrooms

### Communals

- Engineered timber flooring to entrance hall with inset coir mat
- Carpet to stairs and hallways
- Walls and ceilings in matt emulsion to Interior Designers specification

### External Finishes

- Private access to tennis court and communal gardens
- Paved private external areas where applicable
- Communal bin store
- LED Lighting

### Car Parking

- One allocated car parking space for two bed apartments



# HOPE HOUSE

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DOWN - BATH



# Contents

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# HOPE HOUSE

LANSDOWN · BATH

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.

1. Computer generated image of Hope House

# 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 previous 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 envelops the site comprises six acres of enhanced and maintained gardens. With walkways meandering through, it is home to a variety of wildlife including occasional wild 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. These four 4 bedroom homes are contemporary in design and feature sedum roofs as well as private gardens with direct access to the parkland.

# Hope House elegant living

A development of fifty-eight new houses and apartments, arranged around the historic listed Hope House, gardens and parkland.



Computer generated image of the Hope House development

# Making an impression

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.



Computer generated images of interiors at Hope Place, Hope House



# 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.

**B**ath 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 amid 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.

- 1. The Royal Crescent
- 2. Classical architecture
- 3. Statue at the Roman Baths
- 4. Georgian columns

# The history & heritage

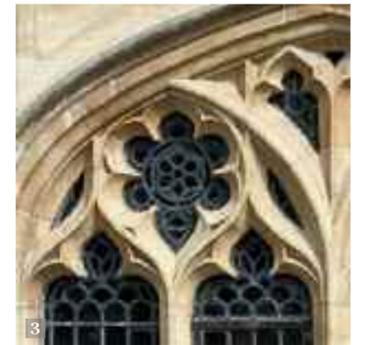
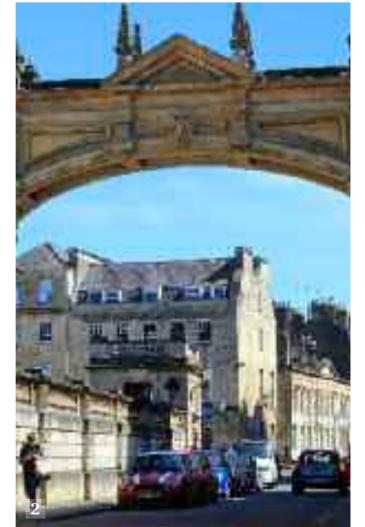
Bath is renowned for its royal connections and Queen Anne was one of the earliest royal visitors in 1688. Her visit is credited for making Bath incredibly popular among fashionable high society over the following years.

The 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.



1. The Roman Baths
2. York Road
3. Intricate leaded windows
4. Georgian architecture
5. Roman Baths carving
6. Pulteney Bridge

- 1. Testing the waters at the Thermae Bath Spa
- 2. Parade Park by Pulteney Bridge
- 3. Bath rugby
- 4. Shops on Abbey Green
- 5. The Pump Rooms, Bath

# 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.

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

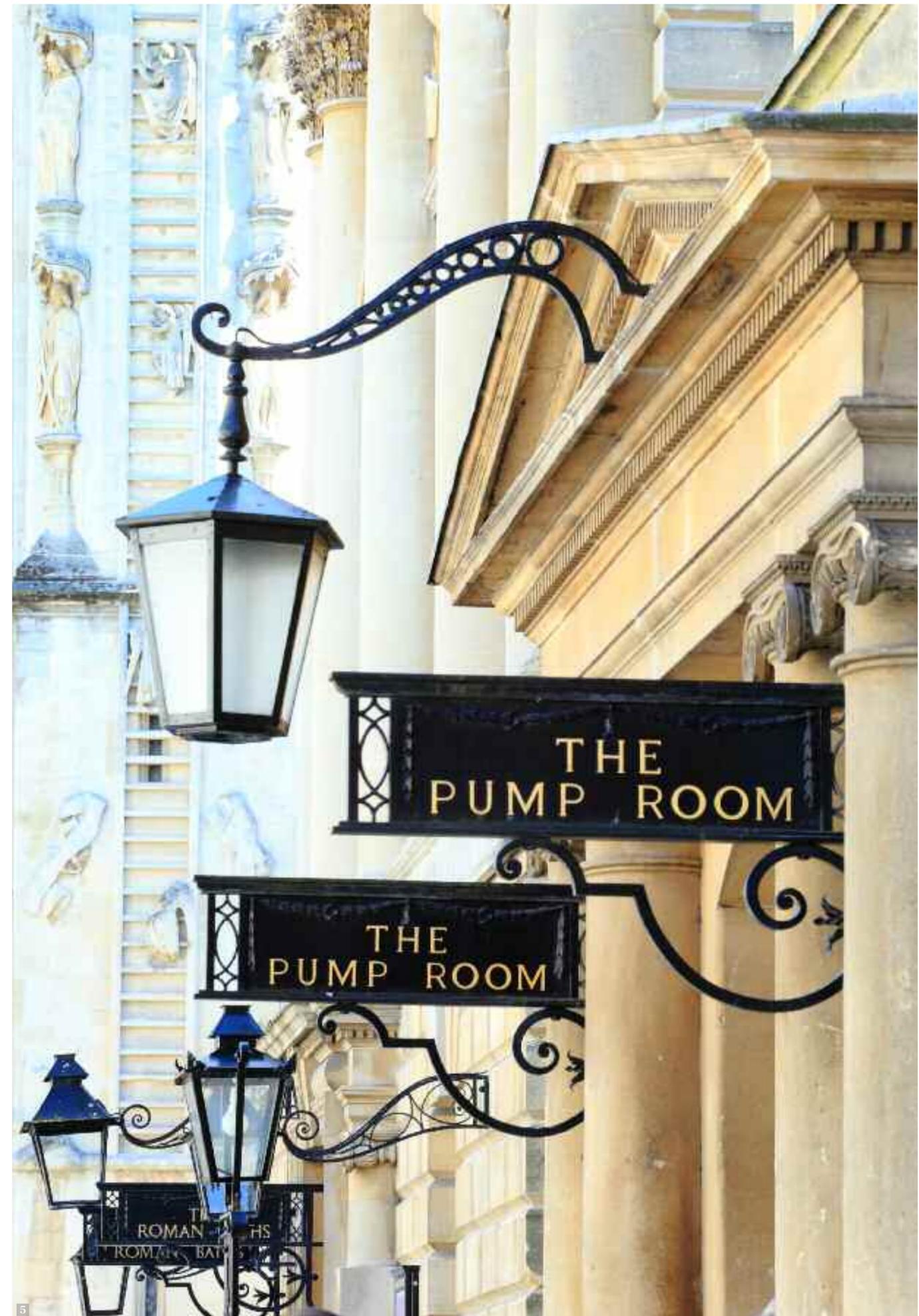
mineral-rich, thermal waters in an open-air rooftop pool with magnificent views over the city.

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 vivacious 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.





KINGSWOOD SCHOOL

LANSDOWN CRESCENT

ST STEPHEN'S PRIMARY SCHOOL

ROYAL HIGH SCHOOL

APPROACH GOLF COURSE

SOMERSET PLACE

  
HOPE HOUSE  
LANSDOWN · BATH

ROYAL VICTORIA PARK

ROYAL CRESCENT

THE CIRCUS

BARTLETT STREET

HENRIETTA PARK

MILSOM STREET

QUEENS SQUARE

GREEN PARK STATION

THEATRE ROYAL

PULTENEY BRIDGE

BATH ABBEY & ROMAN BATHS

GULDHALL

BATH RUGBY

THE LITTLE THEATRE

THERMAE BATH SPA

BATH COLLEGE

RIVER AVON

BATH CRICKET CLUB

THE FORUM

SOUTHGATE SHOPPING CENTRE

BATH SPA RAILWAY STATION

# Your city guide

## Retailers

- 1 **Found BA2 4BQ**  
An inspiring concept store that mixes clothes, homewares, stationery and standout New Zealand labels.  
[foundbath.co.uk](http://foundbath.co.uk)
- 2 **Sisi & May BA1 2QZ**  
A fashion and lifestyle boutique with colourful, quirky accessories, perfumes and some unusual labels.  
[sisiandmay.com](http://sisiandmay.com)
- 3 **Jolly's BA1 1DD**  
From the outside it looks like an old fashioned department store, but inside it's part of the House of Fraser group.  
[houseoffraser.co.uk](http://houseoffraser.co.uk)
- 4 **Rossiters of Bath BA1 5LP**  
A design-led independent department store with four floors full of classic and contemporary surprises.  
[rossitersofbath.com](http://rossitersofbath.com)
- 5 **Topping & Company BA1 5LS**  
A superb independent bookshop that offers lively events and free tea and coffee while you browse.  
[toppingbooks.co.uk](http://toppingbooks.co.uk)
- 6 **The Fine Cheese Company BA1 5BN**  
With over 100 types of cheese including a number of local cheddars plus charcuterie and home-made patisserie.  
[finecheese.co.uk](http://finecheese.co.uk)
- 7 **Alexander May Jewellery BA1 2LW**  
Located in a pedestrian lane near the Royal Crescent, full of quirky and affordable items.  
[alexandramay.com](http://alexandramay.com)
- 8 **Shannon Furniture BA1 5BD**  
A range of predominantly Scandinavian furniture, lighting, vibrant textiles, homewares and gifts.  
[shannon-uk.com](http://shannon-uk.com)
- 9 **Beau Nash BA1 2LN**  
With two floors of antique silver and vintage objects - many unique, all with provenance.  
[beaunashbath.com](http://beaunashbath.com)
- 10 **Avenida Home BA1 5BN**  
An inspirational array of delicious dining and kitchen accessories online and instore.  
[avidahome.com](http://avidahome.com)
- 11 **Seven Boot Lane BA1 1BZ**  
Established in 2012 and patronised by the then Pippa Middleton, this shop sells shoes and boots that are made to last.  
[sevenbootlane.com](http://sevenbootlane.com)
- 12 **Spotty Herbets BA1 1HE**  
A warm and welcoming children's shop with playful unisex clothing from British designers and pocket-money toys.  
[spottyherbets.com](http://spottyherbets.com)

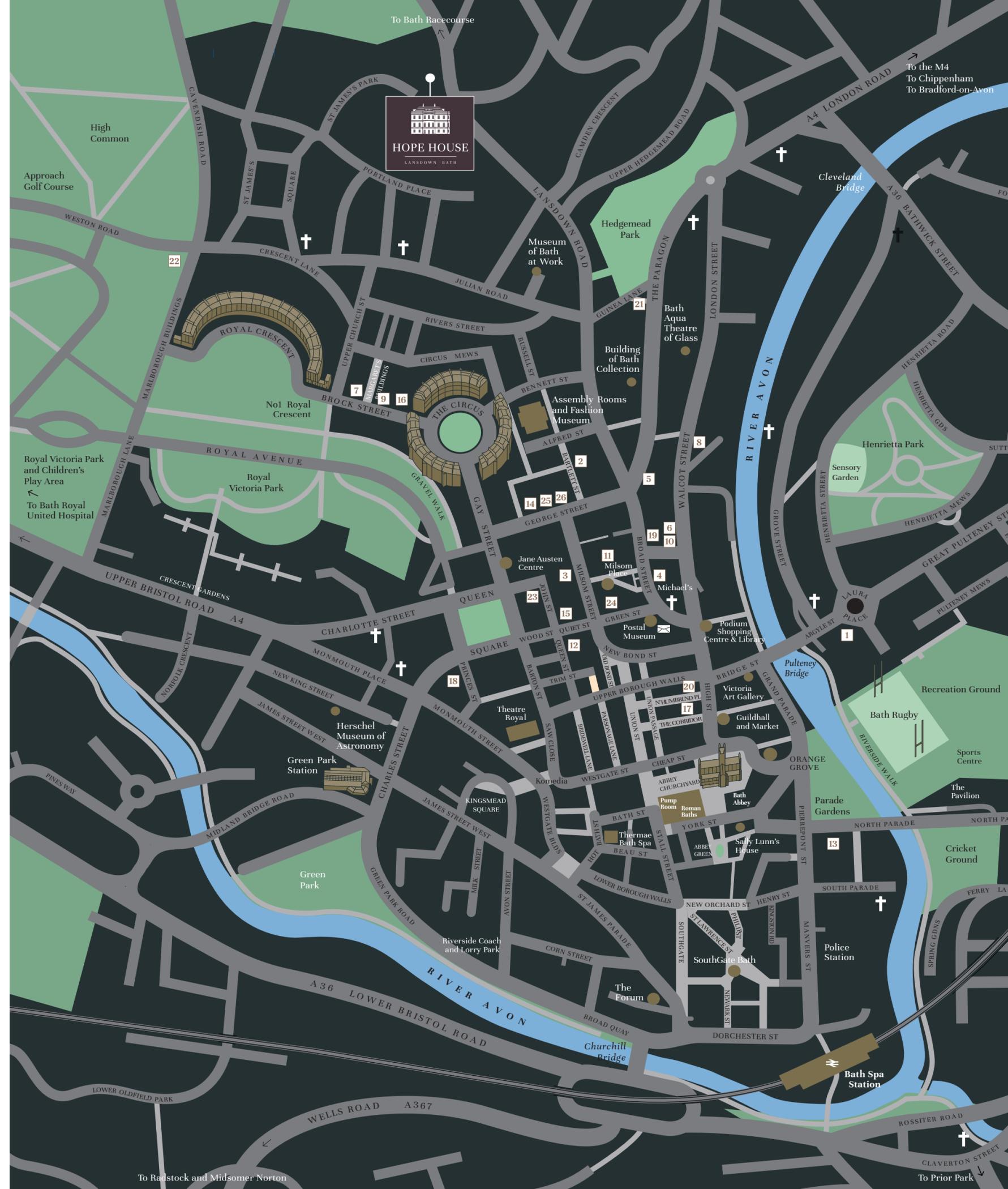
## Informal Restaurants

- 13 **Sotto Sotto BA2 4AL**  
A tiny Italian restaurant with stone, arched ceilings and a very big heart. Enjoy authentic seasonal dishes and book well in advance.  
[sottosotto.co.uk](http://sottosotto.co.uk)
- 14 **Clayton's Kitchen BA1 2EN**  
Eat in or out at this warm and friendly restaurant with a great ambience. Fabulous food is served with love and attention to detail.  
[theporter.co.uk/claytons-kitchen](http://theporter.co.uk/claytons-kitchen)
- 15 **Ole Tapas BA1 2JL**  
Freshly cooked authentic tapas against a backdrop of live music. A small, intimate venue that is frequented by many Spanish nationals.  
[oletapas.co.uk](http://oletapas.co.uk)
- 16 **Circus Restaurant BA1 2LN**  
A quaint and intimate restaurant with delicious food, big portions and reasonable prices in a surprisingly quiet setting in the centre of Bath.  
[thecircusrestaurant.co.uk](http://thecircusrestaurant.co.uk)
- 17 **Jars Meze BA1 5AR**  
Fantastic food, great wine and super service! A tiny family-run restaurant, so best to book.  
[jarsmeze.com](http://jarsmeze.com)
- 18 **Colonna & Small's BA1 1HN**  
A contemporary coffee shop with excellent speciality coffee made by an award-winning team of baristas.  
[colonnaandsmall.co.uk](http://colonnaandsmall.co.uk)
- 19 **Picnic Coffee BA1 5BR**  
Fantastic coffee and tea menus along with delicious cakes served by incredibly friendly staff.  
[picniccoffee.co.uk](http://picniccoffee.co.uk)
- 20 **Rosarios BA1 5AR**  
A brilliant café with knowledgeable staff serving loose leaf teas and authentic Italian coffee.  
[rosarioscafe.co.uk](http://rosarioscafe.co.uk)

## Tea and coffee shops

## Bars and pubs

- 21 **The Star Inn BA1 5NA**  
A 16th Century inn serving real ales without a pool table, games machines or music - a proper pub.  
[visitbath.co.uk/eating-and-drinking/the-star-inn-p30511](http://visitbath.co.uk/eating-and-drinking/the-star-inn-p30511)
- 22 **The Marlborough Tavern BA1 2LY**  
The cosy atmosphere of a local pub combined with the food quality of a top notch gastropub.  
[marlborough-tavern.com](http://marlborough-tavern.com)
- 23 **Hall & Woodhouse BA1 2JW**  
A chic four-storey bar and restaurant with a modern vintage vibe. Escape up to the roof terrace in the summer.  
[hall-woodhousebath.co.uk](http://hall-woodhousebath.co.uk)
- 24 **Tasting Room BA1 2JY**  
First and foremost a wine and spirit merchant with a wine-bar and Mediterranean style café.  
[tastingroom.co.uk](http://tastingroom.co.uk)
- 25 **Circo BA1 2EN**  
Downstairs at The Halcyon Hotel, this is a slick bar with Chesterfield sofas and a vaulted cellar.  
[circo.co.uk](http://circo.co.uk)
- 26 **The Porter Cocktail Lounge BA1 2EN**  
A sophisticated yet lively late night cocktail bar set in the basement of an elegant Georgian townhouse.  
[theporter.co.uk/basement](http://theporter.co.uk/basement)





1. Southgate Shopping Centre  
 2. Street sign  
 3. The Corridor shopping arcade  
 4. Umbrella display at Southgate Shopping Centre  
 5. Entrance to Jolly's  
 6. Flower display, Milsom Place

# Divine retail therapy

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.

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.



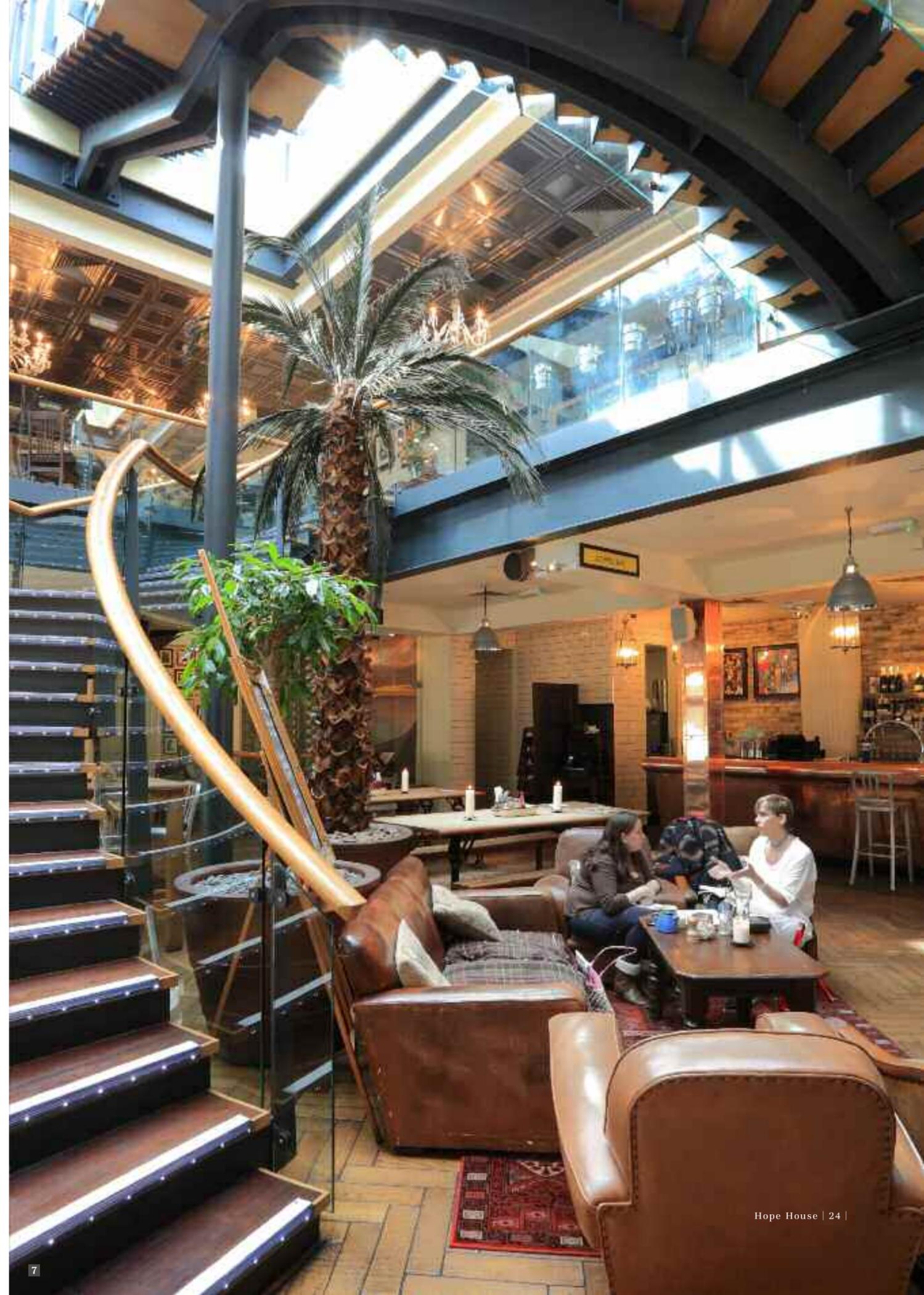
# From Michelin stars to traditional gastropubs

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 provides 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.

1. Fine dining
2. A lunchtime drink
3. Côte Brasserie
4. A working breakfast, Vino Vino
5. Local Bar
6. The famous Sally Lunn's eating house
7. Hall & Woodhouse





# A creative culture

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 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.

1. Art Gallery
2. A street performer by the Abbey
3. Acrobatic duet street performers
4. The Christmas Market, Bath





# Bath's artisan quarter on your doorstep

Bartlett Street is a picturesque and historic artisan quarter that lies less than a 10 minute stroll from Hope House so provides a convenient alternative to the major shopping districts in the centre.

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.

1. Bartlett Street Quarter
2. Vintage tea poster at the Boston Tea Party
3. Shops in Bartlett Street Quarter
4. Café lifestyle, Bartlett Street



# 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.

**B**ristol is Bath's near neighbour and competes on a heritage level with a rich maritime history, a 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 whilst nearby Radstock has been awarded conservation area status.

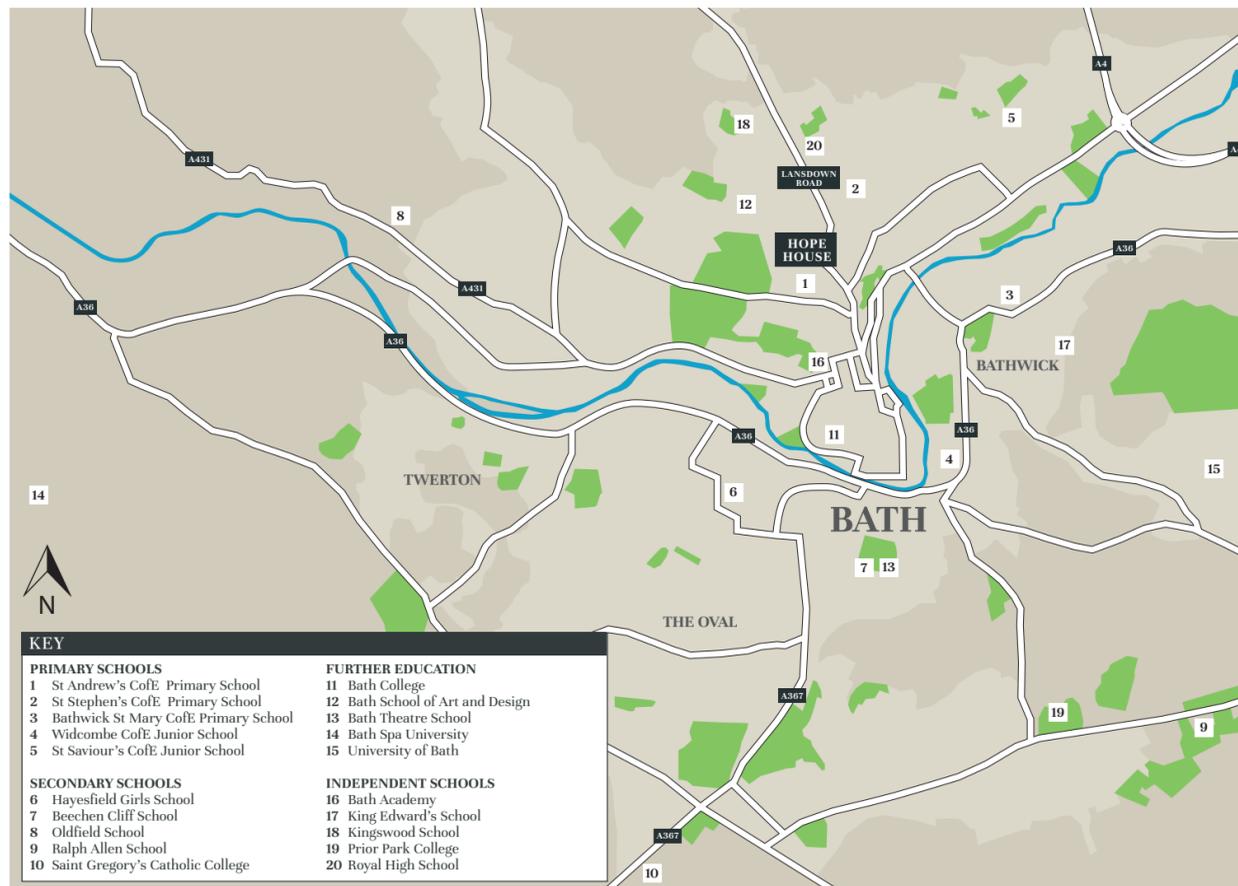
1. Clevedon Pier
2. The Matthew, Bristol Harbour
3. View of Bath from Prior Park
4. Glastonbury Tor
5. View from the Quantocks
6. Clifton Suspension Bridge



# 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.

- 1. Kingswood Senior School
- 2. University of Bath
- 3. Students at University of Bath



- 1. Bath Spa Station
- 2. A cycle-friendly city
- 3. Bus Station, Bath

# 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.

### BY RAIL FROM BATH SPA STATION

Bristol Temple Meads	15 mins
Bristol Parkway	38 mins
Reading	58 mins
Cardiff Central	1 hr 21 mins
Exeter St Davids	1 hr 40 mins
Gloucester	1 hr 30 mins
London Paddington	1 hr 28 mins

Source: thetrainline.com

### BY ROAD FROM BATH

Bristol	12.6 miles	36 mins
Bristol Airport	19.5 miles	47 mins
Gloucester	52.3 miles	1 hr 9 mins
Cardiff	56.8 miles	1 hr 15 mins
Reading	74.8 miles	1 hr 33 mins
Oxford	82.5 miles	1 hr 37 mins
Exeter	103.1 miles	1 hr 55 mins
London Marble Arch	117.3 miles	2 hrs 24 mins

Source: theAA.com

# 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 lowest 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



# An exquisite environment

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 interweaved 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 does away with the need for a fence and allows unbroken views from the house across the landscape.



## Our Vision



Acorn has partnered with Lambart & Browne to create stylish and intelligent interiors within each of the properties at Hope House.

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 sculpture 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.

# Our vision for Hope House





All images are of previous Acorn developments.  
1. Porthowan, Cornwall  
2. Muswell Hill, London  
3. Portishead, North Somerset

# 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.

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.



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Bristol BS8 4AH

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



An Acorn Property Group led development in partnership with Galliard Homes

different by design

