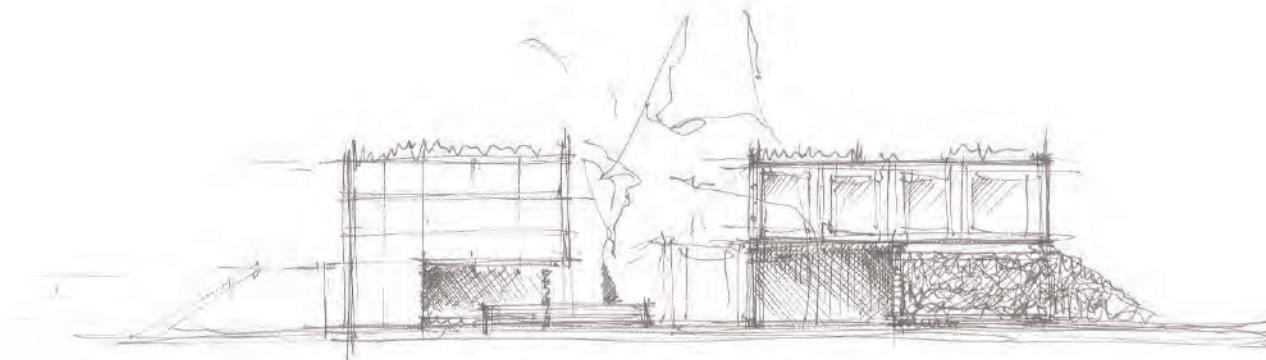


CUBIS BRUTON

contemporary country living

NATURE & DESIGN IN HARMONY







Computer generated image for illustrative purposes only

Contemporary country living

Introducing Cubis Bruton. A striking collection of bespoke 3 and 4 bedroom houses, intelligently and individually designed to be energy efficient and highly sustainable both internally and externally.

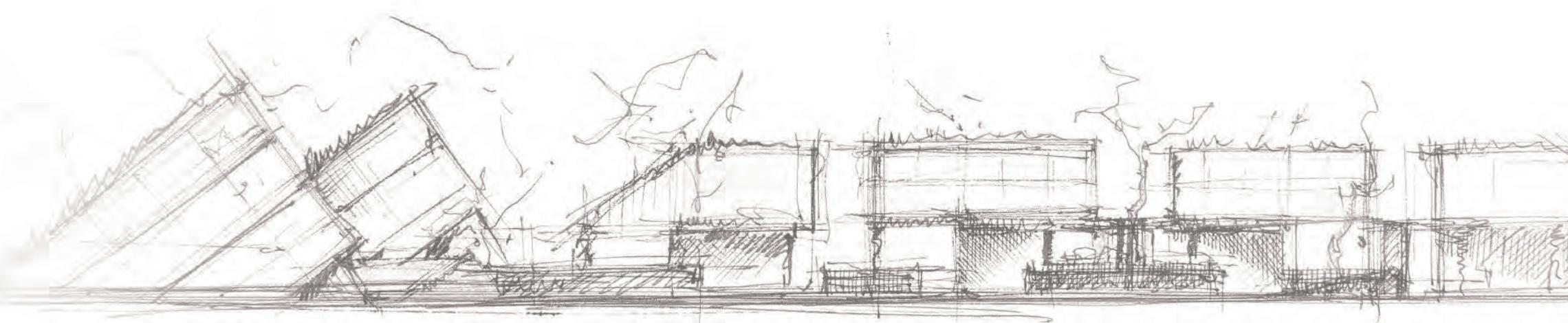
Situated overlooking Bruton, the small Somerset town with hidden depths, this innovative and contemporary scheme brings a flexible and dynamic approach to rural living.

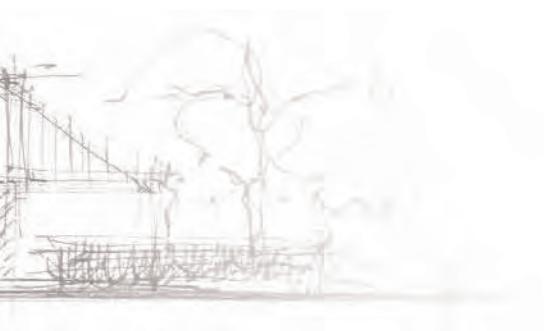




Computer generated image for illustrative purposes only

Conceived by land artist
Mark Merer and artist
Lucy Glendinning





Mark Merer of Landhouse was approached by Bruton Town Council a decade ago to look at possibilities for the town's expansion. Mark is known for his highly-regarded land art works, combining architecture, landscape and sculpture.

Mark's primary interest is in placement of objects within an existing context and in doing so, looking for the perfect union of object and environment, which raises questions about how we perceive ourselves in relation to our surroundings. Mark has a particular fascination with bringing the arts into a more direct involvement with everyday life, so this project was an ideal fit for him.

His frustration with traditional methods of volume house building led him, in conjunction with Acorn, to develop this range of unique homes for Cubis Bruton. Architecturally innovative, delivering a high level of thermal efficiency, integrated into the landscape and enhancing the quality of life for the new owners.

When complete, Cubis Bruton will provide Somerset with an outstanding development of quality design, sustainability and innovative public realm. It also delivers a landmark gateway to Bruton.

“As a sculptor, my compulsion has been to create landscapes and environments that evoke a balance of spirit and matter, to explore the way in which the placement of an object can produce an awareness of our surroundings”

LAND ARTIST MARK MERER

Iconic architecture

Cubis Bruton realises a new kind of housing which, along with contemporary design, integrates the buildings into the immediate landscape and their surroundings.

Collaboration between Acorn, architect, urbanist and landscape designer was at the heart of the design process. Our goal was to combine contemporary buildings, courtyards and central spaces within a framework of sculpted landscape to ensure the built form was extended into the surrounding landscape.

Deciding on the architectural appearance and material palette was essential to our design objective of ensuring that the development would stand the test of time. Extensive colour studies were carried out and contrasting materials and textures were compared.

The sculptural landscape strategy introduced corrosion resistant Corten steel to contain structural planting threading through the scheme. The Corten will develop a unique surface patina over time and act as a landmark public art feature. The distinctive geometric roof-scape, with a mixture of flat, angular and green pitches blur the roofscape within landform.

Internally the aim was to develop a range of unique, flexible homes that can enhance the way you live. Our design principles focussed on the transition of indoor and outdoor living spaces through the provision of open, multi-functional rooms with large glazed and seamless openings onto gardens and terraces. It was essential the housing range incorporated large master-suites, plenty of bathrooms and useful storage spaces.

MARK MERER



Computer generated image for illustrative purposes only

Sustainability and ecology

Green features are employed throughout Cubis Bruton to ensure high-performing thermo-efficient new housing. From triple glazed windows and a mechanical ventilation heat recovery system to high performing building fabric, everything has been done to make living as easy as possible without compromising on the environmental impact.

Homes will benefit from smart meters allowing you to digitally monitor your gas and electricity usage and LED lighting will be used throughout which offers better light quality than other forms of lighting and are free of toxic chemicals. Optional extras range from electric car charging points and cycle racks to solar panels and water butts.

The use of robust materials create high performing, thermo-efficient houses, which, combined with green technologies employed on site, will lead to great biodiversity on the development.

Natural stone walling contrasted by a more contemporary timber cladding in addition to oversized aluminium composite front doors and windows which are energy efficient alternatives to normal uPVC. On selected houses, sedum roofs have been applied and Corten steel elevations included which add to the sense of robustness yet green feel of the scheme.

An ecology corridor to the north and west boundaries of the site has been proposed to protect wildlife including birds, bats and hedgehogs using the hedgerow. Eight forms of bat and bird boxes will be installed on properties and trees within the development to deliver additional biodiversity enhancement.



Example of sedum roof



Example of Corten cladding. Images courtesy of Mark Merer and Louis Forter

The fabric of rural life

Bruton is a small Somerset town situated in the south west of England, known for its beautiful and verdant countryside. Among historic places of interest are the iconic Dovecote in Jubilee Park, a former 18th century Watchtower, and King Alfred's Tower; a folly commemorating the end of the Seven Years War.

Although a rural town, Bruton has remarkably good transport links with an excellent local bus service. Bruton Train Station is a 10-minute walk from the town centre with connections including Bristol, Bath and London.





The Dovecote

Bruton

Local Walk

View of Bruton



Pretty much everything you need can be sourced locally from this idyllic but vibrant little town.

There are several restaurants and bars including 'At The Chapel'; open all day for breakfast, lunch and dinner. This converted, listed chapel also hosts regular events. Matt's Kitchen is an intimate restaurant offering a simple, delicious 'dish of the day' and on the outskirts of Bruton you will find Cole Manor Tea Rooms where you can sit within five acres of beautiful gardens and enjoy homemade scones with organic cream.

The town boasts an eclectic mix of shops including a butcher, mini-supermarkets, hardware store, and shops of all kinds selling antiques, vintage clothes, organic foods, bespoke coffee, gifts and flowers. CARO is a lifestyle shop offering objects for life sourced from around the globe and a local farm is where the well known Godminster Cheese is made.

Bruton also offers a doctor's surgery, pharmacy, soft furnishings maker, hair and beauty salons, Post Office and a vet. And if you need the larger supermarkets, Frome and Shepton Mallet are a short drive.

Babington House in Frome is less than 30 minutes drive away. This exclusive club offers members the use of the stunning house and grounds plus a spa, outdoor pool and various restaurants.



At The Chapel, Bruton



At The Chapel, Bruton



Sanctuary Hair and Beauty, Bruton

BRUTON
ART
FACTORY

brutonartfact



Bruton has become a centre for international art and architecture with the opening of the Hauser & Wirth gallery. This pioneering world-class gallery and multi-purpose arts centre acts as a destination for experiencing art, architecture and the remarkable Somerset landscape through new and innovative exhibitions of contemporary art. A landscaped garden includes a 1.5 acre perennial meadow sits behind the gallery buildings.

On-site restaurant, the Roth Bar & Grill, serves seasonal, locally sourced produce, and includes a site-specific bar created by Björn and Oddur Roth, the son and grandson of artist Dieter Roth.

Bruton is also home to a number of events such as the Bruton Packhorse Fair; a community event held in May each year and Farmfest, an annual two day festival aimed at families and party goers alike.



Hauser & Wirth gallery, Bruton



KING'S BRUTON

*Co-educational
Day and Boarding 13-18
Founded 1519*



Reception



No better place for a family life

Bruton benefits from two recreation grounds, a local football team and you will be spoilt for choice when choosing schools:

- Kings Bruton (independent co-ed 13-18 yrs)
- Hazelgrove School (independent co-ed 2-13 yrs)
- Sexey's (co-ed state boarding and day school 11-18 yrs)
- Bruton Girls School (independent day and boarding school for girls 3-18 although boys are included up to the age of 7)
- Bruton Primary School (state day school 4-11 yrs).

The town is simply a wonderful place for families and children, with beautiful countryside walks and outdoor activities including the nearby Mill on the Brue, a family run, not for profit educational and environmental centre.

Idyllic location

Bruton is situated between Frome and Wincanton and although in a rural location it's well placed for transport links. Bath and Bristol are within easy reach by car or train. There is a good local bus service and trains running to major towns and cities including London from both Bruton and Castle Cary Railway station which is just a 10-minute drive away.

BY ROAD

Frome 23 mins

Yeovil 39 mins

Glastonbury 41 mins

Bath 48 mins

Bristol 1 hr 11 mins

BY RAIL - FROM BRUTON*

Taunton 34 mins

Bath 51 mins

Exeter 1 hr 2 mins

Bristol 1 hr 7 mins

London Paddington 1 hr 54 mins

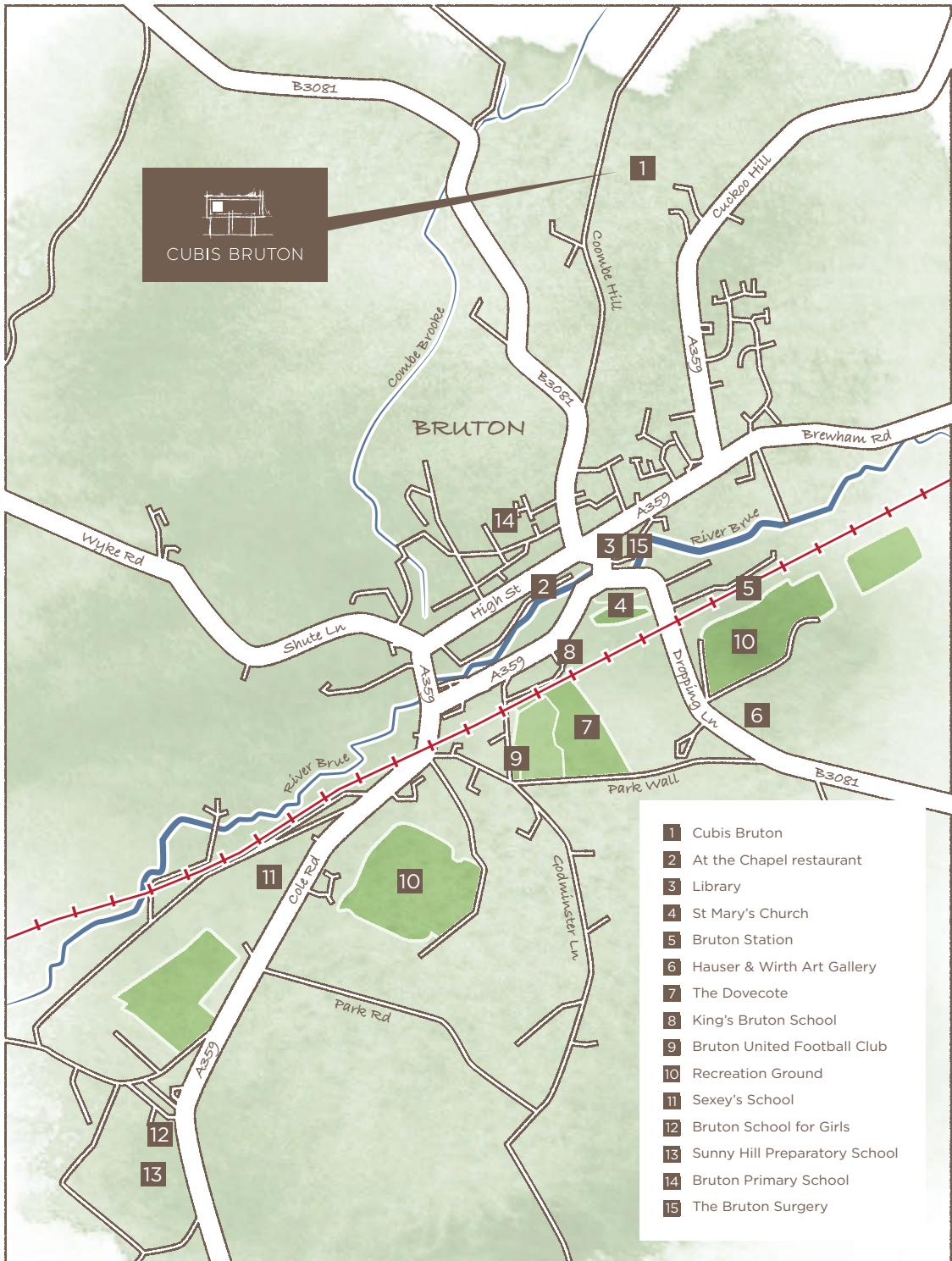
BY RAIL - FROM CASTLE CARY**

London Paddington 1 hr 31 mins

* 5-minute drive from Cubis Bruton

** 12-minute drive from Cubis Bruton

Source: Google Maps and trainline.com



Phase 1 Site Plan

- 3 BEDROOM HOUSES
- 4 BEDROOM HOUSES



The development layout is for illustrative purposes only. Plot positions, parking and landscape details can vary slightly during construction. All structural and landscape finishes are indicative only. Plots 54-59: Affordable housing.

Specification

KITCHEN

Choice of contemporary fitted kitchen with slimline laminate worktop by Leicht*

Feature pan drawers with hidden cutlery tray

Soft closing hinge mechanism

Stainless steel sink with mixer tap

Range of appliances to include:

- Integrated fridge and freezer
- Built-in multifunction oven
- Built-in combination microwave
- Ceramic 5 ring induction hob
- Integrated dishwasher
- Integrated wine cooler

Feature under wall unit LED lighting

Built in refuse container

UTILITY

Units with laminate worktop

Space and plumbing for washing machine and dryer

BATHROOM / EN-SUITE / CLOAKROOM

Contemporary design white sanitary ware by Laufen

Back-to-wall WC with soft-closing seat, concealed cistern and dual flush

Wall hung wash basin

Brassware by Vado to include:

- Polished chrome wall-mounted taps
- Polished chrome hand-shower set over bath
- Polished chrome wall-mounted slim-line shower head and hand-shower to en-suite

Low profile shower tray to en-suite

Clear glazed bath/shower screen

Choice of full-height contemporary porcelain tiling around bath and shower*

Choice of large format porcelain tiled flooring*

Heated towel rail

Recessed LED downlights

Large feature mirror

Shaver socket in bathroom and en-suite

HEATING, VENTILATION AND HOT WATER

Highly efficient gas boiler

Underfloor heating throughout

Chrome heated towel rail to cloakroom, bathroom and en-suite

Mechanical ventilation heat recovery system

Smart gas and electricity meter

INTERIOR FINISH

Walls and ceilings in white matt emulsion

White satin square profile architrave and skirting

Solid white painted internal doors

Contemporary ironmongery

EXTERIOR WINDOWS AND DOORS

Over-sized front door with side light, spyhole and letter plate

High-performance triple glazed Velfac composite aluminium window system

ELECTRICAL FITTINGS AND COMMUNICATIONS

Slim profile white light switches and sockets

Mix of recessed down lights, wall-lights and pendants

Sky TV (by subscription) and BT points to master bedroom and living room

Telephone points to living room, kitchen and master bedroom

Data cabling hub in hallway with wiring to living room and bedrooms

TV points to all bedrooms

GARDEN

Turf to rear garden

Paving slabs to rear garden door

External socket to paved area

Cold water outside tap to paved area

External light to rear garden

BALCONIES AND TERRACES (WHERE APPLICABLE)

First floor terrace with glass balustrade

Composite decking

External light

EXTERNAL MATERIALS

Material palette of natural stone, corten steel, timber cladding and render

Green roofs to specific plots

Aluminium rainwater goods

CAR PARKING

Minimum of x2 spaces for every house

Car ports and off-street parking to selected properties

SECURITY

Multi-point locking system to front door

Smoke detectors and carbon monoxide alarm

LANDSCAPING AND PUBLIC SPACES

Feature landscaping designed by land artist Mark Merer to public areas throughout development

Central amenity space for public enjoyment

Appointed local management company to maintain all public open spaces and landscaping

SUSTAINABILITY

Enhanced thermal performance of building fabric

PEACE OF MIND

10 year BLP structural warranty

* Choices available subject to build stage.

The specification is intended as a guide only. Acorn Property Group reserve the right to alter the specification at any time.



CGI of typical en-suite layout





Typical CGI interior of living dining area of numbers 11, 66 & 67



CGI of typical kitchen interior of numbers 1, 2 & 10

Customisation and Interior Design

The homes at Cubis Bruton are designed to be flexible and multi-functional.

Acorn understand that the way a home is used can vary between households. With this in mind, the properties can be adapted to suit your lifestyle (subject to build stage).

Designed around a single open space with a kitchen, which can be used in a variety of ways, some properties benefit from an additional downstairs space, which can be a home office, bedroom or snug.

Cubis Bruton homes have been designed to accommodate an extra bathroom or shower-room, often at a ground floor level which is perfect for guests or to allow for single storey living. Ample storage can be found in hallways and landings, and most properties boast a separate utility room.

We believe the link between indoor and outdoor space should be seamless, therefore living areas and many bedrooms lead straight onto a terrace through oversized openings, giving a feeling of light and space, bringing the outside in!

CUSTOMISATION

Cubis Bruton gives you choice over the use and appearance of your new home and every property is unique. Subtle differences in window layout and external materials ensure no home looks the same.

This flexibility is carried through internally where high specification minimalistic finishes allow for creative freedom. Whether kitchen style, flooring or tiling, the design lead comes from you to customise your new home to fit your needs and style. We encourage this customisation and try to accommodate any request. We can offer help by showing examples in previous projects. Typically featuring balustrades, wood burners, stone worktops, smart lighting or other bespoke items.

Your new home can be minimalistic, high-tech or cosy. Just ask.

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 place-making through regeneration and development.



50 Clifton Down Road
Bristol BS8 4AH

For further information
contact Acorn
0117 244 0400
www.acornpropertygroup.org



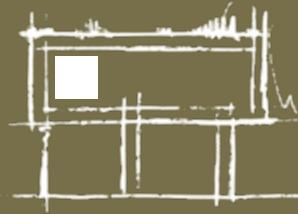
Previous Acorn Development



Previous Acorn Development

different by design





CUBIS BRUTON

contemporary country living



3 BEDROOM HOUSE | Numbers: 6 & 7

3 BEDROOM HOUSE

NUMBERS 6 & 7

Please note number 6 is handed.

GROUND FLOOR



The open plan kitchen/dining area with breakfast bar is perfect for a quick spot of lunch or homework time

The utility provides great additional storage and has internal and external access - ideal for when entering with muddy boots!

FIRST FLOOR

The three double bedrooms each have space for fitted wardrobes

Light and airy landing



Oversized shower with rainfall shower head for ultimate relaxation

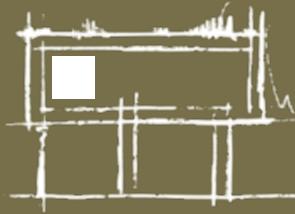
GROUND FLOOR

Living Room	4.70m x 4.10m	15'5" x 13'5"
Dining	4.20m x 2.30m	13'9" x 7'6"
Kitchen	3.50m x 2.60m	11'5" x 8'6"

FIRST FLOOR

Master Bedroom	4.10m x 3.70m	13'5" x 12'1"
Bedroom 2	3.80m x 2.80m	12'5" x 9'2"
Bedroom 3	3.80m x 2.90m	12'5" x 9'6"

Type B 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, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. 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. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. 07/19.



CUBIS BRUTON

contemporary country living



3 BEDROOM HOUSE | Numbers: 3, 4, 60, 61 & 62

3 BEDROOM HOUSE

NUMBERS 3, 4, 60, 61 & 62



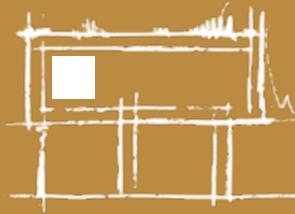
GROUND FLOOR	
Living/Dining	5.10m x 4.00m
Kitchen	4.20m x 2.40m
FIRST FLOOR	
Master Bedroom	4.10m x 3.40m
Bedroom 2	2.80m x 2.80m
Bedroom 3	2.60m x 2.20m

16'8" x 13'1" 13'9" x 7'10"

13'5" x 11'1" 9'2" x 9'2"

8'6" x 7'2"

Type N 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, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. 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. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. 07/19.



CUBIS BRUTON

contemporary country living



4 BEDROOM HOUSE | Numbers: 5, 8, 53, 64 & 65

4 BEDROOM HOUSE

NUMBERS 5, 8, 53, 64 & 65

Please note numbers 8 & 65 are handed.
*No second window in Bedroom 4 to plot 53.

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

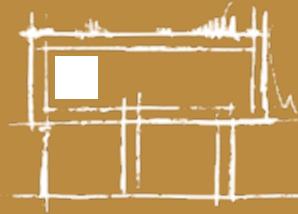
Kitchen/Living/Dining
10.60m x 4.70m 34'9" x 15'5"

FIRST FLOOR

Master Bedroom	3.60m x 3.30m	11'9" x 10'9"
Bedroom 2	3.50m x 3.00m	11'5" x 9'10"
Bedroom 3	4.10m x 2.80m	13'5" x 9'2"
Bedroom 4	5.10m x 3.40m	16'8" x 11'1"

All bedrooms are generously sized and have space for a fitted wardrobe

Type K 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, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. 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. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. 07/19.



CUBIS BRUTON

contemporary country living



4 BEDROOM HOUSE | Numbers: 46 & 52

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living/Dining	6.50m x 5.40m	21'3" x 17'8"
Kitchen	4.70m x 3.00m	15'5" x 9'10"

FIRST FLOOR

Master Bedroom	5.30m x 3.20m	17'4" x 10'5"
Bedroom 2	3.40m x 2.90m	11'1" x 9'6"
Bedroom 3	4.00m x 2.90m	13'1" x 9'6"
Bedroom 4/Study	2.80m x 2.20m	9'2" x 7'2"

Type C 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, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. 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. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. 07/19.



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CUBIS BRUTON

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Plot 63 far left

4 BEDROOM HOUSE | Numbers: 9 & 63

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

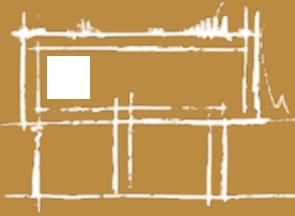
Living/Dining	6.50m x 5.40m	21'3" x 17'8"
Kitchen	4.70m x 3.00m	15'5" x 9'10"

FIRST FLOOR

Master Bedroom	5.30m x 3.20m	17'4" x 10'5"
Bedroom 2	3.40m x 2.90m	11'1" x 9'6"
Bedroom 3	4.00m x 2.90m	13'1" x 9'6"
Bedroom 4/Study	2.80m x 2.20m	9'2" x 7'2"

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CUBIS BRUTON

contemporary country living



4 BEDROOM HOUSE | Numbers: 11, 66 & 67

4 BEDROOM HOUSE

NUMBERS 11, 66 & 67



FIRST FLOOR

The terrace off the master bedroom is an idyllic spot to enjoy a morning coffee and take in the fresh country air



Please note number 67 is handed.
*Window positioning differs from shown on plot 11.

GROUND FLOOR

Kitchen/Living/Dining

10.10m x 5.40m 33'1" x 17'8"

FIRST FLOOR

Master Bedroom

5.40m x 3.40m 17'4" x 11'1"

Bedroom 2

3.60m x 2.90m 11'9" x 9'6"

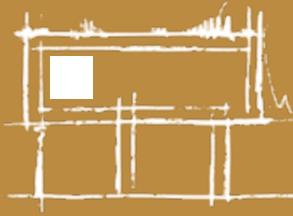
Bedroom 3

3.80m x 3.40m 12'5" x 11'1"

Bedroom 4

3.80m x 3.40m 12'5" x 11'1"

The 4 double bedrooms are generous in size and have space for fitted wardrobes



CUBIS BRUTON

contemporary country living



4 BEDROOM HOUSE | Numbers: 47 to 51

4 BEDROOM HOUSE

NUMBERS 47 to 51

GROUND FLOOR



Utility with internal and external access - perfect if you're entering with muddy boots

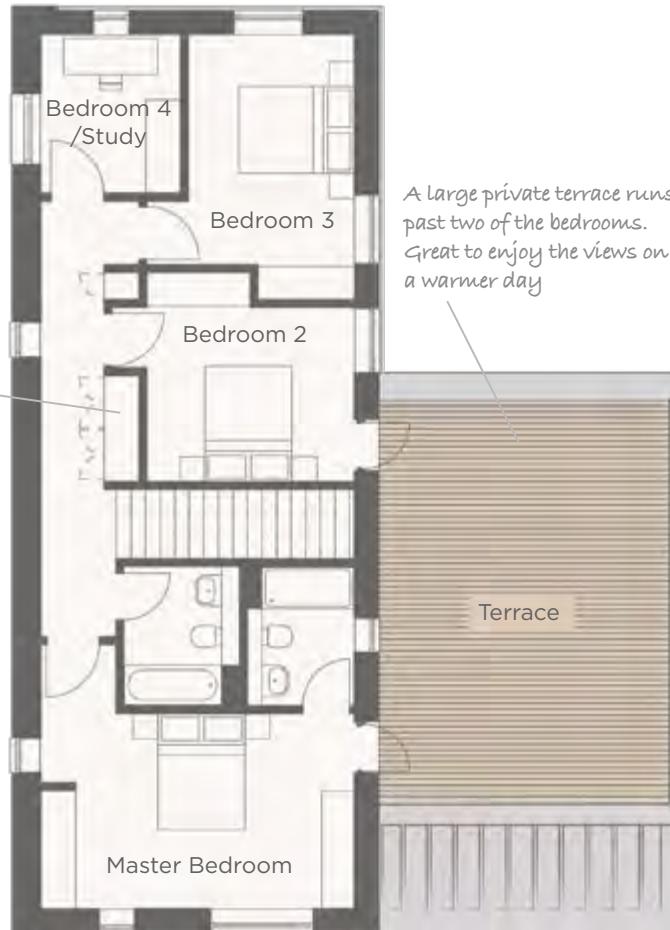
A useful guest cloakroom is cleverly tucked away

Spacious living/kitchen/dining area, with plenty of glazing to bring the light in

Additional storage

A breakfast bar pulls the spacious kitchen together, serving as a nice spot to enjoy a drink or quick meal

FIRST FLOOR



A striking angular ceiling and generously sized windows further enhances the contemporary feel of the home

GROUND FLOOR

Living Room	5.80m x 5.30m	19'0" x 17'4"
Kitchen/Dining	6.60m x 5.40m	21'7" x 17'8"

FIRST FLOOR

Master Bedroom	5.30m x 3.30m	17'4" x 10'9"
Bedroom 2	3.50m x 2.90m	11'5" x 9'6"
Bedroom 3	3.80m x 2.80m	12'5" x 9'2"
Bedroom 4/Study	2.30m x 2.70m	7'6" x 8'10"

Type E & F 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, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. 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. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. 07/19.



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CUBIS BRUTON

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4 BEDROOM HOUSE | Number: 2

4 BEDROOM HOUSE

NUMBER 2

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Living/Dining	10.10m x 4.70m	33'1" x 15'5"
Living Room	6.30m x 4.70m	20'8" x 15'5"

FIRST FLOOR

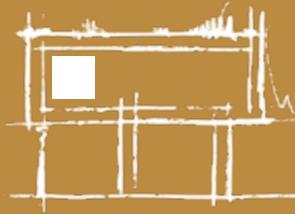
Master Bedroom	4.70m x 3.60m	15'5" x 11'9"
Bedroom 2	3.20m x 3.10m	10'5" x 10'2"
Bedroom 3	3.20m x 3.10m	10'5" x 10'2"
Bedroom 4	4.70m x 2.80m	15'5" x 9'2"

Type I 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, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. 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. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. 07/19.



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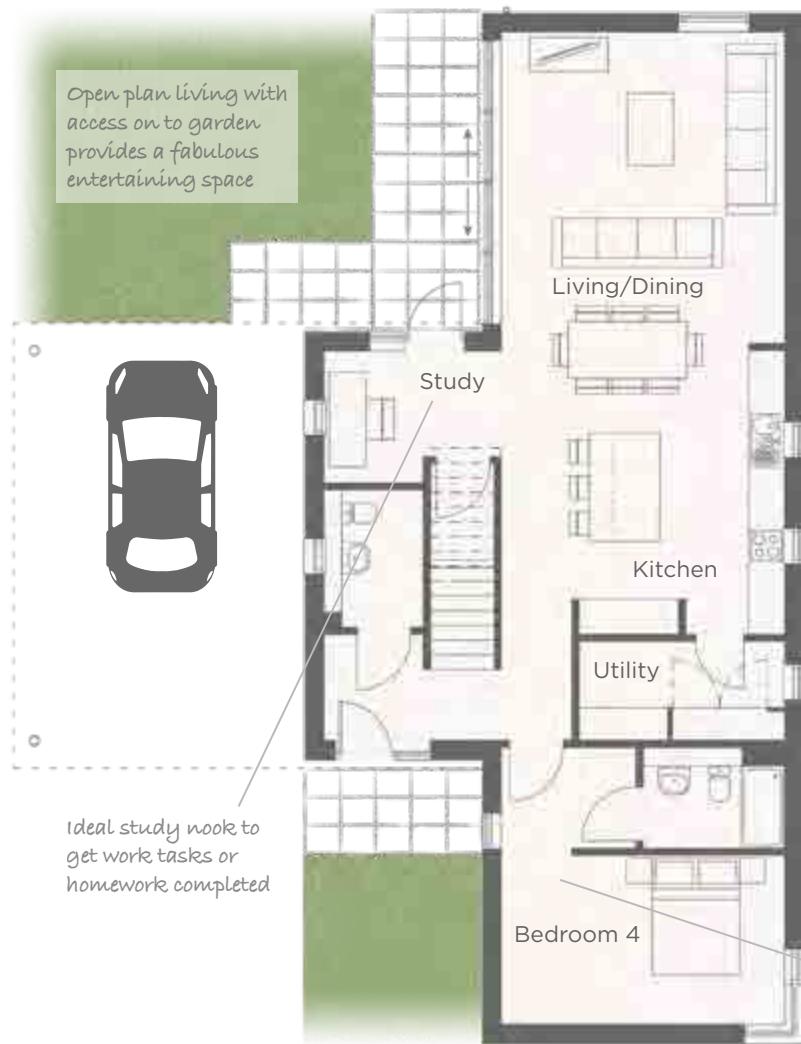
CUBIS BRUTON

contemporary country living



4 BEDROOM HOUSE | Numbers: 1 & 10

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Living/Dining

10.10m x 4.70m 15'5" x 3'3"

FIRST FLOOR

Master Bedroom

4.60m x 3.50m 15'1" x 11'5"

Bedroom 2

3.20m x 3.20m 10'5" x 10'5"

Bedroom 3

3.20m x 3.20m 10'5" x 10'5"

Bedroom 4

4.80m x 2.80m 15'8" x 9'2"

The master bedroom is a relaxing haven, with access to a private roof terrace and a walk-in wardrobe, clothes can be kept out of sight!