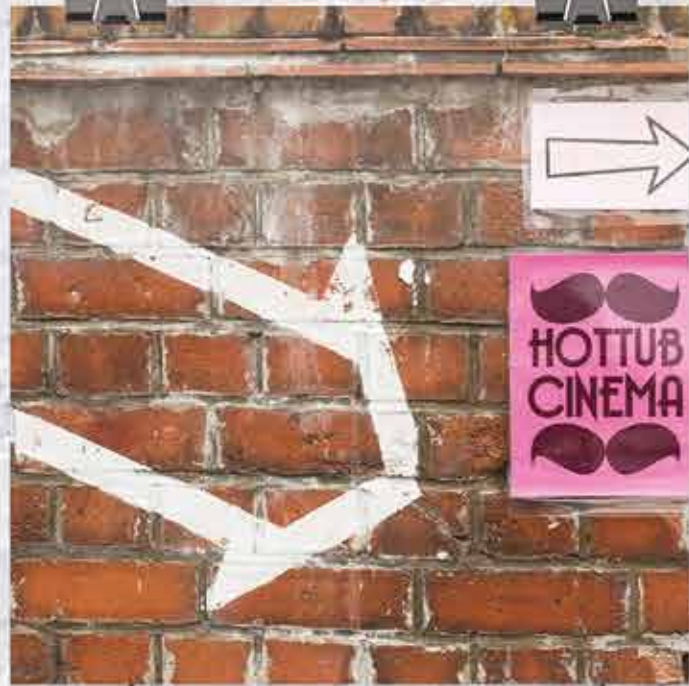
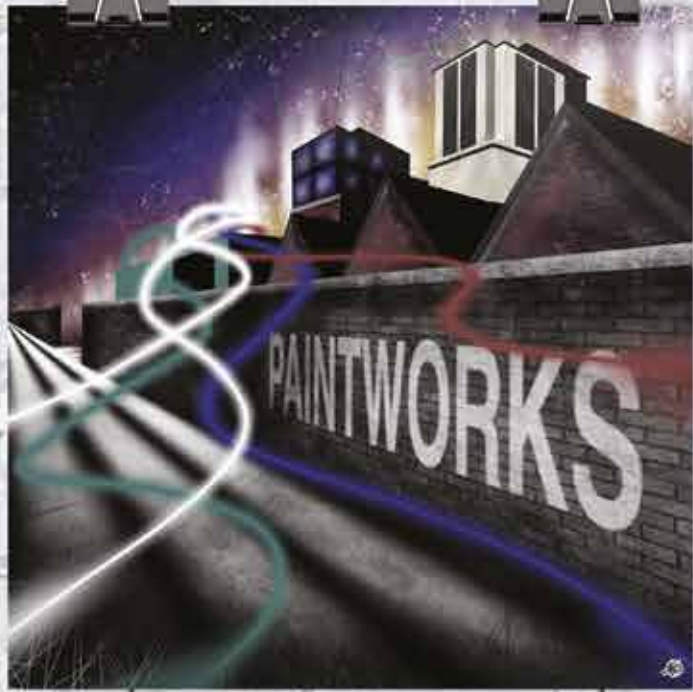


Crest
NICHOLSON



PAINTWORKS



**365
& ONE
QUARTER**

**PAINTWORKS
IS A CREATIVE
QUARTER THAT
OFFERS A FRESH,
EXCITING AND
COLLABORATIVE
WAY OF LIVING.**



Digital illustration indicative only

3 Bedroom houses

HOUSES +
APARTMENTS +
COMMERCIAL +
RETAIL +
LIVE / WORK UNITS +

Find out more about
Paintworks:

www.thepaintworks.co.uk



Paintworks LIVE/WORK units, taking working from home to a new level



Apartments with a south east view



2 Bed apartment at the foot of a residential Paintworks street



Digital illustrations indicative only

BLOCKS J, H, F, C + B

CREATIVITY IS CONTAGIOUS. PASS IT ON

ALBERT EINSTEIN

BLOCK Q

Based in the heart of Bristol's Creative Quarter, Paintworks is a one-of-a-kind development. The original site was built in 1850 and used as a Victorian paint and varnish factory and has undergone a huge reinvention during the last decade and is now one of the most inspiring living spaces in Bristol.

Situated in the Arnos Vale area of the city, Paintworks is a thriving hub of creativity. You will find a selection of brand new 1 & 2 bedroom apartments, 2, 3 & 4 bedroom houses as well as a number of live/work spaces here, which all have an urban, loft-style feel to them.

AVON CALLING

Shared Vision



The site was used as a Paint Factory for an entire century

Approx 1 mile from Temple Meads Train Station

To find out more about Paintworks visit www.thepaintworks.co.uk

Regeneration began in 2006



10 electric vehicle points planned for installation

Hop, skip & jump onto the bridge over the Avon which offers an alternative walk or cycle to Temple Meads & beyond
There are over 40 businesses that operate from Paintworks



One large central plaza

Paintworks occupies the equivalent of 192 tennis courts



Less than a mile & a 1/2 to the centre of Bristol



COLTHURST + HARDING
ORIGINALLY NAMED
THE FACTORY
PHOENIX WHARF



THIS IS PAINTWORKS



APARTMENTS

1 BEDROOM APARTMENTS

- Block B** - Homes 87, 89, 90, 93, 94, 97, 98 + 102
- Block C** - Homes 107, 109, 110, 113, 114, 117, 118, 121, 122 + 125
- Block F** - Homes 135, 137, 140, 143, 146 + 149
- Block H** - Homes 1, 54, 156, 157, 160, 161, 164, 165, 168, 169 + 172
- Block J** - Homes 175, 177, 178, 180, 181, 184, 185 + 189
- Block K** - Homes 194, 196, 198, 200, 202 + 204
- Block Q** - Homes 212, 213, 214 + 215
- Block T** - Homes 216, 218 + 220

2 BEDROOM APARTMENTS

- Block A** - Homes 85
- Block B** - Homes 86, 88, 91, 92, 95, 96, 99, 100, 101, 103, 104 + 105
- Block C** - Homes 106, 108, 111, 112, 115, 116, 119, 120, 123, 124 + 126
- Block E** - Homes 127, 128, 129, 130, 131, 132, 133 + 134
- Block F** - Homes 136, 138, 139, 141, 142, 144, 145, 147, 148, 150, 151 + 152
- Block H** - Homes 153, 155, 158, 159, 162, 163, 166, 167, 170, 171 + 173
- Block J** - Homes 174, 176, 179, 182, 183, 186, 187, 188, 190, 191 + 192
- Block K** - Homes 193, 195, 197, 199, 201 + 203
- Block L** - Homes 205, 206, 207, 208, 209 + 210
- Block P** - Home 211
- Block T** - Home 217, 219 + 221

HOUSES

2 BEDROOM HOUSES

- 4.0** - Homes 24, 25, 26, 62, 63, 66 + 67

3 BEDROOM LIVE/WORK HOUSES

- 1.0** - Homes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 + 11

3 BEDROOM HOUSES

- 2.0** - Homes 12, 13, 14, 15, 16, 22, 23, 27, 28, 29, 34, 35, 36, 37, 38, 39, 52, 53, 54, 55, 59, 61, 68, 69, 80 + 81
- 2.1** - Home 60
- 5.0** - Homes 73, 74, 75, 76, 77, 78, + 79

4 BEDROOM HOUSES

- 3.0** - Homes 17, 18, 19, 20, 21, 30, 31, 32, 33, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 56, 57, 58, 64, 65, 70, 71, 82, 83 + 84
- 3.2** - Homes 51
- 3.3** - Home 84

COMMERCIAL UNITS

- Block K**
- Block L**
- Block M**
- Block N**
- Block Q**
- Block R**
- Block S**
- Block U**





Digital illustration indicative only



YOUR SPACE, YOUR WAY



Gary Milliner, Director of Architecture Stride Treglown

“The space already had an established, distinctive brand and a certain character to it, which we wanted to build upon,” says Lead Architect Gary Milliner. “This phase has been about creating more residential spaces, building more cafés and sociable spaces and building bigger commercial units for businesses to grow into. We have built a number of new establishments that have their own identity, including a triangular unit and an Art Deco building.”

A standout feature has been the development of a pedestrianised deck. Gary says this allows residents to live predominantly car-free and makes utilising the outdoor space more enjoyable: “There are no dead spaces here. We have

tried to encourage people to use the scheme and move through it, not just walk to the car park and drive away. You can pass through alleyways, stroll by a diverse range of buildings, visit a café or spend time outside in the plaza – you will find something different on every corner.”

With so much variety on offer, there is something for everyone at Paintworks adds Gary: “Some apartments offer views out to Arnos Vale and others have views of the more gritty side of Bristol so there is lots of character. Residents will not be confined to their gardens either because there is always something happening here.”

“A LOT OF THOUGHT HAS BEEN PUT INTO THE DESIGN OF EACH BUILDING, PAINTWORKS IS A QUIRKY AND VIBRANT PLACE TO LIVE.”



One Quarter

INTERACTION

Whether you enjoy spending your weekends browsing art galleries, visiting exhibitions or sipping coffee in a quirky café, you can easily experience it all at Paintworks.

There are a host of creative gatherings and exhibitions happening on-site throughout the year and with so much going on, there is a constant buzz in the air. The event space is often used for launch events and stylish parties – from live music and food festivals to art shows and movie screenings, you will never have to wander far to be entertained.





Do Something
AMAZING

Morning, noon and night – there is always something happening at Paintworks. Bocabar regularly hosts live entertainment and is the perfect place to grab a drink or dinner with friends, whilst the nearby Tube Diner serves up a selection of delicious pizzas and festival-inspired food. The event space at Paintworks is home to a number of quirky events – from flower markets to hot tub cinemas, there is something here for everyone.





COLLABORATION

Buzzing with energy and boasting a real community vibe, it is no wonder local businesses gravitate to the area. There is now a flourishing group of filmmakers, design agencies, photographers and artists all living here.

Set amongst cobbled streets and animated courtyards, Paintworks is also home to creative studios, offices, workshops, a café bar and an exhibition venue - making it the ideal destination for work, rest or play.



LOCAL TALENT

Charlie Fisher, Manager

The Tube Diner, Paintworks

The Airstream Tube Diner is famous at Paintworks. Part of the original vision here, it opened for business in 2009 and serves up a selection of delicious American-inspired recipes. Charlie Fisher has been running the iconic diner since 2011: "We have airstreams in the family and have catered at a lot of events and festivals including Glastonbury but I was looking for something a bit closer to home that could offer a better work-life balance and the Tube Diner was perfect. We are a quirky venue and serve up a selection of homemade food, from pancakes and milkshakes to burgers and quesadillas. Although a lot of our food is inspired from across the pond, we use local suppliers and focus on sourcing local ingredients."

Charlie says one of the best things about Paintworks is the community: "There is a great community hub here – we are on first name terms with most of our customers and we see the same faces every day which is really nice. We have regular visitors, mostly people that work at Paintworks, who come in every day for their breakfast and lunch. Most regulars order the same thing so when we see them coming we will start cooking their food, before they have even stepped through the door. It is like having a big extended family."

With so many businesses based here, Charlie says it is also a great place to network: "We have gained a lot of business just from being based here. Some companies have hired us out for events and private family functions and as soon as one does it creates a ripple effect. There is also a big emphasis on businesses getting to know each other here. We have catered for a networking event where businesses were all encouraged to come along and share their expertise and lend their skills to one another so it really is like a small community."

"THERE ARE SO MANY UNUSUAL EVENTS HAPPENING HERE - FROM WEDDINGS TO HOT TUB CINEMAS, IT'S DEFINITELY NOT RUN OF THE MILL!"





LOCAL TALENT

James Ellis, Owner James Ellis Cards, Paintworks

James Ellis has been based at Paintworks for six years and loves how environmentally friendly the site is. There is a good cycle path along the river and there are plenty of cycle racks and shower facilities, so I ride to work every day - come rain or shine." The location was also a big selling point, says James: "It was quite tricky to find something of a suitable size in Bristol but Paintworks ticked all the boxes. We liked the architecture and the feel of the place. The studio is a good size, it is near the river and relatively central too."



"THEY'VE RECENTLY INSTALLED FIBRE OPTIC BROADBAND, SO OUR INTERNET CONNECTION IS SUPER FAST."

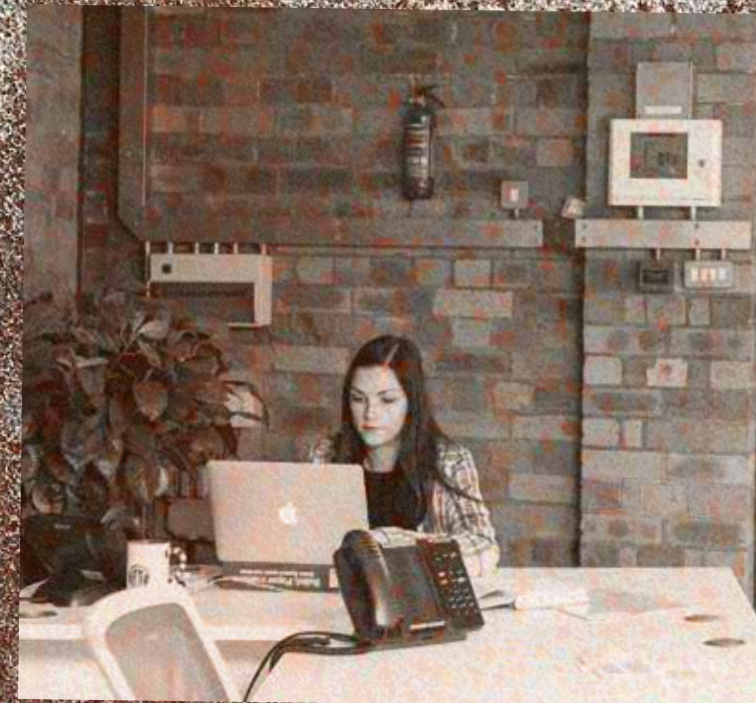
LOCAL TALENT

Carol Peace, Owner Carol Peace Art, Paintworks

Based at Paintworks for a decade, Carol Peace is a Sculptor and some of her figurative art is displayed in the courtyard here. Carol says one of the first things that attracted her to Paintworks was the environment: "I liked the architecture, the brick work and the industrial feel of the place and there is a great community feel here - it feels small and intimate and it is easy-going and friendly. There are nice site staff and security too, who are really helpful and lovely to have about for us who work at Paintworks."

Paintworks is also a really collaborative place to be, says Carol: "I have collaborated with other great businesses and employed other firms know-how and expertise. It is just fabulous to not have to get into the car. I can speak face-to-face with my Designer or Architect and they are all just a couple of doors away."

**"AREAS AROUND HERE ARE BEING
REGENERATED ALL THE TIME SO IT'S
GREAT TO SEE WHAT NEW PLACE HAS
POPPED UP ROUND THE CORNER."**



If you fancy venturing a bit further, the vibrant suburb of Totterdown is nearby and has a number of popular bars, restaurants and live music venues to try. Conveniently, the bustling city centre is within easy reach and Bristol Temple Meads station is just a short walk away.

**PAINTWORKS TO
TEMPLE MEADS
10 MINS BY BIKE**

**PAINTWORKS TO
CABOT CIRCUS
13 MINS BY BIKE**

TRAVEL BS4



With special thanks to some talented local artists whose work features in this brochure...

Stephen Quick - Splintered Studios 'Paintworks lip'

Astrid Foreman - 'Geleentheid'

Leanne Wharton

Mike Farrell



A UNIQUE COLLABORATION BY CREST NICHOLSON + VERVE PROPERTIES CREATING HOMES AT PAINTWORKS

Crest Nicholson

At Crest Nicholson we continue to build attractive new homes that satisfy our customers' needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, we have long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet but also exceed our customers' lifestyle expectations.

Every Crest Nicholson home has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes.

Verve

We are Verve - a niche developer/investor specialising in regeneration projects and the refurbishment of existing buildings. With over three decades of experience within the industry, we bring our specialist market knowledge, creative input and proactive estate management to every project we are involved in. We cover both commercial and residential sectors and, to date, we have developed over 10 million sq ft in over 100 schemes.

We have a passion for developing unusual buildings with industrial heritage and we pride ourselves on our innovation within niche markets. Paintworks is a Verve regeneration project and as director Ashley Nicholson says: "The current phase at Paintworks is a departure for us. We normally hide ourselves away in our lair and plot subversive plans and schemes. But to our surprise the arrangement we have with Crest Nicholson is working very well. The combination of the design for their houses and flats into our Paintworks site and iconic new commercial buildings is creating something really interesting and special."

PAINTWORKS

Paintworks
Bath Road
Arnos Vale
Bristol
BS4 3EH
Telephone: 0117 244 4070
Email: paintworks@crestnicholson.com
Website: www.crestnicholson.com/paintworks
Find out more about Paintworks at
www.thepaintworks.co.uk



Crest Nicholson South West,
a division of Crest Nicholson Operations Ltd
Crest House, Lime Kiln close, Stoke Gifford,
Bristol, BS34 8ST

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