

# Royal William Yard

1

## Steeped in history

Once a Royal Navy victualling yard, Royal William Yard is now an award-winning waterside destination in the heart of the South West. The collection of Grade I listed buildings have been reimagined by Urban Splash as Plymouth's best place to live, work, stay, relax and play.

2

## The masterplan

Our design-led approach to regeneration has made Royal William Yard a buzzing new neighbourhood full of homes, restaurants, bars, cinema, offices, retail, artists spaces and even a boutique hotel. Once fundamental in servicing the Royal Navy, each building now provides a unique location for business.

3

## Yard Life

You can't help but fall in love with the Yard, it's alive with eating and drinking experiences, events and exhibitions, all within a relaxed and stylish waterside setting. Enjoy the open green space, walk the coast path, try stand up paddleboarding from Firestone Bay or hop on a ferry from the marina.

4

## Space to work and play

Wellbeing at work matters and Yard Life goes beyond the 9 to 5, with opportunities for leisure, learning and relaxation. An established, inclusive community already home to over 80 businesses, a love for culture and creativity spills over into everything at the Yard.



## Foreword

Where urban vibrancy meets waterfront tranquility — Royal William Yard is one of a kind.

→ The largest collection of Grade I listed military buildings in Europe, the Yard's been transformed from a disused Naval yard into a multiple award-winning waterside location. Overlooking Plymouth Sound, with breathtaking views across to Cornwall, our vibrant community is testament to 15 years of passion, commitment and design-led regeneration. The result is a truly special place, one now included in Lonely Planet's guide to the UK's top unmissable experiences.



Foreword	2
Yard Life	6
Live well, work better	32
Location	42
Our buildings	46
Melville	52
Mills Bakery	70
New Cooperage	82
Factory Cooperage	94
Residence One	106
Residence Two	116
Gatehouse	126
Guardhouse	134
Slaughterhouse	142
Brewhouse	152
Firestone Arches	162
Clarence	172
Working with US	182
Meet the team	190

“Photographed across a sparkling  
blue sea, Royal William Yard  
looks as ravishing as Venice”  
The Times

# Urban Splash Royal William Yard

“The Yard occupies one of the best urban seafront locations in the West Country, and some of the most interesting buildings”  
The Daily Telegraph

Home to a bustling community, the Yard is a place where artists, homeowners, office workers, holidaymakers, small-business owners, students and day-trippers rub shoulders as waves lap the shores on three sides. Its renowned history and maritime setting have been married with modern architectural interventions, to play host to a new community for the 21st Century.

The original Grade I and II listed buildings, brimming with character, limestone façades and beautiful Georgian features, have each been sensitively restored and brought back to life. The Yard has been reanimated to offer something new to experience on every visit, making it one of the best places to eat, shop, work, stay, relax and play in the heart of the South West.

It's an architectural juxtaposition that attracts thousands of visitors to the destination, alongside residents living in the RIBA award-winning apartments and some of the region's most forward thinking and innovative businesses — be they big players or innovative start-ups, independents or well-loved brands. The Yard offers a vibrancy unrivalled on the South West coast.

# Relax



Surrounded by water, Royal William Yard offers breathtaking views over Plymouth Sound and across to Cornwall, with plenty of opportunities to relax and unwind. Take a stroll along the South West Coastal Path, sit on the pebble beach looking out to sea, learn a new creative craft, hop on a ferry from the marina, practice yoga on the green, or just enjoy a quiet drink whilst taking in the sunset.





The Squiggly Wiggly Giant Squid interactive art installation — The Lawn

# & play

“Another waterfront destination to watch...”  
The Sunday Times



The Yard offers plenty of opportunities to get out and play. Run up the infamous Western King steps, take a bracing dive in the local tidal pool, or explore wild swimming. For something more energetic try a stand up paddle boarding session from Firestone Bay or charter a sailing boat. Enjoy live music during sundowners, wine tasting, quiz nights with friends and colleagues to cultural events including light festivals, open air cinema and theatre performances. Royal William Yard has loads of extraordinary events with something new to discover and experience on every visit.

# Eat & Drink

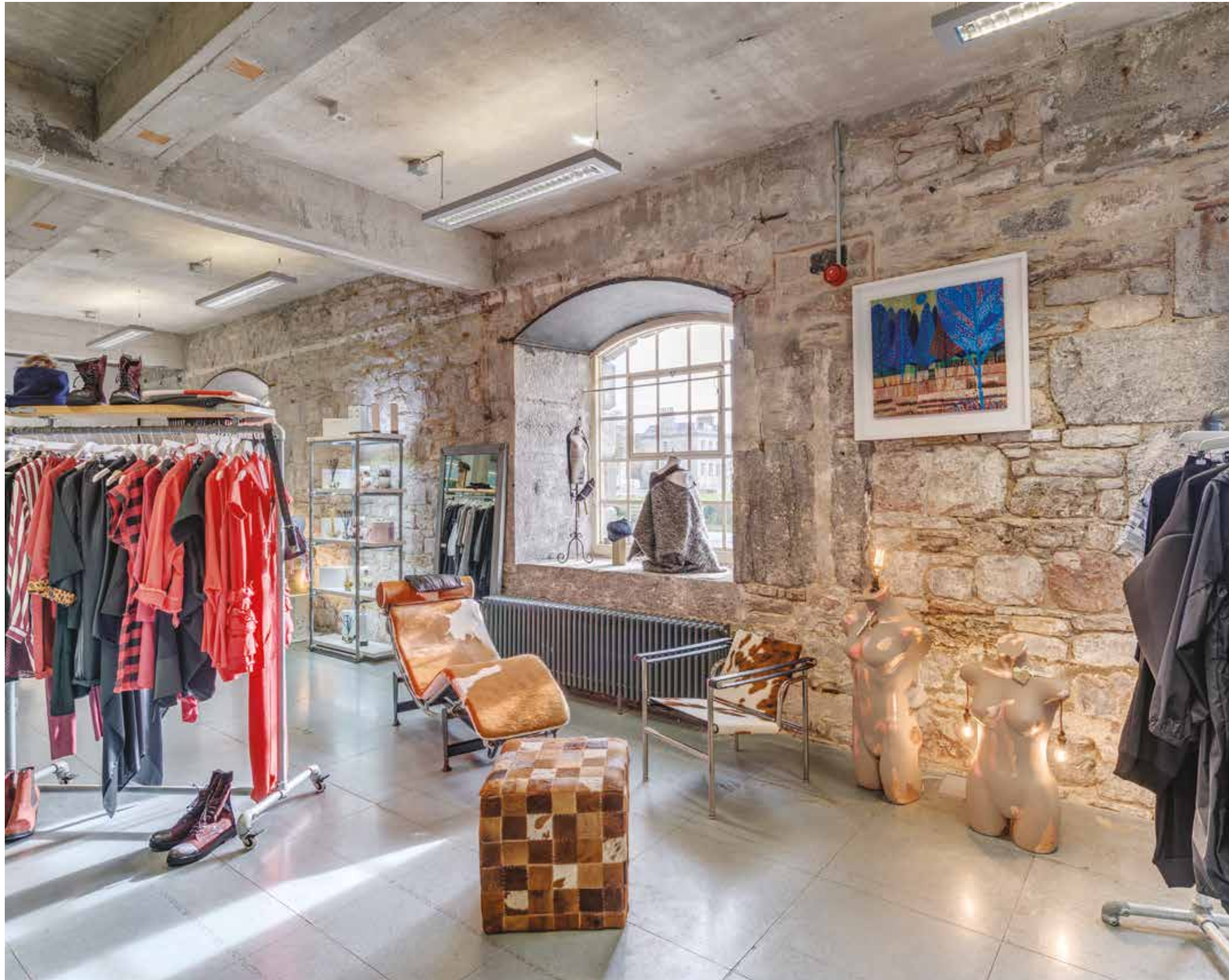


You won't go hungry (or thirsty) at the Yard, with restaurants, cafés and bars lining the marina. From Asian-inspired dishes at Wagamama, authentic French cuisine at Bistrot Pierre, fresh Italian favourites at Wildwood or Prezzo — or some Latin American spice at Las Iguanas, our tasty restaurateurs contribute to the Yard's vibrant social scene.

Budding sommeliers can broaden their palate at Le Vignoble — recently crowned as 'the ultimate wine heaven', while sultry sundowners can be enjoyed al fresco on the surrounding marina or the green. Our monthly Good Food & Craft Market brings in an array of local artisan producers enjoyed by thousands of visitors each month.







# Shop



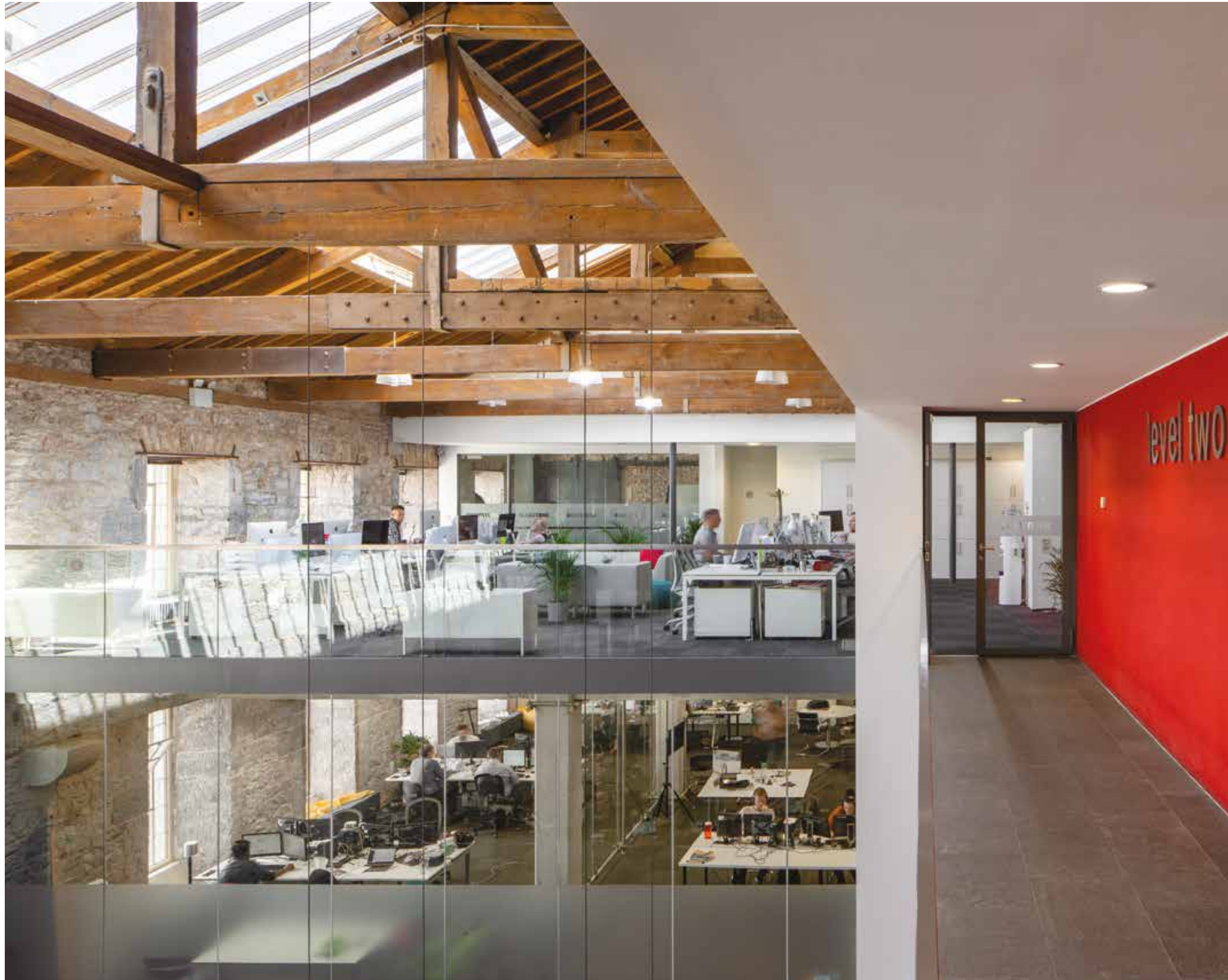
Independent retailers thrive here; an eclectic mix of stores include wine merchants, designer fashion boutiques, jewellery makers, and an ethical hair salon; a programme of frequent pop-up retail events, with local craftspeople showcasing their incredible South West creations of ceramics, glassware and art work complements the existing offering.

# & Stay



With buildings once good enough to house Royal Navy Admirals, the Yard's collection of stunning structures offer great places to stay too. Residence One is a restored Grade II Georgian house, lovingly repurposed as a boutique B&B. Brimming with period features and character, it offers 14 individually styled, luxury guest rooms which overlook either the green or the Yard's secret garden. In 2019, the Yard was included in Condé Nast Traveller's list of the Best Holiday Destinations.





Workspace Atrium — Mills Bakery

# Work

“The Yard is a fascinating place...  
it’s not just the aesthetics, but the whole  
atmosphere and vibe here is right for us.”  
Everyman Cinema — Melville Building



Urban Splash has always been a brand for people wanting more than just space. Join our community and fully enjoy what we call ‘Yard Life’ and all it has to offer. Working here encourages colleagues to get fit, socialise with friends, entertain clients, shop for great produce, watch a film after work, or simply relax in your lunch hour on our very own beach. All this with the ever changing backdrop of the sea — it can be fast or slow, it’s all Yard Life.

# Live

"...spectacular... quite something to behold with its innovation and boldness of design."  
Plymouth Herald

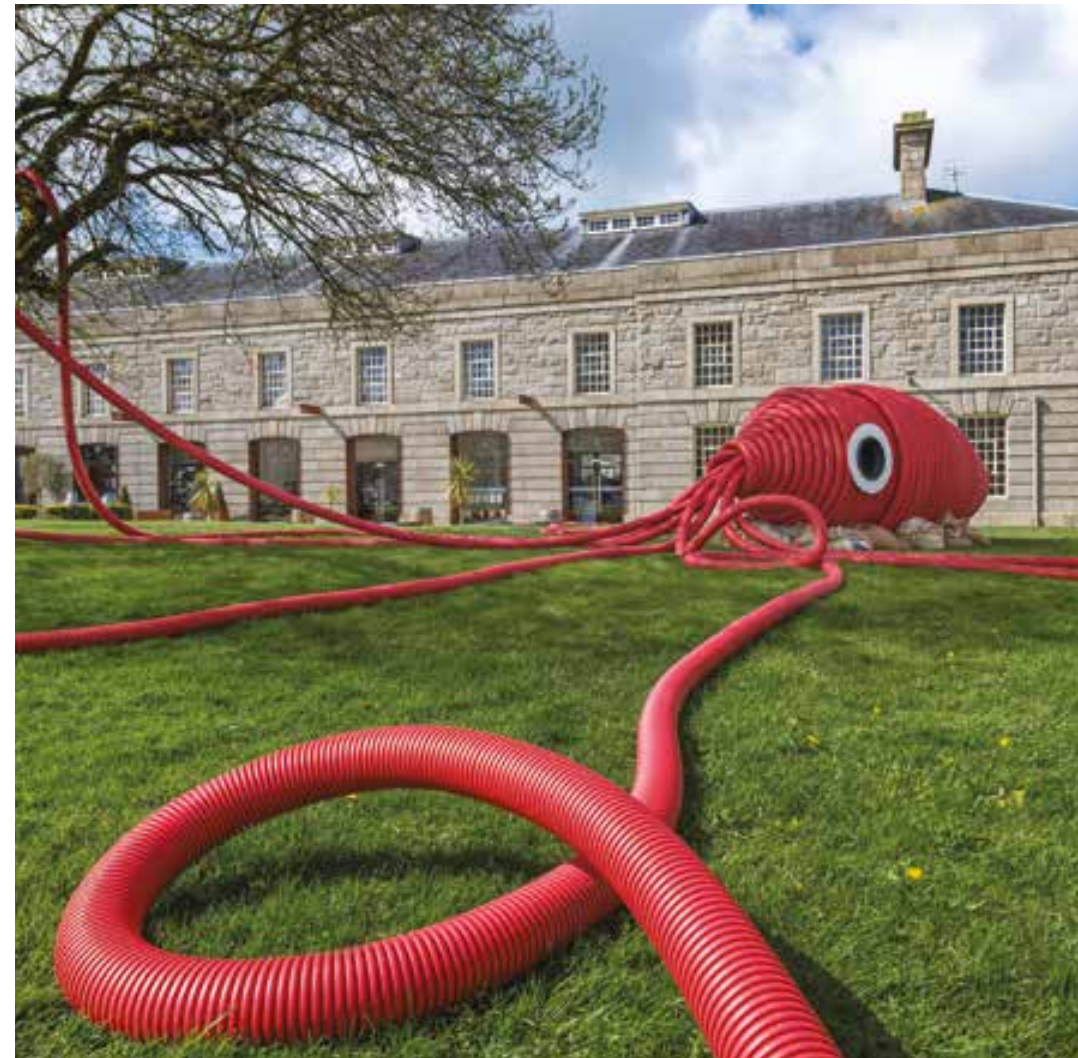


A modern coastal community just a stone's skim from the city centre. Already an established neighbourhood of over 200 apartments, with a community that enjoys making the most of the waterside location with breathtaking views and plenty of places to eat, drink and play. Our RIBA award-winning apartments come packed with character including exposed stone walls, cast iron columns and windows that fill the room with natural light – all of which were retained when we transformed these first spaces at the Yard into truly exceptional homes. In 2016, our efforts culminated in the Yard's residential elements being crowned as 'Development of the Decade' by the RESI Awards.



Discover the buzz around the Yard with our calendar of local and national events, along with a variety of fitness classes and craft workshops. You can set the pace, from invigorating seascapes and water sports, to tranquil sunsets and coastal walks, the mood can change with you...

# Yard Life



→  
**The Squiggly Wiggly Giant Squid**

The Squiggly Wiggly Giant Squid is a playful and interactive art installation where families can communicate through our vivid red squid's long tentacles to hear secret messages. Whisper your thoughts and see where they will end up; sit amongst metres of tentacles in a deck chair and watch kids play on the green.



↑  
**Flower Power**

A variety of floristry and craft workshops are a regular occurrence at the Yard, with opportunities to let out your creative flair and meet others who share the same passion. From beginners' classes through to intermediate lessons explore new flora under the guidance of a trained professional, resulting in beautiful creations.

↓ **Game, set and match...**

Each summer, we 'serve' Pimms, strawberries, cream and sunshine as part of our Wimbledon event on the green. Over the years we've offered free tennis lessons, corporate networking for tenants and most importantly — all the live action from the matches on our big outdoor screen.





**Summer Market**

The Good Food & Craft Market moves to the green over the warmer months — taking advantage of the fine weather we enjoy at the Yard. Crowds travel to enjoy the hustle and bustle of our renowned monthly market with a dose of entertainment and activities, attracting some of the South West's top artisan food and drink producers and locally crafted wares.



**Yard Sessions**

Live music lovers can soak-up the tunes by attending Yard Sessions events during sundowners. Taking place at Firestone Bay every Friday evening throughout the summer, work colleagues, residents and visitors can take time out to relax and listen to an eclectic mix of performances, with delicious street food on-hand to see in the weekend.

Roll up, roll up...

The circus descends on the Yard to captivate both young and old, with a troupe of performers putting on a show-stopping spectacle to wow the crowds. Past performances have included tightrope walking violinists, balancing knife jugglers, stilt walkers, acrobats, aerial dancers, balloon modellers and even a chance to try it out for yourself in a workshop!



Best seat in the house

Enjoy al fresco, communal screen time. Once the sun has set, the green is transformed each autumn into an open air cinema, showing movies for everyone including blockbusters, cult classics and good old sing-along films, all set against the backdrop of our stunning Georgian buildings.



Midsummer nights are a dream

The Barbican Theatre brings its stunning open-air performances to the Yard staging some of Shakespeare's greatest works on the green — including Romeo and Juliet and A Midsummer Night's Dream.





A Winter's Sale...

Our winter markets will warm you up against that cold sea air. Housed within the beautiful Grade I listed Melville building over the winter months, there are hot toddies, warm artisan treats and unique gifts courtesy of our arts and crafts traders.

← Illuminating nights

The Illuminate Festival lights up the Yard in spectacular fashion every year during thanksgiving celebrations in Plymouth. Thousands of people descend on our waterfront community to take in an immersive display of dazzling installations and projections.



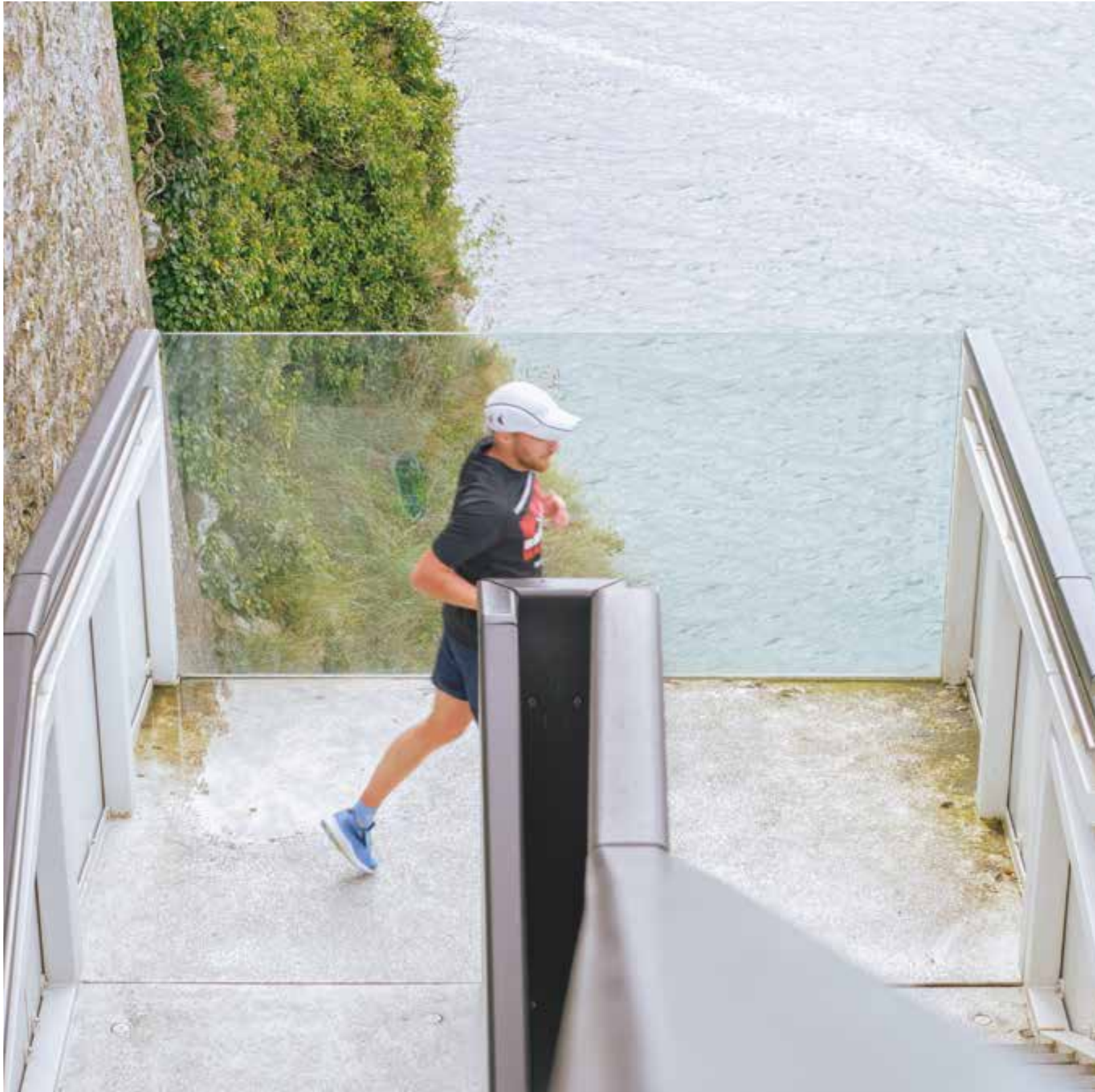
# beyond the 9—5

With historic buildings, green space and a dramatic coastline, Royal William Yard is the perfect place to exercise your mind, body and soul. Wellbeing at work matters, and the Yard goes well beyond the 9 to 5, with opportunities for leisure, learning and relaxation. Follow our six steps to living well and working better...



## 01. Step up

Improve your mood, reduce anxiety and stress, and improve the quality of your sleep by walking for just 10 minutes each day. The one-mile long South West Coastal Path — originally created by coastguards guarding the peninsula from smugglers, is the perfect place to while away some time. Looking for a more high intensity workout? Scale the Yard's infamous staircase.



Western King Steps

## 02. The right sort of SUPing

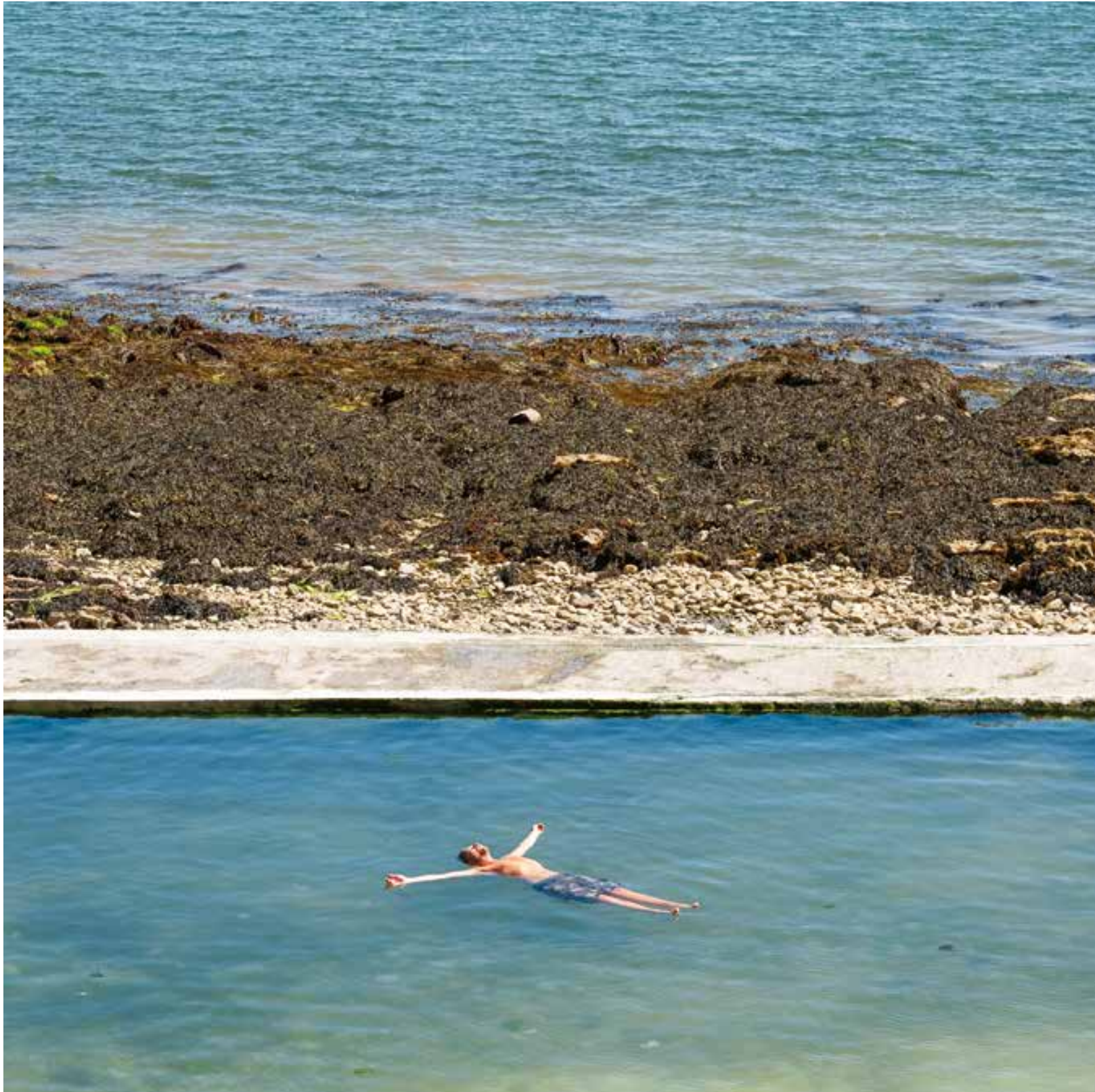
Get paddling — improve your balance and core strength during a stand-up paddle boarding session. South West SUP runs regular group or individual sessions that exercise the whole body.



Stand-up paddle boarding with Drake's Island in the distance

## 03. All at sea

Refresh your mind, body and soul with a bracing dip at the Yard's very own tidal pool, located at Firestone Bay, or explore the open seas with some wild swimming. Bursting with health promoting minerals, the natural sea water provides swimmers with more than just a space to pound out some laps. Re-filled with fresh seawater each time the tide comes in, it offers smaller paddlers a unique ocean swimming experience too, all within the safe confines of the man-made pool. Don't forget your goggles, you may even see some fish!



Cooling off in the tidal pool at Devil's Point

## 04. Get your zen on

Our weekly Ashtanga Yoga sessions challenge your mind and body to improve flexibility and movement. Or try one of the Yard's more active Yard Fit classes with intense interval training.



Ashtanga Yoga class — Mills Bakery

## 05. Feed your mind

Eating a healthy diet improves your physical health and fitness, protects against disease and helps you function better. It can also help boost your mood and mental health. Recharge and refuel at one of the Yard's many eateries. From delicious diet-friendly dishes, to nutritious smoothies and juices, there is something to satisfy all diets and taste buds, with plenty of fresh produce from the land, sea and garden. You are in Devon, after all.



## 06. Creativity is good

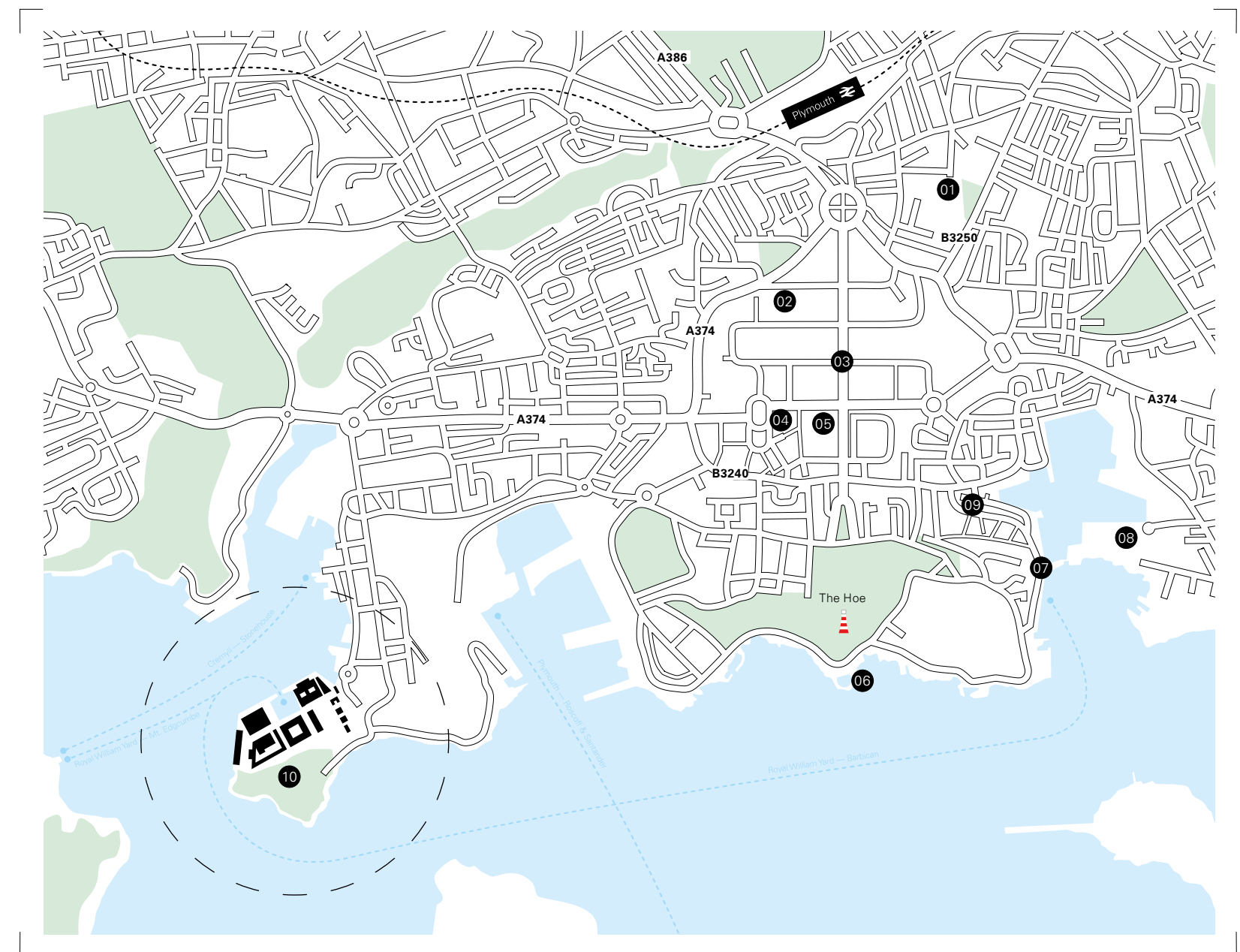
Invest in you. Learn something new. From photography and pottery to jewellery making and printing, uncover your creativity and focus your energy on developing new skills.









Wish  
you  
were  
here?

Situated on the most southerly point of the border between Devon and Cornwall, Plymouth has a proud maritime history and is one of the South West’s major commercial and visitor locations. Just a few miles from its heart you will find the Dartmoor National Park, a host of sandy beaches, rugged coastline and picturesque countryside.

Plymouth is linked to the main motorway network via the A38 (M5) with regular train services to London. Exeter International Airport is only a 50 minute drive away, so you can jet off to other major UK cities, Europe and North America with ease. Prefer to sail? Brittany Ferries provides services to Roscoff in France and Santander in Spain and the Torpoint and Cremyll ferries provide direct links to Cornwall by water.



					
City Centre 08 mins	City Centre 10 mins	Barbican 8 mins	Barbican 26 mins	Cremyll 15 mins	Roscoff 330 mins
Train Station 10 mins	Train Station 8 mins	The Hoe 9 mins	The Hoe 29 mins	Mt. Edgcumbe 15 mins	Santander 1290 mins
Torpoint Ferry 15 mins	Exeter Airport 50 mins	City Centre 11 mins	City Centre 30 mins	Barbican 30 mins	
Exeter Airport 120 mins	Bristol Airport 188 mins	Train Station 12 mins	Train Station 37 mins		

- The Neighbourhood
- 01 University of Plymouth
  - 02 Plymouth Coach Station
  - 03 Sundial (City Centre)
  - 04 Theatre Royal
  - 05 Civic Centre
  - 06 Tinside Lido
  - 07 Mayflower Steps
  - 08 National Marine Aquarium
  - 09 Barbican
  - 10 Royal William Yard

Nestled within the centre of the Yard is our very own marina, with luxury yachts and dinghies berthed throughout the year; there's the occasional tall ship passing through, as well as the hop-on ferry service that brings commuters and explorers into our community.

With connections to Cornwall's Mount Edgcumbe country park, Plymouth's historic Barbican, the city centre just a short stroll onwards, getting here, there and everywhere couldn't be easier.

# Get into the flow





# Our Buildings



01.  
Melville  
300—100,000 sq ft  
Office / Retail / Leisure



02.  
Mills Bakery  
1,500—47,000 sq ft  
Office / Retail / Apartments



03.  
New Cooperage  
1,050—18,195 sq ft  
Office / Retail



04.  
Factory Cooperage  
160—16,670 sq ft  
Artist Studios / Retail / Event Space



05.  
Residence One  
14 Boutique rooms  
Boutique Hotel



06.  
Residence Two  
100—3,100 sq ft  
Office



07.  
Gatehouse  
55—1,075 sq ft  
Office



08.  
Guardhouse  
245—3,300 sq ft  
Office / Retail



09.  
Slaughterhouse  
2,200—3,550 sq ft  
Retail



10.  
Brewhouse  
1,500—14,700 sq ft  
Office / Retail / Apartments



11.  
Firestone Arches  
484—1,935 sq ft  
Watersports / Event Space



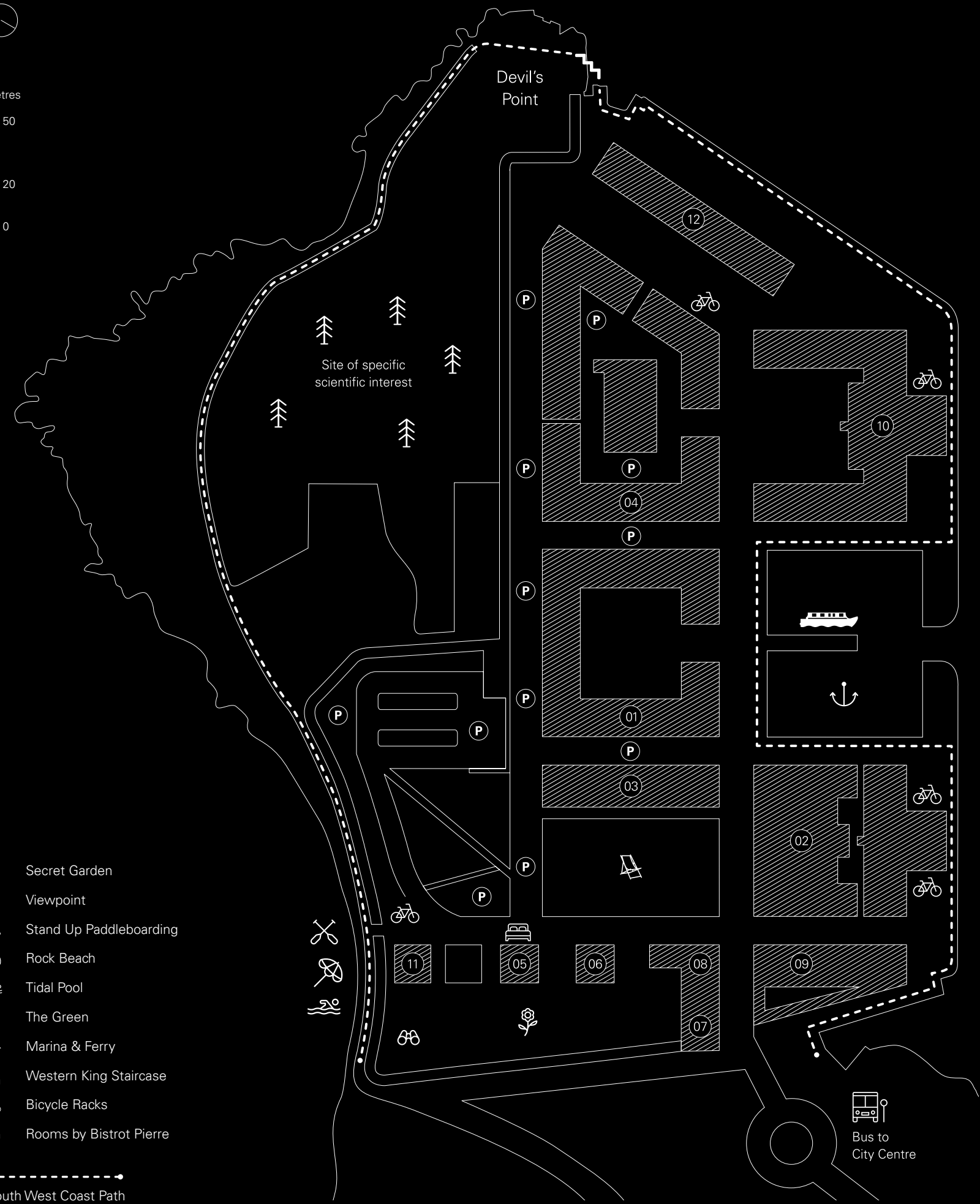
12.  
Clarence  
52 Apartments  
Apartments



## Site Map



Metres  
50  
20  
0



- Secret Garden
- Viewpoint
- Stand Up Paddleboarding
- Rock Beach
- Tidal Pool
- The Green
- Marina & Ferry
- Western King Staircase
- Bicycle Racks
- Rooms by Bistrot Pierre

South West Coast Path

# Melville

# Melville

300—100,000 sq ft

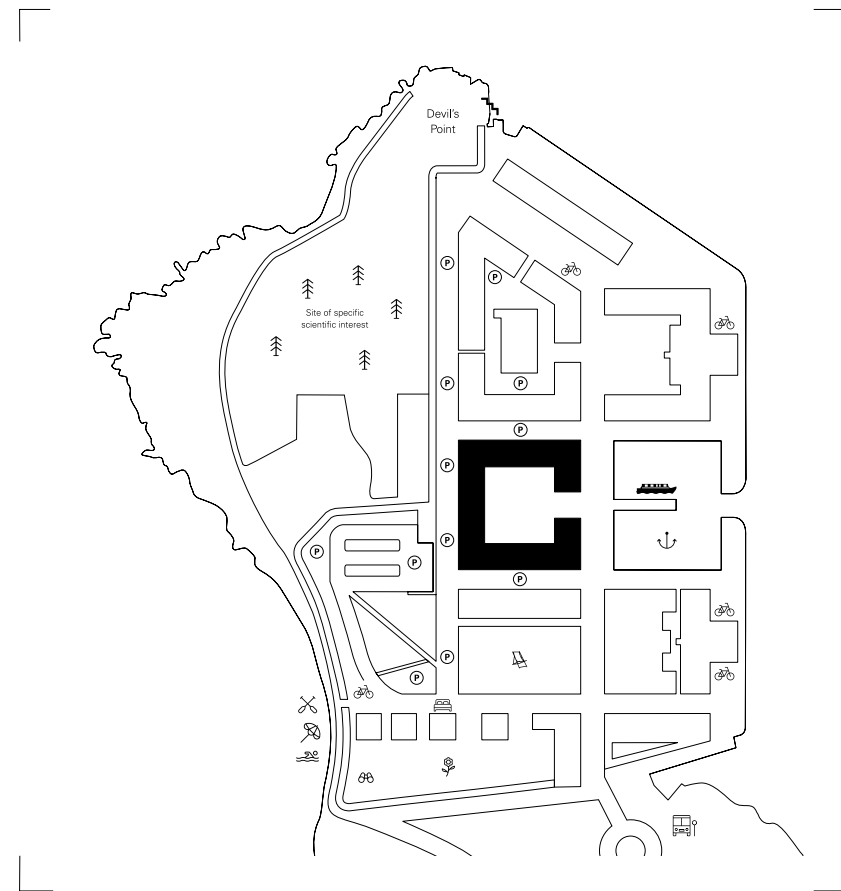
Office / Retail / Leisure



If the Yard were a theatre, Melville would take centre stage.

Its unmissable, striking clock tower and far reaching views across the marina have made it an iconic building — one which will soon become home to more great businesses, including boutique cinema operator Everyman and independent restaurant Hubbox.

Melville offers beautiful new work, retail and leisure spaces in the centrepiece of the Yard and one of the last remaining buildings to be transformed. The grand open floor plates offer flexible options from 300 to 100,000 sq ft.



## Features



Restaurants



Cinema



Lift



Communal kitchens



Showers



Toilets



Accessible toilet



Parking



Bike racks



Urban courtyard

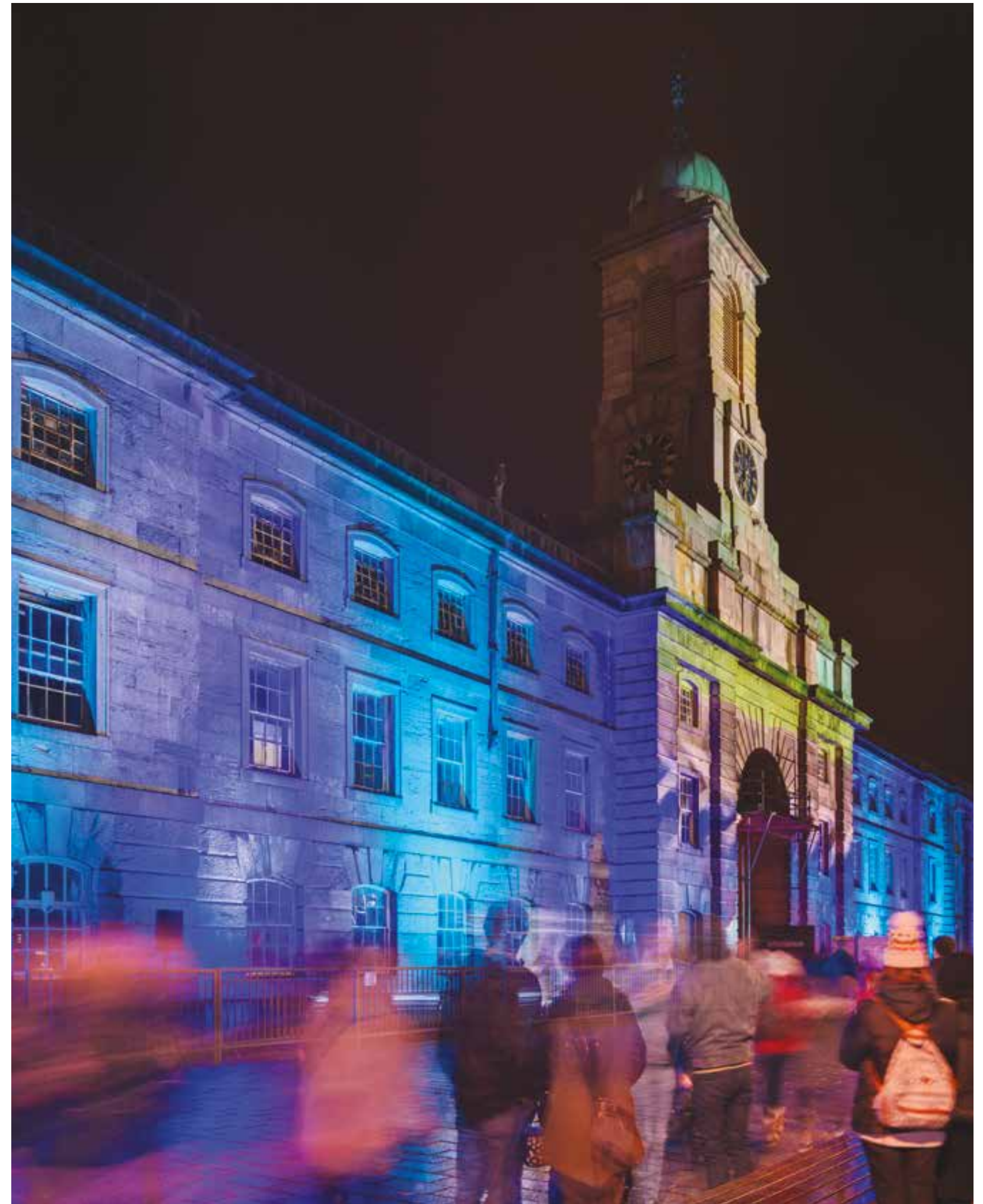


Melville

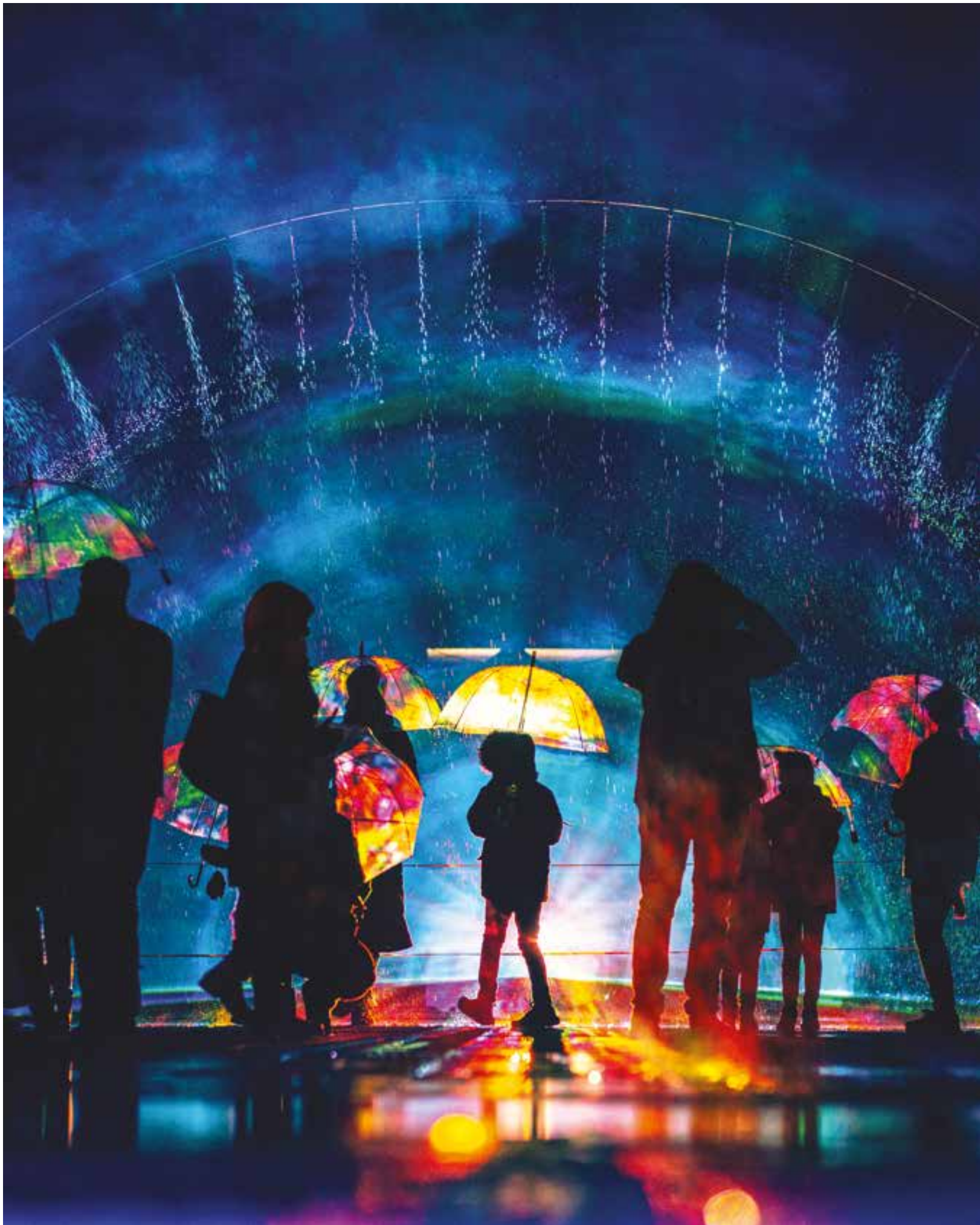




Atlantic Project Art Installation — Melville



Illuminate Festival — Melville



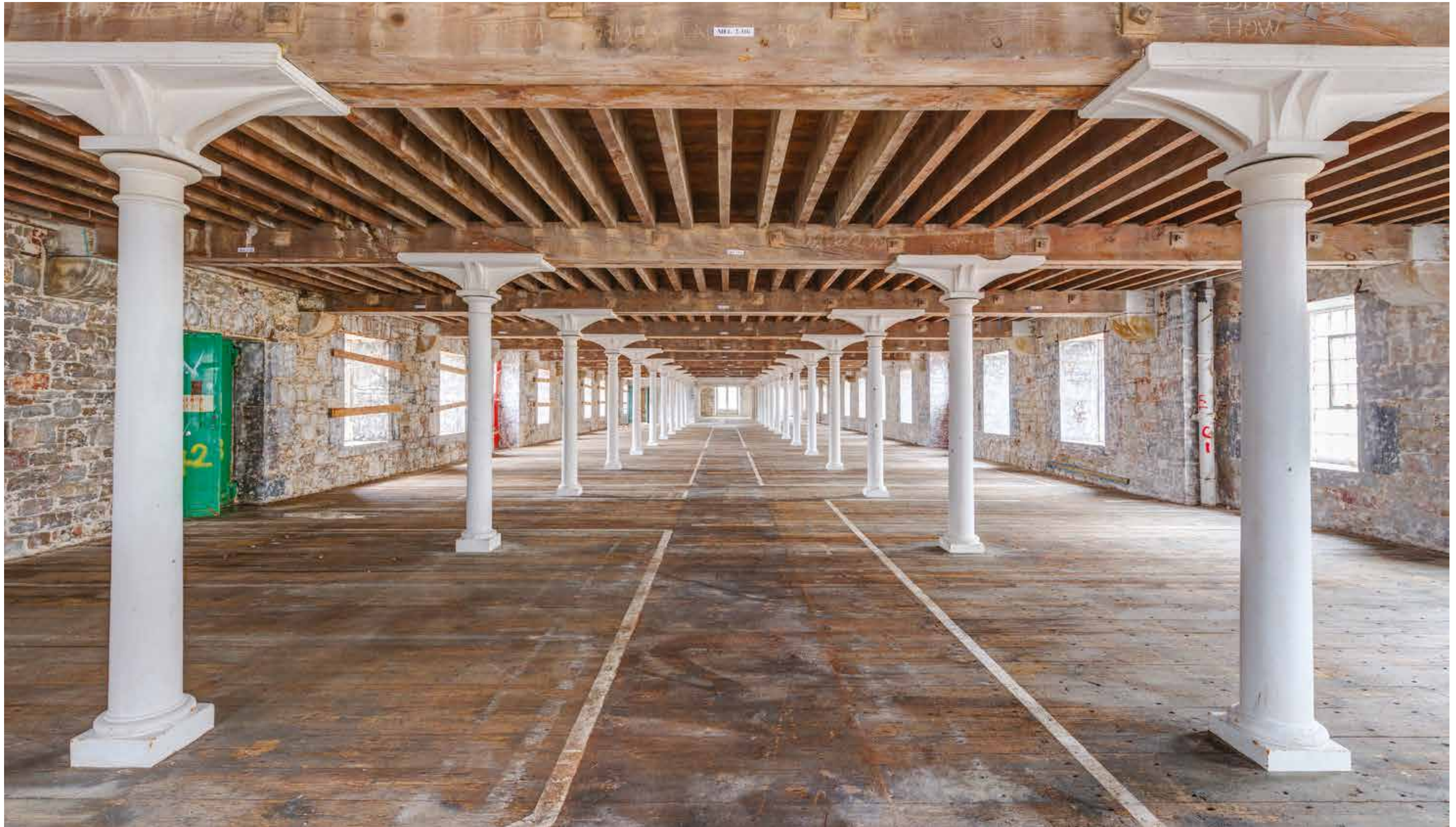
Illuminate Festival — Melville

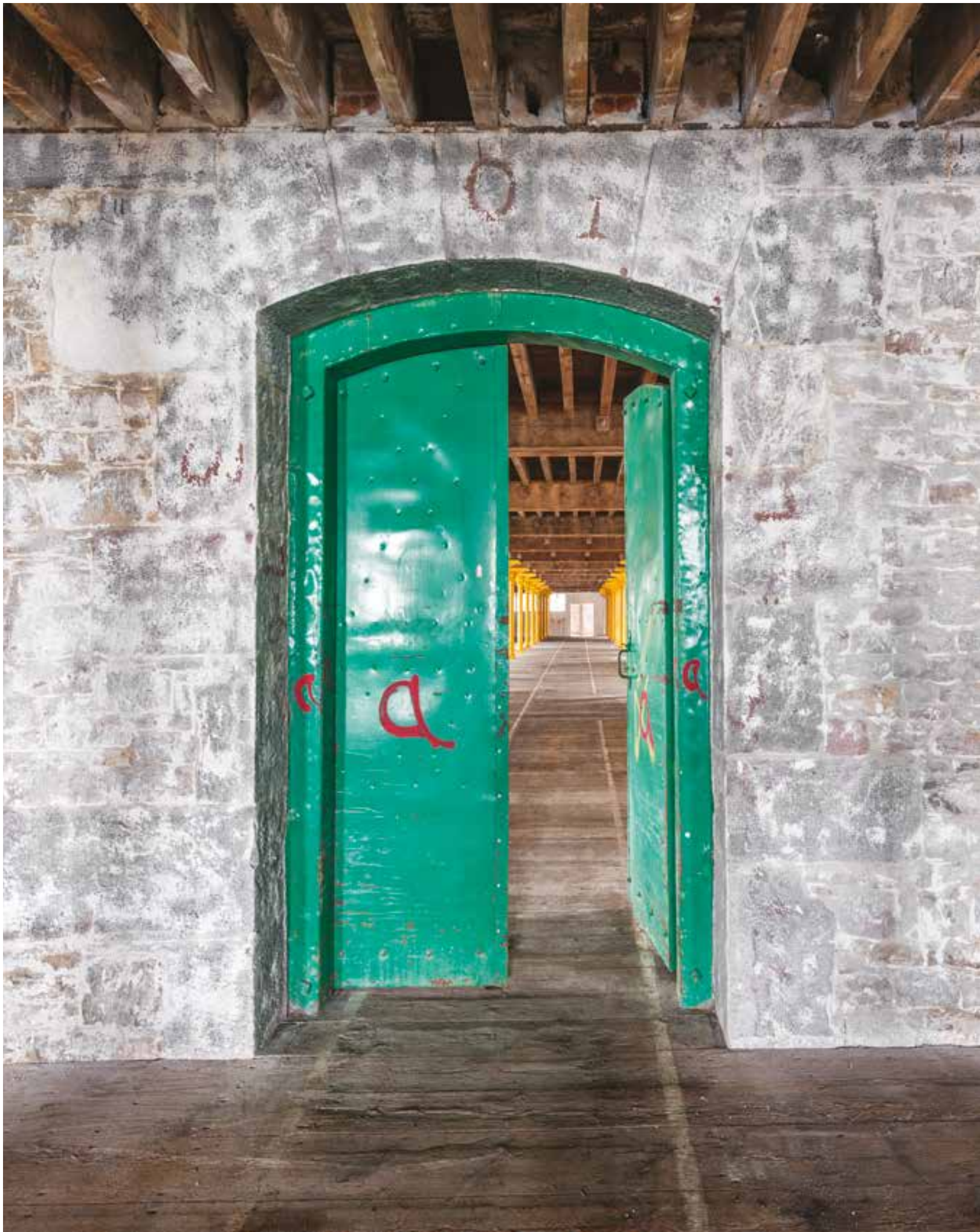


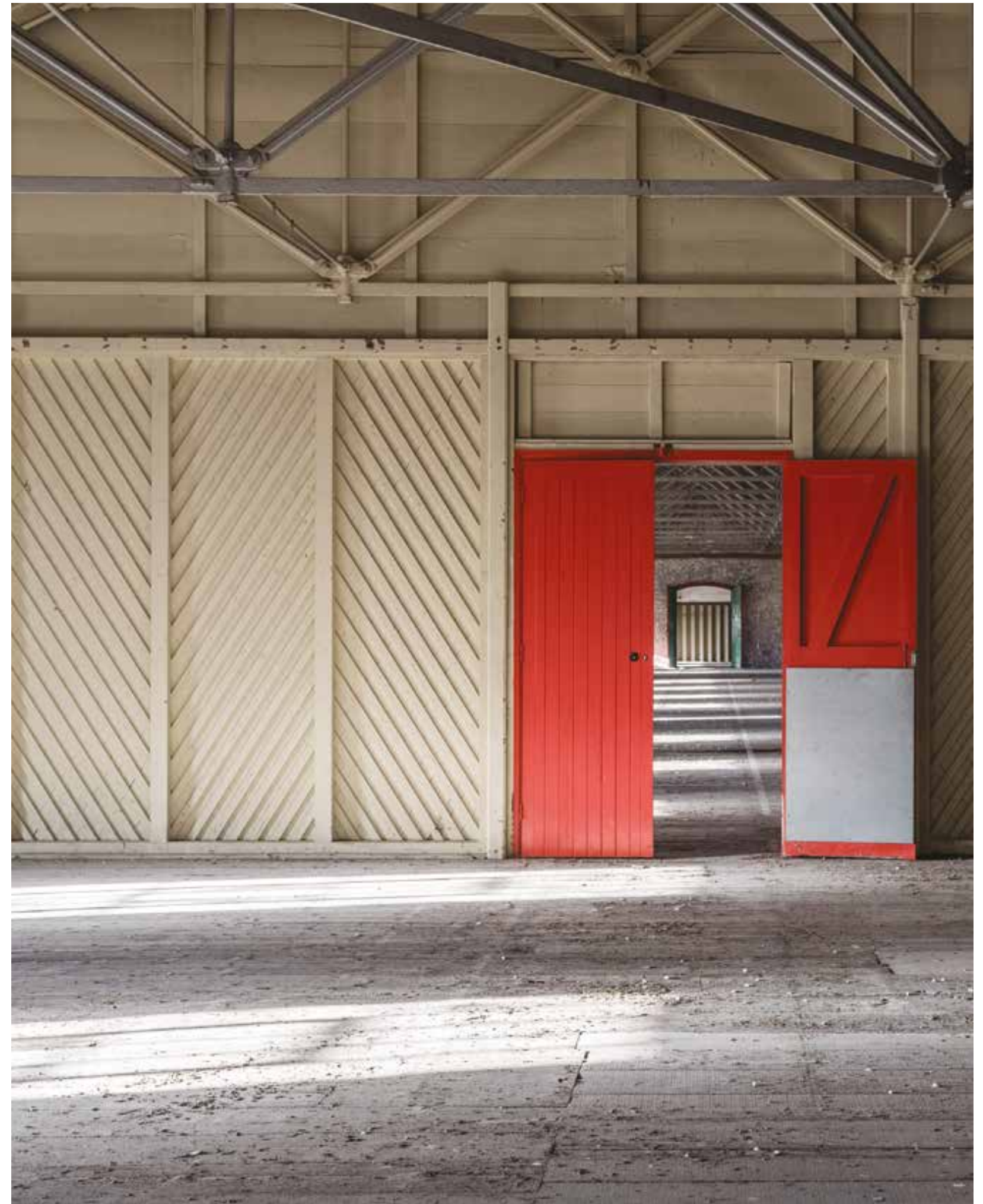
Illuminate Festival — Melville











# Mills

# Bakery

# Mills Bakery

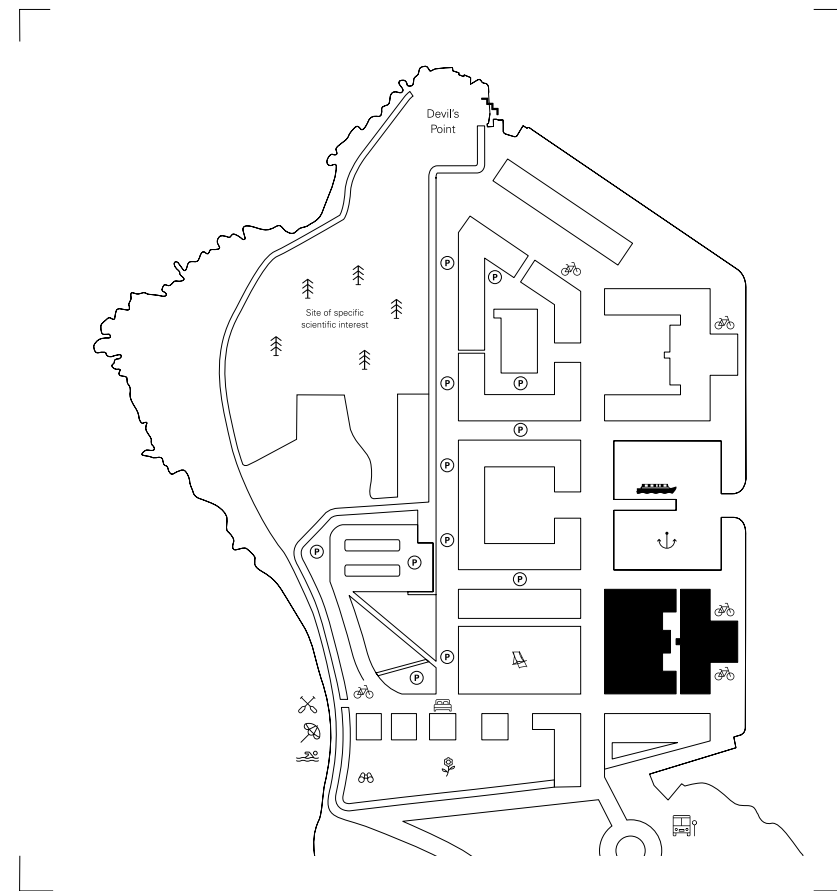
1,500—47,000 sq ft

Office / Retail / Apartments



Mills Bakery is set over three-storeys, boasting a glazed atrium, exposed stonework and beams, which have made the workspaces here a much-desired commercial hub, supporting businesses as they establish themselves and grow.

The ground floor is home to prominent retail and restaurant space capturing footfall through the bustling Yard. The top floors house 87 beautiful apartments, and contemporary workspaces are sensitively carved into the heart of the building around the stunning atrium.



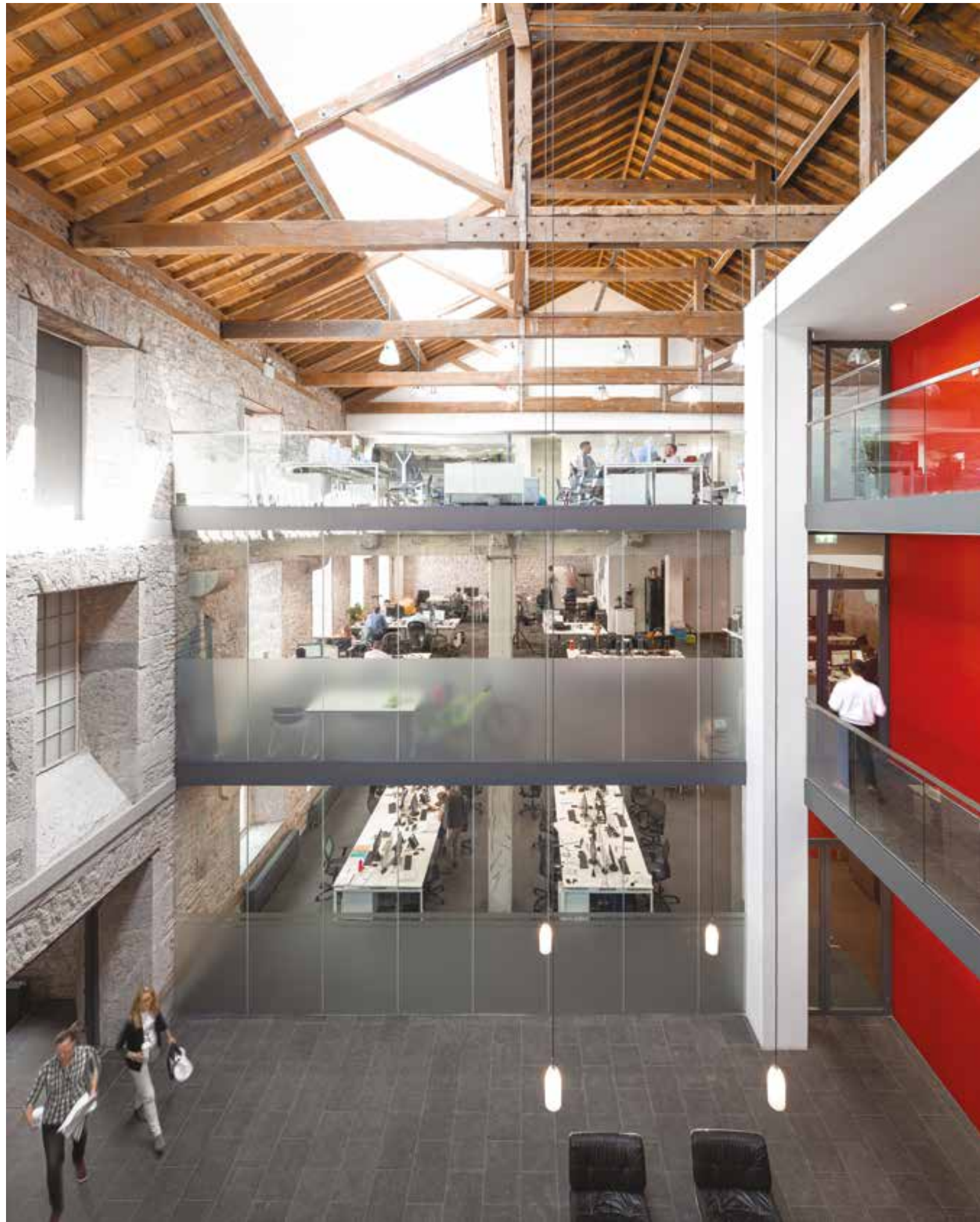
### Features

- Restaurants
- Marina
- Apartments
- Lift
- Meeting room
- Break out space
- Communal kitchens
- Showers
- Toilets
- Accessible toilet
- Parking
- Bike racks

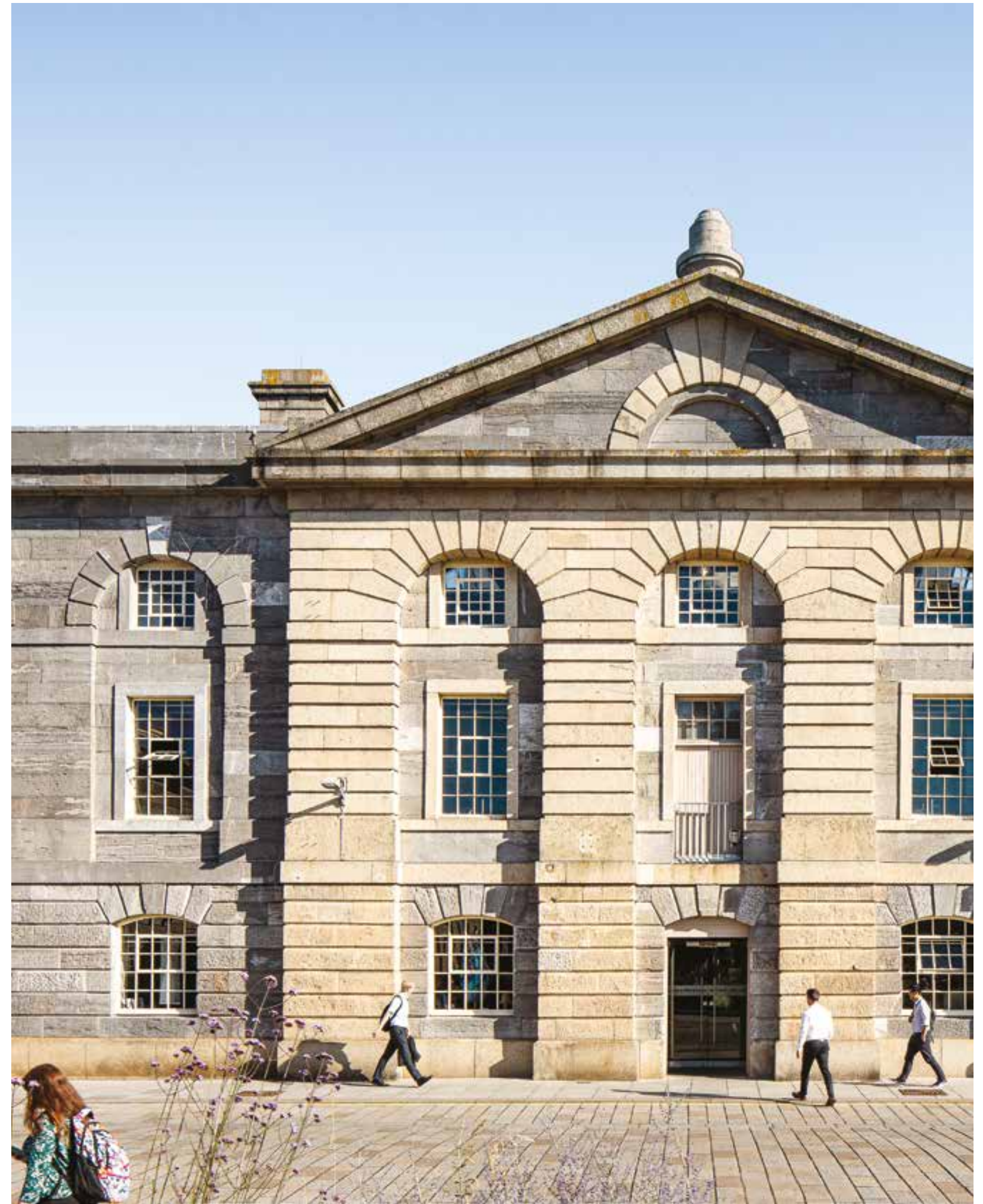


Restaurants — Mills Bakery





Workspace Atrium — Mills Bakery



Workspace Entrance — Mills Bakery



## Mills Bakery Responsible Life Case Study

[www.responsiblelife.co.uk](http://www.responsiblelife.co.uk)

→ Responsible Life is a brilliant Royal William Yard business success story.

Since moving into our community in 2013, the company — an equity release brand worth over £24 million, has grown impressively, continuously expanding its space with multiple workspaces in Mills Bakery, something we've accommodated as part of our flexible terms.

"Responsible Life provides advice about equity release, a way for people aged 55 and older to free-up cash from their properties, and then assigns them to a plan," explains entrepreneurial MD Steve Wilkie, who not only works at the Yard but lives here too.

"I'm a renowned ambassador for the Yard, living, working and loving my life here. For me, there is no better place to do business."

Steve's brought many people to the Yard, creating a huge number of local jobs; he employs 150 staff nationwide and 60 of them are based here in Plymouth.

"The mix of tenants here, the incredible setting as well as our landlord Urban Splash's willingness to support our growth with flexible leases that have allowed us to grow, mean that the Yard has contributed greatly to our success," Steve adds. "It's also a nice touch when we're recruiting; great amenities here help us to attract and retain the best people."



Responsible Life — Mills Bakery

## Mills Bakery Identity Fashion Case Study

[www.identityfashion.online](http://www.identityfashion.online)



Identity Fashion — Mills Bakery

→ Soaring to success thanks to a range of exclusive limited edition women's clothing and bespoke jewellery, Identity Fashion is a staple at the Yard. It's the brainchild of Bulgarian designer Denitsa Avramova-Bastabl whose collection of contemporary designs can be found in-store.

Denitsa – or Deni as she likes to be known – expanded her business to the Yard having enjoyed previous success at the sister store in Totnes. Seeing our community's vibrant and urban appeal, the Yard was somewhere she knew would help Identity Fashion to thrive.

"We've gone from strength to strength here", Deni says, reflecting on her recent decision to expand Identity Fashion's range of exclusive women's clothing and jewellery at Mills Bakery. "Customers visiting the Yard, working here and living here indulge in their passion for unique and creative fashion in our shop and we're delighted to continue to cater for them."

Deni moved into the Yard in 2015 into a small retail unit in Guardhouse, its urban design complements the Identity Fashion brand, with its dramatic architecture and exposed brick walls. "The Yard is unique, just like our designs," she adds.

"Our products are not mass-produced, and this is what our customers want — they want to know that they are getting something truly unique."

Deni felt the Yard's architecture resonated with her core business values, giving her a space in which she could perfectly showcase her creations, as well as a space in which she could evolve experiential concepts – fashion shows, events and other ideas which bring people through her doors.

"It's more than just selling clothes," she concludes.

"With customers now expecting a lifestyle experience when they visit retailers, we provide a one to one personal shopping experience to every visitor, as well as holding jewellery workshops and exhibitions, along with supporting other local designers and the community."



# New Cooperage

# New Cooperage

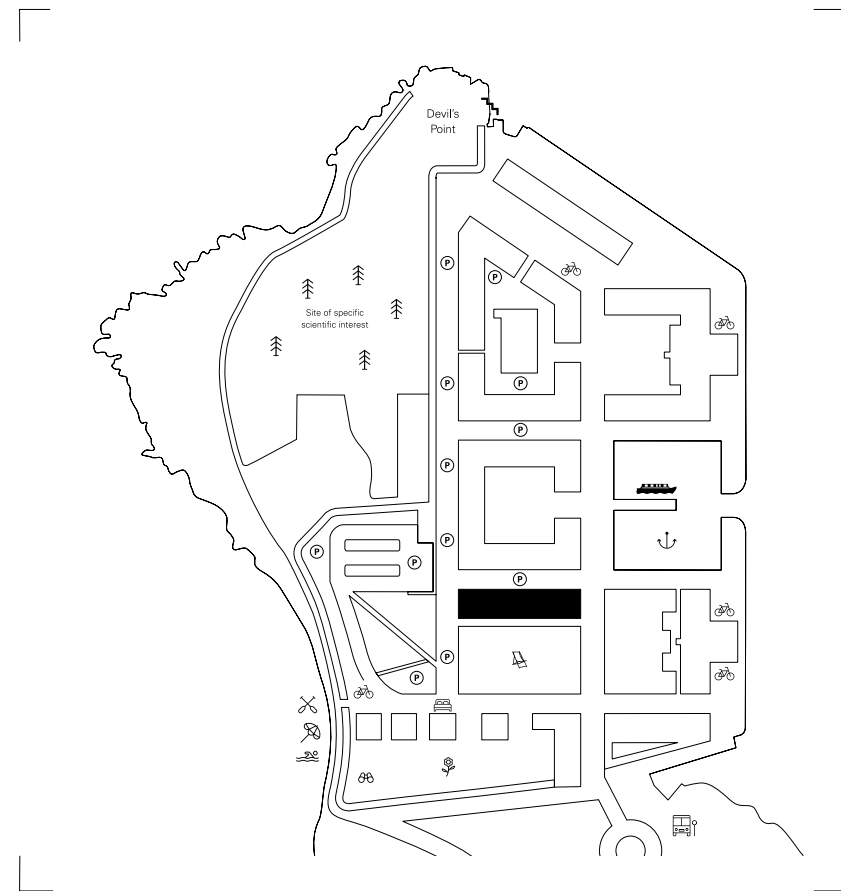
1,050—18,195 sq ft  
Office / Retail















New Cooperage is home to retail and restaurant spaces, as well as open plan offices served by an impressive foyer and reception area.

With flexible layouts that can be split into all sorts of sizes and an impressive outlook on to the Yard's green, the opportunities to create that unique work or retail space are endless.

Take a stroll along New Cooperage lane exploring retail at each doorway from wine and cheese, pamper time at our resident hair salon or gather friends and settle in at Bistrot Pierre.



### Features

- |   |   |   |  |   |   |
|---|---|---|--|---|---|
| <br>Restaurant        | <br>Wine bar | <br>Hair salon | <br>Lift              | <br>Common room | <br>Meeting room |
| <br>Communal kitchens | <br>Showers  | <br>Toilets    | <br>Accessible toilet | <br>Parking     | <br>Bike racks   |



New Cooperage



# New Cooperage

## Bistrot Pierre

### Case Study

[www.bistrotpierre.co.uk](http://www.bistrotpierre.co.uk)

→ French restaurant Bistrot Pierre opened its doors in New Cooperage in 2013. Its vantage point on the green allows it to offer diners a theatre experience and other fun entertainment throughout the year.

Just a few years later, and the Group embraced the Yard further, opening our first boutique hotel, Rooms by Bistrot Pierre, which now runs out of Residence One at the Yard. Filled with 14 stylish yet simply appointed bedrooms in a beautiful Grade II listed building, formerly the Admiral's House — founder Rob Beacham's vision is one we all love...



Dining — Bistrot Pierre



Rooms — Bistrot Pierre

"The Yard was an obvious location for us," Rob says. "There was a lot of buzz around what the area would become after the redevelopment, and it helped us get off to a great start as we brought our honest, authentic food and great customer service here — creating a dining experience customers would remember thanks not only to our offering, but also thanks to the stunning aesthetics."

Rob wholeheartedly embraces Yard Life, joining in our regular events — something which spurred on his decision to launch the hotel.

He continues: "The monthly farmers' market and programme of events brought even more people to our door and we also started to see a big increase in people visiting Plymouth."

With previous experience in the hotel industry — a boutique B&B was already successfully operating in Ilkley, Rob was confident he could create something regular diners would enjoy, as well as those who were unfamiliar with Bistrot Pierre.

"Through discussions with Urban Splash, we developed a concept that would revive and highlight the beautiful Georgian features at the Yard. We're well experienced in transforming historic buildings within local communities and are proud to have the opportunity to do so here. We know our customers enjoy travelling and new experiences, so this project was the perfect opportunity to offer something other than food to feed their passions."

Now both operations run in tandem, welcoming residents, workers and visitors alike. Rob concludes: "There's so much going on here so we're delighted to be able to provide somewhere for people to stay and enjoy all of the events taking place, as well as enjoy our food in the bistro."

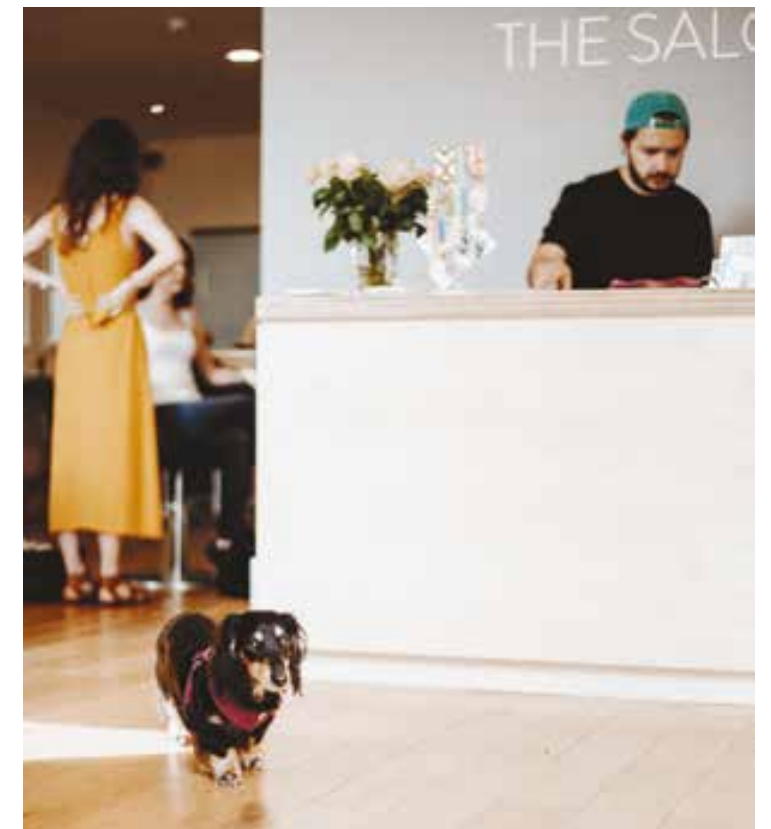
"We've created stunning spaces, working with renowned Yard architect Jackie Gillespie — who has designed a number of our bistros, together taking inspiration not only from what we've already created, but from the building itself."



Le Vignoble — New Cooperage



Yoke the Salon — New Cooperage





Workspace — New Cooperage



New Cooperage



# Factory Cooperage

# Factory Cooperage

160—16,670 sq ft

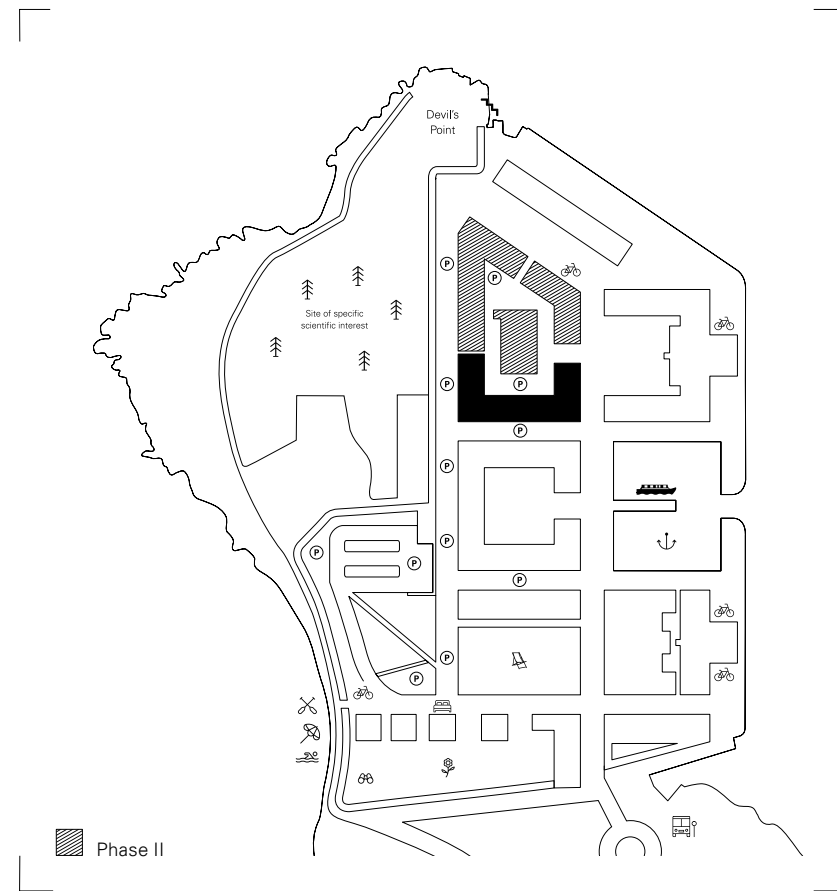
Phase II, 17,050—23,680 sq ft

Artist Studios / Retail / Event Space















The unique pentagon shaped outer building, featuring an internal courtyard and colonnade space, is home to Ocean Studios. As a hub of creative activity for both emerging and established artists and makers, it provides a nurturing space for the community of over 35 makers and artists.

And in the future... well, we've got big plans to sympathetically redevelop the remaining perimeter buildings into 24 beautiful town houses and to adapt the central space to accommodate a range of events — be that local group performances, markets and more.



## Features

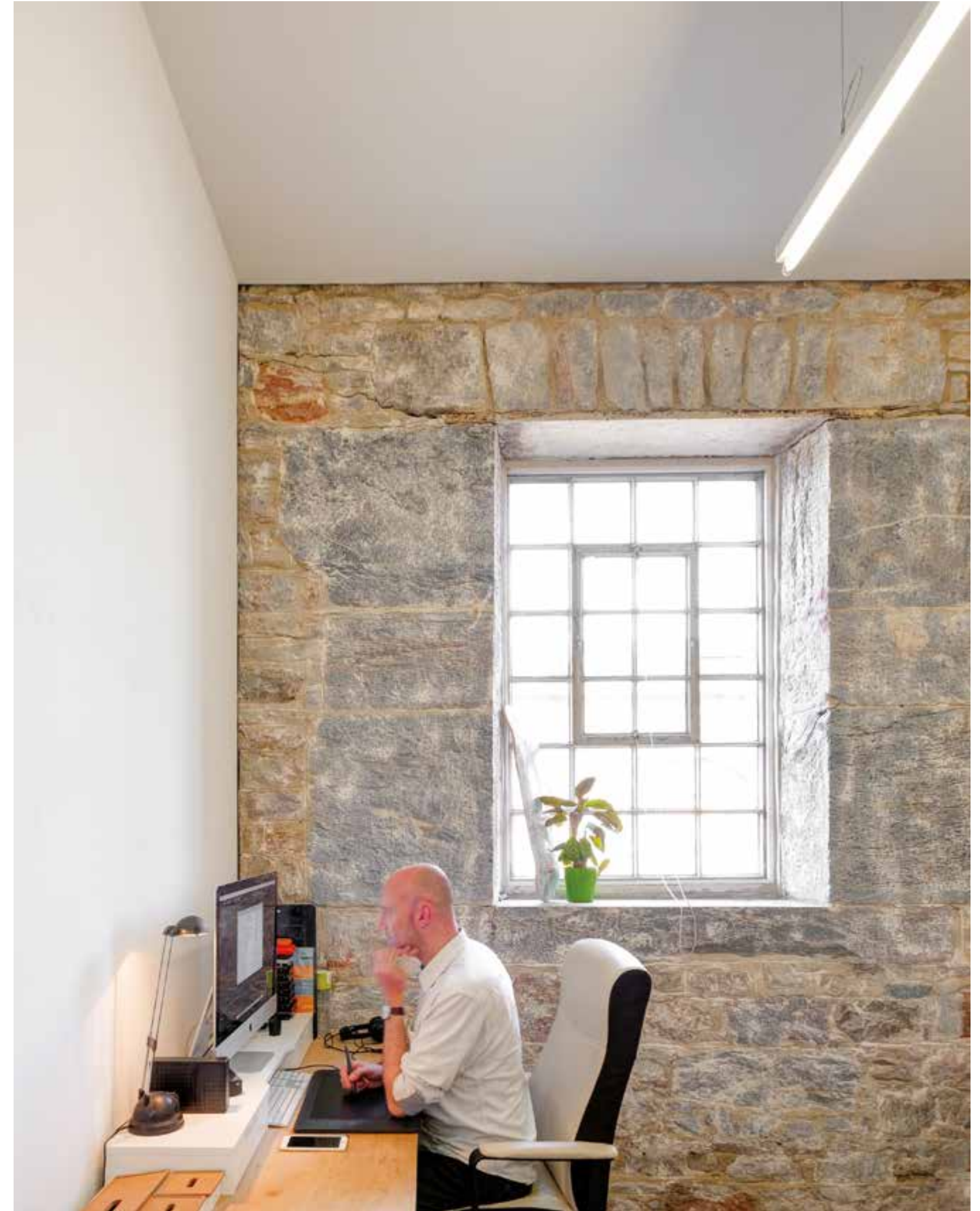
-  Restaurant
-  Event space
-  Artist studios
-  Gallery
-  Lift
-  Communal kitchens
-  Meeting room
-  Toilets
-  Accessible toilet
-  Parking
-  Bike racks
-  Urban courtyard



Column Bakehouse Café and Bakery — Factory Cooperage









Light Installation for Illuminate Festival — Factory Cooperage

# Residence One

# Residence One

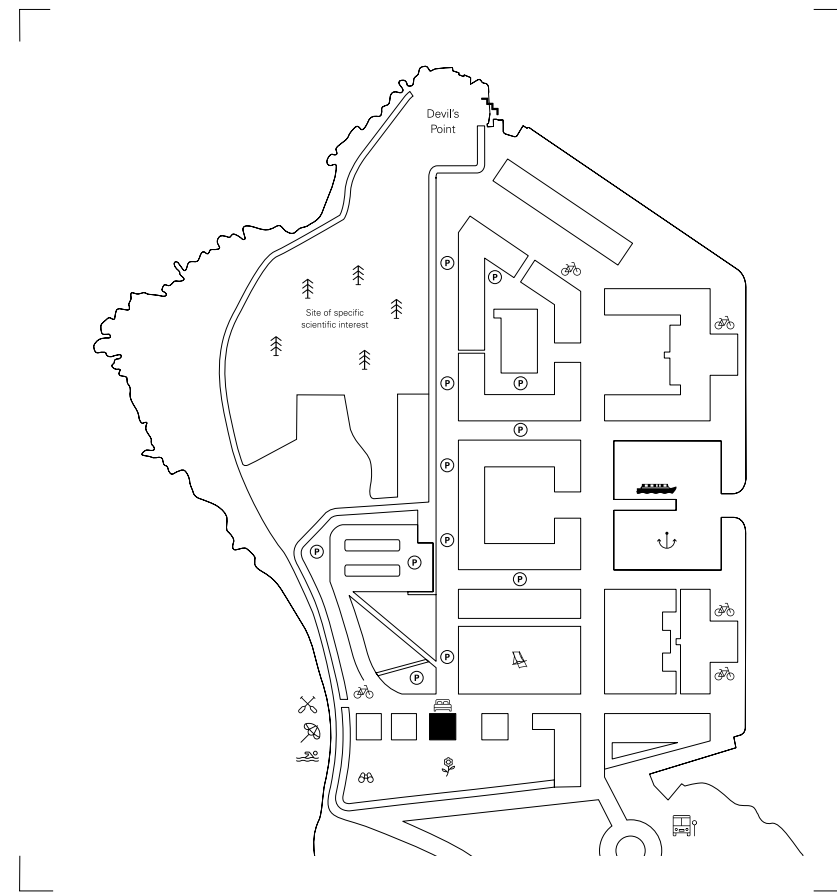
## 14 Boutique Rooms

### Boutique Hotel



Bursting with original features such as high ceilings and Georgian windows, our Grade II listed Residence One building has been lovingly restored as a 14 room, boutique bed and breakfast.

Rooms by Bistrot Pierre stands proudly just across the green from our Bistrot Pierre restaurant where you can enjoy a leisurely breakfast during your stay. Or why not explore the secret garden that sits behind the hotel with breath-taking views across Firestone Bay?



#### Features



Rooms



The green



Beehive



Views



Toilets



Parking



Bike racks



Secret gardens



Residence One





Rooms by Bistro Pierre — Residence One



Rooms by Bistro Pierre — Residence One





# Residence Two

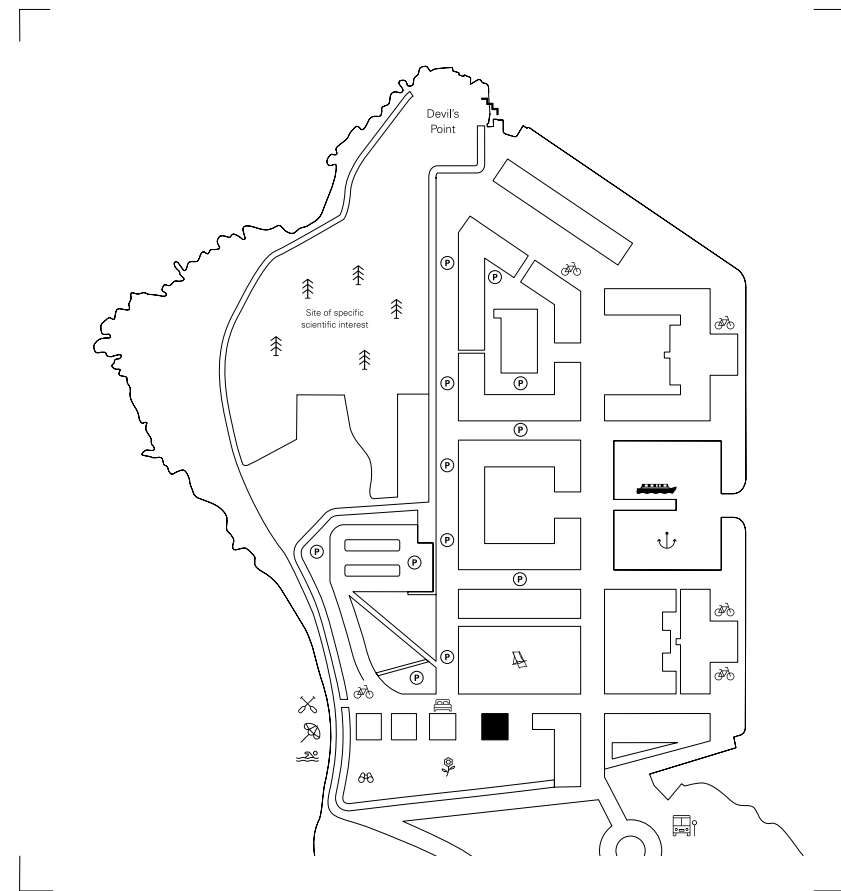
# Residence Two

100—3,100 sq ft  
Office



With four floors of smaller offices, Residence Two provides a great space for businesses looking for an informal, homely atmosphere. With stunning views overlooking the green or our secret gardens which are tucked away behind the grand building, this place has a friendly, collaborative vibe reflecting the people who work here.

Get to know your neighbour; share a smoothie or grab a coffee in the common room or snug, leave a note for after work drinks on the blackboard walls or meet with clients in the private meeting space.



### Features



Common room



Meeting room



Snug



Communal kitchen



Showers



Toilets



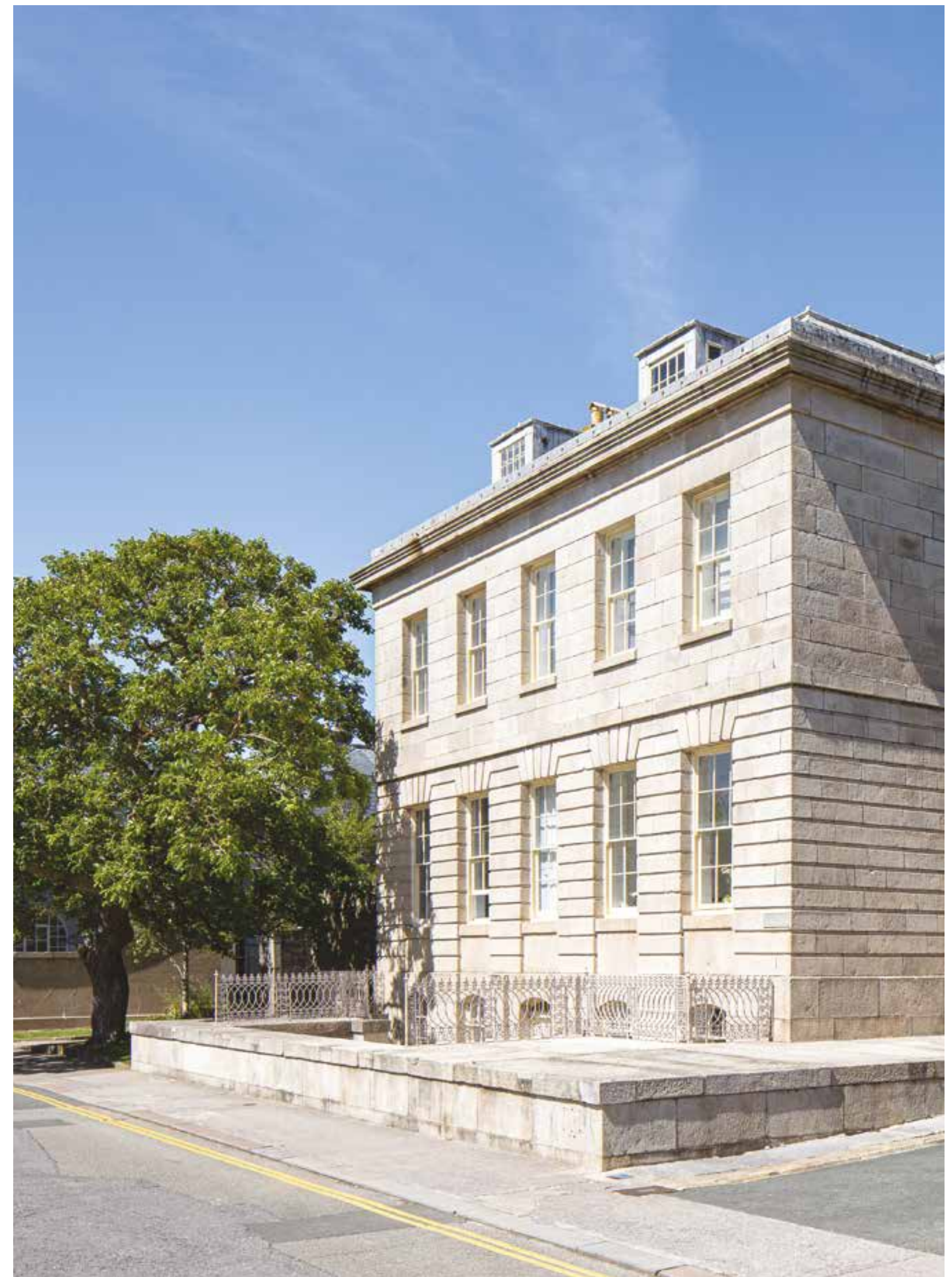
Parking



Bike racks



Secret Gardens



Residence Two





Meeting Space &amp; Kitchen — Residence Two

## Residence Two Mutant Labs Case Study

[www.mutantlabs.com](http://www.mutantlabs.com)

→ Mutant Labs has long operated out of its workspace in Residence Two — the team are big advocates for the Yard, which has helped them attract clients and colleagues alike.

Here, founder Alex Ryley talks more about the place he's chosen to call his business' home.

"The Yard's the perfect place to run our business" Alex says, as he sits at his desk in the glorious Grade II surrounds at Residence Two. "We've been here over seven years now and it continues to suit our needs perfectly."

Those needs include a great workspace and top-notch connectivity which allow the Mutant Labs team to create high quality games titles for clients all over the world — Oxford University Press, Moshi Monsters and The Gadget Show to name a few, producing games for web, desktop and mobile.

The team's often working around the clock to code and deliver their best work, meaning a good working environment and breakout spaces are a must:

"It's a great atmosphere," continues Alex. "There's always lots going on which can be a healthy distraction from work — but crucially there are so many unique spaces in which we can unwind when we need to, be that the breakout spaces in our building, or the green spaces and the waterfront around the Yard."



Mutant Labs — Residence Two



Secret Gardens — Residence Two



Secret Gardens — Residence Two



# Gatehouse

# Gatehouse

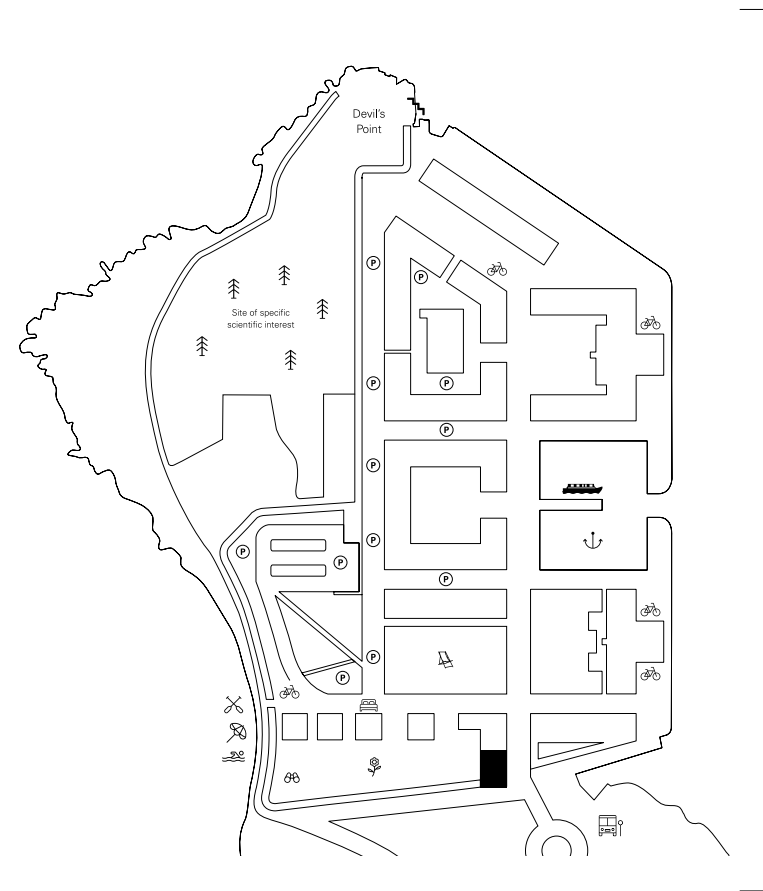
55—1,075 sq ft  
Office



Gatehouse stands proudly at the entrance to Royal William Yard, making it the perfect base — ideal for small, growing businesses.

Here, we've got a range of workspaces split over three floors, each combining lots of original features with contemporary design for a stylish, boutique feel.

The ground floor is home to our welcome suite, where the door is always open to all of our commercial customers, residents and visitors. Pop in and meet the team, who will be more than happy to assist you in any way they can.



## Features



Welcome suite



Toilets



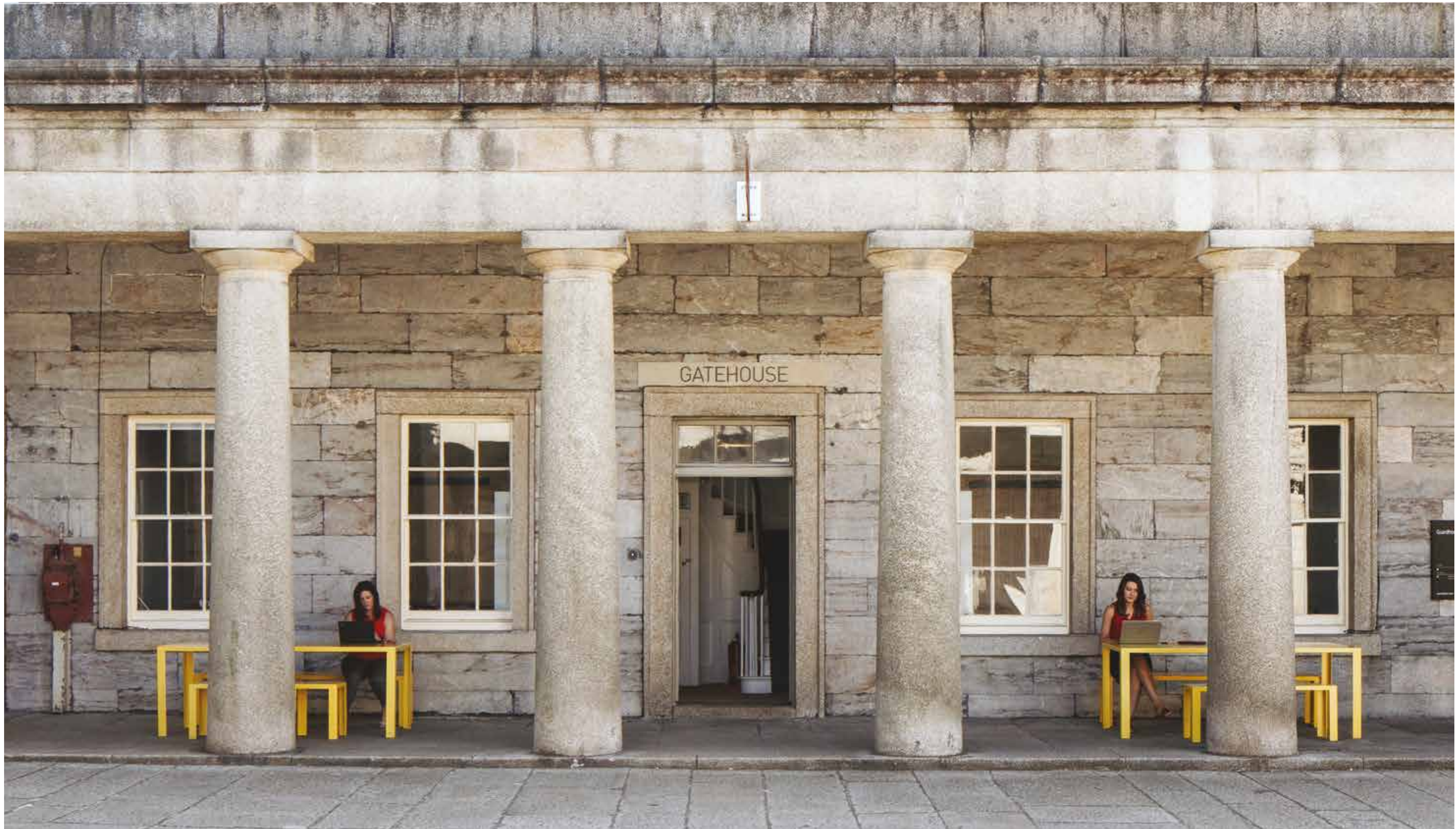
Parking



Bike racks



Gatehouse





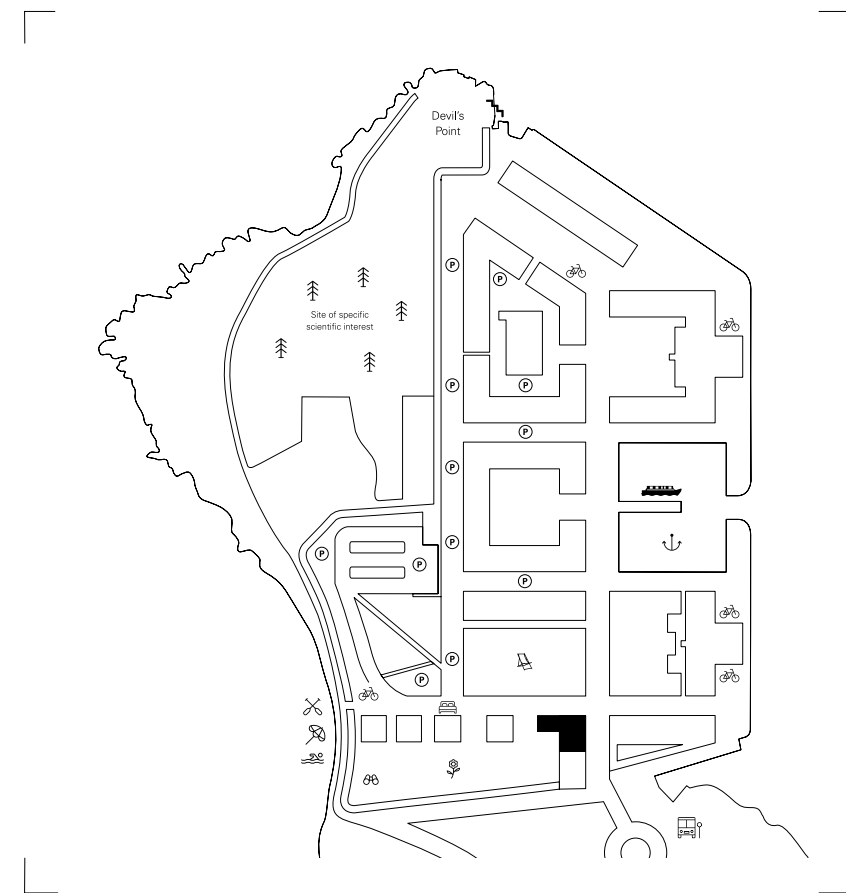
# Guardhouse

# Guardhouse

245—3,300 sq ft  
Office / Retail



Combining original creative studio and retail space, Guardhouse lost none of its unique character as it underwent an amazing transformation into a modern and fun place to work.



## Features



Welcome suite



Toilets



Accessible toilet



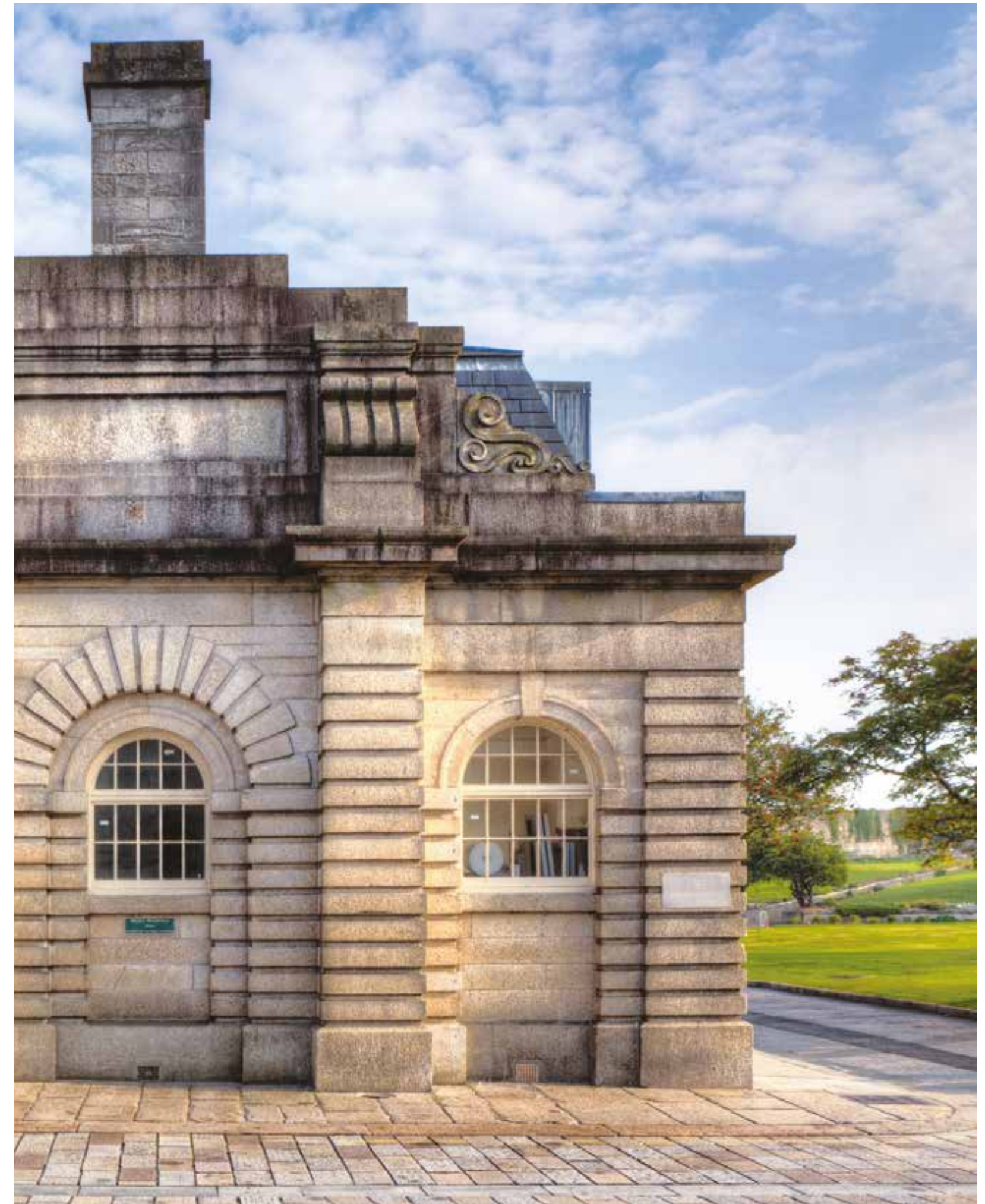
Parking



Bike racks



Guardhouse







# Slaughter house

# Slaughterhouse

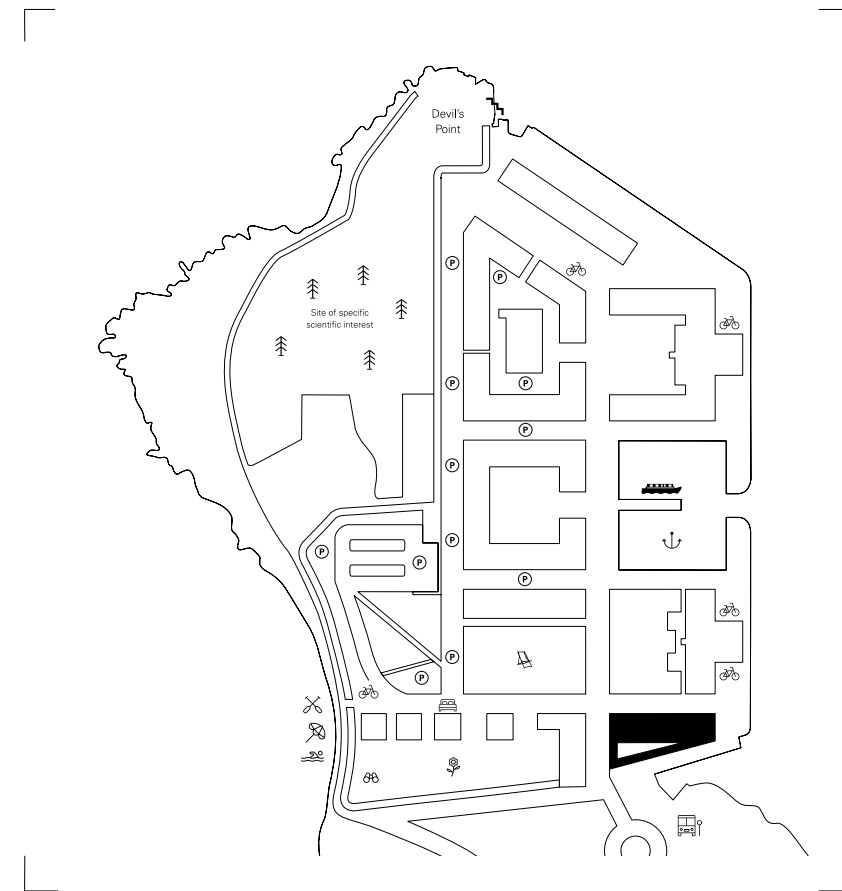
2,222—5,776 sq ft

Retail



Also sitting prominently at the Yard's main entrance, Slaughterhouse is positioned around an incredible triangular internal courtyard.

And that's not all; you can throw open the doors to amazing sea views — perfect for a truly individual waterside restaurant, bar, office, shop or gallery.



## Features



Restaurant



Toilets



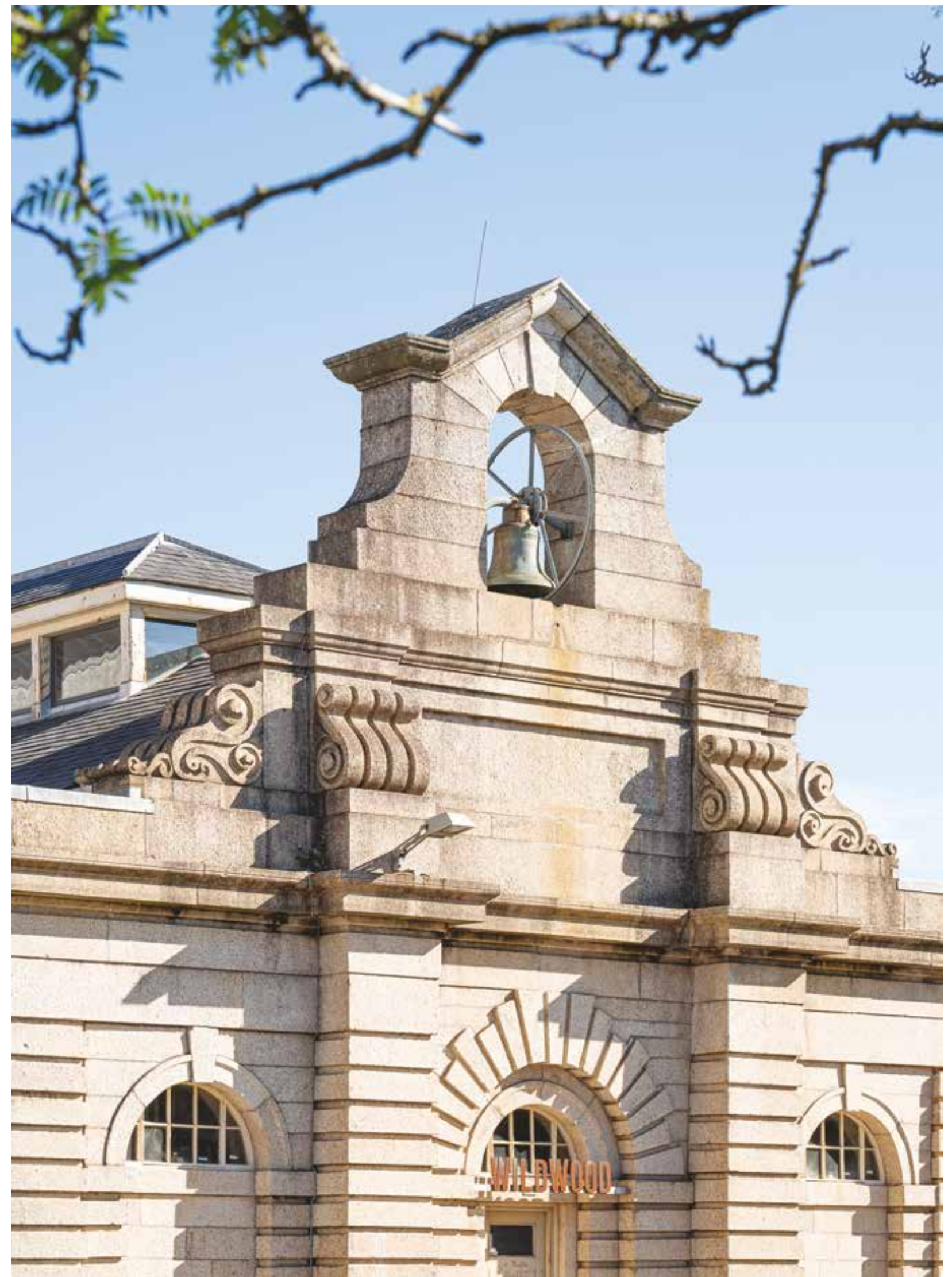
Accessible toilet



Parking



Bike racks



Slaughterhouse







# Brewhouse

# Brewhouse

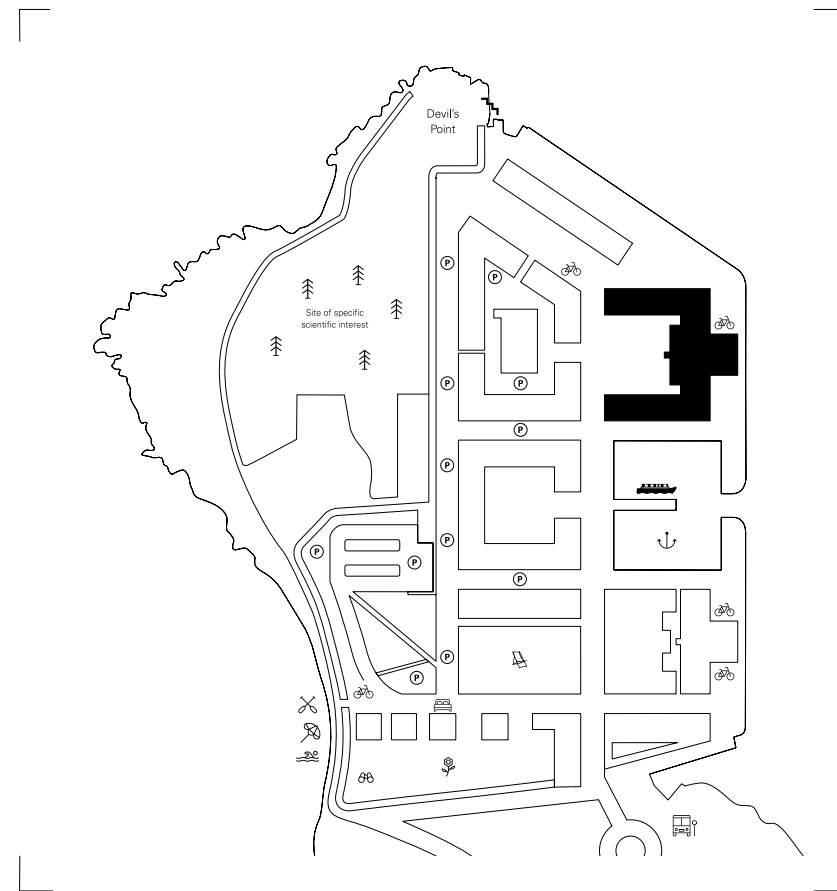
1,500—14,700 sq ft

Retail / Office / Apartments



With far reaching views across the marina and onwards to Cornwall, Brewhouse is a breathtaking waterside location. With its impressively tall chimney, it's home to 77 beautifully designed apartments and waterside workspaces — some of the first spaces to be transformed at the Yard.

On the ground floor, you'll find an array of cool restaurant and workspaces, making it one of Plymouth's most sought after addresses.



## Features



Restaurant



Marina



Apartments



Views



Toilets



Accessible toilet



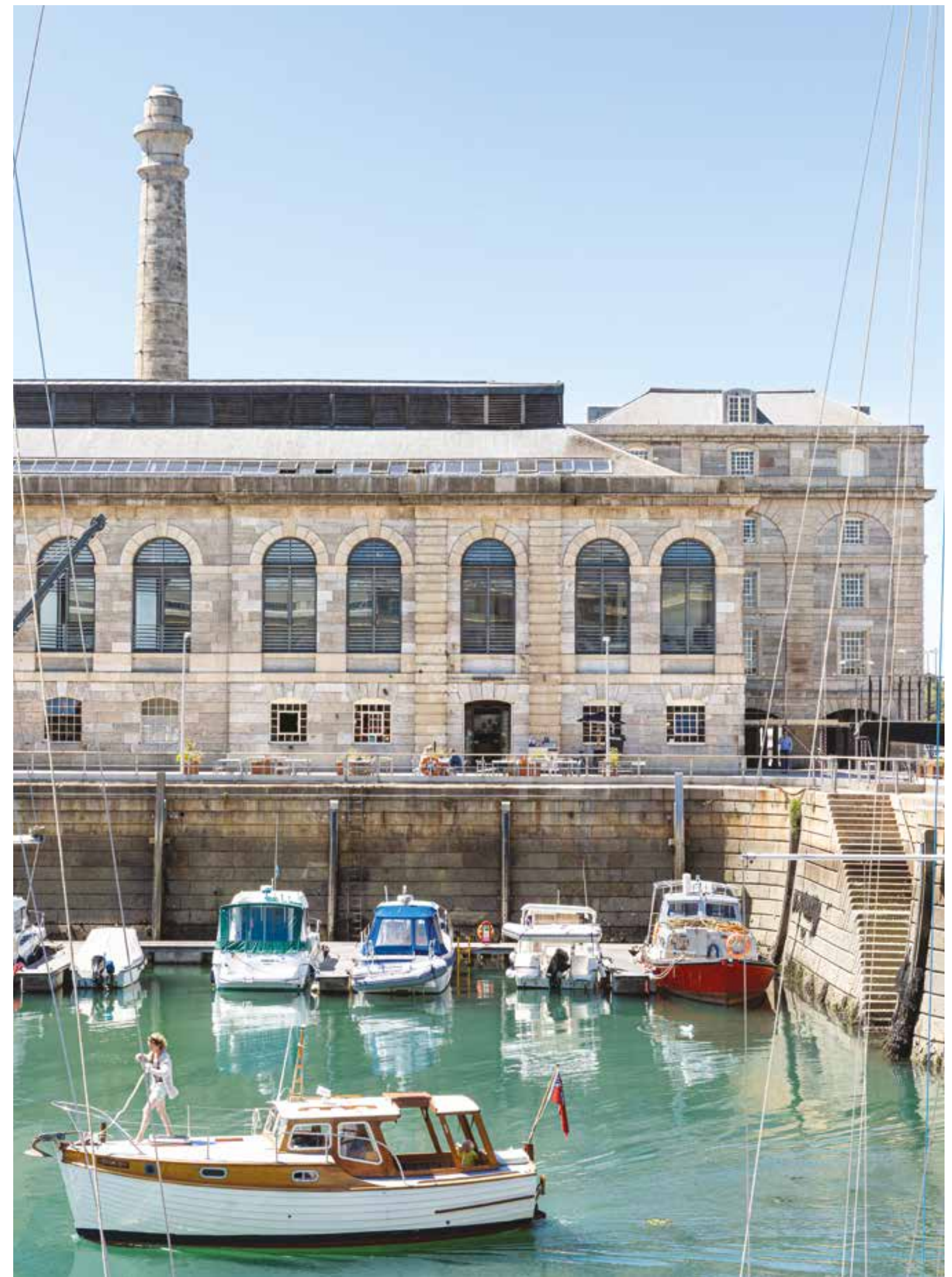
Parking



Bike racks



Urban courtyard



Brewhouse









# Firestone Arches

# Firestone Arches

484—1,935 sq ft

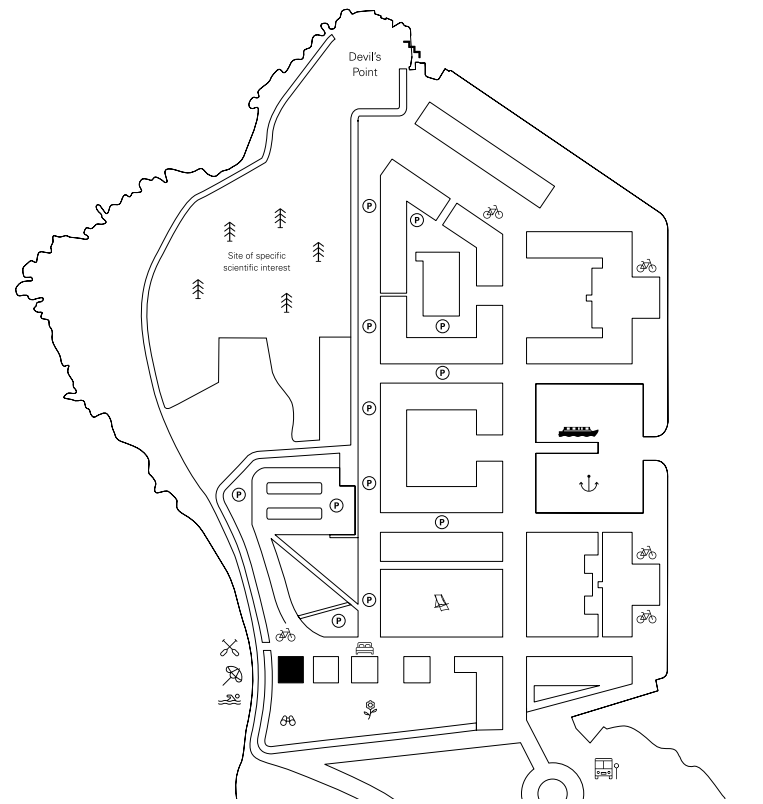
Watersports / Event Space



Firestone Arches is home to a collection of watersport businesses who launch through the tunnel into our own rock beach at Firestone Bay.

With panoramic views across the Sound towards Drakes Island and the nearby tidal pool, it's clear why this area always draws in visitors and sets the scene for stunning sunrises. Providing stand up paddle boarding, wild swimming lessons, live music or simply somewhere to relax over lunch or after work taking in the scenery.

Originally designed for allowing light provisions to be taken out to ships in the Sound when the ebb tides made access to the main basin difficult, the tunnel is a pretty unique feature sitting just beyond Residence One and Two.



### Features



SUP



Tidal pool



Rock beach



Café



Event space



Views



The green



Toilets



Parking



Bike racks



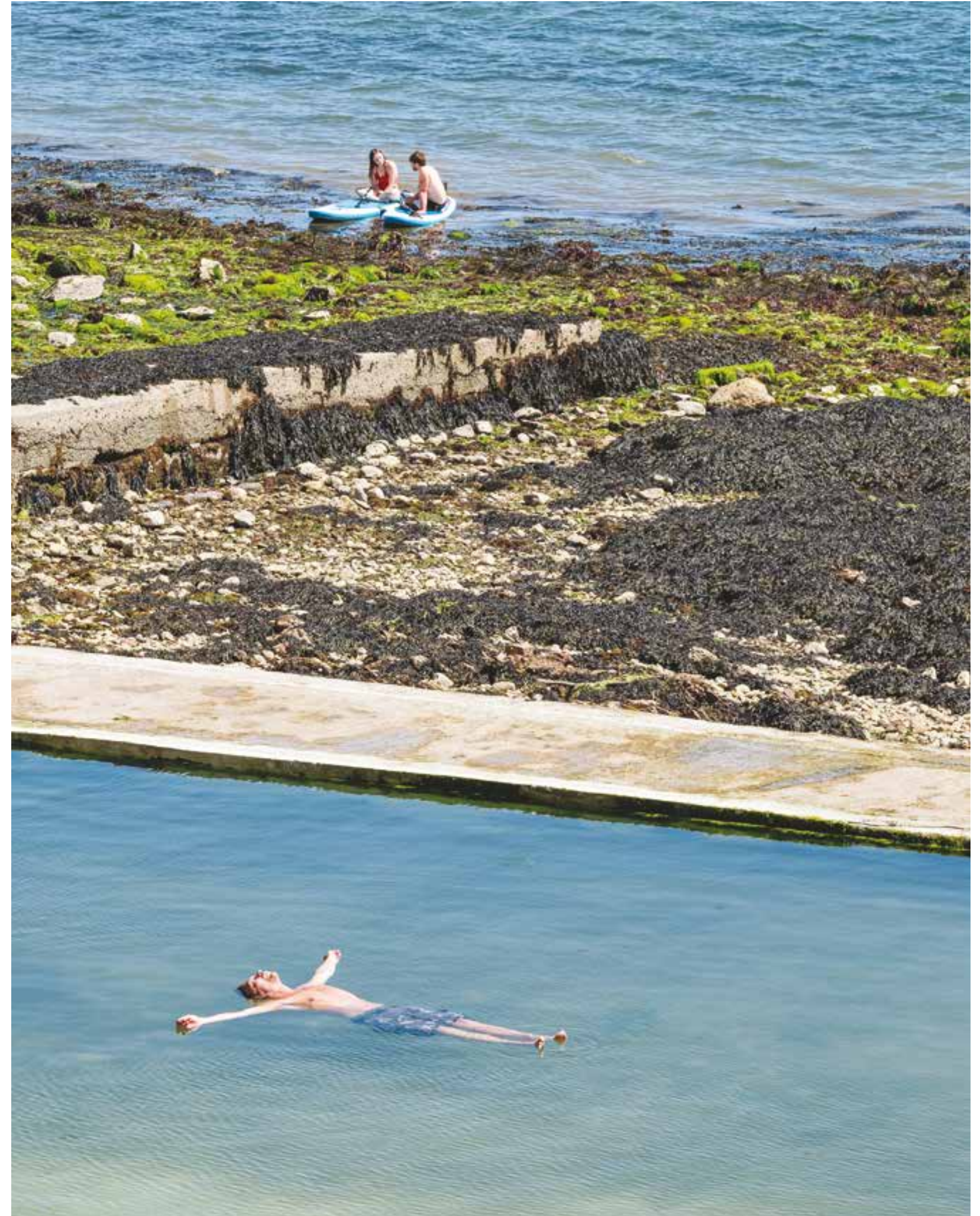
Firestone Arches



Stand Up Paddleboarding — Firestone Bay



Open Water Swimming — Firestone Bay



Tidal Pool — Firestone Bay



Tidal Pool — Firestone Bay

# Clarence



# Clarence

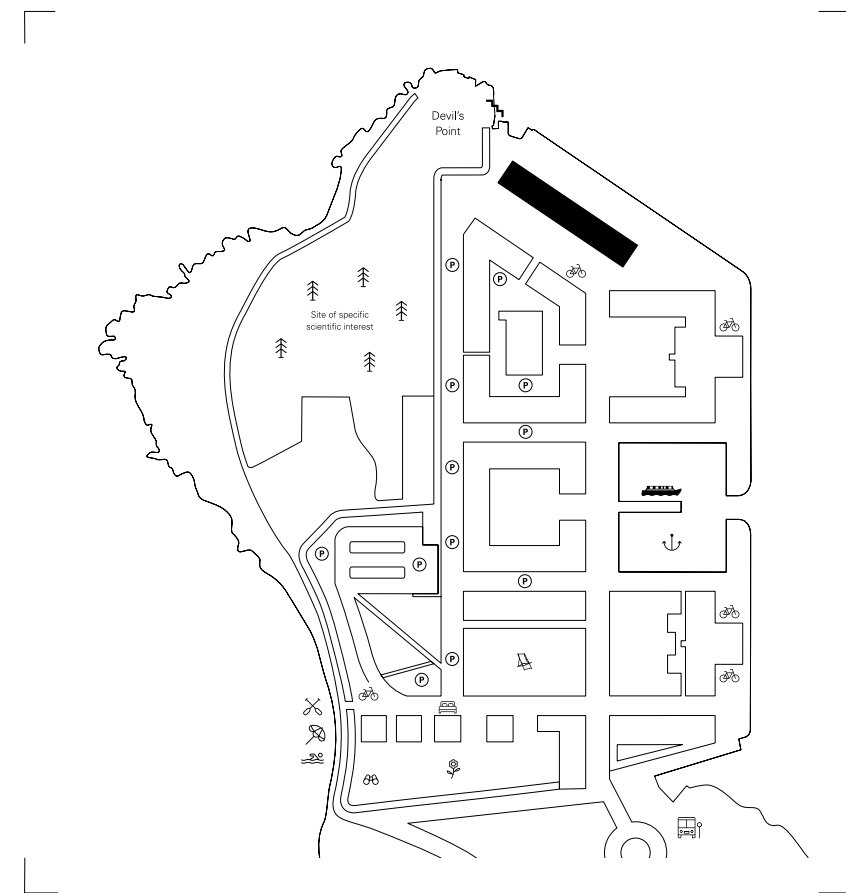
## 52 apartments

### Apartments



The first structure to receive the Urban Splash transformation treatment at the Yard, the former naval store Clarence.

Now enjoying a renaissance as a beautiful residence, Clarence is a thriving community of homes, with 52 apartments and duplex spaces on the upper floor.



#### Features



Apartments



Western King Steps



Views



Parking

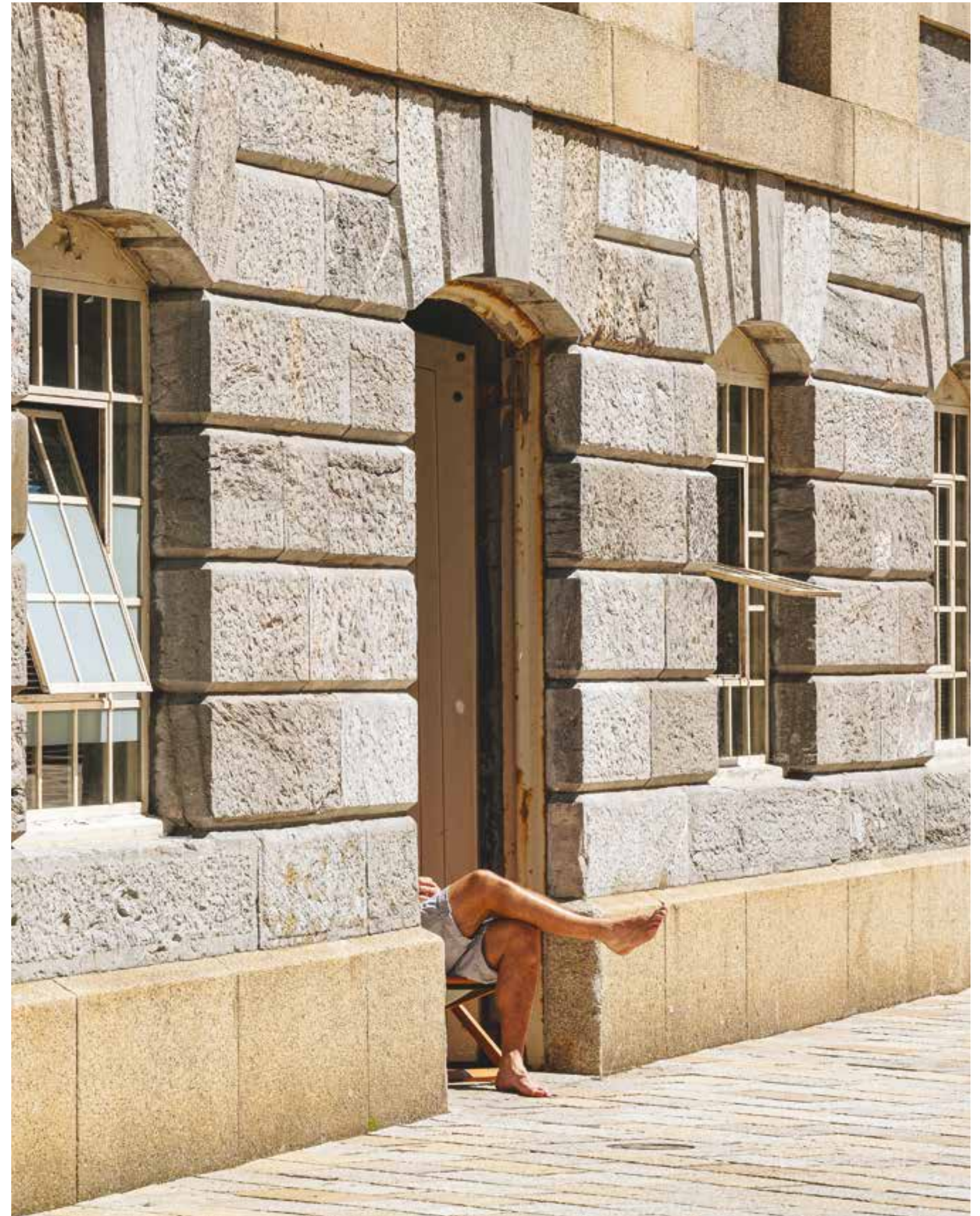


Bike racks



Clarence







“Splash leads, you lot follow.”

Tom Dyckhoff,  
The Guardian

Royal William Yard  
— Awards & Recognition

2020

Insider South West  
Residential Property Awards  
Placemaking Award  
— Royal William Yard

2019

Lonely Planet Ultimate Travelist  
United Kingdom  
— Ranked in top 500 experiences

Condé Nast Travellers List  
— Best Holiday Destination  
to watch in 2020

2016

RESI Awards  
Development of the Decade  
— Royal William Yard

Taste of the West Food Awards  
Devon Gold Award  
— Best Farmers' Market,  
Royal William Yard Good Food Market

The Historic England Angel Awards  
Certificate of Recognition  
— Royal William Yard

2015

RICS Awards South West  
Infrastructure, Highly Commended  
— Royal William Yard Staircase

2014

Abercrombie Awards  
Best Smaller Development project  
— Royal William Yard Staircase

Abercrombie Awards  
Judges' Special Award  
— Royal William Yard

RIBA Stephen Lawrence  
Prize Shortlist  
— Royal William Yard Staircase

RICS South West Awards  
Commercial  
— Royal William Yard

2012

BCO Awards (SW Region)  
Refurbished/recycled Workspace  
— Mills Bakery

2011

RICS South West Award  
Building Conservation  
— Mills Bakery

2010

What house? Awards  
Gold for Best Apartment scheme  
— Mills Bakery

RIBA Town and County  
Planning Award  
— Mills Bakery

CABE Building For Life  
Gold Standard  
— Mills Bakery

Daily Telegraph British Homes  
Best Conversion  
— Mills Bakery

Green Apple Awards  
Gold standard award for the  
Built Environment  
— Mills Bakery

RIBA Award for Architecture  
— Mills Bakery

2006

Westcountry Publications  
New Living New Homes Awards  
Best One Bedroom Apartment  
— Brewhouse



No stock photography  
has been used in the  
making of this brochure.  
Don't believe us...  
visit for yourself!

It's all  
about...

You.

We don't just invest in our buildings, we put as much effort into looking after our commercial customers too.

Our brilliant tenants help make the Yard the vibrant community it is today and we have forged great relationships with each and every occupier to ensure that we're all part of a shared vision — one in which every business can grow and thrive.

Moving into your commercial space at Royal William Yard is easy; no lease complexities, no jargon, just great workspaces which you can move into for the short or long term.

We just love to watch small businesses succeed — and we also love to watch large PLCs find inspiring spaces which reflect their character and ambition.

We've had businesses here at the Yard since day one, people who've become friends and colleagues, with great relationships built over a decade.

We make  
things  
easy.

We hope you'll join US,  
like all these lovely people did...

Everyman Cinema / Hubbox / Wagamama / Las Iguanas / YOKE the Salon / Le Vignoble / Bistrot Pierre / Wildwood / Seco Lounge / Prezzo / University of Plymouth / Identity Fashion / ACPS Property Services / Rooms by Bistrot Pierre / Bluestone 360 / Hoare Lee / Inspire Wealth / Justin Lusher Mortgages / Sirius Financial / Lacey Hickie Caley / Mutant Labs / Onshore Media / Plymouth Hearing and Tinnitus Centre / Positive Purchasing / Rame Architects / Responsible Life / Supreme Clean / Ward Williams Associates / Shift / Institute of Civil Engineers / South West Coastal Path / NexPay / Atelier Build / Ocean Studios — Nikki Taylor – Sculpture / Mark Fielding – Painter / Individual Studios — Make @ 140 – Textile workshops / Sarah Honywill – Pastel / Valerie Muddyman – Ceramics / Nathan Gale – Intercity graphic design studio / Llyr Davies – Multi-disciplinary / Joe Allen – Painter / David Hilton – Painter / John Wynn – Painter / Troy Woodhouse – Graphic design / Lei Lui – Multi-disciplinary / Shayne House – Multi-disciplinary artist and communication designer / Ewa Morawski – Textiles / Susan Lewry – Graphics, illustration, print / Miranda Housden – Sculpture, Multi-disciplinary / Alan Qualtrough – Letterpress / Tweeny and Bev – The Pottery / Common Sense – Print studio / James Edgar – Design / Fotonow CIC – Plymouth based social enterprise, Rhys Morgan, Jack Carberry, Todd Esin Forster, Joshua Screech, Gabriella Van Der Stelt (amongst others)

1



#### Hands on team

We'll get to know you, your staff and your business. You'll have a dedicated Urban Splash point of contact so you never have to go round the houses to connect with us.

2



#### Flexible leasing

We offer a variety of opportunities to take space; from pop-up licences, short form leases through to the more traditional long form lease, all to suit you and the needs of your business.

3



#### We manage our buildings

We own and manage our own buildings, they mean a lot to us so we keep them in great condition.

4



#### Zero legal jargon

We keep it simple with no over the top legal speak, so you won't need a solicitor unless you want one.

5



#### Move in next day

Need space fast? With our in-house short form lease we can make that happen within 24 hours.

6



#### Affordable rents

Fair, affordable and transparent. We'll never hide fees in the dreaded small print.





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# Royal William Yard has been regenerated by Urban Splash.

All the property and regeneration companies in the Urban Splash family share the same brave attitude and passion for leaving a positive mark on the world.

Find out more at —  
[urbansplash.co.uk/family](http://urbansplash.co.uk/family)



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**urbansplash**

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