



ASSEMBLY  
BRISTOL

# BUILDING C

CHEESE LANE, BRISTOL BS2 0JJ



## WHERE IT ALL COMES TOGETHER

Assembly is where it all comes together. Prime waterfront position and city centre location. Beautiful landscaping and abundant outdoor spaces. Fresh perspectives and stunning rooftop views. Flexible floorplates and natural light. Sustainable design and genuine wellbeing focus. A vibrant community and a connected future. It's a truly unique workplace for our city, made for the people and made for Bristol.

ASSEMBLY BRISTOL

# ASSEMBLY BRISTOL

This is something new for our city. With its distinctive design and collective identity, Assembly is unlike any other development in Bristol. Its waterfront setting and landscaped areas provide a major new public space with access to Temple Way. Across its three new office buildings, Assembly offers a unique range of spaces and floorplates. Building A was completed in July 2021, is fully let to BT and will be occupied from Autumn 2022. Building C is due for completion in Spring 2023.

## KEY FEATURES



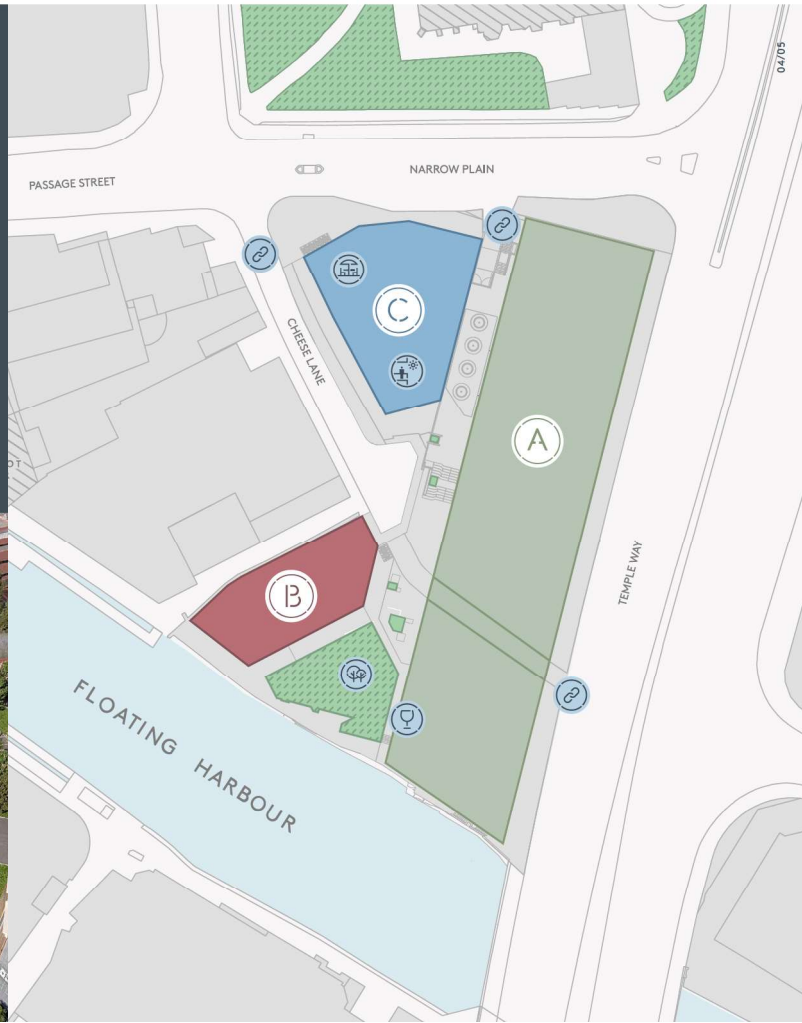
**WATERSIDE COFFEE SHOP / RESTAURANT**  
An operator will be selected for the waterside café / restaurant unit as part of Building A, which includes an external patio area.



**LANDSCAPED WATERFRONT PARK**  
The public realm will provide a spectacular new waterside park to enjoy, and a new destination for Bristol.



**RECONNECTING THE CITY**  
Assembly's new walkways will link Cheese Lane with Temple Way as well as various other connections from Narrow Plain and Tower Hill.



ASSEMBLY BRISTOL

# PERFECTLY LOCATED

From its commanding position alongside the Floating Harbour, Assembly offers stunning views of Bristol's regenerated waterside heritage. Adjacent to Temple Way and inside the inner ring road, it's just a short stroll from the shops and restaurants of Cabot Circus, with easy access to the city centre's bustling bars, thriving cultural attractions and relaxing green spaces.

Assembly's central location ensures excellent transport links. Temple Meads station is less than five minutes' walk away, offering regular services to London and the rest of the UK. The development is well served by bus routes, including a new Metrobus. And with Bristol the UK's first 'cycle city', Assembly is perfectly kitted out for your two-wheeled commute.



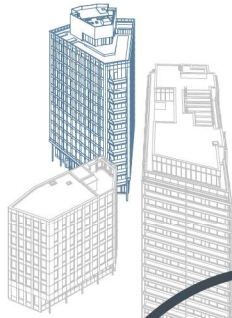
## KEY

-  PARKS
-  SHOPPING
-  RESTAURANTS
-  BARS
-  HOTELS

## LOCAL BUSINESSES

- |  |  |  |  |
|--|--|--|--|
| <p><b>1 CABOT CIRCUS</b><br/>Wagamama<br/>Côte<br/>Pizza Express<br/>House of Fraser<br/>Mullberry</p> | <p><b>3 CORN STREET</b><br/>Bristol Harbour Hotel &amp; Spa<br/>Clayton Hotel<br/>Dirty Martini (Cocktail bar)<br/>The Cocktail Club</p> | <p><b>5 ST NICHOLAS MARKET</b><br/>Pieminister<br/>Juice bar<br/>Salad bar<br/>Caribbean Wrap<br/>Eat-a-Pitta<br/>The Rummer (Bar)</p> | <p><b>7 FINZEL'S REACH</b><br/>Left Handed Giant (Bar)<br/>Bocabar<br/>The Wellhead (Bar)<br/>Premier Inn - hotel<br/>Spicer &amp; Cole (Café)</p> |
| <p><b>2 WATERFRONT</b><br/>Bridge Inn (Pub)</p>  | <p><b>4 VICTORIA STREET</b><br/>Tesco Express<br/>Pret A Manger<br/>Friska (Café)</p>  | <p><b>6 NEW KINGSLEY ROAD</b><br/>Sainsbury's Local</p>  | <p><b>8 GLASS WHARF</b><br/>Double Puc Café<br/>Veeno (Bar)</p>  |

ASSEMBLY BRISTOL



# COMMUNITY



Assembly is more than a workplace. It's a new community for Bristol, with regular waterside events, beautiful public spaces and a restaurant open to everyone.

# WORKPLACE



# WELLBEING



Assembly is where everything comes together to create something special for our city. Sitting proudly on the waterfront in the heart of Bristol, it's an endlessly inspiring place to work.



Designed to help your team stay healthy and happy, Assembly is a development where wellbeing comes built in. Our waterside setting lifts the spirits, with its relaxing park and bustling event spaces.



# ENVIRONMENT

ASSEMBLY BRISTOL

Assembly's distinctive colour palette and contemporary aesthetic immediately set it apart. Incorporating modern methods of construction and design, the development combines superb quality with excellent efficiency and impressive sustainability. Thoughtful material choices and exposed finishes not only help reduce future waste, but also deliver a 26% carbon saving over other new build developments in Bristol. It's a workplace built for today, and ready for tomorrow.

# UNIQUE DESIGN



3,147 SQFT  
TO 92,716 SQFT  
OVER 14 FLOORS



Assembly has been carefully designed to bring joy to occupiers and deliver a thriving workplace with a focus on staff wellbeing, productivity and health. Building C is arranged over 14 levels, with 12 office floors offering spaces from 3,000 to 93,000 sq ft. Exterior balconies are incorporated on every level, with full height windows providing abundant natural light and spectacular views across the city. The stunning communal rooftop garden and shared landscaped podium are for everyone to enjoy. This is a smart development, with a cutting-edge app to help maximise the building's efficiency and build a flourishing connected community.



ASSEMBLY BRISTOL

Sitting proudly on the waterfront in the heart of Bristol, Assembly is much more than simply a workplace. It's a new community for Bristol, with regular waterside events, beautiful public spaces and a restaurant that is open to all. This is a place that nurtures togetherness and enriches our city's culture, where you'll be inspired to connect, collaborate and create.

# WATERFRONT COMMUNITY



Relax in our beautifully landscaped park; home to 3,200 plants, 29 trees and 1,300 bulbs. Meet for lunch at our podium, where market stalls and food vans buzz with activity. Check out the vibrant social scene through Assembly's 'Smart Spaces' app, which connects everyone to our thriving programme of events across our spaces – from the rooftop garden and Club Room, to the podium and waterside park.



ASSEMBLY BRISTOL

At Assembly, wellbeing comes built in. With its relaxing park and bustling event spaces, the waterside setting instantly lifts the spirits. The unique design and use of colour promotes occupier delight and wellness - through better engagement with the building - helping you to attract the best talent. Our impressive range of amenities includes the rooftop Club Room, the public restaurant in neighbouring Building A, and excellent provision for your two-wheeled commute.

# WELLBEING & AMENITIES



We're proud to have achieved 'Well Platinum' certification. Assembly welcomes the outside in, with abundant natural light, state-of-the-art ventilation, outdoor balconies and an impressive roof terrace with inspiring views. At the top of Building C you'll also find the Club Room, for everything from lunchtime yoga to post-work talks and social events. Our cycling facilities include secure storage, Brompton bike lockers, electric bike charging, maintenance and plenty of showers and lockers. The various landscaped areas at ground and roof level have been expertly designed and planted with dozens of different species to enhance biodiversity.





# SUSTAINABILITY & CONNECTIVITY

Designed with the future in mind, Building C offers excellent eco credentials and first-class connectivity including 'SmartScore rating' and ultra-fast Broadband. From its inception, Assembly has used modern design and construction methods to deliver quality, efficiency and sustainability. This includes a 'kit of parts' approach, minimising building elements, maximising those made off-site, using materials efficiently to reduce carbon, and building to reduce future waste. Our cutting-edge approach has already delivered a 26% saving on carbon emissions compared to other new build office developments in Bristol, while Assembly's impeccable green credentials promise future running cost efficiencies for occupiers.

Building C's sustainability strategy complements smart systems with passive design measures, to limit dependency on 'add-on' solutions. These will maximise user comfort and control whilst minimising energy use and running costs.

-  BREEAM 'EXCELLENT' RATING
-  EPC - TARGETING A
-  TENANTS CAN CERTIFY THEIR SPACES UNDER THE WELL FRAMEWORK
-  MEETS BEST PRACTICE FOR RIBA 2030 CLIMATE CHALLENGE TARGETS
-  ENVIRONMENTS ARE CONTROLLED BY ALL ELECTRIC REVERSIBLE AIR SOURCE HEAT PUMPS

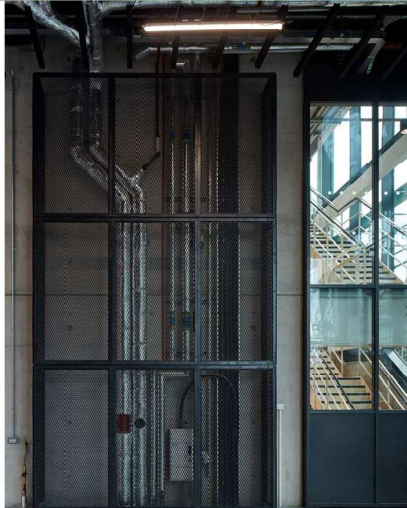


## EFFICIENCY

- Assembly's 'kit of parts' approach to the structure will deliver a 26% reduction in upfront embodied carbon compared to other new office buildings in Bristol
- The offsite MMC approach is estimated to reduce site stage emissions by 56tonnes CO<sub>2</sub>e
- 75% of the structure is visible with no cosmetic finishes providing two new stunning buildings to compliment the Bristol skyline

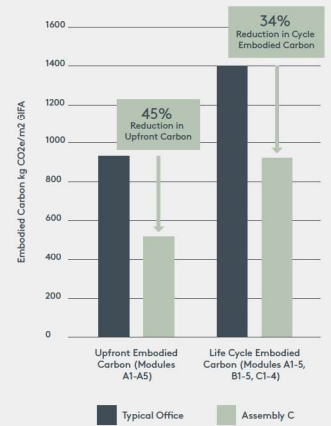
We have teamed up with Telcom to bring you dedicated ultrafast internet installed and ready from the day you move in. Say goodbye to waiting.

-  SMARTSCORE RATING
-  BRISTOL A CITY OF THE FUTURE & 'SMART CITY' LEADER
-  ULTRAFAST BROADBAND AVAILABLE FROM DAY 1
-  ASSEMBLY BRISTOL OFFERS A WEALTH OF CONNECTIVITY TO THE SITE, WITH NUMEROUS INTERNET SERVICE PROVIDERS
-  [WWW.BRISTOLISOPEN.COM](http://WWW.BRISTOLISOPEN.COM)



## SUSTAINABILITY

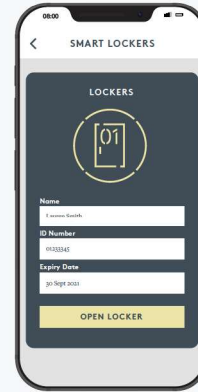
- Upfront embodied carbon predicted to be nearly 10% lower than LETI 'best practice'
- 5,446 tonnes embodied carbon saved compared with a typical office, that's equivalent to growing trees on an area three times the size of Bristol's Castle Park
- Life cycle carbon predicted to be 34% lower than typical new build office



ASSEMBLY BRISTOL

# A SMART BUILDING

Designed as the ultimate workplace and built using the most advanced construction methods, Building C also offers connection and control via the Assembly app. As well as offering secure and hands-free access, this award-winning 'smart building' software lets you control your environment, engage your workplace community, and conduct every aspect of your working day, all from your mobile device.



18/19



Assembly's Smart Spaces app harnesses cutting-edge automation technology, enabling your team and visitors to enjoy a more personalised, flexible and efficient experience. From the app you can streamline the process for your visitors. Book meeting rooms and promote events in our spaces. Engage and network with the wider community across the building. Connect to our estate's concierge service. Manage, automate and control the building's systems, from aircon to heating and lighting. Gain powerful data analytics to keep you informed about Assembly. It's all you need to get the most out of our remarkable development.



# PLANS AND SPECIFICATION

Building C is arranged over 14 levels. Each of the 12 office floors features an outdoor terrace. On the top floor you'll find our rooftop Club Room and stunning landscaped roof terrace. The upper and lower ground floors include our cycle storage, showers and changing rooms. Building C offers current availability of 93,000 sq ft, with spaces starting from 3,000 sq ft, and whole floors of 7,800 sq ft.



BUILDING C: TYPICAL UPPER FLOOR

BUILDING C: PROPOSED FLOOR AREAS	SQ FT	SQ M	BALCONY/ TERRACE SQ FT
CLUB ROOM	1,160	108	5,301
11TH FLOOR	LET TO CLARKE WILLMOTT		
10TH FLOOR	LET TO CLARKE WILLMOTT		
9TH FLOOR	UNDER OFFER		
8TH FLOOR	7,812	726	175
7TH FLOOR	7,812	726	175
6TH FLOOR	7,812	726	175
5TH FLOOR	7,812	726	175
4TH FLOOR	7,812	726	175
3RD FLOOR	7,812	726	175
2ND FLOOR	7,812	726	175
1ST FLOOR	7,812	726	175
UPPER GROUND	3,147	292	
RECEPTION	2,477	230	
<b>TOTAL</b>	<b>92,716</b>	<b>8,616</b>	<b>8,616</b>

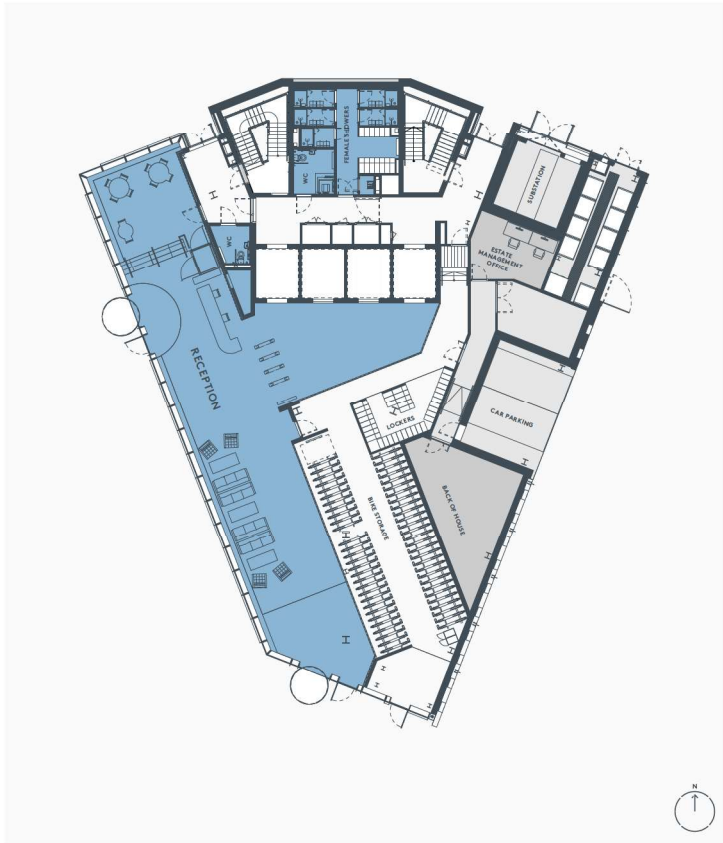
APPROXIMATE NET INTERNAL AREAS



BUILDING C: NORTH ELEVATION

## LOWER GROUND FLOOR

2,477 SQ FT / 230 SQ M



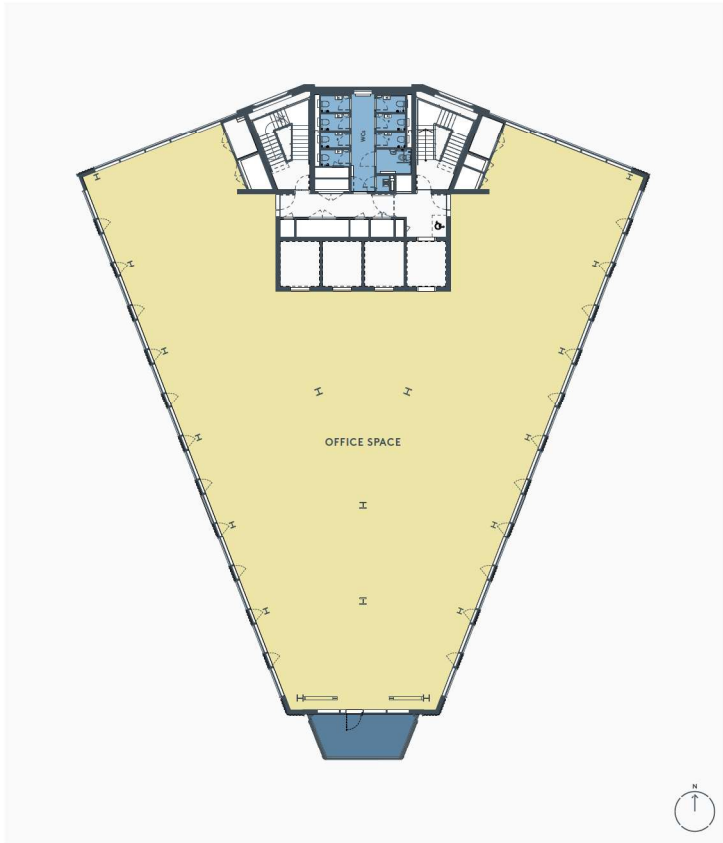
## UPPER GROUND FLOOR

3,147 SQ FT / 292 SQ M



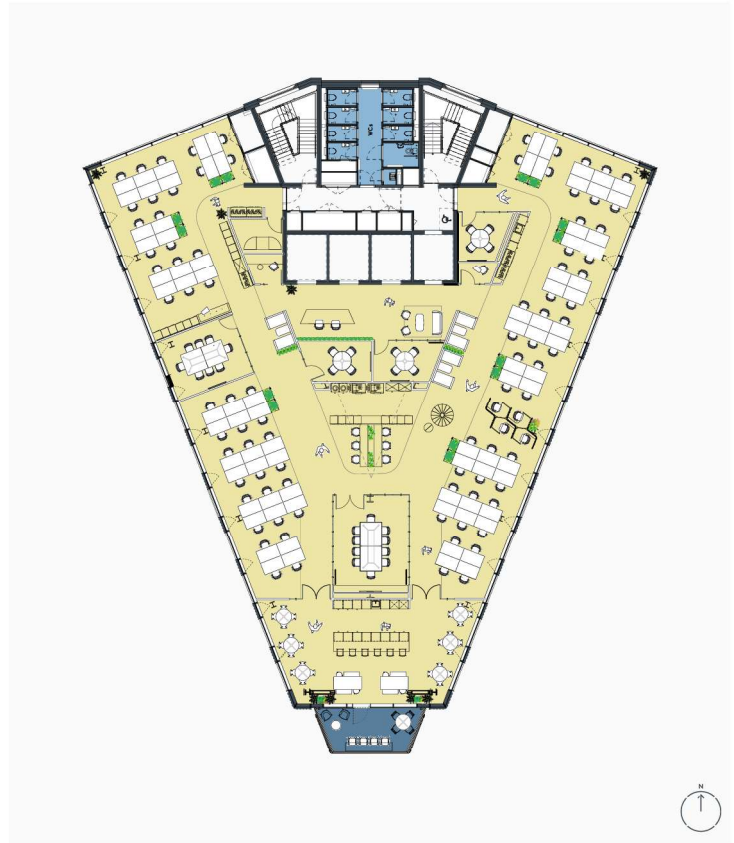
## TYPICAL UPPER FLOOR

7,812 SQ FT / 726 SQ M  
BALCONY: 175 SQ FT



## TYPICAL UPPER SPACE PLAN

7,812 SQ FT / 726 SQ M  
BALCONY: 175 SQ FT



## ROOF TERRACES

1,160 SQ FT / 108 SQ M  
TERRACE: 5,301 SQ FT



## SUMMARY SPECIFICATION



HIGHLY VISIBLE DOUBLE HEIGHT RECEPTION WITH BREAKOUT AND WAITING AREAS



138 CYCLE SPACES, 6 FOLDABLE BIKE LOCKERS, ELECTRIC BIKE CHARGING POINT AND BIKE MAINTENANCE AREA



3000 PLANTS AND 29 TREES TO BE PLANTED ON THE ESTATE



BREEAM RATING FOR THE OVERALL PERFORMANCE OF A NEW CONSTRUCTION: EXCELLENT



11 SHOWERS IN SEPARATE MALE & FEMALE CHANGING FACILITIES IN A "GYM" STYLE BLOCK AT LOWER AND UPPER GROUND FLOOR



175 SQ FT PRIVATE BALCONIES ON ALL UPPER LEVELS OVERLOOKING THE WATERSIDE PUBLIC REALM



1,160 SQ FT CLUB ROOM ON FLOOR 12, LEADING ONTO A 5,300 SQ FT LANDSCAPED ROOF TERRACE FOR ALL



COMMITMENT TO REDUCE ENERGY, WATER AND PAPER CONSUMPTION AND ASSOCIATED CO2 EMISSIONS

### RECEPTION

- Highly visible double height reception.
- Breakout and waiting areas.
- Lift car Call Allocation system integrated with the access control speed gates, enables touch-free operation of lifts.

### LANDSCAPING OUTSIDE SPACE

- Extensive waterside public realm and new high quality estate landscaping.
- Access from upper ground floor to landscaped podium.
- Public art by renowned artist Alex Chinneck.
- 1,160 sq ft Club Room on 12th floor leading on to a 5,300 sq ft landscaped roof terrace for all occupiers to enjoy.
- 175 sqft Private balconies on all upper levels.

### OFFICE FLOORS AND CEILINGS

- 150mm (nominal) raised access floor.
- Typical floors - 3.3m floor to soffit, 2.8m floor to ceiling if installed, 2.65m to underside of main service distribution route.
- The building will be constructed using delta beam steel frame with precast concrete planks to give a flat soffit.

### OCCUPANCY

- WC provision 1:8 sqm with 80% utilisation factor.
- Occupational density of 1 person per 8 sq m.
- Means of escape 1 person per 6 sq m.

### PARKING SPACES AND ACCESS TRAVEL

- 2 EV charging points.
- 138 cycle spaces as well as 6 foldable bike lockers, bike maintenance area and electric bike charging point.

### WCs & SHOWERS

- Ground floor visitor WC.
- Each floor features 7 WCs arranged as 'super-loos', plus 1 accessible WC and a 'cleanser' cupboard.
- 140 lockers located between the cycle store and changing rooms.
- 11 showers in separate male & female changing facilities at lower and upper ground floor.

### ELECTRICAL SERVICES

- LED Lighting: Offices 400 lux (target) at desk level.
- Digital lighting control system.
- Daylight dimming & PIR Control.
- Central Building Management System.

### LIFTS

- 4 x 21 person passenger through lifts (1,600kgs), one of which will also act as a goods lift and one which will also act as a firefighting lift.
- Call car allocation system, integrated with the access control speed gates, enables lift to be called without having to touch anything.

### MECHANICAL SERVICES: OFFICE PERFORMANCE

- CAT A option - cooling will be provided by VRF air conditioning.
- Fresh air rates exceed current regulations, heat recovery equipment prevents cross contamination risk.
- Fresh air provided by on floor air handling units and fresh air rates per person have been designed to meet latest BCO recommendations.
- Openable windows for additional natural ventilation and control.
- Heat energy to serve the core areas will be provided by the Bristol's district heating system. Heat from the district network will also be used to produce domestic hot water.
- Sprinklers on every floor.
- Dedicated comms intake room with two connections taken into the building via diverse routes.

### PERFORMANCE

- Sustainable management - The building is to provide a continual commitment to reduce energy, water and paper consumption and associated CO2 emissions by merit of its design.
- BREEAM rating - Excellent.
- EPG - Targeting A.
- SmartScore - Rating.

ASSEMBLY BRISTOL

## MADE FOR CLARKE WILLMOTT

In Spring 2023, Building C will be complete and the top 2 floors of the 11 storey building will be let to Bristol law firm Clarke Willmott LLP.



STEPHEN ROSSER  
CEO, CLARKE WILLMOTT

“The pandemic has fast tracked our ways of working and transformed the way we operate. As we look forward Clarke Willmott is fully committed to delivering excellent hybrid working. For us this is about facilitating excellent remote working combined with an excellent and appealing office environment in order for staff to enjoy working collaboratively in person with clients and colleagues, whilst also enjoying the culturally important social aspects of work.

We were looking for a space that enabled a significant reduction of our overall space requirement given our plans for hybrid working, at the same time we wanted an office that provides an attractive destination for our staff that they will enjoy working in. More broadly given our environmental commitments, we want an office that delivers on that front too. Assembly C meets and in many ways exceeds all of these requirements.”



## MADE FOR BRISTOL

AHMM Architects are responsible for the design of Assembly, working with a local team from their Bristol office.



STEPHEN TAYLOR  
DIRECTOR, AHMM

“The place of work is changing, faster than ever and in a direction of travel accelerated by both the pandemic and the climate challenge.

That said, we must not lose sight of the past but build on the innovation and energy of lessons learnt.

At the Assembly Bristol campus we took design initiatives developed on previous projects and pushed them further. Experience gathered from designing new buildings but more importantly the challenges faced when working with older buildings that are repurposed and reinvented. This is where innovation and a move away from a ‘one solution fits all’ approach is best exercised. These projects generate an architecture that is clever, efficient, sustainable and full of delight. To capture this in a new development we self-imposed design principles to do more with less and make everything that you add to the building work its hardest. The idea that architecture comes purely from building structure, services and skin, such that nothing needs to be added and nothing can be taken away. This influenced the design for Assembly A where structure is celebrated, the skin sits behind and the building services become the interior finish. Buildings B and C do the same but take the principle further with the additional initiative for off-site construction.



Columns, beams, floor slabs have been factory made and delivered just in time for assembly on site by a handful of construction personnel and a crane. Tied to this is the vertical circulation core. Storey high boxes of twin-wall concrete with stair flights and windows pre-installed are stacked up by the same method. The structure is then skinned in unitised façade panels, zipped together to provide solar, thermal and visual performance. The result? A consistency in quality and the construction delivered safely and efficiently. The buildings become both manufactured and handmade; achieving more with less.”





ASSEMBLY BRISTOL

## MADE FOR BT

Assembly's first phase, Building A, completed in July 2021. Let in its entirety to BT as part of their 'Better Workplace Programme', the building will be a hub for up to 2,500 employees from summer 2022.

**GRAEME PATON**  
BT'S MANAGING DIRECTOR  
PROPERTY AND FACILITIES SERVICES

"Our brand new building in the centre of Bristol is very exciting. It will bring our people together in a modern and collaborative environment, helping us transform the way we work.

Although many of us have been working from home successfully over the last year thanks to technology and connectivity, we also know that modern office environments are vital. The buildings we work in play a huge part in how we feel and how we collaborate with each other. Our new offices will help us attract and retain brilliant people and we look forward to welcoming colleagues into this great new building when it's complete."



ALL ENQUIRIES

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A DEVELOPMENT BY

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DEVELOPMENT TEAM

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**DEVELOPMENT & CONSTRUCTION MANAGER**  
Bell Hammer

**HIGHWAYS CONSULTANT**  
Key Transport Consultants

**LEAD ARCHITECT**  
Allford Hall Monaghan Morris

**END OF JOURNEY CONSULTANT**  
Five At Heart

**PROJECT MANAGER**  
Gardiner & Theobald LLP

**COST CONSULTANT**  
Currie & Brown

**STRUCTURAL ENGINEERING**  
Arup

**LANDSCAPE DESIGNER**  
Macgregor Smith

**SERVICES ENGINEERING & SUSTAINABILITY**  
Hoare Lea