

Copper Building

1

International Style

Copper Building is built on the site of the former Imperial Tobacco factory. It's situation echos the former factory's relationship with the original Grade II Listed corten steel structure.

2

Inherently Green

Close enough to the city, but far away enough to remain tranquil, these eco-friendly apartments are perfectly placed to make the most of bustling Bristol.

3

A bite of the apple

With its earthy red exterior, Copper Building is right at home among the apple trees. Take a bite to discover high ceilings, soft timber finishes and an impressive atrium core.

4

Outside, in

Generous windows and wide balconies let the light and landscape pour in. Discover your own private park, lake, orchards and allotments.

Copper Building, where
simplicity of form and the
abundance of nature meet
the intricacies of modern
human life.

We should attempt to
bring nature, houses,
and human beings together
into a higher unity

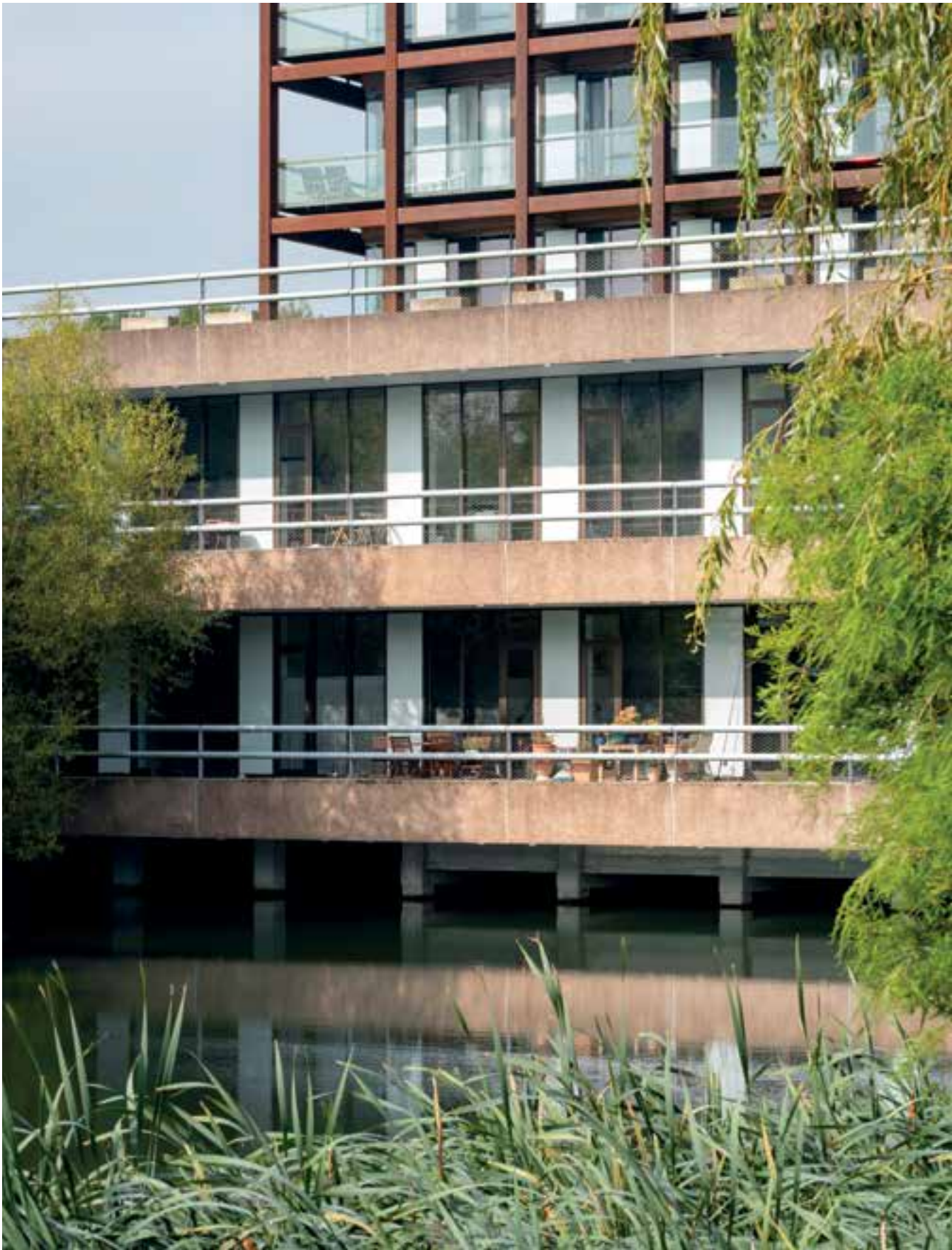
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Copper Building; brand new lakeside homes nestled in 10 acres of lush private gardens. Sitting right next door to Lakeshore (the iconic Grade II Listed former headquarters of Imperial Tobacco), Copper Building makes the most of views across the park to the hills beyond. Modernist in style and clad in copper, the building harks back to the original Cor-ten steel Bristol landmark.

Life on a lake











International Style



Copper Building is the latest addition to the Lakeshore story, adding the final touch to this special place.

Once a workplace for local people, the original factory buildings were designed to be a 'mixture of art, nature and engineering'. Fast-forward to now, and we're remaking this place in its original spirit: beautiful design, exquisitely crafted in a properly luscious landscape. Oh, and did we mention it's in Bristol? One of the coolest (and greenest) cities around.

Art, nature and engineering

Lakeshore legacy

↓ Hartcliffe Offices, 1971



International Style

Lakeshore has history. Commissioned in 1970 by Imperial Tobacco, the original offices and factory buildings were designed by legendary Chicago-based architects Skidmore, Owings and Merrill. They were inspired by the grandfather of the modern movement, Ludwig Mies van der Rohe, and the International Style of the early twentieth century.

The International Style was an antidote to ornate, convoluted building design where eclectic architectural style trumped substance. Architects like Mies van der Rohe were frustrated by this trend towards design that paid no attention to what the building would be used for. This new school of architects wanted to create new building forms; designs inspired by the building's function. You can still spot the International Style in large industrial buildings around the world, just like those that originally stood at Lakeshore back in the '70s.

In these factories and warehouses, masses of natural light and huge, flexible interiors were absolutely key to the function of the building. So, you'll find big open spaces and huge windows that let the light pour in; perfect for twentieth century manufacturing and ideal for contemporary living.

Buildings in the International Style tend to be extremely minimal in their decoration. Picture the beautiful simplicity of smooth, plain surfaces and perfectly straight lines. Bliss! Architects of the style also embraced the new building technologies of the modern industrial era, and industrial materials like glass, steel and concrete are celebrated rather than hidden away.

Just like Skidmore, Owings and Merrill were inspired back in the '70s, our new design for Copper Building pays homage to this timeless aesthetic. Following the principles of the International Style, our design favours simplicity, honesty and form inspired by function. The result? Something monumental yet intimate; simple yet beautiful; urban yet rural... we love that contradiction!

↓ Lake Shore Drive by Mies van der Rohe, 1956



Factory heritage

Back in the '70s, Lakeshore was home to the WD & HO Wills Cigarette Factory. A giant of the tobacco industry, the Wills family has a long history in Bristol and was the first UK company to mass produce cigarettes. They were also a founding member of Imperial Tobacco, one of the world's largest tobacco companies still in action today.

Over 3,500 people worked at Lakeshore, so it's no surprise you could also find a supermarket, post office, bank, and cinema, all on site. But in 1991, the factory closed its doors and was demolished not long after. Much to our relief, the office building was Grade II Listed in April 2000, and in 2011 we took it on to bring this beautiful example of modern architecture back to life.

Lakeshore timeline

- 1786

Henry Overton Wills I arrives in Bristol and opens a tobacco shop on Castle Street with his partner, Samuel Watkins.
- 1826

Sons William Day Wills and Henry Overton Wills II take over the family business.
- 1871

The company release their first cigarette brand, aptly named Bristol. These cigarettes were actually manufactured in London, right up until 1974.
- 1881

The Wills company introduce their most popular brand, the Woodbine. Other brands by this time included Capstan, Strand and Gold Flake.
- 1893

The company launch the WD & HO Wills Ltd Association Football Team. In fact, the company is renowned for pioneering staff benefits such as sports facilities, paid holidays, free medical care and a staff canteen.
- 1901

Thirteen British tobacco companies get together to form Imperial Tobacco. The alliance was a direct response to the American Tobacco Company opening a UK factory to avoid taxes. Seven of the Wills family made up the original founding members, and it remains one of the largest tobacco companies in the world today.
- 1914

The company launch the Embassy brand, which is later re-launched in 1962.
- 1969

Christopher, the last member of the Wills family to serve the company, retires from his post as a Sales Research Manager.
- 1970

Construction of the new factory designed by Skidmore, Owings and Merrill begins at Hartcliffe, Bristol (aka: Lakeshore).
- 1975

The new factory opens, becoming the largest cigarette factory in Europe. The landscape was a significant design element, intended to create an enjoyable parkland setting for the staff and local community. The Hartcliffe site included a factory building, powerhouse and office all linked by underground tunnels. Inspired by the International Style of architecture, the office was a five-storey structure of exposed Cor-ten steel supported by concrete floors.
- 1990

The factory ceases trading.
- 1999

Unable to find a new purpose, the factory is demolished.
- 2000

The office building is Grade II Listed, but remains derelict.
- 2005

Urban Splash acquire the site and redevelop the office building and landscape over a number of years, launching Lakeshore as a brand new residential neighbourhood for Bristol.
- 2019

Residents move into new Copper Building



↑ Hartcliffe Offices, 1971

↓ Hartcliffe Offices, 1971



On their way to work in 1973
Wills employees are going to
see very little of their factory
or offices — the view will be
of trees and greenery...
— Wills Tobacco Company
newspaper, 1973

↓ Hartcliffe Offices, 1971



Landscape legacy

The factory at Lakeshore was the largest in the world when it was developed: a true '70s icon. But it's the landscape that's become the legacy. This 10-acre site was designed by Kenneth Booth to add 'beauty to the modern industrial complex'. The idea was to create a parkland setting to be enjoyed by the staff and local community, and over 1,000 trees were planted.

Since 2011, we've been adding to that. And now the lake, orchard and wildflower meadows at Lakeshore are a true celebration of nature... just watch out for the pike.

Inherently green



We believe in the power of design to improve lives, and this belief underpins our plans for Copper Building.

Through design we can make sustainability second nature, make healthy living easy, make quality affordable and, above all, make homes that people love.

Living well

Originally designed to give factory workers somewhere to relax and lunch, the landscape is now a place for Lakeshore locals to make their own. You can grow vegetables, work out or relax and play.

- 1 Apple orchard
- 2 Pontoon
- 3 Community gardens
- 4 Picnic areas
- 5 BBQ area
- 6 Raised planters
- 7 Wildflower meadow
- 8 Running route
- 9 Allotments
- 10 Woodland

Play out 'till tea



10 acres of landscape

5 rules to live by

Future neighbourhoods

At Urban Splash, we always aim to build exceptional homes - homes we would like to live in ourselves. But we also like to think beyond four walls... about the things that make people proud to say, 'This is where I live'. We aim to make healthy living easier, to make sustainability second nature, and above all to make new neighbourhoods and communities that people love to live in.

1 Green streets, not mean streets

Communities matter. We help them flourish by designing the right balance of personal and shared spaces: places to call your own and places to be neighbourly. We also know that you want to feel proud of where you live. That's why we create buildings with character, beautiful landscapes and access to great local amenities.

2 Live well by accident

Living well should be easy. Good neighbourhood design makes for happy, healthy lives by bringing the things you love to you. With bike routes, gym facilities and green space on your doorstep, you're just a hop, skip and a jump away from living well with ease.

3 Be green without trying

We're sure you'd agree there's no downside to sustainable living. From low-carbon housing to fewer cars on the road, it all adds up to using less and saving more. Good for the planet and your bank balance. So our community is designed to make it easy to be green; recycling facilities, onsite allotments, plenty of bike racks, plus 10 acres of green space that make for a wholesome, outdoor way of life.

4 A safe haven for adventure

Did you know three-quarters of children spend less time outside than prison inmates?

We hope to change that by creating a safe haven for adventure and free range family life. From the Pigeonhouse Stream to the picnic areas, there are loads of options to get outdoors.

5 Love thy neighbourhood

We've put a lot of thought into creating a place where people connect. Whether it's growing together in the shared allotments, or hooking up for boules and BBQs, you're sure to find new friends among your new neighbours.

Health & well-being amenities

Living at Lakeshore means living your best life. Stroll through the orchard and willow glade, take a jog along the garden route, or grow your own fruit and veg in the allotments. Here you can hit the indoor gym before work and workout outdoors on a sunny Saturday. Or why not challenge the kids to a game of table tennis, then treat yourself to a BBQ in the community garden?

Set a new PB



↑ A selection of flora from the Lakeshore private gardens

A living, breathing landscape

Nature at Lakeshore

Habitats, flora and fauna

The lake is surrounded by mature woodland, where you'll find ash, field maple and crack willow, with some bramble scrub beneath. Ancient woodland indicators scatter themselves along the trail: bluebells, wild garlic, yellow pimpernel, dog violet and hart's-tongue fern.

By the lakeside, you'll spot large weeping willows and lush grassland sprouting along the lake's edge. Here the butterflies and toads hop and weave through creeping bent grass, buttercups and daisies, while dragonflies and damselflies skip along the surface of the water.

At the centre of the lake, a small island plays home to moorhens and mallards. A keen eye might even spot a kingfisher or coot. And in the darkest depths of the water live the roach, the loach, the carp and eels. It truly is a living, breathing landscape.

A close-up photograph of a mallard duck resting on a bed of green grass. The duck's head is turned slightly to the left, showing its characteristic iridescent green head, yellow bill, and dark eye. Its body is covered in brown and grey feathers. The background is a soft-focus field of green grass and leaves.

Meet the locals

Live well at Lakeshore



↑ Neighbourhood map

Local neighbourhood

Living well is easy when you know how. Research has given us a few tips for the pursuit of happiness: give what you can, make time to connect with others and the world around you, keep active (your body and your brain!) and nourish the soul by practising positivity. Luckily, there are lots of things to be thankful for round here. So find your own way to live well at Lakeshore.

1 Imperial Retail Park 3 min walk

A little bit of what you fancy does you good. Whether you're after a bottle of bubbly or bubble bath, the Imperial Retail Park is just across the way offering places to shop for treats or grab a bite to eat. It's a handy place to pick up everything you need without the hassle of heading into town.



2 DW Fitness First 3 min walk

Living well starts with looking after yourself. Did you know that boosting your health can also boost your happiness? In fact, there are loads of benefits to an active lifestyle, no matter how fast or slow you go. This state-of-the-art gym has a spacious cardio zone, weights area and swimming pool. Offering everything from spin classes to circuit training. So you can go it alone or join a group and get social, whatever suits your style.



3 Crox Bottom 5 min walk

Getting outdoors is a great way to practice mindfulness and nourish your mental well-being. Offering a flash of green on the fringes of a big city, Crox Bottom is a beautiful public space to do just that. Following a meandering stream and lakes, this steep-sided valley is a mix of open grass and wooded slopes rich in flora and fauna. It's perfect for walking the dog or watching the wildlife go by.

4 Hartcliffe Community Park Farm 5 min cycle

Giving is good for you. Helping others helps us connect and feel part of something bigger than ourselves. Lots of locals have found their sense of purpose at this volunteer-run community farm. With family events throughout the year, you can pop by for a picnic or to pet the pigs. You can even muck in and get your hands dirty.

5 Hengrove Mounds Wildlife Park 5 min cycle

Nature can really nurture your health and well-being. That's why My Wild City is kicking off in Bristol. This scheme helps local communities connect to urban wildlife sites and play their part in protecting these spaces for the future. Everyone is welcome to join in and learn something new, like looking after woodland or how to manage hedgerows through the seasons.

Clockwise from left: M&S Foodhall at Imperial Retail Park, Dog walking at Hengrove Mounds, Feeding the sheep at HCP Farm, Views over Bristol from Hengrove Mounds

Explore from Lakeshore

The Malago Greenway

Cycling is good for the soul and the environment. It gets your heart pumping, blood flowing and brings the adventure to you. It can even help with sleep and brain health. Lucky for you, the Malago Greenway is right on your doorstep. A safe, quiet and enjoyable trail for pedestrians and cyclists alike, this riverside route gets you from city to sitting room in just a few miles. You can even take in a few local landmarks on the way.

Get on your bike

Whether it’s for fitness, work or leisure, if you want to take in the world on two wheels there are plenty of schemes to get you cycling. Why not try the Loan Bikes Scheme? It’s a free way to borrow a bike before deciding if cycling’s for you. You can borrow a bike for up to a month, as well as get your hands on lots of accessories and cycle training if you need it. Or, try out YoBike. This bicycle sharing scheme lets you rent a bike only when you need it. Just pick up and drop off from any of the recognised public cycle parks.

Cycling in Bristol

Did you know that over 14% of Bristolians get about by bike? In fact, it’s the UK’s first Cycling City and one of Europe’s most bike-friendly places to visit. You’ll find cycling routes on nearly all major roads throughout Bristol, along with over 300 cycle parking spaces and free-to-use bike pumps around the city. Whether you like to cycle to work or along country trails, you couldn’t ask for a better place to get on your bike.

→ By bike

Bristol General Hospital	20 mins
Bristol City Centre	20 mins
Bristol Temple Meads	20 mins
Clifton	30 mins
University of Bristol	45 mins
Bristol Airport	45 mins
Chew Valley Lake	40 mins

→ By car

Bristol General Hospital	10 mins
Bristol City Centre	12 mins
Bristol Temple Meads	15 mins
Clifton	15 mins
University of Bristol	15 mins
Bristol Airport	18 mins
Chew Valley Lake	20 mins
Bath	30 mins
Glastonbury	49 mins
Cardiff	60 mins

→ New bus route

What better way to keep it green and get to know your local community than jumping on the bus. The local service comes by to take you into town every 25 minutes. Just hop on the number 36 at the Imperial Retail Park.

Soon, there’ll also be a brand new MetroBus for the area, offering a quick and reliable way to get to work and bypass the congestion. The journey to the city centre will be around 20 minutes. Not to mention access to free Wi-Fi and USB charging.

→ Rail

Departing from Bristol Temple Meads	
Exeter St Davids Station	59 mins
Birmingham New Street Station	86 mins
London Paddington Station	98 mins

→ Ferry Boats

The iconic blue and yellow ferry boats operate seven days a week on two routes:

Hotwells to City Centre
Temple Meads to City Centre

Ferry Boats run every 20 minutes

→ Key locations

Bristol has always been a ‘happening’ city. Defined as much by its music culture as its maritime history, the city’s identity is cultural, colourful and fiercely independent.

1. Cabot Circus

2. Zoo

3. Harbour

4. University

5. Museum & Art Gallery

6. We The Curious

7. Aquarium

8. Cabot Tower

9. Watershed

10. Hippodrome

11. M Shed

12. Cathedral

13. St Mary Redcliffe Church
14. Odeon Cinema

15. Showcase Cinema Deluxe

16. Spike Island

17. Central Library

18. Old Vic Theatre

19. The Tobacco Factory

20. Bristol City FC

21. Colston Hall

22. Cineworld Cinema

23. General Hospital

24. Clifton Observatory

25. Queen Square

26. Imperial Retail Park
27. Knowle West Media Centre

28. Arncliffe

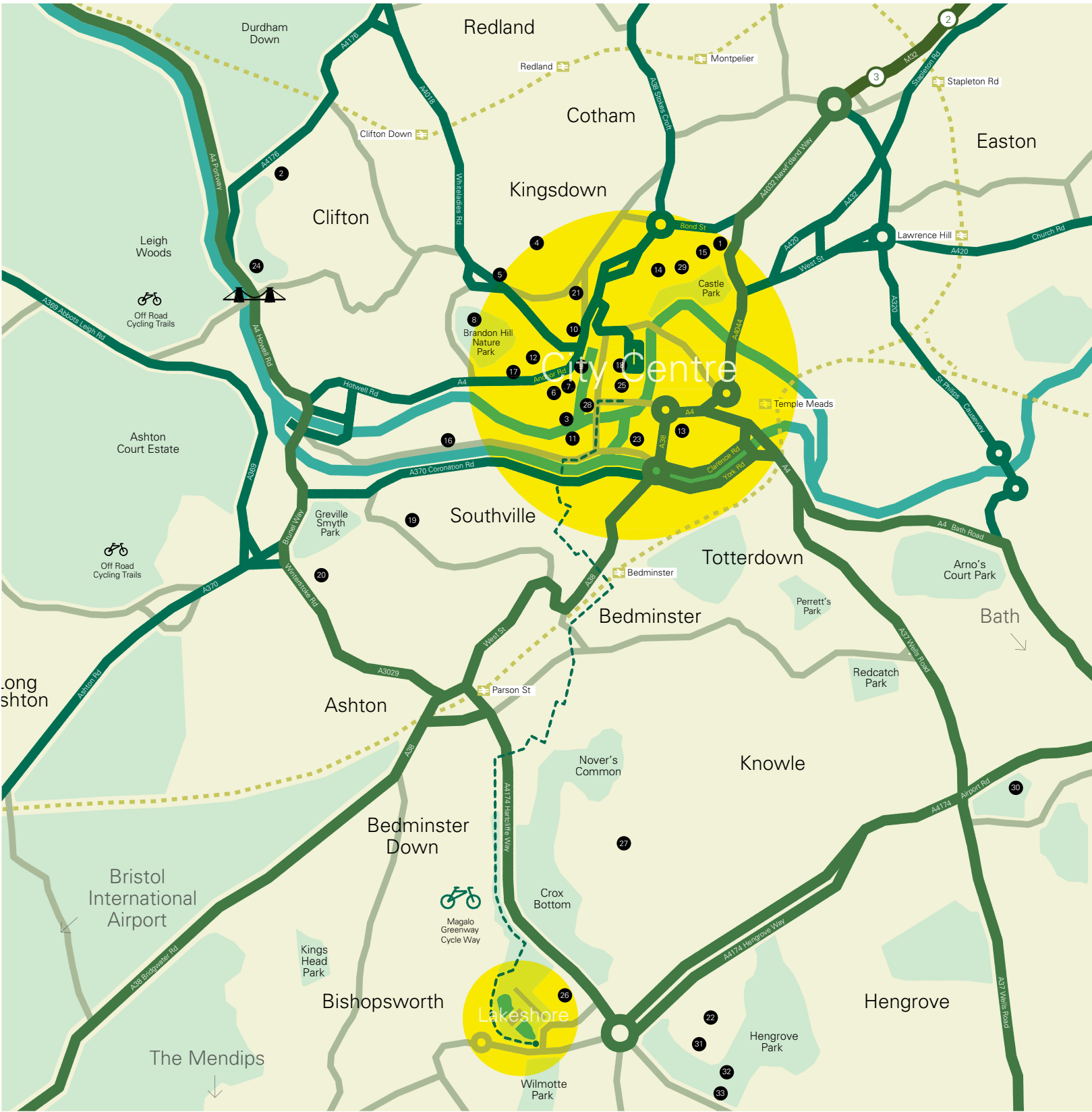
29. The Galleries Shopping Centre

30. South Bristol Sports Centre

31. Hengrove Skate Park

32. South Bristol Community Hospital

33. South Bristol Skills Academy



Cycle to the City

A person wearing a red jacket and blue shorts is riding a bicycle on a path. The path is surrounded by tall green grass in the foreground and a dense forest of green trees in the background. The scene is bright and sunny.

Out and about Bristol life

Copper Building is just three short miles by car from the city centre. But, if you use a touch of insider knowledge and the cycle path on your doorstep; simply hop on your bike and you'll be in the heart of Bristol in just two miles!

Bristol is renowned for having the 'buzz and culture of a big city while keeping the community feel of a friendly, close-knit town'*. All this, together with a city-wide commitment to sustainability and quality of life, makes Lakeshore a place for living well.

* Jonathan May, Chief Executive of Bristol-based company, Hubbub.

→ Wapping Wharf

Wapping Wharf is a new quarter in the cultural heart of Bristol. Sitting on the historic Harbourside, Wapping Wharf is home to some of the city's best independent restaurants, shops and cafés. It is also the location of CARGO, Bristol's first retail yard made of converted shipping containers.

→ Harbourside

Once a busy dock where sailors and merchants would trade goods and set sail, Bristol's Harbourside is now home to restaurants, bars, shops and hotels. Take a stroll along the waterside to discover the buzz of Sunday markets, outdoor activities and world-class attractions.

→ Stokes Croft

Stokes Croft is a cultural microcosm in the heart of the city. Known for its unique character and vibrant street art (you might even spot a Banksy original), this 500m stretch of road is a popular spot for tourists and bar lovers alike.



→ North Street

If you're a fan of food and drink, pop down to discover the delights of North Street. Whether it's craft beer or a touch of culture you're after, this eclectic corner of Bristol has something for every taste. It's also home to Upfest, Europe's largest, free, street art & graffiti festival.

→ Park Street

From trendy boutiques to iconic architecture, Park Street is a great place for a spot of sightseeing. Visit the Bristol Cathedral, stroll round the art gallery or climb the nearby Cabot Tower for a breathtaking panorama of the city.

← Wild Beer Company

Home to one of the UK's most exciting craft breweries, boasting harbour views, a seasonal menu and over 22 different beers on tap.

Gaol Ferry Steps





→ Pinkmans Bakery

Voted one of The Sunday Times Top 25 Bakeries in the UK, this modern bakery serves up a delicious array of baked treats, breakfast and brunch.

85 Park Street



← Source Food Market

Bringing the best fresh, local food to Bristol city centre, Source offers a unique food experience that changes with the seasons.

St Nicholas Market



A bite of the apple



Copper Building rises from the landscape, an earthy, red-brown silhouette at home among the apple trees. Clad in copper, the building's warm exterior complements its Cor-ten steel cousin – the original '70s building – across the way.

The new entranceway opens up a view down to the original building, echoing that now lost connection between the factory and office.

Copper Building

Designed by local, award-winning architects Ferguson Mann, Copper Building has all the beautiful simplicity and attention to detail found in the original Skidmore, Owings and Merrill scheme. Taking cues from the orchards nearby, the apple-red skin of the building gives way to golden flesh that reveals itself in yellow detail around the windows and the soft timber lining of the balconies.





↑ Nick Brown, Ferguson Mann Architects

Meet the Architect

Nick Brown, Ferguson Mann Architects

What was the inspiration for the building?

The form and language of Copper Building was always intended as a reference to the previous, Cor-ten clad Imperial Tobacco factory building that occupied the northern edge of the site, prior to its demolition in 1999. This was an incredibly significant industrial building, not just for the local area, but for Bristol as a whole.

How does Copper Building work alongside the original Lakeshore building?

In my opinion, two adjacent buildings such as Lakeshore and Copper Building can have a 'conversation' with one another, without needing to mirror or copy each other. There are subtle and not-so-subtle similarities between them, but I would like to think each building maintains its own unique identity and personality.

What has been the impact of Mies van der Rohe and his architectural style on this scheme?

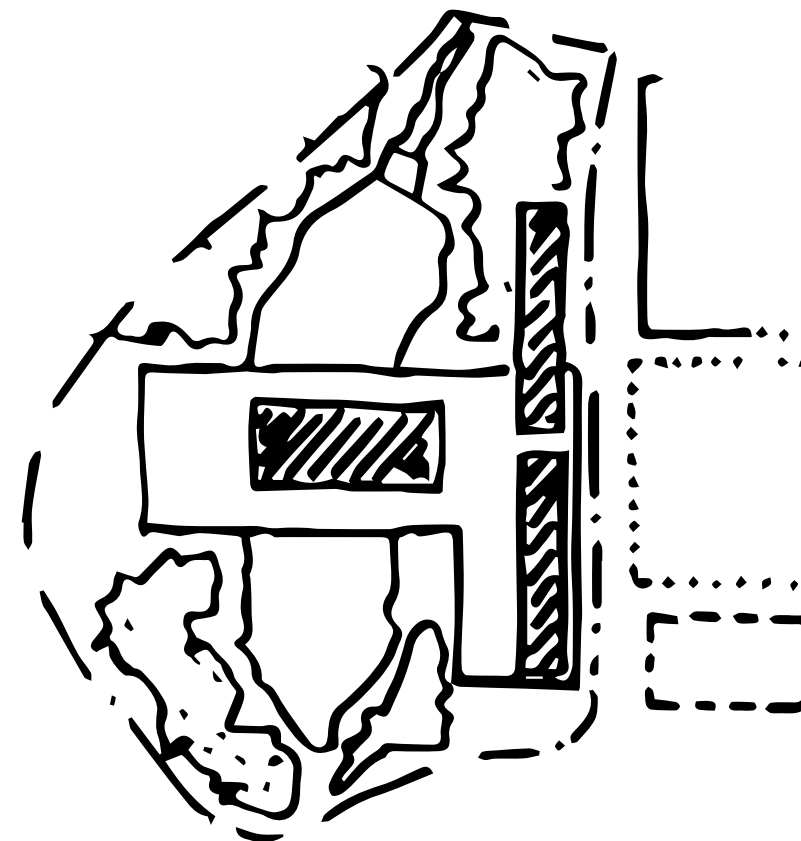
The rigorous 3.6m wide structural grid that defined all elements of the Mies-inspired Phase 1 building was a key driver in the design of the Copper Building. However, we played with this principle to bring more variation in the façade with a mix of 3.6m, 7.2m and 10.8m 'design bays' offering a mix of 1-bed, 2-bed and duplex apartment types.

What design challenges have you faced along the way?

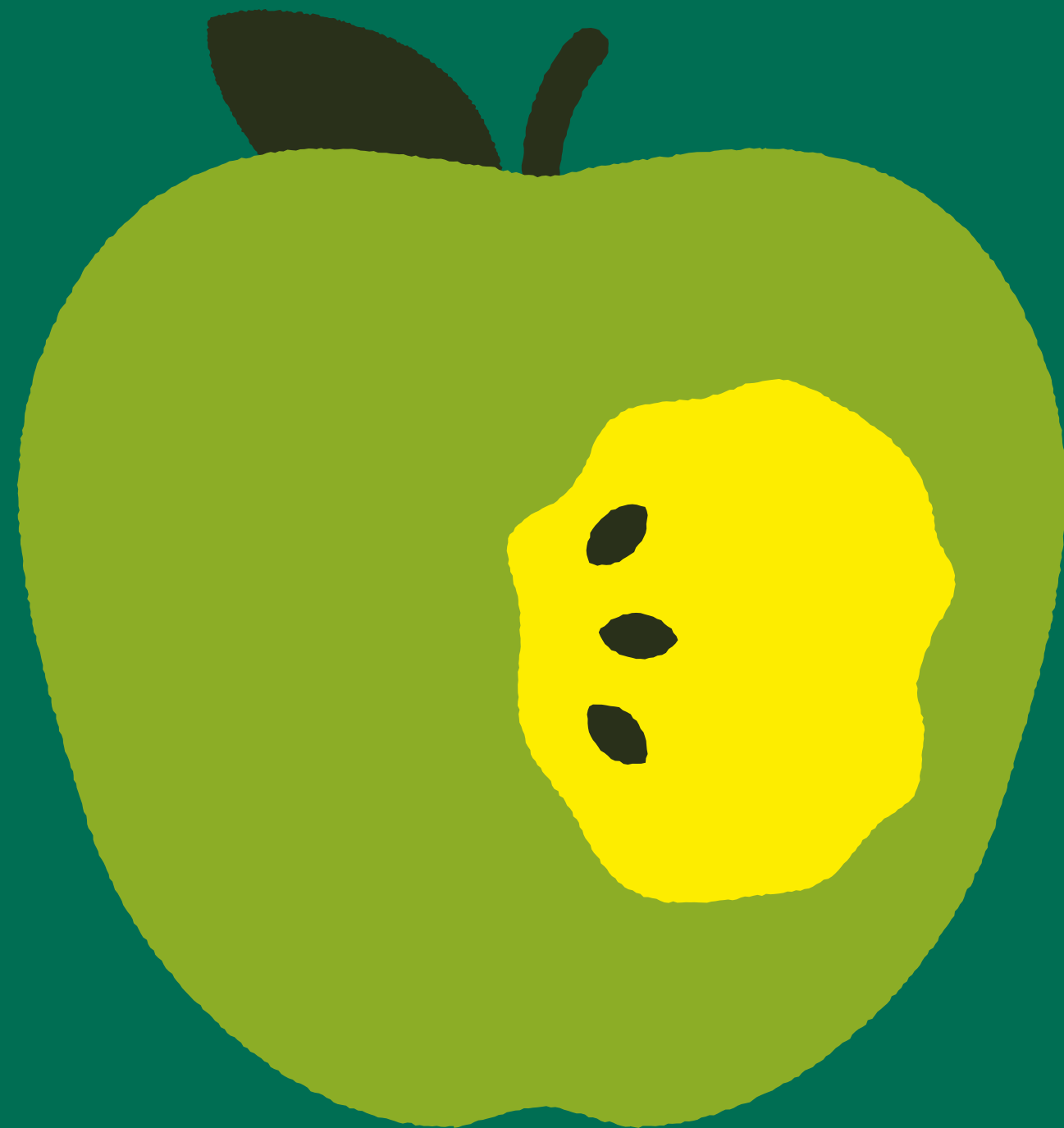
Maintaining some fun and visual interest in the façade of a building that's 170m long was quite challenging! If you look from the retail park, the window fenestration at first feels quite random, but the longer you look the more you can make out an underlying structure of bays, and a rhythm with the windows and seams in the copper cladding that tie everything together.

Are there any hidden elements woven into the designs?

This is not so much a hidden element, but I always enjoy experiencing a bit of a surprise when seeing the inside of a building compared to your preconceptions from outside – and that is the case in the atrium and common areas of the Copper Building. I find that quite refreshing.



↑ Lakeshore site sketch, Ferguson Mann Architects



The building is clad in a protective outer skin of rich toned copper. The south façade opens up to take advantage of the view and the southerly orientation. This, essentially glass façade, contains full width balconies where the reveals are of timber as if it were the flesh exposed from a bite from the apple.
— Nick Brown, Architect



My home is ace as it's got large, open plan design which is probably the key feature that appealed to me most. I remember the first time I entered the property, the sun was streaming through the window and when I saw the view of the lake and trees I knew it was exactly what I was looking for.
— Duncan Riddell, Lakeshore resident

I like the contrast between hard, metallic finishes and the softer, warmer timber finishes. This is apparent with the timber inner linings to the balconies, but also pops up elsewhere inside the building.
— Nick Brown, Architect

For example, the full-height concrete walls in the atrium were carefully formed using timber planks rather than conventional shuttering materials. Therefore, the indentation of each plank and the timber grain is left on the wall as a permanent reminder of how it was made.





This isn't just another waterfront development, these apartments are situated within their own 10-acre parkland and lake, and offer wider views across the landscape of South Bristol. It's country living within an urban environment.

— Nick Brown, Architect

Outside, in



Like the architecture of the International Style movement, these contemporary apartments have a straightforwardness of style; unpretentious, yet beautiful.

Open living spaces and large glazed windows give way to the natural landscape that surrounds, allowing the outdoors in and spectacular views out from full-width balconies.

Type A Penthouse
2 bed duplex
70.0 sq m
753 sq ft

A key move for this scheme was the innovative section, a dual-aspect duplex that maximises the number of south-facing apartments delivered.
— Nick Brown, Architect

The open plan living spaces of Copper Building ensure residents benefit from natural light and stunning views across the lake.

There is also a generosity of space on the south-facing balconies, each the full width of the apartment, meaning residents can really make the most of the views.

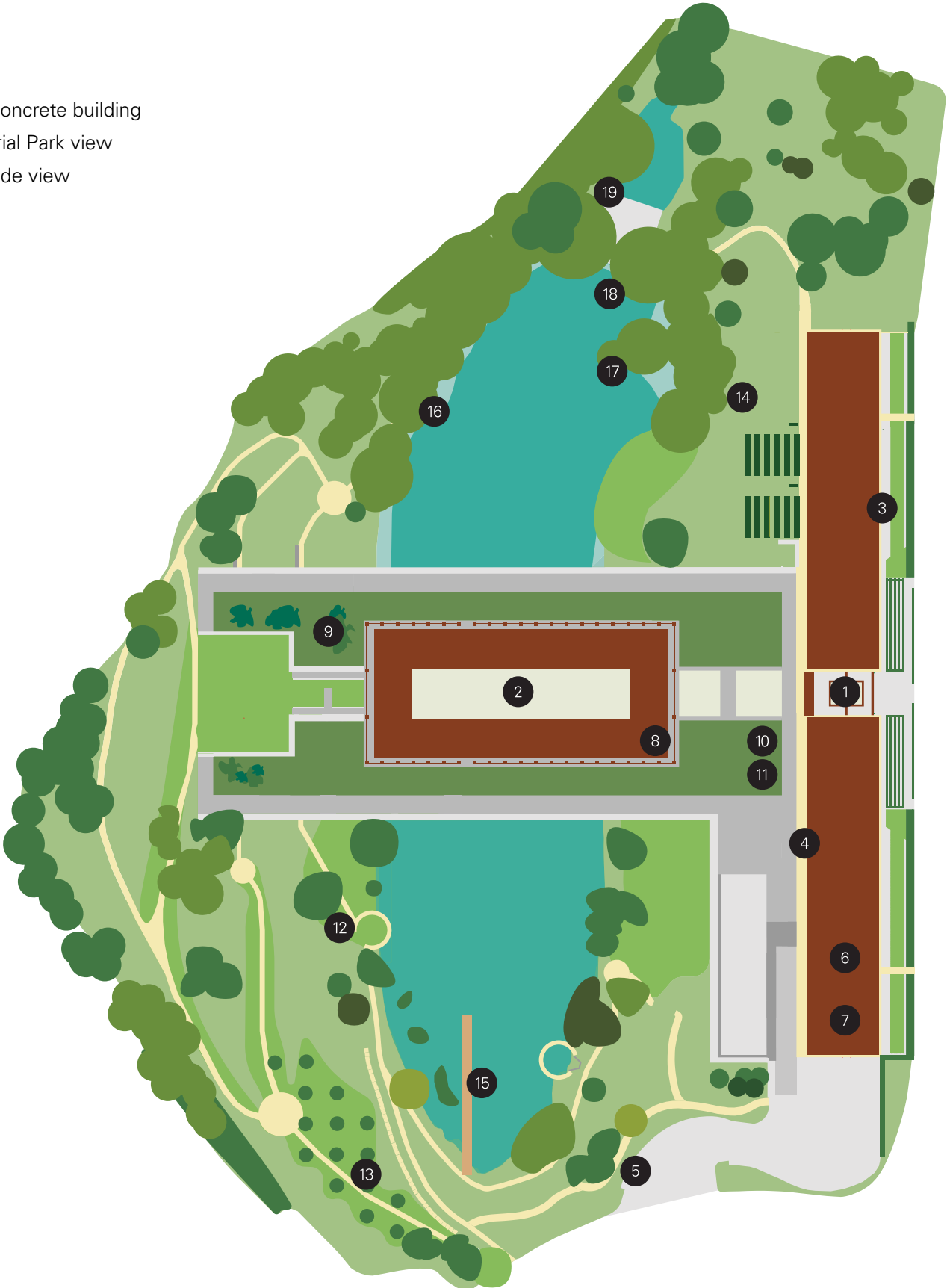


- 1 Waterside living within 10 acres of parkland
- 2 Open living spaces which benefit from natural light and views across the lake
- 3 Floor to ceiling glazing to south
- 4 Timber lined south facing private balcony
- 5 Modern fully fitted kitchen
- 6 Integrated dishwasher
- 7 Recycling storage bins
- 8 Engineered timber flooring throughout kitchen, living areas and hallway
- 9 En-suite bathroom

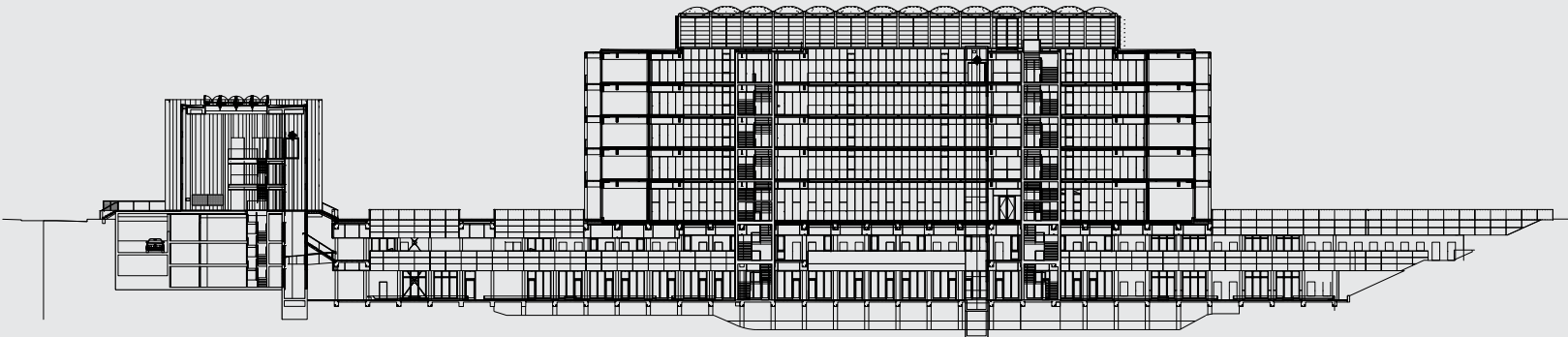
Lakeshore
Site plan



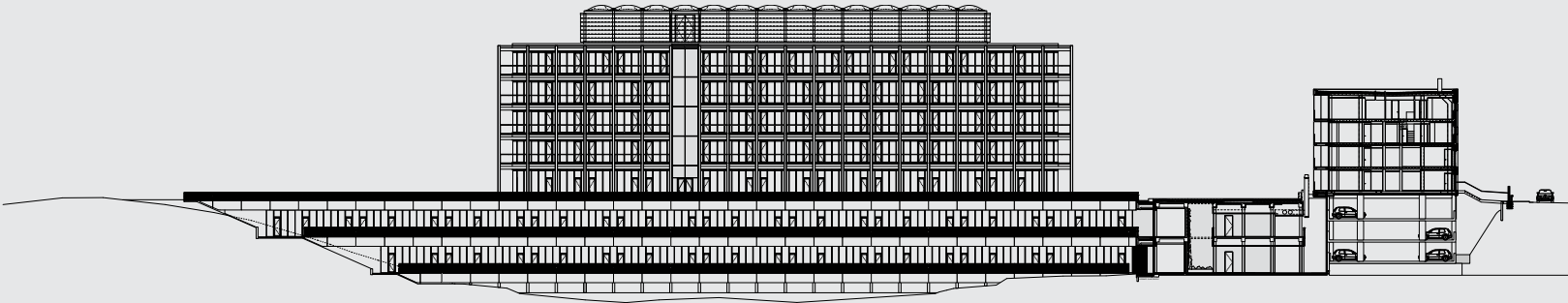
- 1 Copper Building
- 2 Lakeshore Cor-ten & concrete building
- 3 North elevation: Imperial Park view
- 4 South elevation: lakeside view
- 5 Main entrance
- 6 Car parking
- 7 Visitor parking
- 8 Sales suite
- 9 Flying lawns
- 10 Residents gym
- 11 Cycle store
- 12 BBQ area
- 13 Orchard
- 14 Allotments
- 15 Pontoon
- 16 Fishing pegs
- 17 Duck island
- 18 Weir
- 19 Pigeonhouse Stream



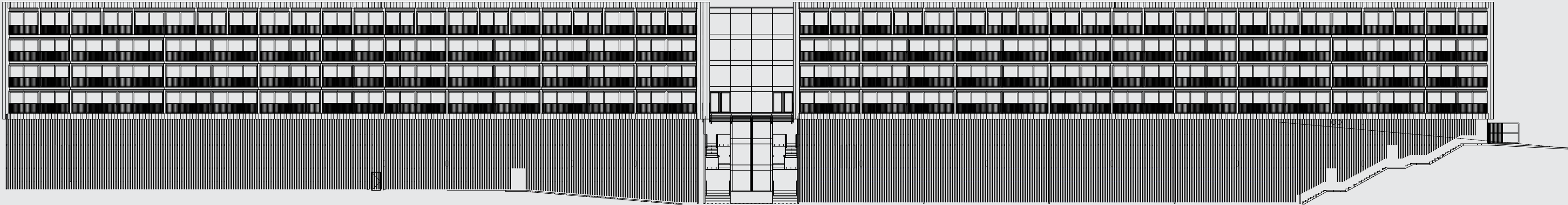
Lakeshore
Section looking East



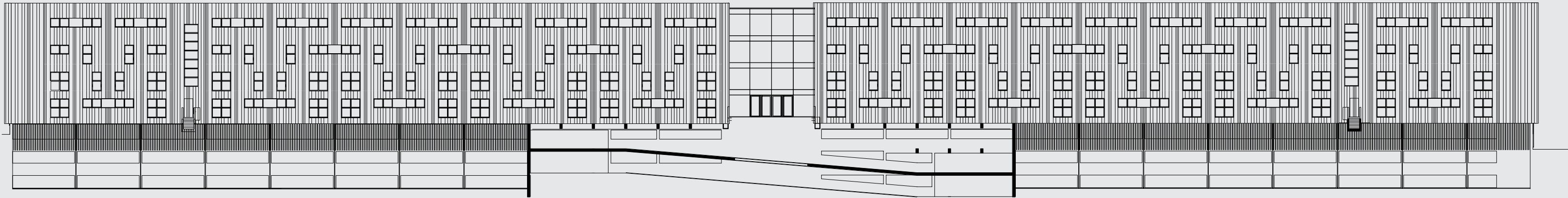
Lakeshore
Section looking West



Copper Building
South elevation



Copper Building
North elevation



Apartment key

- Type A

Two bedroom duplex
- Type B

Two bedroom duplex
- Type C

Two bedroom duplex
- Type D

Two bedroom
- Type E

Two bedroom
- Type F

One bedroom
- Type G

One bedroom
- Type H

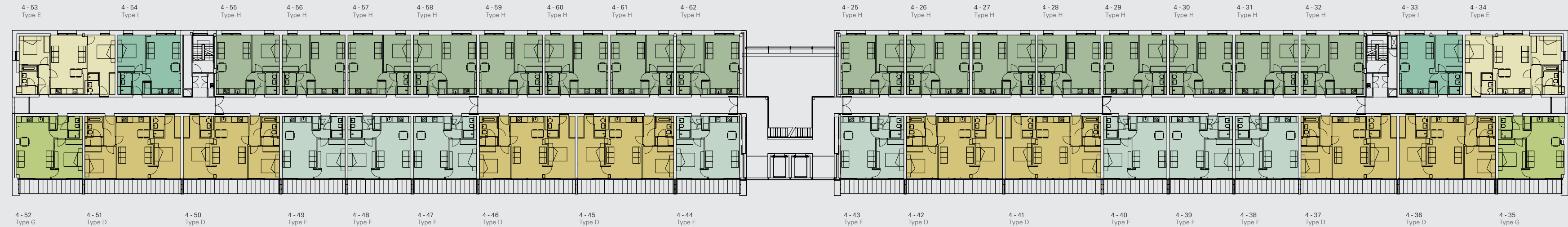
One bedroom
- Type I

One bedroom

↓ Floor 03



↓ Floor 04



Apartment key

- Type A

Two bedroom duplex
- Type B

Two bedroom duplex
- Type C

Two bedroom duplex
- Type D

Two bedroom
- Type E

Two bedroom
- Type F

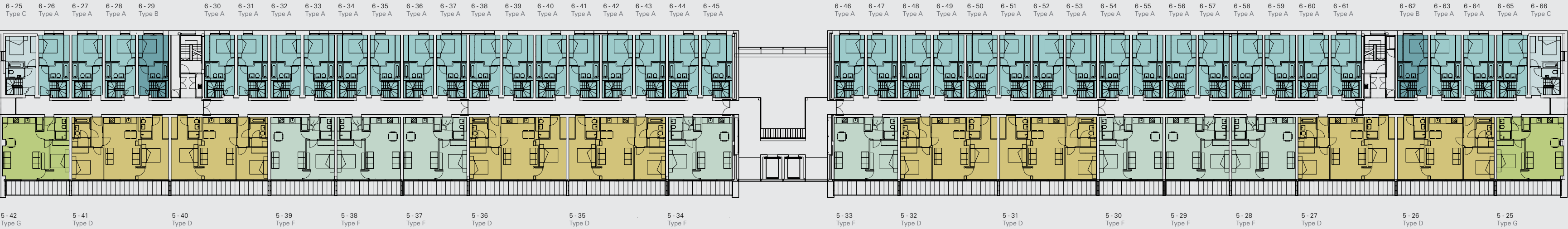
One bedroom
- Type G

One bedroom
- Type H

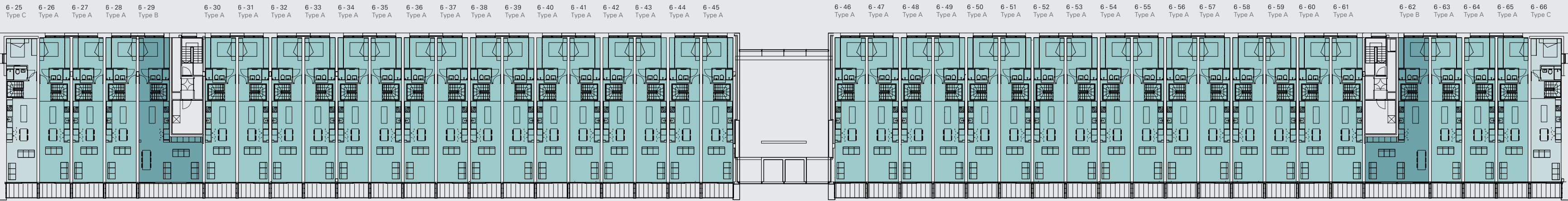
One bedroom
- Type I

One bedroom

↓ Floor 05



↓ Floor 06

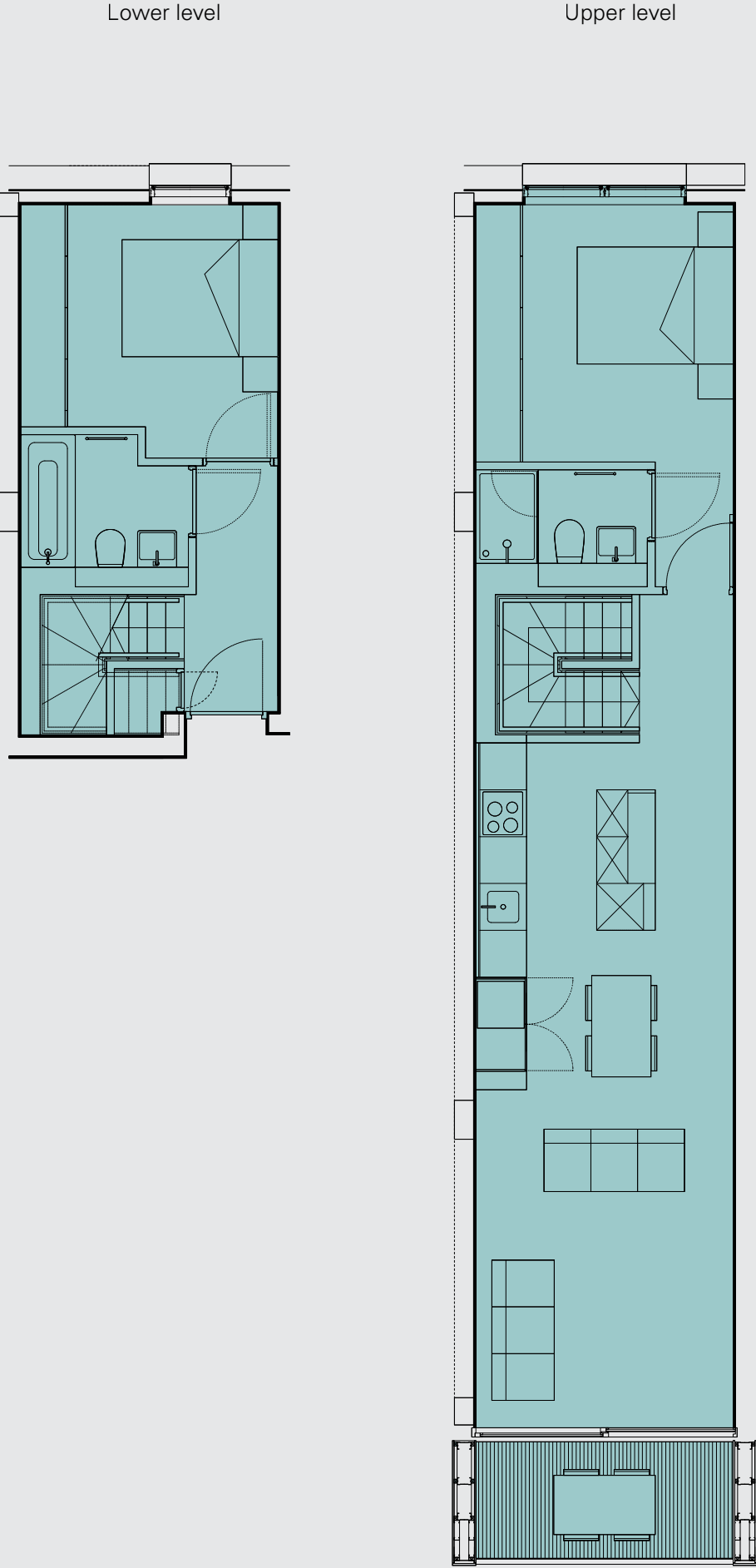


Specification

↓ Kitchens	↓ Bathrooms	↓ Fixtures and fittings
Modern fully fitted kitchen with range of wall and base units	2 bedroom apartments feature bath in main bathroom, shower in en-suites	Flush painted internal doors with stainless steel ironmongery
White laminate worktops (1 & 2 beds)	1 bedroom apartments feature shower in main bathroom	Flush painted external doors
White solid stone worktops (Duplex apartments)	White ceramic sanitaryware	Engineered timber throughout kitchen, living areas and hallway
Electric ceramic hob	Chrome mixer taps	Carpets throughout bedrooms
Single electric fan oven	Heated towel rail	Tiles throughout bathrooms
Fridge (with ice-box in 1 beds)	Thermostatic shower	Carpet on stairs to duplex apartments
Integrated fridge and freezer (2 beds only)	Mirror	
Extractor canopy	Shaver sockets	
Integrated dishwasher		
Stainless steel sink and chrome mixer-tap		
Recycling storage bins		

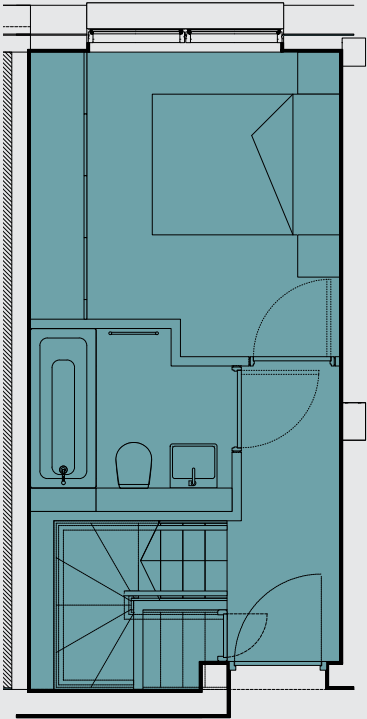
↓ Heating and hot water	↓ Media	↓ Lighting
Electric panel heaters	TV points with satellite TV available (subject to the usual customer subscriptions)	Recessed LED downlight fittings throughout hallways, bathrooms, en-suites, kitchen and dining area
Electric storage hot water system	BT telephone point	White pendant lighting throughout bedrooms and living areas
	Audio entry phone system controlling door access	

Type A Penthouse
2 bed duplex
70.0 sq m
753 sq ft

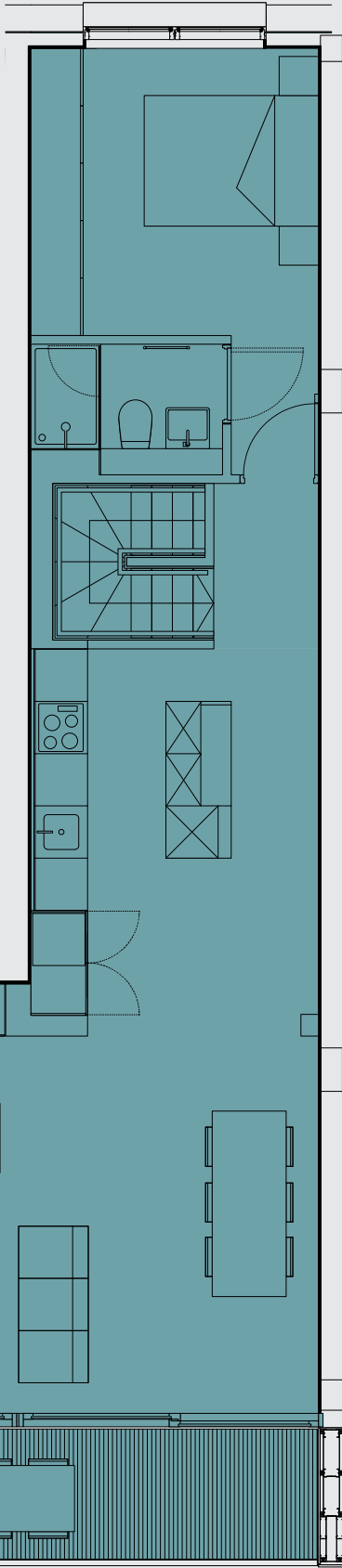


Type B Penthouse
2 bed duplex
88.0 sq m
947 sq ft

Lower level

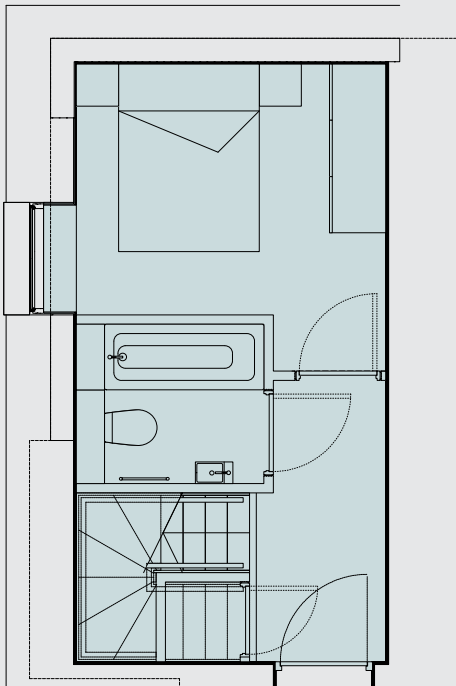


Upper level

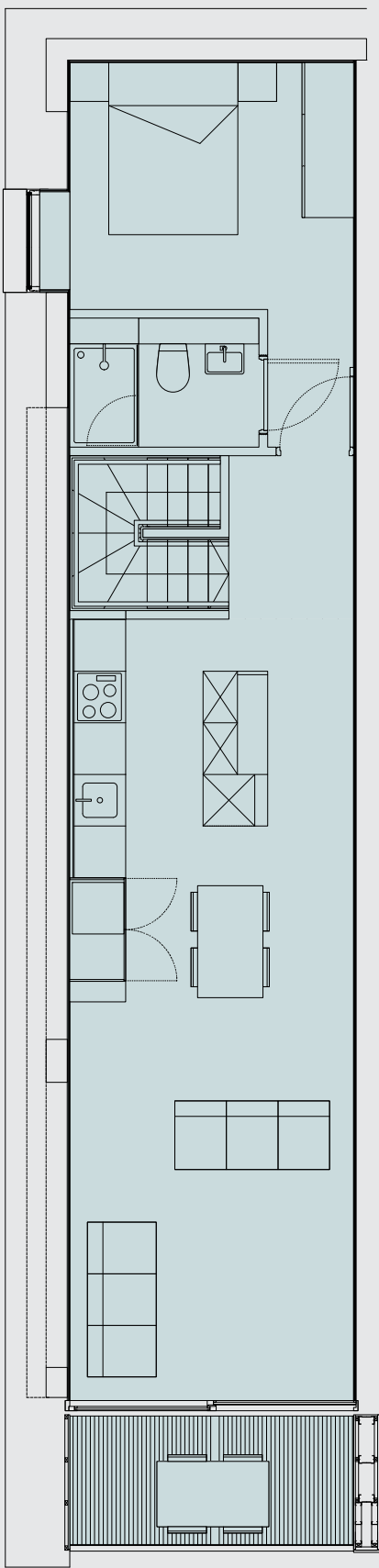


Type C Penthouse
2 bed duplex
70.0 sq m
753 sq ft

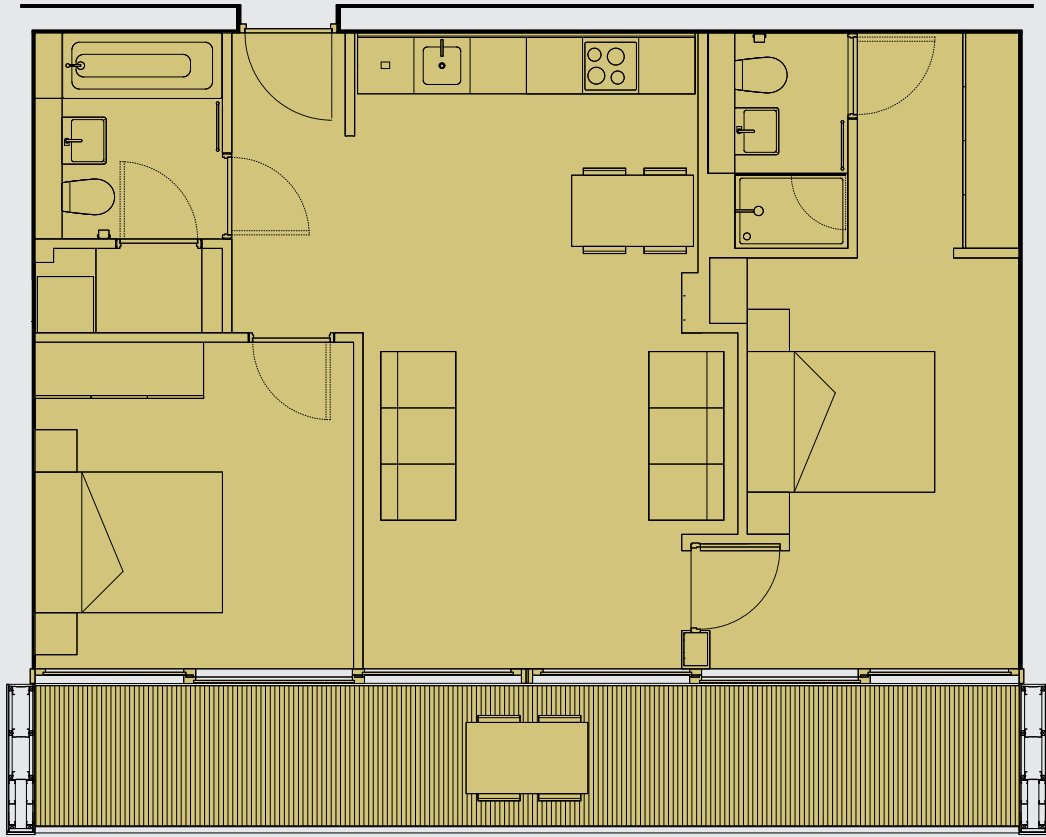
Lower level



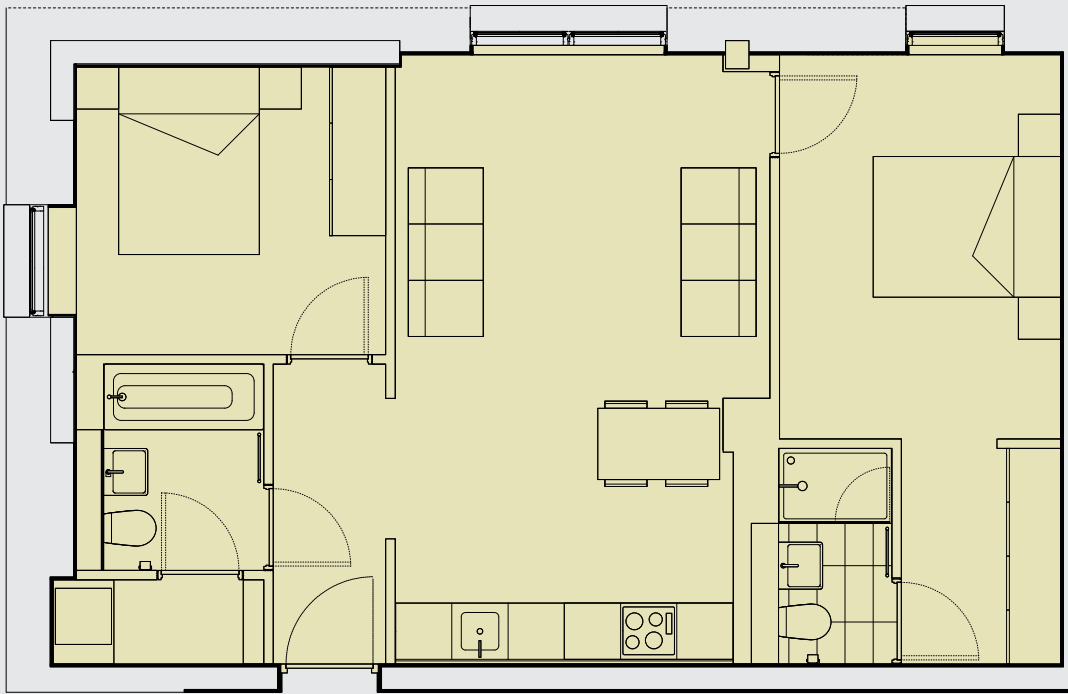
Upper level



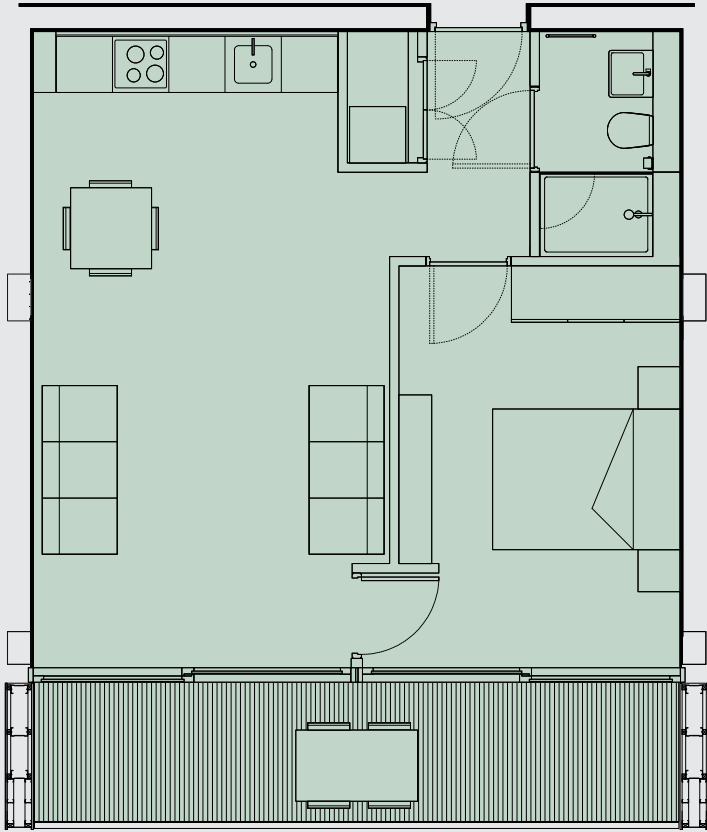
Type D
2 bed
71.4 sq m
769 sq ft



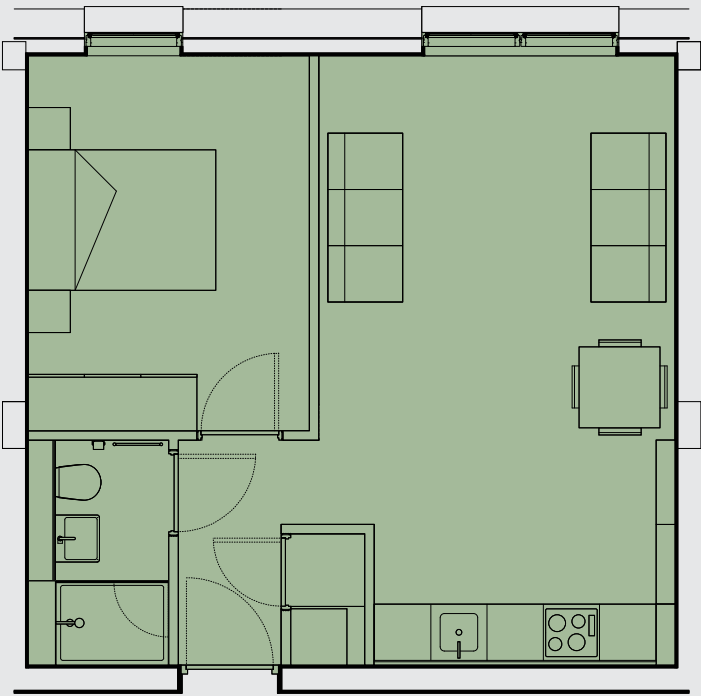
Type E
2 bed
69.0 sq m
743 sq ft



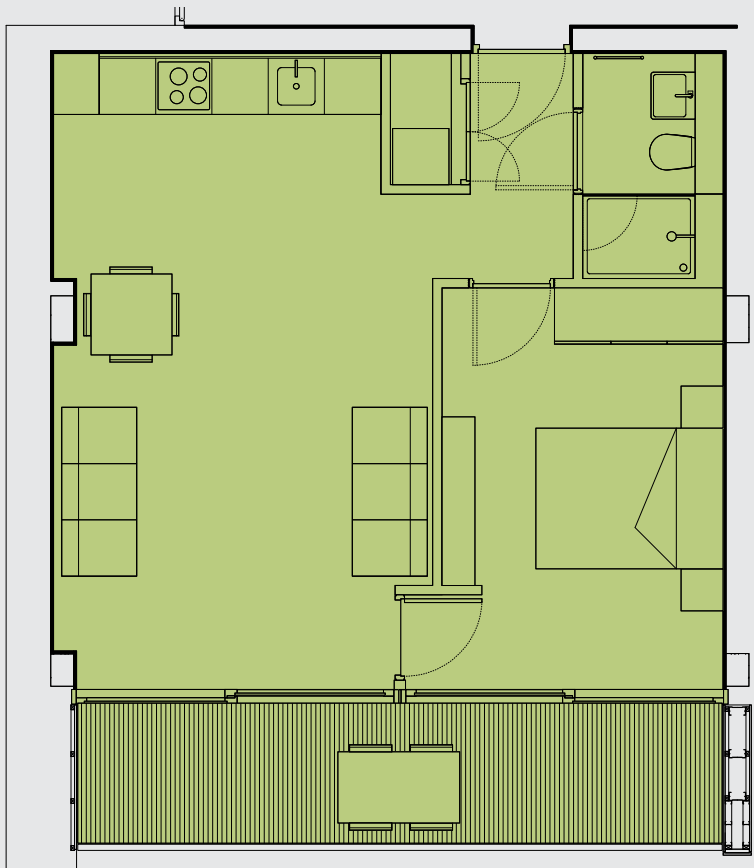
Type F
1 bed
46.7 sq m
503 sq ft



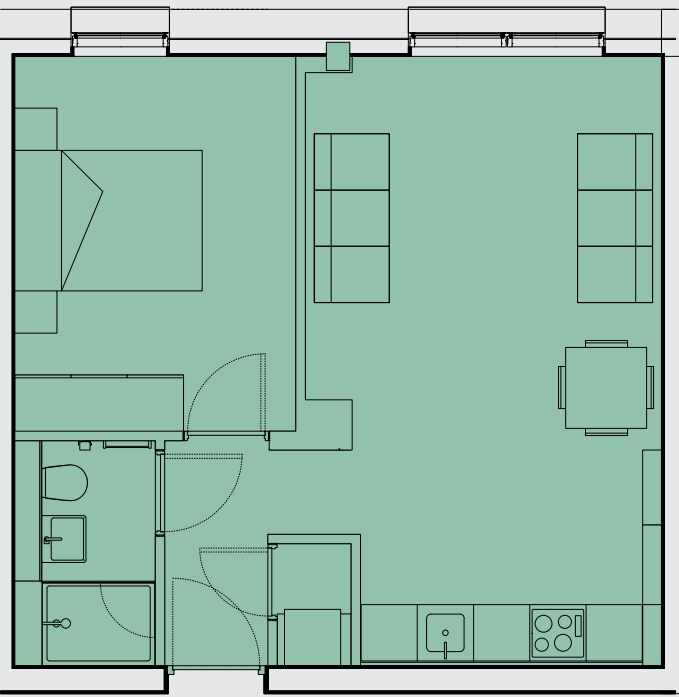
Type H
1 bed
45.0 sq m
484 sq ft



Type G
1 bed
48.2 sq m
519 sq ft



Type I
1 bed
45.0 sq m
484 sq ft



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