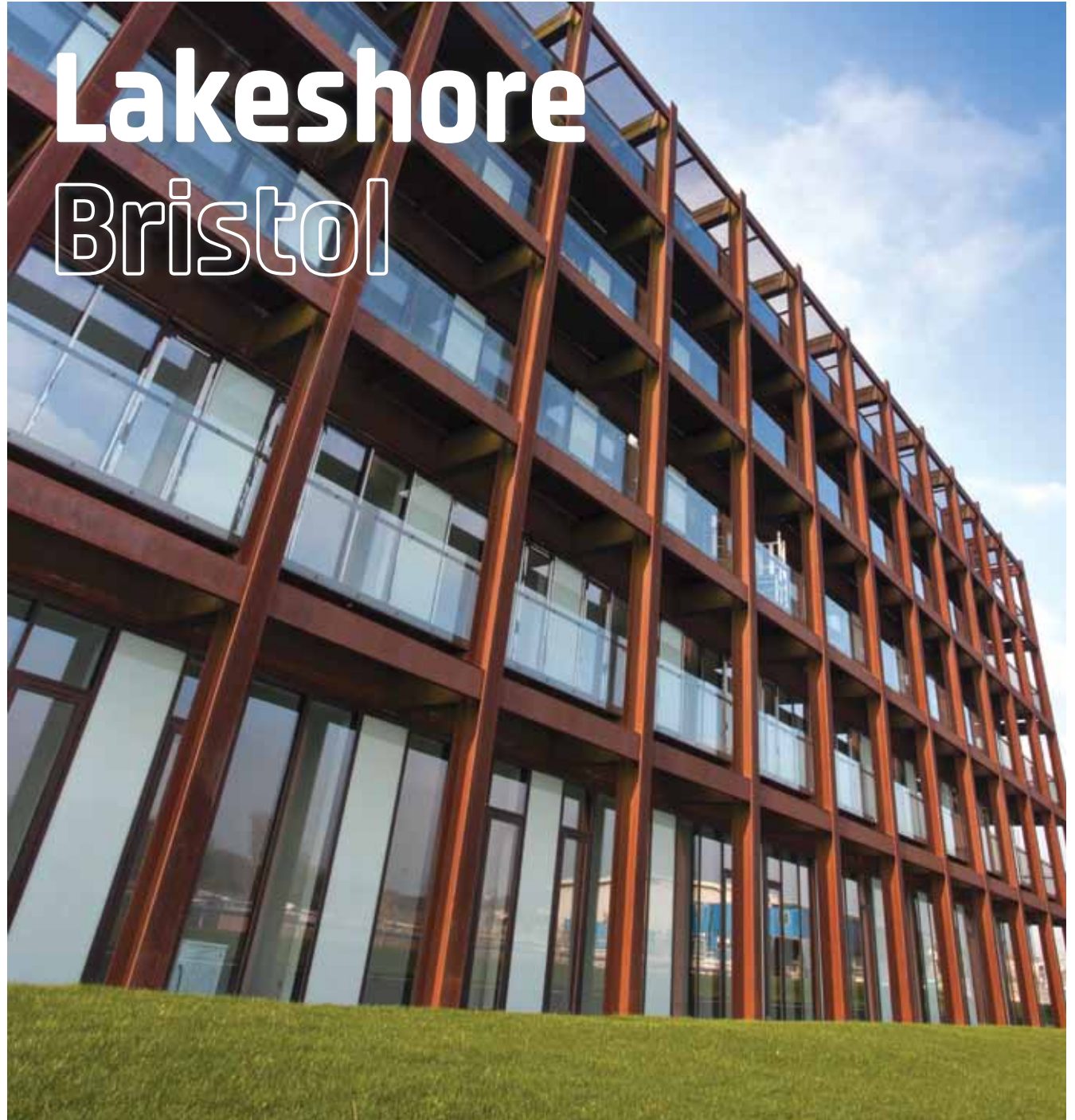


urbansplash

Lakeshore Bristol



Residential

Residential

Summary/statement of intent

Lakeshore is the ambitious conversion of the Wills Imperial Tobacco Factory in Bristol into 270 eco homes consisting of studios and one and two bedroom apartments. The striking Grade II listed building is built on top of its own private lake and will now be Bristol's most sustainable property.

Working with architects Ferguson Mann, Urban Splash developed a design that was sympathetic yet modern and most importantly would encourage sustainable living among a new community; Lakeshore's ETFE roof, biomass boiler with a geothermic bore hole, allotments and landscape which continues into the building all contribute to a sustainable way of life.

The first phase at Lakeshore was completed in summer 2012 and to date 120 apartments have been occupied.

Background - Lakeshore history

The original Lakeshore building was commissioned in 1970 by Wills Imperial Tobacco Factory, who announced the relocation of their Tobacco Factory from Bedminster to Hartcliffe, Bristol in the late 1960's. WD and HO Will's imported the office architecture of Skidmore, Owings and Merrill and built a state of the art factory for packing and preparing cigarettes. Five years after acquiring the Hartcliffe site, they opened Europe's largest cigarette factory for operation.

The block and podium were placed over a newly created lake which was part of the landscaping scheme by Kenneth Booth. The building was of futuristic design with a Cor-ten frame and was defined by its metal structure – the scheme won awards by the RIBA and the British Steel Corporation.

Sixteen years after it opened the factory and office closed following a takeover by Hanson and was demolished in 1998 and made way for the current retail park; Imperial Park. The building was left and was subject to arson and vandalism; it was then almost completely demolished but English Heritage stepped in and listed the Grade II building for its architectural qualities. All that remained was the Cor-ten steel frame and concrete structure. Urban Splash acquired the site in 2005

and received planning permission in 2006. Redevelopment commenced in 2007 and the first resident has moved into the scheme this month.

Creating homes at Lakeshore

Lakeshore was a challenging yet rewarding project for Urban Splash. As with most of the company's projects, creating homes and stimulating the growth of a new residential community within a historic Grade II listed building was no mean feat but the company and its partners have successfully reinvented modern day living in a sustainable way.

Having overcome initial hurdles, such as the project being affected by the economic downturn and the intrinsic nature of the development processes employed to create truly sustainable homes Urban Splash went onto complete phase 1 of the scheme last year.

Residents now live in sustainable, design led apartments overlooking a private lake, surrounded by 10 acres of landscaped grounds. Lakeshore combines the ease of a city style apartment with the enjoyment of maintained gardens, a pontoon for fishing, allotments, boules court and an apple orchard.

Architects Ferguson Mann used the space to create a variety of apartment type, all with extra high ceilings, full-length windows leading to generous balcony spaces and under floor heating. The design features vary with styles to suit everyone ranging from maisonette bedrooms to studios. There are 422 homes with 270 apartments within the existing building and 127 in the Cor-ten and there is also 360 car parking spaces.

Lakeshore has made the homes sustainable and invested in eco-friendly technology to heat them. There is a geothermal borehole plus a biomass boiler to provide heating and hot water via a centralised system.

Residential

The ground source heat pump system consists of a network of 100m deep boreholes, through which fluid is pumped. This combination of heating technologies ensures the building's supply of heating and hot water is virtually 100% renewable. The property also has low energy lighting throughout, low water installations and green 'Sedum' roof to the new building, acting as a natural feature.

An ETFE atrium roof has been installed and this inflated pillow material is the same as the Eden Project's roof. The lightweight roof maximises natural light into the building and provides a sheltered environment inside Lakeshore.

Lakeshore recently received a grant from the Low Carbon Buildings Programme and Energy Savings Trust for £371,700 because of their installation of Ground Source Heat Pump and Biomass Boiler technologies. They have also recently achieved a BREEAM EcoHomes rating of Excellent with a score of 70.18%

The bigger picture

Lakeshore forms part of a wider regeneration policy for South Bristol which is set to benefit from substantial investment and regeneration over the next 20 years and is identified as a key area in Bristol's growth during this period.

Lakeshore is at the forefront of this regeneration, changing South Bristol's geographical position and economic impact on the broader city. This plus its enviable sustainable credentials mean it is pioneering a new way of living.

And, because Urban Splash has strived to make homes at the scheme affordable and accessible to people in Bristol the scheme is open to more purchasers in the area; customers can rent, purchase outright or purchase via shared ownership at the scheme.

The scheme has also acted as a catalyst for other improvements in the area with Hengrove Park being a key regeneration project planned in the immediate area; Outline Planning Consent was granted in June 2005 and public sector funding of £100million was allocated for the project. The development consists of a newly landscaped park of 48

hectares, 11 hectares of residential land for up to 690 new homes, over 8 hectares of employment land for a range of office and light industrial uses aiming to create 2000 jobs and 2.5 hectares of commercial leisure land adjacent to Hengrove Leisure Park.

The first phase of development includes South Bristol Community Hospital which is set to open in spring 2012, new education facilities including the new Skills Academy and new secondary schools and the Healthplex, a new leisure centre comprising a 50m swimming pool and sports centre.

Symes Avenue, Hartcliffe, less than a mile away has been redeveloped into a new district area and further development of the adjacent Imperial Park is ongoing.

As with many Urban Splash developments, the creation of jobs and prospects of the area look very promising for the future. A new cycle way recently opened to the redevelopment, opening the way for more people to visit the area, while the Lakeshore park intends to be a community area for not just residents, with a fishing club, public art project and nature trails around the grounds.

Bristol as a city was named as one of the top five fastest growing economies in Britain in 2011, and the city is pushing its 'unorthodox' agenda both locally and internationally to make it an area to watch for arts and industry.

Urban Splash also worked closely with the local community and Bristol City Council in this project, engaging community groups in Hartcliffe throughout the planning, build and opening of the building. For example, the property's allotments are managed in collaboration with local community groups Hartcliffe Health & Environment Action Group and Knowle West Health Association, while the owners of Imperial Park businesses are regularly met by Urban Splash to generate local initiatives. Part of the regeneration of the landscape meant that Urban Splash dredged and redeveloped the nearby countryside including the land around Crox Bottom Lake, directly adjacent to the property.



Lakeshore Bristol

May 2006
Lakeshore, Bristol prior to redevelopment



Lakeshore Bristol

August 2011
Lakeshore, Bristol



Lakeshore Bristol

May 2006 & November 2011
Lakeshore, Bristol before & after



Lakeshore Bristol

August 2011
Lakeshore, Bristol



Lakeshore Bristol

September 2012
Lakeshore, Bristol



**Lakeshore
Bristol**

October 2011
Atrium at Lakeshore, Bristol



**Lakeshore
Bristol**

August 2011
Lakeshore, Bristol



**Lakeshore
Bristol**

July 2011
Apartment at Lakeshore, Bristol



Lakeshore Bristol

July 2011
Apartment at Lakeshore, Bristol



Lakeshore Bristol

July 2011
Apartment at Lakeshore, Bristol



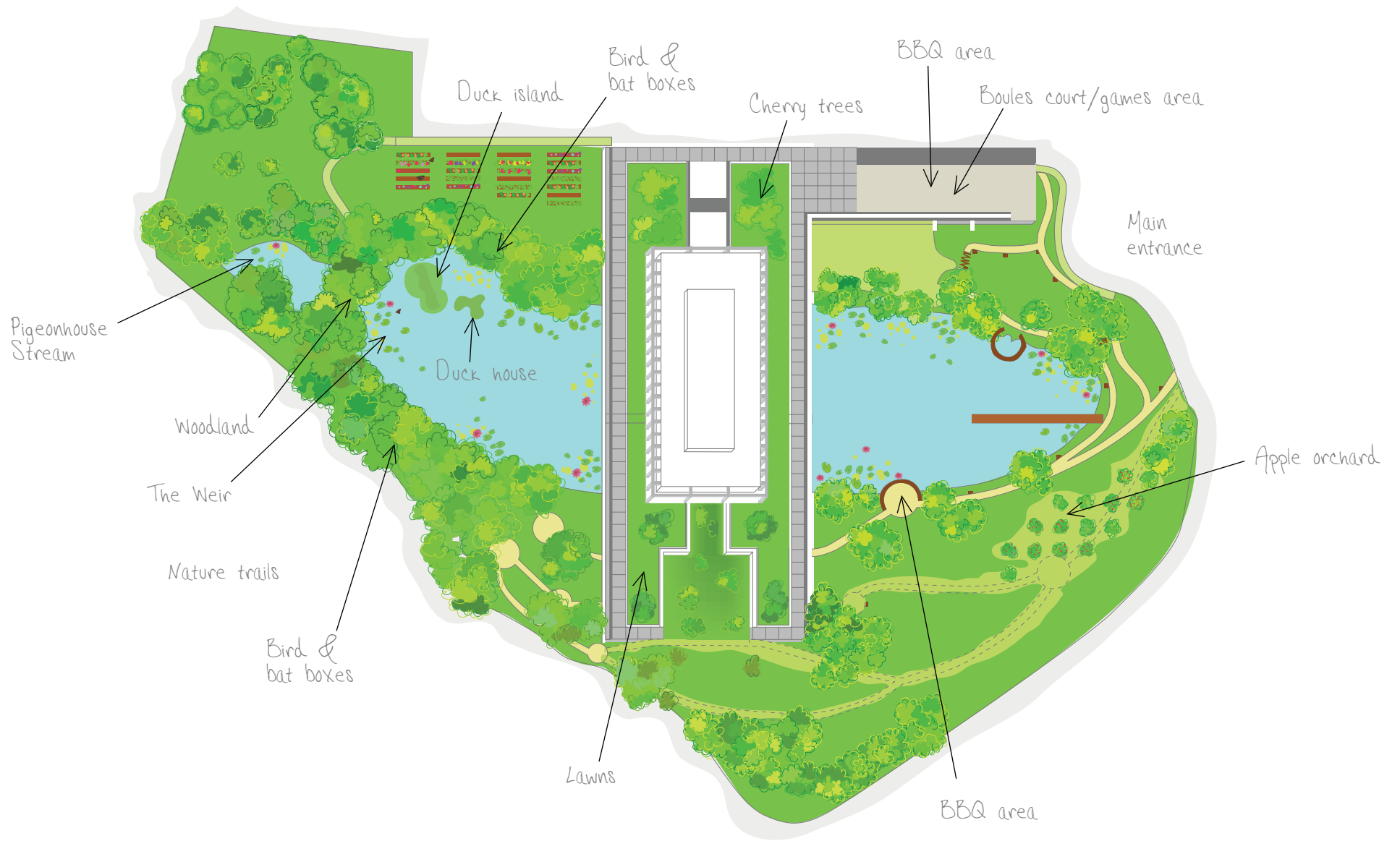
Lakeshore Bristol

July 2011
Apartment at Lakeshore, Bristol



**Lakeshore
Bristol**

July 2011
Apartment at Lakeshore, Bristol

























Lakeshore Bristol

September 2011
Site Plan, Lakeshore, Bristol

Key:

Lakeshore

Type A		Type J-2	
Type B1		Type K	
Type B2		Type L	
Type C		Type M	
Type D		Type N	
Type E		Type O	
Type F		Type P	
Type G		Type R	
Type H		Type S	
Type I		Type Y	
Type J-1		Type Z	

























Lakeshore Bristol

Level 1 Floor Plan
Lakeshore, Bristol

Key:

Lakeshore

Type A		Type J-2	
Type B1		Type K	
Type B2		Type L	
Type C		Type M	
Type D		Type N	
Type E		Type O	
Type F		Type P	
Type G		Type R	
Type H		Type S	
Type I		Type Y	
Type J-1		Type Z	

























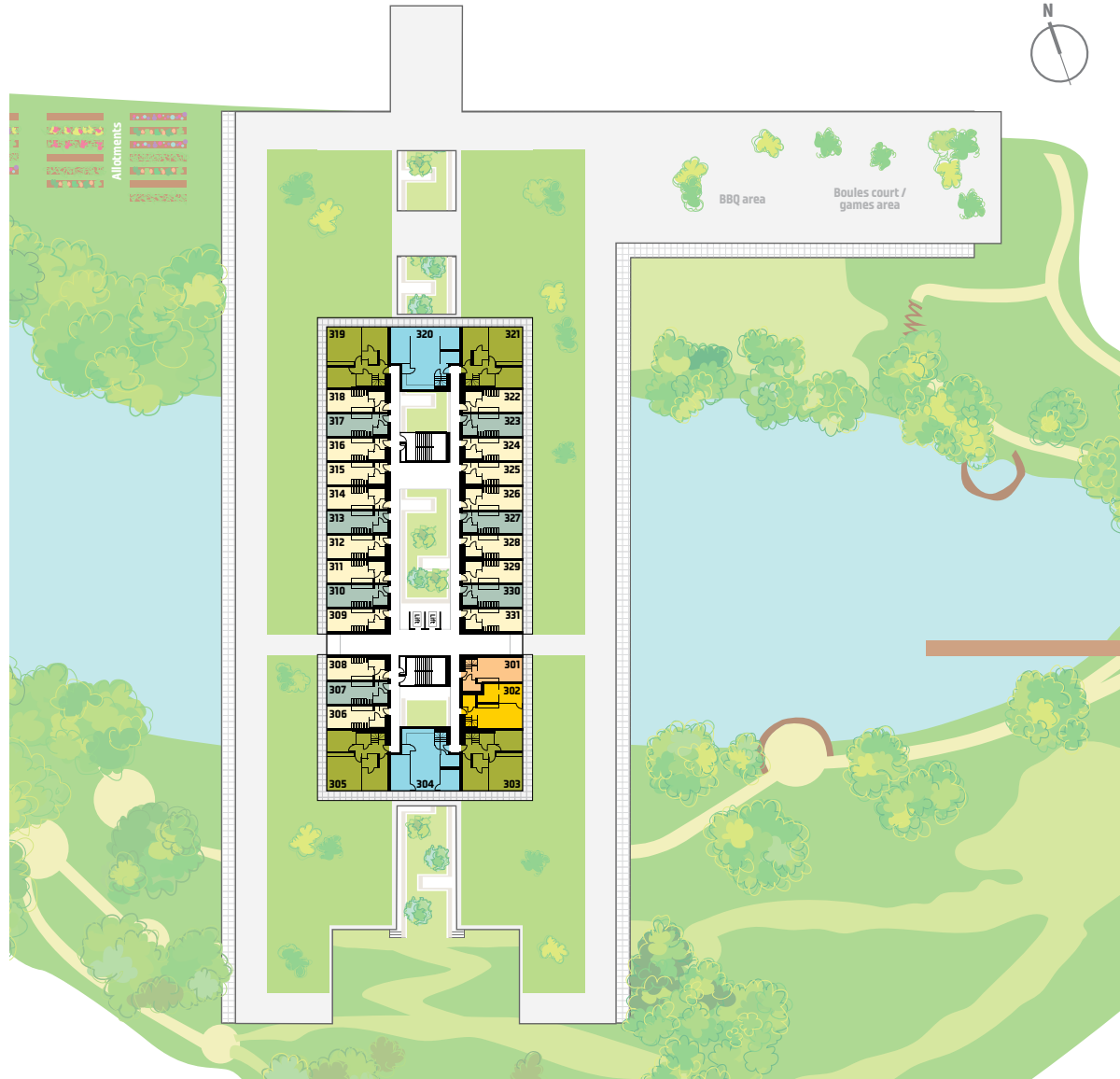
Lakeshore Bristol

Level 2 Floor Plan
Lakeshore, Bristol

Key:

Lakeshore

Type A		Type J-2	
Type B1		Type K	
Type B2		Type L	
Type C		Type M	
Type D		Type N	
Type E		Type O	
Type F		Type P	
Type G		Type R	
Type H		Type S	
Type I		Type Y	
Type J-1		Type Z	

























**Lakeshore
Bristol**

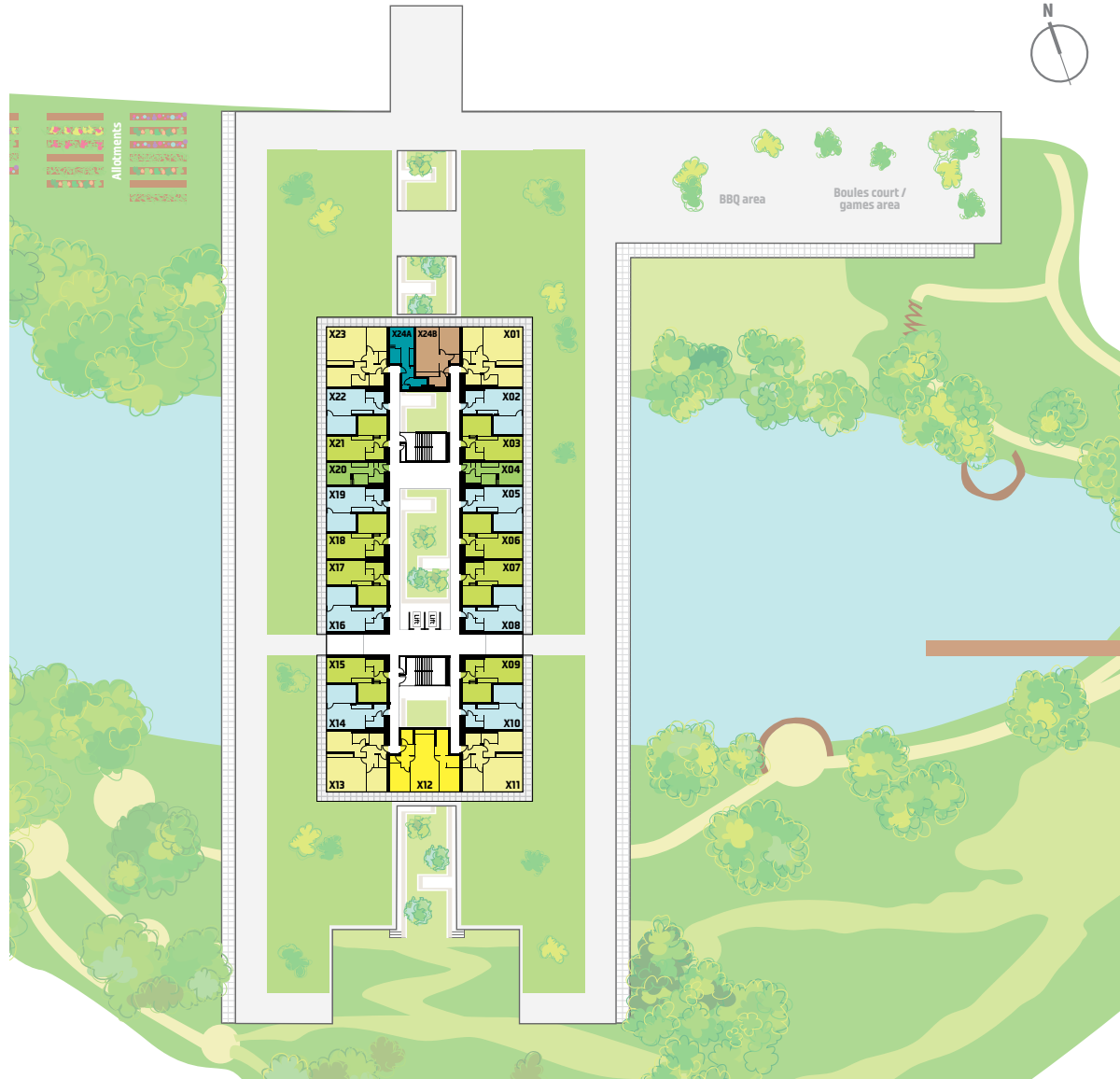
Level 3 Floor Plan
Lakeshore, Bristol

Key:

Lakeshore

Type A		Type J-2	
Type B1		Type K	
Type B2		Type L	
Type C		Type M	
Type D		Type N	
Type E		Type O	
Type F		Type P	
Type G		Type R	
Type H		Type S	
Type I		Type Y	
Type J-1		Type Z	

X denotes level number

























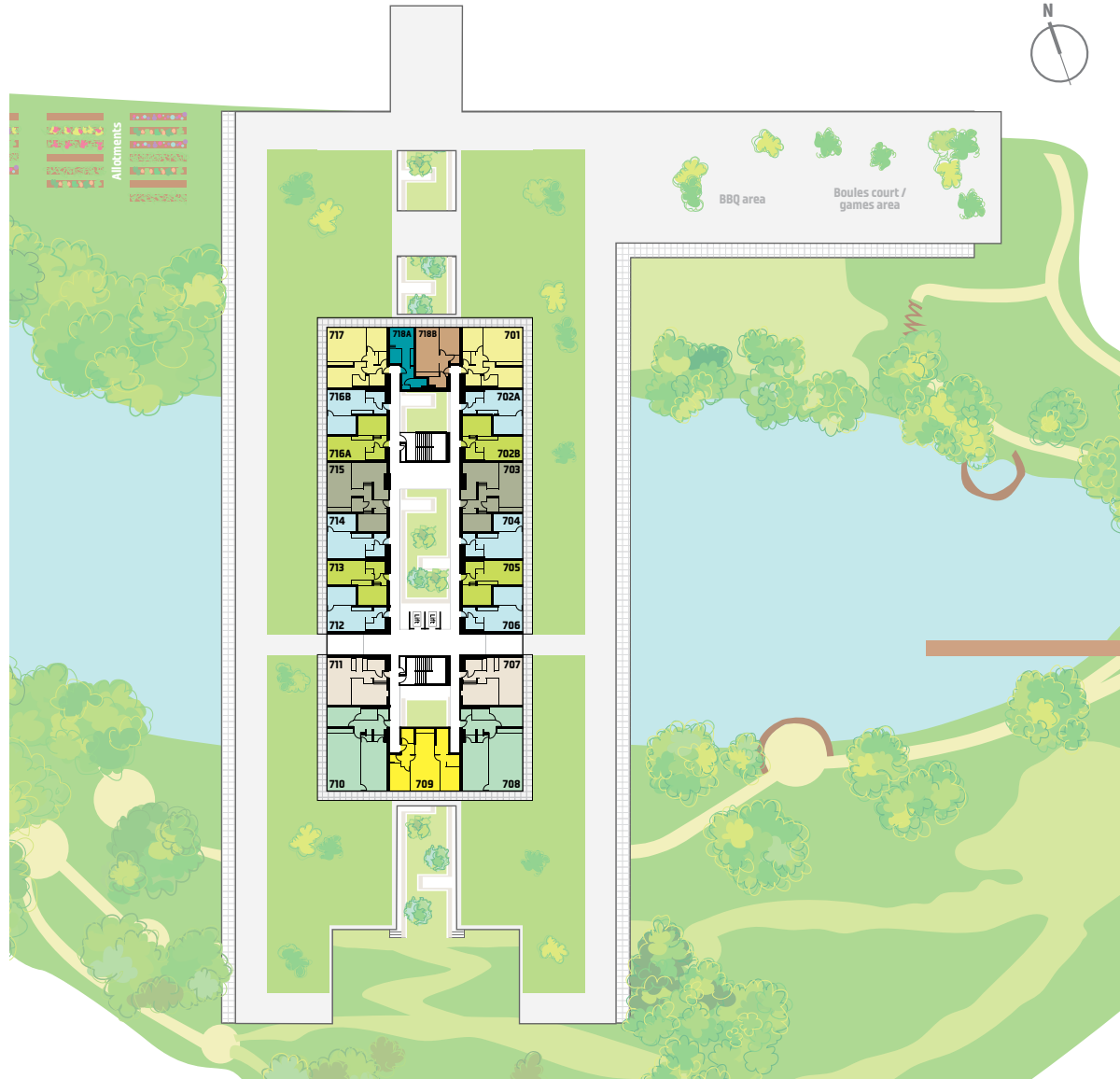
Lakeshore Bristol

Levels 4-6 Floor Plan
Lakeshore, Bristol

Key:

Lakeshore

Type A		Type J-2	
Type B1		Type K	
Type B2		Type L	
Type C		Type M	
Type D		Type N	
Type E		Type O	
Type F		Type P	
Type G		Type R	
Type H		Type S	
Type I		Type Y	
Type J-1		Type Z	



Lakeshore Bristol

Level 7 Floor Plan
Lakeshore, Bristol

Bristol Times

Retunion | Wills' tobacco factory workers



Former staff visit new-look site

On Thursday, September 20, more than 100 former Wills' tobacco factory workers and their families gathered for a reunion at the new site.

Part of the visit (shown) (Chris Wills) showed in 2008 that production moved to Gorton. The building (shown) was knocked down in 2008 and replaced by the new site.

Part of the visit (shown) (Chris Wills) showed in 2008 that production moved to Gorton. The building (shown) was knocked down in 2008 and replaced by the new site.

Part of the visit (shown) (Chris Wills) showed in 2008 that production moved to Gorton. The building (shown) was knocked down in 2008 and replaced by the new site.

Lane was rebuilt



'Light-hearted' street name

THE Bristol Times (Chris Wills) reported on Bristol's Backdoor Tunnels and the street name 'There and Back Again Lane'.

Search for Fuzions Family party

I AM searching for the original photo of the family party of Lawrence's...

Mother worked as usherette at picture house

Has anyone got a copy of cinema staff photograph?



Postcard of the Week | The Bristol Hippodrome



Fire tragedy Solution to coffins mystery

I WOULD like to help clear up the mystery of the old photo which depicts two coffins with the caption 'Victims of Bristol Fire'...

The Week That Was | September 1908

Murder led the headlines

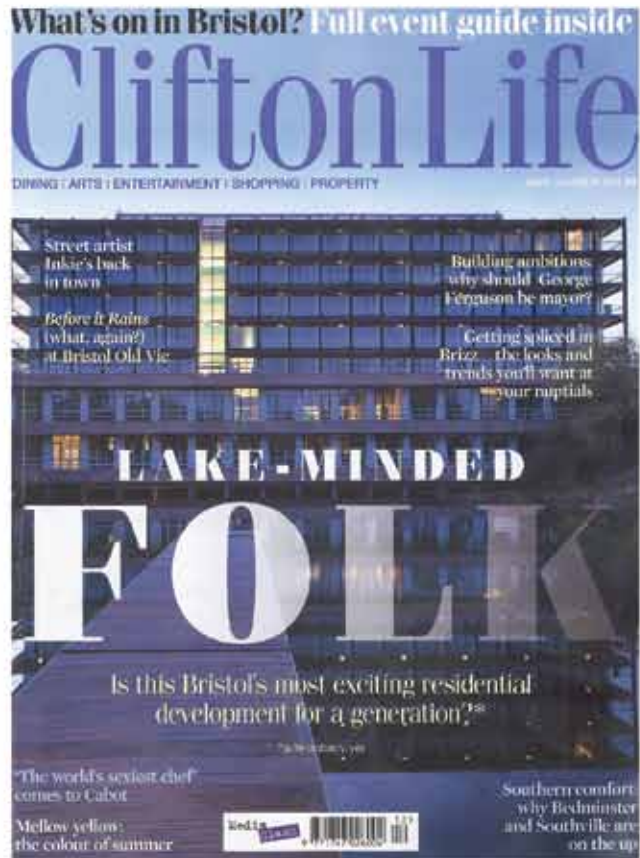
THE story dominating the front pages of the Post this last week is September 1908, and the murder of...

This last led to an outbreak of stone throwing, and then a riot, and a general strike in London...



There was a real story in the fact about the Bristol Times and the...

He had written at least six plays, and it was said that the London...



Lakeshore
Bristol

August 2012
Clifton Life



MAKING A SPLASH

A 1970s Modernist factory in south Bristol has been transformed into a new template for urban living: sustainable and stylish. Lakeshore combines the vibrancy of city life with the calm of the countryside

A award-winning property developer Urban Splash has injected new life into the old Wills Imperial Tobacco Factory in south Bristol. The grade II listed building, built in the 1970s and inspired by the Modernist movement, has been converted into a stunning new property that combines city living with a sensory park setting.

The Lakeshore development, which is both sustainable and stylish, gives residents the best of both worlds. The design-led apartments overlook a private lake and are surrounded by ten acres of landscaped grounds featuring apple orchards and cherry trees, a fishing lake and pavilion, nature trails, and barbecue and picnic areas. There is also a private residents' gym, nature trail, tennis court, on-site parking – and even allotments.

Architects Ferguson Mann used the space to create a variety of interesting apartment types, all featuring extra high ceilings and full length windows

The Wills factory was designed in the '70s by renowned architects Skidmore Owing Merrill and owes more than a passing nod to the work of Mies van der Rohe. Forty years on, Urban Splash recruited Ferguson Mann Architects – the team behind the superb renovation of Bristol's other Tobacco Factory, in Raleigh Road, Southville – to enhance the original architectural vision, reinstate the existing buildings and employ



LETTING IN THE LIGHT: a light-flooded atrium reflects the old tobacco factory's Modernist beginnings, while picture walls, the apartments combine urban sophistication with a cost-neutral setting

the latest sustainable technologies.

The building's distinctive Corcoran steel frame was retained – apart from the removal of one vertical bay either side, to form a new full height glass entrance. At the same time, an impressive naturally lit full height atrium was formed: it is roofed in lightweight ETFE, a transparent polymer also used at the Eden Project, maximising the natural light inside the building.

Externally, Ferguson Mann used the space to create a variety of interesting apartment types, all featuring extra high ceilings and full-length windows leading on to generous balcony spaces or terraces.

Lakeshore's new apartments have been carefully designed to match Bristol's green living ethos. The development has already picked up a Housing Design Award and a Green Apple Award for its sustainable and green credentials, most recently, the Building Research Establishment (BRE) gave it a BREEAM Excellent rating of 'excellent'



TOWN AND COUNTRY: Lakeshore's apartments all have full height windows leading on to terraces or balconies – and the development even more allotments where residents can grow their own fruit and veg

In every apartment the under-floor heating and hot water is provided via a ground source heat pump and biomass boiler. This combination of heating technologies ensure the building's supply of hot water and heating is virtually 100 per cent renewable, following Lakeshore's carbon footprint.

The ground floor floors, formerly a shopping area for the Wills employees, have been remodelled to form duplex apartments overlooking the lake, where residents can be as close to nature as it gets.

Nickie Wallis, director of residential sales at Urban Splash, said: "At Urban Splash we have a reputation for regenerating buildings and creating great spaces and communities for people to live.

"We are delighted to be able to offer our Lakeshore homes through a number of different purchasing options including shared ownership, allowing our customers to buy 50 per cent of their home from as little as £65,000.



"A number of lenders require a smaller deposit of 5-10 per cent for mortgages on shared ownership, which offers an affordable option for those struggling to save a larger deposit for an outright sale."

Urban Splash offers further flexibility to get first time buyers on the property ladder. In addition to shared ownership, there is the option to rent at 50 per cent of the market share to allow those not quite ready to purchase a Lakeshore apartment to save the money for a deposit. Urban Splash will also contribute five per cent towards the purchase for those wishing to buy outright through a number of affordable purchasing options.

Urban Splash is also working with the Housing and Communities Agency, which has awarded almost £17.3 million to the project, directly funding the delivery of about 400 homes on the scheme. ■

For further details, visit: www.urbansplash.co.uk/residential/lakeshore

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Sustainable business
Best Practice Exchange

Series: GSB (best awardment) | Previous (Next) Index

Urban Splash: old tobacco factory transformed into eco paradise

Lakeshore development is result of large-scale remodeling work to create one of Bristol's most sustainable properties

Jackie Wills for the Guardian Professional Network
guardian.co.uk



The Lakeshore development, which consists of 280 eco homes. Photograph: Urban Splash.

Bristol's iconic Wills Imperial Tobacco Factory has been transformed into 280 eco homes set in 10 acres of parkland with a lake.

Two decades after it was abandoned, the grade II listed 1970s building has been re-made and re-modelled by Urban Splash into Lakeshore one of Bristol's most sustainable properties.

The redevelopers maintained the original building's Cor-ten steel frame to keep its history alive, while architects, Ferguson Mann, incorporated contemporary designs.

The homes have been created with green technology including geothermal boreholes, an ETFE roof and recycling systems in each apartment.

Every apartment has under-floor heating and hot water provided by a ground source heat pump and biomass boiler. The ground source heat pump system runs fluid through 100-metre deep boreholes.

The natural geothermal heat in the subsoil is constant at 10-12C all year round. The fluid absorbs this heat, which is increased to 40-50C to heat the apartments and boosted further for hot water by a biomass boiler fuelled by waste wood. The supply of heating and hot water is virtually 100% renewable.

Every apartment has a bike rack and the homeowner's manual encourages sustainable living. There are on-site amenities, a barbecue area, gym, fishing club and a tennis court.

Jackie Wills is part of the workworks network.

The Guardian Sustainable Business Best Practice Exchange contains articles on all the initiatives that met the criteria for the GSB Awards, demonstrating elements of genuine innovation and forward thinking. Become a GSB Member for regular updates from the network.

Lakeshore
Bristol

May 2012
The Guardian

Stylish 'lakeside' homes launched this weekend ...

THEY'RE stylish, fashionable and modern – and a 25 per cent share in one could be yours for as little as £27,500. Aster Homes' much-anticipated Lakeshore development of one and two-bedroom apartments is being launched this weekend.

Between 10am and 4pm on Saturday and Sunday, March 31 and April 1, potential buyers will have the chance to cast their eye over the high-spec homes, converted from the former Imperial Tobacco headquarters.

Available for shared ownership, each home has been fitted to the highest standard, with a wide range of fixtures and fittings.

All come with a covered parking space included in the price and service charges have been capped, so customers will know their out-goings exactly.

The first property at Lakeshore has already been reserved and Aster Homes is encouraging anyone con-

sidering one of the properties to register their interest now.

Head of sales, Amy Mackay, said: "We think our homes at Lakeshore offer great value and we're sure they'll be snapped up very quickly."

"These shared ownership properties could give someone a chance to buy a share in a home they may not otherwise be able to afford.

"Buying a home here offers the chance to live in a beautiful location, surrounded by private gardens, allotments and fruit orchards.

"With a secure parking space included in the price, we're confident there'll be a great deal of interest.

"We're expecting a very busy opening weekend and we'll have some special offers and incentives which will only be on offer to people who come and visit us on those two days. We'd urge you to call us now so you're not disappointed."

Lakeshore features 36 one- and two-bedroom apartments in a Grade II listed steel-framed building. Set in a 10-acre site and surrounded by pristine landscaped gardens and a



fishing lake, the development offers a calm, tranquil location within easy reach of Bristol's bustling, vibrant city centre. There is also a gym, a route for running, allotments and a boules court.

Buyers can choose from two styles of one-bedroom apartment, which both include a kitchen, living/dining area, bathroom and bedroom.

Two styles of two-bedroom home are also available, with a kitchen, living/dining room, bathroom and ensuite, utility room and two generously-sized bedrooms.

Within easy reach are Parson

Street, Bedminster and Bristol Temple Meads rail stations, while the M4, M5 and M32 motorways are also only a short drive away.

In addition, there is a good selection of schools within half a mile along with Imperial Retail Park, which offers a wide range of shops restaurants and a leisure centre.

Amy Mackay added: "Lakeshore could make the perfect home for a wide range of people, from someone looking to get a foot on the property ladder for the first time, or for a small family needing extra room.

"With the city centre so close by

and fantastic transport links, it's in the ideal location for anyone working in Bristol, or those who commute further afield.

"It's a great place to live where something's always happening."

To arrange a viewing during the opening weekend, contact the Aster Homes on 01380 735480. For more information, send an email to homeownership@aster.co.uk, or visit www.lakeshore.org.uk.

© Lakeshore, Hartcliffe Shared ownership apartments, Aster Homes, 01380 735480

Urban Splash: old tobacco factory transformed into eco paradise

Lakeshore development is result of large-scale remodelling work to create one of Bristol's most sustainable properties

Jackie Wills for the Guardian Professional Network
guardian.co.uk



The Lakeshore development, which consists of 268 eco homes. Photograph: Urban Splash

Bristol's iconic Wills Imperial Tobacco Factory has been transformed into 268 eco homes set in 10 acres of parkland with a lake.

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Every apartment has a bike rack and the homeowner's manual encourages sustainable living. There are on-site allotments, a barbecue area, gym, fishing clubs and a boules court.



Urban Splash invites you to Live at Lakeshore

Urban Splash, the renowned property redeveloper has injected life back into the old Wills Imperial Tobacco Factory based in South Bristol. The historic grade II listed building has been completely converted into a stunning eco property that boosts city living in a country park.

The property, which is both sustainable and stylish, gives residents the best of both worlds, with the ability to live an urban lifestyle on the doorstep of the countryside. The design led apartments overlook a private lake and are surrounded by 10 acres of landscaped grounds boasting apple orchards and cherry trees, a fishing lake and pontoon, nature trails, BBQ and picnic areas. There is also a state of the gym, a route for running, allotments, boules court and on site car parking

Renowned architects, Skidmore Owing Merrill designed the factory in the 1970's and the design derived its inspiration from the modernist architectural movement, particularly the work of Mies van der Rohe. Urban Splash recruited Ferguson-Mann Architects to enhance the original architectural vision, revitalise the existing buildings and employ the latest sustainable technologies. The distinctive Cor-ten steel frame was retained other than the removal of one vertical bay either side of the building to form a new front entrance. Also an impressive naturally lit full height atrium was formed covered over with a lightweight ETFE atrium roof, the same as the Eden project's, maximising the natural light inside.



Internally, architects Fergusson Mann used the space to create a variety of interesting apartment types, all containing extra high ceilings and full length windows leading to generous balcony spaces.



The concrete lower floors of the building, formerly a shopping area for the Wills' employees, have been remodelled to form duplex apartments close to the lake, where residents can be as close to nature as it gets.



Lakeshore's eco apartments have been carefully designed to match the green living ethos of Bristol and have previously been awarded a Housing Design Award and a Green Apple Award for its sustainable and green credentials and more recently an EcoHomes rating of 'Excellent'

was awarded by the BRE (Building Research Establishment). In every apartment the under floor heating and hot water is provided via a ground source heat pump and biomass boiler and this combination of heating technologies ensures the building's supply of hot water and heating is virtually 100 per cent renewable, reducing the carbon footprint of the building.



Urban Splash offer further flexibility to get first time buyers on the property ladders. In addition to shared ownership, there is the option to rent at 80% of the market share to allow those not quite ready to purchase a Lakeshore apartment to save the money for a deposit. Urban Splash will also contribute 5% towards the purchase for those wishing to buy outright.

Nicola Wallis, Director of Residential Sales at Urban Splash comments;

"At Urban Splash we have a reputation for regenerating buildings, creating great spaces and communities for people to live. We are delighted to be able to offer our Lakeshore homes through affordable options for our customers which will help to remove some of the barriers of buying a first time home. Many lenders require a smaller deposit of 5-10% for mortgages on shared ownership, which offers an affordable option for those struggling to save a larger deposit for an outright sale."

Urban Splash is working with the Homes and Communities Agency who has invested almost £17.5m in the project, which will directly fund the delivery of around 400 homes on the scheme. The HomeBuy Agent for Lakeshore is South West Homes and they will work with the potential customer to assess eligibility and process applications.

Price details

- 1 bedroom homes to rent are £575pcm
- 1 bedroom homes to buy are from £140,000
- 1 bed studio apartment - £95,000
- 2 bed studio apartment - £100,000

Urban Splash contact: For viewing and further details please contacts Nicola Wallis or Rebecca for more details phone 0117 3250308 or email RebeccaHunt@urbansplash.co.uk or visit <http://www.urbansplash.co.uk/residential/lakeshore>.





When Usher Architects bought a derelict 1970s office building, CorTen Bristol set out to make the central part of a regeneration area. It has a lot to teach us on how to make the most of an existing building.

STEELY RESOLVE

By Peter Dinklage

When Usher Architects bought a derelict 1970s office building, CorTen Bristol set out to make the central part of a regeneration area. It has a lot to teach us on how to make the most of an existing building.

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With its exposed CorTen structure, it was one of the earliest examples of a modern movement office building in the UK. Because the weathering frame structure was left away from the building's glazed skin, we could treat them as distinct, which helped in the refurbishment.



1. The weathering frame and the glazed skin are treated as distinct elements.
2. The weathering frame is left in place, while the glazed skin is replaced.
3. The weathering frame is left in place, while the glazed skin is replaced.
4. The weathering frame is left in place, while the glazed skin is replaced.
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8. The weathering frame is left in place, while the glazed skin is replaced.

The weathering frame was left in place, while the glazed skin was replaced. This CorTen Bristol was not just a building, it was a statement. It was a statement on how to make the most of an existing building. It was a statement on how to make the most of an existing building.



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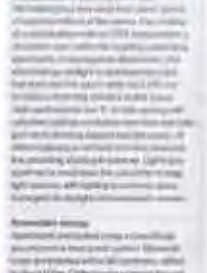
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STEELY RESOLVE

By Peter Dinklage

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Parisians on study visit

Bravo! French students hail city architecture

Liz Webster

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THEY may have the incredible Eiffel Tower and the delightful Arc de Triomphe but it was a building in Hartcliffe that attracted a group of Parisian students to Bristol.

The 25 students, studying town planning as part of a geography degree at Paris University visited the former Wills Imperial Tobacco Factory in Hartcliffe Way which has been transformed into flats, *inset*.

The students, who were invited by the University of the West of England (UWE), visited the Lakeshore development to learn about its original history and designers. The work on the development was carried out by Urban Splash.

They kept history alive by maintaining elements of the original building, including the Cor-Ten frame which has been left untouched. The restoration project was modernised thanks to fresh designs from architects Fergusson Mann.

Mike Devereux, senior lecturer in architecture and planning at UWE Bristol, said: "I chose this location due to my knowledge about the development from working in Bristol and knowing the city well."

"I found it unique in its ability to take something old and completely refresh it, but yet retain its historic

elements. I have helped organise this as it is a great learning experience."

The developers for the eco property made use of the space to create a variety of apartments with extra high ceilings, full length windows which also feature balconies.

New heating technology ensures the building's supply of hot water and under-floor heating is 100 per cent renewable. As well as the sustainable aspects at Lakeshore developers landscaped 10 acres of grounds which include a private lake.

Mr Devereux added: "The students are used to an institutional approach to architecture and planning therefore this is a great learning experience for them."

"Our own students at UWE are fortunate to have this development on their doorstep in order to benefit from this as a learning experience. The visiting students are particularly interested in urban regeneration and creative initiatives to reuse land and buildings that benefits many groups, hence the contact with Urban Splash."

Tom Bloxham, chairman of Urban Splash, said: "Lakeshore is our first development in Bristol and offers a variety of different living styles to its residents."

"We have worked with the best local partners to design and build a really striking place to live, set in a rural landscape."



Helena Guyomard, 19, and Solyne Lavaury, 20, with other students from

Paris visiting the Lakeshore flats development in Hartcliffe

Picture: Michael Lloyd BRML20120117B-001

Former tobacco factory hosts outdoor gallery



Tom Boshart, Urban Splash chairman, left, and Steve Hayes from Uplest at Lakeshore, Imperial Park.
Picture: Artur Lencina BRAL01110210-001_C

Urban artworks pop up overnight at development

A POP-UP gallery has surrounded a Robinsons' housing development, echoing its artistic past.

Original paintings from Europe's largest urban art festival Uplest have gone on display at Lakeshore apartments in Imperial Park, off Martcliffe Way.

The artwork appeared along Lakeshore's perimeter overnight, and is set to stay for the next few months.

The grade two-listed building, which used to be the Wills Imperial Tobacco Factory, has an established history with art. It was Wills' policy that the modern building should help reflect contemporary art.



In the 1970s, as the building neared completion, six artists were commissioned to design large banners for the factory. Additionally, work from several world-famous artists such as Alfred Wallis and Ben Nicholson hung in the directors' suite and chairman's

office, contrasting with the tapestries woven in south-east Africa. The 70 portraits hung in the reception gained a huge amount of publicity and there were even plans for a museum.

Uplest's second gallery, POP-UP-ied, will be opening on The Horwath in the city centre, with a launch party on November 9. There will be new work from Bob Wans, Loney and Choo and other international artists.

Lakeshore, developed by Urban Splash, will use the former tobacco factory converted into 270 award-winning eco-apartments. They are due to go on sale shortly. Contact Lesley Hunt on 0323 688 889.

Ground source heating

Dig deep for heat

Next month the Government will launch the Renewable Heat Incentive, which will encourage the generation of heat from renewable sources, including heat pumps. Suzanne Savill finds out about heat pump technology already installed at a new development in Bristol

Solar panels are becoming an increasingly familiar sight around Bristol, as a growing number of individuals and businesses take advantage of the financial incentives available under the Government's Feed in Tariff scheme.

However, there is less awareness about ground source heat pump technology - which also uses renewable energy - let alone how it works.

This could start to change next month, when the Government introduces the Renewable Heat Incentive (RHI) payment scheme for the provision of heat from renewable sources.

It replaces the Low Carbon Building Programme and will operate in a similar way to the Feed in Tariff system that has boosted the popularity of solar panels.

In the first phase, cash payments will be introduced to owners who install renewable heat generation equipment in non-domestic buildings. The second phase, expected to be introduced in October 2012, will extend the scheme to domestic users.

The renewable heat technologies eligible under this phase are solar thermal panels, ground and water source heat pumps, biomass boilers and heatstores.

Ground source heat pumps are already in place at Lakeshore, the former Imperial Tobacco office building in Marshfield, managed by developer Uytas Shiban.

They are not immediately visible to anyone visiting the site, so James Howard, developer at Lakeshore, explains: "There are 100 three-deep boreholes dug up under the car park, only of which is about the size of a Bristol bath, and it's the last one that's been drilled at the top."

"The latest bit that's been drilled is extracted at about 100m through the network of bore holes."

"At a time when electricity and gas bills are rising, we're keeping heat loss from the ground which isn't subject to the usual fluctuations in price to the market."

"The electricity system for the 100 boreholes at Lakeshore was connected through green electricity company Ecoenergy Carbon Switch in 2011."



WARMED UP James Howard director of the Lakeshore development, with the ground source heat pump

new application a filling system, which will manage the servicing and maintenance of the renewable heating system and will fall within the remit of the company.

Heat for the apartments is provided by a combination of the ground source heat pumps and biomass boiler - there are also gas boilers to provide additional back-up in times of extreme cold or when the

available heat source cannot deliver the heat.

Uytas Shiban received a 270,000 grant from the Carbon Trust towards the cost of installing the ground source heat pump system.

James says that although the ground source heat pumps are a costly initial investment - about £100,000 more than a similar conventional heating system - it is hoped they can recover the

cost within seven or eight years.

He adds: "We're using underfloor heating rather than radiators because this would need quite big radiators to distribute the heat from ground source heat pumps."

The underfloor heating uses water warmed at 20C by natural geothermal heat. It provides hot water, the temperature is boosted to 30C for a constant heat boiler that can run on both gas and biomass fuels.

Using renewable energy - in the form of ground source heat and a biomass boiler which runs on wood chippings - is making savings of 100,000 kilowatts of energy (100,000 kilowatts) per year at Lakeshore.

"In terms of the cost savings, we are considering the energy at the moment, the total billings are that it will be broadly equal to a gas system fuel by fossil fuels," says James.

"The big saving on costs will probably come in the future with the expectation that we can provide the heat back."

"We only have to look at gas or electric bills to see how much saving is being made on gas."

Factfile

A ground source heat pump system allows the residual warmth in the soil to be used by forcing vertical pipes about 100 deep into the ground, into which a mixture of water and antifreeze is pumped in a closed loop circuit.

Heat from the ground is absorbed into the fluid mixture and is pumped through a heat exchanger in a heat pump.

Low grade heat then passes through a heat pump compressor and is concentrated into a higher temperature capable of

providing heat for the building.

Unlike conventional boilers, which waste a certain percentage of the energy they consume, energy 'top-up' of energy in the geothermal energy system at Lakeshore generates 60% of heat energy.

The effects of geothermal pumps can also be reversed to send cold water through the underfloor heating system in the summer, to take heat out of the apartments and put it back into the ground.

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FLATS MAKING WAVES

After a three-year wait, the first residents are about to move into the converted Imperial Tobacco HQ. MIKE RIBBECK reports



Proud of achievement: Chairman of Urban Splash, Tom Bloxham at the Lakeshore development in Harbourside

It has been a long time-coming but the wait appears to have been well worth it. The finishing touches are now being put in what is likely to be one of the most exciting residential developments seen in Bristol for more than a generation.

When property developer Urban Splash announced it was turning a former office block in Harbourside into flats, there were more than a few eyebrows raised.

But the former Imperial Tobacco headquarters is an average office block.

For a start it must be one of the only modern buildings in the city and probably in the country to be built over a lake.

And thanks to the revolutionary construction techniques used, the administrative building is also one of the youngest listed buildings in the country.

Added to that is the fact that Urban Splash is considered one of the most fashionable and forward thinking firms working in the industry.

Not surprisingly when the Channel 4 Lakeshore scheme was first unveiled in 2007, potential buyers liberally opened their wallets to sign on the dotted line.

However, when the recession intervened in 2009 the development ground to a halt and many of those who had already paid deposits were left in limbo.

Four years later and the flats are almost complete with the first tenants due to move in by September.

The flats have been designed by award-winning George Burgess and have an ultra-modern minimalist feel that might not be to everyone's taste.

But the wooden surroundings, man-made lake and design of the interior can only be described as spectacular.

All the views of the building are a series of open left atriums which when finished will be landscaped, with their own gardens complete with lawns, flower beds and trees. The aim is to bring the surrounding landscape right into the heart of the building.

As you would expect these days, the building is as green as it is possible to be, complete with its own solar panels and heat sources.

As a result of the recession Urban Splash has come up with a series of schemes to help people in to the property market.

Potential purchasers can choose from outright ownership, shared ownership or even rent-to-own.

Tom Bloxham, the chairman of Urban Splash, has been involved with the project since the outset.



Stylish A living room in one of the Lakeshore flats



Water views Residents can enjoy the lake scenery



Designs The atrium at the Lakeshore development

“This is one of the finest examples of 1960s architecture in the country and what makes it even more special is the setting”
Tom Bloxham

He said: “To be honest when I was first brought here to see the building I wasn’t that impressed. “The issue is remember the building had been standing empty for quite a few years and was a mess. “But this is one of the best examples of 1960s architecture anywhere in the country and what makes it even more special is the setting. “Imperial Tobacco is a company with a lot of money and when they designed the building they wanted the best. The original architects said: “One you would normally get and there is no way you would build something with this amount of glazing today. “We spent months debating the land around it and the setting really is quite stunning. “According to Urban Splash, 150 of the 270 flats are already spoken for even though many of the prospective residents have had to wait four years to get their hands on their new home. The flats range from two bedrooms purchase apartments to studio flats with the most expensive I think to be £200,000. Mr Bloxham said: “The other great thing about this building is the fact that every apartment has a view. What we are offering is city living but in a rural setting. “As a developer we have a reputation for being honest – some might think we are a bit forthright. “The last three or four years have been really tough but we are still here and we are still going. “This has been a tough project for all sorts of reasons but we are incredibly proud of it. “What makes us really proud is the fact that we have created a fantastic place to live. “Normally only the very rich could afford to live somewhere as special as this but we have created a scheme that will be available to every kind of person from every walk of life.”

Tobacco site homes finally ready after delays

To view this picture log on to www.bristolpost.com or call 01454 661100 (lines 9.00am-5.00pm)



Ready for sale: The Lakeshore development at the former Imperial Tobacco site in Hayfield

Photograph: Tom Roper

Flats will make a splash when they go on sale

A HIGH-PROFILE housing scheme which has been delayed by four years is within weeks of being completed, it emerged yesterday.

The Lakeshore development, at the former Imperial Tobacco factory site in Hayfield, is expected to comprise of approximately 400 flats, which are expected to be sold at the price of between £150,000 and £200,000. The development was held up by the troubled, Manchester-based Urban Splash, which specialises in taking dilapidated industrial buildings and turning them into luxury flats, which will add more than 300 of the 400 apartments in the development.

But the scheme ran into trouble in 2007 when the housing market collapsed as a result of the financial crisis and the recession.

At one stage the firm was £20 million in debt and had to apply for Government aid under the £1.6 billion Enterprise Finance Guarantee.

The Imperial Tobacco plant was built in 1974 and although it is an iconic part of Bristol's industrial heritage it had been derelict since the 1980s.

Although it is a listed building, Urban Splash bought the site in 2007 and until the recession was offering flats priced at £150,000.

The development features architecturally ambitious, banking eye-catching, landscaped gardens and a new lifestyle club.

Last week it emerged the second winning firm was building flats, with Bristol Regional Council also in place to redevelop the site. The firm is now...

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the project has been beset by financial problems.

The company has been holding meetings with North Somerset Council, Gage Oak Heritage, the Friends of the Old Pier Society and the RGLJ to try and find a way to fund the project.

Urban Splash also owns the former police station at the Brisford Island complex in the city centre, part of which is currently being used as an art gallery.

Kevin Wills, director of sales at Urban Splash, confirmed the company was about to start marketing the Hayfield apartments. The first sales to the scheme of converting a waste to energy site to potential buyers.

Mr Wills said: "These are very exciting times for Urban Splash."

"We have some superb homes and we are available and want to find some people who really understand not just the art and passion about our homes."

He added: "Our customers are important to us and we are looking to inspire people who will create the Urban Splash customer experience in a great way."

"We want to find somebody who shares in our passion of creating homes more readily available. We have a reputation for high quality homes and delivering them through efficient solutions."

"We are proud of the commitment we've shown to this and look forward to working with our new sales team on future projects in the coming months."