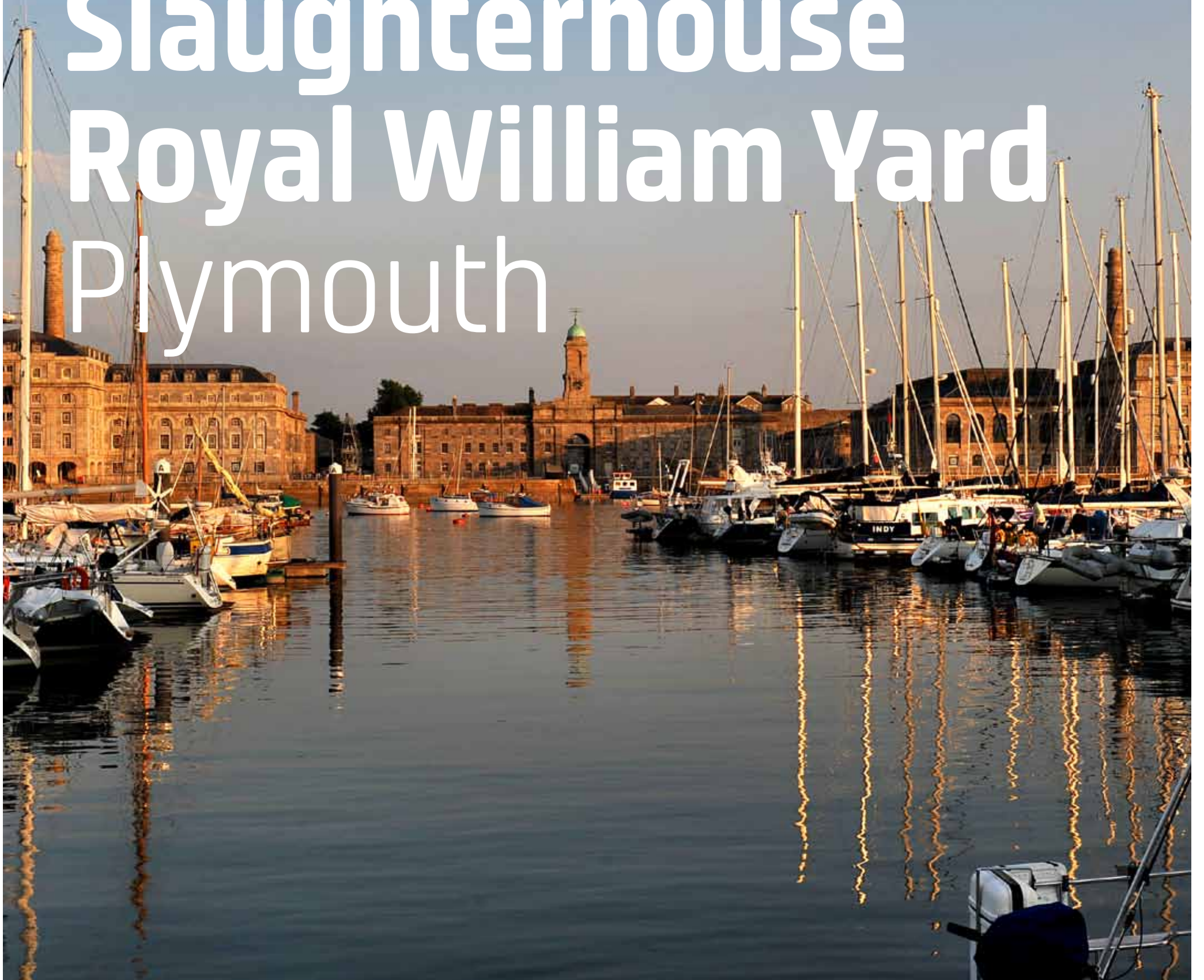


urbansplash

# Slaughterhouse Royal William Yard Plymouth



# Royal William Yard Plymouth

Constructed between 1825 and 1831, while Victoria was still an uncrowned girl, the Royal William Yard is steeped in history. Designed by the architect Sir John Rennie and named after King William IV, the “sailor king,” this navy victualling yard fed the largest and most powerful fleet the world had ever seen. Brewhouse, Mills Bakery, New Cooperage, Slaughterhouse; each produced the beer, biscuits, barrels and meat that fed the seamen and ensured that Britain continued to rule the waves into the 20th century.

Built to last from Cornish granite and Plymouth limestone, Royal William Yard is a perfect example of the grand Georgian style and the unrivalled ambition of the time. While each building is beautiful, when viewed as a whole the Yard’s unity of design is simply stunning. Now, considered to be one of the most important groups of historic military buildings in Britain and the largest collection of Grade I Listed military buildings in Europe, Royal William Yard has returned to life.

A Plymouth landmark. The Royal William Yard has been transformed into an exciting mixed-use development, a lovely waterside place to live, work and play. The dramatic view across the Plymouth Sound and the architectural fabric is the same as in the nineteenth century, but inside each building has been carefully restored and redeveloped into stunning homes and flexible commercial space. A thriving place of discovery - an ever-changing seascape, amazing architecture, secret gardens, a central green and new art with a public marina at its heart - there’s nowhere quite like the Yard!



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



# Slaughterhouse

## Royal William Yard Plymouth

Built in 1831, Slaughterhouse is a beautiful building of very practical design. Located near the entrance of Royal William, cattle drovers could bring their herds from across Devon straight in the back door. Arranged along the triangular internal courtyard, where the cattle were held, was a steel columned colonnade, offal room, clerk's office, weighing room and meat store.

At it's busiest almost a hundred bullocks a day were slaughtered here, the meat salted into wooden barrels. In an age before refrigeration and tin cans, the salted beef from Slaughterhouse was a vital part of the Navy's rations. We like to think that occasionally a few choice cuts skipped the salting process to supplement the local diet of fresh fish, perhaps seasoned by new flavours brought to Plymouth from all over the world.

Now Slaughterhouse, completely refurbished by Urban Splash, is looking for a new purpose. It's still the grand, classical, practical building designed by Rennie at the height of the Pax Britannia, with stunning stone walls, exposed wooden beams and steel columned colonnade, but with the benefit of contemporary refurbishment. Set in the bustling Royal William Yard, Slaughterhouse has an amazing frontage to the water as well as the new boardwalk.

Put simply, Slaughterhouse is just waiting to become a bustling waterside restaurant with great neighbours and fantastic footfall. It's also the only opportunity to have your very own building in Royal William Yard. There's even a cow or two around the place...





Slaughterhouse



Slaughterhouse



Slaughterhouse



Slaughterhouse





Royal William Bakery, Slaughterhouse





Slaughterhouse



Slaughterhouse



Slaughterhouse



**“Naval premises at Royal William Yard  
have been spectacularly restored by  
niche developer Urban Splash.”**  
Financial Times



Royal William Yard



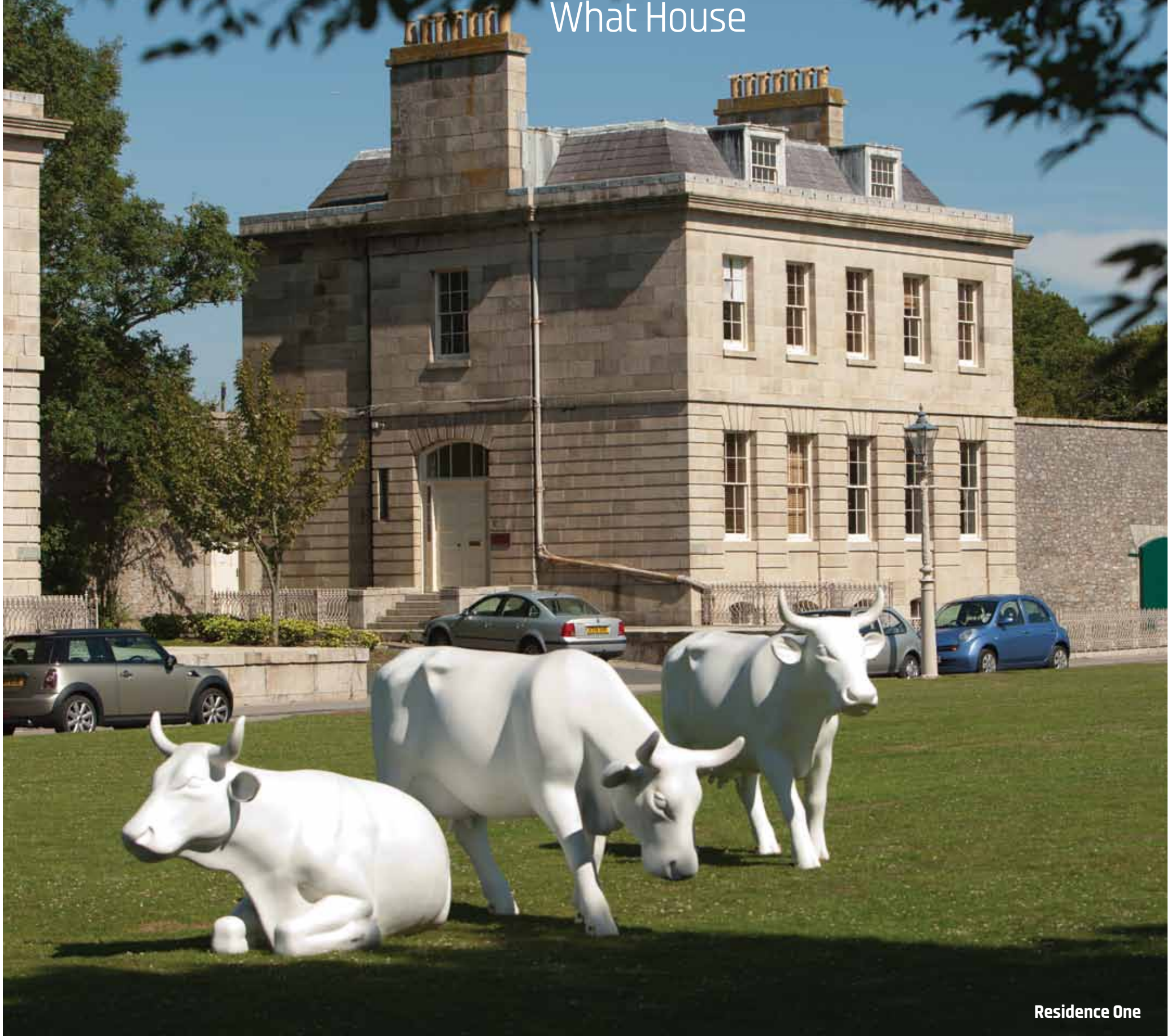
**“It’s hard to think of a better place for  
Hugh Fearnley-Whittingstall’s second  
River Cottage Canteen than Plymouth’s  
Royal William Yard. A Grade I-listed, early-  
19th-century naval victualling depot”**  
The Guardian



River Cottage, Brewhouse



**“...possibly the south-west's most  
stunning development...”**  
What House



**Residence One**

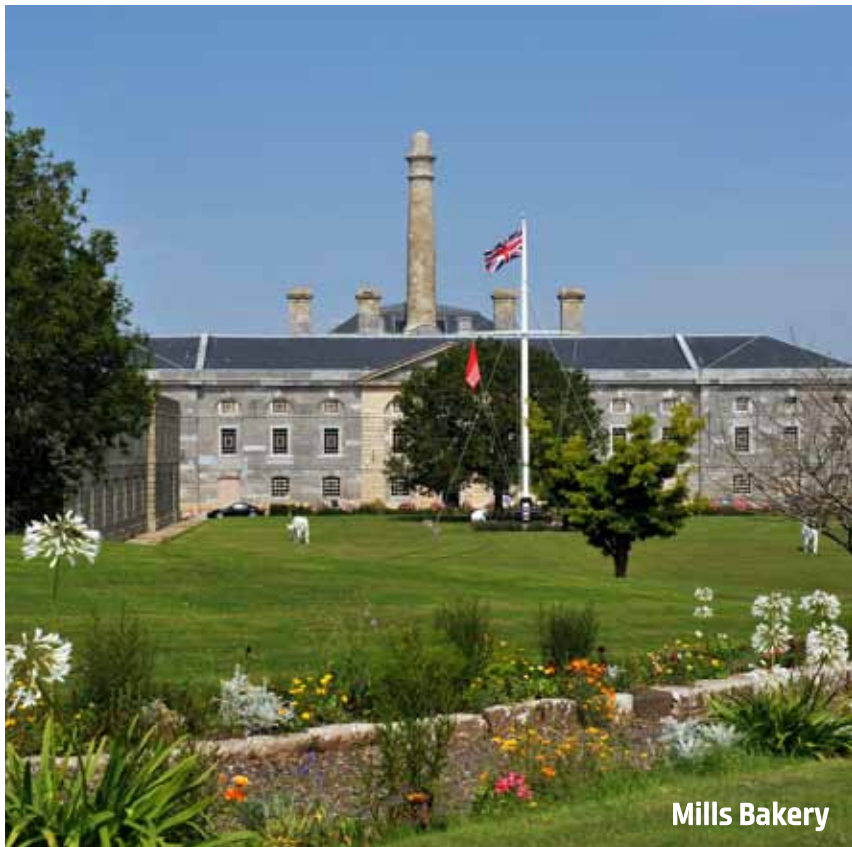


**A waterbus service takes people in  
Plymouth from the Barbican to  
Royal William Yard every hour.**



Waterbus





Mills Bakery



Seco Lounge, Mills Bakery



Melville



River Cottage, Brewhouse



**Italian food specialist Prezzo has taken a 20-year lease on a 4,700sq ft unit in the Mills Bakery building. This is Devon**



Prezzo, Mills Bakery



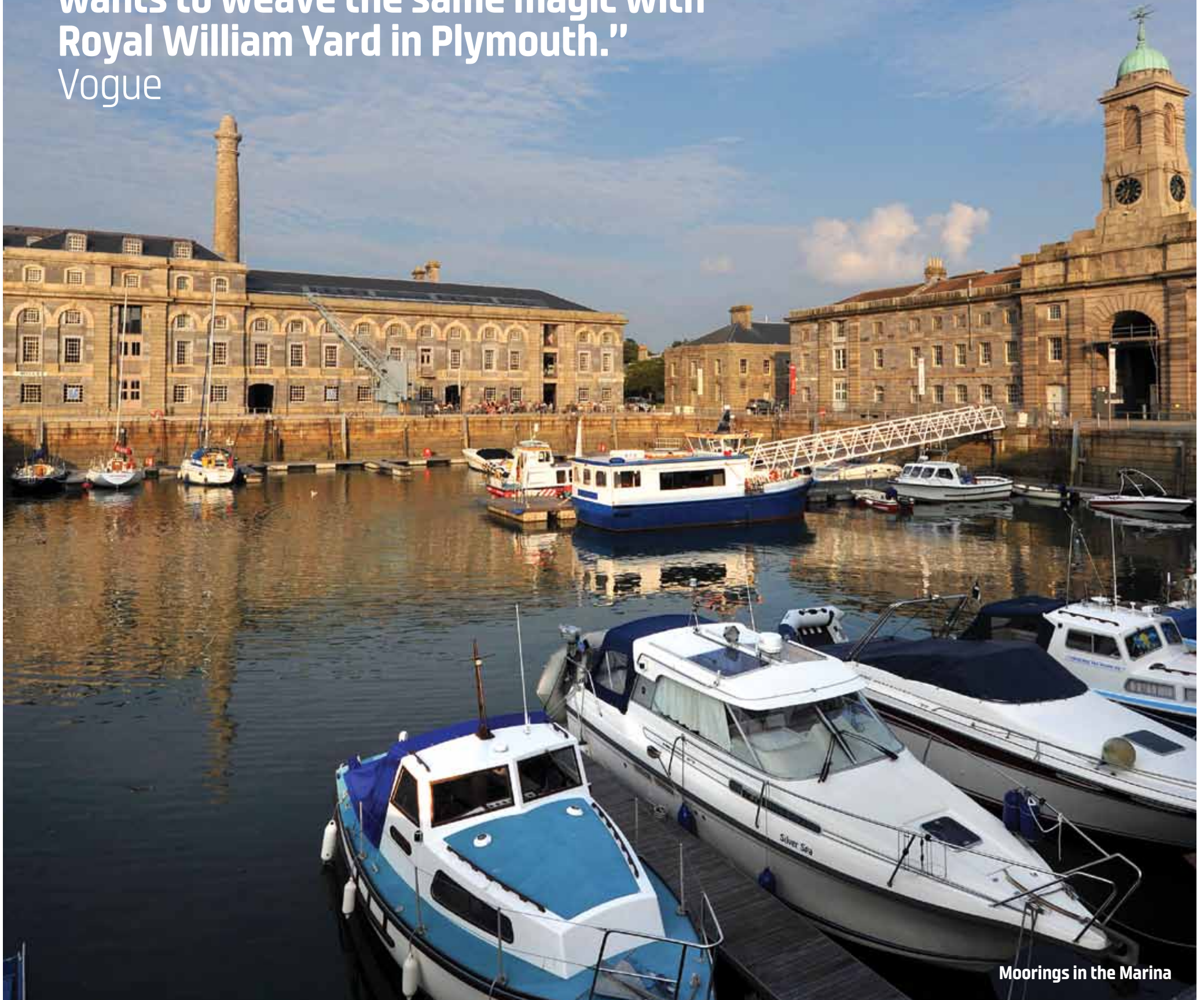
**The Cremyll Ferry service also operates close by Royal William Yard to and from Mount Edgcumbe in Cornwall.**



**Royal William Yard**



**“Funky conversion specialists Urban Splash,  
best known for transforming old industrial  
buildings in Manchester and Liverpool,  
wants to weave the same magic with  
Royal William Yard in Plymouth.”**  
Vogue



Moorings in the Marina

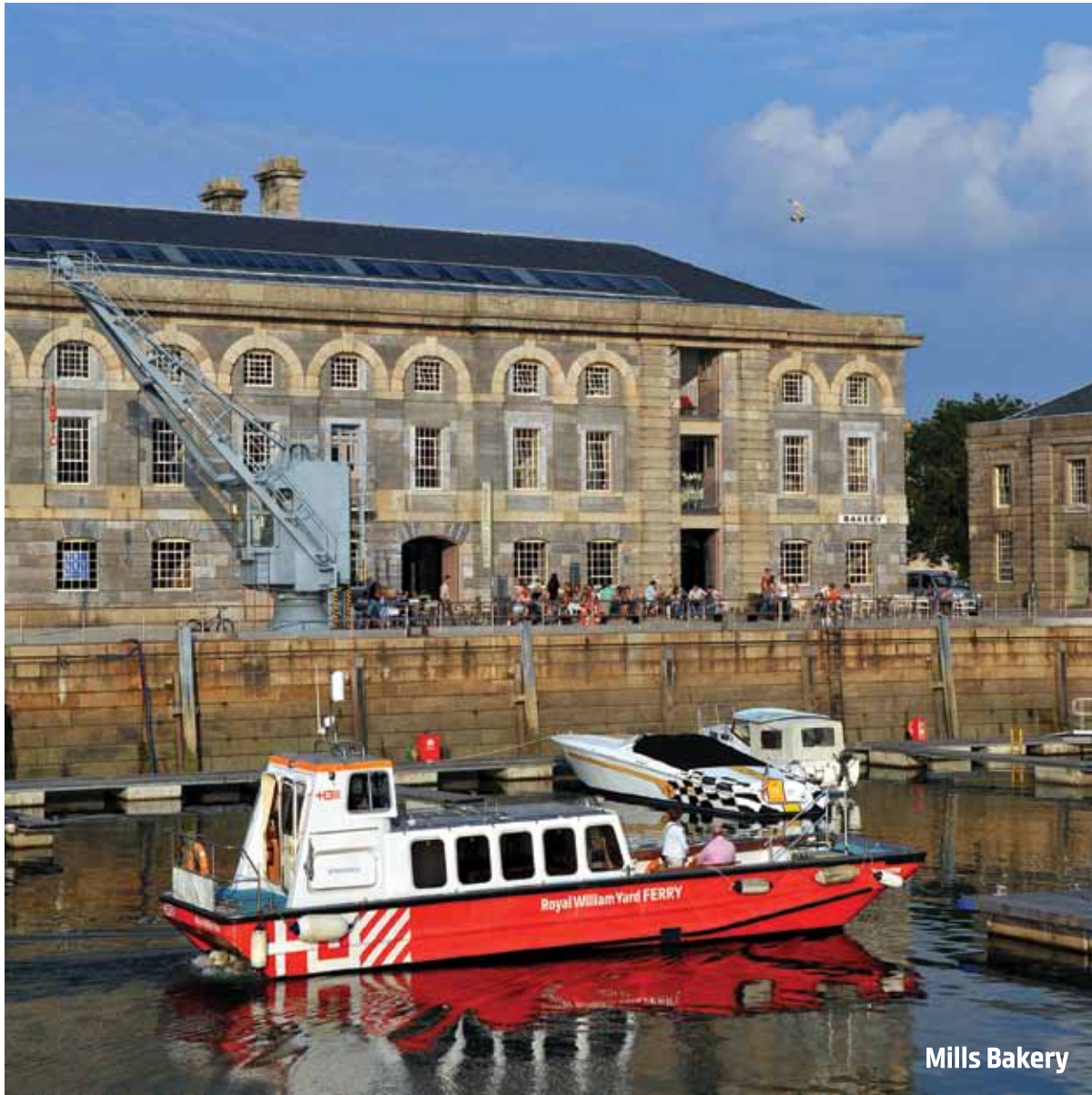




**“Another waterfront  
destination to watch...”**  
The Sunday Times

River Cottage, Brewhouse





Mills Bakery



Town Mill Bakery, Brewhouse



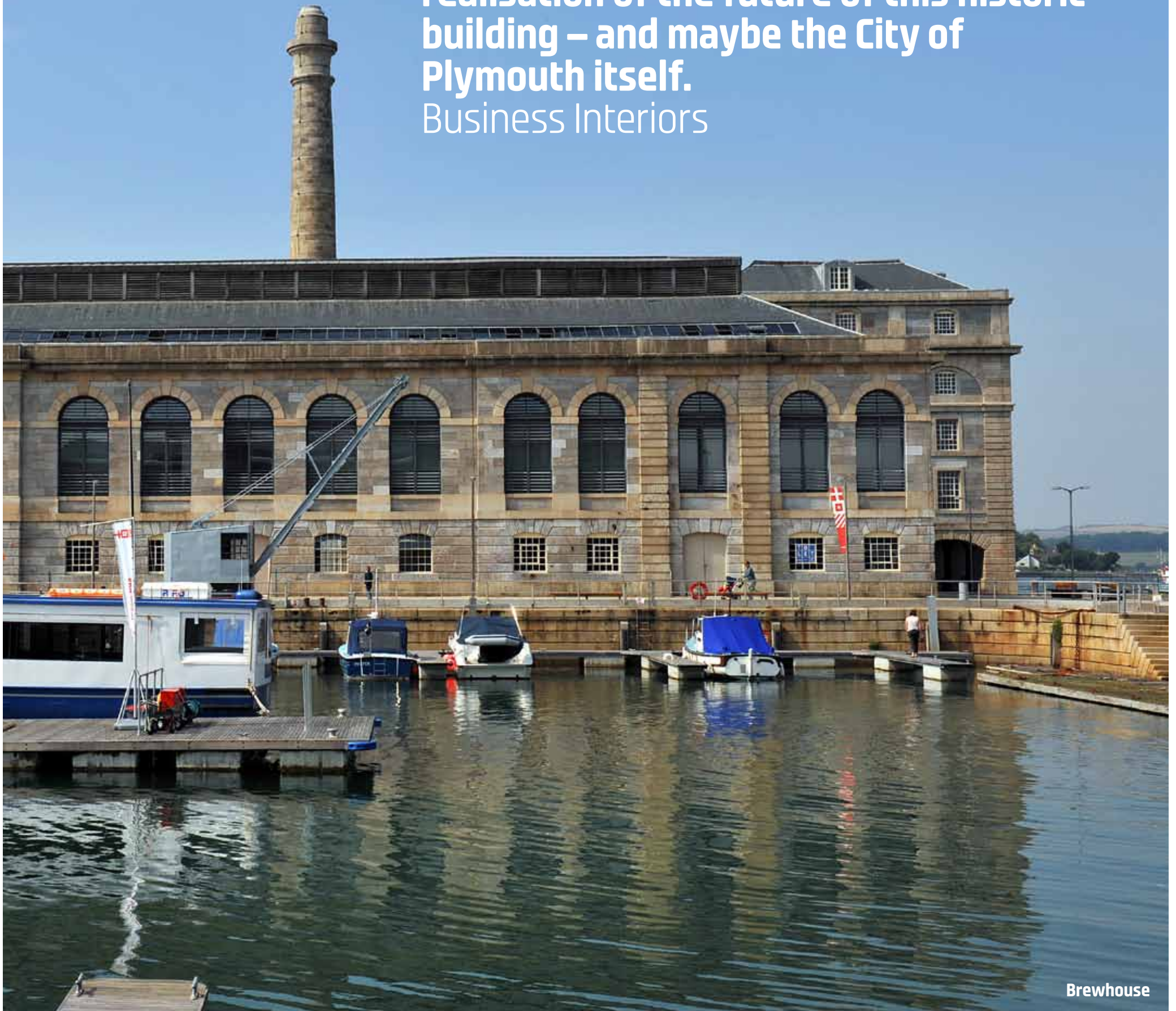
Mills Bakery



River Cottage, Brewhouse

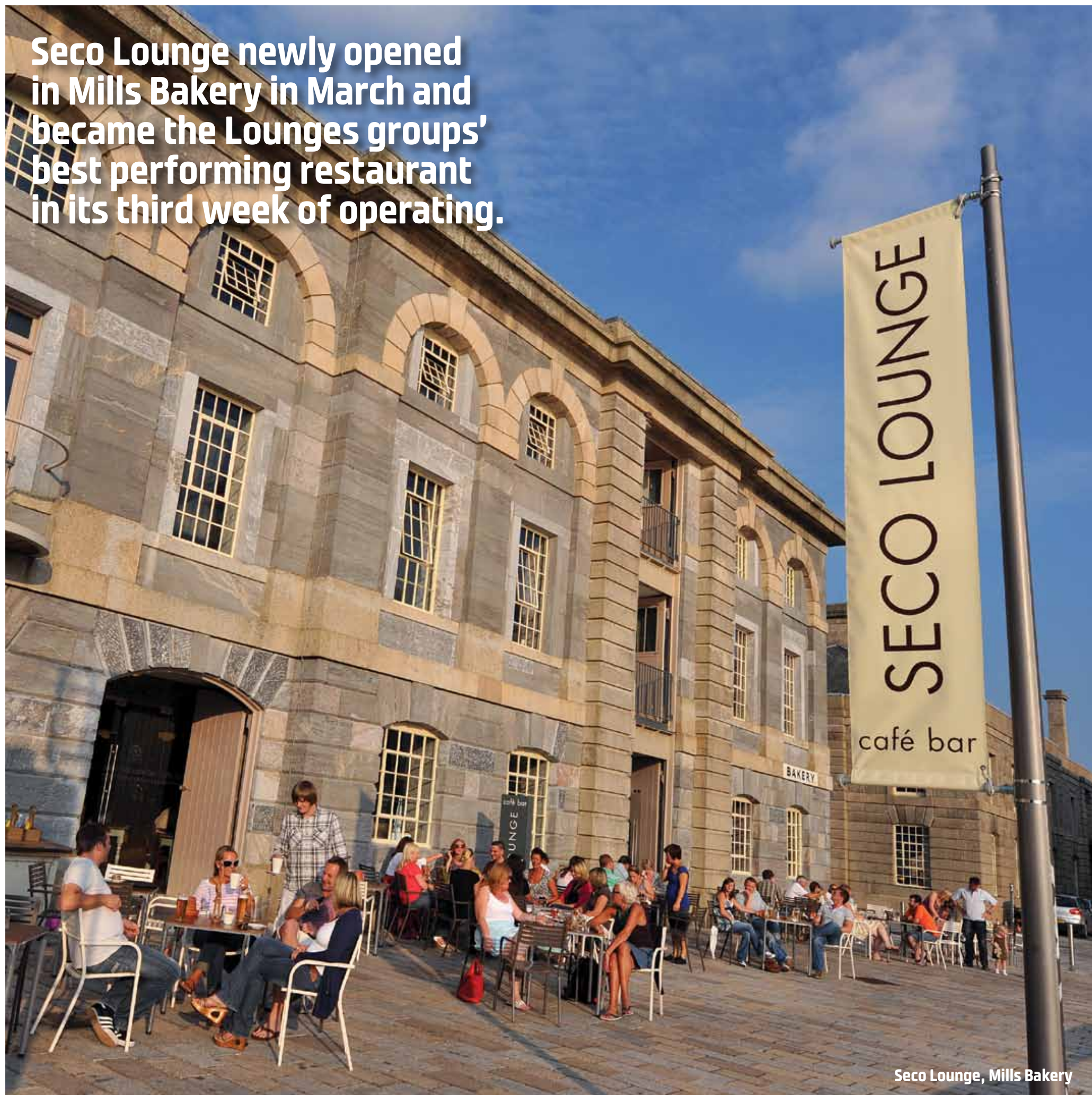


The latest development by regeneration specialists Urban Splash is an inspiring realisation of the future of this historic building – and maybe the City of Plymouth itself.  
Business Interiors





**Seco Lounge newly opened  
in Mills Bakery in March and  
became the Lounges groups'  
best performing restaurant  
in its third week of operating.**



Seco Lounge, Mills Bakery



**“To us it was a fantastic opportunity in the most stunning of settings, in a city that’s got an engaged & largely under-catered catchment who have money to spend & a will to see The Yard succeed. Our 13th opening & easily the best move we’ve ever made”.**  
Alex Reilley, Managing Director of Seco Lounge



Seco Lounge, Mills Bakery



**Mills Bakery, a Grade I listed building, has won the Royal Institution of Chartered Surveyors (RICS) South West Award 2011 for Best Building Conservation scheme.**







River Cottage, Brewhouse



River Cottage, Brewhouse



Seco Lounge, Mills Bakery



River Cottage, Brewhouse



Royal William Yard is a hive of activity,  
beginning to show signs of being the  
envy of the region – not only living  
up to the hype but perhaps exceeding  
expectations.

Business Interiors

## OUR BREAKFAST

0.830 <sup>15L</sup> - 12.00

Make your own Toast...  
Adults £2.50 Kids £1.50  
... as much as you like ...

Muesli £2.50

Boiled Eggs £1.00-Each

Croissants £2.00

Pain au Choc £2.50

order your drinks @  
The Coffee Machine

pay when you leave

close  
May

AFTERNOON TEA  
@  
THE ROYAL WILLIAM





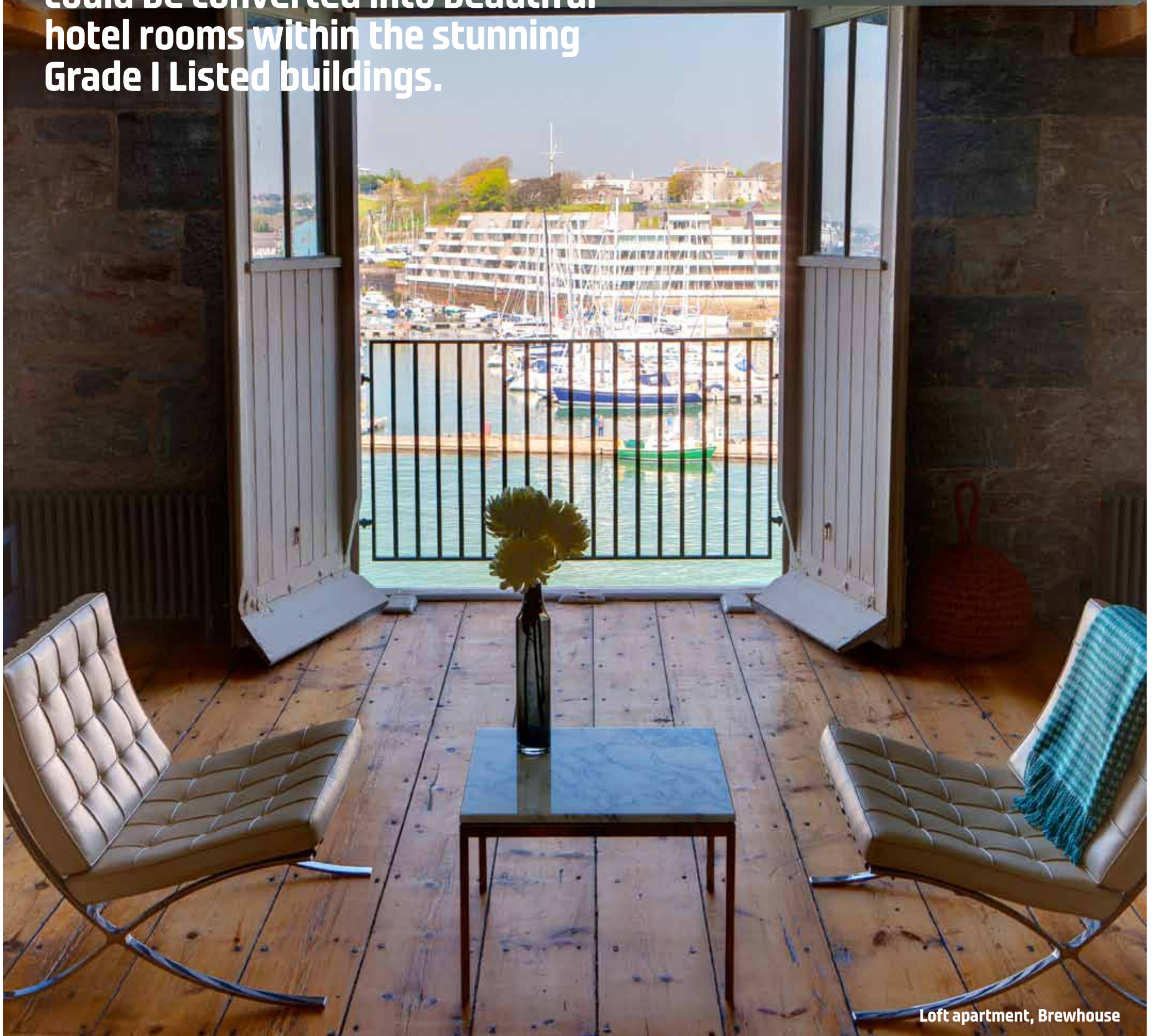
Image courtesy of [www.limelaafmedia.com](http://www.limelaafmedia.com)

**"It's one of the most impressive complexes  
of historic maritime buildings anywhere in the  
country – the Royal William Yard in Plymouth's  
Georgian Stonehouse area is really something."  
Plymouth Herald**

**Town Mill Bakery, Brewhouse**

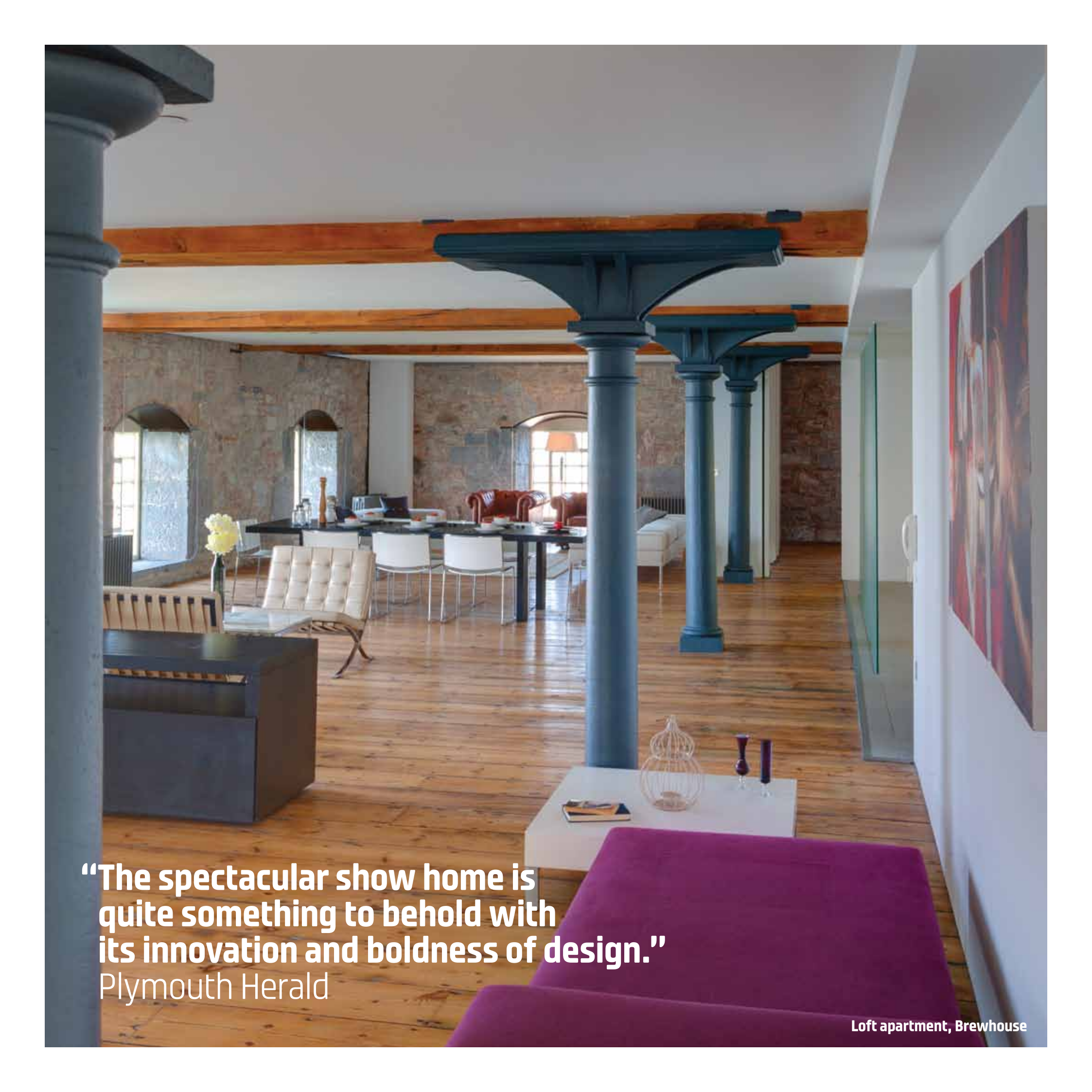


**Space within Royal William Yard  
could be converted into beautiful  
hotel rooms within the stunning  
Grade I Listed buildings.**



Loft apartment, Brewhouse



A wide-angle photograph of a modern loft apartment. The space features exposed wooden beams on the ceiling and floor. Several blue-painted columns support the structure. The walls are made of stone, with arched windows. In the foreground, there is a white coffee table with a purple sofa. In the background, there is a dining table with white chairs and a red leather sofa. A large abstract painting is on the right wall.

**"The spectacular show home is quite something to behold with its innovation and boldness of design."**  
Plymouth Herald

Loft apartment, Brewhouse



# Royal William Yard is now a thriving waterside community.

- Hundreds of residents living in Brewhouse, Clarence and Mills Bakery
- Incredible waterside restaurants Hugh Fearnley Whittingstall's River Cottage, Wagamamas, Las Iguanas, Seco Lounge, Prezzo, Royal William Bakery, Le Vignoble, Le Bistrot Pierre
- A spectrum of retailers including Art Galleries, Interior Design Centre, traditional sweet shop and jewellers
- Plymouth University Fine Arts Department
- Fully let office buildings to include the following tenants Bluestone 360°, Interserve Limited, HLM Architects, Hoare Lea, Altitude Design, Actutate Marketing, Mutant Labs, Rame Architects, Ward Williams Associates
- Award winning monthly good food market
- Exciting events including annual out-door cinema, theatrical performances and water based sports
- Royal William Yard is a Site of Special Scientific Interest (SSSI). Infact Darwin set sail from the Yard on the 27th December 1831 to begin his second epic voyage of HMS Beagle around the world!
- Beautiful landscaped grounds making Royal William Yard an amazing tourist destination



# Company profile

## About us

**In the beginning there were factories.  
And they weren't working anymore.  
But we thought they were beautiful.**

We wanted to get them working again.  
We thought that they'd make good places to live.  
We thought that we could make them amazing homes, with a bit of imagination and some top notch architecture. Just like other Europeans, we thought people would want to live in our cities, in buildings with a bit of soul.

We wanted inspirational spaces, amazing offices, independent retailers. We wanted to make places to work that were part of wider communities. We wanted to create spaces for a new generation to make something good. We wanted to make going to work as enjoyable as going home.

We've been doing it since 1993, first in Manchester and Liverpool, when a history graduate got together with an architect, an interior designer, a chartered surveyor and two builders. Now we're doing it across the country.

We do things differently. It's our focus on architecture, quality and genuine regeneration that drives us. We believe that every site is unique and deserves its own approach to maximise success. We only deliver the best of architecture and planning and we believe our track record is second to none.

Our business skills have been rewarded with the Property Entrepreneur of the Year Award, the National Young Entrepreneur of the Year Award, the Regional Housebuilder of the Year and Manchester Evening News Business of the Year. And we were awarded the Royal Institute of British Architects prized 'Client of the Year Award' in 2002 - the only private sector developer to have received this honour.

In addition to these business and architecture awards, Urban Splash has won a number of Civic Trust and What House Awards for our commitment to regeneration and the public good.

We recognise the need to work in partnership to deliver an holistic approach to regeneration and have worked with local authorities, regeneration agencies and local communities to deliver successful schemes. This approach has been recognised by BURA with their Award for Best Practice for Concert Square in Liverpool and more recently with a Civic Trust Award for Partnership which was sponsored by English Partnerships.

In the last thirteen years, from a standing start and through the re-investment of profits Urban Splash have created over 3,000 new jobs, 1,000 new homes and a million square feet of commercial space.

We're currently investing £1 billion in regeneration projects across the country including: Castlefield, Manchester; New Islington, the third Millennium Community at east Manchester; Altrincham, Cheshire; Ropewalks, Liverpool City Centre; Royal William Yard, Plymouth; Fort Dunlop, Birmingham; Lakeshore, Bristol; Lister Mills, Bradford and the Midland Hotel, Morecambe.



# Track record

## Awards

**Urban Splash have won 363 awards for design, architecture, regeneration and enterprise including:**

- 56 RIBA awards**
- 28 Civic awards**
- 37 Regeneration awards**
- 24 Business awards**
- 37 Marketing awards**





**Call Emily to discuss opportunities  
at Royal William Yard.**

**07920 562740**

**[emilyhandslip@urbansplash.co.uk](mailto:emilyhandslip@urbansplash.co.uk)**



**urbansplash**