

THE NEW YARD

A COLLECTION OF BRAND NEW
1, 2 AND 3 BEDROOM HOMES
AT THE GENERAL



THE GENERAL
BRISTOL

THE NEW YARD

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The New Yard is the next chapter at The General, the hugely successful development on the site of the former Bristol General Hospital, a location steeped in history.

The General is a thriving new neighbourhood with its own distinct personality. The development combines converted and newly built residences with three bustling new restaurants, Pi Shop, Paco Tapas and Casamia, two of which have been awarded prestigious Michelin stars.

The New Yard offers a selection of contemporary one, two and three bedroom apartments, duplexes and houses in an enviable location only a short walk to the city centre and Bristol Temple Meads train station.

Discover your new home within this collection of four distinct buildings: Gingell House, Sugar House, Flour House or Lawrence House, each named to recognise an aspect of this important historic location.



THE GENERAL
BRISTOL



Modern design inspired by history

The design of these new buildings has been carefully considered to complement the historic character of The General.

The New Yard is an urban oasis. Arranged around a landscaped courtyard known as French Yard, attractive wide walkways connect the historic architecture of The General and these contemporary new buildings.

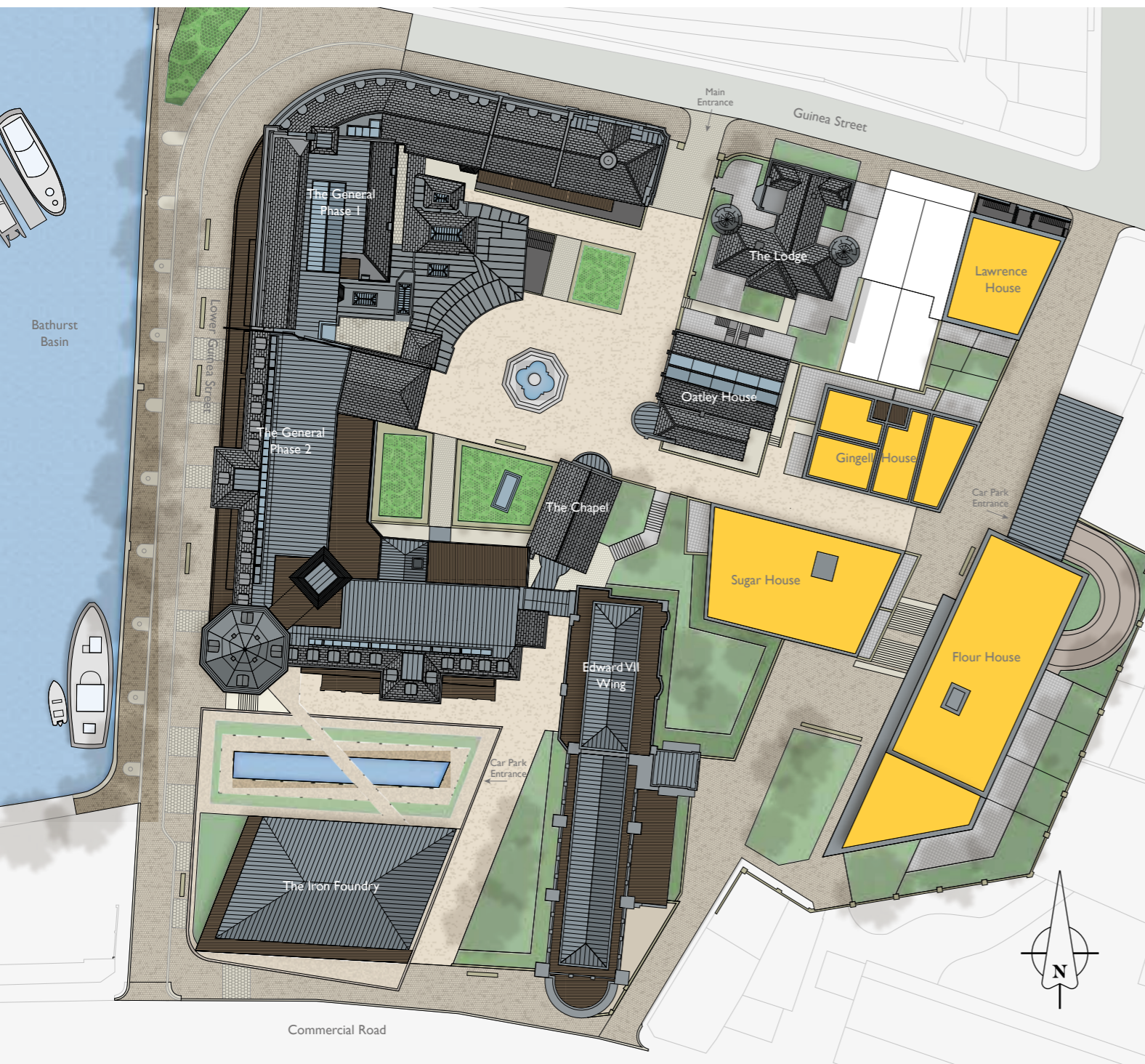
The use of contrasting materials including brick and metallic finishes, combined with the open courtyard, give a modern spacious feel.

By choosing a newly built home at The General, residents are buying in to the new history of this unique location adjacent to Bristol's Floating Harbour.



The New Yard

The New Yard is the collective name for these four distinctive new buildings at The General, each inspired by the site's industrial past and designed to harmonise with the surrounding historic architecture.



1

Flour House

Flour House is a six-storey building of 37 one and two bedroom single-storey and duplex apartments. Many benefit from private balconies and views on to French Yard, whilst several ground floor properties have their own private terraces.

A number of industrial buildings surrounded the early hospital including a Flour Mill which was purchased, then demolished by the Hospital Board in 1865.

2

Sugar House

Sugar House sits at the heart of The General. Home to a collection of 26 one and two bedroom single-storey apartments, many have balconies or terraces.

Sugar House is named after the sugar refining houses that were prominent in Bristol during the late 18th and early 19th centuries.

Rankin's Sugar House was based here in the 19th century.

3

Gingell House

Gingell House comprises a terrace of 4 exceptional three bedroom houses all featuring either a garden or roof terrace.

William Bruce Gingell was a distinguished local architect who designed several buildings at the Bristol General Hospital in the 19th century, as well as creating elegant warehouses in the Bristol Byzantine style.

4

Lawrence House

Facing onto Guinea Street, Lawrence House features a small selection of 4 three bedroom contemporary-designed duplex apartments.

George C. Lawrence was a prominent architect who worked on the hospital alongside Sir George Oatley, perhaps Bristol's best known architect.

**THE
NEW
YARD**





Designed for contemporary living

Homes at The New Yard enjoy an excellent specification. Kitchens feature stone worktops and a full range of integrated appliances including dishwashers and microwaves; master bedrooms benefit from stylish fitted wardrobes; the bathrooms feature contemporary marble tiling; and all flooring is included throughout.

A concierge service is provided and secure underground car parking.



It is all in the detail

This premium specification, from the stylish communal areas to each individual apartment, has been chosen to ensure every property benefits from the best of contemporary, well-considered design.

Kitchens

- Contemporary handleless linear kitchens from Ballerina
- Stone worktops, splashbacks and upstands
- Single Neff oven and combi microwave
- Integrated Neff dishwashers and fridge/freezers
- Extractor hoods

Bathrooms

- Polished marble tiles to floors and walls
- Sanitaryware by Laufen
- Brassware from Crosswater
- Shower enclosures and screens by Simpsons – design varies by apartment
- Heated towel rails in anthracite

Flooring

- Engineered oak flooring features in the main hallway, living and kitchen areas
- 100% wool carpets to bedrooms

Heating

- Radiators powered by a communal heating system
- Individual room thermostats

Wardrobes

- Luxury fitted wardrobes with LED hanging rail lights to all master bedrooms

Electrical

- Recessed downlighters to hallways, bathrooms and kitchens
- Ceiling pendants to all lounges, dining areas and bedrooms
- Internal cabling to allow for easy installation of digital and satellite television
- Communal satellite
- Telecom points fitted to living area and selected rooms
- Chrome shaver sockets

Security

- All homes feature intruder alarms and mains operated smoke detectors
- Video activated door entry to communal areas where applicable

Communal Areas

- Retro style wall or ceiling lights
- Bespoke designed carpets
- Illustrated artwork commissioned for The General





“
I love that I
don't have to go
far to find a great
place to eat out.
Whether it's a quick
bite or a more formal
dinner I'm after,
everything is here.”



All on your doorstep

The General combines the best of both worlds: close proximity to Bristol's thriving city centre but slightly tucked away close to Bathurst Basin and the River Avon. The development itself is carefully designed to create a sanctuary for residents – a place to escape busy day-to-day life.

As part of the conversion of The General three exceptional restaurants have opened along the water-facing elevation on Lower Guinea Street, creating a new gastronomic destination for Bristol.

Pi Shop

Pi Shop serves up perfect 'Napoli meets Bristol' oven-fired pizzas, making it a second home for residents.

With their unique sour dough recipe, Pi Shop has built a reputation for incredible pizzas served with delicious cocktails and one-of-a-kind ice-cream.

0117 925 6872
www.thepishop.co.uk

Paco Tapas

The ever-changing menu at Michelin starred Paco Tapas combines traditional tapas with personal interpretations from the chef, whilst staying true to the vibrant and comforting flavours of his heritage.

0117 925 7021
www.pacotapas.co.uk

Casamia

Established in 1999, Casamia moved to The General in 2015, excited by the space where they could continue to offer an intimate family setting. Chef Peter Sanchez-Iglesias and his team create distinctive and multicultural dishes influenced by the changing seasons.

0117 959 2884
www.casamiarestaurant.co.uk



“
For us there was
no comparison.
We could tell that
we were looking
at a development
with really high
standards.”



“
The lifestyle here
is brilliant; every day
we enjoy walking
around the harbour
and we have been
seeing many more
concerts and eating
out more often.”





Case study:

James Knight

James' family has a background in property development. He used Help to Buy to purchase his property at The General.

“The General is based in the city centre but it feels quite secluded; in five minutes, I’m in the thick of it. I love that I have a short commute to work, plus I can walk 10 minutes to College Green and get a bus up to Clifton. I’m also close to Bristol Temple Meads and I work in London once a week, so that’s very convenient for me. There’s a lot to do here; if I want to drive to the galleries I can be there in about four minutes and the local pub, The Golden Guinea, is brilliant.”

City & Country has that personal touch; they are looking for that quirky aspect to make a special development. The courtyard, complete with the original fountain, is a striking feature and I’m looking forward to walking around the area this summer. I actually spend more time at home now; it’s a great place to relax.”



The General

Inspired by the past and designed for the future, The General combines all the charm and striking character of a listed building with sleek modern design and stylish living.

City & Country's vision for The General has been to viably secure its long-term future with a new contemporary identity, creating a vibrant residence on Bristol's harbourside which offers the best of modern living in an historic setting.

When complete The General will be home to a collection of 205 converted and newly built apartments and houses complemented by a fabulous range of new eateries. This extensive mix of properties, set around two beautiful courtyards and a water garden, combine to offer a unique combination of homes.



An award-winning development

Michelmores Property Awards for Heritage Project of the Year – Winner

Evening Standard New Homes Awards for Best Out of London Home, The Iron Foundry – Winner

Evening Standard New Homes Awards for Best Conversion – Highly Commended

South West RICS Award for Building Conservation – Winner

South West RICS Award for Residential – Highly Commended

WhatHouse? Award for Best Renovation – Winner



“The General puts the City into City & Country by proving that complex urban projects can be executed with just as much panache as those in more rural locations. Notable is the reinstatement of the internal courtyard. An even greater challenge, successfully met, is the division of the buildings so the interiors work as homes and communal spaces, adding a new layer of history while maintaining the readability of the retained fabric. Within this context, the enabling development is also being executed by City & Country and, although not complete, this appears to exemplify the best qualities of new design in a historic setting.”

WhatHouse? Awards judge's comment







Creating special places

City & Country has a genuine passion to conserve and restore Britain's architectural heritage. Embracing the best of the present, through exceptional design and build standards, it sensitively adds value to special places, to be enjoyed today and cherished by future generations.

City & Country is the market leading heritage developer in the UK. With over 50 years' experience, the company specialises in the acquisition, restoration and conversion of historic and listed buildings. City & Country creates outstanding residential and commercial properties, whilst also adding sensitively designed new homes, where appropriate.

Boasting a hugely experienced in-house team of historians, architects, planners and designers, the business has become the developer of choice for highly challenging restoration projects in the UK.

With one of the most eclectic portfolio of projects, City & Country has received multiple awards in recognition of its commitment to breathe new life into some of the UK's finest heritage assets. For the past eight years' running, the business has been awarded Gold or Silver in the Best Housebuilder category at the coveted WhatHouse? Awards.



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Disclaimer

The information in this document is indicative and intended to act as a guide only. Due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. This development includes communal land and/or shared facilities. A management company will be set up by City & Country to ensure that these areas are continually managed to a high standard. Product related images contained within this brochure are from other City & Country developments and do not necessarily relate exactly to the specification for The New Yard. This information does not constitute a contract, part of a contract or warranty.

