

BRISTOL HARBOURSIDE BUILDING 3A

Location: Bristol, UK

Client: Crest Nicholson Regeneration Ltd

Started on site: July 2014

Completed: Autumn 2015

Size: 8,300sqm (GIA)

Construction cost: £13m approx.

No. of dwellings: 101

Code for Sustainable Homes: Level 3+

Building 3a is the final site to be developed in our Bristol Harbourside Masterplan. The seven storey building provides 101 apartments with a mix of 34 one-bed, 50 two-bed and 17 three-bed apartments.

The site is bound to the north by busy Anchor Road leading towards the city centre, to the south by residential Building 4 (completed summer 2014), to the east by Canons Way leading into the masterplan area and to the west by residential Building 3b (completed 2008).

The u-shaped building is organised around a shared landscaped courtyard providing good quality outdoor space for residents and tying into the mews running between Buildings 3a, 3b and 4. With the exception of a small number of north-facing apartments, all units have a balcony or outdoor terrace. Glazed bay windows on the north elevation maximise daylight into the north-facing apartments as well as making reference to the bays of the historic warehouses on the nearby docks.

Planters are incorporated into balconies that will in time give a personal expression to each elevation. Timber decking and planter arrangements along Canons Way provide a buffer from the street, further green outdoor space to local residents and a concealed natural vent to the basement car park.

The pattern of blue engineering brick, laid in a vigorous English bond to frame corners and openings between blocks on Building 4, is repeated on Building 3a. As well as neatly completing the Canons Way elevation, it acknowledges the original Gasworks Engine House, made entirely of blue engineering brick, sited nearby.



Above: Location of Building 3a within the Bristol Harbourside Masterplan, highlighted in red.



Above: The u-shaped plan of Building 3a creates a shared courtyard off the mews street.



Above: North-facing elevation along Anchor Road.