

Alms houses - far from poor



Natural stone elevations



Bath stone detailing



Contemporary interiors

Client: Charitable Trust

Programme: 9 months on site

Project management services provided:

Health & safety compliance – CDM – Appraisal – Planning –
Architectural design – Building regulations – Engineering – Tendering –
Project management – JCT contract administration

Hill Project Management was instructed by the Client to appraise a land holding for development potential

The existing timber buildings were erected shortly after the second world war. Second hand even then, having initially been RAF dispersal huts at a nearby airfield. They were now beyond repair, so a scheme for replacement was derived.

The Client wished to provide rental properties, to remain in the portfolio of the Charity.

The site, in a conservation area, was flanked by much older buildings, of a small scale. It was criss-crossed by both foul and surface water sewers.

This made the design process very complicated. However, HPM agreed sewer diversions and build over licences, unlocking the site.

Planning was then sought for a pair of cottages, with high quality elevations, built of natural stone masonry and Bath stone features around doors and windows.

Along with oak lintels and rise and fall bracketed rainwater goods, these modern homes sit comfortably in the historic surroundings.

Particular attention was paid to the selection of the stone and mortar materials, many trial panels were constructed to ensure that the correct specification was derived.

Detailed working drawings were designed and building regulations applied for. Tender documentation was drawn up, under JCT form.

Orders were placed for demolition, including asbestos removal, and a main contractor order for the new build. Overall and service coordination was undertaken by HPM.

HPM then acted as client's agent for the duration of the works, overseeing quality and certifying the valuations for payments.

On completion the relevant certification was achieved and the buildings handed over to the client.

The resulting scheme achieved Finalist position in the Local Authority Building Excellence Awards, in not one, but two categories!

