

## A dream home, in both design and detail



Contemporary design



Polished concrete floor



Installation of piles

**Client:** Private Client

**Location:** Lansdown, Bath

**Programme:** 9 months on site

**Project management services provided:**

Health & safety compliance – Appraisal – Asbestos survey –  
Design input – Building regulations – Structural engineering –  
Tendering – Drainage – Site engineering - Building site management

Demolition of a 1960s bungalow created a perfect plot for construction of the client's dream home. With an inspirational single storey house design and meticulous detailing, the client engaged HPM to project manage this exciting new build.

Ground conditions in the hilly Lansdown area of Bath required the use of reinforced concrete pile and ground beam foundations. Heave precautions were also added to provide additional protection against ground movement.

With panoramic, whole-wall glazing a prominent feature of the house design, the building used a timber frame construction integrating steel beams over the wide glazed openings. With such wide spans, the beams were pre-cambered to accommodate settlement under load.

Energy efficiency was a key aspect of the house design. High-density wall and ceiling insulation was used and thermal insulators installed between steel posts and concrete foundations. Aluminium-timber doors, windows and skylights were triple glazed, with solar control glass used to help regulate interior temperatures.

The building was topped by a beautiful sedum roof to reduce rainwater run-off and to help control solar gain and heat loss in the home. HPM's careful attention to design and construction resulted in air leakage test results that outperformed best target expectations.

The installation of a weather compensated boiler linked to under floor heating, coupled with the use of a mechanical ventilation and heat recovery system also ensured that building running costs were very low.

Internal design features included a polished concrete floor throughout the home, and luxury solid surface bathrooms comprising natural slate, marble tiling and glass screening. Internal joinery was bespoke, designed and made in local joinery shops.

Energy efficient LED lighting was installed throughout the new home, with discreet linear strip lighting used to create special lighting effects to emphasise internal architectural design features.

Externally, door and window frames received a smart bronze anodised finish designed to perfectly compliment the building's buff coloured Belgian brickwork. A lime mortar was also specified for the brickwork to avoid the need for unsightly movement joints.

With its cutting edge design, demanding hi-tech specification and sympathetic use of high quality building materials, the new home was a finalist in the Local Authority Building Control Building Excellence Awards and RIBA South West Award winner - as such, the project was featured on the Channel 4 programme 'Grand Designs' as part of their RIBA House of the Year 2017 Awards series.

**RIBA**   
2017 South West Award Winner  
RIBA Award Winner and featured on Grand Designs

**GRAND  
DESIGNS**

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Delivering building control  
through local authorities

**BUILDING EXCELLENCE  
AWARDS 2015**  
REGIONAL FINALIST

