

A new Georgian building



Computer generated image

Client: Private Developer

Programme: 9 months design phase

Project management services provided:

Health & safety compliance – CDM – Full project management –

All design, technical & commercial aspects of a major development



Full technical design

Following granting of planning permission, Hill Project Management were engaged to provide full control and design management of this complex city centre apartment scheme.

Challenging site constraints of virtually every kind conspired to make this one of the most challenging local projects.

Issues as varied as ground contamination to party walls, construction access to road closure licences all had to be resolved.

Considerations unique to Bath, the hot springs and the Avon Act had to be complied with through the design process.

Highways and planning requirements were completed with negotiated S38 and S106 agreements.

The main road had noise issues requiring the building to be designed with specialist acoustic advice incorporated. Additional precautions in the attic apartments and acoustic glazing throughout. This then needed a mechanical ventilation system to be specified to provide adequate fresh air.

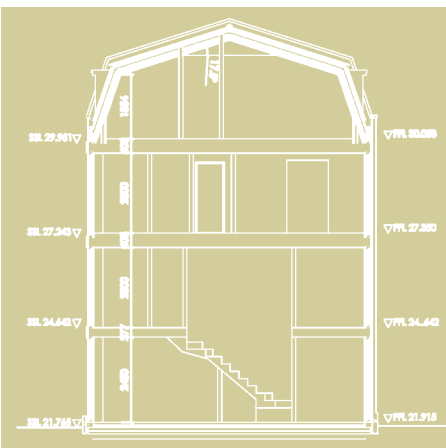
Even the pelican crossing in front of the site, had to be relocated.

Site investigations and surveys were undertaken. Structural assessment of adjoining structures had to be considered in the design and build methodology.

During the second world war the site had been bombed, the safety report concluded that the site was safe as the bomb had clearly detonated – hence no buildings were left!

A complex pile foundation and timber frame solution was settled on as the most cost effective structural form. This was then to be clad in local ashlar Bath stone, using traditional techniques and finishes, with timber sash windows and slate roofing.

As the design was finalised then the specifications and cost plans were developed and the project tendered as separate works packages.



Detailed drawings