

## In harmony with the hillside

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Sympathetic house design for the hillside



Wooden floor and kitchen installation



Deep pile foundations played a critical role

**Client:** Private

**Location:** Fairfield Park, Bath

**Programme:** 5 months on site

**Project management services provided:**

Health & safety compliance – Survey – Site investigation – Appraisal – Architectural design – Planning permission – Building regulations – Drawings – Specifications – Tendering – Road closure license – Building site management

Aiming to make best possible use of a steeply sloping site in a tranquil area of Bath, the client approached Hill Project management to conduct a detailed assessment of the building plot and a full review of a previously submitted house design.

Close investigation of the site geology revealed numerous impracticalities in the proposed design, from both construction and cost perspectives. HPM proposed an innovative and sympathetic house design that would take full account of the slope, its limited site access and the client's budget considerations.

Following client approval, HPM successfully obtained planning permission, prepared detailed working drawings and ensured all building regulations were met. Tender documents were produced and issued to suppliers and contractors, and a fully-costed building programme prepared.

Deep pile foundations were critical to the house construction, as was the provision of access for drilling equipment. The close proximity of adjacent buildings also required temporary installation of movement monitoring sensors as a precautionary measure.

To overcome the access limitations, an elegant timber frame house construction was adopted which could be erected within a day using a mobile crane from the roadway, under a short, temporary closure notice.

The timber frame was highly insulated, and clad in a smooth render and cedar board finish to match with its leafy hillside location. Grey aluminium bi-fold doors opened out onto a raised decking area, surrounded by stainless steel and glass balustrading to preserve the views.

The high standard of finish continued inside, with a beautiful German designed kitchen featuring granite worktops and quality AEG appliances. Bathrooms included underfloor heating and sleek Laufen sanitary ware.

State of the art data and satellite TV cabling was installed throughout the new building. Completed to a very high specification, the new house was handed over to a delighted client on time and under budget.