

Look at the view



Contemporary elevations



Extensive glazing



Contrasting materials

Client: Private Client

Programme: 12 months on site

Project management services provided:

Health & Safety Compliance – CDM – Appraisal – Technical Design – Working Drawings – Engineering – Building Regulations – Building Site Management – Contract Administration

Hill Project Management were engaged to complete this scheme from the planning stages. Having finalised the planning consent, we developed a fully detailed set of working drawings for this complex renovation and extension. During the 12 month construction period on site, HPM provided full supervision and contract administration.

The site originally comprised a pair of 1920s semi-detached properties. These were to be extensively remodelled and extended into a modern, contemporary family home.

Initial works included stripping back to the bare outside walls and removal of the roof. Structural repairs were undertaken to the walls and floors, before piling and reinforced concrete foundations were installed to carry the new two storey rear extension.

The complicated shape, with the peaked, overhanging roofs, lead to the adoption of structural steel and timber frame.

The sunroom has exposed structural columns, inboard of the glazing, as a feature.

A large first floor terrace overlooks the river Avon and a magnificent view into central Bath, with frameless glass balustrading.

Large openings were created between the old and new to ensure that the home connected properly internally and felt as one homogenous space. This required the use of steel portal frames to support the existing structure.

Ancillary operations included strengthening of an adjacent retaining wall and the installation of a new drainage system, connecting to the existing septic tank and rainwater soakaways.

The modern feel of the elevations featured the use of high-end products including slate, zinc and cedar cladding, all highlighted by contrasting, white acrylic render.

Solar control glass was specified in the very large, south facing, glazed doors and walls. This has proven to be very effective in reducing overheating and glare.

All new electrical and plumbing installations were designed to supply the four bathrooms and two kitchens. A water softener was fitted to combat the legendary Bath area hard water.

The over cladding of the original buildings ensures that the new and the old areas are indistinguishable. Further, this will improve the thermal performance of the walls, saving energy. The original solar panels were removed for storage, then reinstalled over the new slate roof, as work proceeded.

A new pressurised heating system was fitted, zoned into different parts of the home. Underfloor heating was fitted in the sunroom. Secondary circulation provides near instantaneous availability of hot water from any tap in the house.

The focal point of the sunroom is a contemporary wood burning stove. This is mounted on a slate hearth and in front of a curved stainless steel backing, mimicking the oval shape of the fire itself.

The master bedroom features a high, vaulted, ceiling and patio doors leading directly out onto the terrace, surrounded by frameless glass balustrading.

The total transformation of a pair of outdated Victorian dwellings, has produced this stunning, stylish, modern home, with one of the best views in Bath.

