

On the hill



Contrasting materials



Luxury bathrooms and kitchen



Limited access

Client: Private Client

Programme: 8 months on site

Project management services provided:

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

Hill Project Management were brought in to rationalise the design, re-arrangement, extension and total refurbishment of this 1970s property, providing a total package service.

Occupying a raised plot in a prominent location, just outside Bath city centre, the steep driveway provided very difficult access for construction.

This drove the design ethos, ensuring that the building could be delivered economically and that all aspects of the technical design allowed for the chosen materials to be physically brought into the site.

Mini piles were installed to support a steel foundation grillage. The components for which were lifted into place using a mini spider crane.

The extension was then constructed using timber frame, this was easier to get into the site and lightweight. The roof was stripped and recovered with a striking zinc sheet. The roofing specification was completed by also using zinc sheet on the fascias, soffits and gutters.

To allow these works to carry on regardless of weather, a large scaffold temporary roof was erected over the entire project.

Internally, many of the original walls were removed to create large open plan spaces. The master bedroom had a high, open vaulted ceiling formed using glulam timber beams.

All new plumbing and electrical services were installed prior to re-plastering top to bottom.

Water supply issues were investigated and a pressure boost set was specified to mitigate the location's poor feed characteristics.

High quality finishes followed with luxury bathrooms, designer kitchen, underfloor heating, oak flooring and oak joinery throughout. Stylish marble fireplaces were fitted with remote control, log effect, gas fires. All installed with new flue systems.

A showcase staircase was constructed, featuring oak and frameless glass balustrading.

Due to the proximity of a busy road, sound issues were addressed by specifying acoustic glazing. To avoid opening the windows, a mechanical ventilation and heat recovery system was fitted.

This coupled with the new improved insulation levels and a high quality glazing system, also increased the energy efficiency levels.

With the south facing aspect, HPM specified solar control glass to the large windows to control heat gain, glare and reduce bleaching effects.

Externally the walls were clad with contemporary cedar cladding and modern acrylic render, these contrast with the zinc roof and dark aluminium windows.

This tired 1970s property was brought right up to date and now provides beautifully presented, modern accommodation.