



## case study

Client	Private - Mrs E. Doherty
Architect	Richard Drinkwater Associates
QS	Steve Buckland
Duration	12 Months
Completion	2008
Value	£1m

## contract

This traditionally procured contract, comprised the construction of a prestigious, individual and architecturally designed five bedroomed property complete with a swimming pool for an eminent private Client.

In addition to competitively tendering for this project, a formal interviewing process took place post tender with the Client and Designer in order to establish whether a mutual empathy for the scheme existed and coincided with the customers requirements.

## description of work carried out

The Client desired a split level home fronting an existing large pond complete with a rear lower ground floor terrace, feed station and internal infinity swimming pool - just above pond water level.

The existing pond was completely drained and the wild life preserved and protected for the duration of the works.

This traditionally constructed dwelling required extensive bulk excavation in order to determine the complicated levels required to construct the split level foundations. Complex land drainage, surface water diversion and water proof tanking were required to maintain water tightness for the completed dwelling.



industrial | commercial | refurbishment

Hindle Street, Accrington, Lancashire BB5 1QT

t: 01254 301211 f: 01254 393508 e: construction@hambling.co.uk





The super-structure was built in traditional brick and block construction, incorporating high levels of insulation.

Engineer designed laminated truss beams were incorporated to provide the roof structure, most rooms having high level sloping ceilings, which coupled with the purpose made bi-fold windows and rooflights, contributed to provide a light and airy, yet warm environment.

The contractor designed mechanical and electrical installations involved the provision of the latest technology available for heating, ventilation, lighting, media and alarm facilities.

Purpose made joinery was fabricated in our own Joiners Workshop to the highest standards. The quality of the level of finishings was as should be expected on a project of this nature and contributed to the creation of a superior and unique home for the client.

#### technical issues encountered and overcome

Obviously the existing pond and levels of a low lying site created their own problems coupled with providing a swimming pool at lower ground level. The site access, drainage and waterproofing solutions were all serious problems which were admirably overcome by taking the requisite measures to prevent flooding and water ingress. Accurate levels and setting out skills were of paramount importance.

**We were able to accommodate client changes in design and complete within the agreed programme, including reinstating the pond and surrounding areas to their former glory, much to the satisfaction to the Client.**

