



## HOPE HOUSE

LANSDOWN · BATH

# NEWSLETTER



### CONTACT

If you need any further information  
please contact  
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## JJ Rhatigan & Company building the new development at Hope House

**WELCOME** to January's edition of our newsletter from JJ Rhatigan, the building contractor for the new development at Hope House, Bath. The aim of this newsletter is to keep you; our neighbours and local residents, informed of our progress, what is happening on site and anything that we think may affect you during our works.

**THE PROJECT** is a high end residential development on Lansdown Road. Unit sizes from one to four bedroom and a mixture of apartments and houses. The buildings are a mix of RC frame and traditional build using Bath Stone and Purbeck as a finish on the façade.

### SITE HOURS

**Monday - Friday: 07:30 - 18:00 & Saturday 08:00 - 13:00**

Sundays and Bank Holidays: No working unless notification is given to residents and local council.

### TRAFFIC MANAGEMENT

We will seek to minimise the interface wherever possible between site traffic and the public. We will aim to reduce the number of deliveries where practical and keep the volume of traffic as even as possible to avoid peak times.

We will operate a 'one vehicle at a time' policy and ensure that lorries will not be allowed to lay-up in surrounding roads. All deliveries will be planned and managed by the site team. We have installed temporary tarmac to reduce the amount of mud and debris on the surrounding Highways.

### NOISE AND DISRUPTION

The project site is enrolled within the Considerate Constructors Scheme. We will seek to implement best practice at all opportunities to minimise noise and disruption where possible and will be continually monitoring this to achieve our noise reduction objectives.

### WE WILL

- Check noise levels against set trigger values
- Carry out random spot checks by visiting engineers
- Conduct internal audits

### SITE SET UP

Following on from our presentation and the feedback from residents we have managed to re-plan the site offices so they will only be on one level and not double stacked. We hope this helps during the construction works.



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Work that has been carried out this month

- Block A – Stonework near completion and roofs are progressing well, the internal floors and stairs are scheduled to commence next month.
- Block B – The envelope is complete and being inspected to allow scaffold to come down, internally the drylining works are progressing.
- Block C – Stonework and roofs are complete. The stone work is being 'spun off' allowing the scaffold to be dropped. Internally varying stages of fit out are progressing, from 1st fix to kitchen installation.
- Block D – The 4 town houses are approaching decoration stages, the scaffold is down, the external paving is being installed. The kitchens are complete and tiling works are drawing to a close.
- Block E – The scaffold is being struck this week, whilst inside the 1st fix works near completion ready for close up and plastering.
- Block F – As many of you saw, last month we took the temporary roof off, quite a milestone. The cleaning regime has been approved by BANES, Listed Building Consent granted and works commenced. We are aiming to complete the cleaning by Christmas, weather dependent. Internally we have a spectrum of activity from 1st fix to kitchen installation.

### PROGRESS IN THE NEXT MONTH

- Block A Complete roofs and install floors & windows
- Block B Continue internal works, snagging to the stonework and dropping scaffold
- Block C Drop south elevation scaffold, continue with internal works completing all plastering works to apartments
- Block D Decorate and final fix all 4 houses. Complete external hard landscaping
- Block E Commence external hard landscaping, bring apartments up to 2nd fix stage
- Block F Complete clean and drop scaffold, however this is dependent on the weather. Internally, progress apartments from 2nd fix to decoration.



I would like to thank all of you for the support and assistance you have offered, as a direct result of your vigilance we have managed to prevent any more unauthorised entries to site by engaging security out of hours. Please continue to report anything you think we should know. Many thanks, Paul.