



## Private Residence, Montpelier Conservation Area, Bristol



This privately owned property is a grade 2 listed building situated within the Montpelier conservation area of Bristol. The client was a domestic resident who wanted to undertake a number of necessary repairs whilst also preserving the conservation of the building.

Hookway were appointed to design a solution and manage the project. Following a detailed survey of the property, a specification was compiled for the required repairs and improvements to the fabric of the building, including:

- Renewal of felt underslating and timber battens, with existing tiles reused
- Removal of fibreglass roofs to dormer windows and reinstating with specialist leadwork back to its original construction
- Insulating roof space and dormer cheeks
- Critical and expansive timber repairs to roof structure
- Critical ashlar stone repairs to front and rear elevations
- Repairs to chimney stacks
- Renewal of all leadwork throughout roof
- Repairs & refurbishments to all timber sash windows
- Internal decorations including structural timber repairs
- Asbestos removal using a licenced asbestos removal contractor.

### Complete Project Management & Design Expertise

Hookway were trusted to manage the full design and installation process on this project, ensuring that all works were undertaken in a sensitive manner that respected the listed status of the building.

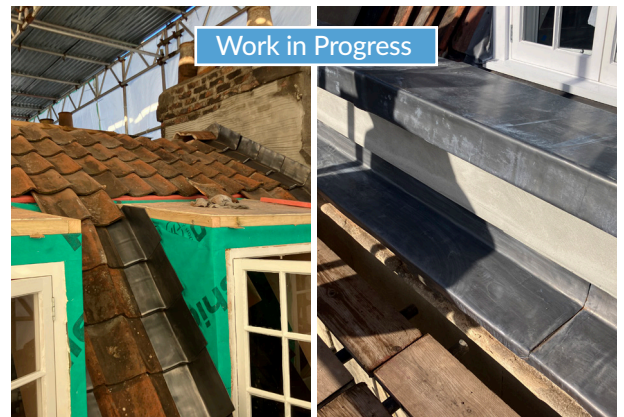
#### Our involvement included the following:

- Design, Planning & Management of whole project
- Survey of building to ascertain its condition. This included initial opening up works throughout the property to assess the extent of damage caused by years of leaks and consequential deterioration
- Creating bespoke specification of requirements based on information gathered during survey.

Client: Private Residence

Project: Critical Repairs & Refurbishment

Contract Value: £160,000



Work in Progress



Internal Decoration