



51-53 Hills Road,
Cambridge
CB2 1LA



Start **06.05.14** Finish **18.03.15**

Duration **46 weeks**



Value **£2.3m**



Air Tightness **3.5**



Project Manager
Bidwells LLP



Client
Jesus College
Developments Ltd



Architect
Gort Scott Ltd



Form of Contract
JCT Design & Build
2011

51 HILLS ROAD OFFICES CAMBRIDGE

Introduction

The project comprised the demolition of an existing garage block to allow for the design and build construction of a new four storey office building.

The new building was constructed using a reinforced fair face concrete frame with timber framed infill panels and facing brickwork on the external walls.

The brickwork on the exterior of the building was a particular design feature with more than 7 different systems and bonds including hit and miss brickwork and a bespoke masonry soffit. Additionally Ashe fitted several 'bird brick houses' within the brickwork, these houses have been specifically developed to suit the local birds in the area.



Specialist Velfac composite windows were used throughout with pre-cast stone surrounds to keep with the high level of quality to the finish of the office.

A natural ventilation system was fitted to all office areas which included feature chimneys and acoustically attenuated louvres.

The Hills Road Office project was put forward for a number of awards, because of the high level of detail applied to all elements of this building. The project was successful with a number of these nominations as detailed.

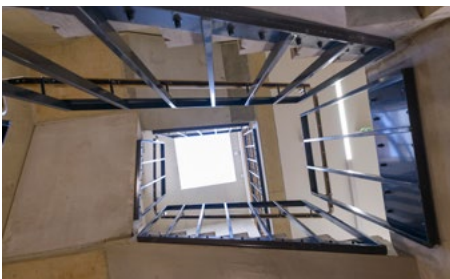




Key Success Points

The Hills Road Office has been accredited as “the greenest office building” within the Cambridge city centre. The project has achieved BREEAM Excellent status and has many sustainable features, including;

- A gas absorption heat pump
- PV panels
- Low cement/High GGBS content concrete
- Full natural ventilation to all office areas
- Electric car charging points



Project highlights

Multiple Award Winning Project



RIBA East Regional Award Winner
RIBA National Award Winner



RICS East of England Award Winner – Commercial category
RICS National Awards – Commercial category – Highly commended



British Council of Offices (BCO) Midlands & East Anglia Award winner – Projects up to 2,000m2

BCO National Awards – Projects up to 2,000m2 – Highly commended



National Civic Trust Winner



2016 Brick Award for Best Commercial Building



Cambridge Forum for the Construction Industry (cfc) Cambridge Design & Construction Awards – Commendation



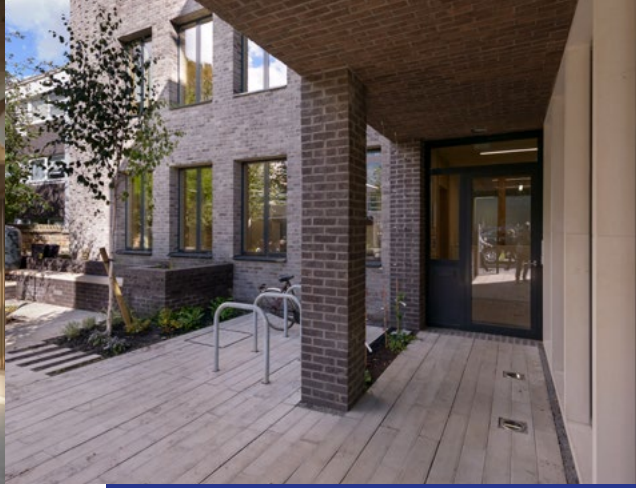
UK Cast Stone Association – Best Cast Stone on Contemporary Design Project – 2019 Winner

7 AWARDS WON

GREENEST OFFICE IN CAMBRIDGE CITY CENTRE



BREEAM[®] excellent



Key Challenges & Mitigations

There were numerous complex elements to the new office building and these required extensive input from our in house design and build department, specifically the project's design manager, Daniel Armes. These challenging elements included the exposed RC frame, low cement content concrete, glulam lattice frame to top floor, stone window surrounds, 5 different brick bonds and complex combination of mechanical and natural ventilation via large louvres and chimneys with integrated rain catchers.

To ensure these unique and technical elements did not cause any delays to the project our design team held a number of design workshops with the project's design consultants and specialist sub-contractors to ensure all parties understood these elements of the works.

Additionally, significant research was undertaken by the Ashe project team to investigate the suitability of a number of the design solutions and proposals.

A key example of this was a proposal to use a innovative cement free concrete for the building's staircase. Whilst this material had certain applications, upon investigating it was deemed unsuitable for this particular application. Further innovative materials and techniques were used throughout the building and resulted in a research and development tax rebate for Ashe.

Community Benefits

Through the project Ashe took a number of steps to ensure the project benefitted the community as part of the Considerate Constructors Scheme, such as;

- giving timber off-cuts to the public free of charge
- organised and hosted visits to site by Cambridge University Students, Cambridge Forum for the Construction Industry and the local neighbours
- displayed information boards with CGI visuals of the completed building
- provided monthly newsletters to local residents.

Ashe received an email from Susan Atherton, who works opposite our site. Within it Susan wrote:



I work in offices opposite the Hills Road site you are currently developing and I have to remark on how efficient the team there appear to be. Its 'all hands on deck' when any plant arrives to ensure it is offloaded/removed as quickly as possible to reduce traffic congestion.

All sweeping up and cleaning of debris from the roads and paths is done by anyone who happens to reach the broom or hose first...

I must say that your 'Considerate constructors care about appearance' really is being displayed by this team.



Susan Atherton
RBS Corporate Banking

We were really pleased to receive this email as it is not often an individual takes the time out of thier own busy schedule to write something so positive.

Susan's message was passed on to our site team and it helped to ensure the high standards they had set themselves continued throughout the project and this showed in the finished product.

