

## Kitto House, Station Road, Montpelier

### *A sustainable workplace for Kitto Group Plc, an established Bristol based company*

#### Introduction

The new headquarters building for the Kitto Group Plc in Bristol provides sustainable, modern offices, meeting rooms and joinery workshop to this long standing local construction company.

#### Context

Station Road leading to Montpelier Railway Station is a popular pedestrian route between The Arches of Cheltenham Road and the residential streets of Montpelier. It is also home to Montpelier railway station. The road has a mix of uses, ranging from residential to light industrial, and includes Montpelier High School and the local Post Office sorting office.

Having commissioned Redland-based architects O'LearyGoss Architects to design a bespoke HQ building on the Montpelier Road site, planning permission was granted in 2020. The building was completed in March 2021, with Kitto Construction Ltd as the main contractor.

#### Design

The building is finished in a traditional red brick to reflect neighbouring Montpelier High School and others in the locale. Its siting and layout were determined by the need to preserve an existing row of mature trees while creating a usable 'builder's yard'. As well as offices, the building includes joinery workshops. Noise breakout from these active spaces is minimised by the construction and orientation of the building.

The overlooking of the street from offices and workshops enhances the security of the public realm.

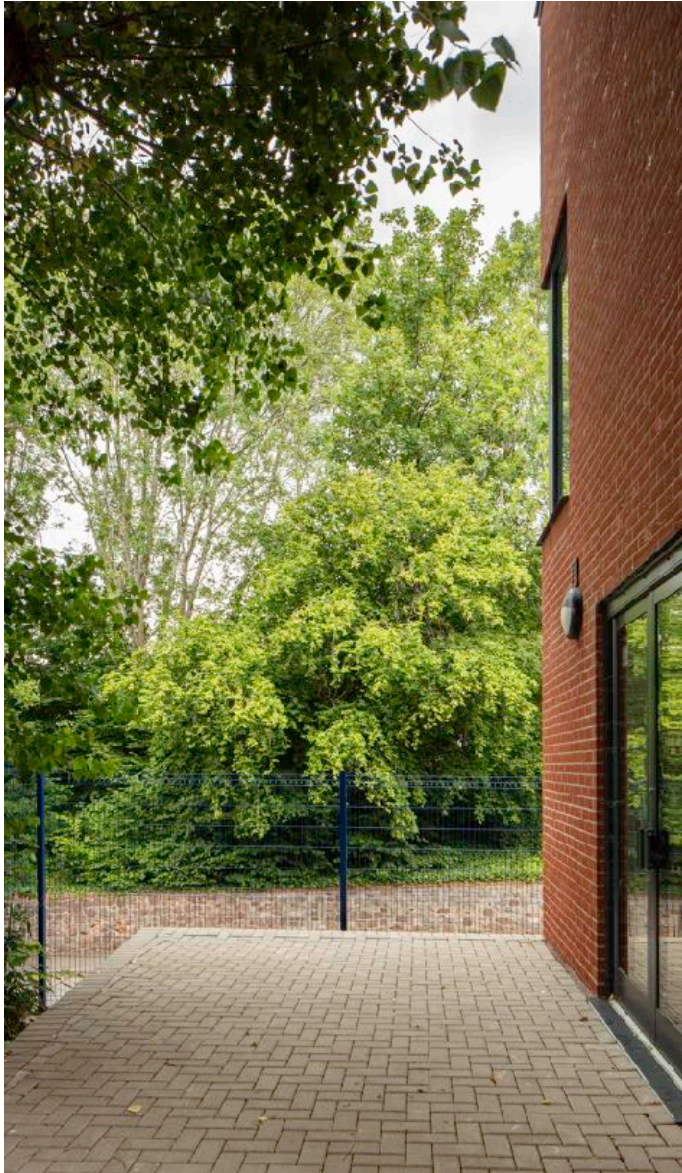
#### Sustainability

The building is highly insulated throughout. A decision to avoid flammable insulation in the walls was taken at the outset. The construction achieved a high level of airtightness which is key to energy efficiency. The offices are heated with an air source heat pump with underfloor heating. Windows are Scandinavian timber units, clad externally with an aluminium finish.

#### Ecology

The building footprint is generated by the desire to retain existing mature trees by avoiding their root protection zone on the site. The development includes extensive further landscaping, with carefully selected trees, shrubs and herbaceous plants. The street side linear plant bed will host columnar hornbeams trees interspersed with clematis and jasmine climbers. This planting will "green" the brick walls, increasing biodiversity by encouraging pollinators, and reducing heat gain at street level during heatwaves.

**Quote from the client:** *'We are very fortunate to have had the opportunity to work with O'LearyGoss Architects to create and construct a fantastic new modern working environment so near to our previous premises. The building provides modern and flexible professional space for both our employees and our clients. In addition having the purpose built joinery workshop integrated within the main Kitto Group facilities enables better communications and working practices across the business.'*



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