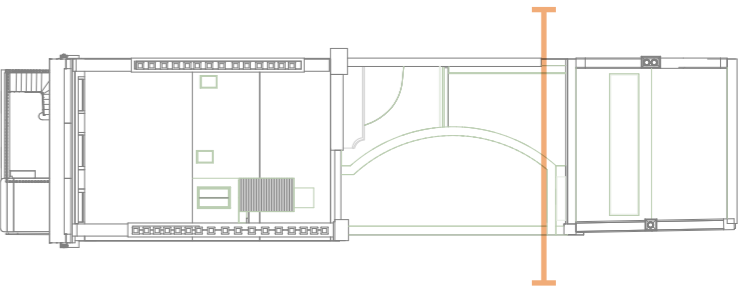


8.0 ALTERATIONS TO MEWS HOUSE

MEWS HOUSE REAR ELEVATION



MEWS HOUSE REAR ELEVATION

The openings within the blind arcade to rear of mews will be reinstated as shown in the elevation (1).

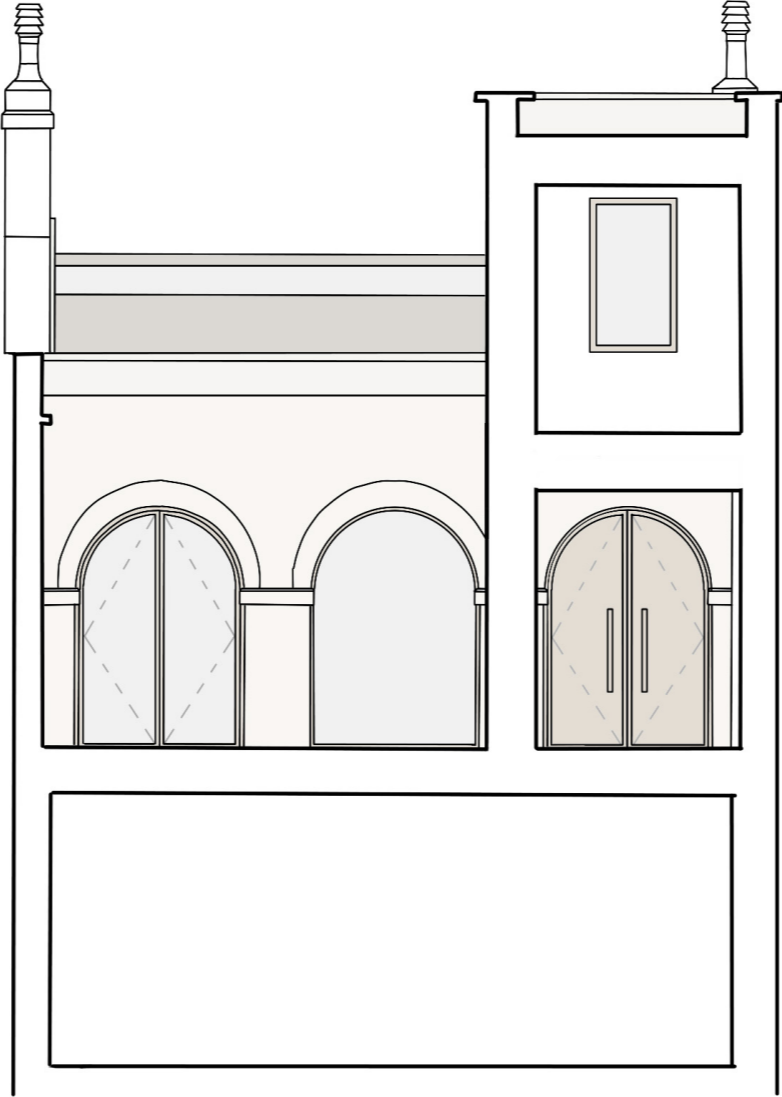
The curvature of the elevation will ensure that two of the arches to the rear of the mews house would be retained and visible, being reopened as part of the proposals. The infill in these arches is understood to be a modern addition, however with circular design principles, it is proposed to clean and reuse these bricks within the new closet wing facade design.

The proposals maintain the hierarchy of the space and relationship between the ancillary mews house and the main house - and the change in appearance will be consistent with that historic relationship.

The proposed design employs a modern glazing strategy so as not to distract from the primacy of the main house, whilst still building a relationship with the proposed closet wing design, unifying the project as one single household. One opening will be a fixed pane whilst the other will be a glazed door.

The mews will be accessed from the rear and provided from the lower ground and ground floors of the main house.

The ground floor level of the mews house aligns with the closet wing and main house. This has been included to provide flow between the two parts of the property.



- 1 Proposed Mews House Elevation
- 2 Proposed CGI Views from the Main House towards the Mews House
- 3 Existing Condition
- 4 No. 7 Fanlight detail showing variety across the terrace

8.0 ALTERATIONS TO MEWS HOUSE

CYCLE, PARKING AND REFUSE

CYCLE, PARKING AND REFUSE

The intention is for the proposal to utilise the existing garage condition in the mews house. The details of which are as follows:

Parking

On-street residents' parking located on the driveway in front of the main house.

Provision to retain existing car parking within enclosed secure garage, accessed via No. 8 Gloucester Gate mews and with internal door from garage leading into the property.

Garage door to be replaced to meet parking standards

Cycle

The existing garage space in the mews also provides sheltered and secure space for cycle parking.

Refuse

The existing refuse condition will remain unaltered, and consistent with the rest of the street.

Refuse & recycling area is located in the garage with sufficient space for wheelie bins.



1

1 Lower Ground Floor Plan

Existing garage

9.0

**MECHANICAL &
ELECTRICAL**

9.0 MECHANICAL AND ELECTRICAL

KEY CONSIDERATIONS

SERVICES DESIGN STRATEGY

This overview should be read in conjunction with supporting information prepared by SWP and XCo2.

While the heating, cooling and energy strategy will be refined and designed in detail as the scheme design progresses, it is anticipated that heating will be via a combination of underfloor heating and radiators heated by an energy efficient boiler.

Underfloor heating will be used in areas where minimal alterations to joists can be achieved. This would likely entail the use of heat diffusers located between joists which are connected by pipework looping between the joists themselves. Such a system requires minimal notching in joists to accommodate the pipework (usually just one at each end) if alterations do not already exist to accommodate existing services. This also allows original floorboards to be retained where they still exist and typically does not require the raising of floor levels.

Such a scheme would be consistent with other heating systems permitted and installed within listed buildings elsewhere in the Borough.

In terms of cooling, natural ventilation will be utilised where possible in the context of the building's layout and listed status. It is anticipated that FCUs will be installed in some rooms to provide supplementary cooling where the overheating assessment has stated it is required. These will be located in areas where alteration to historic fabric is minimised or avoided (for example being located within joinery or furniture).

KEY REQUIREMENTS

GENERAL

All engineering service installations will need to be completed in full compliance of all statutory requirements and industry best practice guidelines. In addition, all standards, Codes of Practice, design guides and guidance notes issued by various bodies such as the British Standards Institution, Chartered Institute of Building Services Engineers, Health and Safety Executive etc. should be complied with.

MECHANICAL/VENTILATION

Mechanical extract to utilities, kitchens, bathrooms and WCs.

ELECTRICAL

Electrical installations should be designed and installed in accordance with BS 7671. An appropriate Part P certificate will be required on completion of notifiable electrical installation work.

COOLING HIERARCHY

With regard to policy CC2 'Adapting to Climate Change' detailed in Camden's Local Plan, and the risk of overheating to the proposed development, the MEP consultant will undertake the creation of their own thermal model within IES modelling software. From this model, heat gains (and losses) can be extracted to allow an informed decision to design the cooling systems where required to mitigate any risk of overheating to the property. This base model can be further developed and exercises taken to review options on glazing, shading and thermal elements of the property to help minimise heat generation into the property. Anticipated system designs to include fabric detailing, passive and mechanical ventilation as a priority, with active cooling as secondary.

KEY PROPOSALS

AV & CONTROL

- Multiroom audio (Sonos)
- Door entry
- Home cinema
- CCTV

DATA & WIFI

- Complete coverage that is fast, reliable, stable and secure

LIGHTING

- Lutron for principal rooms VS whole house

HEATING

- Underfloor heating throughout
- Heated towel rails to bathroom and shower spaces

COMFORT COOLING

- Cooling hierarchy to be considered carefully.
- Focus on key spaces and bedrooms
- FCU's to be integrated into joinery design
- Refrigerant unit locations on roofs

GAS

- 2no. Gas boilers

OTHER

- Blinds/blind control required
- Planters irrigation required
- Socket choice to be minimal, flush fittings

9.0 MECHANICAL AND ELECTRICAL SOUND SYSTEMS

SOUND DESIGN STRATEGY

For the sound strategy, products that adopt a modest and sophisticated aesthetic whilst providing the best audio quality have been suggested. This decision was made to ensure the vision and quality of the interior design would only be enhanced by the addition of these products.

For the primary spaces, including the Master bedroom and Bar/Library, Sonance IS Invisible Speakers displayed as product **1** on the right have been chosen. This speaker is cleverly designed to be completely concealed, where the product panel is fitted to sit flush with the ceiling boards and then plastered over on its facing white panel to appear part of the room. Thus, providing the most discreet audio system to have no visual impact on the key spaces.

For other spaces that use speakers, the Sonance VP6 Round Speakers, displayed as product **2**, have been suggested. These speakers combine modern and elegant style with high quality audio performance. Similarly, the speaker will sit between ceiling panels, and will show a white small circular face to the spaces below, minimising the visual impact to preserve the high quality designed interior.

1

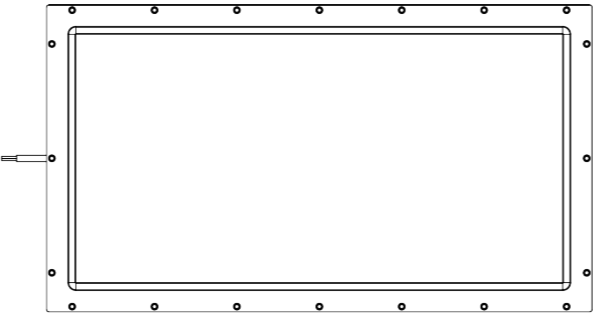
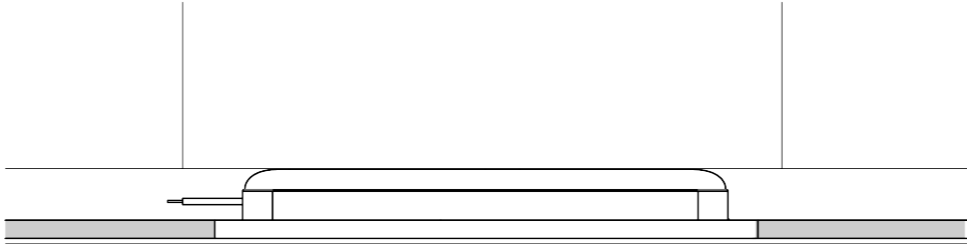


Sonance IS Invisible Speakers

Rooms featured in:

- Bar/Library
- Reception room
- Family room
- Master Bedroom

Sonance IS Invisible Speakers Ceiling Section and Plan



2

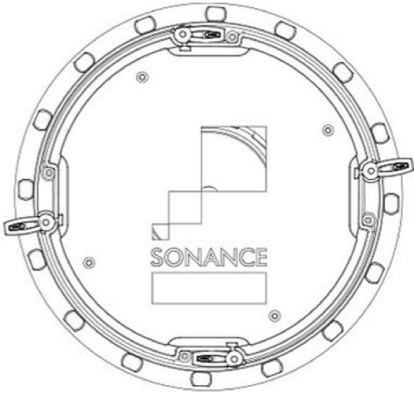
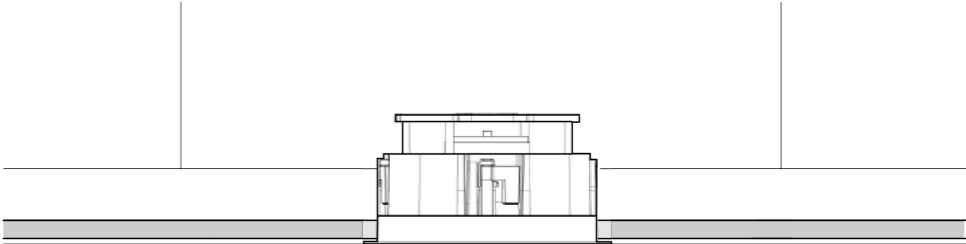


Sonance VP6 Round Speakers

Rooms featured in:

- Studio/Gym
- Lower ground lounge
- Activity Room
- Kitchen/Dining
- Study
- Master Closet
- Master Bathroom
- Bedrooms 2-5

Sonance VP6 Round Speakers Ceiling Section and Plan



1 Sonance IS Invisible Speakers
2 Sonance VP6 Round Speakers

9.0 MECHANICAL AND ELECTRICAL VENTILATION - AIR BRICKS

AIR BRICKS

Within the MEP strategy, a few areas on the building facade require further ventilation. The existing condition of the building uses a few air bricks on the facade displayed in pictures 1 and 2 on this spread.

For areas that require additional ventilation on the facade, the existing ventilation strategy will be utilised. Therefore, a customised buff waterjetted air brick is proposed to best match the existing brickwork. Image 3 on the page displays custom waterjetted airbricks by EH Smith brick manufacturers, displaying a waterjetted buff air brick on the left which would be utilised within the proposal.



- 1 Examples of air bricks on existing facade
- 2 Example of air brick on existing facade
- 3 EH Smith waterjetted custom air bricks

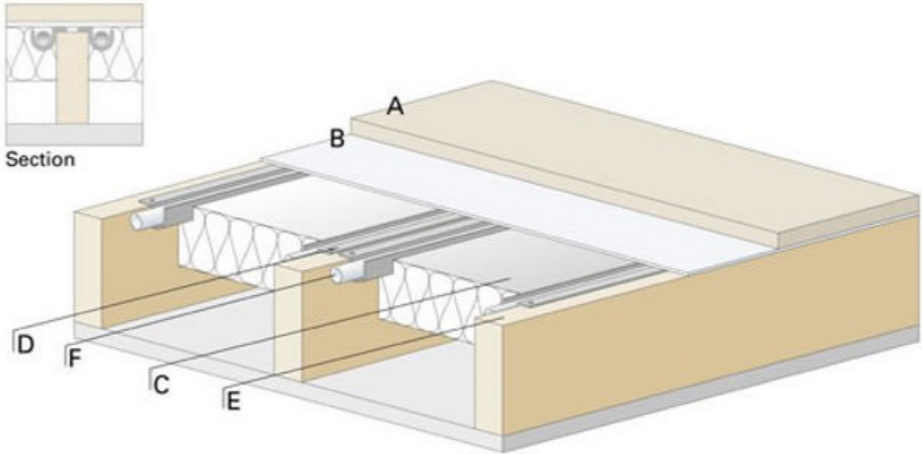
9.0 MECHANICAL AND ELECTRICAL HEATING - UNDERFLOOR SYSTEM

UNDERFLOOR HEATING

Tray underfloor heating system is proposed to be installed between existing joist to employ a sensitive heating strategy.

The supporting exploratory works document highlights where extensive floorboards have been replaced and cut which have compromised the historic condition.

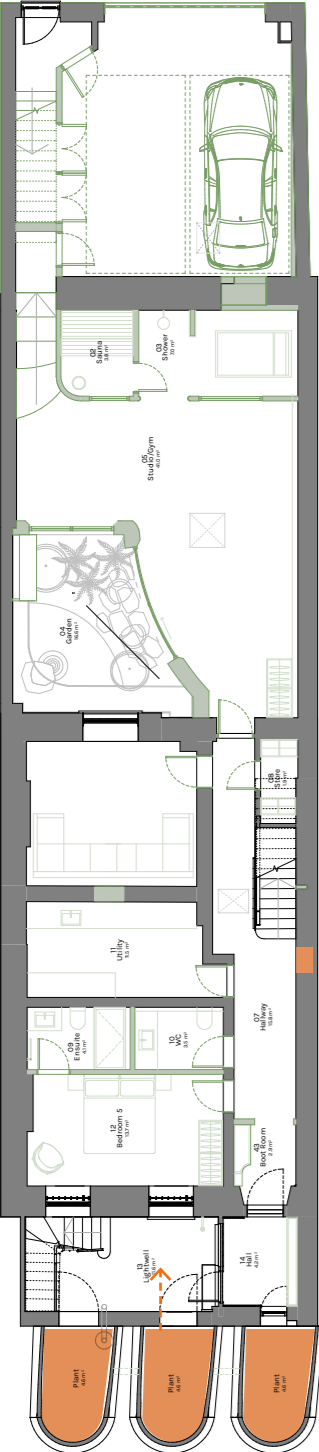
During the removals process, further investigation of the floorboard condition will be undertaken and detailed strategy for floor decks will be agreed in consultation with The Crown Estate.



- Legend:
- A Floor Deck
 - B Aluminium Conducting Sheet
 - C Insulation
 - D Pipe Clips
 - E Joists
 - F Underfloor Heating Pipe

1/2 Examples of compromised existing floor condition
 3 Example of sympathetic underfloor heating system

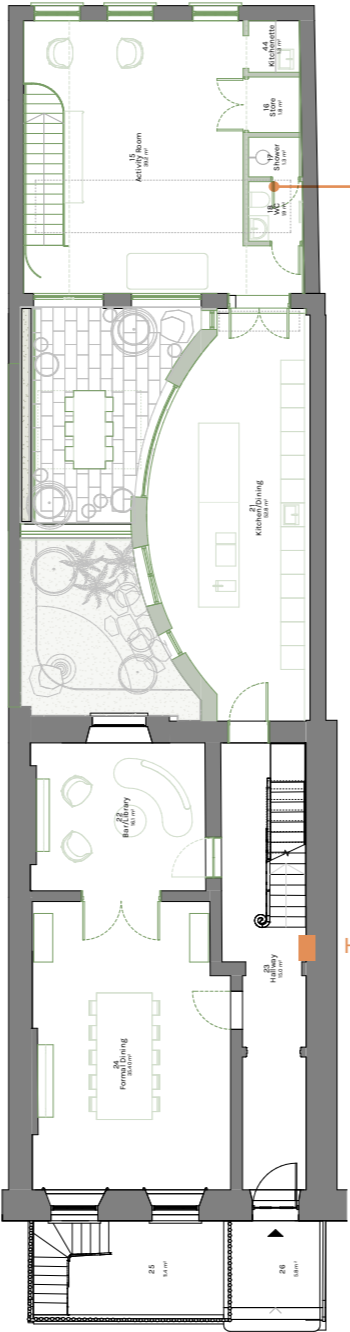
9.0 MECHANICAL AND ELECTRICAL MEP LOCATIONS



Historic riser location to be utilised

Plant room locations retained and enhanced in existing vaults
Boiler flue route to lightwell to be reviewed

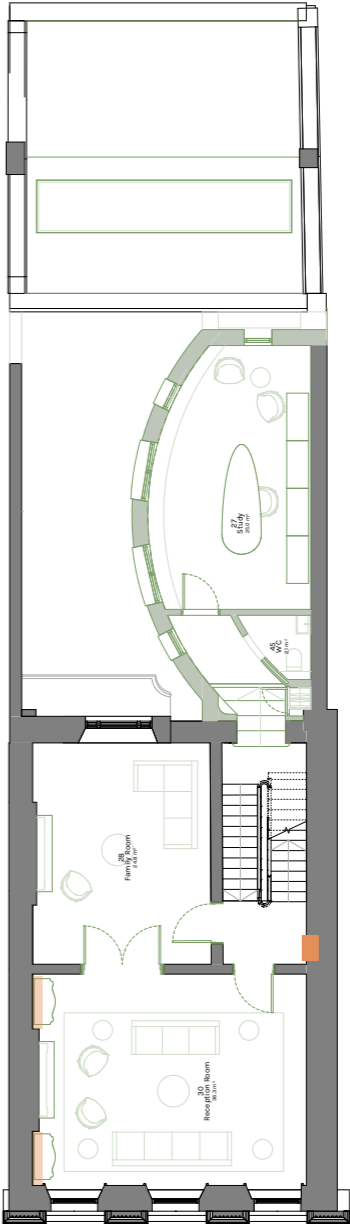
Lower Ground Floor



Space cooling provided through FCU in joinery with high level integrated grilles

Historic riser location to be utilised

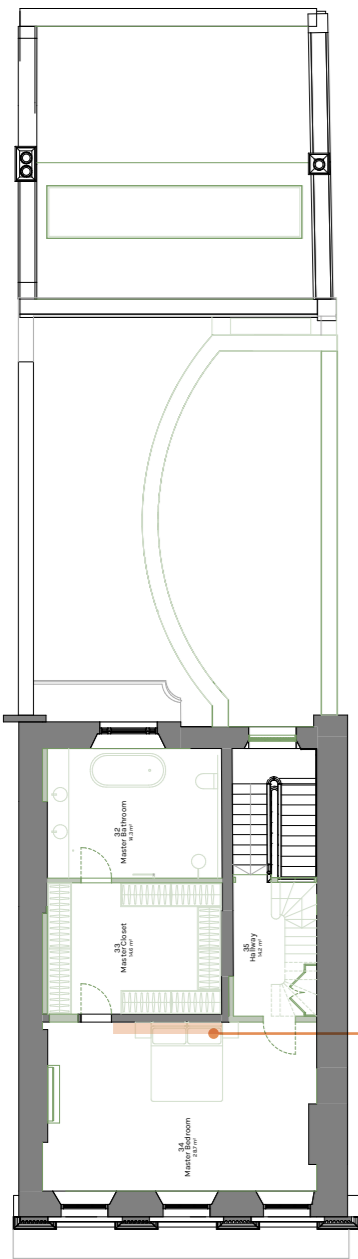
Ground Floor



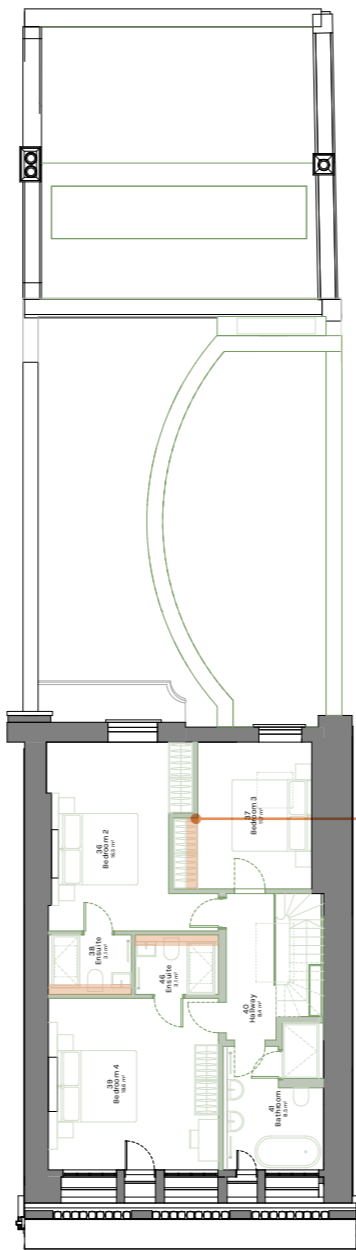
Space cooling provided through FCU in joinery with high level integrated grilles

First Floor

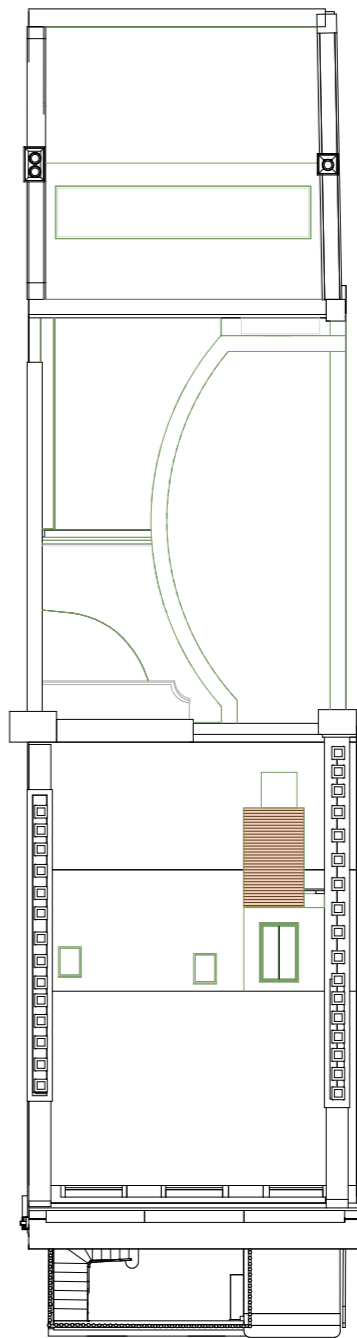
9.0 MECHANICAL AND ELECTRICAL MEP LOCATIONS



Space cooling provided through FCU in joinery with high level integrated slots within the frieze section of the cornice



Space cooling provided through FCU in joinery with high level integrated grilles



Condenser plant location in acoustic enclosure, accessed through hatch in bedroom ceiling

Second Floor

Third Floor

Roof

10.0

ACCESS STATEMENT

10.0 ACCESS STATEMENT

ACCESS

TRANSPORT

PARKING

An existing garage in the mews house provide car parking space within enclosed secure garage, that is accessible via No. 8 Gloucester Gate Mews. This garage accommodates space for two cars.

The garage door will be replaced to meet parking standards.

REFUSE

The existing refuse condition will remain unaltered, and consistent with the rest of the street.

ACCESS

ACCESSIBILITY

No. 8 Gloucester Gate is located on a one-way carriage driveway adjacent to the Outer Circle. Due to the historical significance of the property, the main entrance is to be retained. Car parking is accessible via Gloucester Gate Mews, to the rear of the house, and pedestrian access is retained off the Outer Circle.

The principal floor level has been aligned to improve circulation through the building, while improving outlook and amenity on the site.



DEFA

THANK YOU