



# RESIDENTIAL PROPOSAL

*1B Old Brewery Mews,  
NW3*





# BEFORE & AFTER

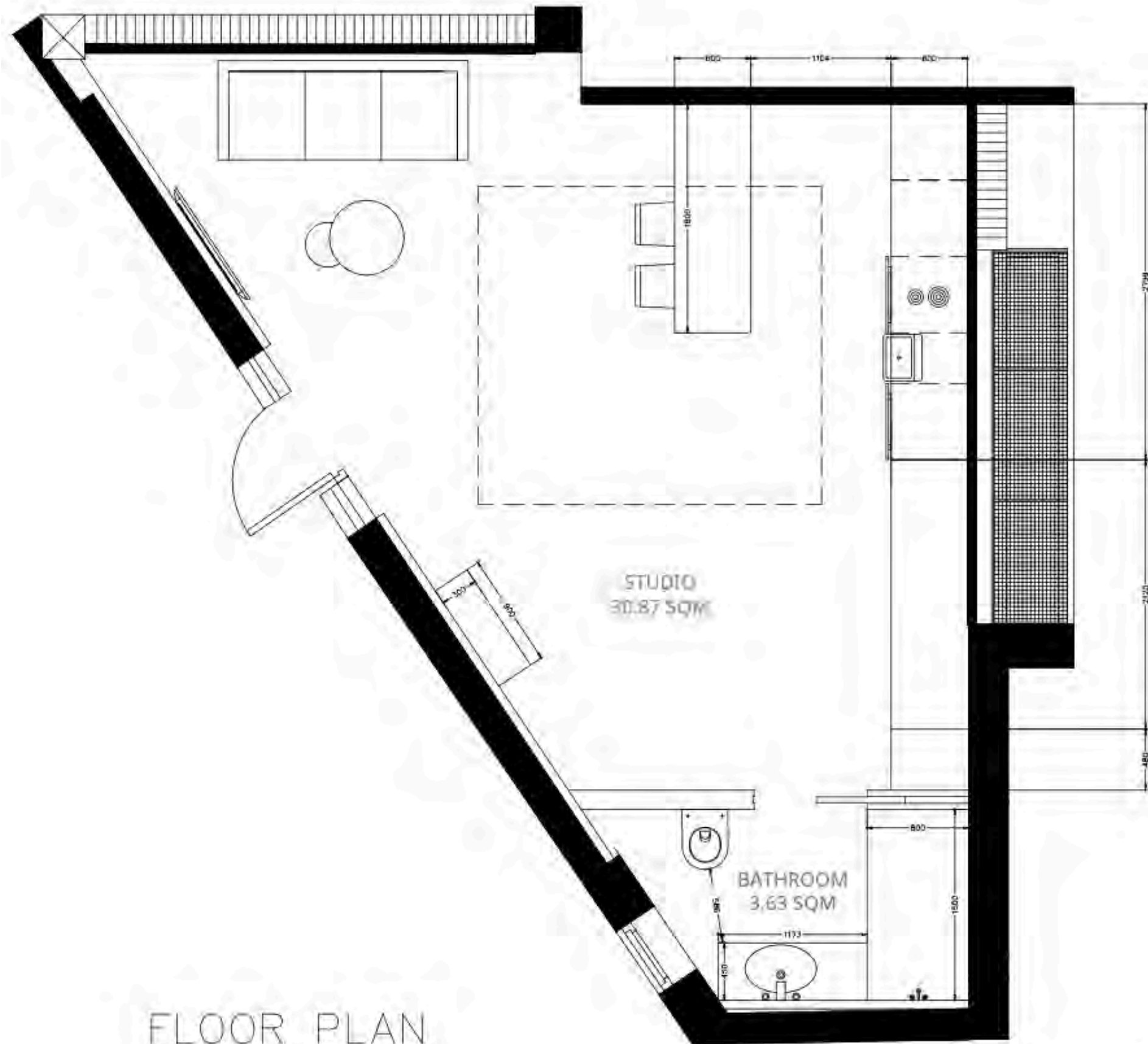


# NOW

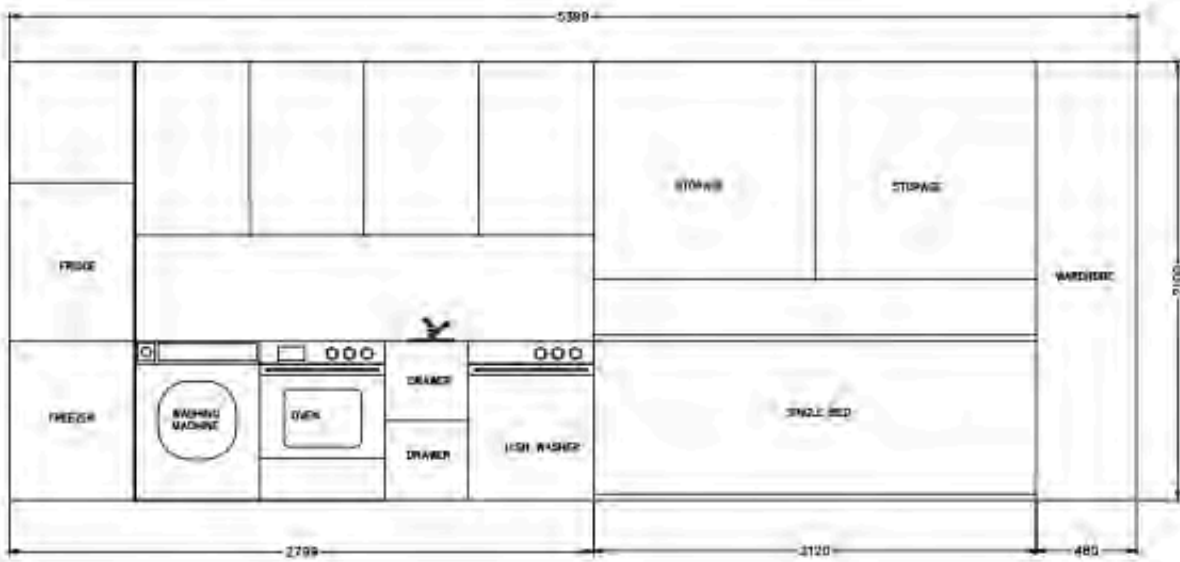




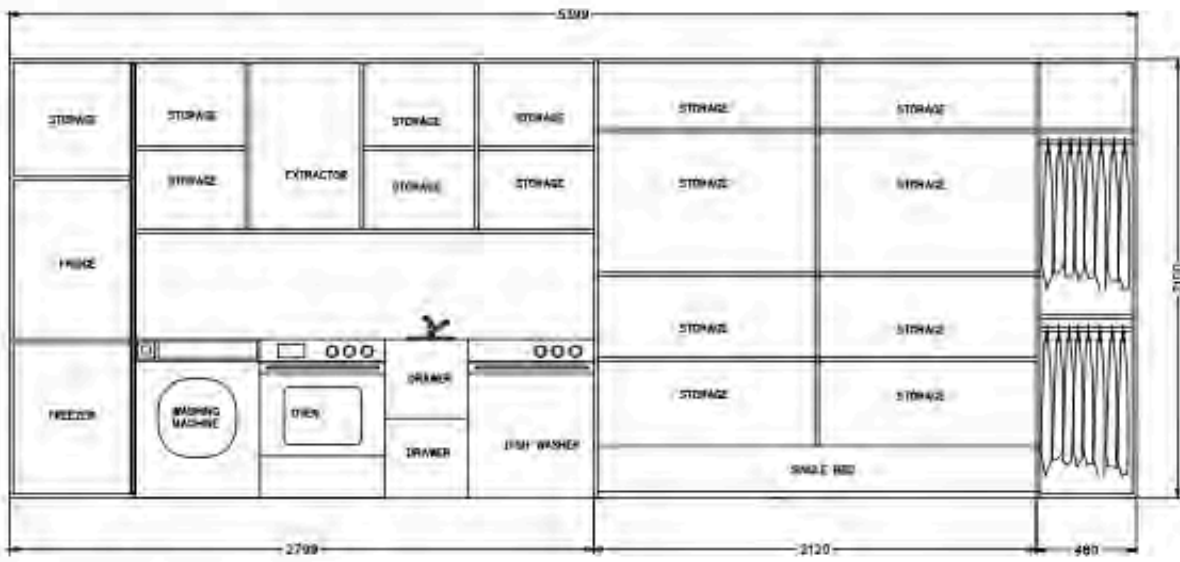
# CAD DRAWING



FLOOR PLAN  
SCALE 1:350



WALL ELEVATION  
SHUTTER CLOSED



WALL ELEVATION  
SHUTTER OPEN

# INTERIOR LAY OUT



Bike Hanging Storage

Wall mounted TV

Single front door

Desk

Fuse board

Vertical hot water tank  
above suspended WC

Circular window

Pocket door

Integrated  
kitchen

Integrated  
storage,  
Pull down single  
bed.  
Wardrobe

Bathroom with  
pocket door





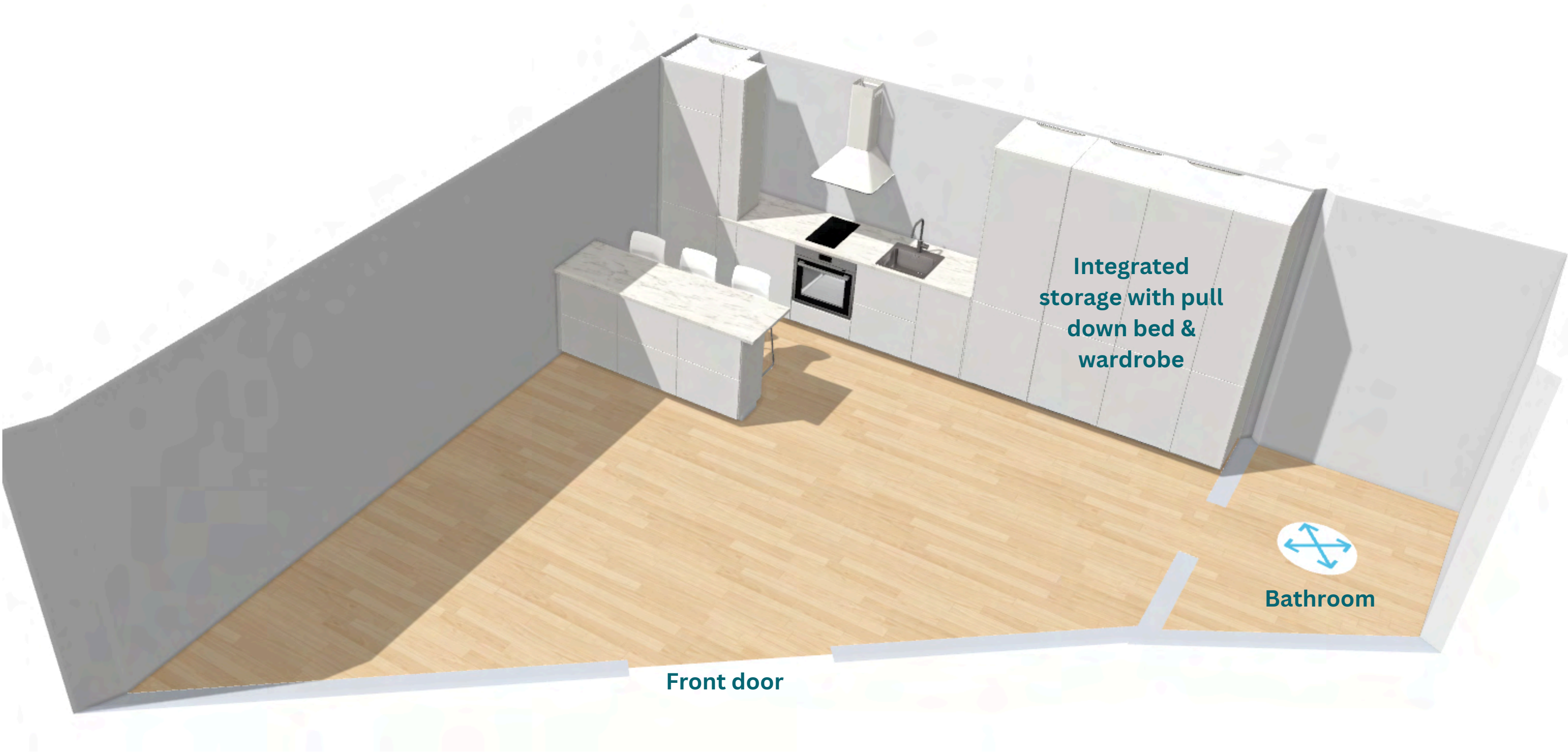
# INTERIOR LAY OUT

- Dedicated living and working areas





# KITCHEN LAYOUT



Front door

Bathroom

Integrated  
storage with pull  
down bed &  
wardrobe

# KITCHEN LAYOUT



**Designed by Ikea** - from CAD drawings  
2d & 3d detailed plans available

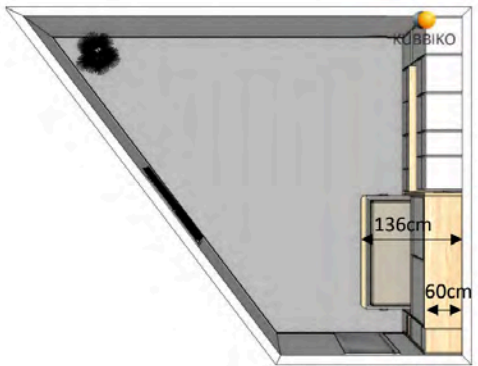
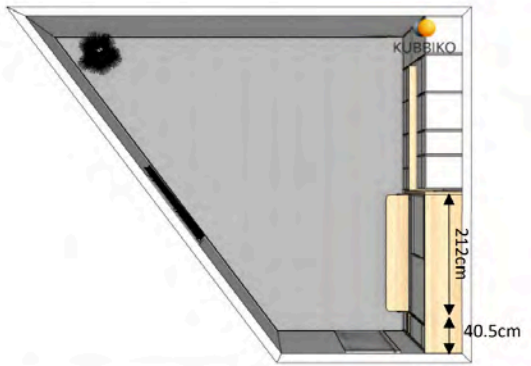




# SINGLE BED – HORIZONTAL PULL DOWN MURPHY BED



Floor view



## Gallery

Wall beds Youth bedrooms Other furniture  
Home office Accesories Mattresses Explore  
our gallery and find the one which matches...

Kubbiko

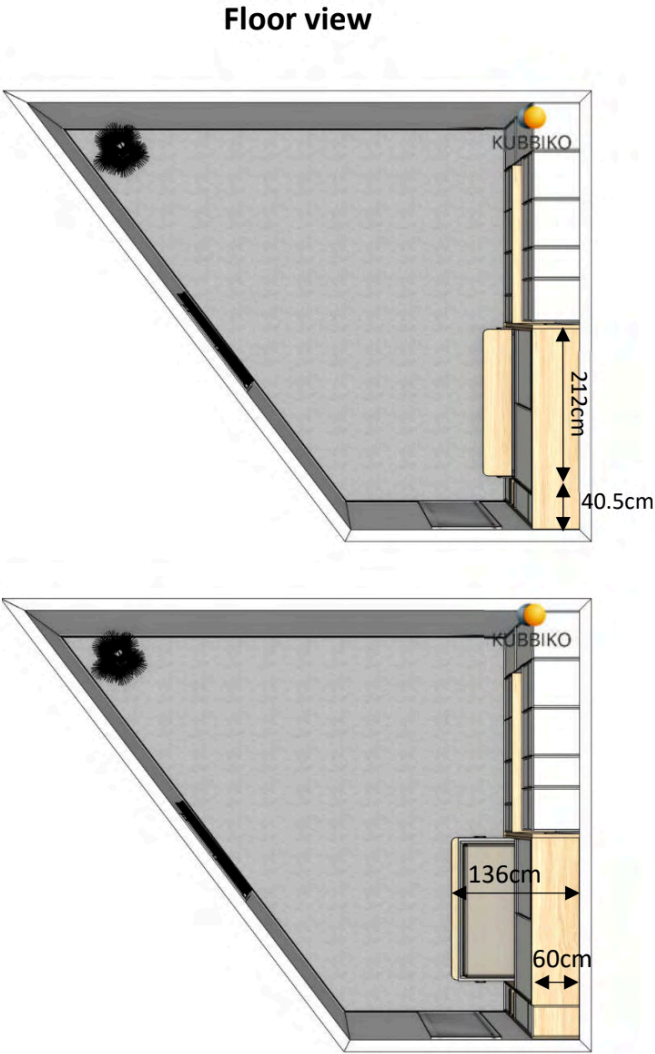
<https://www.kubbiko.com/gallery/>

- Desk unit
- Storage unit
- Pull out bed



# INTEGRATED STORAGE, PULL DOWN BED & WARDROBE LAYOUT

The objective of the design is to provide **one integrated back wall with seamless white units**, incorporating the **kitchen, a single horizontal wall bed, storage, wardrobe and desk**.  
Seamless white units so as to reflect light & create a spacious feel

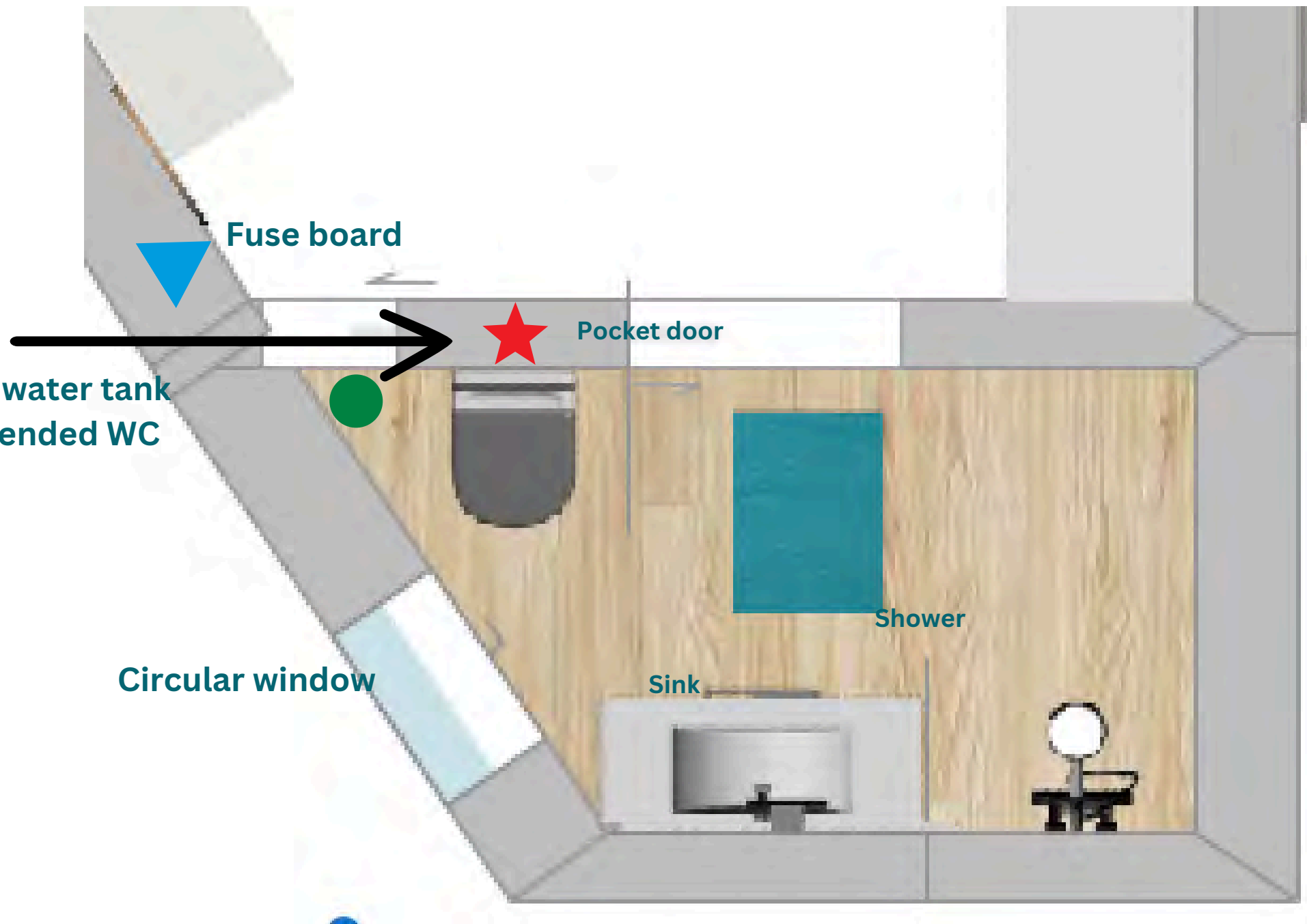




# BATHROOM LAYOUT



Vertical hot water tank  
above suspended WC



Chauffe Eau Electrique Extra Plat WTS50 Blanc 81 L  
WATERSLIM avec Kit de raccordement

★★★★☆ sur 16 avis | [Voir les détails du produit](#)

- Integrated into the partition wall:**
- Bathroom vent system via roof is already installed
  - ★ Electric hot water heater (flat vertical) to be installed above suspended WC
  - ▲ Fuse board - opening from the room side (not bathroom side)



# LIGHT

**All rooms will have ample natural light.**

Main room - skylight 2x2m & front door with window vents

Bathroom - 70cm diameter window (circular).

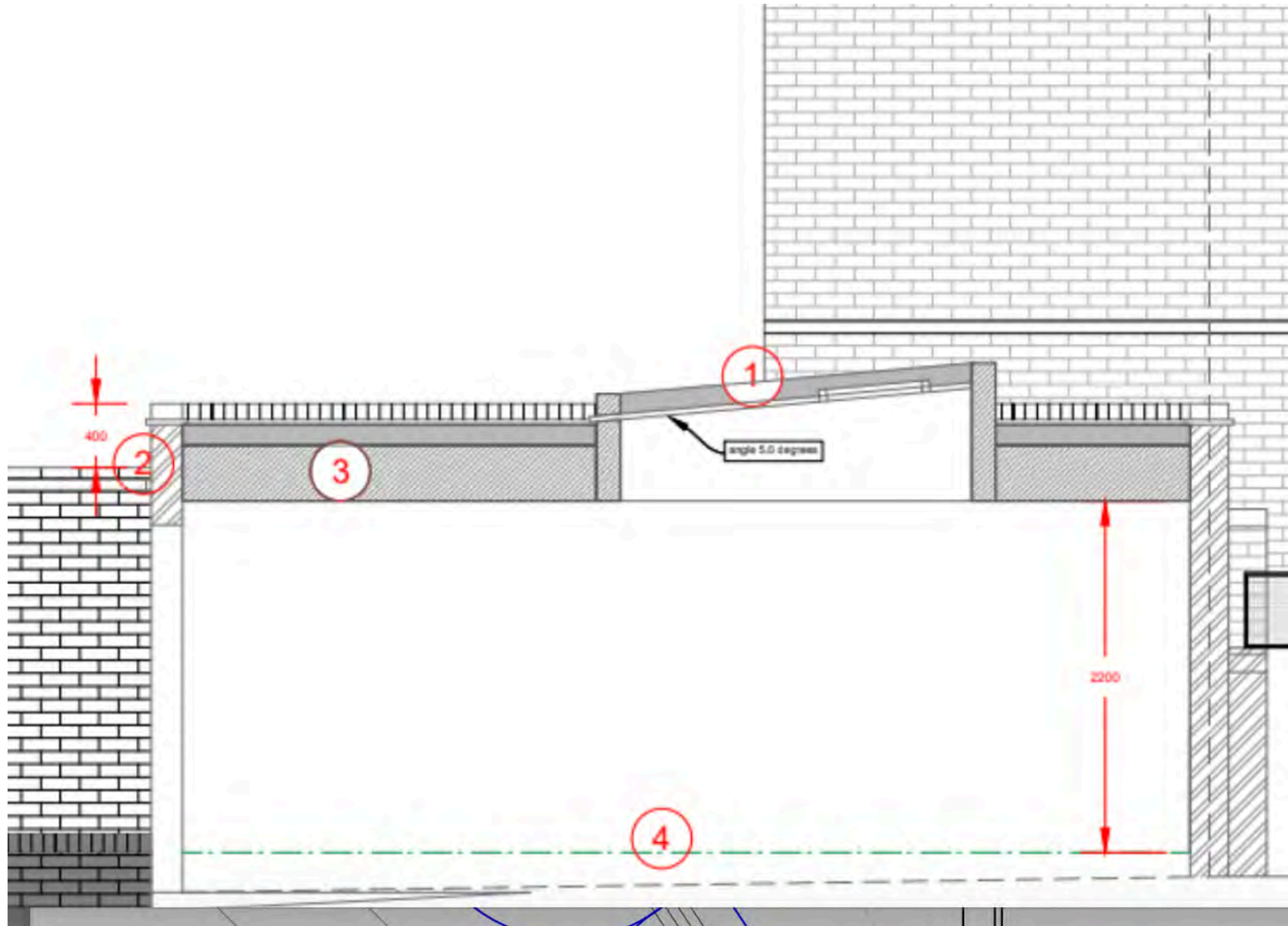
Additional measures:

- **Blackout blinds** will be installed to prevent any light pollution at night.
- Windows/ doors overlooking the mews will be **frosted or filmed** to prevent onlookers





# ELEVATION



## NOTES ON PROPOSALS

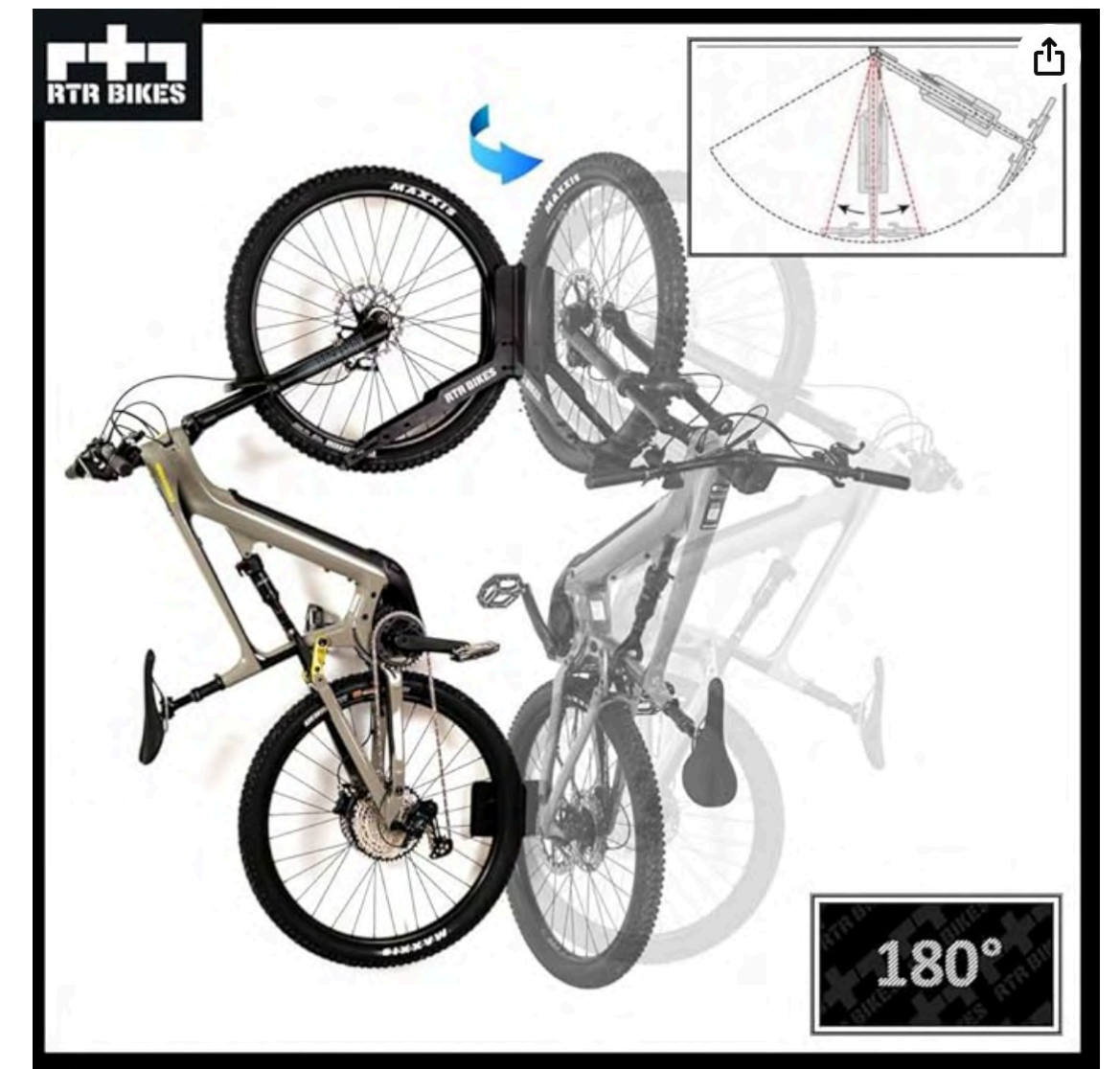
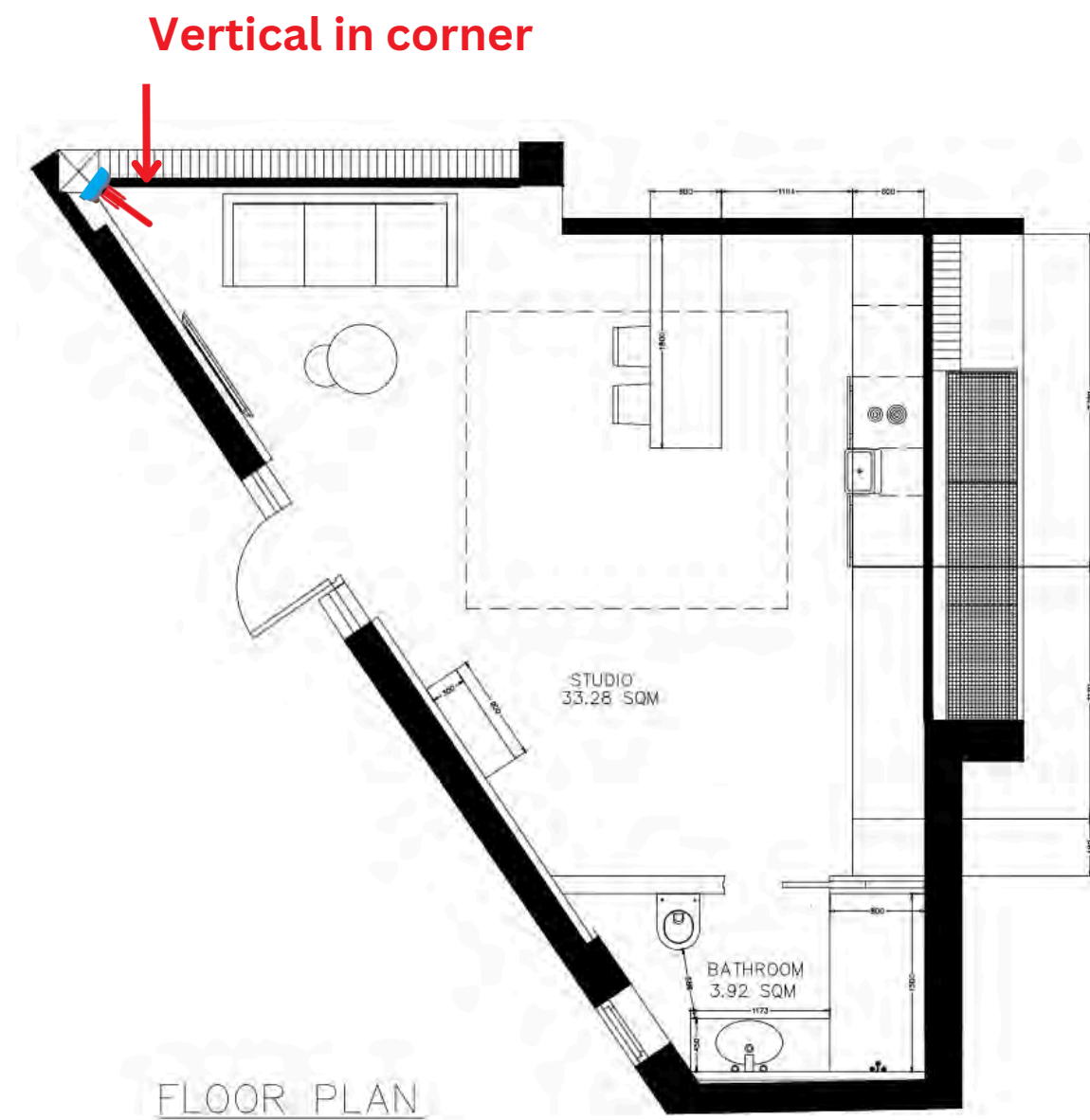
- ① Dark grey painted metal framed patent glazed rooflight set into roof upstand
- ② Existing brick wall raised by 400mm and capped with tile creasing and brick on edge
- ③ New thicker, insulated roof build up to meet u-value
- ④ Proposed finished floor level providing an insulated floor build up



# BIKE STORAGE SOLUTIONS

## 1.INTERNAL STORAGE SOLUTION

- Vertical storage in corner of room



- RTR BIKES Kranked Twist Professional Hanger / Wall Mount Bicycle Swivel Bracket
- Sold on Amazon for £59 and suitable for all bikes
- SPACE SAVING:
  - The hanger is rotatable, the range of rotation is 180 degrees, which will save additional space.
  - Bracket can be folded flat against the wall when bike is not being stored.

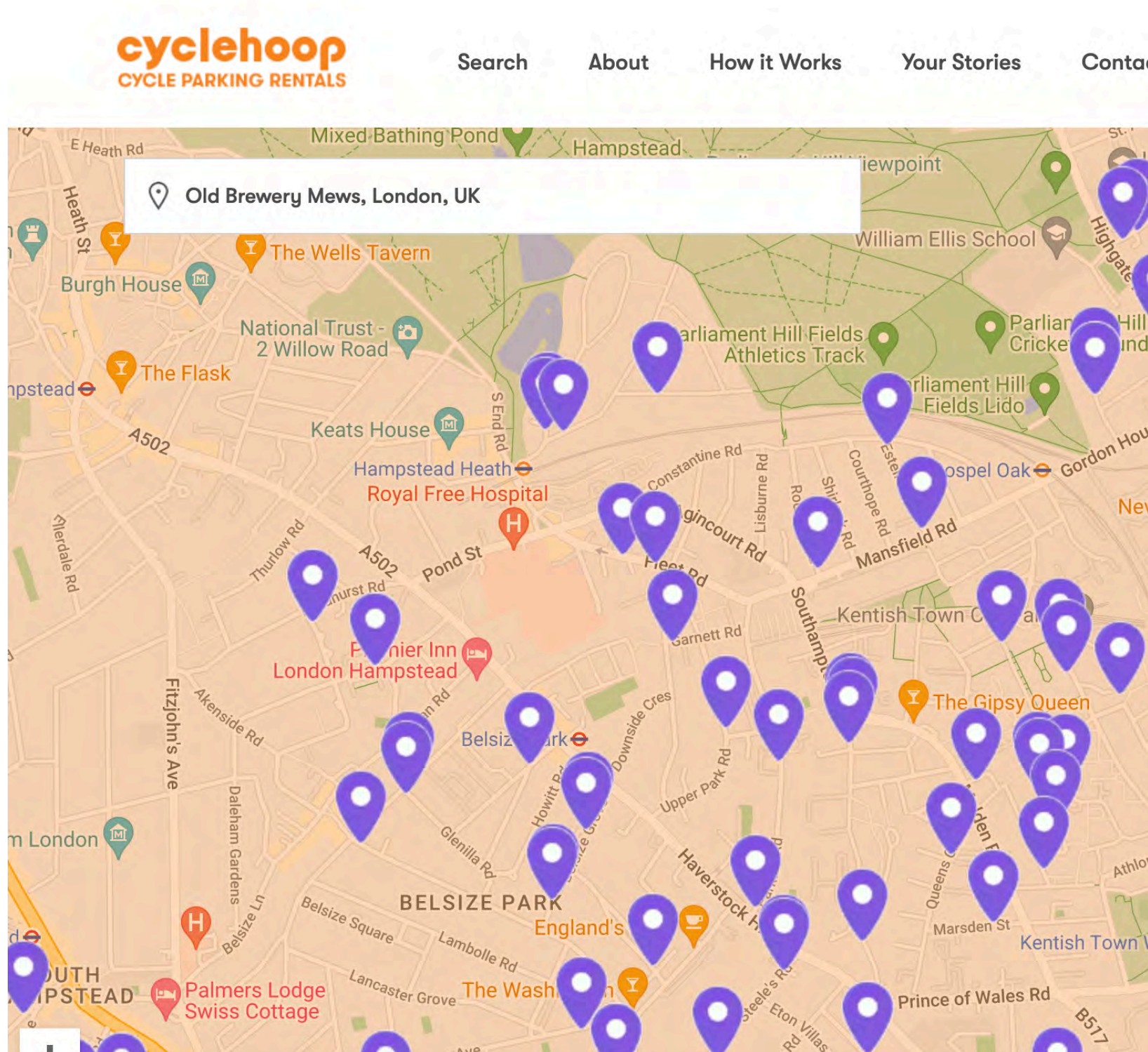




# BIKE STORAGE SOLUTIONS

## 2. EXTERNAL STORAGE SPACE – BIKE PARKING RENTALS – CYCLEHOOP

- Bike can be stored in a rental facility using companies such as CycleHoop for as little as **£36 a year**
- These are bike hangars parked on the public roads - map below shows the high volume of options around my studio



### Bikehangars

- £72 per year plus a refundable key deposit of £25
- Cost is cheaper if subsidised by the council
- Accessible by key
- Members are allocated a specific space, each marked by letters A-F. Please stick to your space.
- 1 space per person (in the event of a subscriber paying for more than 2 spaces, they will be automatically refunded, minus the transaction fees)
- Spaces allocated on first come first serve

Filter



Jct Lyndhurst Road Lyndhurst Gardens, London NW3 5NX

Bikehangar 4404  
£36.00 per year

An example of a space near me  
<https://www.cyclehoop.rentals/how-it-works/bikehangars>

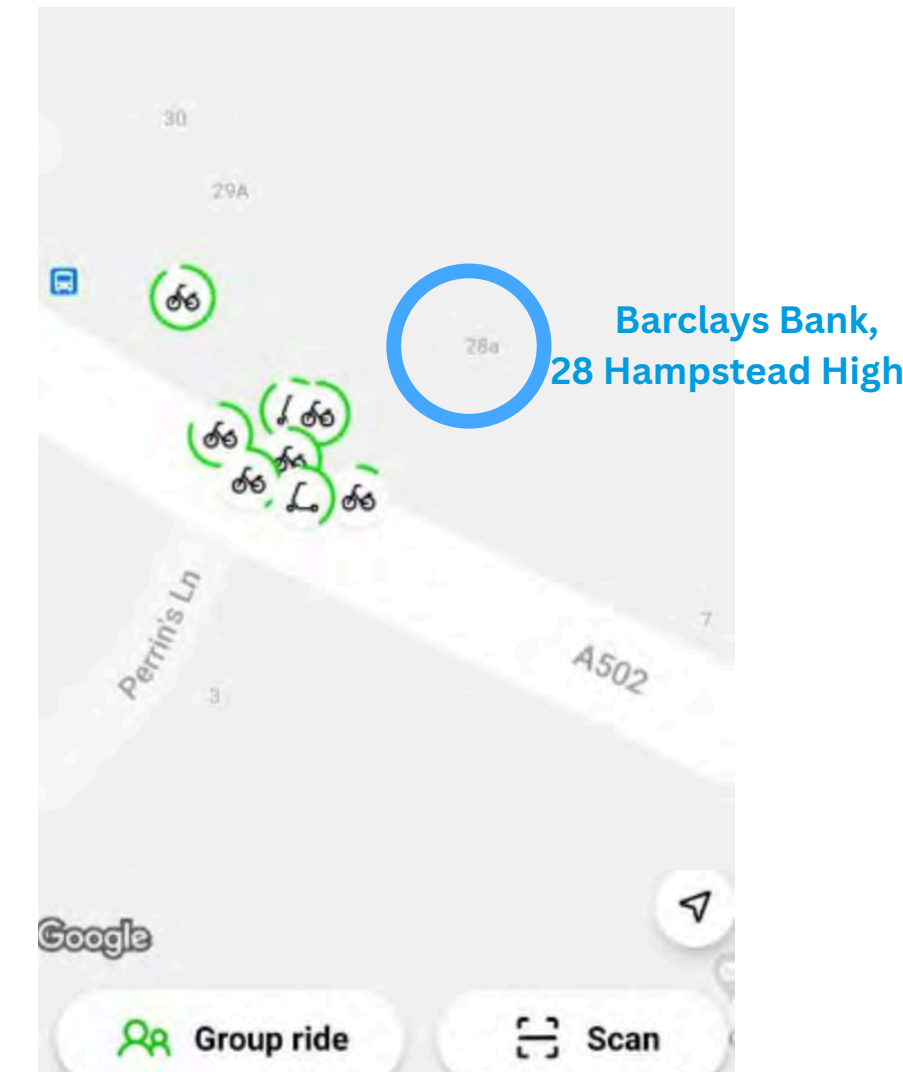
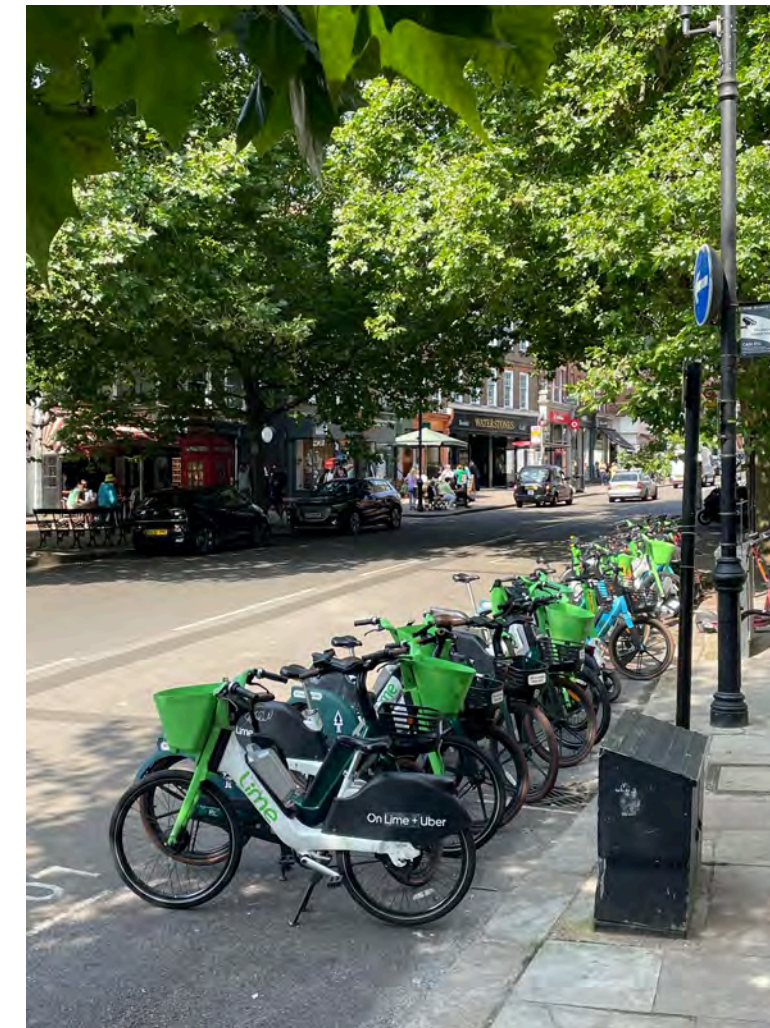
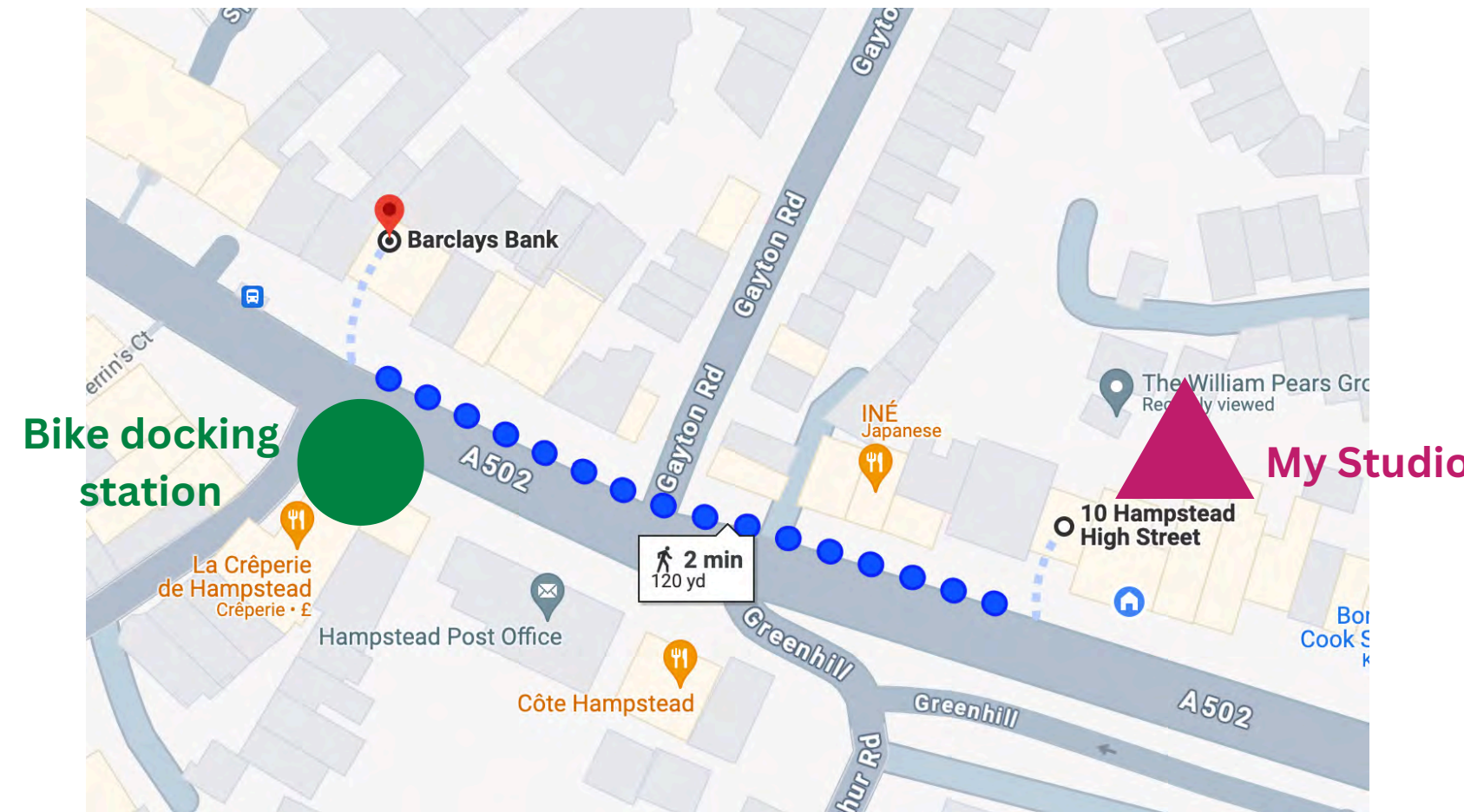


# BIKE STORAGE SOLUTIONS

## 3. DOCKLESS BIKE SHARING

- **My studio is located 2 minutes walk to the to nearest dockless bike share station (e-bikes & scooters)**
- The main hub in Hampstead is positioned in front Barclay's bank
- This houses a **high quantity of e-bikes and scooters** (one of the biggest stations in the area)
- It houses and includes all brands including: Lime, Vol, Tier, Dott, Forest
- These brands offer membership schemes and incentives removing the need to own one's own bike any more
- This is in support of Camden's policy on encouraging dockless bike sharing:  
<https://www.camden.gov.uk/dockless-bike-share>

### Barclay's Bank, Hampstead High Street





# CHECK LIST

- ✓ Tall ceiling heights of 240cm - higher under the skylight
- ✓ Amble natural light in all rooms (2x2m skylight)
- ✓ Amble storage (well above 1m<sup>2</sup>)
- ✓ Total surface area: 34.5m<sup>2</sup>
- ✓ Bike storage solutions