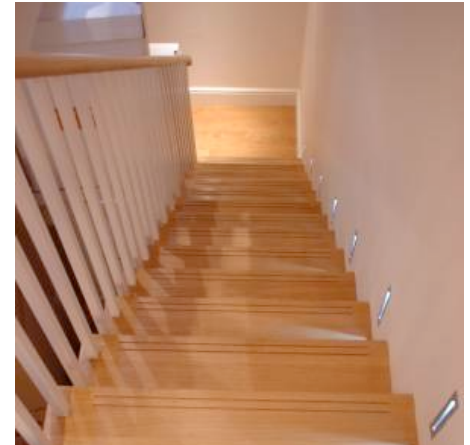


12 ADDISON AVENUE, LONDON W11



Project Profile

The conversion of a three storey public house dating from the early 1840's to a four storey office accommodation, located in the Holland Park West London. The project included the removal of the existing roof to form a complete new 3rd floor. Additionally, a new three storey mews house was constructed at the rear of this property.

The aim of the project was to create 'high end' office accommodation with a residential feel and to this end plasterboard ceilings and domestic-style pendant luminaires

were used in the office. This required careful co-ordination of both the Mechanical and Electrical services to ensure that the office spaces and Comms room were served to the required standard while maintaining the residential character of the space.

The energy efficiency of the building was greatly improved while still maintaining the external appearance and features of the property. The Engineering services solution featured the installation of Air to water heat pump system, air conditioning and photovoltaic solar panels.

Key Features

- Conversion of Early Victorian public house to a 'high end' residential style office accommodation.
- Creation of new three storey mews house to rear of property.
- Addition of new 4th storey to main building.
- Thermal insulation added to the building fabric to improve the energy efficiency.
- Air source heat pumps and heat recovery systems supply air conditioning to the building.
- New Photovoltaic solar electrical panels located on the roof.
- Co-ordinated fire alarm system across office space and mews house with all other services split between the two units.

PROJECT VALUE:	£1.8 million
CLIENT:	Immediate: Elev8 Interiors Ultimate: Portobello Books
ARCHITECT:	Michaelis Boyd Associates