

Residential

Client

JMS Estates

Project

Princess Beatrice House, Old Brompton Road, London

Architect

Ceetoo Architecture Limited

Value

£4.5 million

Work Scope

100 Student rooms and community space.



Background & Brief

Princess Beatrice House was built early 1930s as a hospital, formally named Prince Beatrice Hospital closed in 1970s and refurbished in the late 70s before becoming a hostel, later converted for some commercial use which was closed and purchased by JMS Estates in 2011 to convert into student accommodation and is located in the centre of Earls Court

From an Employer's brief, NLG Associates were responsible for the design of all mechanical, electrical and public health services including undertaking a whole building thermal model, calculating all heating and cooling requirements, together with an overheating report outlining corridor overheating strategies.

Challenges / Approach

Understanding the existing building structure together with the client's vision for the building was important as all M&E distribution services were required to be concealed and the rooms were to have a homely feel.

During the design, NLG Associates adopted a proactive approach providing invaluable advice to the end user/ operator advising which parts of the building that were overheating and providing solutions.

Outcome / Achievements

The project deliverables include the design of a 40KWe CHP system combined with high efficiency condensing boilers. Fully coordinated designs were produced of all electrical, hot & cold water, heating, gas supply, kitchen / bathroom ventilation, as well as soil and waste drainage systems. The electrical services were extensive comprised of lighting and small power. Internal and external security CCTV systems.

A communal Wi-Fi system was installed giving uninterrupted Wi-Fi as the students moved through the building

The completed project achieved a BREEAM Excellent rating.

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