

FIRST LOOK

## **Edward Williams Architects completes carbon-neutral Paddington mews retrofit**

2 May, 2019 By [Fran Williams](#)

The zero-carbon emitting office allows for versatility in layout while retaining its intimate domestic atmosphere

Edward Williams Architects has refurbished a house within a picturesque mixed-use mews in London's Bayswater & Paddington Conservation Area, transforming it into a sustainable office for an investment company focused on sustainable agriculture. The existing building consisted of a brick shell with an internal steel and timber frame structure.

Externally, the architects have responded sensitively to the existing building features with roofing and windows matching the rest of the mews. New structural elements were designed to be fabricated offsite and then bolted together on site to maximise efficiency, reduce installation period and reduce construction waste and noise.

The office layout responds to the client's brief for a modern aesthetic with in-built flexibility, with spaces ranging from an informal gathering area for the whole team, smaller spaces for private working and large meeting rooms. The architect has planned the spaces to allow for versatility without detracting from an intimate atmosphere of the former mews house – future proofing with the use of moveable office partitions but retaining a high level of acoustic privacy.

The mews entrance opens straight into a ground-floor reception which also doubles up as a conference room and dining room for employees. A set of folding, garage-style doors allows natural light to flood into the interior, while also creating a connection to the mews outside.



Inspired by exposed brickwork of the existing building, oak panels line the walls inside with exposed oak joists creating a sculptural element to the interior. A bespoke oak staircase connects the ground floor to the first. Cellular offices are divided by moveable glass partitions, allowing different internal configurations. The timber has been pressure-impregnated to achieve a Class 0 fire rating, while negating the need for intrusive fire systems.

The annual predicted carbon emissions for the building are zero as the whole building relies on electricity that the client has committed to source from a sustainable electricity supplier. The scheme incorporates an electric boiler for underfloor heating, no mechanical cooling and natural daylighting on top of other passive sustainable design interventions.



**EDWARD WILLIAMS ARCHITECTS | CARBON - NEUTRAL PADDINGTON MEWS RETROFIT**

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## **Architect's view**

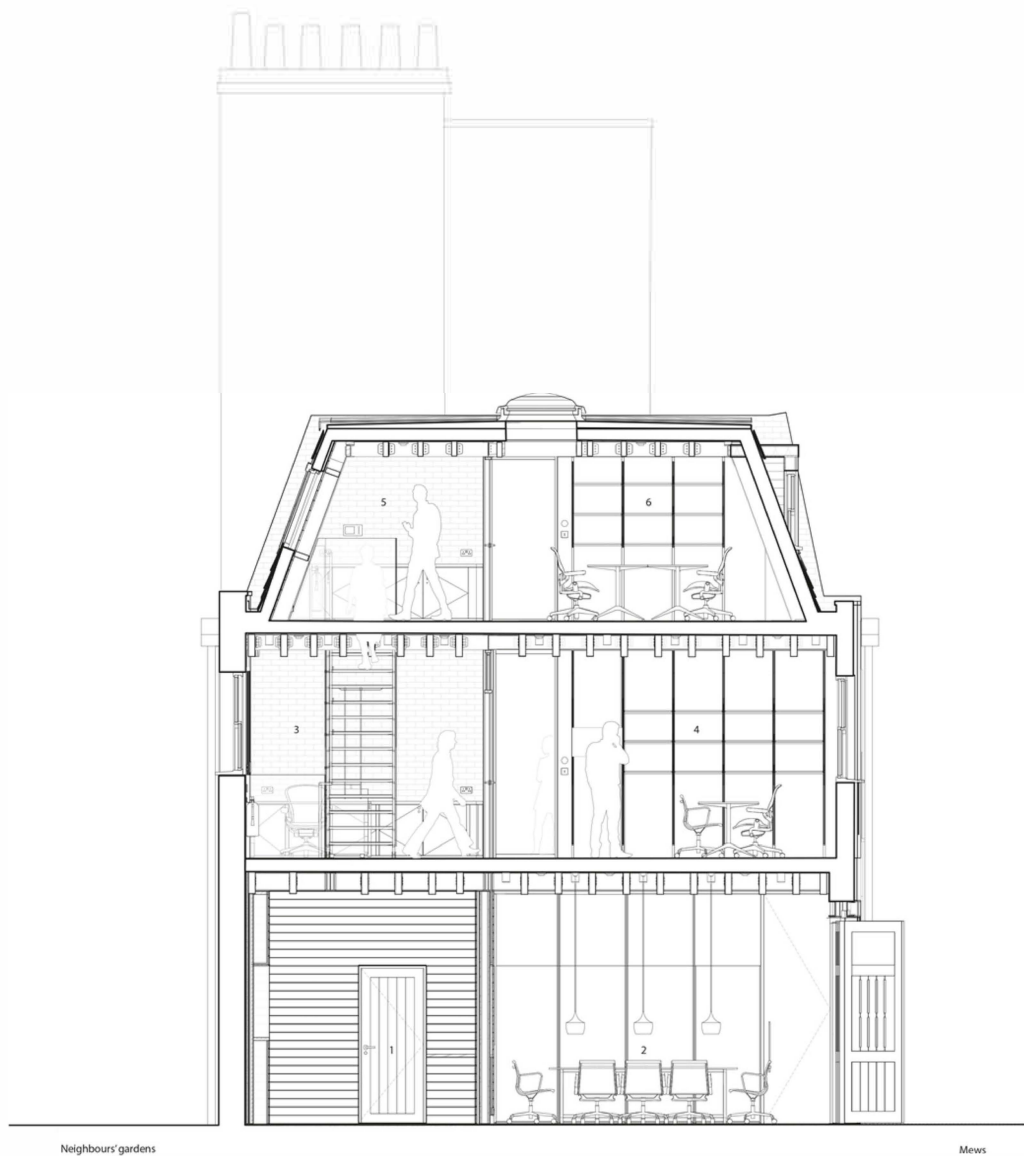
When we saw the existing neglected shell among a picturesque mews terrace, we jumped at the chance to rekindle the building's charm and give it a new lease of life for our sustainability-conscious client.

The challenge was to redevelop the existing double-fronted mews building without losing any of its character, but adding additional character where possible. Our design draws out the warm red hues of the existing Victorian brickwork and uses it as a counterpoint to the new structural frame of grey-painted steel supports and solid oak beams, also echoed in wall panelling throughout the scheme.

We restored the building's characteristic dormer windows and installed glass partition walls, creating an additional storey of bright, useable, flexible office space. For the ground floor spaces, a wood-heavy interior gives an intimate, homely atmosphere to the open plan space which can be used for all occasions – from team lunches to board meetings.

*Edward Williams, founding director, Edward Williams Architects*





- 1 Disabled WC
- 2 Conference room
- 3 PTA's office
- 4 Office
- 5 Office corridor
- 6 Office

Short Section  
1:50 @ A3



## **Project data**

**Start on site** August 2017

**Completion date** November 2018

**Gross internal floor area** 210m<sup>2</sup>

**Construction cost** Undisclosed

**Architect** Edward Williams Architects

**Client** Private

**Structural engineer** Cundall

**QS** Ridge (stage 2-4); Heasmans (stage 5 onwards)

**Acoustic consultant** KP Acoustics

**Fire engineer** Cundall

**Party wall surveyor** Anstey Horne

**CDM adviser** Goddard Consulting

**Building control** London Building Control

**Main contractor** Lengard

**CAD software used** Revit

**Annual CO<sub>2</sub> emissions** Zero