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Bathurst Mews

Lightwells admit additional daylight to a mews property in central London converted by Edward Williams Architects



Photos
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Edward Williams Architects has converted a mews property in Bayswater, central London, into a modern house. Mews houses have a unique, historic character and their footprints are often small, with adjoining properties on three sides, offering minimal opportunities for natural light penetration into a building.



In order to pull light into the heart of the house top-lit lightwells puncture the plan from roof to basement level. Together with a series of brick-formed concrete structural arches, an exposed, bespoke steel and timber roof, a careful use of natural materials and expression

of the structure, they create a light and visually-enticing home.



The client wanted the possibility of displaying art throughout the house and, in response, recessed walls and niches have been created within the architectural language, while the multi-height lightwell at the rear of the property can take large hanging art pieces.



The architect's approach was to remove all greenhouse gas emissions during operation, achieved through the exclusive use of electrical power throughout. Electricity is sourced from a sustainable supplier and the building is highly insulated. The arches have fully-integrated LED linear track lighting; there is an electric boiler for underfloor heating and a natural ventilation system. Annual predicted CO₂ emissions/m are zero and U-values are: roof: 0.18W/m²K; walls: 0.2W/m²K; floors: 0.2W/m²K. Fire engineering removed the need for intrusive fire systems such as fire

curtains. A discreet misting solution is provided instead.



Structure and detailing are honestly expressed, particularly in the roof and brick arches. Exposed brickwork for the vaults contrasts with the painted steelwork, timber flooring and concrete. The large amount of natural light within the property reduces the need for artificial lighting, and is enhanced by the material choices including reflective off-white painted walls, glass balustrading and polished, light-grey concrete flooring.



Construction was carried out in two separate phases: first the basement; and second the superstructure and fit out. This arrangement avoided the management costs of a main contractor

on the basement works and resulted in reduced programme and cost risks for the client.



The building fabric further controls energy consumption by controlled natural ventilation. Air enters via the facade and is drawn through the accommodation to the rear of the house, where it is extracted using stack ventilation via the rear lightwell. By exposing the structural mass of the brick vaults and concrete floors, night purging is used to cool the structure in the summer months and assists with the maintenance of a comfortable temperature during winter.



There is a small amount of mechanical ventilation to the basement floor, using highly efficiency motors, inverter fan speed control, and heat recovery to minimise energy consumption. Zone control is enabled and the supply temperature set-points are arranged to maximise the period of free cooling. There is also provision of local control of heating systems to prevent overheating.



The scale of window and door, as well as the existing brickwork, was maintained on the facade in order to conserve the sense of heritage in the mews, which boasts both of the last remaining working stables in London New fully-opening doors allow the client to use the cobbled street as an extension of their home and encourage a communal atmosphere with their neighbours.

Additional Images

