COOMBE ROAD, NEW MALDEN

KEY FACTS

CLIENT
SRG NEW MALDEN/THORSTONE LAND AND PROPERTY LTD

YEAR COMPLETED
2020

ARCHITECT
TP BENNETT

CONSTRUCTION COST
£6M

BREEAM RATING
EXCELLENT

PROJECT DESCRIPTION

A proposed development in New Malden has been granted planning approval. Plans include demolishing the buildings at numbers 5 to 29 Coombe Road and building one three-to-five storey and one six-to-seven storey building, holding between them 83 homes, as well as shops and office space.

BWB were responsible for the M&E design, Energy Strategy, BREEAM Pre-Assessment and Overheating Analysis. This combined appointment allowed BWB to influence the facade design to ensure well insulated façades in winter were balanced with overheating concerns in summer to provide a comfortable year round environment.

A centralised basement plantroom provides community heating for the development, with the ability to connect to a future district heating network should this be available in the local area in years to come. The CHP unit meets the base domestic hot water load and provides carbon dioxide emissions reduction in line with GLA guidance and also helps to reduce future residents energy bills.

SERVICES PROVIDED

Energy Strategy
Mechanical Engineering
Building Physics
Sustainable Urban Drainage (SuDS)
Drainage Strategies
Electrical Engineering
Renewable Energy
Thermal Modelling

LNA2046
COOMBE ROAD, NEW MALDEN

KEY CHALLENGES & SOLUTIONS
Due to the elongated planning process the GLA guidance on overheating changed throughout the planning application process. Due to the careful design process we were able to adapt the building to suit the updated overheating guidance and overcome the overheating risks associated with the climate change.

KEY CONTACTS
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