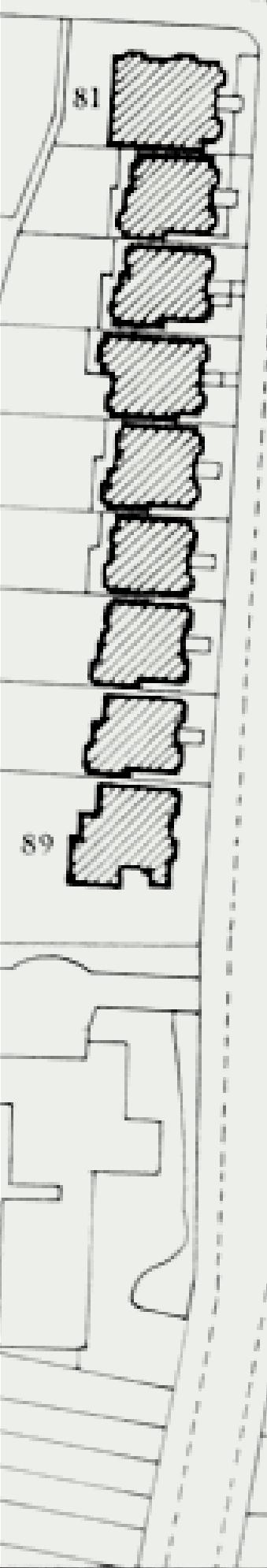


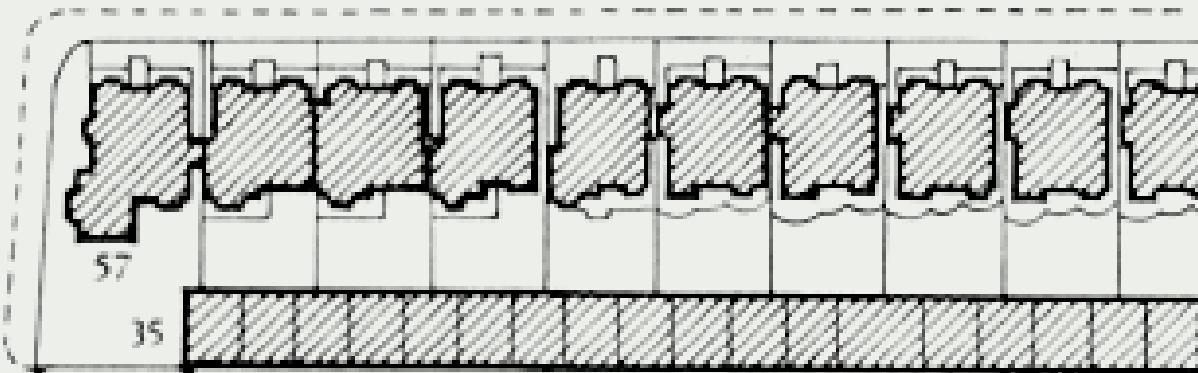
25 Holland Park and 19 Holland Park Mews
London W11

Outline Specification

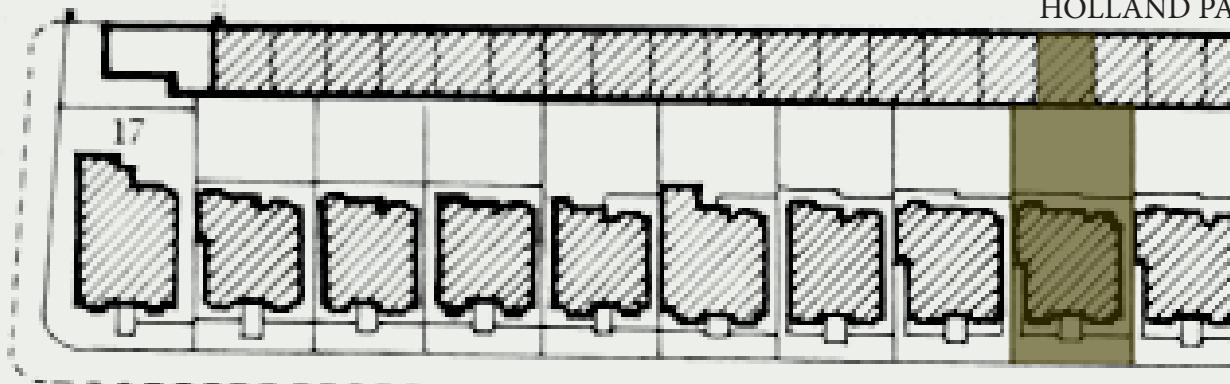
HOLLAND PA



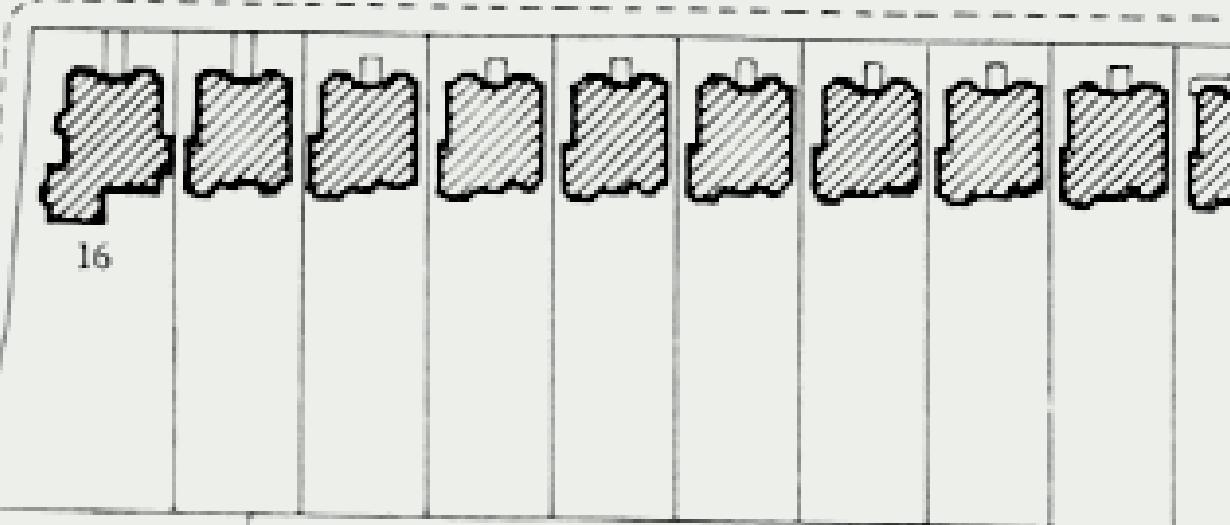
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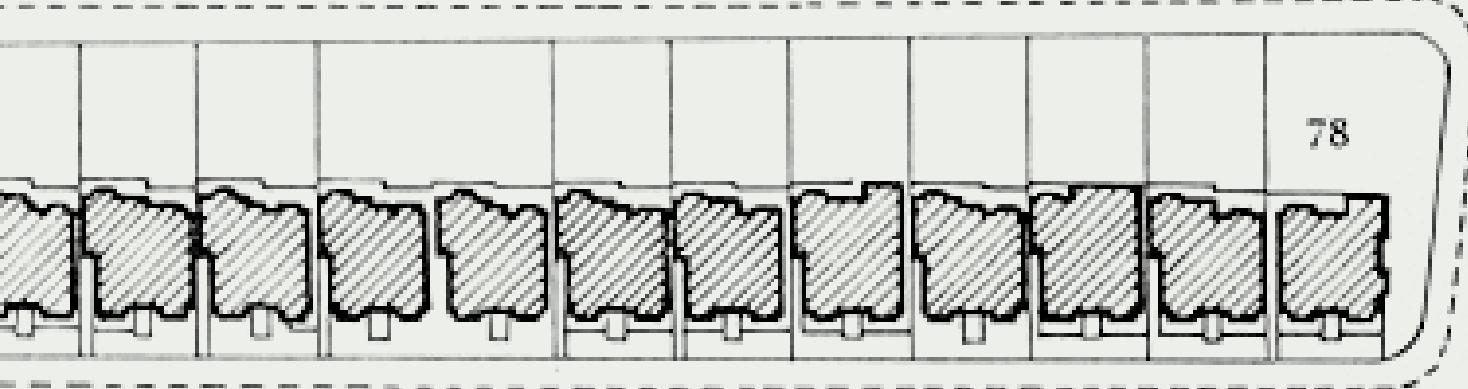
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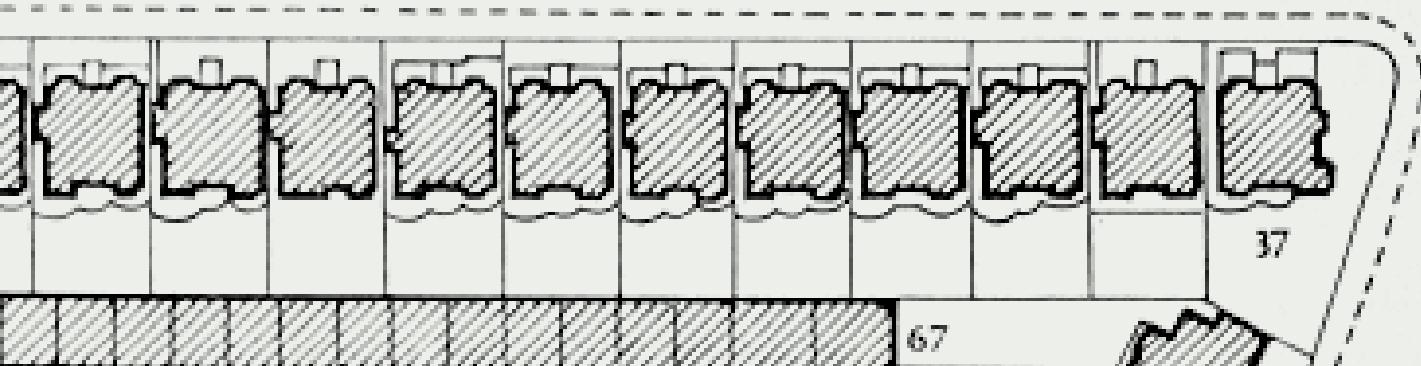
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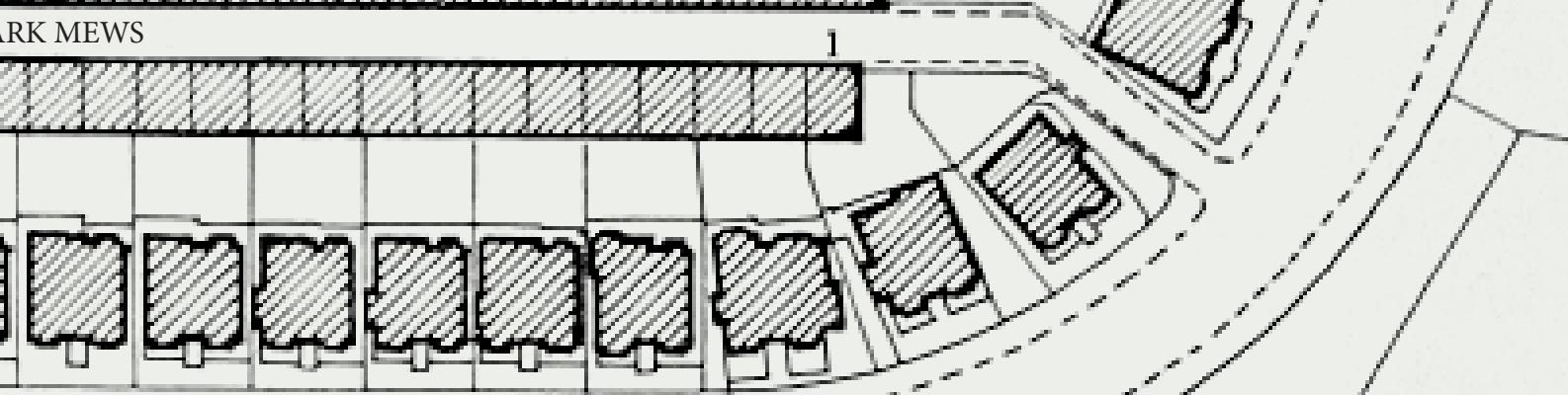
PARK AVENUE



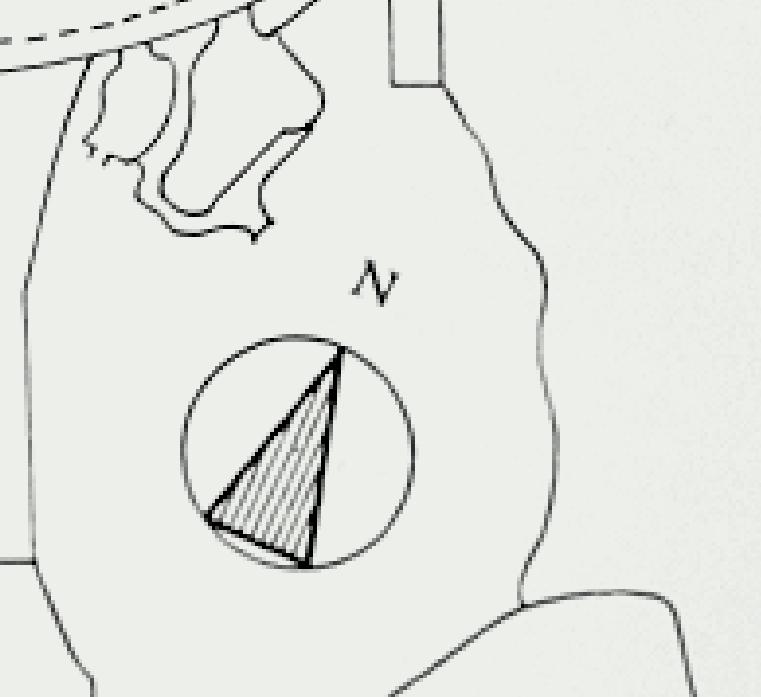
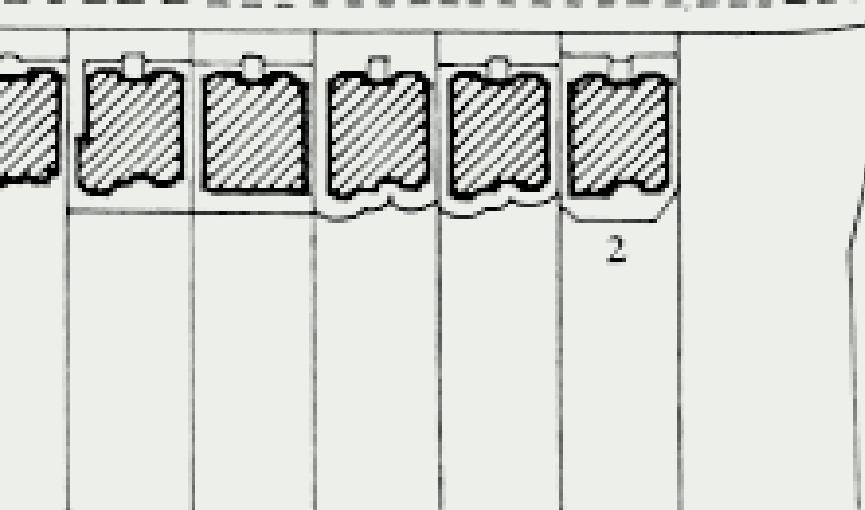
PARK



PARK MEWS



PARK



25 Holland Park is located to the north side of Holland Park, and to the south of Holland Park Mews within the Holland Park conservation area. It was added to the Statutory List for buildings of Architectural or Historic Interest in April 1969, and is listed at Grade II. The listing on the Historic England website describes the building as follows:

“Detached house. 1862. Stucco. Three storeys, attic and basement. Three bays wide, 1:1:1, symmetrical. Channelling to ground floor. Steps to central entrance with Doric half columns. Two storey canted bay window to each side with Corinthian pilasters to upper storey. Pilasters to outer windows on second floor. Small balustraded balcony to central window. Rich cornice. Balustraded parapet incorporating 3 dormers, the outer 2 pedimented, the inner with chimney outlets. Cast iron balconies to ground floor. Part of the Holland Park planned layout.”

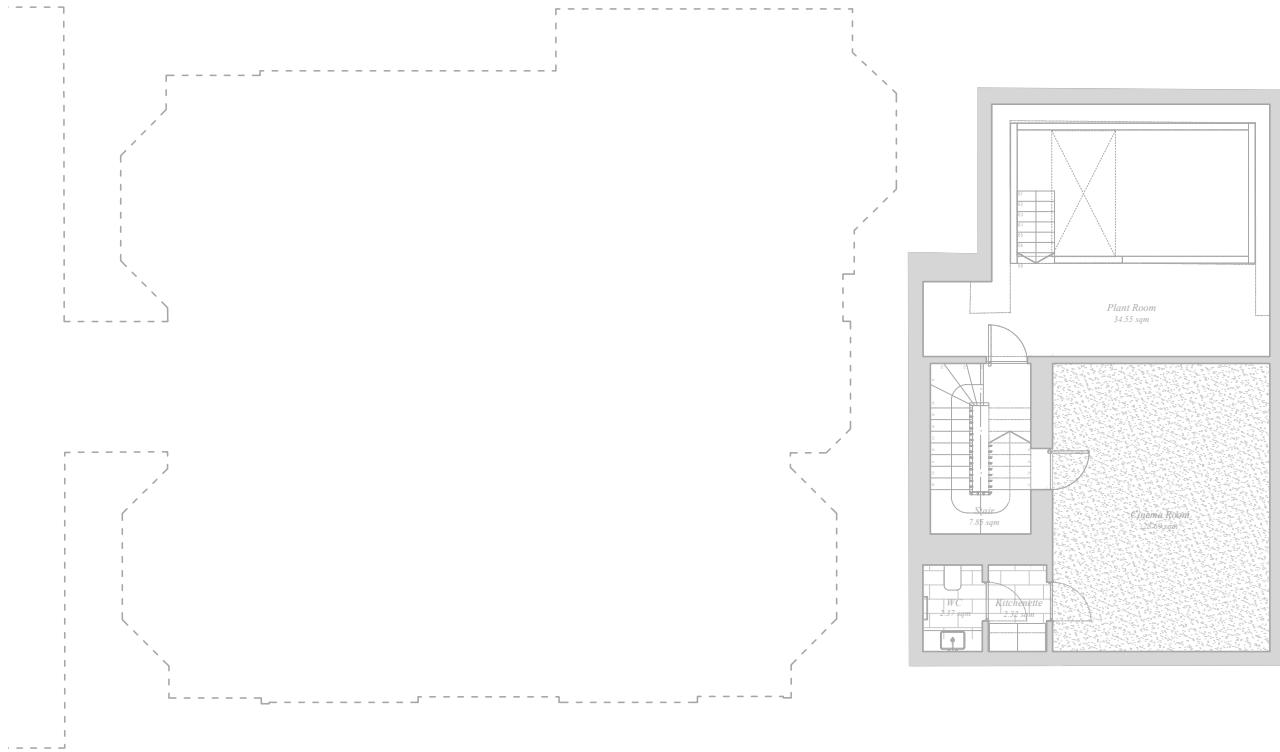
Pevsner describes the Holland Park development of 1860-79, carved from the grounds of Holland House, as:

“...ninety identical detached villas of three storeys plus dormers by Francis Radford. Above the traditional, sober Italianate ground floors (engaged Doric portico, rusticated quoins) an effervescent gaiety breaks out: the Ionic pilasters with unusually fulsome capitals, lavish flowering urns, and complex dormer profile all illustrate a shift in Victorian taste away from the precise and towards the exuberant. The glass and iron canopies are later additions.”

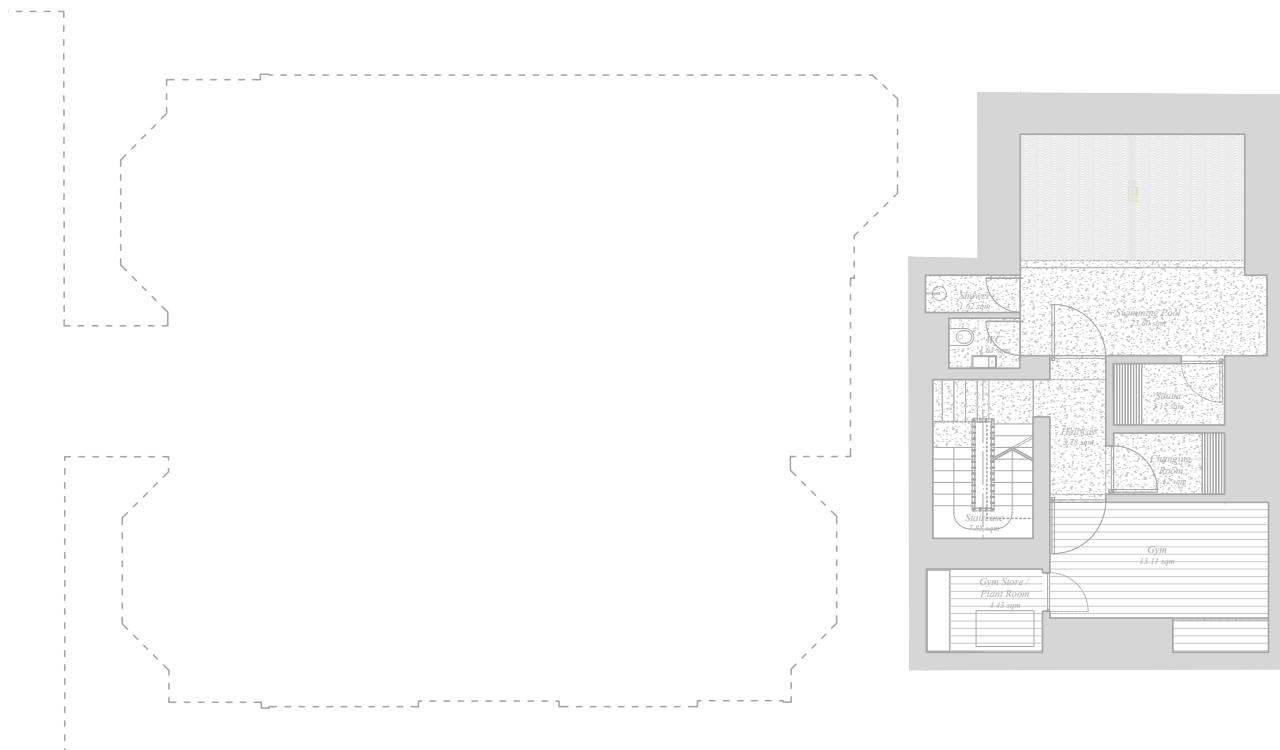


Area Calculation

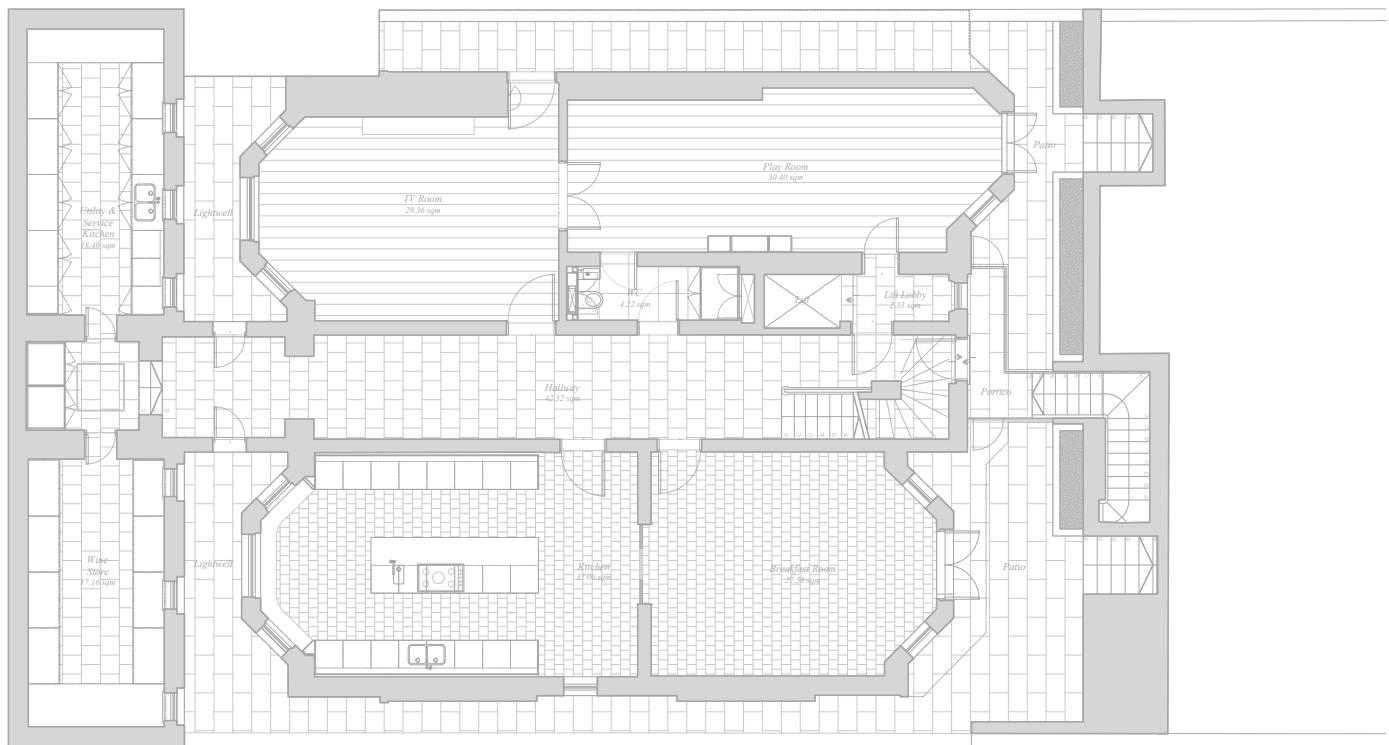
Level	Gross Internal Floor Area m ²	Gross Internal Floor Area sq ft
25 Holland Park		
Basement Level 02	88	947
Basement Level 01	87	936
Lower Ground Floor	234	2519
Upper Ground Floor	185	1991
First Floor	158	1701
Second Floor	145	1561
Third Floor	125	1345
TOTAL	1022	11001
External Space		
Front Garden	64	689
Rear Garden	195	2099
First Floor Terrace	24	258
Third Floor Terrace	9	97
Side passage not incl.		
TOTAL	292	3143
19 Holland Park Mews		
Lower Ground Floor	62	667
Upper Ground Floor	58	624
TOTAL	120	1292
TOTAL AREA	1142	12292



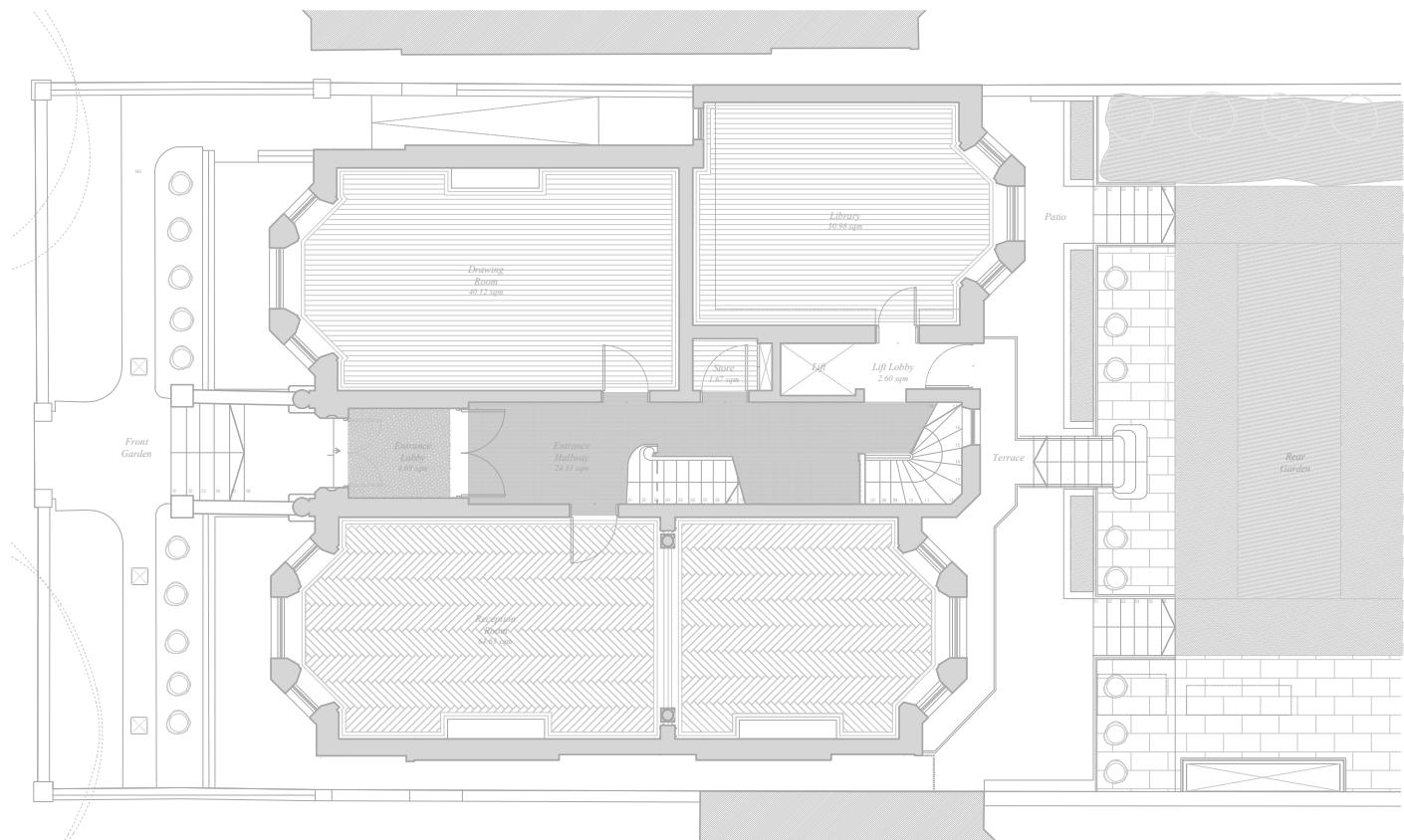
Basement Level - 02



Basement Level - 01



Lower Ground Floor



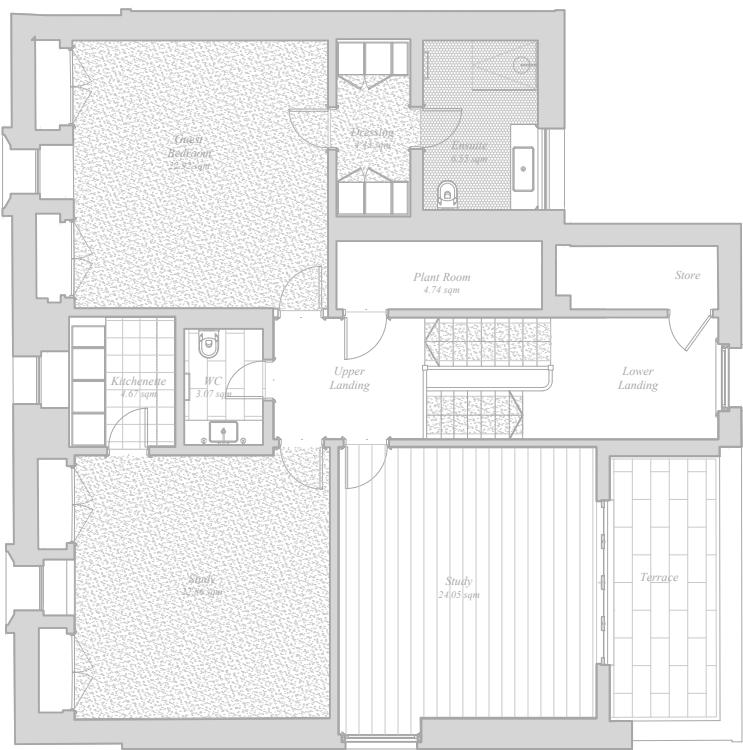
Upper Ground Floor



First Floor



Second Floor



Third Ground Floor

Mechanical & Heating Services Outline Specification

Main House and B-1/B-2 levels

BMS

- Trend BMS system with integrated IQ view control panel within the 3rd floor plant room to control/monitor the mechanical within the main House and B-1/B-2 levels via individual room sensors.
- New control/power cabling installed throughout
- Air Conditioning –Daikin 2 pipe Heat pump Air Conditioning system throughout the main House and B-1/B-2 levels including I-Manager centralised controller linked to BMS and local controllers for maintenance purposes.
- New pipework and control cabling services installed throughout
- Full acoustic treatment to Condensing unit, supplied and installed by acoustic specialist EEC

Ventilation

- Extract fans with PIR control to all toilets, Bathrooms and 3rd floor Kitchenette manufactured by Helios
- Heat recovery AHU to B-1/B-2 levels to provide Fresh air and Extract manufactured by Systemair
- Extract system to 3rd floor plant room to prevent unwanted heat build-up manufactured by Helios
- New ductwork services, grills, attenuation and insulation installed to serve new ventilation plant and AC units.

Heating

- 2 no. Valiant Ecotec 80 Wall Hung Boilers serving the Heating system and Hot water generation located in 3rd floor plant room
- Lowara Ecocirc XLplus D 40-80 F Twin Heating Circulating Pumps
- Mikrofill 3 Pressurisation unit serving the Heating system
- Underfloor heating to rooms and corridors/common areas with zonal control via the BMS (•Bathrooms via electric UFH and stand alone controls)
- Sectional Radiators manufactured by MHS installed to communal areas and various rooms with zonal control via the BMS and local TRV's
- LTHW Perimeter Trench Heaters below all windows with zonal via the BMS
- New pipework services installed throughout

Cold Water service

- Combined Twin Scubatank Cold Water booster set with total 1150 litre storage manufactured by Dutypoint and located in external tank room
- Culligan HE60 cold water softener located in Basement Utility room
- New pipework services installed throughout

Hot water

- 2 no. OSO Delta DCF300 300 litre Hot water Calorifiers giving a total of 600 litres of hot water storage, located in 3rd floor plant room
- Lowara Ecocirc Xlplus N 25-60 Circulation pump for the Domestic Hot water Secondary Return circulating Hot water around the building.

- *Lowara Ecocirc Xlplus D 32-80 Primary Twin Circulation pumps from Boiler to Hot water calorifiers*
- *Heated towel rails in the Bathrooms, fed from the circulating Hot water to give year-round heated towel rails*
- *Quooker instant boiling water taps to 3rd floor Kitchenette, main Kitchen and Basement Utility room*

Gas Services

- *New Gas supplies installed to 3rd Floor Boilers, Basement Kitchen and Ground floor Gas fires.*
- *New Gas Safety Shut off Solenoid located in Basement utility room, linked to BMS system*

B-1/B-2 Waste pump

- *Newton Trojan 750 Manual Cutter Twin waste pump installed in chamber under B-2 toilet area, supplied with control panel and battery back up*
- *New pumped discharge line installed from B-2 level to Ground level connection point*

Swimming Pool

- *Bespoke chemical free swimming pool*
- *3-stage Clear-spring Bio-filter*
 - Pressure vessels
 - Low energy filtration circulation pumps
 - Filtration media
 - Flow and pressure sensors and associated pipework
 - Variable speed bio filter circulation pump
 - Heating Circulation Pumps
 - Automatic Backwash Valve
 - 40w UV
- *Single jet counter current machine built into pool wall*

Steam Room

- *Four person bespoke steam room*
- *Steam Generator: MS400EC1 9kW*
- *Controls: iSteam 3*

Lift

- *Bespoke Lift, 3 Person 225kg*
- *Gearless Traction 180sph 5.5k*
- *1.0 Metres per second*
- *Access from Lower Ground Floor to the Second Floor*
- *Lift overrun & control*

Principle Kitchen

- *Bespoke kitchen by bulthaup*
- *Gaggenau appliances*
- *Westin flush ceiling extract*
- *Quooker taps*

Electrical

- *Ungraded incoming electrical supply 200 amp three phase supply*
- *Full re-wire to include new distribution network, new dist boards and sub mains*
- *Intelligent lighting control system by MODE LIGHTING with energy efficient and dimmable light fittings*
- *New electrical face plates*
- *New intruder alarm system*
- *New structured cabling network to allow for hard-wired internet and av solution*

Mews

- *Full rewire*
- *New power and distribution board*
- *New structured cabling network*
- *New intruder alarm*
- *32 amp - 3 phase fast car charging by ROLEC*
- *Valiant 24 Kw Combi Boiler installed in Kitchenette/Living space*
- *Stelrad Elite radiators installed throughout in Living space, Bedrooms etc*
- *Sanitaryware as specified.*
- *New pipework services installed throughout*

Garden

- *External lighting*
- *External taps*
- *External hard and soft landscaping to front and rear*



C L A R K E
P E N M A N

