

Driveway heating for luxury apartments

Heat Mat
Ice & Snow Systems



Advanced Ice & Snow
Systems



Driveway and
ramp heating



Fully programmable
thermostats



The system
completely
clears the drive
without
exception...

The Goal

During the construction phase of high-spec Westbrook House developers Millgate Homes commissioned Heat Mat to design a bespoke driveway heating solution to enable year-round resident access to the underground carpark. The developers wished to avoid using salt and grit which could damage the driveway's asphalt surface.

The goal was to prevent ice or snow buildup on the steep ramp and install a fully automated system that uses the minimum of power.

The luxury property is adjacent to the prestigious racecourse in Ascot, Berkshire. The high-end development includes 14 classically styled apartments and penthouses with allocated underground parking. The driveway heating system is an additional selling point for prospective buyers along with private terraces and views over the racecourse.

Heat Mat's Solution

A high output 7mm In-screed cable system was specified to heat the ground beneath the asphalt. A loose cable was chosen over a mat system as this suited the driveway construction and also allowed the output of the heating to be varied across the ramp as required.

The system has an output of around 270W/sqm. Due to the steepness of the drive and the power of the heating, there was no requirement to heat the drainage channels as the melt water temperature would be high enough to keep them ice free.

A fully automated timer/thermostat was installed utilising a ground-level sensor that monitored the driveway temperature and local moisture levels. The intelligent sensor ensures the system is only turned on when there is a genuine risk of icy conditions. The output is sufficient to heat the area and ensure it remains ice and snow free in temperatures down to approximately -25°C, however it is in temperatures around freezing that there is the greatest risk of precipitation. The sensors also recognise when the system is no longer required and switch off once the area is clear of melt water. This minimises running costs, which are projected to be less than £150 a year in a 'cold' winter.

The Result

Once calibrated to the local conditions the system performed its task efficiently ensuring the driveway was free of ice and snow, remaining safe for residents and their vehicles.

Project in detail

Date Installed:

November 2010

Location:

Ascot, Berkshire

Client:

Millgate Homes

System Supplied Through:

Electrical Distributor

Installer:

Heat Mat specialist installation partner

System Specifications:

- 7mm in-screed ice and snow melting cable
- 270W/sqm output
- Automatic monitoring and control equipment including temperature and moisture sensors

About Millgate Homes:

Heat Mat has worked with Millgate Homes on multiple driveway heating installations including two luxury developments in Ascot, Berkshire

About Heat Mat

With more than 1,000,000m² of underfloor heating installed and 19 years experience of the UK underfloor heating market, you can rely on Heat Mat to understand your needs and supply the products to satisfy your requirements. This is why we are the Professional's Choice, the number one underfloor heating supplier to the professional installation market.



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