

# Driveway heating for luxury apartments

# HEATCOM

SMART HEATING SOLUTIONS



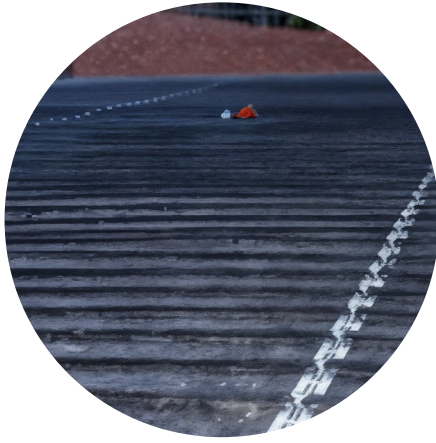
Advanced  
ice & snow systems



Driveway and  
ramp heating



Fully Programmable  
Thermostats



## The Goal

During the construction phase of high-spec Westbrook House developers Millgate Homes commissioned Heatcom 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.

## Heatcom's Solution via Heat Mat

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. 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.

## About Heatcom

At Heatcom, we are specialists in electric heating solutions for indoor and outdoor environments.

Founded in Denmark, we deliver high-quality, energy-efficient, and easy-to-install systems to customers around the world. Our product range includes underfloor heating, ice and snow melting

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 worked reliably and kept the driveway clear by melting ice and snow as it formed. It stayed consistent through changing weather and helped keep the area safe for residents and their vehicles.

## Project in detail

### Date Installed

2010

### Location

Ascot, Berkshire

### Client

Electrical distributor

### System supplied through

Electrical Distributor t

### Installers

Heat Mat specialist installation partner

## System Specifications:

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

## About Sir Robert McAlpine:

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

The system completely clears the drive without exception...