

LONDON CITY ISLAND

CASE STUDY

CLIENT

London City Island is a high-end residential and commercial space development by Ballymore, the pioneers behind some of Europe's largest and most challenging regeneration projects. Within the development, which includes 1,600 residential units and 20,000m² of office space, is Ballymore's marketing suite. This is housed within a tastefully renovated quayside warehouse with sweeping views across the Thames to the Millenium Dome.

The Marketing suite features a mix of indoor and outdoor spaces. A decked area, where the bespoke fireplace would be installed, surrounded by palm trees and tropical planting adjoins an indoor area flanked by modern glass panelling where architectural models of the development are showcased. This leads to a drinks veranda complete with a London skyline panorama.



BRIEF

Fundamental to the London City Island brand and a critical element of the development's sales and marketing strategy, the marketing suite included plans for a unique outdoor LPG gas fire and fanned flue system. FlueCraft's brief was to design and install a fireplace and flue system that would complement the high-end industrial aesthetic of the development.

CHALLENGES

Delivery of this bespoke project presented a number of challenges, including height access on site and the satisfaction of Gas Safe and Document J requirements. A cherry picker was used externally and mobile towers internally to facilitate the construction, liaising at all times with the on-site crane crews and mindful of the surrounding construction work.

SPECIFICATION

We installed Metaloterm MF, a modular twin wall insulated chimney system made of stainless steel and chosen for its compatibility with high and low temperatures. This was fitted with two attenuators and paired with a Flueboost 800 in-line fan with an Exodraft EFC21 control and seven-core Firetuff cable. A Metalfire LPG burner unit was chosen for the bespoke fireplace.



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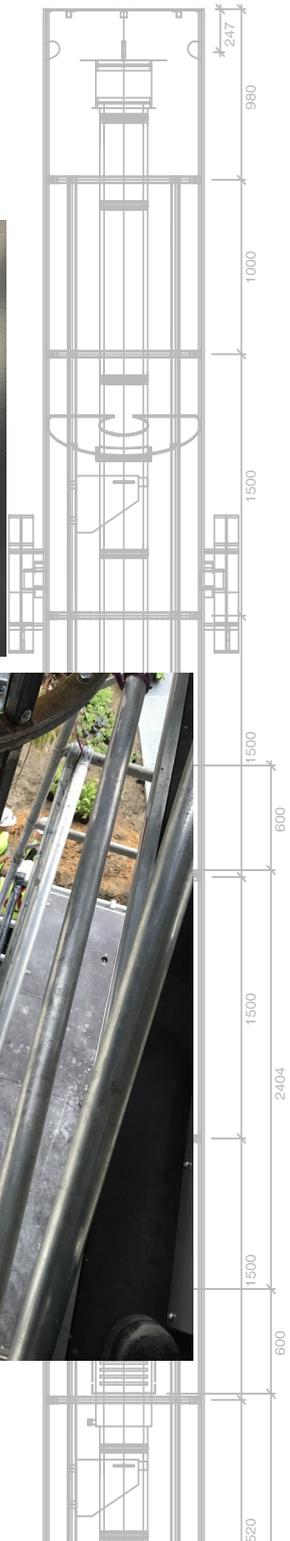
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INDUSTRY SPECIALISTS

FlueCraft's aim is to deliver a client's project brief in a way that makes it seem almost effortless. Here's what we can offer:

- A comprehensive project management package for commercial and domestic flue installations, including costing, procurement, design calculations and drawings where required.
- A full CAD service and specialist manufacturing of stainless steel fireplace insert gathers and all other flue related sundries.
- Communication is key and we work hard to build excellent relationships with clients and keep them abreast of technical developments and on-site progress as a matter of course.
- Health and safety is paramount and all of our policies, procedures and training are regularly reviewed and updated to a very high standard. Our CHAS accreditation is evidence of a culture of professionalism among our site based personnel.
- Expert installation teams with each team including a highly experienced fitter and one fitter's mate. They will arrive on site in a smart van with the full complement of tools and PPE required for the job.
- Over 25 year's experience of project delivery know-how means we can identify and help to mitigate the day-to-day issues that arise on site during project delivery.



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