

Case Study



Client: London Borough of Tower Hamlets
Contract: Boiler plant and control system replacement works
Bethnal Green Library

Value: £160,000
Period : 14 weeks

THE PROJECT

Oakray were tasked with the design and installation of new heating plant that was simple to control, reliable and brought value for money in terms of capital expenditure. The heating system replacement was an integral element of a general refurbishment of the Grade 2 listed building. The existing system utilised a single gas fired cast iron boiler that had been previously converted from solid fuel, the boiler dating from the 1920's and associated antiquated controls had become very unreliable making it very difficult for the library staff to maintain acceptable comfort levels within the building.

The heating system was of single pipe layout utilising cast iron radiators and natural convectors fitted within the original book cases, suiting the architecture of the building. Due to the configuration and the lack of zone control it was decided to install wireless thermostatic radiator valves, enabling building staff to remotely control and programme the various areas within the building.

Due to the age of the existing pipework and heat emitters it was decided to keep the existing system as open vented however the provision of a plate heat exchanger ensured that the new boilers and plant would be afforded protection by creating a sealed primary system.



DELIVERING THE SOLUTION

- New ultra-low emission Vaillant boilers
- Bespoke boiler room ventilation system
- Modern, efficient control system offering remote monitoring
- Increased comfort levels.

RESULTS

- Project completed within programme and budget
- Reduced carbon footprint
- Improved heating delivery
- Energy savings through effective controls and efficient plant
- Projected energy savings 30-40%



**Designed.
Installed.
Managed.
Maintained.**