

Great Eastern Street Hotel



Shoreditch boutique hotel trials Precision Piping Method for ease of installation on site

Great Eastern Street Hotel is a world class heritage site, which has seen the transformation of a late Victorian warehouse façade and a Grade II listed pub into a 125 bed boutique hotel within a 70,000sqft 'island' plot in the fashionable area of Shoreditch in London.

The construction project was carried out on behalf of Seven Capital Hotels (Shoreditch) Limited, with Vascroft Contracting providing M&E consultancy services and CRS Airconditioning Ltd the Daikin D1 installer responsible for the installation of 10 Daikin Heat Recovery VRV Condensing units.

The scheme required the demolition of existing derelict buildings on the site which were classified as dangerous structures, together with the removal of substantial quantities of asbestos materials. In conjunction with the demolition works, the existing building facades were retained by a temporary support system to enable them to form a focal point of the new development.

Given the site's tight constraints within a busy junction in Shoreditch, Great Eastern Street Hotel was the ideal site on which to trial Daikin's Precision Piping Method [PPM]. In April 2017 Chris Staples, Director at CRS, partnered with Daikin UK and Vascroft Contractors Ltd to trial Daikin PPM.

Daikin PPM is a new method of piping manufacture for VRV installations, in which pipework preparation, bending, brazing and testing is completed in factory controlled conditions, before the pipework sections are delivered to site.

This Method ensures consistency and quality, while saving time and reducing the demand for skills on-site. As material costs continue to increase and refrigerant prices shoot up in response to the F-Gas phase down, PPM is proving to be a cost-effective solution to delivering high quality pipework, as it reduces time on site and the need for outsourcing when skilled labour is in short supply, meaning that installers can increase their project load and profitability.

Year of installation

› 2018

Project requirements

- ☒ Air conditioning
- ☐ Air curtain
- ☐ Air purification
- ☒ Control
- ☐ Heating
- ☐ Hot water
- ☐ Refrigeration
- ☐ Ventilation

Installed systems

- › VRV Heat Recovery
- › Concealed floor standing units
- › Concealed ceiling units
- › Ducted units
- › Multi connection piping kit
- › Touch Manager



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The pre-formed pipe-work can be used for multiple ref-net connections or larger pipe-work connections e.g. for connection to condensers. Engineers can measure multiple pipe bends and connections on-site and send them to the PPM workshop for them to be pre-formed, pressure tested and labelled, then delivered to site when required.

During the Precision Piping Method exercise, the CRS team sent site measurements and sketches to the workshop where the pipes were preformed and sent to site. CRS installation engineers then completed the final connections to the condensing units without having to use bending equipment in a tight area on-site.

Key to the successful introduction of PPM on the Great Eastern Street Hotel was to design the system using PPM and, once the project is

Chris Staples from CRS commented,
"I would recommend this system for saving engineers time on-site, as we all know good installation engineers are harder and harder to come by. With preformed pipe, you can guarantee uniform bends and that the pipework comes tested. This means engineers have more time to progress other tasks on-site whilst this pipe-work is being pre-formed off-site"

secured, manufacture the precision pipework in advance so that time on site is reduced to purely assembly. It is estimated that PPM reduced skilled labour time on-site by 20-30%. This sped up the overall project delivery, while freeing up the labour to be deployed on other projects.



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