

## Supply, design and installation of new flue and high level ventilation at the Baglioni Hotel

“ The Baglioni Hotel London project seemed more difficult at first look than it turned out to be. By taking the time to fully assess what was needed, and how it could be achieved, we were able to provide the client with the best solution with as little disruption as possible ”

Ian Ford,  
Flue Division Manager  
Midtherm



### AT A GLANCE

**Company:** Baglioni (UK) Ltd

**Industry Sector:** Hospitality

**The Challenge:** To design, supply and install flue and high level ventilation systems, with minimal disruptions to the Hotels heating and hot water for the duration of the works.

#### Solutions and Services:

- CCTV Survey
- Design, manufacture and installation of a temporary flue system.
- Design, manufacture and installation of new flue systems and high level ventilation.

#### The Benefits:

- A flue system which meets legislative requirements
- An installation that caused minimal disturbance to hotel clientele.

## CASE STUDY

Located in the heart of London, this 5 Star Luxury Hotel offers breath-taking views over London's famous Hyde Park. The hotel has 67 Rooms and Suites; its own restaurant, gym and Spa, it is renowned for its Italian hospitality and refers to itself as "your Italian home in Kensington".

In Autumn 2018 Midtherm Engineering were contacted to install new flue and high level ventilation systems in Baglioni Hotel London, as its existing boilers were being changed due to them fast approaching the end of their serviceable lives. With the hotel requiring constant heating and hot water, the project being carried out during a season when heating and hot water were in high demand and the boilers being located in the basement, needless to say this project was not straightforward.

Working alongside JCS Heating and Hamworthy Heating, we formulated a plan to ensure we could meet all of the client's requirements with minimal disruption to the residents of the Hotel. Meaning we would supply and install temporary flue prior to the installation of the boilers, flue systems and high level ventilation ductwork.



Flue header system within the plantroom

Works at the Baglioni Hotel began by first installing the temporary flue system, this would be routed from the basement plantroom, through some existing ductwork into the existing lightwell, turning vertically to discharge above roof level. To help regulate the temperature in the plantroom the 2No high level ventilation ducts were also installed during this phase.



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With over 7,000 successful UK installations and a FULL 25 year guarantee, Kompozit'allUK solutions are tougher, longer lasting and more reliable than traditional liners. This complex installation was undertaken by Midtherm Engineering who have an excellent reputation within the industry and are one of Kompozit'allUK's most experienced commercial installers of FuranFlex and VentilFlex.

Andrew Shaw, Director,  
Kompozit'allUK

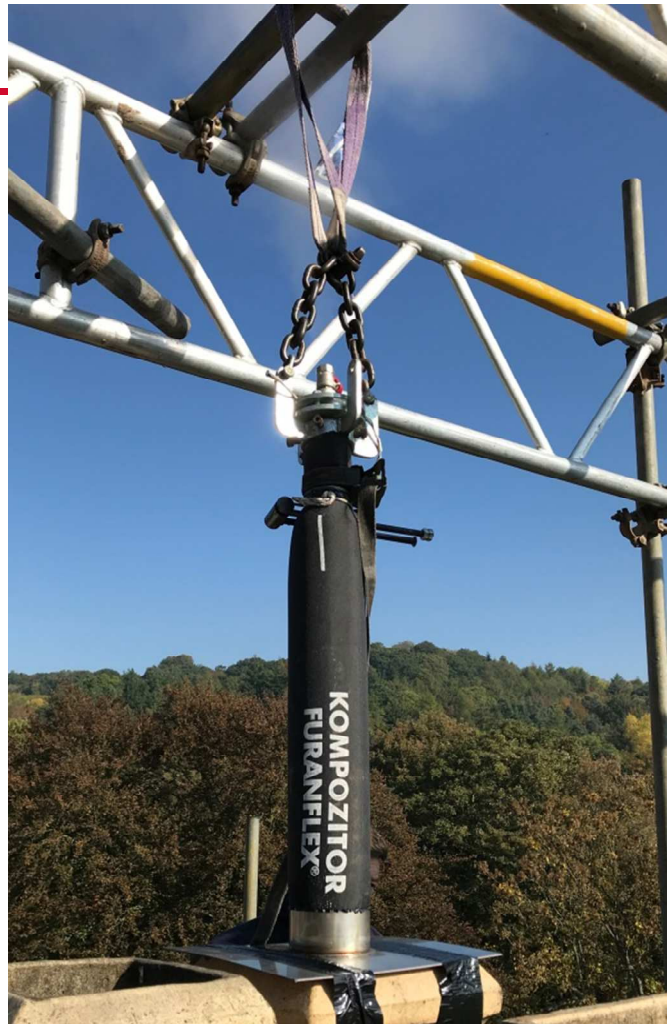
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## CASE STUDY

Once the temporary flue and new high level ventilation ductwork were in place one of the existing boilers removed, then a new Wessex Modumax boiler was installed and connected to the temporary flue supplied and installed by Midtherm. This meant that the Hotel would retain its heating and hot water services during installation of the new plant and associated flue works.

With the first boiler operational, the remaining existing boilers could be removed and the two final boilers could be installed. Works began with the removal of existing flue header and erection of scaffold to give access to the top of the chimney.

As we were required to line an existing chimney we first completed a CCTV Survey. This found that there was an offset within the existing flue riser below roof level, this combined with poor access and a potentially complicated existing flue liner removal we decided the best option would be to install our Furanflex composite liner within the existing flue riser.



Furanflex suspended above existing chimney for steaming

### Furanflex steam generators set up on site



The Furanflex liner was the perfect solution due to it being made from a composite material that is flexible in its uncured form, which allows it to easily pass through chimneys and ductwork with small openings, offsets or other awkward shapes. Once in place the liner is steamed which allows it to mould itself to the shape of the chimney or existing ductwork. It is then cooled to form a liner that is corrosive resistant and has no joints.

Once the liner was in place the new flue header was installed, connected back to the three new boilers and the entire installation pressure tested. The temporary flue was adapted to be used as an additional high level ventilation duct, and the job was done, all carried out within the space of a few weeks with no downtime for the hotel.

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# CONTACT

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