

Elektron



Project name:

Elektron, Leamouth, London

Project type:

New build – residential

Client:

Barratt Homes (East London)

Architect:

Formation Architects

M&E Consultant:

Whitecode Design Associates

Services provided:

- Design, supply and installation of:
 - Fan assisted smoke venting system

Located in the heart of London's Docklands area, Elektron has made a striking addition to East London's changing skyline. Comprising a single 25 storey tower with a further two 22 storey buildings, Elektron boasts 435 luxury apartments and forms the centrepiece of the regeneration of Leamouth.

The architect's original design vision was realised by Fire Design Solutions' Fan Assisted System (FAS). The towers' single stair design meant the previous fire consultant could not achieve the required smoke purging efficiency. Using the FAS, however, Fire Design Solutions justified extended travel distances of 18m using only a single 0.5m² low area smoke shaft instead the original two 1.5m² shafts. This delivered an overall system cost saving of approximately £150,000.

Floor space efficiency was further optimised by halving the number of stairways from two to one, per block. Across Elektron's three blocks, the removal of stairways and smoke shafts meant Barratt Homes realised an additional 11,000 sq ft of saleable space, worth approximately £5million – while offering a higher standard of life safety than a standard code compliant system.

Installation of the FAS is kept simple, ensuring Elektron was handed over on time, with low ongoing maintenance costs. These benefits were emphasised by Fire Design Solutions' integration of the common area detection system, which avoided unnecessary interface issues and offered Barratt Homes further valuable cost savings.

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