

# FUTURE

Tomorrow starts Today

# Redefining Urban Living

A unique residential experience  
In the heart of West London

CASE STUDY



FACADES

WHITE CITY PHASE 2

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Project Name: **White City Phase 2**

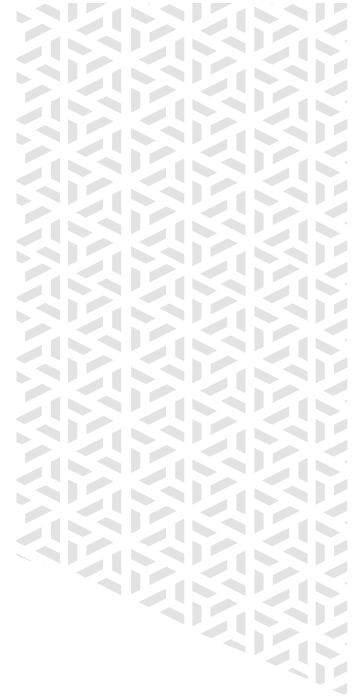
Architect: **Patel Taylor**

Facade Contractor: **SKONTO PLAN**

Processor: **Future Architectural Glass, UAE**

Glass: **Guardian Glass SUNGUARD SN 70T**





## PROJECT DESCRIPTION

In the heart of a vibrant new neighbourhood in West London, White City Living offers a unique residential experience. Built on an old and isolated industrial site, the property presents unparalleled views of the gurgling stream that winds its way through elegant lawns and low-hanging trees. The second phase, launched in 2020, offers 427 affordable homes with 1-, 2- and 3-bedroom multi-tenured apartments with sprawling open spaces and spectacular amenities for residents.

## ABOUT THE CLIENT

St. James, a proud member of the Berkeley Group, is known for leading the urban regeneration schemes across the UK. They have helped convert several industrial areas along central London's riverside into vibrant new residential and office spaces. The visionaries at St. James are the driving force behind this project.

The logo for St James, featuring the words "St James" in a white, serif font, with the tagline "Designed for life" in a smaller, white, sans-serif font below it. The logo is set against a dark blue background with a light blue diagonal stripe in the bottom right corner.

St James  
Designed for life



## OUR CUSTOMER

SKONTO PLAN is a part of Latvian-based SKONTO GROUP. Over the last quarter of a century, they have emerged as the leading construction and allied exporter in foreign markets. Today, SKONTO PLAN is the top façade contractor across Europe. They are known for their unique ideas that help define the nature of each building. For White City Living, SKONTO PLAN worked with BOYER to design and transform the area.

## THE NEED

One of the most prominent features of the property is its magnificent glass façade. Our task was to identify a glass product that provided residents with pristine views. We also needed to keep the client's performance requirements in mind.

## THE CHALLENGE

Working with such a diverse, globally renowned team, we had to meet the most stringent international standards. While the project was commissioned in 2019, we had to deliver most of the glass in 2020. Ensuring the safety of our workers and the workers on-site during the pandemic became very difficult. A shortage of equipment and staff further complicated the process. Additionally, there was limited space available for storage on-site, so we could not deliver large quantities at one go.

The key challenges were to:

- Identify a glass product that met the client's requirements for visibility and performance
- Deliver the glass to the site safely despite COVID-19 protocols and restrictions
- Pack the glass carefully to ensure minimal breakage during transportation



## THE FUTURE GLASS SOLUTION

After an extensive search, we decided to procure and process SUNGUARD® SN 70T from Guardian Glass for the façade. It was the ideal choice as it has excellent selectivity, combining high light transmission with minimal solar heat gain. Additionally, the glass we selected offered a neutral and uniform colour for uninterrupted views. We combined this glass into a laminated unit of 5 mm float glass, a 0.76 mm clear PVB interlayer, 18 mm warm edge black spacer with argon and a 6 mm float panel. Our state-of-the-art manufacturing facilities enabled us to process large volumes without delaying the delivery process.

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## THE OUTCOME

The project is on track and is expected to be completed by 2022. We delivered annealed glass with hardly any breakage despite shipping through containers. With the help of freight partners and third-party logistics warehousing, we executed the project as per the given timelines. We achieved less than 0.5% rejection and replaced rejected panels within a week's production turnaround.

## THE FUTURE GLASS ADVANTAGE

For this project, we were able to lean on our years of experience. Our long-standing relationship with Guardian Glass enabled us to select the ideal product for the façade, ensuring performance requirements, the client's budget and delivery timelines were met. We also reached out to our widespread network of logistics partners to deliver the glass on time with minimal breakage. We used cutting-edge tech to process and cut each panel, allowing us to achieve a 100% acceptance rate for the size. We packed the products in CE-certified stillages with individual banding. This process ensured safe handling and minimised breakage. Whenever required, we replaced the panels quickly, ensuring the project continued without delays.





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