



LONDON BRIDGE BEST PRACTICE

LONDON BRIDGE STATION
REDEVELOPMENT PROJECT

Beazley House

Overview

As part of the Beazley House set-up cabins have been moved from King's Cross to London Bridge. The cabins have been refurbished to include various energy and water saving measures.

Innovation

During the refurbishment various measures were implemented in order to save energy and water. All new appliances such as dishwashers, microwaves and fridges were chosen based on their energy efficiency. All appliances have an energy and water rating of A or better. In addition automatic sensor taps, waterless urinals, dual flush toilets, PIR sensors, Zip boilers and Dyson dryers were installed in an effort to ensure the office set up is as energy efficient as possible.

Zip Boilers



A zip boiler gives boiling filtered water instantly for tea, coffee and cooking. A zip boiler also saves time and energy costs; they have a host of safety features plus filtration too. No energy is wasted boiling more water than needed-fingertip control brings you a cup-full or teapot full at a time. Zip boilers use less power than a 60-watt light globe.

Dyson Dryers



The Dyson Dryer uses 80% less energy than a warm air hand dryer. It uses 400mph sheets of air to scrape the water from your hands giving a drying time of less than 10 seconds. This represents an energy saving of about 83% over a traditional hand dryer. In addition, paper towels have been eliminated from the office in an effort to reduce waste.

Automatic Sensor Taps



All toilets in Beazley House have automatic sensor taps. The automatic sensor tap incorporates a responsive motion sensor that allows you to activate the water flow when required, keeping water waste to a minimal. The sensor tap also eliminates the need to physically touch the tap, which reduces the risk of bacteria build up.

Dual Flush Toilets

All toilets also have a dual flush. The dual flush toilet is designed specifically to save water by giving the option to flush for solid or liquid waste. For liquid waste a minimal amount of water will be used compared to the larger flush, therefore you can choose the appropriate flush each time, instead of using a full tank flush when it's not required. Over 50% of water can still be saved even with the full flush option, which uses just 6 litres, while the half flush will use just 4 litres.

Waterless Urinals

We are trialling waterless urinals in some of our toilets. These are completely waterless, with savings of approximately 450,000 litres of water a year. The urinals are low maintenance and odour free. Where waterless urinals are not installed we are using motion sensor urinals instead.

PIR Sensors

A passive infrared sensor (PIR) is a device used to detect motion by receiving infrared radiation. When a person walks past the sensor, it detects a rapid change of infrared energy and sends a signal. PIR sensors are used for applications such as automatically turning on lights when someone enters a room or causing a video camera to begin operating. All lights in the office are operated by PIR to ensure that during times of low use the lighting is switched off.

Targets and objectives

The energy and water saving measures for Beazley House have helped us meet our targets and objectives in the following areas:

- CEEQUAL – water; energy; waste management
- London Bridge Sustainable Delivery Statement – carbon; water; waste
- London Bridge Targets and Objectives – undertake a carbon and energy demand assessment for each project and to set and implement targets for reduction; implementation of the water reduction plan.