

**LONDON  
DOCK  
E1**

# **EXPLORE**

**SUSTAINABILITY GUIDE**





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# LONDON DOCK E1

## COMMITTED TO SUSTAINABILITY

**St George, London's leading mixed-use developer, is pioneering sustainable development by regenerating brownfield land in London to create thriving new communities in attractive landscaped environments.**

The St George sustainability strategy aims to make a long term contribution to the environmental, social and economic fabric in which we work and live by creating developments that:

- Protect and enhance the natural environment
- Make efficient use of natural resources
- Enhance the quality of life for residents and the local community



## SIMPLY A MORE NATURAL WAY TO LIVE

### AN EXCEPTIONAL CUSTOMER EXPERIENCE

- Dedicated sales teams provide exceptional service throughout the whole buying process
- Our Customer Service teams ensure your new home exceeds expectations on all levels

### OUR TARGETS FOR GREENER, MORE ECONOMICAL HOMES

- Use 26% less water per person than the average house\*
- Save around £380\* per year on energy bills
- Reduce CO<sub>2</sub> emissions by 50.1%\* and unregulated emissions by 29.9%
- Recycling bins in every home
- Space for a home office
- A safe place to store bicycles

### CREATING SUSTAINABLE COMMUNITIES

- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed to adapt to changing needs

### A COMMITMENT TO THE FUTURE

- St George sets targets to reduce the water use and CO<sub>2</sub> emissions associated with our construction activities and business operations
- We also pledge to reuse or recycle over 80% of our construction, excavation and demolition waste

Our  
vision



\* Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: [sustainability@berkeleygroup.co.uk](mailto:sustainability@berkeleygroup.co.uk). Some features are only applicable to specific developments. Please ask sales consultants for further information.





## A DESIGN FOR LIFE

This Sustainability Guide provides an overview of many of the sustainable commitments and achievements set out by St George in creating London Dock.

- Regeneration
- Sustainable living
- Transport initiatives
- Green energy
- Water
- New neighbourhood
- Recycling
- Employment
- Ecology
- Individual initiatives

## WILDLIFE AND LANDSCAPING

London Dock is a valuable example of how high quality urban development can be conceived in a way that ensures protection and enhancement of the natural environment.

Through a combination of sensitive design and careful implementation, London Dock will incorporate a range of open spaces that enhance the ecological value of the area through the introduction of many new habitats and opportunities for wildlife. These include landscaped Market Gardens, Water Gardens, and a 300 metre planting scheme along the southern promenade.

- Bird, bat and insect boxes will be installed to encourage nesting
- A mixture of mature trees, native and low level planting will attract animals and insects





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## ADAPTING TO CLIMATE CHANGE

**At London Dock careful design will generate 50.1% savings in regulated CO<sub>2</sub> emissions and 29.9% savings in unregulated emissions over the entire site.**

The design of London Dock includes a number of features that will ensure the development is able to adapt to the predicted effects of climate change and meet these targets.

These include:

- All apartments will be constructed to achieve the Code for Sustainable Homes Level 4. BREEAM Very Good has been awarded for commercial spaces, and Good for the listed buildings at the development
- London Dock supports the Considerate Constructors Scheme in which St George consistently scores very highly. The scheme falls into three categories; the environment, the workforce and the general public. St George places the utmost importance on all three categories
- Gas fired combined heat and power engines reduce emissions and heat output
- Podium courtyards will be landscaped, forming green roofs to the basement car parks which is a form of Sustainable Urban Drainage, S.U.D. Green roofs will aid the cooling of buildings, enhance biodiversity and provide sustainable drainage



## WATER

**Our commitment to saving water is set out in OurVision pledge to use 26% less water per person than the average house\*:**

- Water saving devices such as restricted flow taps, showers and dual flush toilets will be utilised, reducing internal water consumption by 12.5%
- Surface water drainage systems have been designed to incorporate measures to restrict the water run-off rate into the local sewer network
- Rainwater harvesting is also provided to recycle surface water for irrigation use, thereby reducing the site demand for mains water

\*Savings vary between every home. Figures based on a typical 3 bed St George home achieving Code for Sustainable Homes Level 4





## ENERGY

**The homes at London Dock are designed to be very efficient in their use of energy, with features including:**

- All apartments will be fitted with double glazed doors/windows and fully insulated walls to minimise the need for regular heating; thus reducing heat loss through the fabric of the building
- Low energy light fittings will be installed in all internal communal areas. These will be used in conjunction with passive infrared sensors to ensure that the lights are only switched on when required
- A Central Energy Centre housing a Combined Heat and Power (CHP) Engine, which will provide local generation of low carbon heat and electricity. The Energy Centre will provide hot water to all apartments through a Community Heating System. Hot water will be available via a hot water cylinder in every home. The generated electricity can power the communal areas, reducing the need for grid electricity and its associated CO<sub>2</sub> emissions

## RECYCLING

**Every UK household produces over a tonne of rubbish each year, 90% of which is fully recyclable. In the design and construction of London Dock, St George has placed a priority on managing waste, reducing waste at source and encouraging recycling to conserve resources.**

All residents and commercial operators at London Dock will benefit from extensive recycling facilities which are sensitively sited and within easy reach. These include:

- A waste management centre where general waste is collected and removed from site by the London Borough
- Recycling refuse chutes are located on every floor containing bi-separators. These reduce the need to sort waste, encouraging recycling
- Recycled refuse is collected on a weekly basis, allowing residents to dispose of their recyclable waste in an efficient and environmentally friendly way
- Skips used during construction are clearly segregated for different waste materials for ease of recycling. A minimum of 80% of construction waste is recycled





## EMPLOYMENT

**There is more to creating a sustainable development than simply providing homes. Employment is at the heart of communities, and St George is committed to providing local jobs for local people by creating opportunities for business and employment.**

At St George, we help to fill the skills gap in construction by providing employment and training opportunities. We strive to break down barriers and aim to attract women and ethnic minorities into construction.

At London Dock, St George is also creating employment opportunities directly. The Club, building services and security teams will all present roles for local people. Commercial premises have been a feature of the development from the earliest stages, providing opportunities for new and growing businesses.

London Dock, like all major developments from St George, will also provide a boost to the local economy from the large number of residents who will make their homes here.



## TRANSPORT

**Over 40% of the UK's carbon dioxide emissions, the main greenhouse gas which causes climate change, come from the things we do every day. The Government aims to reduce CO<sub>2</sub> emissions in the UK by at least 26% by 2020 and 80% by 2050.**

St George is committed to promoting the use of environmentally considerate transport and London Dock has been planned to make car-less living enjoyable as well as practical.

With busy roads and a growing awareness of the environmental impact, many people are looking for alternatives to cars.

- Bicycle stores will be provided, with bike parking for visitors readily available, and Barclays Cycle Hire docking points are also located close by
- For longer trips, when a car really is the only solution, a car club has been introduced with spaces at London Dock offering environmentally friendly and sustainable travel for residents and the local community
- Electric recharge points will be installed for electric vehicles
- Bus stops are located close to the development





## HOW TO MAKE A DIFFERENCE

London Dock is perfectly placed to enjoy the best of all worlds with extensive on-site facilities. The superb location brings all that London has to offer within easy reach. In addition to living in this sustainable environment at London Dock, there are a number of easy actions that you can take to help reduce your carbon footprint.

- Recycle what you can, when you can - every little bit makes a big difference
- Turn it off - appliances left on standby use up to 85% of the energy they would use if fully switched on. An extra million tonnes of carbon will be released into the atmosphere through this power wastage. Turning these appliances off could save you around £40 per year on energy bills
- Clear a space around your plug sockets. This will make it easier to turn items off at the mains or consider purchasing a stand-by saving device
- Check what you have in the fridge and freezer before you go shopping. Wasted food is a big contributor towards carbon dioxide emissions
- Only use the washing machine or dishwasher when you can put on a full load. It wastes both water and energy to run only a half full machine
- Washing clothes at 30 degrees rather than at higher temperatures uses around 40% less energy. Modern washing powders and detergents work just as effectively at lower temperatures so unless you have very dirty washing, bear this in mind
- Car journeys - wherever possible share car journeys with friends, family or neighbours. Not only does this save on CO<sub>2</sub> emissions created by the car but can help to share the cost



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Discover London Dock –  
a hidden treasure at the heart  
of the capital.

London Dock is the most anticipated new development by leading London developer, St George. Situated moments from Tower Bridge, the Tower of London, St Katharine Docks and the City, this exciting new destination offers a range of exclusive apartments and penthouses with hotel-style residents' facilities, as well as beautifully landscaped open spaces, shops, bars and restaurants.

[www.londondock.co.uk](http://www.londondock.co.uk)



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