

ABSOLUTELY
MAGAZINES

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LUMIERE
DEVELOPMENTS



SUSTAINABLE LIVING

The Beacon is the world's most sustainable residential tower

by TAMAR VANDERHOEK



Construction sites and buildings are responsible for approximately 40% of the world's emissions, and the World Health Organisation quotes air pollution as the number one risk to human health, responsible for seven million deaths worldwide. Tackling these issues, Lumiere Developments have made it their mission to take careful consideration into their practice of constructing new builds. By using emission-free renewable energy generation, simple energy conservation technologies and old stock, Lumiere have successfully designed and launched the world's most sustainable residential tower, The Beacon.

Located in the heart of Hemel Hempstead's regeneration district, the development is just 24 minutes from London Euston station via National Rail services. The 17-storey tower has the technology to generate sufficient heat and power from its on-site renewable energy systems to power the building's requirements. Combined with its energy conservation components, The Beacon is a world leader in overall energy efficiency.

"Sustainability is at the forefront of everything we do, and we wanted to marry emission-free renewable technologies with simple yet effective energy conservation strategies to create a zero-emission development that is truly world class in its architectural design, engineering and specification," says Ambi Singh, Commercial Director of Lumiere Developments.



A multitude of ground-breaking green features combine to make this project the first of its kind. The effective energy-saving technologies include the highest density solar farm in the world, integrated solar panels on each floor level and electric car and bike hire schemes.

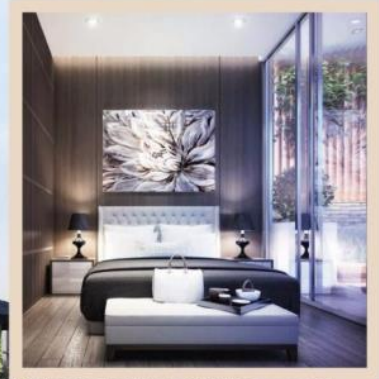
To save energy on heating, triple glazing has been added to all apartments, and quadruple glazing to the upper floor apartments, as well as ground and air source heat pumps to extract heat from the basement of the building and atrium for hot water and air. Adding to this, a Mechanical Heat and Ventilation Recovery System has been installed to ventilate apartments and create comfort cooling. For toilet flushing and irrigation of the green planters on each external balcony, rainwater harvesting is collected on the roof and balcony levels.

These key energy-saving features and innovative solutions mean that The Beacon will generate enough power to allow Lumiere Developments to offer 'Free Energy For Life' to its residents. The current energy remodelling has predicted that the building will have an expected reduction in heating costs by 70%



80% compared to normal properties. As a result of this, layers will benefit from annual savings of up to £11,000 per year on household bills from its energy-generating and water retention capabilities. Furthermore, typical monthly costs such as gym memberships, contents and building insurance are all covered and heavily discounted within the annual management fee.

In company with the sustainable factors, The Beacon offers its residents with the living experience, amenities and services expected within a new build development. Comprised of 272 studios, one, two and three-bedroom balconied apartments and luxury penthouses, each apartment is accessed from the central atrium via scenic glass lifts overlooking the Arborstium, a small collection of trees. The flats benefit from



wood-floored hallways and open-plan living areas with ceramic-tiled floors and walls. The living spaces open onto private balconies through floor-to-ceiling patio doors and windows to maximise the light-infused environment, while the bathrooms are European inspired.

The kitchens in every home come fully fitted with energy-efficient A+++ rated appliances. Other specifications include smart, controlled thermostats, comfort cooling systems and automated blinds. Skyline apartments on the 13th floor offer impressive terraces with winter gardens, hot tubs and electro-glass for added privacy.

The ground floor will act as the central hub for residents featuring the internal arboretum alongside a café and bar area, water features, club lounge and cinema room as well as outside patio space. Up on the first floor will be a 2,200 sq ft gymnasium, fitted with the latest fitness equipment, while a communal roof-sky garden will provide an outdoor residents' library decked area and observatory on the top of the building. Other on-site facilities include a first of its kind, in-house electric car and bike hire scheme, access to the UK's largest automated underground parking system, 24-hour security and concierge service. Set to complete in 2018, The Beacon will contribute to the regeneration of Hemel Hempstead, which is currently undergoing a major transformation. ☺

• For further information call Lumiere Developments at 020 3283 8583 or visit thebeacondevelopment.co.uk