

BUILDING LUXURY FOR A SUSTAINABLE FUTURE



THE LONDONER
LEICESTER SQ.



A LIGHTER FOOTPRINT

As Edwardian Hotels London's most recent project, The Londoner presented a challenge on a scale that had not previously been faced.

At 30m deep and with six levels below ground, it was the deepest habitable-grade commercial building basement in London, and among the deepest in the world. Add to that 350 bedrooms, six concept eateries and bars, a wellness retreat, three residents-only spaces, meeting rooms, screening rooms, and a ballroom, and you have an engineering feat of rare magnitude.

But the task was further put to the test as this super boutique luxury hotel also aspired to be a feat of sustainable engineering. It was critical that building this hotel focused on preserving the biosphere at a time when society must take environmental action, as we enter the sixth mass extinction of wildlife.

Hotels are notoriously energy intensive. This fact was recognised from the very beginning, with

the design and planning phase being led by considerations for environmental impacts of both the build and footprint once operational. Guided by BREEAM's assessment model, the ambition was to ensure it was built with concepts and credentials that align and demonstrate an understanding of the planet's needs.

The Londoner met and exceeded these ambitions through the achievements detailed over the next few pages. From inception, planning, designing, building, and many parts of our operation, our mission has helped to future-proof the concept of The Londoner whilst driving change by installing many new technologies.

The work, of course, does not end there. We continuously review and evolve our practices, partnerships and behaviours to fulfil our ambition to be an industry ambassador for sustainability.



30m

The deepest commercial basement in London



“IT IS MORE VITAL THAN EVER TO INSPIRE AND LEAD BY EXAMPLE”



Jasminder Singh
Chairman & Founder
shares his vision that
shaped the foundations
of The Londoner.

Edwardian Hotels London’s journey began in 1977, motivated by a personal aspiration to exceed the hospitality experience across London and provide a world-class experience for all our guests. As our company has continued to grow, so has our responsibility and commitment to ensure a brighter future for the planet, our children and grandchildren, and generations to come.

Integrity has always been a core value for us through the years of building our legacy. Today, as the global climate crisis continues to mount pressure on the world to act, it is more vital than ever that businesses inspire and lead by example. The Londoner was our opportunity to take this further and construct a sustainable building for London’s luxury hospitality market.

Since its inception we have always had bold ambitions for The Londoner to write itself into the very fabric of the city. Not only

in the way of experience, but also in becoming part of its history – creating a milestone, future-proof hotel on the capital’s most famous square. There was absolutely no question that The Londoner had to be a ground-breaking sustainable build that would stand the test of time.

From the initial securing of the Green Loan, through to our ‘Excellent’ BREEAM rating* and our work with Arup, we have been dedicated to delivering a high-quality, sustainable, and integrated hotel. I am very proud that our people have kept to this promise and driven through these incredible results.

London has long been a world-leading hub of innovation. This new property, designed to celebrate the character of the capital, is a testament to our longstanding vision and values – and a reminder to continue our work towards a better future.

Jasminder Singh
Chairman & Founder

*BREEAM rating accurate as of July 2021



THE GREEN LOAN

The story behind securing the first Green Loan in our sector.

In March 2018, the Green Loan Principles were set out to encourage and facilitate environmentally friendly economic activity.

The principles aim to create a high-level framework of market standards and guidelines, providing a consistent methodology for use across the green loan market. They also enable flexibility and integrity while the market develops, enabling faster adoption of necessary adaptations to builds.

In order to secure this loan for the construction of The Londoner, research and development was appropriately described in the finance documents to prove a clear vision: showcasing environmental benefits with assessed and quantified expected projections of energy use.

Due to the credentials presented, the group met the Green Loan Principles and managed to secure the first green loan in the sector. The Londoner utilises new technologies and materials that reduce energy requirements by up to thirty percent – a considerable figure for a property comprising 350 bedrooms across 16 storeys, and which meets the vision set out for the hotel.

“HSBC has made a commitment to provide US\$100bn of Sustainable Finance by 2025 to help businesses transition to a lower carbon economy. Green Loans are an exciting development in Sustainable Finance which will encourage the investment urgently required to meet our carbon emission reduction targets”

Rob King,
Head of Sustainable Finance, HSBC UK





BREEAM DREAMS

What is BREEAM?

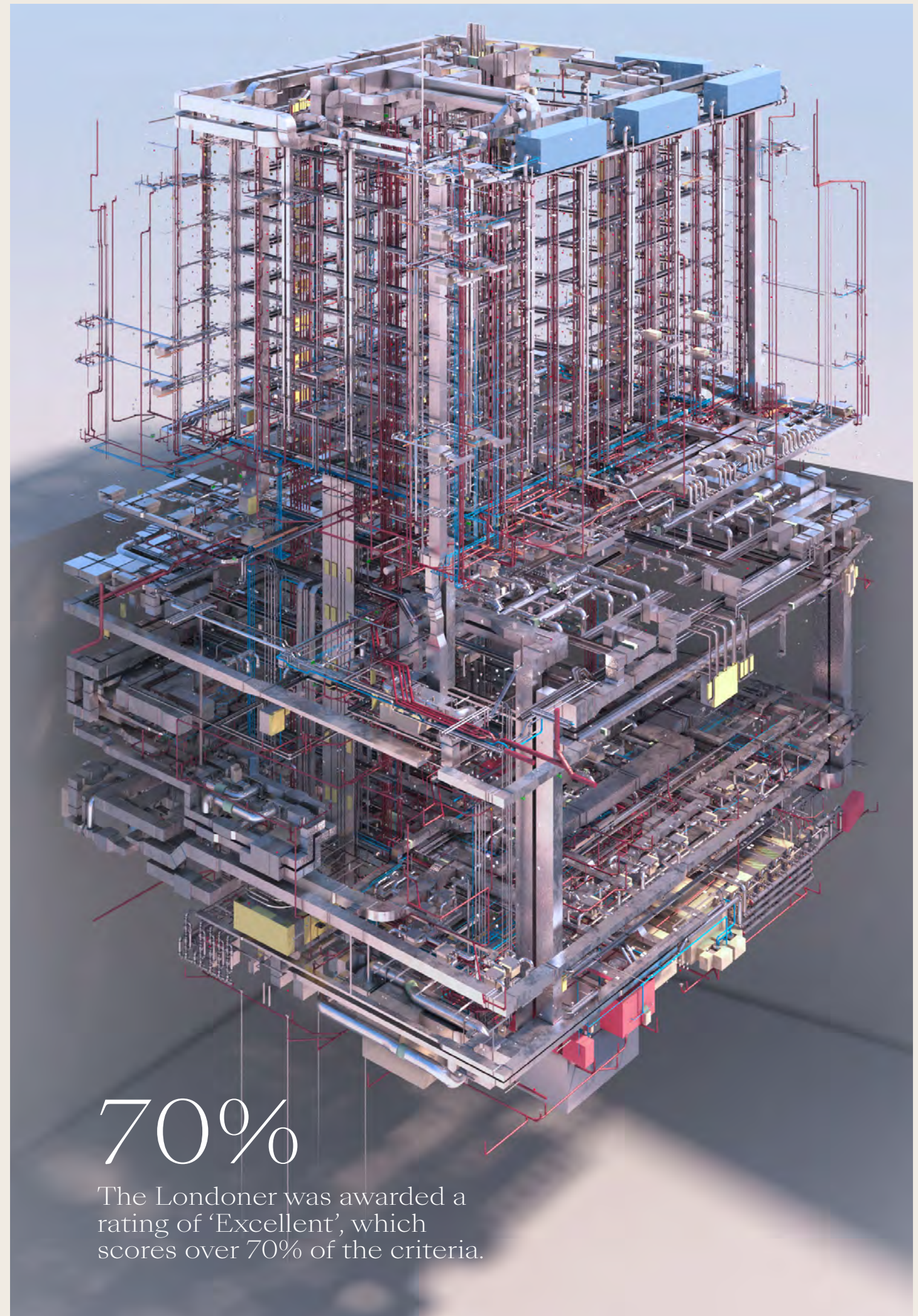
The Building Research Establishment Environmental Assessment Method assesses, rates, and certifies the sustainability of buildings. The method uses scientific sustainability metrics with the sole aim to reduce the negative effects of construction and development on the environment. Its categories evaluate energy and water use, health and wellbeing, pollution, transport, materials, waste, ecology and management processes.

What rating did The Londoner achieve?

Assessed in the category of 'New Projects', The Londoner was awarded a rating of 'Excellent', which scores over 70% of the criteria.

How was this achieved?

Aspirations to exceed the criteria began during the planning phase, reviewing all aspects of the assessment in collaboration with ARUP. The team identified and reviewed technologies that would create efficiencies in energy, management, waste, health and wellbeing, to name a few – delivering a roadmap that guaranteed success.



70%

The Londoner was awarded a rating of 'Excellent', which scores over 70% of the criteria.



DRIVING CHANGE THROUGH TECHNOLOGY

Four highlights that reduce negative impacts on our planet.

The IMC Waste Station

Food waste is often collected and sent to a biomass boiler. While this generates energy, there are carbon issues. Because the waste is comprised of up to 80% water, its considerable weight affects the carbon footprint during transportation. The Londoner has decided to use an IMC Waste Station, which grinds food particles down and feeds waste into a dewatering system – leaving a solid matter a fraction of its original size.

Liquid Pool Cover

Introducing Heatsavr: a non-toxic, biodegradable solution that acts as a liquid blanket on our pool. This clever molecular film dramatically reduces heat loss and evaporation from the pool's surface, resulting in important energy and water savings. Studies show that the solution also leads to a 45% reduction in chlorine used, which means less manufacturing and fewer deliveries.

Monika Temperature Monitoring

With six concept eateries and bars, event catering, and staff canteens, the energy required for food storage quickly amounts. The Monika temperature system monitors fridge records and performance, highlighting any issues and breakdowns, which in turn prevents energy loss. Monika ensures our ingredients are always at their freshest for our guests.

Digital Keys

Each guest at The Londoner carries the technology in their pocket to help reduce our carbon impact. Our app allows mobile phones to be used as key cards, giving guests contactless access to their rooms. A small number of physical sustainable key cards are of course still available on request.





FRIENDS WITH SUSTAINABLE BENEFITS

How The Londoner handpicked its brand partners and suppliers for a sustainable yet premium bedroom experience.

Hansgrohe

Beautifully designed and engineered in Germany, our Hansgrohe shower heads use innovative technology to reduce water use to 6 litres per minute while also producing plump water droplets for a more enjoyable shower experience.

Bette

The one-of-a-kind Bette baths are made from solvent and chemical-free natural materials and are 100% recyclable. Designed with extraordinary craftsmanship and precision, the long-lasting titanium-steel conducts heat whilst the shallow basin design conserves water usage without compromising on experience.

Miller Harris

“80% done right is better than waiting for 100% perfect” is the sustainability mantra of Miller Harris, the British couture fragrance house. Handpicked to supply The Londoner’s luxury bath amenities, the brand’s impressive journey continues to push boundaries – from the detailed principles of their sustainable packaging to the ethically sourced ingredients in their products.

Nordaq

Bottled water normally has a hugely negative impact on the environment with costly production of glass, lengthy transportation, and waste management issues. Nordaq is the sustainable solution for premium water, delivered on-site with no disposable bottles and a fresh, crystal clear taste experience that enhances the flavour of food and wine.

“80% done right is better than waiting for 100% perfect”

Miller Harris



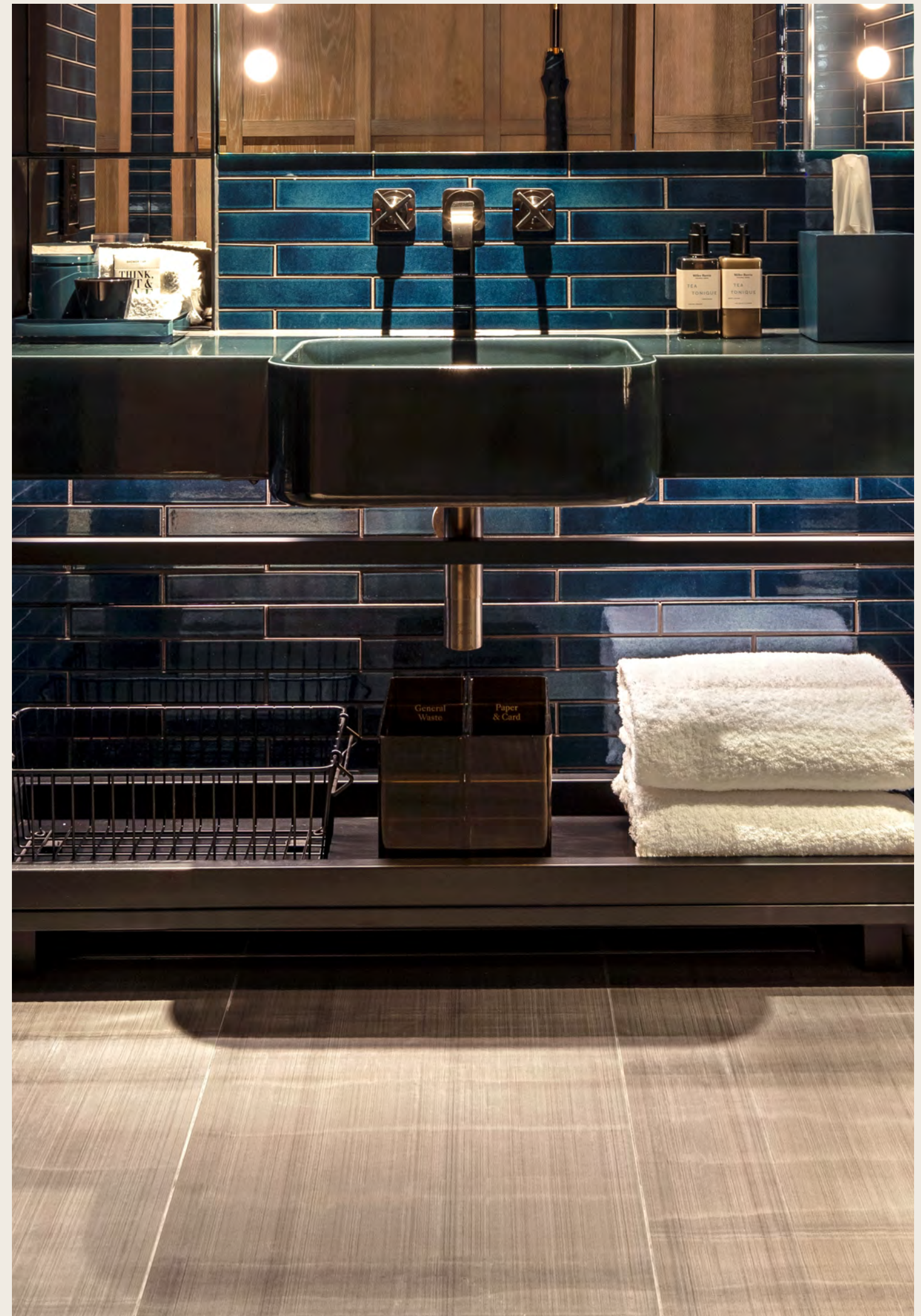


POWER TO THE PEOPLE

A segregated in-room waste system gives The Londoner's guests the opportunity to help.

The Londoner recognises that to ensure a comprehensive sustainability strategy the output of waste had to be reviewed to align with the needs of today's world.

This is something we cannot do alone. To make it easier for guests to aid us in this effort we have introduced segregated in-room waste bins, which will allow for proper recycling and a general reduction of waste output. Not only does this contribute to our sustainability ambitions, but it also empowers guests who want to help protect the planet.





MUCH IS YET TO BE DONE...

We recognise that everything we are doing is far from enough and a lot of work is required to maintain and develop the momentum we have built. The Londoner has a specially appointed team of responsible business representatives that constantly search for new and better ways to improve and reduce our impact on the environment.

If you would like to know more about our efforts or require detailed information on our operations and achievements to date, please contact us using the details below.

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