

IS YOUR BUILDING JOINED UP?

Improving the efficiency of the buildings we live and work in is increasingly a challenge. Legislation, building flexibility and technical demands are placing new and ever more complex obligations on those who design, build and maintain properties large and small. Reality Logic specialise in designing intelligent building technology solutions that reduce operating costs and make buildings work smarter.



The recent past has witnessed the increasing automation of long standing building services such as lighting, heating, air handling, natural ventilation, shading, access control and so on. Much of this has been driven by energy efficiency legislation and the associated need to be able to monitor and manage the core infrastructure of a building. To date, the approach has been on a "silo" basis, with each distinct service taking care of itself, with the only nod towards integration taking place when monitoring the building through a single Building Management System (BMS).

This approach, whilst a step in the right direction, has issues, not least that it is entirely possible for systems to work against each other. Automation is not integration and it is easy to have a building that is simply not "joined up".

Reality Logic are committed to providing truly integrated solutions where systems no longer operate in isolation - a joined up building. To achieve this we specialise in open platforms such as KNX, DALI and M-BUS. KNX is the world's only open standard for building automation, compliant to EN 50090, EN 13321-1, ISO/IEC 14543 and is supported by over 150 manufacturers. DALI allows each light fitting to be controlled flexibly offering dimming and comprehensive

feedback on the state of the lamp. M-BUS is used for metering and is easily integrated to provide accurate and meaningful management information. We also work with many other field bus protocols as well as robust wireless solutions such as En-Ocean for retro-fitting.

A joined up building would not put the heating on if the window is open or if the room is unoccupied. A joined-up

heating up from solar gain. This in turn ensures that the cooling systems in the apartments are not activated, preventing needless energy usage and increasing comfort.

Any building can become joined up. For example, just a few hundred pounds per room would enable a joined up school to fully integrate the lighting, heating, blinds, a/v hardware and more. If the room is not occupied then the projector

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building cannot just monitor the natural light available using less artificial light near windows and maintain a constant brightness level, but can also use the louvres on blinds to reflect natural light into the room when the sun is shining directly on the window.

An example of this harmonious use of technology is at One Hyde Park, a prestigious development of over 80 apartments in central London. Here Reality Logic are providing a blind control system that monitors the level of solar radiation across each façade and lowers blinds to prevent the rooms

would be switched off, lighting turned off, heating lowered and the resultant reduction in energy usage measured - with as little human intervention as desired. Each room could be easily monitored and controlled - potentially remotely.

To find out how your building can become joined up, please visit our website or join the intelligent building technology discussion on our blog; www.govtoday.co.uk - see Partner Blogs section, Energy and Climate Change



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