

CASE STUDY **INSIGHTS**



Project

**EDGE LONDON BRIDGE,
60-68 ST THOMAS ST,
LONDON
SE1 3QU**

CHALLENGE OVERVIEW



THE ZETTA SOLUTION



EDGE LONDON BRIDGE Project

EDGE London Bridge is one of London's most prominent commercial developments, located on St Thomas Street alongside key transport and public infrastructure. To support project commissioning and future smart building operations, the development required multiple carrier connections to be brought into the site, alongside resilient network infrastructure capable of supporting critical building systems.

Delivering these connections presented significant logistical challenges. St Thomas Street forms part of a major TfL Red Route and is surrounded by high-profile stakeholders including Guy's Hospital, National Rail and The Shard. In addition, Thames Water required access to the same area to complete a water connection for the development. Without careful planning, separate road closures would have increased costs, disrupted local businesses and residents, and risked delaying the overall programme.

Zetta Connect coordinated the delivery of carrier connectivity to the development, facilitating connections from providers including Openreach, Colt and Virgin Media through the site's meet-me chamber infrastructure.

Working closely with Colt, we completed the wayleave process and brought a dedicated circuit live in time to support project commissioning. Internally, we delivered fibre links between the carrier intake rooms and the Main Equipment Room (MER), creating the foundation for the building's digital infrastructure.

To support resilience and smart building operations, Zetta installed and configured a Hot Standby Router Protocol (HSRP) solution within the landlord's Core Network System (CNS), providing automatic failover between primary and secondary leased-line connections.

To minimise disruption and keep the programme on track, Zetta collaborated with Thames Water to deliver both utility projects under a single road closure permit. Extensive planning and stakeholder engagement were undertaken with TfL, Guy's Hospital, National Rail, The Shard and the local authority to ensure works could proceed safely and efficiently.





THE RESULT



EDGE LONDON BRIDGE Project

Both the connectivity and water infrastructure works were successfully completed within a single week, avoiding the need for multiple road closures and significantly reducing disruption to the surrounding area.

The project delivered resilient carrier connectivity, smart building-ready network infrastructure and a diverse connectivity platform capable of supporting future building services. By coordinating multiple utilities under one permit, Zetta helped reduce costs, simplify stakeholder management and maintain momentum across the wider development programme.

EDGE London Bridge now benefits from the robust digital foundations required to support modern smart building technologies, operational systems and future tenant connectivity requirements.

