

## Best of BREEAM 2014

Today's most sustainable buildings



# Innovation and quality



Gavin Dunn,  
Director of BREEAM

It only takes a quick look through the shortlists for the BREEAM Awards 2014 to be reminded of the rich vein of ingenious innovation and commitment to quality that runs through our industry.

This has been another year of extraordinary achievement – the highest ever BREEAM scores, the first BREEAM Outstanding refurbishment, the first Outstanding in China, the first certifications under BREEAM In-Use International, and the list goes on.

A notable feature of the 2014 Awards is the extensive international representation. Having contributed much to the strong focus on sustainability in building design, construction and use in the UK, BREEAM has become one of our major export success stories.

More than 25% of assessments are now outside of the UK, with demand in some sectors growing particularly rapidly. France, for example, is currently the biggest market in Europe for BREEAM In-Use, and French buildings dominate the In-Use category in this year's awards.

Along with the growing global spread of BREEAM, comes increasing evidence of the benefits of sustainability in terms of enhancing – at little cost – the quality, appeal and value of buildings. Later this year, for example, we will be presenting the results of a new research study from Sweett Group and BRE, which examined the capital costs associated with a range of sustainable approaches in a variety of building types.

The report concludes that sustainability improvements can be achieved at little or no additional cost. Where extra capital costs do accrue, they can often be repaid through lower operational costs and lead to savings over the building's operational life. 'Delivering Sustainable Buildings – Savings & Payback', will be published in May.

Other news for the coming year includes the introduction of BREEAM UK New Construction 2014. A response to proposed changes to UK building regulations and SUDs standards, this revision incorporates outcomes from the most extensive consultation process ever undertaken for a BREEAM scheme. Leading industry bodies and a wide range of individual stakeholders, including BREEAM assessors and clients, provided feedback on all aspects of the new scheme. We believe that the 2014 update will not only help you to create better, more sustainable and more robust assets, but also give greater flexibility in respect of the evidence that is required to demonstrate compliance.

Looking further ahead, this autumn we plan to launch a new standalone version of BREEAM for assessing non-domestic building refurbishments and fit-outs in the UK. Currently in the final development stage, a draft BREEAM Refurbishment & Fit-Out 2014 scheme document will be released for consultation shortly.

We are also planning to gather further real-life BREEAM cost data to ensure the scheme is as cost-effective as possible and working to enhance the online delivery of BREEAM, make greater use of building information modelling (BIM) and introduce more effective data exploitation.

All of these initiatives are aimed at ensuring that BREEAM is and remains the most authoritative, comprehensive and widely used environmental assessment and certification system for buildings and communities around the world.

## The awards judging process

The judging process for the BREEAM Awards has been refreshed this year. In previous years awards were based simply on the highest scoring BREEAM buildings in each scheme. This year the five highest scoring buildings in each scheme formed a series of category shortlists, which were put before a panel of eminent industry judges. The judges made the final choice of winner, taking into account the BREEAM score achieved alongside factors such as the value of the building to its occupiers and users, and particular site constraints.

The judging panel for the 2014 awards is:

Alan Yates, Technical Director,  
Sustainability, BRE Global (chair)

Cat Hirst, Education Manager, UK  
Green Building Council

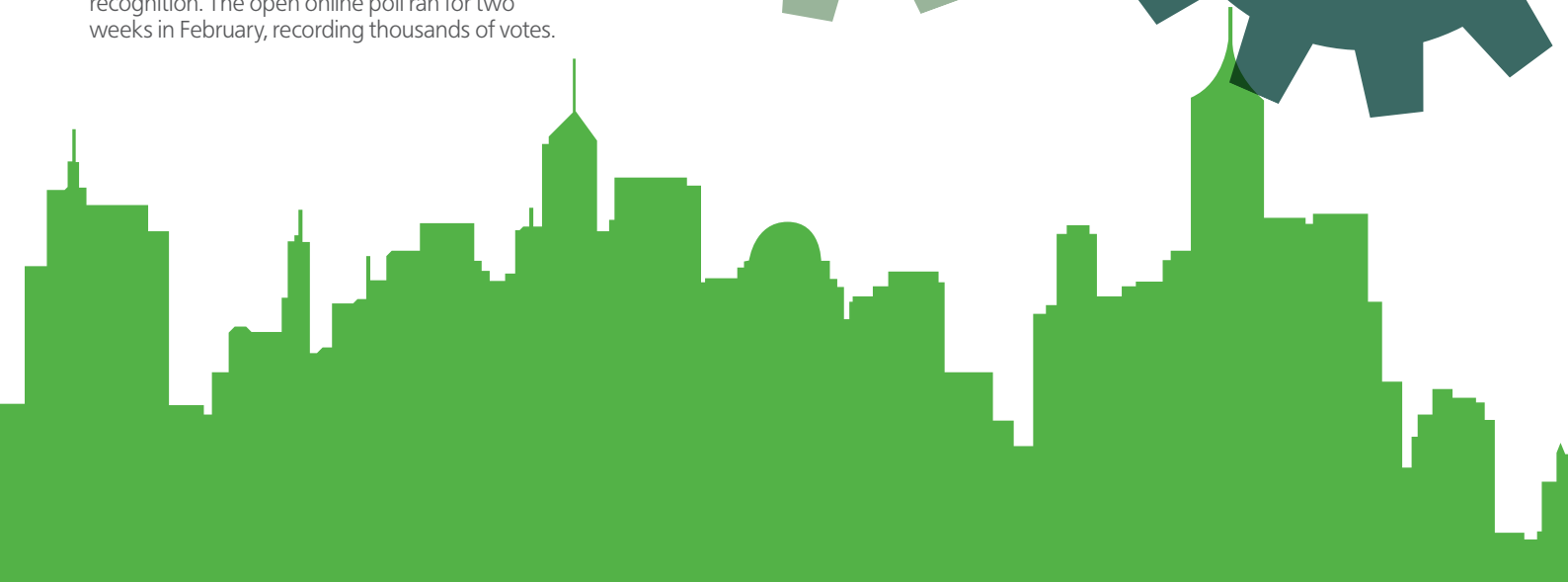
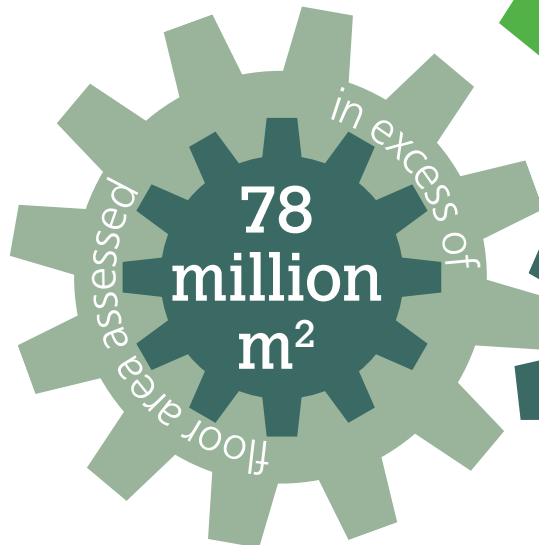
Claudine Blamey, Head of  
Sustainability, The Crown Estate

Phil Heenan, Head of Construction Policy  
and Standards, Office of Government  
Commerce, Cabinet Office

Hywel Davies, Technical Director, Chartered  
Institution of Building Services Engineers (CIBSE).

The format for the awards for the assessors  
of the year and the assessor organisation  
of the year remains unchanged.

Another new feature of this year's awards is the Your BREEAM Award, a people's choice award organised with BRE's Building4change.com. For this award, the top three scoring building projects (top two for BREEAM In-Use) formed a longlist and readers of Building4change.com were then given the opportunity to vote for the project that they considered most deserved public recognition. The open online poll ran for two weeks in February, recording thousands of votes.



# This year's BREEAM Awards shortlists

Recognising the highest scoring buildings certified under BREEAM between 1 January 2013 and 31 December 2013, together with achievement awards for BREEAM assessors.

To view complete listings of BREEAM certified buildings (since 2008) go to [www.greenbooklive.com/breeambuildings](http://www.greenbooklive.com/breeambuildings) and to generate a Google map go to [www.greenbooklive.com/breeamlive](http://www.greenbooklive.com/breeamlive)

Project	Assessor	Stage	Score %	Rating	Client/Developer	Architect	Contractor
<b>Offices</b>							
One Embankment Place	Chapman BDSP	Final	96.31	Outstanding	Price Waterhouse Coopers	TP Bennett	Overbury
1 Angel Square	Buro Happold	Final	95.16	Outstanding	The Co-operative Group	3D Reid Architects	BAM Construction
Zenora-Noda	Alto Ingénierie	Interim	92.07	Outstanding	Wereldhave / BNP PRE & Poste Immo Development JV	Viguer et Associés	
Quadrant 2 South	Waterman Energy, Environment and Design	Interim	90.65	Outstanding	The Crown Estate	Barr Gazetas	Sisk
Innovation Farm Visitor Centre Office	Rolton Group	Interim	89.38	Outstanding	National Institute of Agricultural Botany	R H Partnership Architects	SDC Builders Limited
<b>Retail</b>							
So Ouest	GreenAffair	Final	78.39	Excellent	SCI Eiffel Levallois Commerces / Unibail-Rodamco	Epstein & Glaiman	
John Lewis at Home and Waitrose Ipswich	Synergy BSS	Final	77.98	Excellent	John Lewis Partnership & Waitrose	Brooker Flynn / Farrell & Clark	Bowmer & Kirkland
Citti Park Flensburg	Drees & Sommer Advanced Building Technologies GmbH	Interim	77.52	Excellent	Citti Handelsgesellschaft mbH & Co.KG	AX5 Architekten bda	Generalunternehmer Koster GMBH
Waitrose Greenwich	Synergy BSS	Interim	77.52	Excellent	Waitrose	Bamber and Reddan	Bowmer and Kirkland
Brf Ankarparken 1	Cowi AB	Interim	77.15	Excellent	Hökerum Bygg AB	Sjögren Arkitekter AB	Hökerum Bygg AB
<b>Industrial</b>							
Project Phoenix Brewhouse	Easlar	Interim	90.96	Outstanding	Diageo	RKD Architects	Sisk
Filwood Green Business Park	Halcrow Group	Interim	90.15	Outstanding	Bristol City Council	Stride Treglown	
Tudor Estate - Building 1	Woods Hardwick	Final	87.05	Outstanding	SEGRO plc	Cornish Architects	Winvic
Bombay Sapphire Distillery Process Buildings	GWP Project Services	Interim	86.81	Outstanding	Bacardi Martini / Bombay Spirits Company	GWP Architecture	
Siemens Plc Workshop	Waterman Energy, Environment and Design	Final	86.24	Outstanding	Siemens Real Estate / St Modwens	Stephen George & Partners	Bowmer & Kirkland
<b>Mixed Use and Other Buildings</b>							
WWF Living Planet Centre	Atelier Ten	Interim	89.85	Outstanding	WWF-UK	Hopkins Architects	Wilmott Dixon
Project Horizon Data Centre	Hurley Palmer Flatt	Interim	88.56	Outstanding		ARC-MC	Mace
Prince Charles House	Eight Associates	Final	88.51	Outstanding	Ocean Housing Group	PRP	Gilbert & Goode

Project	Assessor	Stage	Score %	Rating	Client/Developer	Architect	Contractor
<b>Mixed Use and Other Buildings continued</b>							
Franshion Green Building Exhibition Centre	EcoIntel	Interim	88.28	Outstanding	Franshion Properties (China)	Feilden Clegg Bradley Studios	China Railway Construction Corporation
Dogs Trust Loughborough Rehoming Centre	RES Advisory	Final	88.17	Outstanding	Dogs Trust	Napier & Co	McPhillips Limited
<b>Education</b>							
Energy Technologies Building	Anderson Green	Final	89.14	Outstanding	University of Nottingham	Maber Architects	Clegg Construction
Ysgol Ffwrnes	Melin Consultants	Interim	87.64	Outstanding	Carmarthenshire County Council	Austin Smith Lord	WRW Group
Brandon Primary School	WYG Group	Interim	87.64	Outstanding	Durham County Council	Redbox Architecture	Sir Robert McAlpine
Edinburgh Centre for Carbon Innovation	AECOM	Interim	87.11	Outstanding	University of Edinburgh	Malcom Fraser Architects	Graham Construction
Carnegie Primary School	Morgan Sindall Professional Services	Final	85.48	Outstanding	Fife Council	Archial Architects	Morgan Sindall
<b>Residential</b>							
Fourways House	The Blewburton Partnership	Final	77.65	Excellent	Bluebray Developments	JRP Associates	Star Walls Builders
Albany House	Watkins Payne Partnership	Interim	77.42	Excellent	The Crown Estate	MSMR Architects	John Sisk & Son
Brooklands Phase 1B	Stroma Technology	Interim	77.05	Excellent	Places for people Developments	GHM Partnership	
Glasgow Commonwealth Games Athletes' Village	RMJM Architecture	Interim	75.98	Excellent	City Legacy	RMJM Architecture	
Graylingwell Hospital – Block A Plots 234-251	Carbon Plan	Interim	75.38	Excellent	Linden Homes Guildford	Gillespie Yunnie Architects	Linden Homes Guildford
<b>Healthcare</b>							
Elective Orthopaedic Theatres, City Hospital	Gleeds	Interim	78.81	Excellent	Nottingham University Hospitals	CPMG Architects	Interserve Construction
Southmead Hospital Redevelopment	AECOM	Interim	76.16	Excellent	North Bristol NHS Trust	BDP	Carillion
Maplewood Phase II	Capita Property and Infrastructure	Interim	75.85	Excellent	Calderstones NHS Foundation Trust	Condy Lofthouse	John Turner Construction
Lees Medical Practice	Udox Solutions	Interim	75.12	Excellent	United Healthcare Developments	PRP Architects	Admiral Construction
Eltham Road Community Hospital	WSP Environmental	Interim	75.03	Excellent	Ashley House	Broadway Malyan	Willmott Dixon Construction
<b>BREEAM In-Use</b>							
Toison D'Or	Bopro	Annual	78 & 90	Excellent and Outstanding	Unibail-Rodamco		
Le Hive	Sinteo	Annual	75 & 88	Excellent and Outstanding	Schneider Electric		
Cité Europe	Bopro	Annual	72 & 86	Excellent and Outstanding	Unibail-Rodamco		
Docks Vauban	Bopro	Annual	72 & 85	Excellent and Outstanding	Unibail-Rodamco		
BAB 2	Bopro	Annual	71 & 87	Excellent and outstanding	Unibail-Rodamco		

## Assessor Awards

Assessor Awards are presented based on the highest average BREEAM assessment scores over the previous calendar year, subject to a minimum number of assessments. There is one award for Assessor Company of the Year, and three awards for Assessor of the Year. Each of the organisations and individuals listed below has achieved constantly high scores under BREEAM.

### BREEAM 2014 Assessor Company of the Year

#### Grontmij Limited

"Sustainability is the overarching aim that drives all that we do in Grontmij."



Grontmij provides authoritative engineering advice on building services, environmental design and sustainability. The company's achievements this year have included securing one of the first BREEAM for Offices 2011 Outstanding ratings for a speculative commercial building at 1 Pancras Square, King's Cross Central in London.

### BREEAM 2014 Assessors of the Year

#### Rob Baker

A licensed assessor since 2011, Rob Baker of RSK Group became a BREEAM Accredited Professional in 2013. He has worked on a number of BREEAM projects including a major retail park in Milton Keynes which achieved an Excellent rating. RSK is involved with BREEAM assessments across the UK, including retail, office, education and healthcare buildings. The company has assessed more than 30 projects to final certification, with a further 40 plus buildings undergoing assessment.



#### Oriane Dugrosprez

Oriane Dugrosprez has become a BREEAM Assessor, BREEAM In-Use Assessor and BREEAM Accredited Professional since starting work at ALTO Ingénierie, based near Paris, in 2008. Her qualifications illustrate the company's commitment to building sustainability from design to operational life. ALTO Ingénierie says it uses BREEAM as a way of, "improving building performances during the whole design and construction process".



#### Stefaan Martel

A BREEAM In-Use Assessor of the Year Award winner in 2013, Stefaan Martel is a BREEAM Accredited Professional at Bopro, the Belgian management and consultancy service provider. Bopro became a licensed BREEAM International Assessor Company in 2009 and its first BREEAM In-Use Assessors were licensed in 2010. The company says that its aim is, "to maximise value in the broadest sense of the word, always striving for the optimal balance between economic, social and ecological aspects".



## Country First Awards

Country First Awards are given to the assessor who undertakes the very first BREEAM assessment in a particular country. They are presented in recognition of the assessor's work in a new territory.

### BREEAM 2014 Country First Award

#### Viviane Cunha for Movimento Terras in Brazil

"At Viviane Cunha Associados we are very happy to have introduced the BREEAM certification processes in Brazil," says Viviane Cunha, "It helps us to reduce our impact on the planet and is of worldwide relevance." The Movimento Terras project comprises five houses and aims to combine high quality architecture and sustainability. It is the vision of architect Sergio Caldas, who decided to use BREEAM to help integrate sustainability and social excellence with economy and efficiency.



#### Jérémie Cottin for Villas du larvotto in Monaco

Jérémie Cottin is a BREEAM International Assessor with Paris-based green building consultancy and management company, Le Sommer Environnement. He has worked on BREEAM projects in France, Monaco and Belgium. These include new builds and renovations of villas, hotels, retail commercial centres and office space.



#### Andrew Caistor for the Forum Business Center in the Slovak Republic

Andrew Caistor of Prague-based *green-gain*, is a BREEAM International and BREEAM In-Use Assessor. As the first licensed assessor organisation in the Czech Republic, *green-gain* has provided a range of BREEAM advisory and assessment services for new and existing buildings since 2010. The Forum Business Centre in Bratislava has been developed by HB Reavis, the first developer in the region to implement BREEAM certification for all of its projects.



# BREEAM Offices Award

Images:  
1 - One Embankment Place, 2 - Zenora-Noda,  
3 - Innovation Farm Visitor Centre Office,  
4 - 1 Angel Square, 5 - Quadrant 2

With all five shortlisted properties having achieved a BREEAM rating of Outstanding, the theme of this year's Offices category is a continual pushing of the boundaries to deliver breathtakingly innovative buildings.

When Her Majesty the Queen opened the Co-operative Group's HQ at **1 Angel Square** in Manchester, it was the highest ever scoring BREEAM-rated building. The three-sided structure has a glazed double skin façade and full-height atrium at its heart. Not long after Angel Square's opening, the record for the highest BREEAM score was broken again, this time by the refurbishment of PwC's London HQ at **One Embankment Place**. The project's wide ranging sustainability features includes green walls, waterless urinals and a screen in reception displaying energy use.

Another prestigious London redevelopment is the Crown Estate's **Quadrant 2 South**. It is the latest phase of a £1 billion regeneration

of Regent Street which, "... combines the best of modern architecture whilst making the most of London's built heritage," according to London Mayor, Boris Johnson.

Bringing some Paris chic to the shortlist, the seven-storey **Zenora-Noda** is one of a pair of buildings in the form of two parallel wings pointing towards the River Seine. Developed by BNP PRE & Poste Immo Development JV, the building's sustainability is strongly influenced by the drive of investor Wereldhave. The building is part of the new, highly sustainable eco-district called Bord de Seine in Issy-les-Moulineaux

The National Institute of Agricultural Botany's **Innovation Farm Visitor Centre Office** in Cambridge demonstrates that not all Outstanding office buildings occupy big-city locations. It features a green roof, rainwater harvesting, automatic ventilation, a biomass boiler and zero carbon construction.



And the winner is...

## Quadrant 2 South in London

Quadrant 2 South is an exemplar demonstration of how an existing building of historic value can be regenerated to provide high quality accommodation and outstanding environmental performance.

Impressed by all aspects of this project, the judges noted the use of fuel cells and material selection strategies for particular mention. The forward thinking energy strategy and innovative use of fuel cell technology for the wider Regent Street regeneration, demonstrate the value of community energy systems. Responsibly sourced and recycled (where applicable) materials that maintain the architectural style of Regent Street, were selected with the help of life-cycle analysis tools.

**Highly Commended** - 1 Angel Square in Manchester, where the judges noted Co-operative Group's commitment and vision.

# BREEAM Retail Award

Images:  
1 - John Lewis at Home and Waitrose,  
2 - Citti Park, 3 - Brf Ankarparken 1,  
4 - Waitrose Greenwich, 5 - So Ouest

This year's Retail shortlist has a strongly cosmopolitan feel to it, with leading UK retailers joined by developers from France, Germany and Sweden.

The extension and refurbishment of Unibail-Rodamco's shopping centre, **So Ouest** in Levallois-Perret, is part of a strong representation from France in this year's shortlists. The building incorporates green leases, reduced energy consumption, new planting and a green roof.

The double store, **John Lewis at Home and Waitrose Ipswich**, features a combined plant room (among many other shared facilities) supplying energy-efficient heating and hot water. The John Lewis Partnership operates an in-house policy that all of its stores are BREEAM assessed.

**Citti Park** Flensburg in Germany is a shopping centre upgrade and extension development. A 1970s building with energy and comfort deficits has been transformed into a modern shopping centre that meets current economic and environmental requirements.

**Waitrose Greenwich** is an 18,000 sq ft supermarket in the Greenwich Reach development. It joins a growing tradition of Waitrose participation in the BREEAM Awards, with the company's store in Bracknell winning the BREEAM Retail Award in 2013, and the Stratford City store a winner in 2012.

Representing the Nordic region on the shortlist, **Brf Ankarparken 1** is a part residential, part retail development of six buildings in the West Harbour part of Malmö. Designed to be a green oasis in an area undergoing rapid redevelopment, the project features green walls, sedum roofs and growing boxes.



## And the winner is...

### So Ouest, Levallois-Perret, France

The judges were impressed by the high BREEAM score achieved for a refurbishment project and the improvements to the score between the design and post-construction ratings.

This reflects the commitment of Unibail-Rodamco and all of the stakeholders to meeting the daily challenges of delivering superb sustainability at So Ouest. The design team was determined from the outset to achieve the best in Europe through the BREEAM process. They were well supported by the contractors who signed a construction charter, and a strong partnership was established with the tenants – who all signed green leases – and the suppliers.



# BREEAM Industrial Award

Images:  
 1 - Siemens Plc Workshop Building ,  
 2 - Filwood Green Business Park,  
 3 - Bombay Sapphire Distillery Process Buildings

In this fiercely competitive category all of the shortlisted buildings have achieved a BREEAM Outstanding rating. Some household names are represented, including two from the drinks industry.

One of these is brewing giant Diageo, for its **Project Phoenix Brew House** in Dublin. Diageo is investing €168m in the St James's Gate Brewery, where Guinness has been brewed for 250 years. It promises to be one of the most technologically advanced and environmentally sustainable breweries in the world.

The **Bombay Sapphire Distillery Process Buildings** project, at Laverstock Mill in Hampshire, included the restoration of a former Victorian paper mill. Among many other sustainability features, a combination of on-site renewable energy generating systems has been installed, including a hydro-electric turbine in the river.

The £11m **Filwood Green Business Park** is a low carbon development that is expected to support 350 jobs and will provide 3,700m<sup>2</sup> of flexible, reconfigurable, high quality workshop and office accommodation to help regenerate the Knowle West area of South Bristol.

**Building 1, Tudor Estate** in London is a new development providing modern, efficient warehouse and industrial accommodation. The development provides 20% energy from renewable sources, including a photovoltaic system and air-source heat-pumps, together with energy saving initiatives such as LED lighting.

The team designing the **Siemens Plc Workshop Building** in Lincoln worked with Siemens to understand the workshop's specific requirements, to enable them to enhance productivity during the manufacture of gas turbines. The sustainability-led design resulted in BREEAM Outstanding – it is company policy for developments to achieve at least Excellent.



And the winner is...

## Bombay Sapphire Distillery Process Buildings in Hampshire

The judges described this as an inspirational project, breathing new life into historic buildings. They noted particularly the re-use of materials, the learning opportunities arising and the outstanding communication with the local community.

As an industrial building in rural Hampshire, the project was faced with a few challenges in its relations with the local community. However, through a series of open days, letter drops, site visits, media events and local parish meetings, the client and contractor ensured every effort was made to minimise the impact on local residents.

**Highly commended** – Filwood Green Business Park in Bristol, which achieves high sustainability standards as a speculative development.

# BREEAM Mixed Use and Other Buildings Award

This category reflects the extraordinary range of buildings that have achieved high BREEAM ratings, from a data centre in Northamptonshire to an exhibition centre in China's Meixi Lake Eco City.

The list also includes **WWF – Living Planet Centre** in Woking, which is both a showcase for the charity's international work and a workplace for its 300 UK-based staff. Key elements include an 80m arched diagrid curved timber roof, which is extensively glazed to cascade the building with daylight.

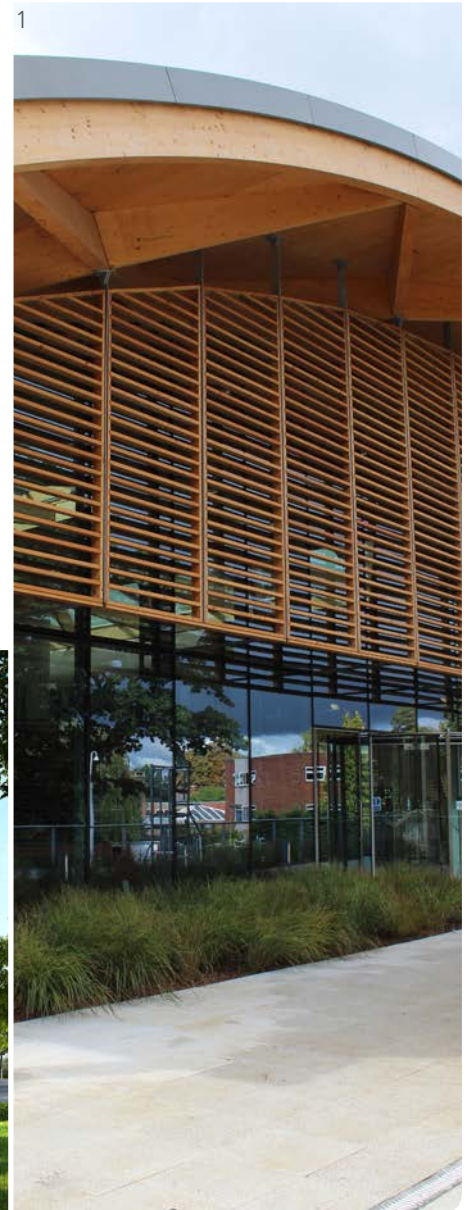
The shortlisted data centre is the **Project Horizon** building in Northamptonshire. The building's design and construction addressed key environmental issues, including ground contamination, archaeology, ecology, water resources, noise, air quality and waste management.

The **Prince Charles House** is the demonstrator project for the St Austell and

China Clays Eco-community in Cornwall. The project involved upgrading a 1960s housing development to provide affordable, assisted living for residents. Apartments feature high levels of insulation and air tightness, mechanical ventilation with heat recovery and oversized windows to maximise natural light.

The **Franshion Green Building Exhibition Centre** in Meixi Lake Eco City, received China's first BREEAM Outstanding (design stage) certificate. Designed to be in harmony with the local climate, culture and natural landscape, the £20m building features a multi-level matrix of floor plates, courtyards and gardens.

The **Dogs Trust Loughborough Rehoming Centre** includes renewable energy from its biomass boiler and thermal and photovoltaic panels, along with green roofs, under-floor heating and a rainwater recycling system. It follows in the footsteps of the Shrewsbury Rehoming Centre which was an Award winner in 2012.



And the winner is...

## Prince Charles House in St Austell

Containing 31 spacious, self-contained apartments and communal areas, Prince Charles House is an exemplar affordable housing development designed for people aged 50+, and those with support needs. The judges considered it an excellent demonstrator project, providing simple, robust and replicable solutions that address a major challenge – our ageing population.

The scheme has high levels of natural light, low noise transfer between apartments, natural ventilation and low VOC finishes and fittings to help create a healthy environment. The building's design and construction also readily facilitates internal adjustment to suit the needs of the residents as they grow older or become less mobile.

**Highly commended** - Dogs Trust Loughborough Rehoming Centre, where the judges noted the client's continued learning with BREEAM, applying the scheme to a number of its sites across the UK.

Images:

- 1 - Ysgol Ffwrnnes Primary School,
- 2 - Edinburgh Centre for Carbon Innovation,
- 3 - Carnegie Primary School,
- 4 - Brandon Primary School,
- 5 - Energy Technologies Building

# BREEAM Education Award

BREEAM certificated schools, universities and further education establishments represent an important investment in our future. Their students are learning, with help from the buildings they occupy, lessons in sustainability that they can take into their own lives. This is admirably demonstrated by the buildings on the 2014 Education Award shortlist.

The **Energy Technologies Building** at the University of Nottingham is an exemplar low carbon building dedicated to R&D in sustainable energy technologies. It has a host of eco-features, including a low energy lift, biofuel combined heat and power, heat recovery ventilation with earth tube supply, and both green and brown roof areas.

**Ysgol Ffwrnnes Primary School** in Carmarthenshire is a 472-pupil nursery and primary school featuring 700m<sup>2</sup> of PV panels on its roof, highly insulated fabric, solar shading and solar control glazing, air source heat pumps and an ecologically-rich woodland setting.

**Brandon Primary School** in Durham has been designed and built to ensure the ethos of sustainability runs collectively throughout the building and the community it serves. Displays showing energy performance and aspects of the building management system are used as teaching aids.

The **Edinburgh Centre for Carbon Innovation** is a world-class, interdisciplinary research and teaching facility, focused on key climate related challenges. To be accommodated in the refurbished Old High School building, this project has maintained the balance between environmental concerns, conservation issues, access and other user requirements.

**Carnegie Primary School** in Dunfermline has been designed to make maximum use of light, wind and water, as well as being sympathetic to its surroundings and practical for everyday use. Heralded as "the best school in Scotland" by MSP Alex Salmond, it has delivered an exceptional sustainability performance within a traditional project budget.



And the winner is...

## Energy Technologies Building, University of Nottingham

The judges praised the holistic approach taken in this project, and made particular note of the low carbon strategy and the care taken in involving and meeting the needs of building users.

Many of the University of Nottingham's buildings achieve BREEAM Excellent, but the Energy Technologies Building has gone beyond this to include measures to reduce its own carbon footprint, whilst also reducing that of the surrounding buildings and site. Careful consideration has also gone into ensuring that the requirements of the stakeholders are met in terms of the usability, comfort and ergonomics of the building for the staff and students.

# BREEAM Healthcare Award

There is growing evidence that the quality and performance of healthcare buildings can contribute to improving patient experience and health outcomes. It stands to reason that the design and construction qualities needed to meet a demanding sustainability standard are also the qualities that produce better buildings and conditions for users, as demonstrated by this year's BREEAM Healthcare buildings shortlist.

**Lees Medical Practice** is a new build GP surgery in Oldham. The 800m<sup>2</sup> scheme has allowed the doctors to relocate from their previous surgery in restrictive and dark premises. The new facility's light and spacious double-height atrium has created a pleasant atmosphere for both patients and employees.

The **Elective Orthopaedic Theatres** building is the latest to be constructed by Nottingham University Hospitals NHS Trust in conjunction with Interserve Construction. Through this long-term partnership they have developed their approach to sustainability and

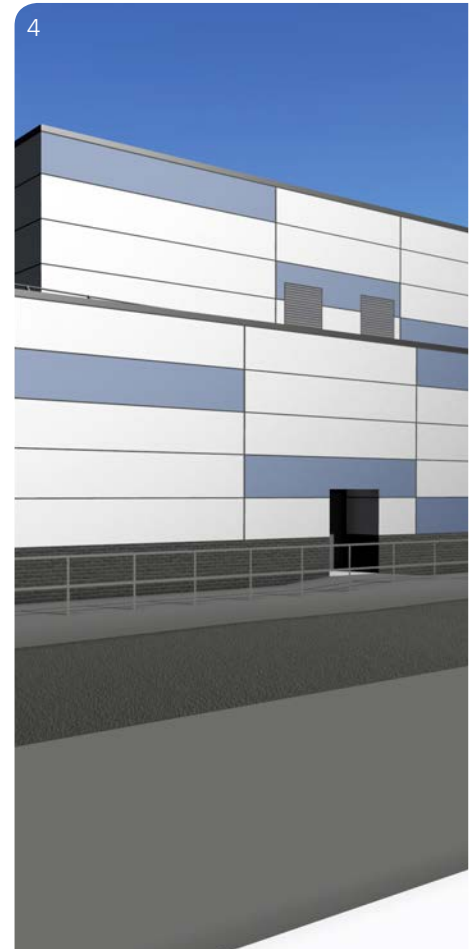
BREEAM, and have fed the lessons learned from earlier projects into this development.

Sustainability was embedded at the heart of the **Southmead Hospital Redevelopment Project** in Bristol from inception, driven by the client and pro-actively carried forward by the contractor and the design team. Multiple environmental features include a focus on natural light and ventilation.

The £7m **Maplewood Phase II** extension at Calderstones Hospital, provides accommodation for patients with learning disabilities. Energy generated by the rooftop solar PV panels feeds through to a ground source heat pump system which multiplies by four every 1kw of electricity generated by the panels.

The new **Eltham Road Community Hospital** in London will be the new home of local GP practices, which alone serve 16,000 patients, as well as mental health, physiotherapy, paediatric and other community services.

Images:  
1 - Lees Medical Practice,  
2 and 3 - Southmead Hospital Redevelopment Project,  
4 - Elective Orthopaedic Theatres at City Hospital



And the winner is...

## Elective Orthopaedic Theatres at City Hospital, Nottingham

The judges were impressed by the achievements of this complex healthcare project, the clinical nature of which presented particular challenges. They also applauded its focus on the wellbeing of the building's occupants.

Teamwork has been key to the success of this project. The team delivering the BREEAM rating was appointed at an early stage and had worked together previously. This fostered good communications and a wide focus on achieving BREEAM, which delivered an efficient and cost effective approach. The construction team has also been involved in the design stage, which will provide momentum and continuity when the scheme seeks post-construction rating.

**Highly commended** - Lees Medical Practice in Oldham, with its high sustainability delivery within a tight budget.

# BREEAM In-Use Award

Images:  
1 - Le Hive,  
2 - Cité Europe

The BREEAM In-Use shortlist has a distinctive Gallic feel and reflects the remarkably strong uptake of BREEAM In-Use in France.

Unibail-Rodamco's shopping centre in Dijon, **Toison D'Or**, incorporates green leases for tenants, a strong co-operation with the city on travel plans, a new tramway connection to the main entrance, optimised energy reduction, and a specific lighting approach to maximise natural lighting and deliver a unique ambiance.

**Le Hive** in Paris, Schneider Electric's global HQ, was the first building to be certified under the BREEAM In-Use International pilot scheme. The retrofitting of the seven-storey building incorporated comprehensive energy monitoring, carried out by Schneider Electric's in-house experts.

Unibail-Rodamco's shopping mall, **Cité Europe** in Calais, was the first mall in Europe to achieve certification under the BREEAM In-Use International scheme. Key features include a 25% reduction in energy use from 2006-2012.

**Docks Vauban** in Le Havre, another Unibail-Rodamco shopping centre, was formerly a 19th century warehouse and retains many characteristic features. Unibail-Rodamco says that it does not see its extensive application of BREEAM In-Use as an additional cost or bureaucratic constraint, but part of its culture and management to improve asset performance.

The **BAB 2** shopping centre in Anglet further underlines the impressive performance by Unibail-Rodamco in this category. One of the company's main targets is to obtain BREEAM In-Use certification for at least 80% of its managed retail portfolio, with at least a Very Good for building management, by 2016.



And the winner is...

## Cité Europe in Calais

The judges applauded Unibail-Rodamco's commitment to sustainability, which is demonstrated not only at Cité Europe but also more widely in the company's portfolio. They particularly noted the strong culture of tenant engagement in meeting sustainability and other goals.

"BREEAM In-Use matches with the Group's culture and management to improve the performance of our assets on a daily basis," says Christophe Garot of Unibail-Rodamco. "The BREEAM approach allows us to integrate and stimulate our tenants and maintenance suppliers to be sure that each technical device (lighting, ventilation, heating and cooling etc) will be properly maintained and operated 365 days a year."

**Highly commended** – Le Hive in Paris, with strong drive from the client Schneider Electric.

# BREEAM Residential Award

Images:  
1 - Albany House,  
2 and 3 - Glasgow 2014 Commonwealth  
Games Athletes' Village,  
4 - Fourways House

In 2013, the BREEAM Award winning properties included the Downing Street home of the UK prime minister. The buildings on this year's Residential shortlist are not quite as famous, but no less impressive in their delivery of innovative homes and more sustainable living for their occupants.

**Fourways House** in London is a change-of-use project in which vacant office space above retail units has been converted into three flats. It demonstrates how careful attention to small details, such as the provision of bird-boxes to promote diversity in a built up residential area, can produce great results. The project was certified under the BREEAM UK Domestic Refurbishment scheme.

**The Albany House** project in London involved the conversion and amalgamation of two existing grade II listed buildings to create 18 apartments. A myriad of sustainability features include the provision of communal heating and cooling systems, along with solar thermal collectors at roof level.

Energy efficiency and biodiversity are at the heart of the **Brooklands Phase 1B** residential development in Milton Keynes. Homes are set around landscaped green areas to encourage outdoor living, and feature energy saving boilers, solar PV and high levels of insulation.

The **Glasgow 2014 Commonwealth Games Athletes' Village** comprises 700 dwellings located on a 32.5 hectare brownfield site in Dalmarnock in the east end of Glasgow. The apartments, terraced homes and semi-detached and detached houses will form the Athletes' Village during the games in July-August 2014, and then a mix of private, social and mid-market rent homes.

The homes on **Graylingwell Hospital – Block A, Plots 234-251**, on the edge of Chichester, have been sensitively converted from period buildings. They are being developed by Linden Homes to leave a minimal carbon footprint and to help preserve and enhance the natural beauty of the surrounding area.



And the winner is...

## Fourways House in London

The judges noted that while the team on this project had little previous knowledge of BREEAM, they succeeded in using the process as a valuable learning experience through which to deliver excellent and – very importantly – replicable outcomes.

“Although initially quite daunting, the early consideration of the issues relating to the BREEAM requirements allowed us as a team to develop a workable strategy,” says Grant Franks of client company, Bluegray Developments, “which not only secured compliance, but also created dwellings with a good ‘environmental’ appeal. Given the speed with which the apartments sold, we feel this was a definite plus point.”



## Your BREEAM Award

### 1 Angel Square, Manchester

This award is decided by public vote and many users of the building submitted votes telling us how much they love working in the building. The Co-operative Group developed its HQ as part of the major NOMA regeneration scheme in Manchester. The 15-storey building features a fully glazed double-skin façade, an innovative ventilation strategy and combined heat and power units, fuelled by waste cooking oil and rapeseed oil produced on the Co-op's own farms.

The Your BREEAM Award produced a tremendous response, both through direct voting and social media, showing how owners, users and project teams involved appreciate the enhanced quality and performance of a more sustainable building. Congratulations to all our shortlisted buildings, there was intense competition for the Your BREEAM Award in its first year of operation.

To all the assessors,  
clients, APs and others  
who are helping to make  
BREEAM the leading  
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For more on the award winners, log onto [www.breeam.com/awards](http://www.breeam.com/awards)

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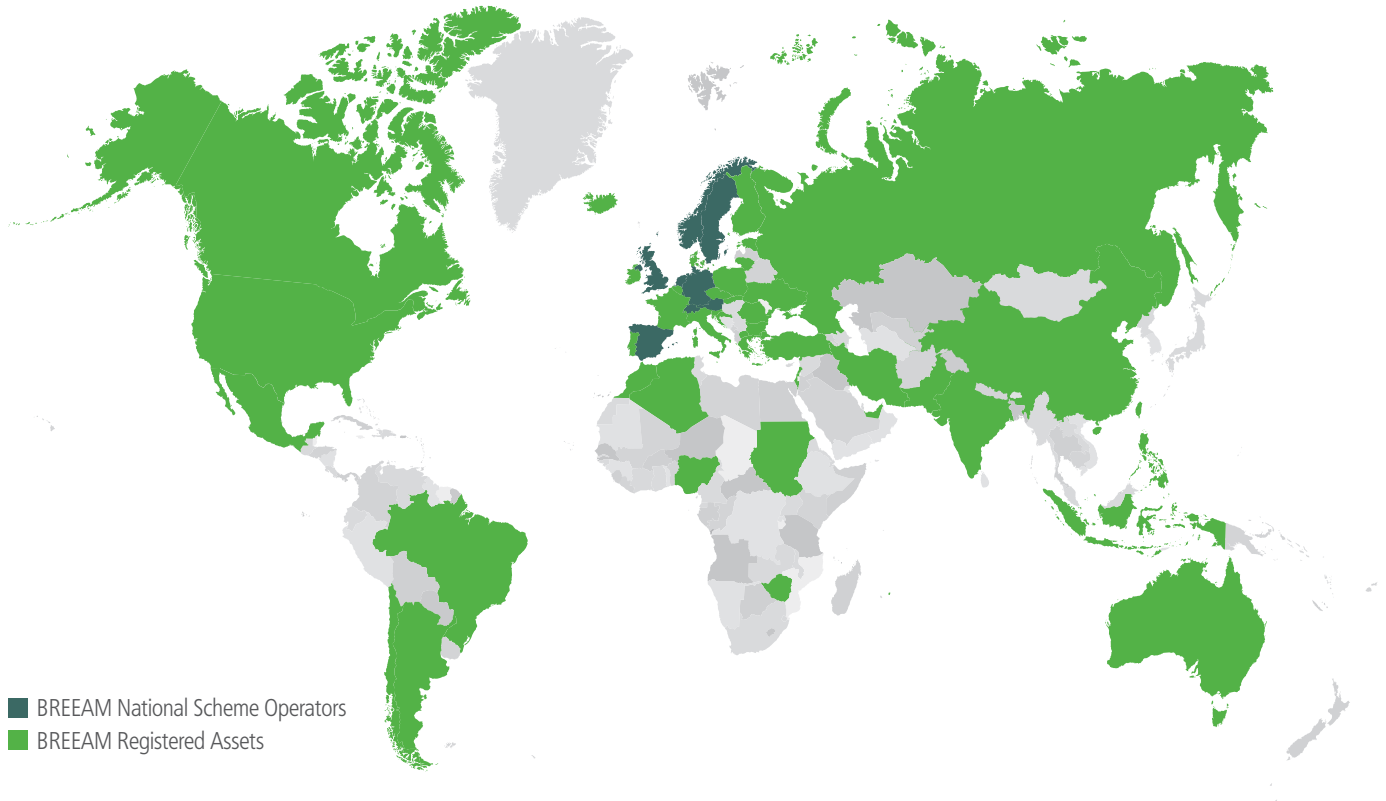
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