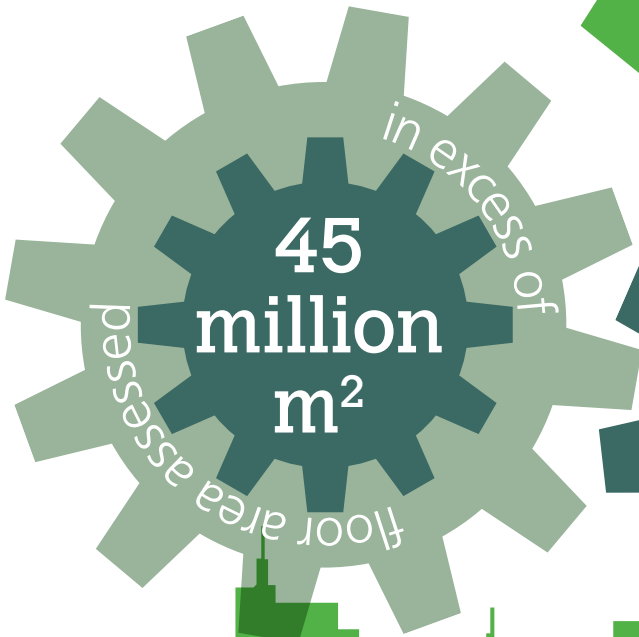


## Best of BREEAM

Today's most sustainable buildings





# A bright green future



Richard Hardy,  
Managing Director,  
BRE Global

In a tough economic climate the question being asked by developers and clients is: does sustainability pay? And, with a relatively uncertain outlook, will sustainable buildings continue to be a priority?

Statistics released at the end of 2012 for BREEAM seem to suggest that developers and owners are continuing to treat sustainability as a priority. They show that 2012 was a record year for BREEAM registrations and certifications. Since 1998 BREEAM schemes have certified over 16,000 projects, equating to over 250,000 buildings and in excess of 45 million m<sup>2</sup> of floor area. In addition, the number of projects achieving a BREEAM Excellent or Outstanding rating is now 1 in 4, compared to 1 in 5 in 2011.

The BREEAM Awards celebrate the highest scoring buildings certified each year and we continue to be amazed at the extraordinary worldwide quality and variety of the buildings involved. They set the benchmarks for innovative sustainability throughout the built environment, ranging from suburban terrace homes to city centre tower blocks.

This variety reflects the fact that since its launch in 1990, BREEAM has expanded from the original focus on individual new buildings at construction stage, to encompass the whole life cycle of buildings and communities all over the world – from planning and design to in-use and refurbishment.

As the custodians of BREEAM, we recognise the huge debt that its success owes to a great many other stakeholders. Our highly committed and professional assessors in the UK and around the world, for example, are an integral part of the BREEAM story. We are delighted to be able to acknowledge their efforts in these awards.

As well as their day to day work, the assessors' feedback on the scheme – and that of other industry experts and BREEAM users – is vital to its ongoing improvement and expansion. This has allowed BREEAM to remain at the leading edge of scientific development and innovation leading to market transformation.

Aside from the award winners it is gratifying to see how so many of the innovations of only a few years ago are now mainstream in so many buildings. The level of performance of today's buildings is much higher than before. For example, the average number of credits awarded for reduction of emissions in all BREEAM assessed buildings is 15% higher than a year ago.

We also pay tribute to the users of BREEAM who trust the scheme to help them develop their inspirational buildings. The small selection highlighted at the awards each year showcase the many benefits of sustainability, which extend far beyond the international recognition achieved. Along with the quantifiable benefits – for example in carbon emissions, resource consumption, waste reduction – less tangible improvements in quality are increasingly being noted in buildings designed with a strong focus on sustainability.

Meeting the standards required by BREEAM requires careful planning, design, specification and detailing, and a good working relationship between the client and project team. These are also the very qualities that can produce better buildings and better conditions for building users.

The greater efficiency and quality associated with sustainability is also helping to make such buildings more commercially successful. There is growing evidence that BREEAM-rated buildings provide increased rates of return for investors, and increased rental rates and sales premiums for developers and owners. This is an area on which we plan to provide a greater focus in the future – to help identify and quantify in more detail what it means to have a building that provides a better environmental performance and maintains or improves its value in a tough economic climate.

Front cover images:  
left - Waitrose's Bracknell store,  
centre - Cobalt Data Centre 2,  
right - Five Pancras Square

# Winning ways



## What do a business park in Wigan, a construction company HQ in France and Number 10 Downing Street have in common?

A host of famous and not-so-famous addresses are among the top achievers in BREEAM.

This special publication celebrates the highest scoring buildings certified under BREEAM in 2012, and also salutes the cream of the crop, recognised in The BREEAM Awards 2013. The projects featured here represent some of the greenest buildings around and give some clear indicators of the state of sustainable development. The buildings speak volumes about the drivers, trends and challenges of sustainable development in an uncertain economic climate.

Number 10 Downing Street, which picks up a special award as the Most Improved BREEAM In-Use project, is probably the most illustrious address to feature on the winners' list, but another project that is becoming well known in its own right is the Co-operative Group's headquarters, One Angel Square, in Manchester. The landmark project, which embodies the values of its client, now adds a BREEAM award in the Offices category to the string of prizes it has already won.

BREEAM provides a framework for innovation to deliver tangible benefits for developers and building occupants. The project incorporates an innovative double skin façade and ventilation system, alongside other green features, and has been described by Co-operative Group programme director Peter Cookson as "a big research project". The building is expected to cut Co-operative Group's energy bills by £500,000 a year and creates an environment for flexible working. The icing on the cake for the Co-op is the group's recent £142 million sale and leaseback deal on the building, where sustainability credentials were one of the key factors in the deal.

One Angel Square reflects a growing awareness that sustainability pays. Research carried out by Maastricht University and published by the Royal Institution of Chartered Surveyors last year showed that London office buildings with a BREEAM certification can command a rental premium of up to 18% more than those without.

Developer Armstrong Properties found business benefits to greening its Armstrong Point business park near Wigan, which takes the top slot in the BREEAM Industrial category of the awards. By the time the project reached handover, seven of its nine industrial units had occupants. "We've had more enquiries for this scheme than for any other," says Dave Armstrong, head of Armstrong Properties. This success is prompting the developer to create a follow-on green scheme, on an even larger scale.

For clients that are embedding sustainability into their business practices, like Waitrose, the top achiever in the Retail category of the awards, measurement systems

like BREEAM provide critical milestones along a journey as well as a framework for learning. Waitrose head of construction, engineering and environment, Tony Jacob says: "BREEAM has helped us. We know we're on track to support our efficiencies."

The construction industry also has its fair share of companies that practice what they preach, by greening their own buildings. The awards feature two major industry names that are using retrofits of their own buildings to display and develop their expertise, both coincidentally in Paris. Schneider Electric's Le Hive HQ and Bouygues' 1980s built 67,000m<sup>2</sup> headquarters complex in Versailles, called Challenger, earn a BREEAM In-Use International pilot award and a BREEAM International Offices award respectively. The latter is showcasing a host of green technologies and approaches as part of its refurbishment. Philippe Metges, director of Bouygues, says the project has "enhanced the application of Bouygues Construction's research and development in sustainable design, innovation, construction and operation."

Sustainable development is a global business, extending from the white modernist De Balk van Beel apartment building in Belgium (winner of BREEAM International) to the high rise mixed use Kanyon scheme in Turkey's Istanbul (BREEAM In-Use Parts 1 and 2).

Others are working on a similarly large canvas. Cobalt Park in Newcastle, the UK's largest business park, takes the BREEAM Data Centres award for its Data Centre 2. Five Pancras Square, top scorer in the BREEAM Other Buildings category, is part of the largest area of urban regeneration in Europe, at King's Cross, and will be a facility for the London Borough of Camden.

Equally valid as learning experiences and demonstrations of commitment and excellence are the prisons, hospitals, schools and other buildings that are developed with functionality and often straitened public budgets in mind. The new facility at HMP Thameside, Liverpool's Edge Lane Hospital, Coleg Cymunedol Y Dderwen college and Llys Ton Extra Care Centre, both in Bridgend are worthy winners of the BREEAM Prisons, Healthcare, Education and Multi-residential award categories respectively. So too are Carlton Community Fire Station in Nottingham (BREEAM Fire Stations winner), Newport Magistrates Court (BREEAM Courts winner) and the Bowker Street homes (Special award winner under the new BREEAM Domestic Refurbishment).

Whatever the scale of the building and whatever the client's drivers in developing a sustainable building, one common factor unites the projects named here and all other BREEAM participants. The best sustainable buildings are products of big ambition, commitment and delivery.

## BREEAM's top scorers

Recognising the highest scoring buildings certified under BREEAM between 1 January 2012 and 31 December 2012. There are also a number of special awards for buildings of special merit, and achievement awards for BREEAM assessors.

Assessment	Assessor Org	Interim/ Final	Score (%)	Rating	Client / Developer	Architect	Contractor
<b>BREEAM Data Centres</b>							
Cobalt Data Centre 2	Cundall	Interim	90.32	Outstanding	Highbridge Properties	Woods Bagot	Bowmer & Kirkland
Solihull Data Centre	Red Management Services	Interim	80.65	Excellent	Jaguar Land Rover	Hasker Architects	Anglo Holt
Harbour Exchange 6&7	Norman Disney and Young	Interim	75.09	Excellent	Telecity Group UK Ltd	Househam Henderson Architects	Phoenix Electrical
<b>BREEAM Offices</b>							
One Angel Square	Buro Happold	Interim	92.25	Outstanding	The Co-operative Group	3D Reid Architects	BAM Construction Ltd
7 More London	Building Design Partnership BDP	Final	89.07	Outstanding	More London Developments	Foster & Partners	Mace / Overbury
Port Talbot Works - Offices	McCann & Partners Consulting Engineers	Interim	89.07	Outstanding	Tata Steel	Powell Dobson Ltd	Dawnus Construction
Plot B1 on Pancras Road	Hoare Lea	Interim	86.17	Excellent	BNP Paribas Real Estate Property Development UK	Wilmutte UK / Adamson Associates	Vinci Construction UK
Open University Building 12	Environmental Assessment Consortium	Final	86	Outstanding	Open University	Ridge & Partners LLP	SDC Builders Ltd
5 Broadgate	Watkins Payne Partnership	Interim	82.68	Excellent	The British Land Company Plc	MAKE Architects	Mace Ltd
W4 Regent St	Watkins Payne Partnership	Interim	81.03	Excellent	Crown Estates	Allford Hall Monaghan Morris	Mace Ltd
<b>BREEAM Healthcare</b>							
Edge Lane Hospital	Ove Arup and Partners	Interim	78.57	Excellent	Mersey Care NHS Trust	MAAP	Farrans Heron Joint Venture
Cystic Fibrosis Unit, Nottingham	Gleeds Management Services Ltd	Interim	77.1	Excellent	Nottingham University Hospitals NHS Trust	P&HS	Interserve Construction
Walton Hospital	Ove Arup and Partners	Interim	77	Excellent	Mersey Care NHS Trust	MAAP	Farrans & Herons Joint Venture
Monkseaton Medical Centre	Avoca Consulting Engineers Ltd	Interim	76.84	Excellent	MedicX Property Ltd	Koru Property Services Ltd	Adams Consulting Group
Old See House	AECOM	Interim	75.94	Excellent	Health Estates	RPP Architects Ltd	
<b>BREEAM Prisons</b>							
Kitchen and Training Workshops, HMP Thameside	Capita Symonds Limited	Final	80.72	Excellent	BWP Project Services Ltd	Capita Architecture	Skanska JV Projects Ltd
Care and Separation Buildings, HMP Thameside	Capita Symonds Limited	Final	80.02	Excellent	BWP Project Services Ltd	Capita Architecture	Skanska JV Projects Ltd
Sports Hall, HMP Thameside	Capita Symonds Limited	Final	79.09	Excellent	BWP Project Services Ltd	Capita Architecture	Skanska JV Projects Ltd
Reception, HMP Thameside	Capita Symonds Limited	Final	78.34	Excellent	BWP Project Services Ltd	Capita Architecture	Skanska JV Projects Ltd
<b>BREEAM Education (Includes schools, higher and further education)</b>							
Coleg Cymunedol Y Dderwen	Ove Arup and Partners	Interim	89.82	Outstanding	Bridgend County Borough Council	Scott Brownrigg Ltd	Leadbitter Group
Hope Academy	Re-Thinking Services	Interim	85.51	Outstanding	Willmott Dixon Construction Ltd	Robinson Design Ltd	Willmott Dixon Construction Ltd
Neyland CP School	Pembrokeshire County Council	Interim	80.35	Excellent	Pembrokeshire County Council	Pembrokeshire County Council	Dawnus Construction
Ysgol Glannau Gwuan	Pembrokeshire County Council	Interim	79.56	Excellent	Pembrokeshire County Council	Pembrokeshire County Council	Dawnus Construction
<b>BREEAM Fire Stations</b>							
Carlton Community Fire Station	Focus Consultant 2010 LLP	Final	70.17	Excellent	Nottinghamshire Fire and Rescue Service	Focus Consultants 2010 LLP	B & K Building Services Limited

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

Assessment	Assessor Org	Interim/ Final	Score (%)	Rating	Client / Developer	Architect	Contractor
<b>BREEAM Industrial</b>							
Armstrong Point	Drivers Jonas LLP	Interim	87.6	Outstanding	Armstrong Properties NW Ltd	Jennings Design Associates	Tolent Construction Ltd
Siemens Relocation	Waterman Energy, Environment and Design	Interim	86.1	Outstanding	St Modwen Developments Ltd	Stephen George & Partners LLP	Bowmer & Kirkland Ltd
Port Talbot Works - Stores	McCann & Partners Consulting Engineers	Interim	85.34	Outstanding	Tata Steel	Powell Dobson Ltd	Dawnus Construction
BBC Production Studio	Ove Arup and Partners	Final	85.1	Outstanding	Igloo Regeneration	Holder Mathias Architects	Vinci Construction UK
Unit 2 Scyllia Road Heathrow	Woods Hardwick	Interim	80.74	Excellent	Airport Property Partnership	Michael Sparks Associates	Winvic Ltd
<b>BREEAM Retail</b>							
Waitrose Bracknell	Synergy BSS Ltd	Final	87.83	Outstanding	Waitrose Ltd	Bamber & Reddan Architects	Wates Retail
John Lewis Stratford	Synergy BSS Ltd	Final	86.69	Outstanding	Wates Retail	Wilson Mason Partners	PSH Consulting
Waitrose Stratford	Synergy BSS Ltd	Final	86.29	Outstanding	Waitrose Ltd	Bamber & Reddan Architects	RG Carter
Waitrose East Cowes	Synergy BSS Ltd	Interim	85.21	Outstanding	Kimberley Developments PLC	Farrell & Clark LLP	Wates Retail
Waitrose Poundbury	Synergy BSS Ltd	Final	79.8	Excellent	Waitrose Ltd	Lewis and Hickey	Longcross
<b>BREEAM Multi-Residential</b>							
Llys Ton Extra Care Centre	GBSPM	Final	77.41	Excellent	Valleys to Coast Housing Association	Pentan Partnership	Cowlin Construction Ltd
New Boarding House, Whitgift School	WSP Environmental Ltd	Interim	77.22	Excellent	Galliford Try	HMY	Galliford Try
Greencoat House Student Residences, Kingston	GWP Project Services Ltd	Interim	76.25	Excellent	Greencoat House Dev Co.	TP Bennett	Vinci Construction
Aston University Blocks C&D	Couch Perry & Wilkes	Interim	76.13	Excellent	ASV2	Lewis and Hickey Ltd	BAM Construct UK Ltd
<b>BREEAM Courts</b>							
Newport Magistrates Court	WSP Environmental Ltd.	Interim	73.16	Excellent	HM Courts and Tribunal Service	HOK	Wates Construction Ltd.
<b>BREEAM Other Buildings</b>							
Five Pancras Square	Grontmij Ltd	Interim	93.05	Outstanding	Kings Cross Central General Partner Ltd	Bennetts Associates & LA Architects	Kier Construction Limited
Brent Civic Offices	URS Infrastructure & Environmental UK Limited	Interim	92.55	Outstanding	London Borough of Brent	Hopkins Architects LLP	Skanska UK
The Environmental & Sustainability Institute (ESI)	Method Consulting LLP	Interim	91.57	Outstanding	Leadbitter Group	Stride Treglown	Leadbitter Group
Harrogate International Centre	Turner & Townsend	Interim	87.89	Outstanding	Harrogate Borough Council and Harrogate International Conference Centre	Archial Architects	Wates Construction Ltd
University of St Andrews, BMS Annexe	Wallace Whittle	Final	87.66	Outstanding	University of St Andrews	Boswell Mitchell and Johnston Architects	Sir Robert McAlpine
<b>BREEAM International Offices</b>							
Challenger (France)	Elan	Interim	87.83	Outstanding	SNC Challenger	SRA	Bouygues Construction SA
Marina Tower (Austria)	KS Ingenieure ZT GmbH	Interim	85.53	Excellent	Marina Tower Entwicklungs - GmbH	Hoffman	
BIM Building (Belgium)	SECO	Interim	77.18	Excellent	Project T&T	CEPEZED / Samyn & Partners	
Towers AB, Spielberk Office Centre Development (Czech Republic)	EC Harris LLP	Interim	76.8	Excellent	CTP Invest, spol. s.r.o.	Studio Archt, s.r.o.	CTP Invest, spol. s.r.o.

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Assessment	Assessor Org	Interim/ Final	Score (%)	Rating	Client / Developer	Architect	Contractor
<b>BREEAM International Offices cont.</b>							
URBAGREEN (France)	GreenAffair	Interim	76.48	Excellent	ICADE	Jean-Paul Viguier	Eiffage Construction Val De Seine
<b>BREEAM International Other Buildings</b>							
De Balk van Beel (Belgium)	Bopro	Interim	87.81	Outstanding	Ertzberg	Stéphane Beel Architecten	Willemen General Contractor
Rova Braie (Belgium)	3E	Interim	73.21	Excellent	Rova Scrl	Urban Associes Architectes s.a.r.l.	Herpain

Assessment	Auditor Company	Occupier / Owner	Building Type	Score (%)	Rating
<b>BREEAM In-Use Parts 1 &amp; 2</b>					
Kanyon Facility Management	Turkeco Consulting	Kanyon	Retail	68.92 and 80.91	Very Good and Excellent
<b>SPECIAL AWARD: First BREEAM In-Use International Pilot</b>					
Le Hive	Sinteo	Schneider Electric	Office	79, 93 and 92	Excellent and Outstanding

Name	Company
<b>BREEAM Assessor Company of the Year</b>	
McCann & Partners Consulting Engineers	
<b>BREEAM Assessor of the Year</b>	
Wendy McClure	Synergy BSS Ltd
Wendy Lake	McCann & Partners Consulting Engineers
Barry Rankin	GWP Project Services Ltd
<b>BREEAM In-Use Auditor of the Year</b>	
Hans van de Sanden	Grontmij Polska Sp. z.o.o
Birgit Memminger-Rieve	ES EnviroSustain GmbH
Stefaan Martel	BOPRO nv

Name	Company	Country / Building
<b>BREEAM Country First Award</b>		
Andriya Momerin	Momerin Ltd	Bulgaria - Building 15
Irena Saniuk	BSRIA Limited	Malta - MIA Sky Parks Business Centre
Gary Cheung	Ove Arup and Partners	China - Wuhan Tiandi Riverview Plaza Shopping Centre
Pantelis Levantis	Ecoveritas	Greece - Greenstone Stamata
Maya Karkour	EcoConsulting UK Ltd	Lebanon - Residences La Broceliande

## BREEAM's champions and special awards

A host of clients, architects and contractors have been working on BREEAM certified schemes over the course of 2012. But which players have boasted the biggest share of the BREEAM action? Here are the names, in alphabetical order and the winners of the BREEAM special awards.

### Clients

**Aldi**  
**John Lewis**  
**Wm Morrison Supermarkets**  
**J Sainsbury**  
**Waitrose**

### Architects

**Aedas**  
**B+R Architects (Bamber and Reddan)**  
**Farrell & Clark**  
**Frankham Consultancy Group**  
**NPS Group**

### Contractors

**Balfour Beatty Construction**  
**Morgan Sindall**  
**Vinci Construction UK**  
**Wates Group**  
**Willmott Dixon Group**

### Special Awards

**First certification under the new BREEAM Domestic Refurbishment scheme:**  
Bowker Street, Contour Homes

**Most improved BREEAM In-Use Asset:** 10-12 Downing Street, Cabinet Office



# BREEAM's top projects



## BREEAM Data Centres

### Cobalt Data Centre 2, Newcastle

Cobalt Data Centre 2 is the latest addition to Newcastle's Cobalt Park, the UK's largest business park. The new building provides more than 11,700m<sup>2</sup> of floorspace and continues the sustainability ethos that developer, Highbridge North Tyneside has adopted for the park. The first building developed on the park achieved BREEAM Excellent, and this new centre raises the bar with an Outstanding rating. The next building on the site also targets BREEAM Outstanding.

#### BREEAM facts

**BREEAM version:** Data Centres 2010

**BREEAM rating:** Outstanding

**Score:** 90.32 %

**Stage:** Interim Design Stage

#### Project team

**Client:** Highbridge North Tyneside

**Architect:** Woods Bagot

**Structural and building services engineer, sustainability consultant and BREEAM assessor:** Cundall

**Contractor:** Bowmer & Kirkland

**Cost consultant:** EC Harris

**Landscape architect:** Waterman Group/One Associates

**Ecological consultant:** Waterman Group



## BREEAM Offices

### One Angel Square, Manchester

The Co-operative Group developed its headquarters 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.

#### BREEAM facts

**BREEAM version:** Offices 2008

**BREEAM rating:** Outstanding

**Score:** 92.25%

**Stage:** Interim Design Stage

#### Project team

**Client:** The Co-operative Group

**Architect:** 3DReid Architects

**Project manager and quantity surveyor:** Gardiner & Theobald

**Structural and mechanical and electrical engineer/BREEAM assessor:** Buro Happold

**Contractor:** BAM Construction



## BREEAM Healthcare

### Edge Lane Hospital, Liverpool

Edge Lane will provide 85 inpatient beds and support accommodation. It will include three acute inpatient adult wards, one ward each for older people and dementia services, acute day services with shared activity/therapy space, and learning, assessment, educational, and office accommodation.

The passive design solution uses 'super-insulation' to reduce heat losses and therefore plant size and CO<sub>2</sub> emissions. The building has gas fired combined heat and power (CHP) and mechanical ventilation with heat recovery.

#### BREEAM facts

**BREEAM version:** Healthcare 2008

**BREEAM rating:** Excellent

**Score:** 78.57%

**Stage:** Interim Design Stage

#### Project team

**Client:** Mersey NHS Care Trust

**Project manager:** Bilfinger Berger Project Investments

**Architect:** Medical Architecture

**Structural and services engineer and BREEAM assessor:** Arup

**Principal contractor:** Farrans Heron Joint Venture

**Mechanical, electrical and plumbing contractor:** Dowds Group



## BREEAM Prisons

### HMP Thameside facility, London

The winning project is part of HMP Thameside, a new facility, located in Thamesmead, east London, which is the first prison contract in the UK to be undertaken by an alliance of private and voluntary sectors. The project involves the construction of a new prison with a 600-cell block, as well as kitchens, education and training facilities, and a range of other amenities.

#### BREEAM facts

**BREEAM version:** Prisons 2008

**BREEAM rating:** Excellent

**Score:** 80.72%

**Stage:** Post Construction

#### Project team

**Client:** BWP Project Services

**Operator:** Serco (with Catch22 and Turning Point)

**Architect:** Capita Architecture

**Contractor:** Skanska JV Properties

**BREEAM assessor:** Capita Symonds



## BREEAM Education

### Coleg Cymunedol Y Dderwen, Bridgend

The Coleg Cymunedol Y Dderwen community college is a new facility that will accommodate 1,571 pupils. The aim is to create a landmark building and grounds that will act as a base for a multi-agency hub, offering support for young people and the wider community. The building will have rooftop photovoltaic and solar thermal panels and will be connected to a combined heat and power plant.

#### BREEAM facts

**BREEAM version:** Education 2008

**BREEAM rating:** Outstanding

**Score:** 89.82%

**Stage:** Interim Design Stage

#### Project team

**Client:** Bridgend County Borough Council

**Architect:** Scott Brownrigg

**Mechanical and electrical engineer and BREEAM assessor:** Arup

**Structural engineer:** Jubb

**Project and cost manager:** Davis Langdon

**Main Contractor:** Leadbitter Construction



## BREEAM Fire Stations

### Carlton Fire Station, Nottingham

This project is a community fire station providing administration, support and practical storage of fire fighting equipment, along with training facilities. It underwent BREEAM certification as part of the Fire Service's national policy for new fire stations.

#### BREEAM facts

**BREEAM version:** Fire Stations 2008

**BREEAM rating:** Excellent

**Score:** 70.17%

**Stage:** Post Construction

#### Project team

**Client:** Nottinghamshire Fire & Rescue

**Architect and BREEAM assessor:** Focus Consultants

**Main contractor:** B&K Building Services



## BREEAM Industrial

### Armstrong Point, Wigan

This business park comprises three new industrial buildings housing nine individual units. A number of different renewable energy technologies have been incorporated into the scheme, including solar thermal and photovoltaics, a transpired solar collector wall and a wind turbine, located at the entrance to the park

#### BREEAM facts

**BREEAM version:** Industrial 2008

**BREEAM rating:** Outstanding

**Score:** 87.60%

**Stage:** Interim Design Stage

#### Project team

**Client and developer:** Armstrong Properties (Northwest)

**Architect:** Jennings Design Associates

**Main contractor:** Tolent Construction

**Building services:** Viridian Consulting Engineers and Carbon Consultancy Company

**BREEAM assessor:** Drivers Jonas LLP



## BREEAM Retail

### Waitrose store, Bracknell

This store is part of the regeneration of Bracknell town centre. It is Waitrose's second facility to include an on-site energy centre using sustainably sourced woodchip. This is also the first Waitrose store to showcase biodiversity features including a green roof and a living wall. There has also been a focus on lighting, refrigeration and minimising construction waste.

#### BREEAM facts

**BREEAM version:** Retail 2008

**BREEAM rating:** Outstanding

**Score:** 87.83%

**Stage:** Post Construction

#### Project team

**Client:** Stanhope and Legal & General and Waitrose

**Architect (shell and core) and sustainability engineer:** BDP

**Architect (fit out):** Bamber & Reddan Architects

**Contractor:** Wates

**BREEAM assessor:** Synergy BSS



## BREEAM Multi-Residential

### Llys Ton Extra Care Centre, Bridgend

This residential facility for older people aims to establish community spirit and encourage independent living, providing 'homes for life'. The centre includes state-of-the-art communal facilities and 39 self-contained flats around a landscaped central courtyard.

#### BREEAM facts

**BREEAM version:** Multi-Residential 2008

**BREEAM rating:** Excellent

**Score:** 77.41%

**Stage:** Post Construction

#### Project team

**Client:** Valleys to Coast Housing Association

**Architect:** Pentan Partnership

**Contractor:** Cowlin Construction

**BREEAM assessor:** GBSPM

**Quantity surveyor:** RPA Associates

**Building services:** H&K Cardiff

**Mechanical and electrical contractor:** CMB Engineering

**Structural engineer:** Bingham Hall

**Ecologist:** Just Mammals



## BREEAM Courts

### Newport Magistrates Court, Gwent

Newport Magistrates Court was commissioned by HM Courts and Tribunal Service and is due for completion this summer. The development replaces Newport's outdated existing facilities and comprises three formal magistrates' courts, one informal court and managed support accommodation.

Features of the building include roof-mounted solar water heating and photovoltaic technologies, a brown roof, and natural ventilation to public areas including the courts.

#### BREEAM facts

**BREEAM version:** Courts 2008

**BREEAM rating:** Excellent

**Score:** 73.16%

**Stage:** Interim Design Stage

#### Project team

**Client:** HM Courts and Tribunal Service

**Project Manager:** Turner & Townsend

**Cost Consultant:** Turner & Townsend

**Concept Architect:** HOK

**Architect of Record:** Feilden & Mawson

**Concept Engineer (Structure & MEP):** AECOM

**Acoustic Engineer:** Hoare Lea

**Main Contractor:** Wates Construction

**Services engineering:** WSP UK

**BREEAM Assessor:** WSP Environmental Ltd



## BREEAM Other Buildings

### Five Pancras Square, King's Cross, London

This building is part of the King's Cross regeneration and will provide two public swimming pools, a leisure centre, customer access centre, library facilities and a café. The scheme will be connected to the King's Cross combined heat and power energy centre and will also feature photovoltaic panels, responsibly sourced construction materials and extensive sub-metering.

#### BREEAM facts

**BREEAM version:** Bespoke 2008

**BREEAM rating:** Outstanding

**Score:** 93.05%

**Stage:** Interim Design Stage

#### Project team

**Client:** Camden Council

**Developer:** King's Cross Central General Partner

**Contractor:** Kier Construction

**Architect:** Bennetts Associates and LA Architects

**Building services engineer and BREEAM assessor:** Grontmij Ltd

**Structural engineer:** AKT II

**Quantity surveyor:** Davis Langdon



## BREEAM Special Award: First assessment certified under BREEAM Domestic Refurbishment

### Bowker Street refurbishment, Manchester

This project involved the refurbishment of six vacant Victorian terraced properties on Bowker Street in central Salford, converting them back from 12 two-bedroom flats to their original form of four-bedroom houses. The client sought to make them as energy efficient as possible – maximising sustainability to benefit future residents.

#### BREEAM facts

**BREEAM version:** Domestic Refurbishment

**BREEAM rating:** Outstanding for one property and Excellent for five properties

#### Project team

**Client:** Contour Homes (part of Symphony Housing Group)

**Contractor:** Seddon Construction

**Building surveyor and contract administrator:** Watts Group

**Sustainability advisor:** Pozzoni Management Services

**BREEAM assessor:** Pozzoni Architects

**Consultant:** BRE, Building Futures Team



## BREEAM In-Use Special Award: Most Improved Asset

### 10-12 Downing Street, London

The address known as 10 Downing Street is actually a complex comprising 10, 11 and 12 Downing Street, housing some 150 workers, two homes and a suite of presentation and ceremonial staterooms.

The building is undergoing a phased modernisation and refurbishment programme, which is its first since 1963. Exactly 50 years on from that last refurbishment, much of the building's structure and services are in need of renovation, repair and replacement.

Under the programme, the 300-year-old grade 1 listed building's display energy certificate (DEC) rating has improved from E to D since 2009 and energy use is published in real time on the Number 10 website.

#### BREEAM facts

**BREEAM version:** BREEAM In-Use

**BREEAM rating:** Very Good (previously Good)

**Score:** Part 1: 62.12%, Part 2: 56.73%

#### Project team

**Client:** Cabinet Office

**Principal contractor and facilities management provider:** ETDE

**BREEAM auditor:** Kiruthiga Balson



## BREEAM International – Offices

### Challenger, Guyancourt, France

Challenger is the headquarters of Bouygues Construction, and the major construction player saw its refurbishment as an opportunity to confirm its commitment to sustainable construction, and create an environmentally friendly space for its employees and clients.

The company has set itself a demanding target of achieving BREEAM Outstanding across the massive 67,000m<sup>2</sup> complex. Refurbishment of the 1980s-built complex will increase usable office and parking space, as well as improving environmental performance.

The renovation works began in early 2009 and are due for completion in 2014.

#### BREEAM facts

**BREEAM version:** Europe Commercial 2009 – Offices

**BREEAM rating:** Outstanding

**Score:** 87.83%

**Stage:** Interim Design Stage

#### Project team

**Client:** Bouygues Construction

**Architect:** SRA Architects

**Contractor:** Bouygues Construction – Bouygues Energies & Services

**Project management and environmental consultant:** ELAN

**Energy specialist:** Amstein+Walthert Mechanical

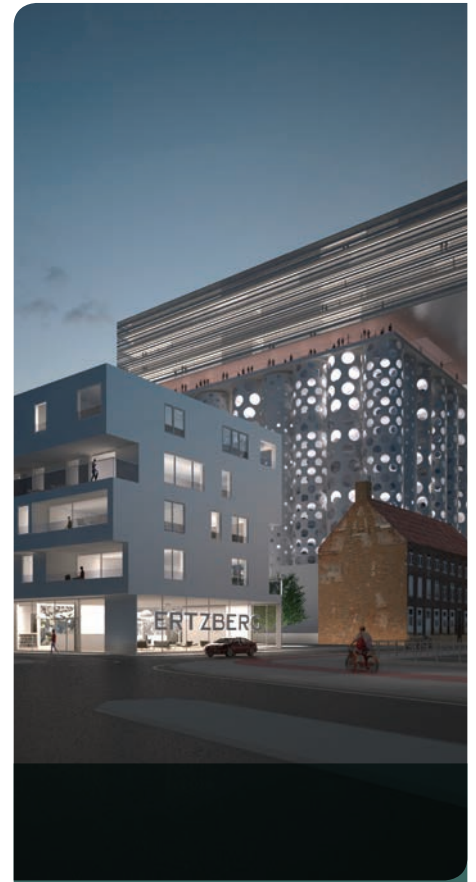
**Facade engineer:** Emmer Pfenninger Partner AG

**Mechanical, electrical, plumbing and water system engineer:** Ferro Ingénierie

**Acoustics:** LASA

**Water treatment system:** Phytorestore

**BREEAM assessor:** ELAN



## BREEAM International - Other Buildings

### De Balk van Beel, Leuven, Belgium

De Balk van Beel is the first building in the new district of Tweewaters in Leuven, the largest city-centre development in Belgium. The project reflects the vision of developer Ertzberg's CEO Jo Vanderbergh, which is summed up in the term, 'urban convenience'. The district and building feature low energy design, local heat and power supply with smart metering, and digital water metering.

#### BREEAM facts

**BREEAM version:** International Bespoke 2010

**BREEAM rating:** Outstanding

**Score:** 87.81%

**Stage:** Interim Design Stage

#### Project team

**Client/developer:** Ertzberg

**Architect:** Stéphane Beel Architects

**Contractor:** Willemen General Contractor

**Energy advisor:** Daidalos Peutz

**Breem assessor:** Bopro NV



## BREEAM In-Use Parts 1 & 2

### Kanyon, Istanbul, Turkey

This mixed-use scheme in Istanbul contains 179 apartments and a commercial tower with some 30,000m<sup>2</sup> of office space over 26 floors. The scheme also contains four levels of retail, restaurant and leisure space. Green features include grey water recycling, solar thermal panels and low-water use sanitaryware.

#### BREEAM facts

**BREEAM version:** BREEAM In-Use

**BREEAM rating:** Very Good and Excellent

**Score:** 68.92% and 80.91%

**Stage:** Part 1 and Part 2

#### Project team

**Client:** Kanyon

**BREEAM auditor:** TURKECO Construction and Energy Inc



## BREEAM In-Use International Pilot

### Le Hive, Paris, France

Le Hive is Schneider Electric's global HQ, its name being an acronym for the French for hall of innovation and energy showcase. The retrofit of the seven storey building recognises Schneider Electric's position as an energy management specialist, incorporating comprehensive energy monitoring, and was carried out largely by the company's own in-house experts.

#### BREEAM facts

**BREEAM version:** BREEAM In-Use International pilot

**BREEAM rating:** Excellent and Outstanding

**Score:** 79%, 93% and 92%

**Stage:** Part 1, Part 2 and Part 3

#### Project team

**Client:** Schneider Electric

**BREEAM auditor:** Sinteo

## About BREEAM

BREEAM is the world's foremost environmental assessment method and rating system for buildings. It sets the standard for best practice in sustainable building design, construction and operation and has become one of the most comprehensive and widely recognised measures of a building's environmental performance.

A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures represent a range of categories and criteria from energy to ecology.

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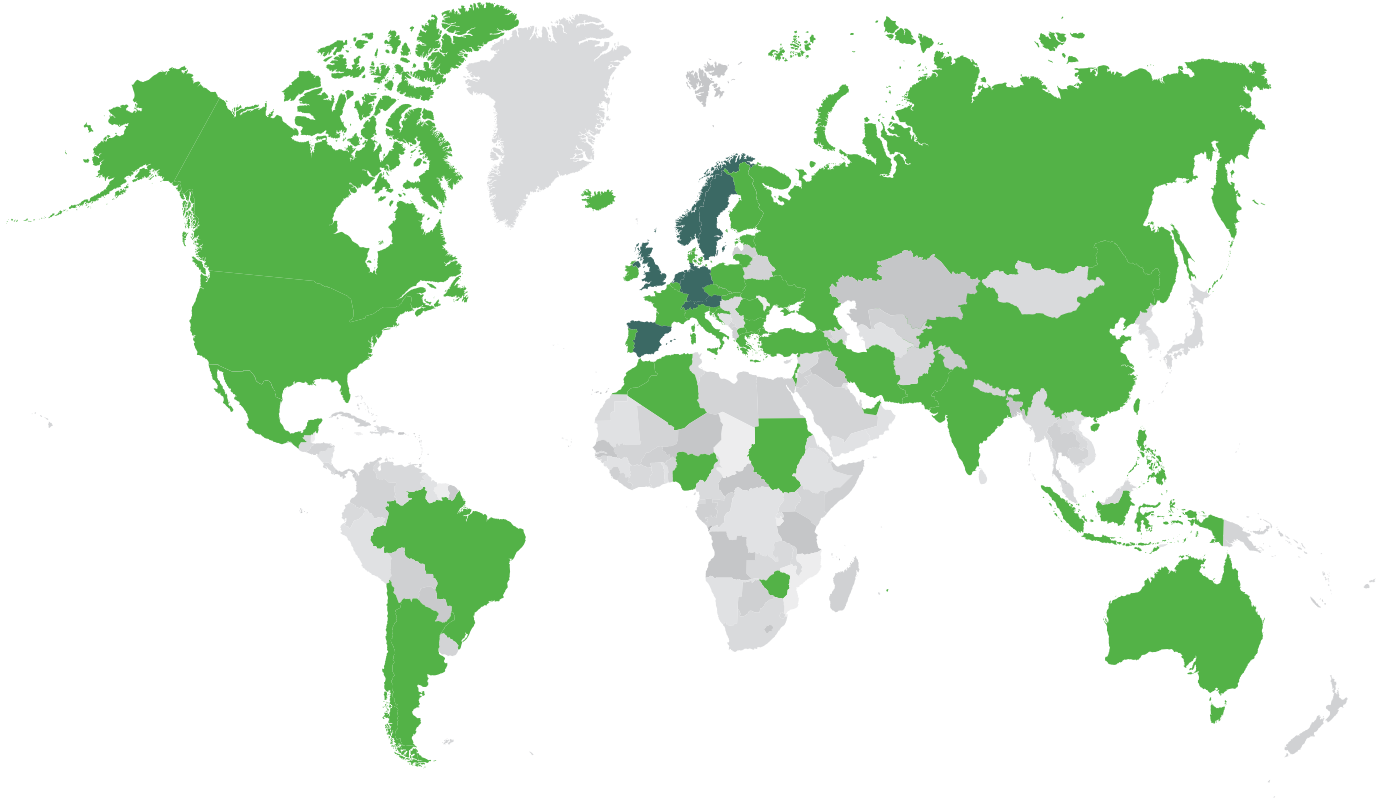
Pg 10, Coleg Cymunedol Y Dderwen - Scott Brownrigg

Pg 13, Challenger - BOUYGUES CONSTRUCTION, Architect : Kevin Roche & John Dinkeloo et Saubot & Julien, Photography: Augusto Da Silva

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