Best of BREEAM 2017
Exceptional sustainable places and project teams from the BREEAM Awards 2017
Driving the value case for sustainability

The entries for this year’s BREEAM Awards demonstrate the commitment that clients continue to make to sustainability as a force for good. They also shine a light on the value of a whole building approach to sustainability, a space that BREEAM has occupied for more than 25 years.

It is important for BREEAM to continue to work with industry to clearly show the value that the use of BREEAM brings. Existing research on this topic and new research due to be published in March is clear and more compelling than it has ever been. What is really exciting is that we are starting to see a market no longer only driven by lowest capital cost but also through higher asset value of buildings driven by higher rents, lower running costs as well as increased tenant satisfaction and retention.

Another significant trend is the expansion of BREEAM to assess existing buildings both during the In-Use phase and during significant refurbishment and fit-outs. In part, this is because the investors are starting to see this as a good way to manage the risk and return in their real estate portfolio investments. More generally, people understand the importance of a building’s inherent performance and the importance of how the way it is used contributes to that – whether it be ensuring a high-spec building does indeed perform to a high standard, or more modest and older buildings achieving their best possible potential.

BREEAM continues to expand internationally. We are now in 77 countries, with a significant step made recently into the US market for BREEAM In-Use, as well as many other new countries across the world.

“Sustainability can deliver increased value in buildings”

BREEAM’s increasing international presence, has also most recently been characterised by our collaboration with other Standards. Last year, for example, BRE joined forces with the WELL Building Institute to align the BREEAM and WELL standards. This was a response to direct feedback from developers who want to certify their buildings for both sustainability and health and wellbeing.

Then on the other side of the world, we have been working to ensure that BREEAM is compatible with China’s Three Star Standard, enabling international investors or developments looking to attract international tenants, to both certify and receive incentives using the local standard, while gaining international recognition and comparability delivered by BREEAM.

So with sustainable and healthy buildings beginning to be recognised in terms of the business value they bring, in addition to benefits for occupants, local communities and the wider environment, I wish all this year’s entrants the very best of luck and look forward to continuing the good work with the wider BREEAM family.
Shortlists drawn from the highest scoring buildings in each BREEAM scheme were put before a panel of eminent industry judges. They made the final choice of winner, taking into account the BREEAM score achieved alongside a range of other factors. These included:

- The balanced achievement of high levels of performance against the breadth of sustainability criteria covered in BREEAM
- The degree to which the shortlisted project has gone beyond typical or normal practice in design and construction, refurbishment or management. This takes into account the nature of the project, the complexity of functional requirements and the level of budget available, as well as the degree of innovation.
- The replicability of the solutions adopted for other projects in the sector through the dissemination of best practice, including design, technology, construction, management practices and skills.

The judges

The judges for the 2017 awards:

Jane Wakiwaka  |  Sustainability Manager, The Crown Estate
Martin Hurn    |  Brand Director, Ecobuild
John Cole      |  Head of Sustainability, MoJ/Home Office/CPS
Rebecca Pearce |  Head of Sustainability EMEA, CBRE
Bill Gething   |  Professor of Architecture, UWE
Alan Yates     |  Technical Director, BRE Global and chair of the judging panel

Our thanks go to the judges for their diligent approach to this difficult task.
EcoBuild Awards Partner and sponsor of the Assessors of the Year category

Ecobuild 2017 is the key event for the sustainable built environment. Unrivalled conference content and speakers, interactive features and multiple seminar theatres with partners including BRE, UK-GBC, ICE and CIBSE, plus the latest suppliers, innovations, technologies and future materials. Ecobuild is the industry’s platform to share, debate and discover what’s next in sustainable construction. Register free at www.ecobuild.co.uk

Supporters

GRESB
We are pleased to partner with GRESB for the first time this year in creating new award categories to recognise responsible real estate investment.

Corporate Investment in Responsible Real Estate – for real estate investment companies that are making the strongest commitment to the use of building certifications in managing their portfolio. The judging criteria for this award is based on the proportion of total existing portfolio formally assessed and certified through generally accepted building certifications and the level of commitment to drive the achievement of higher levels through corporate policies. The winners of this award for 2017 are:

Altarea Codigem
Bouwinvest REIM
CeGeREAL
Cromwell Property Group
Neinver SA
Société Foncière Lyonnaise
Steen & Ström
Unibail-Rodamco

Leadership in Responsible Real Estate Investment – for the individual that has made the most valuable contribution to driving more sustainable real estate investment, and shown a personal commitment to driving sustainable investment and management within their own organisation through the use of building certifications. The winner for 2017 is:

Christophe Garot, Unibail-Rodamco

The addition of these two award categories reflects BREEAM’s increasing focus on wider portfolio performance and the opportunity to link with organisations such as GRESB to drive improved performance.

The sponsors

Category Sponsors

Air Quality Plan

Congratulations to bol.com from everyone here at Air Quality Plan – specialists in Indoor Air Quality testing. May your celebrations be long into the night!

Daikin Air Conditioning UK Ltd

Offices New Construction, In-Use, Refurbishment & Fit-Out

Daikin Air Conditioning UK Ltd is proud to congratulate all our winners and shortlisted projects for their achievement. Your dedication and enthusiasm are inspiring, and keep us motivated to further invest in helping obtaining even more credits in the future. Keep up the good work!

Energist UK

Country First

Energist UK is your independent specialist for planning, sustainability, building regulations and one of the fastest growing BREEAM teams. The Energist team would like to congratulate all the Country First winners.

Home Quality Mark

HQM helps housebuilders to demonstrate the high quality of their homes and to differentiate them in the marketplace. At the same time, it gives homebuyers and tenants the confidence that the new homes they are choosing to buy or rent are well designed and built, and cost effective to run.

Kingspan Insulation

Education & Healthcare

Kingspan Insulation is extremely pleased to sponsor the Education and Healthcare Category, and wishes to congratulate the Atlas Building for their dedication in building to the highest of standards. Kingspan Insulation is a market leading manufacturer of optimum, premium and high performance rigid insulation products and insulated systems for building fabric and building services applications.

MLM

MLM is a multidisciplinary engineering and environmental consultancy and corporate approved inspector, providing services throughout the UK and internationally covering Environment, Planning and Development, Buildings and Infrastructure, Compliance and Sustainability.
### This year’s BREEAM Awards shortlist

<table>
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<tr>
<th>Project</th>
<th>Client / Developer</th>
<th>Assessor</th>
<th>Score %</th>
<th>Rating</th>
<th>Architect</th>
<th>Contractor</th>
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<td>GlaxoSmithKline’s Carbon Neutral Laboratory for Sustainable Chemistry</td>
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<td>AECOM</td>
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<td>Outstanding</td>
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<td>Morgan Sindall</td>
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<td>Atlas Building</td>
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<td>South Lanarkshire College</td>
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<td>CCG Scotland</td>
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<td>Wimbledon College of Art</td>
<td>University of the Arts London</td>
<td>Carbon Plan</td>
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<td>R. Durtnell &amp; Sons</td>
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<td>Ysgol Gymraeg Ffwrnes</td>
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<td>Bentley Works</td>
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<td>bol.com</td>
<td>CZN</td>
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<td>XCO2 Energy</td>
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<td>Cornwall Sustainable Building Trust / The Eden Project</td>
<td>Ward Williams Associates</td>
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<td>Gilbert &amp; Goode</td>
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<td>Dockhead Fire Station</td>
<td>London Fire Brigade / Blue3</td>
<td>Boom Collective</td>
<td>93.4</td>
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<td>BDP</td>
<td>Kier</td>
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<td>University of Hertfordshire Student Accommodation Phase 3</td>
<td>University of Hertfordshire / ULiving</td>
<td>RSK Group</td>
<td>91.8</td>
<td>Outstanding</td>
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<td>Bouygues UK</td>
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<td>Royal Agio Cigars</td>
<td>Royal Agio Cigars Duizel (Highlands Beheer)</td>
<td>MAT25</td>
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<td>Bo.2 Architectuur en Stedenbouw</td>
<td>Remmers Bouwgroep</td>
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<td>University of Groningen</td>
<td>BenR / DGMR</td>
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<td>Broekbakema / De Unie</td>
<td>Bouwcombinatie Friso-Koopmans</td>
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</table>
This year’s BREEAM Awards shortlist (continued)

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<thead>
<tr>
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<td>Bayer Lyon Saint-Pierre</td>
<td>Bayer France / Edisimmo</td>
<td>ARP-Astrance</td>
<td>86.7 / 86.8</td>
<td>Outstanding</td>
<td>Babylone Avenue Architectes / CRB Architectes</td>
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<td>Kings Place</td>
<td>Deka Immobilien / WestInvest InterSelect / Savills</td>
<td>RPS</td>
<td>74.5 / 95</td>
<td>Exc/ Outstanding</td>
<td>Foster &amp; Partners / BDP</td>
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<td>PricewaterhouseCoopers LLP</td>
<td>Ingleton Wood</td>
<td>77.05 / 86.55</td>
<td>Exc/ Outstanding</td>
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<td>Le Beauvaisis</td>
<td>ICADE</td>
<td>Artelia</td>
<td>71 / 79.5</td>
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<td>CALQ Architecture</td>
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<td>SCI Allianz Messine / AREF / GIE Rothschild &amp; Cie</td>
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<td>71.3 / 78.2</td>
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<td>GreenAffair</td>
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<td>Ancoats Residential</td>
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<td>The Ark</td>
<td>Ertzberg</td>
<td>Bopro</td>
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<td>Sturgis Carbon</td>
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<td>Richardssons (Nyewood)</td>
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<td>Hempel Holdings</td>
<td>Mendick Waring</td>
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<td>Bouygues UK</td>
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<td>AECOM</td>
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<td>Sir Robert McAlpine</td>
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<td>W4Y</td>
<td>86.42 / 90.82</td>
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<td>Dunnett Craven / Walter Brune Architekt Düsseldorf / Van Aken Architecten Eindhoven</td>
<td>Strukton Worksphere / STB / Webeasy / Herman de Groot Ingenieurs</td>
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<td>Euralille</td>
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<td>81.3 / 86.8</td>
<td>Exc/ Outstanding</td>
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<td>Roppenheim The Style Outlets</td>
<td>Roppenheim Outlet SNC / Neinver Asset Management</td>
<td>ARP-Astrance</td>
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<td>Zenia Boulevard</td>
<td>Immochan España</td>
<td>Asla Green Solutions</td>
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<td>Unibail-Rodamco</td>
<td>Bopro</td>
<td>73.1 / 87.3</td>
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<td>Lidl Supermercados</td>
<td>Ecotec Enginyers</td>
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<td>Proingest Arquitectura e Ingeniería</td>
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<td>Lidl, Växjö</td>
<td>Lidl Sverige</td>
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<td>Arkitektgården</td>
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<td>Shenzhen</td>
<td>85.2</td>
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<td>Henan Jingda Construction and Engineering</td>
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<td>4-5 King John Court</td>
<td>Shoreditch Village</td>
<td>Eight Associates</td>
<td>78.9</td>
<td>Excellent</td>
<td>Studio Anjo</td>
<td>Bouygues UK</td>
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For full project listings go to [www.greenbooklive.com/breeam](http://www.greenbooklive.com/breeam)
For case studies and further details on the shortlisted projects go to [www.breeam.com/awards](http://www.breeam.com/awards)
Assessor Awards

The presentation of Assessor Awards is 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 for individuals as Assessors of the Year. The organisation and individuals listed below have each achieved constantly high scores under BREEAM.

Assessor Company of the Year

Sweco UK
A forward thinking engineering consultancy, Sweco combines a multi-disciplinary approach with access to international expertise to deliver robust and sustainable solutions. With 14,500 employees, Sweco is Europe’s leading engineering, environmental and design consultancy which plans and designs the communities and cities of the future. Each year, Sweco carries out tens of thousands of projects in approximately 70 countries globally. In the UK, Sweco has particular expertise in the fields of sustainable buildings, building services, energy, transportation, environment, asset management and water. This is the third occasion Sweco have been awarded the prestigious Assessor Company of the Year Award, highlighting their sustained success in embedding sustainability within their building designs.

Assessors of the Year

Dan McLellan, WSP | Parsons
Dan is a Senior BREEAM Consultant within the environmental planning business of WSP | Parsons Brinckerhoff, with four years of experience providing BREEAM advice and assessment services. As both a New Construction and Communities assessor, he has worked on a broad portfolio of projects varying in size and use.

Herve Moal, ARP-Astrance
Herve is Innovation and Strategy Director at ARP-Astrance, a real estate consulting company based in Paris, with strong sustainable expertise gained on various projects over the past decade. Herve was one of France’s first BREEAM Assessors and BREEAM In-Use Auditors, who along with colleagues helped three clients to receive BREEAM Awards in 2016.

James Warne, Boom Collective
James is a Director of BOOM Collective, an environmental engineering design practice that prioritises the balancing of the triple bottom line of economy, environment and social values within the context of the project’s performance.

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.

Ilya Ulyanov, Belarus
Ilya Ulyanov is the co-founder of Geoengine, a leading consultancy that offers BREEAM certification services in Russia and the CIS, working on 20 green building projects in Russia, Armenia and Belarus since 2009. Ilya was the BREEAM Assessor for Omega Tower, an office building constructed in 2014, developed by commercial real estate company CJSC Beltyazhmash.

HeloiseCouvert, Morocco
Heloise works for Etamine, a consultancy that helps its clients to incorporate environmental quality into their projects. For the ‘Le Clos d’Anfa’ housing scheme in Casablanca, Etamine encouraged its client Amundi to design energy and resource-efficient homes, achieving comfort for residents through better air quality, ventilation and acoustics.

KseniaAgapova, New Zealand
Ksenia is Head of Sustainability Services at JLL, Russia & CIS. In 2015 JLL helped the Lumley Center in Auckland to achieve BREEAM In-Use certification, the first building to do so in New Zealand. Since its establishment in Russia, JLL Sustainability Services has certified more than 38 buildings in Russia and CIS countries.

ZsomborBarta, Serbia
Zsombor is Director of Sustainability at the Sentient Group, Central and Eastern Europe’s largest independent construction consultancy company. He is also a certified BREEAM International Assessor and a Board member of the Hungary Green Building Council. The Blue Center office building, constructed in 2009 in New Belgrade, underwent BREEAM certification because the client wanted its sustainability aspirations based on an internationally-recognised standard.

Gail Williams, United Arab Emirates
Gail Williams, a Principal Sustainability Consultant at WSP | Parsons Brinckerhoff, which has expertise ranging from urban planning, and engineering iconic buildings to designing sustainable transport networks. The Al Zahia Development in the Emirate of Sharjah, is the first BREEAM Communities assessment to achieve certification in the United Arab Emirates. The mostly residential development comprises a mixture of town houses and villa designs in addition to garden apartments.

Congratulations to all our Assessor winners!
BREEAM certified schools and other education centres provide high-quality learning environments with reduced operational costs. They also act as invaluable learning aids for students and exemplars of sustainability for the wider community.

**South Lanarkshire College, Low Carbon Teaching Building, UK**
The UK’s first building to achieve BREEAM Outstanding for both Design and Post-Construction Review stages, this educational facility not only uses passive design and low carbon technologies to reduce energy demand but also acts as a learning tool for students throughout its development. Innovations include a ventilation strategy that harnesses East Kilbride’s notoriously high wind speeds.

**Ysgol Ffwrnes Primary School, Llanelli, UK**
This school, the first in Wales to achieve BREEAM Outstanding, exemplifies low carbon sustainability, but also demonstrates how good collaboration between the client, design and construction teams can achieve credits more easily. The school uses a combination of features, including a 700 m² photovoltaic array, natural ventilation, high levels of insulation, and air-source heat pumps.

**Wimbledon College of Art, University of the Arts London, UK**
Designed to take best advantage of orientation, the building maximises daylight, natural ventilation and night-time cooling to provide high quality, multi-purpose spaces for a range of courses. A timber frame glulam structure was adopted as a low embodied carbon solution, with an asymmetrical gabled roof acting as a prime location for photovoltaic panels. Together with high levels of insulation and air tightness, the building achieved an A+ EPC rating.

**GlaxoSmithKline’s Carbon Neutral Laboratory for Sustainable Chemistry, University of Nottingham, UK**
The first carbon neutral laboratory of its kind in the UK, the building reflects the Centre’s aim to conduct research to the highest clean and green standards. In addition to low carbon technologies such as mechanical ventilation in each lab and a PV array covering 45% of the roof area, the Centre uses equipment to reduce greenhouse gas emission from the leakage of refrigerants and SuDs to help minimise water course pollution.

**And the winner is...**

**Atlas Building, Eindhoven University of Technology**
Eindhoven is a global centre of smart technology and the university wanted a building that matched its reputation. The ambitious project also demonstrated how a 16-story, semi-vacant building constructed in the mid twentieth century, can be transformed into a comfortable low carbon building for this century. Among the many innovations is a smart glass membrane facade containing triple anti-glaze, with insulation values of a double-skin facade. The judges noted the strong health and wellbeing aspects of the project, and its value to the research community and as a demonstrator to other projects moving forward.
Industrial

This year’s crop of buildings not only demonstrate what can be done to reduce their carbon impact but also how industrial facilities can be made healthier and more comfortable places to work in.

**Costa Coffee, Paradise Street, London**
Costa Coffee’s roastery is the largest in Europe and aims to be the world’s most sustainable. Responsibly sourced construction materials was of critical importance as was the minimisation of waste. Solar PV and thermal panels, air source heat pumps and rainwater harvesting are among the features that have resulted in a 68% reduction in CO2 emissions and a 60.5% reduction in water consumption.

**Van Loon Vlees, Son, Eindhoven** **HIGHLY COMMENDED**
The design of this meat processing plant, constructed on the site of a former abattoir, is fully optimised for the needs of the production process so as to minimise the building’s surface area and thermal loss. Likewise, the building harnesses the energy and resources from the production process. For example, excess heat from the cooling and air pressure systems are used heat the offices and water for showers and cleaning. The judges awarded a ‘Highly Commended’ to this project, noting its range of clever technical solutions and the close alignment of a building solution to production needs.

**Bentley Works, Doncaster, UK**
This engineering and manufacturing facility used by Skanska is a great example of how an old industrial site can be transformed into a modern zero carbon facility. Among the environmental features is a PV array generating 43,500kwh per year and a biomass boiler reducing CO2 emissions by 30%. A heater that runs on waste bio-oil from plant maintenance helps remove difficult-to-treat waste.

**Green Build Hub, Cornwall, UK**
The Cornwall Sustainable Building Trust’s building aims to demonstrate the value and deliverability of sustainable construction. As such, the project aimed to demonstrate best practice in project and financial management through a series of workshops. Key features include six SIPS panels, which can be replaced with panels for testing sustainable products and recycled tyre bales that form retaining walls. Low carbon features include PV panels and air source heat pumps. Although this was not the eventual winner, the judges described this project as a ‘real gem’.

**DC2, Prologis Park Dunstable, UK**
This distribution centre constructed on brownfield land, has been designed with passive measures at its heart. The warehouse has high levels of air tightness, natural light from rooflights and a Brise Soleil to reduce solar gain. Other features include a 230kWp rooftop PV array and a SolarWall® ‘passive solar collector’ that provides pre-heated air to office areas and improves indoor air quality.

**And the winner is...**

**Bol.com Fulfilment Centre, Waalwijk, NL**
On peak days around 2,000 employees work at the facility serving more than 6.5 million Bol.com customers. Parent company Ahold-Delhaize therefore wanted a healthy and pleasant environment. To this end the building employs daylight harvesting as well as acoustic, lighting and colour design. Low carbon features include five wind turbines and heat recovery in mechanised areas. The judges noted the high level of replicability on this project, the resilience of the design solution and focus on staff health and wellbeing.
Mixed Use & Other Buildings

The four buildings shortlisted demonstrate the ambition of the clients to create highly sustainable and energy efficient buildings that improve operational costs and the comfort and health of occupants.

**Dockhead Fire Station, London**
Fire-fighting can be a stressful job and the building was designed with sustainability, lower operating costs and comfort for the occupants in mind. The London Fire Brigade wanted to demonstrate that the Mayor’s London Plan 20% carbon reduction target was achievable and so a Micro-CHP for heating and hot water was specified along with solar PV for electricity, plus a green roof. Natural daylighting and ventilation improve comfort.

**University of Hertfordshire, College Lane**
The University of Hertfordshire College Lane student accommodation project, delivered in partnership with ULiving and constructed by Bouygues UK, involved the demolition of existing accommodation, refurbishment of 500 rooms and the construction of 2,511 new rooms, social spaces, informal learning spaces, common rooms, gym and flexible hub, the oval. An energy centre is also being built to provide heating and power as well as providing power to the University’s academic buildings. The site is largely car free and retains large areas of existing mature planting, with an addition of wildflower meadow and pond. Safe and secure pedestrian linkages and movements between other parts of the College Lane campus have all created a truly wonderful campus environment.

**Energy Academy Europe, Groningen, Netherlands**
This building, which houses a mix of educational facilities and offices has been designed to inspire and help the exchange of ideas among the academic and industry tenants. Among the features are a ‘solar chimney’ to help natural ventilation, a ‘fauna tower’ to help biodiversity and a roof that incorporates solar PV panels and rooflights. The judges noted the leading edge nature of the project and the commitment of the team to ‘zero carbon’ construction and operation.

**Royal Agio Cigars, Duizel, Netherlands**
The project involved the careful renovation of the original 1911 office and factory and the construction of new production halls that is sympathetic to the existing building and surroundings. Materials were used from demolished buildings, including rubble granulate that reduced the number truck journeys to remove debris. Low carbon features include more than 4,000 m² PV array and LED lighting. The significant ‘re-use’ element in this project impressed the judges, and the focus on staff health and wellbeing as a driver in decision-making.
This year’s entrants demonstrate the desire of owners and tenants to work together to create spaces that improve not only the operational performance of the building but also wellbeing and performance of occupants.

**Bayer Lyon Saint-Pierre, Lyon**

The HQ, built in 2002, reflects the Bayer’s CSR strategy, which is focused on responsibility to its employees, the local community and wider society. For example, indoor air quality has been improved and the canteen refurbished, while a recycling programme is geared towards local charities. Landscaping features and LED lighting improve biodiversity and reduce energy.

**Le Beauvaisis, Paris**

This office of financial services company ICADE is in a former warehouse built 160 years ago, which was poorly adapted into offices in the 1980s. District heating provides 40% of the building's renewable energy, the rest provided by low energy lighting, air source heat pumps, dual-flow ventilation and cold beam diffusion.

**Messine, Paris**

This grand building, constructed at the turn of the twentieth century, houses the famous Rothschild investment bank. The tenant, building owner and asset manager have worked closely to create a comfortable and healthy building. For example, a detailed programme of indoor air quality, pollution and lighting test was carried out. Smart energy management solutions also help occupants to monitor energy usage.

**7 More London Riverside, London**

PwC’s largest building is also London’s first office to receive BREEAM Outstanding and reflects the company’s commitment to sustainability. Among the innovations are CCHP units that run on cooking oil collected locally and which provide 50% of cooling, heating and power required from renewables. A zig-zag façade reduces solar gain and glare, while providing natural daylight. Overall CO₂ emissions are 86% lower than other air conditioned high prestige offices.

**And the winner is...**

**Kings Place, London**

This building combines offices, restaurants and two concert halls and as such operates beyond that of a normal inner city office building. The goal was therefore to create a healthy, comfortable environment for tenants and visitors alike. For example the building has been designed intelligently using solar gain and glare control, with passive cooling achieved through ventilation displacement. The office space is insulated with a corrugated triple glass section that envelopes 60% of the building. The judges were impressed with the way in which the project team had used BREEAM In-Use as a benchmark for planned improvement over time, and the strong, collaborative working with managers and tenants.
Offices – New Construction

These high-spec European offices are statements of intent for the clients: beautifully designed buildings that contribute towards a low carbon, sustainable vision for the future, while functioning perfectly for the occupants.

**EUIPO Building, Alicante, Spain**
This building emulates the European Union Intellectual Property Office’s AA2 building, which was the first to receive a BREEAM Outstanding in Spain, Portugal and Italy in 2015. The building has been designed to reduce CO₂ emissions by over 71% and primary energy consumption by almost 67%. This will be achieved through features such as a geothermal facility for heating and cooling, and a building management system that monitors energy and water consumption.

**IKEA Hubhult, Malmö, Sweden**
The global meeting place for all of IKEA’s operations, the four-storey building includes meeting rooms and numerous creative and open spaces. Its sustainability credentials matches IKEA’s philosophy. For example, on-site PV and off-site wind farms supply all its electricity, while 42 tons of food waste is collected annually and converted into bio-gas.

**Triodos Bank, Reehorst Estate, Netherlands**  HIGHLY COMMENDED
Set in a nature conservation area, the design is strongly influenced by the surrounding environment, from the building’s shape and form, its wooden structure, through to the use of green roofs and landscaping that encourage biodiversity. The building is energy neutral, relying on heat pumps and a 3,100 m² solar PV mounted in the parking area. The judges awarded a Highly Commended to the project, noting the degree of care and consideration taken to integrate and enhance biodiversity, and the innovative approach to construction and delivery.

**Central Square, Leeds**
Central Square is a spectacular new £53 million office and leisure complex located within a 2 minute walk of Leeds train station. An emblem of the city’s ambition, the landmark development binds together a dynamic business district to create a vibrant new destination for the public and tenants. It is an excellent example of how investing in a highly sustainable and innovative speculative building adds to market value and successfully attracts high profile tenants keen to champion their own sustainability/CSR agendas.

**And the winner is...**

**Geelen Counterflow, Haelen, Netherlands**
Geelen wanted a zero carbon building that generated at least the same amount of renewable energy as was used in its operation. It also wanted the building to be constructed according to lean principles and using ‘Cradle-to-Cradle’ materials. The building is constructed with multiple layers of timber connected by beechwood dowels and low carbon features include a PV array generating 50% more electricity than is consumed annually. Robust team integration, including the supply chain, impressed the judges, as well as the attractive and innovative design and robust cradle-to-cradle approach.
This year’s three entries demonstrate how older buildings can be reinvigorated into high-performing offices that are sustainable, energy-efficient and comfortable places to work in, combining the need for better operational costs, while reducing carbon emissions.

6 Erskine Road Offices, London
The project involved the refurbishment of Building 4 and the construction of Building 5 within a site consisting of six buildings. Following a dynamic thermal simulation, the refurbishment will include insulation to the walls and new insulated roofing, plus the replacement of windows. Solar PV and thermal roof panels will be installed, together with air source heat pumps and green roofs, plus zoned lighting and user controls to manage lighting and energy use.

55 Amsterdam, Paris
Constructed in the 1920s, the building boasts internal courtyards, balconies and green terraces, combining historical architecture and a vision of the modern workplace. Good levels of insulation and double glazing, together with rooftop solar thermal panels and heating and cooling supplied by district heating has resulted in energy consumption 45% lower French regulatory requirements.

7-10 Waterloo Place, London
This Grade II listed building is located just off Piccadilly in central London and was built in the early 1900s. It was once the Bank of Montreal premises and has since been occupied by Lloyds Bank as well as providing tenanted office accommodation. The project involves the full refurbishment of the existing office space and common parts to create Grade A speculative office space. The design team faced many challenges resulting from hidden elements of the listed structure but throughout maintained a focus on delivering the project without compromising the sustainable aspirations of the team.

And the winner is...

80-100 Victoria Street, London
Collaboration between the client and project team lay at the heart of this project to improve the sustainability and healthiness of Land Securities’ new HQ. The result is a building that maximises staff wellbeing through improved natural light and air quality, plus a juice bar and contemplation room. The building also uses a high percentage of recycled materials. The judges noted highly innovative nature of the project, and the commitment by the developer to spread the lessons learnt from the project experience.
Residential

Whether it is updating historic and sometimes unloved buildings, or developing a building for an emerging property market, all this year’s entries demonstrate how new technologies and approaches can create sustainable and healthy living spaces of the future.

Quadrant 4, London, UK
Located in the Soho Conservation Area, The Crown Estate wanted a building with exceptional sustainability that respected the historic character of the area. This is most apparent with the retention of the original façade, while existing elements have been upgraded or replaced to improve insulation and energy efficiency. Other improvements include LED lighting and metering in each apartment to monitor energy use. A CHP unit in the adjacent Quadrant 3 provides heating and cooling.

31-35 Craven Hill Gardens, London, UK
Situated in the Bayswater Conservation Area these 19th Century stucco-fronted townhouses have been converted from a hotel into 18 apartments. The project targeted sustainability throughout the building’s lifetime, particularly energy efficiency measures. High performance internal insulation, double glazed timber windows has led to almost a 78% CO2 reduction. The building also boasts a CHP unit and roof-mounted PV panels.

126 Pavilion Road, London, UK
Located in the heart of a conservation area within the Cadogan Estate, this former mews house has been designed to both BREEAM and the Passivhaus EntePHit Standards, while retaining its historic character. Breathable external insulation has been added to the façade, with windows and roof-lights replaced with triple-glazed timber units. The building has an MVHR unit with CO2 sensors and energy management controls.

The Ark, Ertzberg, Belgium
Part of a new sustainable development, the Ark is an assisted living residential scheme that also houses a crèche. Assisted living is an emerging market in Belgium and this building includes many of the features for adaptable living. Not only does each apartment have bathrooms for wheelchair users and a Wi-Fi thermostat for floor heating but the ground floor has an online service that allows residents to order shopping for delivery to the door. The judges awarded the project a Highly Commended status, noting its forward thinking around the issue of providing assisted living accommodation.

And the winner is...

Tribe Apartments, Manchester, UK
Tribe Apartments achieved a BREEAM Outstanding post-construction rating for three separate 13 storey flat blocks providing 192 modern, spacious apartments. The domestic refurbishment project won “The Sustainable Housing Scheme of the Year” at the Housing Excellence Awards 2016. The existing 1950s construction was transformed with a wrap-around thermally efficient façade, centralised heating and hot water via a biomass boiler with heat meters and LED lighting. Internal water consumption reduced by 25% and CO2 emissions by 65% compared to a new build apartment. The judges noted the strong commitment from the client and project team, and how the upgrade makes the most of the existing materials and structure as well as opportunities for enhancement.
Visitor footfall to these shopping centres is in the tens of millions and so these retail establishments are perhaps the most outward-facing examples of sustainable buildings to the general public. Improvements to their fabric and operation can have a direct and highly significant impact on their commercial value.

**Roppenheim The Style Outlets, Roppenheim, France**
This retail village, one of 18 owned by property company Neinver, places sustainability at the heart of its shopping experience. For example, more than 10 waste streams from the village are recycled lighting sensors reduce energy in the offices. Landscaping, green walls, bird houses and bee hives encourage biodiversity.

**Vélizy 2, Vélizy-Villacoublay, France**
When it was opened in 1972, this shopping mall was the largest commercial centre in France. Driven by COP21 and its strategy to reduce carbon emissions by 50%, the owner Unibail-Rodamco is improving the building’s performance the use of sensors, water saving equipment and improved recycling and a new roof to increase natural ventilation and daylight.

**Zenia Boulevard, Alicante, Spain**
This shopping centre has embraced low carbon sustainability as a reflection of its values. Its focus has been on energy efficiency particularly the use of LED lighting, the installation of lighting motion sensors and the use of a building management system to monitor water and energy consumption.

**Euralille, Lille, France**
This shopping centre has approximately 12 million visitors per year and driven by COP21 and its strategy to reduce carbon emissions by 50%, the owner Unibail-Rodamco is improving the building’s performance through the use of measures such as water saving equipment and improved recycling. The judges applauded Unibail’s impressive level of corporate commitment, shown in this project and other projects shortlisted in the BREEAM Awards in previous years.

**And the winner is...**

**Heuvel Eindhoven, Netherlands**
Built in 1992, this is the largest shopping centre in CBRE’s Dutch portfolio. Between 2010 and 2013, the centre was in decline, with higher service charges due to rising energy costs, lower tenant satisfaction, matched by lower footfall. However, improvements have helped reverse this, with visitor numbers the highest they have ever been. Energy consumption, for example has fallen by 38% due to LED lighting and efficient elevators and escalators and indoor air quality has also been improved. The judges noted the use of BREEAM In-Use to drive successive improvements over a four year period, and the high level of occupant engagement.
Retail – New Construction

Committing to sustainability can help differentiate your retail establishment in highly competitive market but significantly reduce energy and waste, which is what these buildings are doing.

2 King John Court (Block E), London, UK
Part of the Shoreditch Village urban quarter, this mixed development benefits from a CHP unit providing heating and power to the site. Block E is a retail unit that required the tenant to sign a green lease. Among the features is a green roof, energy-efficient lighting with movement controls and low water consumption sanitary appliances.

CIFI Sustainable Demonstration Building, Beijing, China
This building serves to demonstrate net zero energy in the cold regions of northern China, where there is a relatively higher energy consumption for heating in the winter and cooling in summer. The building, which has constructed with precast fabricated wood, is designed using passive principles such as the incorporation of a convex element to the roof. Features include solar PV and thermal panels and an air source heat pump. The judges responded positively to this project, noting its breadth of innovation and its role as a clear demonstrator of potential for buildings of this type.

Lidl Supermarket, Coslada, Spain
This is Lidl’s flagship project, which it hopes to be an example for its other stores. It is also the first retail building in southern Europe to incorporate water and energy reduction measures. Among these are the use of natural light and LEDs, an energy monitoring system, rainwater collection and landscaping with drought resistant plants.

4-5 King John Court (Block F), London, UK
Part of the Shoreditch Village urban quarter, this mixed development benefits from a CHP unit providing heating and power to the site. Block F is a retail unit that required the tenant to sign a green lease. Among the features are low-VOC products to improve indoor air quality, the use of materials with a low environmental impact and energy-efficient lighting with movement controls.

And the winner is...

Lidl Supermarket, Växjö, Sweden
This is the first retail building in Sweden to achieve BREEAM Outstanding at the interim stage and Lidl would like it to serve as a sustainability exemplar for other retailers. The focus was for long-term operation and management. Features include heat recovery of waste heat from refrigerated areas, LED lighting and electric charge points for cars. The judges noted the major focus on BREEAM as a driver of value and the programme to roll-out positive design and construction concepts embodied in this store to a wider portfolio.
New Talent

Designed to recognise up and coming talent in the BREEAM world, a new category – the BREEAM New Talent Award – is now in its second year. The nominations for this new award are created from the most successful students in the BREEAM Accredited Graduate (AG) course. The three students scoring the highest marks in the AG course last year are:

The nominees for the 2017 award are:
- Ross Brudenell – Southampton Solent University
- Ji Sheng – Reading University
- Matthew Theloke – Waterford Institute of Technology

The BREEAM AG Course is run by BRE Academy, and provides a BREEAM-based complement to existing academic programmes for built environment and sustainability undergraduates and postgraduates. It allows universities to connect with BREEAM in both UK and international markets.

For 2017, the judges found it impossible to choose between two of the three nominees and so made a joint award to Ross Brudenell and Matthew Theloke. Congratulations to Ross and Matthew!

Pauline Traetto, Director of BRE Academy says: “Congratulations to all three students who have made the shortlist for this new award. Providing students and graduates with industry relevant qualifications & skill sets to support academia, individuals and industry with employability and to pursue best practice in the marketplace is paramount to us.”

More information on BREEAM AG and BRE Academy’s BREEAM-related learning and development can be found at www.breacademy.com

Many congratulations to all the candidates involved!

Thank You

Thank you to the clients, BREEAM assessors and project teams who supplied images and information for this document.

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For more on the award winners, log onto www.breeam.com/awards
Congratulations to all entrants and winners of the 2017 BREEAM Awards
BREEAM is now used in more than 77 countries worldwide