

## Best of BREEAM 2015

Today's most sustainable buildings



# Quality and value



Gavin Dunn,  
Director of BREEAM

It is with considerable pride that I introduce this summary of the superb buildings shortlisted for the 2015 BREEAM Awards – and, of course, the winners of the coveted trophies. My sincere congratulations go to the teams behind all of these projects, and to the commitment, drive and ingenuity they have shown in delivering inspirational levels of sustainability.

There has long been a growing awareness of the many tangible advantages of building sustainably, which go far beyond the well established environmental benefits. A common theme running through the following pages, for example, is the reporting of high quality buildings with low maintenance and running costs. They are attracting long-term tenants, better meeting the needs of users and gaining extra value for their owners.

According to one shortlisted team in the Industrial category, “Tenants report that, along with reduced running costs, they benefit from clients engaging with them because they have become more sustainable through being at Armstrong Point”.

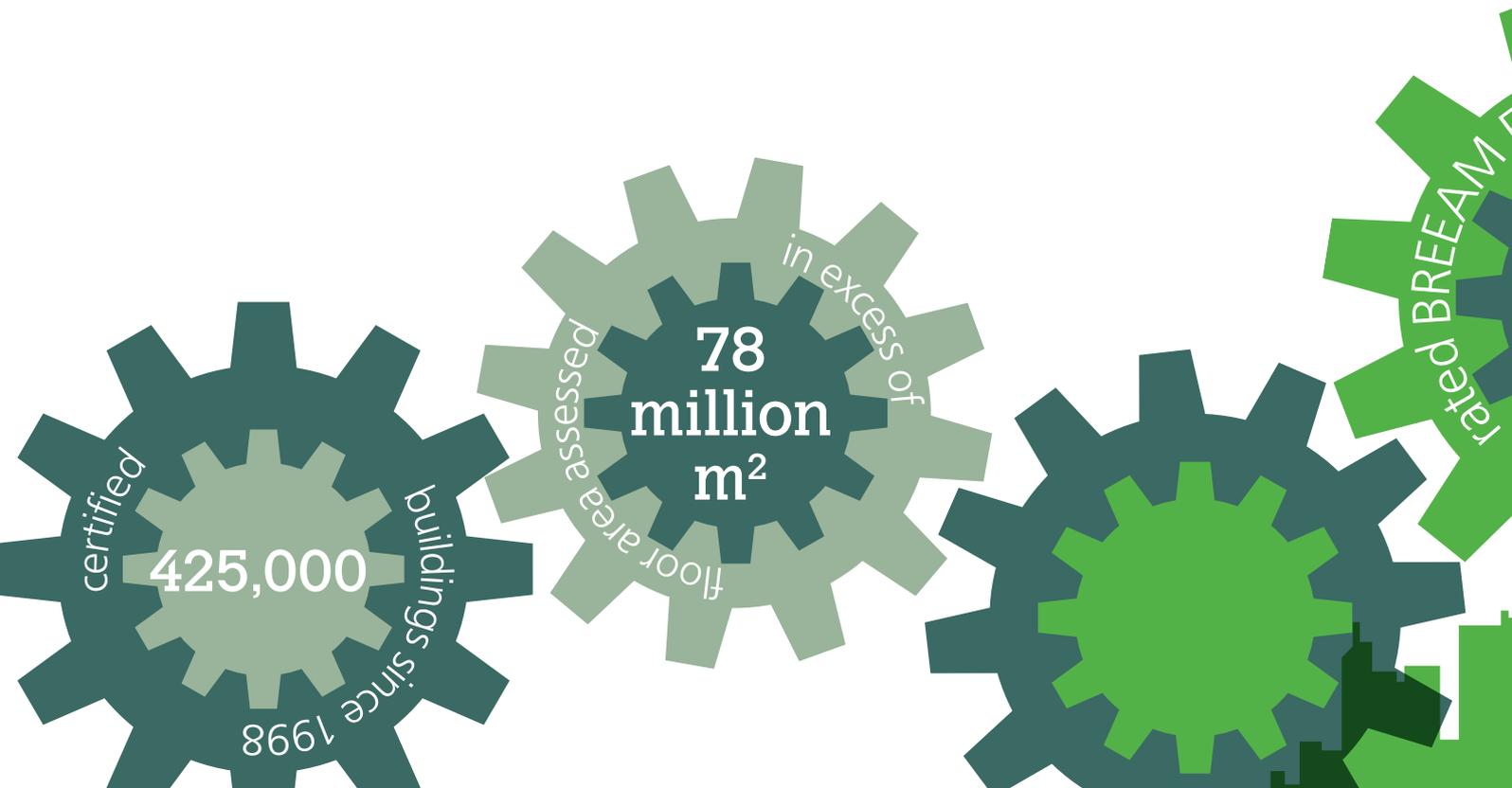
Similarly, the shortlisted team behind refurbished residences in Richmond upon Thames says, “Client feedback confirms that during the first year of occupancy, the property’s market value has improved and the building has lower running costs”.

Remarks such as these can be found throughout the shortlists of offices, homes, schools, healthcare facilities, industrial units and many besides. They are perhaps not surprising, given the growing body of research that points to the increased value for investors and satisfaction of users in buildings such as these.

It is gratifying to once again see the very strong representation in the shortlists from countries outside of the UK, confirming BREEAM’s growing international influence. This is also a striking feature of the Awards for those key members of the BREEAM family, the BREEAM Assessors. The Country First Awards, for example, include assessors who have worked on projects in Latvia, South Korea, Kazakhstan and Iraq!

Welcome additions to this year’s Awards are those for refurbishment and fit-out projects. Launched just last year, a number of projects certificated under BREEAM Refurbishment and Fit-Out have already achieved the superb standards required for BREEAM Award shortlisting. And further additions to the BREEAM family are in the pipeline – we are, for example, now in the process of developing and piloting a sustainability standard for new infrastructure projects.

Finally, I would like to mention a very exciting new development from BRE – a quality standard for new homes that has been launched at Ecobuild 2015. The new Home Quality Mark will provide those buying or renting new homes with the information they need on wide ranging aspects of the building to make fully informed choices. It also provides a means for housing developers to showcase the quality of their homes and distinguish them from others in the market.



## The judges

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, such as the value of the building to its occupiers and users, the site and other constraints, and the lessons and strategies that can be applied to other projects. Out thanks go to the judges for their very diligent approach to this difficult task.

The judges for the 2015 awards were:

**Alan Yates** – The Technical Director of BREEAM and chair of the panel

**Claudine Blamey** – Head of Stewardship at the Crown Estate

**Louise Sunderland** – Senior Sustainability Advisor for the UK Green Building Council

**Mike Smith** – Director of Engineering at BSRIA

**Bill Gething** – Architect

**John Cole** – Head of Sustainability at the Home Office

**Thomas Lane** – editor of the architectural publication BD, and technical editor for Building magazine

## The sponsors

We would like to thank the following for sponsoring the 2015 BREEAM Awards:

### Kingspan Insulation – sponsor of the BREEAM Education Award

Kingspan Insulation is a market leading manufacturer of premium and high performance rigid insulation products and insulated systems for building fabric and building services applications. We are proud to sponsor the 2015 BREEAM Education Award. Congratulations to the worthy winners of this prestigious accolade.



### Energist UK – sponsor of the BREEAM Mixed Use and Other Buildings Award

At Energist UK we provide a full suite of assessments, consultancy and training to guarantee clients an energy efficient, sustainable build, compliant with UK Regulations. Congratulations to the winners of this Award from the whole team. Very well done!



### Daikin Europe – sponsor of the BREEAM Offices Awards

Daikin is Europe's leading manufacturer of highly energy efficient heating, cooling, ventilation and refrigeration solutions for commercial, residential and industrial applications. We are proud to support the BREEAM Awards. Congratulations to both the winners and nominees for creating some of the finest sustainable offices. Job well done!



### Ecobuild – sponsor of the BREEAM Retail Awards

Ecobuild is the sustainable design, construction and energy marketplace for new build, refurb, commercial and domestic buildings. Attracting over 45,000 professionals from across the sustainable built environment each year, Ecobuild hosts over 800 product and solutions providers and 600+ speakers representing government, industry and academia.



### Building4Change – sponsor of the Your BREEAM Award

Our congratulations to the winner of the Your BREEAM Award, which allowed the general public to vote for their favourite of the top-scoring buildings in each award category. With almost 1,400 votes from subscribers to the Building4Change e-newsletter and the wider Twitter community, this award truly represents the people's choice.



Front cover images:  
top - Esh Winning Primary School  
bottom left - Brent Civic Centre  
bottom right - BLOX

# This year's BREEAM Awards shortlists

Please note you can access case studies with full lists of the project teams involved at [www.breeam.com/awards2015](http://www.breeam.com/awards2015)

Project	Assessor	Stage	Score %	Rating	Client/Developer	Architect	Contractor
<b>Education</b>							
Brandon Primary School	WYG Group Ltd	Final	87.7	Outstanding	Durham County Council	Redbox Architecture	Sir Robert McAlpine
Esh Winning Primary School	WYG Group Ltd	Interim	87.6	Outstanding	Durham County Council	Redbox Architecture	Sir Robert McAlpine
Greenhill Primary School	WYG Group Ltd	Interim	85.6	Outstanding	Caerphilly County Borough Council	Caerphilly County Borough Council	Vinci Construction UK
King's Buildings Arcadia Nursery	KJ Tait Engineers	Interim	82.2	Excellent	University of Edinburgh	Malcolm Fraser Architects	Mansell
Beatrice Tate School	Encon Associates	Final	80.4	Excellent	Tower Hamlets and LEP	Avanti Architects	Bouygues UK
The Learning Hub, Oldham College	Hoare Lea	Interim	79.5	Excellent	Oldham College	AHR	Laing O'Rourke
<b>Healthcare</b>							
Cloughmore Medical Centre	McCann and Partners	Final	77.7	Excellent	Apollo Capital Projects	Boyes Rees Architects	Dawnus Construction
Emergency Department, New Cross Hospital	Gleeds	Interim	75.9	Excellent	The Royal Wolverhampton NHS Trust	Keppie Design	Kier Construction
Lees Medical Practice	Udox Solutions Ltd	Final	75.8	Excellent	United Healthcare Developments	PRP Architects	Admiral Construction
Boroughbury Medical Centre	Summers-Inman	Interim	74.9	Excellent	General Practice Investment Corporation	Weston Architects	Wildgoose Construction
Dumfries and Galloway Acute Mental Health Unit	Ove Arup and Partners	Interim	74.3	Excellent	NHS Dumfries & Galloway	Archial Architects	Laing O'Rourke
<b>Industrial</b>							
WPD Spilsby	GreenBuild Consult Ltd	Final	100	Outstanding	Western Power Distribution	B3 Architects	Speller Metcalfe Construction
Diageo Guinness Brew House	Easler	Final	91	Outstanding	Diageo	RKD Architects	Sisk
Armstrong Point	Deloitte Real Estate	Final	86.6	Outstanding	Armstrong Properties (Northwest)	Jennings Design Associates	Tolent Construction
DC1, Prologis Park Dunstable	Yonder Consulting	Interim	82.2	Excellent	Prologis UK Ltd	Stephen George & Partners LLP	Winvic Construction
Plot 6 Treleigh Industrial Park	Capita Property and Infrastructure Limited	Final	80.6	Excellent	Milkwood Publishing/Practical Developments (South West)	Sanders Pepper Smith	Practical Developments (South West)
<b>Mixed Use and Other Buildings</b>							
The Environment and Sustainability Institute	Method Consulting	Final	94.3	Outstanding	University of Exeter	Stride Treglown	Leadbitter Group
Brent Civic Centre	AECOM	Final	93.3	Outstanding	Brent Council	Hopkins Architects Partnership	Skanska
University of Hertfordshire Phase 1 Student Accommodation Buildings	RSK Group plc	Interim	90.8	Outstanding	Bouygues Development/ Uliving @ Hertfordshire, University of Hertfordshire	Wilmore Iles	Bouygues UK
WWF-UK Living Planet Centre	Atelier Ten	Final	90.6	Outstanding	WWF-UK	Hopkins Architects	Wilmott Dixon
The Rowett Institute of Nutrition and Health	Ecoteric	Interim	89.9	Outstanding	University of Aberdeen	Halliday Fraser Munro	Lend Lease

Project	Assessor	Stage	Score %	Rating	Client/Developer	Architect	Contractor
<b>Offices: In-Use</b>							
Capital 8	Bopro nv	In-Use	75 & 87	Excellent & Outstanding	Unibail-Rodamco		
Centre Le Bourbon	PWC Luxembourg	In-Use	73 & 82	Excellent & Excellent	Rugo S.A.	Ballini, Pitt and Partners	
BOC	Aquarius Grup SRL	In-Use	72 & 77	Excellent & Excellent	GlobalWorth Real Estate Investments Limited / BOC Real Estate Property SRL	Da Sein Architectura	Lufin Construct SRL
Washington Plaza	Astrance	In-Use	67, 88 & 85	Very Good, Outstanding & Outstanding	Société Foncière Lyonnais		
7 Place du Chancelier	Bopro nv	In-Use	70 & 79	Excellent & Excellent	Unibail-Rodamco		
<b>Offices: New Construction</b>							
NIAB's Sophi Taylor Building	Rolton Group Ltd	Final	90.3	Outstanding	National Institute of Agricultural Botany	R H Partnership	SDC Builders Limited
One Pancras Square	Grontmij	Final	89.3	Outstanding	Argent ( Property Development) Service LLP (ASLLP) on behalf of King's Cross Limited Partnership (KCCLP)	David Chipperfields Architects	BAM Construction
TATA Visitor Centre	McCann and Partners	Final	87.2	Outstanding	TATA Steel Strip Products UK	Powell Dobson Architects	Dawnus Construction Ltd
BLOX	PBA International Prague	Interim	86.81	Outstanding	IVG ČR, s.r.o.	DaM spol. s.r.o	Strabag a.s. Pozemní Stavitelství
<b>Offices: Refurbishment and Fit-Out</b>							
Morelands Rooftop	Peter Deer and Associates	Interim	91.7	Outstanding	Derwent London	Allford Hall Monaghan Morris	Contrakt
Le Cap	GreenAffair	Interim	91.5	Outstanding	Wereldhave	Michigan Architecte	
Challenger	Elan	Final	88.5	Outstanding	Bouygues Construction	SRA Architects	Bouygues Construction – Bouygues Energies & Services
11 Charles II Street	Watkins Payne Partnership	Interim	80.4	Excellent	The Crown Estate	JM Architects	Morgan Sindall
10 New Burlington St	Watkins Payne Partnership	Final	80.3	Excellent	The Crown Estate	Allford Hall Monaghan Morris	Mace

## This year's BREEAM Awards shortlists cont.

Project	Assessor	Stage	Score %	Rating	Client/Developer	Architect	Contractor
<b>Residential</b>							
119 Ebury Street	Eight Associates	Interim	86.1	Outstanding	Grosvenor	David Morley Architects	Grangewood Builders
18 Hanway Street	SRE	Final	76.1	Excellent	SOHO Housing	T F Architecture Ltd	Elev8 Interiors
Courtauld Road A01-A15	Ecofirst Consult	Interim	73.35	Excellent	United Housing	Pollard Thomas Edwards Architects (PTEa)	United Housing
124 & 126 Richmond Hill	Syntegra Consulting	Final	73.1	Excellent	Richmond Hill Property	MR Partnership	Jaspar Management
Headley Coach House	SHA Environmental	Final	71.8	Excellent	Airborne Properties	Amasia Architects	Airborne Properties
<b>Retail: In-Use</b>							
La Caserne de Bonne	Astrance	In-Use	86 & 98	Outstanding & Outstanding	Mercialys	Groupe 6	
Docks 76	Bopro	In-Use	76 & 91	Excellent & Outstanding	Unibail-Rodamco		
Labège 2	Bopro	In-Use	74 & 91	Excellent & Outstanding	Unibail-Rodamco		
Ulis 2	Bopro	In-Use	76 & 86	Excellent & Outstanding	Unibail-Rodamco		
<b>Retail: New Construction</b>							
Fornebu S	Asplan Viak AS	Interim	89.5	Outstanding	KLP Eiendom AS	AMB Arkitekter AS	Skanska Norge AS
John Lewis Ashford	Synergy BSS	Final	78	Excellent	Davis Street Castle City Ltd / John Lewis Partnership	Chetwoods Architects	Bowmer & Kirkland
Citti Park Flensburg	Drees & Sommer Advanced Building Technologies GmbH	Final	77.6	Excellent	CITTI Handelsgesellschaft mbH & Co.KG	AX5 Architekten bda	Generalunternehmer Koster GMBH
Mall of Scandinavia	Hifab	Interim	77.4	Excellent	Unibail Rodamco	Wingårdhs/BAU	Peab
Tarasy Zamkowe	Arcadis CZ, a division of EC Harris	Interim	76.7	Excellent	IMMOFINANZ Group	STELMACH I PARTNERZY Biuro	Warbud SA
<b>Retail: Refurbishment and Fit-Out</b>							
John Lewis York	Synergy BSS	Final	86.9	Outstanding	John Lewis Partnership	Brooker Flynn Architects	Bowmer & Kirkland
107-109 Charing Cross Road - Foyles Flagship Store	Hilson Moran Partnership Ltd	Interim	74.3	Excellent	Noved Investment One	Lifschutz Davidson Sandilands	Mace

## 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 Assessor of the Year. The organisation and individuals listed below have each achieved constantly high scores under BREEAM.

### BREEAM 2015 Assessor Company of the Year

#### GreenBuild Consult

GreenBuild Consult provides comprehensive sustainable consultancy for all commercial and domestic buildings, and has an experienced team of BREEAM Assessors. The company's achievements this year have included securing a post-construction BREEAM Outstanding rating for the new Western Power Distribution depot at Spilsby in Lincolnshire, which was shortlisted for a 2015 BREEAM Award.



### BREEAM 2015 Assessors of the Year

#### Amanda Gallagher of Easlár

Amanda has been an independent BREEAM Assessor since 2009 and has worked on BREEAM related projects since 2005. She started her own company, Easlár, in 2011. Her BREEAM projects include the Diageo Guinness Brew House, the first BREEAM Outstanding building in Ireland (and shortlisted for a 2015 BREEAM Award), and Mahon Point Shopping Centre, the first BREEAM In-Use certified building in Ireland.



#### Yasmina Mikhael of RES Design Long & Partners

Yasmina is a BREEAM AP and a BRE Academy Associate, and has been a licensed BREEAM Assessor since 2009. With her emphasis on a holistic and collaborative approach, Yasmina has gained experience working in numerous sectors including the commercial, residential, healthcare, leisure and education sectors in the UK, Europe and the Middle East.



#### Barry Rankin of GWP Project Services

A BREEAM Assessor of the Year award winner in 2013 and assessor on BREEAM Award winners in 2008, 2010, 2012 and 2014, Barry has extensive experience in assessing some of the country's best BREEAM rated buildings. He is a keen advocate of opportunities for graduates and has recently collaborated with the BRE Academy on developing the new BREEAM Accredited Graduate scheme.



## 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 2015 Country First Award

#### Zsombor Barta of the Sentient Kft

Zsombor is Director of Sustainability at the Sentient Kft, which provides a wide range of environmental and sustainability services across all facets of real estate in Central and Eastern Europe. He assessed the new headquarters building in Seoul of SK Group, Korea's second largest multi-industry-company – the first BREEAM assessment project in South Korea.



#### Zane Sauka of IB&P Konsultācijas

Zane is the first licensed BREEAM assessor in Latvia and her professional history has included chairing the Latvian Sustainable Building Council. Zane assessed the residential building FeliCity in the center of Riga, the first ever BREEAM-certificated building in Latvia. "We'd like to believe that the example set by FeliCity will motivate other developers to consider BREEAM as their mark," she says.



#### Natalya Naumova of Drees & Sommer

In August 2014 the shopping and entertainment centres, MEGA Astana and MEGA Alma-Ata received BREEAM In-Use International certificates. The buildings were assessed by a team from Drees & Sommer, which operates throughout Russia and CIS countries, led by Natalya. These retail premises are part of the largest network of shopping centres in Kazakhstan, and are first BREEAM certificated buildings in that country.



#### Anna Foden of Max Fordham

Anna assessed the Central Bank of Iraq (CBI), not only the first BREEAM certificated project in Iraq, but also the first building to achieve any sort of green building certification. The client wanted a sustainable building but wasn't sure how to frame it so that the entire team could work towards specific goals. BREEAM provided a framework that all stakeholders could understand.



# BREEAM Education Award

Sponsored by Kingspan Insulation

BREEAM certificated schools and other education centres provide high quality learning environments with reduced operational costs. They are also invaluable teaching aids through which their students learn sustainability lessons that they take into their own lives. The 2015 shortlisted buildings are:

**Beatrice Tate School – London Borough of Tower Hamlets** This school caters for pupils aged 11-19 with profound learning disabilities. With BREEAM ensuring no key issues were missed, a supportive, accessible, calm and healthy learning environment was created, with low/zero carbon technologies and an energy efficient design greatly reducing costs.

**Brandon Primary School – Durham County Council** The careful integration of natural ventilation via earth pipes, solar shading, photovoltaic arrays, solar water heating, biomass boiler, rainwater harvesting and abundant natural light, combined with internal courtyards, provide a sustainable and safe learning environment.

**Esh Winning Primary School – Durham County Council** As well as providing excellent facilities, this school demonstrates practicable sustainable technologies and functional ecological habitats. It is a valuable practical learning resource on environmental issues, aligning well with the 8 Doorways in the Sustainable Schools Programme.

**Greenhill Primary School – Caerphilly County Borough Council** Located in Gelligaer, 20 miles from Cardiff, this project replaced a 1960s building with state-of-the-art facilities. There is an amphitheatre for outdoor learning, wetland area, forest walks and soft play areas with outdoor climbing frames and an adventure trail.

**King's Buildings Arcadia Nursery – University of Edinburgh** For children aged six weeks to five years, this school's innovative cross laminated timber construction used highly sustainable materials to deliver a vapour open, breathable building fabric with excellent airtightness, whilst creating a calm, warm internal environment.

**The Learning Hub – Oldham College** This building is the first phase in the development of the whole Oldham College campus. The design team used BIM as a collaboration tool, and to communicate the design to end users to ensure that the final product met their needs.

Images:  
1 - Learning Hub Oldham College, 2 - Greenhill Primary School,  
3 - Beatrice Tate School, 4 - Esh Winning Primary School,  
5 - Kings Building Arcadia Nursery, 6 - Brandon Primary School



And the winner is...

## Brandon Primary School

Brandon Primary School has used careful adherence to BREEAM to become a valuable and practical learning resource on environmental matters, not only for pupils and teachers but also the wider community. The Panel of Judges noted that this well designed and constructed building is part of a wider programme of school replacement in the Durham area. They highlighted this project's legacy value, which was demonstrated in another shortlisted school – Esh Winning Primary School. It was clear to the Judges that lessons learned from Brandon had been incorporated into Esh Winning's design.

# BREEAM Healthcare Award

The health and wellbeing of occupants are key aspects of any BREEAM assessment. Excellent air quality, natural light, accessibility and surroundings, for example, are often typical of BREEAM certificated buildings and can enhance many patients' experiences and outcomes. Our shortlisted buildings admirably reflect these qualities:

## **Boroughbury Medical Centre – General Practice Investment Corporation**

The Boroughbury Medical Centre is a state-of-the-art primary care centre in Peterborough. Relevant experts (acoustician, ecologist, engineers, etc.) were involved early in developing a building that demonstrates how much-needed healthcare facilities can be provided whilst achieving sustainable targets and without compromising affordability.

## **Cloughmore Medical Centre – Apollo Capital Projects**

This new surgery in the Splott area of Cardiff embraces the local council's regeneration programme for the area. The project's Art Co-ordinator says, "The whole building in its entirety is a thing of beauty. From its eco-credentials to the slate and oxidised steel exterior and the spacious, contemporary interior. It is indeed a design to be proud of."

## **Dumfries and Galloway Acute Mental Health Unit – NHS Dumfries and Galloway**

This is an inpatient hospital for treating patients with mental illness. The innovative pre-fabricated structure and windows designed for security and natural ventilation are both fully replicable for future projects, as is the approach to providing high levels of daylighting and views out to the landscape and the gardens.

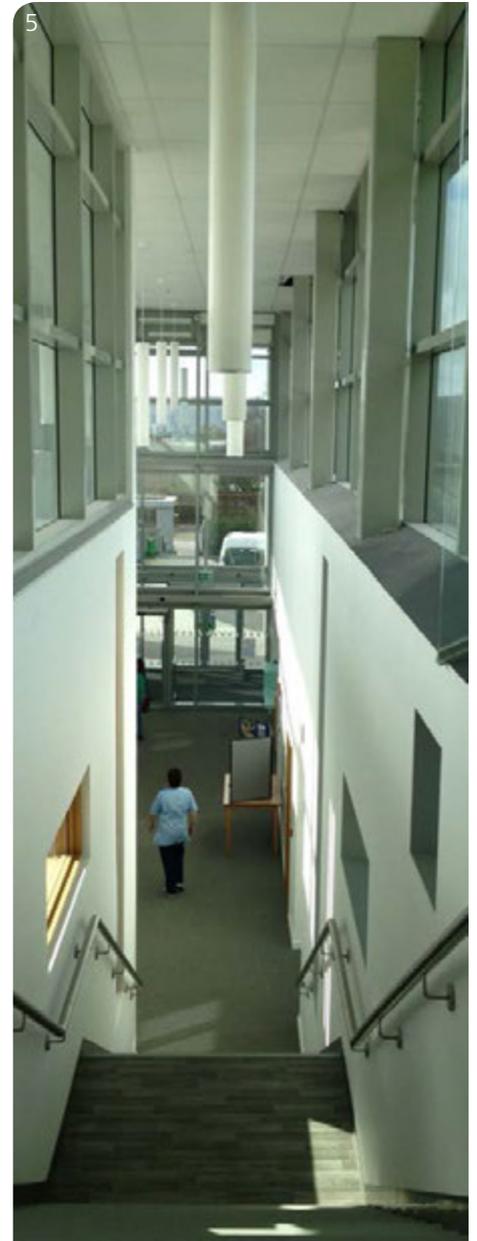
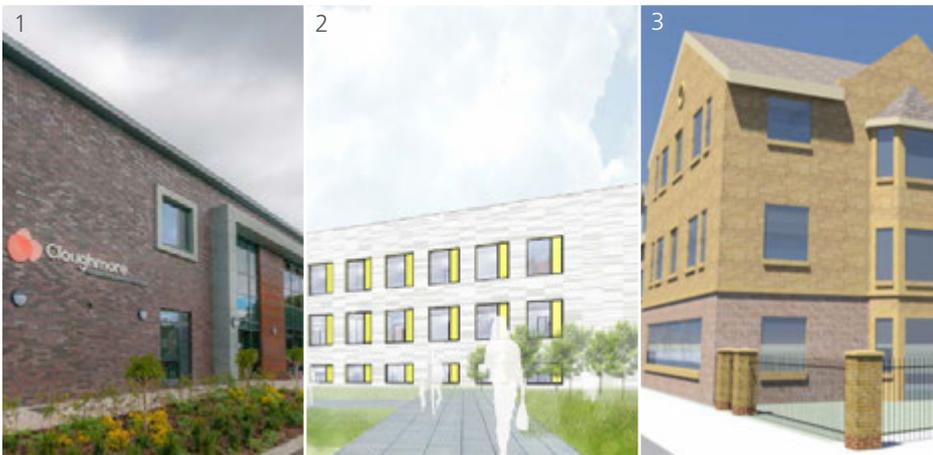
## **Emergency Department, New Cross Hospital – Royal Wolverhampton NHS Trust**

The new Emergency Department building is in New Cross Hospital's grounds in Wolverhampton, on the site of a former car park. Consultation has been an integral part of the design – with building users and the construction contractor inputting into design development from an early stage.

## **Lees Medical Practice – United Healthcare Developments Limited**

This purpose-built GP surgery in Oldham has enabled the doctors to relocate from their previous surgery, which was restrictive in size and CQC non-compliant. It allows for the provision of more services and its light and spacious double height atrium has created a pleasant atmosphere for both patients and employees.

Images:  
1 - Cloughmore Medical Centre, 2 - New Cross Hospital,  
3 - Boroughby Medical Centre, 4 - Lees Medical Practice,  
5 - Dumfries and Galloway Acute Medical Health Unit



And the winner is...

## **Dumfries and Galloway Acute Mental Health Unit**

Despite the constraints of its role as a mental health facility, the Dumfries and Galloway AMHU development team has succeeded in providing a naturally ventilated building with high levels of daylighting and a low carbon design. The judges felt that the team had delivered a design strategy that successfully reduced environmental impacts while creating a supportive and high quality internal environment – in challenging circumstances.

# BREEAM Industrial Award

Images:  
1 - DC1 Prologis Park,  
2 - WPD Spilsply, 3 - Plot 6 Treliegh Industrial Park,  
4 - Diageo Guinness Brew House, 5 - Armstrong Point

The extraordinary buildings in this always fiercely competitive category are delivering not only superb sustainability, but also very satisfied tenants and occupiers – as the buildings on our shortlist demonstrate:

## Armstrong Point – Armstrong Properties (Northwest)

Armstrong Point in Wigan comprises three new industrial buildings housing nine units. It is the North West of England's first BREEAM 'Outstanding' industrial estate. Tenants report that, along with reduced running costs, they benefit from clients engaging with them because they have become more sustainable through being at Armstrong Point.

**DC1, Prologis Park Dunstable – Prologis UK** DC1 is the first building on the Prologis Park Dunstable regeneration of a brownfield site. It has delivered a highly sustainable building without significant additional cost, while cutting occupier energy demands. The embodied carbon mitigation process has helped protect 244 acres of Peruvian rainforest by supporting the Cool Earth charity.

## Plot 6 Treliegh Industrial Park – Milkwood Publishing

Located in Redruth, Cornwall, Plot 6 has a large operational area plus a two-storey office and welfare block. Following the BREEAM model from the very beginning enabled the team to fully integrate sustainability at least cost – and maximise the BREEAM score making the building more attractive to tenants.

## Diageo Guinness Brew House, Dublin – Diageo

Diageo set out to create a modern brewery to meet the highest standards of technology, efficiency and environmental management. From outset the team considered an Outstanding rating desirable, and engaged with a BREEAM Assessor and BREEAM AP early on to ensure that sustainability was integrated in the entire build process.

**WPD Spilsply – Western Power Distribution** Incorporating a warehouse area and associated office and ancillary accommodation, this development achieved an extraordinarily high BREEAM score. In the first 12 months since occupation, the building generated approximately 9kWh more energy than was consumed, whilst an excellent working environment has been provided for all occupants.



And the winner is...

## Armstrong Point

The Judges highlighted this development's carefully crafted set of solutions for a common building type within a very restricted budget. The replicability of the solutions used was the deciding factor, and in particular the on-going engagement with users – unusual for this type of project.

All of the projects in this category were strong contenders. The Judges felt Diageo Guinness Brew House, for example, had pushed the boundaries in identifying sustainability opportunities and demonstrating these to visitors and building users. They also highlighted the broad and well balanced approach taken by Prologis in DC1, Prologis Park and across their portfolio.

# BREEAM Mixed Use and Other Buildings Award

Sponsored by Energist UK

With a civic centre, research institutes, student accommodation and WWF Living Planet Centre – this shortlist reflects the huge range of important and influential buildings that were BREEAM certificated in 2014:

**Brent Civic Centre – Brent Council** Brent Civic Centre is a newly built community building near Wembley Stadium, to which Council employees have relocated from 14 different buildings. A Council spokesperson says, "Everything in here, from the windows to the lights and even the way staff will operate their computers, is designed to save energy."

## The Environment and Sustainability Institute (ESI) - University of Exeter

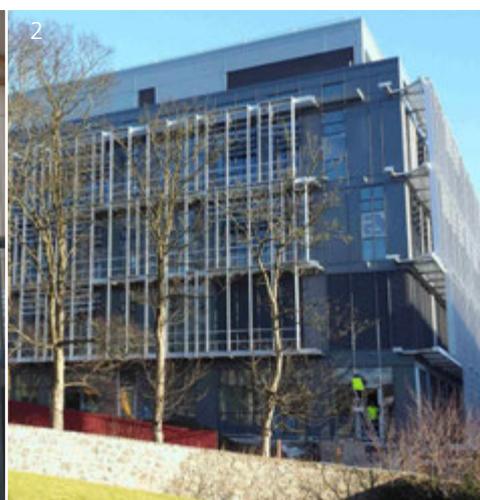
Located near Falmouth, ESI provides a physical space (with outstanding facilities and resources) within which researchers from different disciplines can work together, and in partnership with local business, to maximise the potential for achieving genuinely innovative research outcomes.

**The Rowett Institute of Nutrition and Health - University of Aberdeen** The new Rowett Institute will have five floors equipped

with state-of-the-art laboratory facilities. It will provide scientists with modern, purpose-designed facilities close to complementary health research facilities, and ensure the Institute remains at the forefront of health and nutrition research.

**University of Hertfordshire Phase 1 Student Accommodation Buildings – Uliving @ Hertfordshire** Phase 1 provides 780 new student accommodation units and associated facilities. A state of the art energy centre is being built as part of an innovative heating and power system that will help deliver a True Zero Carbon development in operation.

**WWF-UK Living Planet Centre** The choice of the Living Planet Centre's Woking site was based on sustainability parameters such as connectivity, biodiversity and land use. British designer, television presenter and WWF ambassador, Kevin McCloud, said, "This is an exemplar building for offices and commercial buildings of the future."



And the winner is...

## Brent Civic Centre

The Judges agreed that this project demonstrated the local authority's and design team's commitment to changing their working ethos in pursuit of high performance. It provides a resilient and wide-ranging set of lessons that could be applied in many circumstances across the public and private building sectors. The focus on reducing whole life cost in a public building is a key feature.

**Highly commended** – The WWF-UK Living Planet Centre, for providing an iconic building that transparently and credibly delivers wide ranging environmental messages.



# BREEAM Offices In-Use Award

Sponsored by Daikin Europe

Images:  
 1 - Washington Plaza, 2 - BOC,  
 3 - Capital 8, 4 - Centre Le Bourbon,  
 5 - 7 Place du Chancelier

The Offices In-Use shortlist reflects the remarkably strong uptake of BREEAM In-Use in Europe – particularly in France – with three buildings in Paris, one in Bucharest and one in Luxembourg City:

**BOC – GlobalWorth Real Estate Investments / BOC Real Estate Property** BOC is a modern, multi-tenanted office building in Bucharest. One of only around 25 BREEAM certificated buildings in Romania so far, it was the first to achieve Excellent ratings for Parts 1 and 2 –achieving this at a time of economic downturn when being able to showcase the building’s qualities is particularly valuable.

**Capital 8 – Unibail-Rodamco** Located in the central business district, Capital 8 is one of the largest and most modern business centres in Paris, and is widely noted for its architectural quality. The building has a flexible structure that can easily be adapted to climate change or changing functions, without compromising its architectural character.

**Centre Le Bourbon – Rugo S.A.** A commercial building in Luxembourg City, Centre Le Bourbon’s many innovative features include heating

and cooling provision by serpentine circuits in ‘activated concrete slabs’, and the 100% integrated BMS system in a building equipped with over 150,000 sensors and meters permanently communicating data.

**7 Place du Chancelier – Unibail-Rodamco** With outdoor terraces offering stunning views over Paris, the development of green areas in this dense city location (in line with community biodiversity plans), extensive use of natural light and a multitude of other features enhancing the wellbeing and productivity of occupants, this a high value building with no vacancies.

**Washington Plaza – Société Foncière Lyonnais** The city-centre location of Washington Plaza, a Parisian office building near the Champ-Élysées, has not limited its green ambitions. The extensive planting enhancing the ecology of the site, for example, includes a spectacular green wall 80m long and 7m high. Green spaces are watered by a rainwater harvesting system comprising four 5,000-litre tanks.



And the winner is...

**Washington Plaza**

The judges were impressed by the efforts made to maximise the performance and minimise impacts by working with and improving the existing asset. The high ratings achieved for Parts 2 and 3 of BREEAM In-Use (88% and 85% respectively) illustrate this perfectly.

Green and lounge-style spaces, as well as work spaces, have been designed to improve the access to, use and circulation of people, creating alternative areas for socialising. Components such as these contribute to the value of the building.

# BREEAM Offices New Construction Award

Sponsored by Daikin Europe

A mixed-use building in Prague, a city centre office building in London, a research farm admin and meeting space in Cambridge, and a steel works visitor centre in Port Talbot – they could hardly be more different but have one key thing in common, the internationally recognised distinction of being BREEAM Outstanding:

**BLOX – IVG ČR, s.r.o.** The comprehensive life cycle commissioning of this mixed-used building in Prague’s Dejvice district, which is designed to ensure that BLOX operates at optimal level, includes consumption monitoring and clear guidance for its non-technical users on efficiently operating the building.

## One Pancras Square – King’s Cross Central Limited Partnership (KCCLP)

With its distinctive, twisted iron columns reflecting the Victorian heritage of the site, “It makes sustainability not just feel good but look good,” says to the team behind 1 Pancras Square, a BREEAM Outstanding office building at the gateway to the King’s Cross development in London.

## NIAB’s Sophi Taylor Building – National Institute of Agricultural Botany

The Sophi Taylor Building at the National Institute of Agricultural Botany’s (NIAB) Park Farm research and trials site on the outskirts of Cambridge provides administration, meeting and conference space. It was conceived, designed and built in just eight months, demonstrating that BREEAM (even BREEAM Outstanding) is no obstacle to those projects facing tight time constraints.

## TATA Visitor Centre – TATA Steel Strip Products UK

Offering low operation and maintenance costs, TATA Steel’s Visitor Centre at the company’s Port Talbot works has been built – to a tight timescale and within budget – to manage the site’s thousands of visitors each year. It also demonstrates various uses of TATA’s products, with steel as finishes deliberately left bare.



And the winner is...

### One Pancras Square, Kings Cross Central

The judges agreed that this high profile project, at the gateway to the King’s Cross development in London, has produced a top quality and sustainable building. The team has demonstrated a healthy dose of flair and innovation in tackling sustainable design in a highly commercial context – avoiding stereotypical solutions and creating an iconic building.

**Highly commended** – BLOX in Prague, which the judges described as an outstanding project that has delivered impressive sustainability in its national context.

# BREEAM Offices Refurbishment and Fit-Out Award

Sponsored by Daikin Europe

Refurbishment and fit-out projects provide the opportunity to enhance sustainability and reduce energy costs in buildings that may have been constructed when these issues were lower priorities. Superb examples comprise our shortlist of reinvigorated buildings:

## 11 Charles II Street – The Crown Estate

This Grade II Listed building in London's Regent Street St James – commissioned by the State of British Columbia in 1914 – has been extended, remodelled and refurbished throughout while preserving the building's historical and architectural importance. An adapted version of the BRE SMARTWaste scheme was used to monitor and manage site waste.

## Challenger – Bouygues Construction

Located on a 30-hectare wooded site in Guyancourt, France, Challenger is the headquarters of Bouygues Construction which, when renovating the building, adopted an ambitious policy of greenhouse gas and non-renewable energy reduction. This draws on and showcases the company's own research and development in sustainable design, innovation, construction and operation.

**Le Cap – Wereldhave** Le Cap, an office building located in the northern suburbs of Paris, achieved a design stage BREEAM Outstanding rating.

## Morelands Rooftop – Derwent London

Morelands in London's Clerkenwell area has undergone a major refurbishment of the fourth floor, and the development of a new 860m<sup>2</sup> rooftop penthouse office. Taking the view that a high quality working environment attracts good tenants, owner Derwent London opted for BREEAM certification along with sophisticated, modern spaces and improved amenities.

## 10 New Burlington St – The Crown Estate

In this reinvention of a central-London block, a triple-glazed volume – gently curving inwards at top and bottom – connects two retained façades on Regent and New Burlington streets to a collection of secret garden spaces, remade from the unused Burlington Mews. A three-year programme of post-occupancy evaluation will examine occupant satisfaction and energy and water use.



And the winner is...

## Morelands Rooftop

The careful consideration of natural ventilation in this city-centre location, coupled with a focus on post-occupancy monitoring, were highlighted by the Judges. Environmental monitoring equipment throughout the building enables all occupants to witness how the spaces react (or not) to external conditions. This live feedback is part of the continued education of the users and will allow the architects to design better and smarter buildings in future.

**Highly commended** - 10 Burlington Street, for the level of rigour and innovation taken within the context of a listed building in a conservation area.

# BREEAM Residential Award

Images:  
1 - Courtauld Road, 2 - 124 & 126 Richmond Hill,  
3 - 18 Hanway Street, 4 - Headley Coach House,  
5 - 119 Ebury Street

These residential refurbishment projects demonstrate how buildings can be given a new lease of life, providing sustainable, energy efficient homes – improving their value and reducing their costs – whilst retaining the best elements of the original buildings:

**119 Ebury Street - Grosvenor** This conversion of a hotel in the City of Westminster (originally a single family home) into three duplex apartments sets a benchmark for the sustainable retrofit of listed buildings in the UK, demonstrating how much their environmental impact can be reduced whilst preserving historically significant urban fabric.

**124 & 126 Richmond Hill - Richmond Hill Property** This Grade II listed building in the London Borough of Richmond upon Thames now comprises five re-configured, luxury flats with an added rear conservatory extension and rear light well. Client feedback confirms that during the first year of occupancy, the property's market value has improved and the building has lower running costs.

**18 Hanway Street - SOHO Housing** The conversion of this historic five-storey Camden building incorporates high levels of insulation in the building envelope, high levels of air tightness and mechanical ventilation with heat recovery. This was despite the technical difficulties of doing so in a 19th century building whilst maintaining and enhancing the historical characteristics of the site.

**Courtauld Road A01-A15 - United Housing** This London project involved the refurbishment of an existing warehouse into a highly energy efficient block of 15 varying apartments – from wheelchair accessible, to shared ownership adaptable, to high end private apartments – while ensuring a cohesive and healthy environment in which to live.

**Headley Coach House - Airborne Properties** Key aspects of this conversion of an old barn into a home included using all of the site's existing materials and ensuring that no impacts were made on local wildlife. Developer, Airborne Properties, said, "By achieving BREEAM certification we are elevating our company above others in the industry by setting high targets for sustainability".



And the winner is...

## 119 Ebury Street

Through the hard work of a close-knit design team and the co-operation of a forward-looking council, the retrofit of this listed building impressed the judges with its holistic design strategy, and adoption of new technologies in a traditionally conservative high-end market place – and the commitment to on-going monitoring

**Highly commended** – 18 Hanway Street, a successful social housing project executed on a low budget but delivering impressive performance levels.

# BREEAM Retail In-Use Award

Sponsored by Ecobuild

The BREEAM Retail In-Use shortlist has a distinctly Gallic feel reflecting the remarkably strong uptake of BREEAM In-Use in France – and another year of impressive performances from buildings owned by leading commercial property company, Unibail-Rodamco. The shortlist is:

**Docks 76 – Unibail-Rodamco** Docks 76 forms part of the urban rebirth of Rouen's west suburbs. It has an impressive BREEAM history: in 2009 it was the first shopping centre to be BREEAM Retail certificated in Europe, in 2011, the first French shopping centre to be BREEAM In-Use (Parts 1 and 2) certificated, and in 2014 it gained BREEAM In-Use international certification with significantly improved scores.

**Labège 2 – Unibail-Rodamco** Opened in Toulouse in 1983, Labège 2 has undergone step-by-step sustainability improvements in line with the developer's long-term strategy. With its large green spaces the shopping centre is well integrated into its neighbourhood, and is part of the social and economic life of the community.

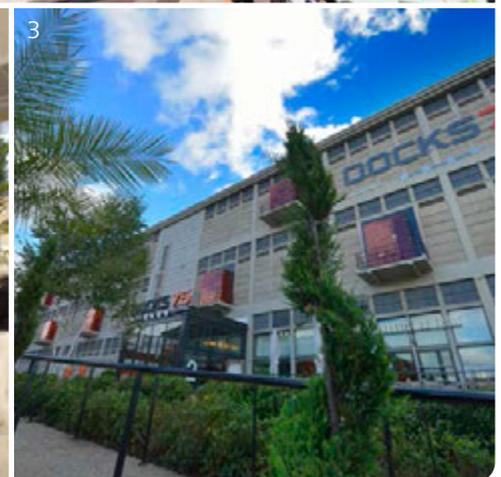
## La Caserne de Bonne – Mercialys

The developers of this shopping centre in Grenoble say BREEAM In-Use is a valuable tool, with its exhaustive framework, relevance and rigorous demands supporting their efforts. "We are particularly proud of obtaining this level of certification and thereby becoming the first shopping centre in the world to be certified Outstanding for both parts."

## Ulis 2 – Unibail-Rodamco

Despite being constructed at a time (1974) when typically little attention was paid to sustainability and energy performance, Ulis 2 in the south-west of Paris has achieved very impressive BREEAM In-Use scores, thanks to the development and implementation of sustainable management principles and the developer's long-term programme of improvements to the building.

Images:  
1 - Labège 2,  
2 - Ulis 2, 3 - Docks 76  
4 - La Caserne de Bonne



And the winner is...

## La Caserne de Bonne

The Judges were impressed by the project's extremely high score in the BREEAM In-Use Part 2 assessment relating to building management policies and procedures. The level of engagement and demonstration in the building was particularly impressive, showcasing the high performance standards both internally at the centre, and to its users, tenants and the broader community.

Images:  
 1 - Citti Park, 2 - Tarasy Zamkowe,  
 3 - John Lewis Ashford, 4 - Mall of Scandinavia,  
 5 - Fornebu S

# BREEAM Retail New Construction Award

Sponsored by Ecobuild

No category better reflects the growing international influence of BREEAM than Retail New Construction, with the five shortlisted buildings representing five different countries – Germany, Norway, Poland, Sweden and the UK.

**Citti Park Flensburg – CITTI Handelsgesellschaft mbH & Co. KG** This 1970s building in Germany, which had typically poor energy efficiency and comfort levels, has been transformed into a modern shopping centre with the highest commercial and environmental standards. The use of BREEAM was so positive an experience for the developers that they have decided to align all their future shopping centres with BREEAM Standards.

**Fornebu S – KLP Eiendom AS** Fornebu S is a shopping mall on a former brownfield site just outside of Oslo. With a mix of more than 80 different shops, restaurants and service providers, great efforts have been made to make the buildings energy efficient but also flexible enough to meet future standards and the needs of future tenants.

**Tarasy Zamkowe – IMMOFINANZ Group** This high-tech shopping and entertainment centre, which will accommodate 150 stores and service points, is located in Lublin, Poland. Certification to BREEAM was selected for the Tarasy Zamkowe project as it was felt to be the standard that was best suited to retail developments in Europe.

**John Lewis Ashford – John Lewis Partnership** John Lewis Ashford is an 'At Home' department store in Kent. To make the most its opportunities for substantial planting on the site, a qualified ecologist advised on using native and beneficial species. The 100% LED lighting, displacement ventilation system and the air tightness of the fabric are delivering significant energy savings.

**Mall of Scandinavia - Unibail-Rodamco SE** Mall of Scandinavia is a new, 250-store shopping centre in Solna, seven minutes by commuter train from central Stockholm. The strong co-operation among the many stakeholders – design team, entrepreneurs, contractors, tenants, etc – needed to achieve its high BREEAM rating has encouraged a culture of environmental awareness through the entire building process.



And the winner is...

## Fornebu S

Located on the outskirts of Oslo, this development impressed the Judges in many respects, including its wide ranging educational initiatives to spread awareness and understanding of sustainability. These include a habitat roof based on the rare calcareous grassland that is the local natural habitat – so reclaiming this brownfield site for nature – and a range of facilities to promote broader community access, such as cycle and electric vehicle parking and even a 'dog parking' facility.

# BREEAM Retail Refurbishment and Fit-Out Award

Sponsored by Ecobuild

This is the first time that this category has featured at the BREEAM Awards, as BREEAM Retail Refurbishment and Fit-Out is a relatively new member of the BREEAM family of assessment schemes. Nevertheless, two projects have already reached the extraordinarily high levels of sustainability required to be shortlisted for an Award:

## 107-109 Charing Cross Road - Foyles Flagship Store - Noved Investment One

This new Foyles houses over 200,000 titles on four miles of shelves. The health and wellbeing of staff and visitors was a priority with dynamic thermal modelling used to predict thermal comfort, and high quality lighting meeting CIBSE guidance on light levels. Materials used are low polluting, low embodied energy and responsibly sourced.

## John Lewis York - John Lewis Partnership

The York store scored 100% in the management, pollution and materials sections of the assessment, and due to the installation of full LED Lighting, a roof mounted PV array, and displacement ventilation, scored over 79% in the energy section.



And the winner is...

## 107-109 Charing Cross Road

The Judges were impressed by the transformation of the Foyles Store, which has enhanced both the building's performance and facilities, and by the strong commitment of the client and design team to achieving a truly exemplary flagship store. The successful execution of a complex refurbishment project on a difficult site, coupled with the use of thermal mass, low carbon technologies and a green roof in a central urban location, were particularly impressive.



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## Your BREEAM Award

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### Fornebu S

Already the winner of the 2015 BREEAM Retail New Construction Award, Fornebu S in Norway has won the public vote organised by Building4Change – the online knowledge hub dedicated to sustainability, innovation and best practice in the built environment.

But it was a close run thing. Fornebu S pipped the second placed building, BREEAM Residential Award winner 119 Ebury Street, by just a handful of votes. Other high scoring projects were The Environment and Sustainability Institute, John Lewis York and Unibail-Rodamco's Capital 8.

The Your BREEAM Award produced another great response this year, showing how owners, users and project teams involved appreciate the enhanced quality and performance of a more sustainable building. Congratulations to the Fornebu S team and to all our shortlisted buildings, and many thanks to all of you who voted.

To all the assessors,  
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who are helping to make  
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For more on the award winners, log onto [www.breeam.com/awards2015](http://www.breeam.com/awards2015)

### Thank you to all the shortlisted teams that supplied information and images for use in this publication.

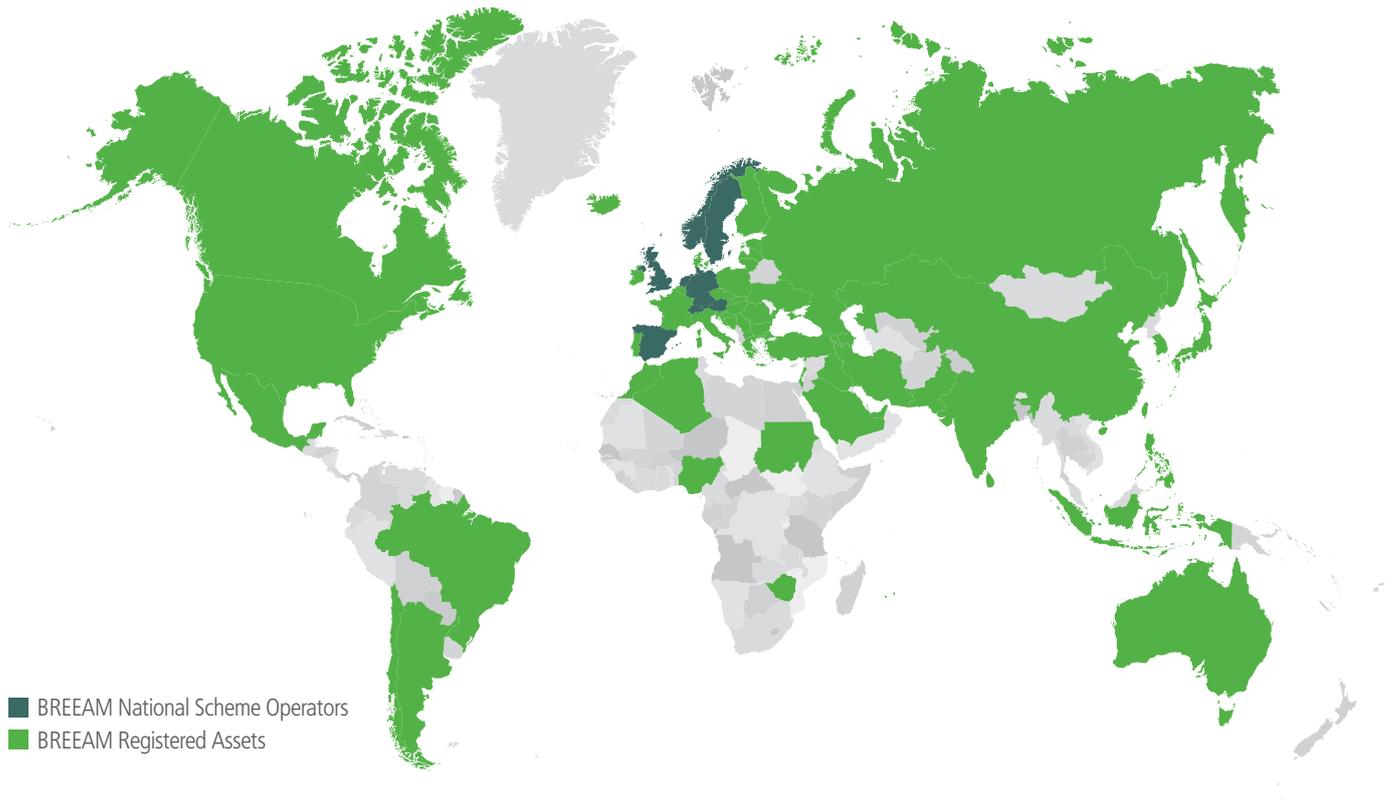
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