BREEAM Refurbishment and Fit-out
Optimising building refurbishment and fit-outs
“The BREEAM Refurbishment and Fit-out scheme offers an opportunity to address the sustainability requirements of the most demanding tenants, which do not only want a certified building but also a dedicated confirmation that their floor(s) in the building comply in detail with BREEAM requirements.”

Hans van de Sanden, Sweco

The BREEAM Refurbishment and Fit-Out standard has been created to enable the assessment of sustainable refurbishments and fit-out of existing buildings that aspire to reduce the environmental impact caused during the refurbishment and fit-out process.

There is flexibility to incorporate a range of refurbishment and fit-out project types, with specific criteria for historic buildings addressing restrictions to standard refurbishment and fit-out options.

Early adoption of the standard, can be used to minimize the environmental impacts created by refurbished and fit-out projects. The performance benchmarks reward improvements to the poorest performing buildings, while also recognising those that perform well.

‘Increased market demand and clear financial rewards, coupled with mounting government regulations and shareholder pressures provide multiple incentives to own and occupy high-performance buildings.’

Cover: Broadgate Estate’s BREEAM Outstanding The Hub refurbishment in London
Case study
NODA Fit-Out for Coca-Cola France

In January 2015, Coca-Cola France moved into NODA, an office building developed by Wereldhave. Now owned by Primonial REIM, the NODA building is located on the banks of the River Seine at Issy-les-Moulineaux, Paris.

It was designed by French architect Jean-Paul Viguier and constructed in 2014. NODA includes eight floors and three basement levels distributed over 23,600 m².

Wereldhave achieved a 93.2% BREEAM Outstanding rating for the shell of the NODA building. Coca-Cola France was determined to continue this ‘Outstanding’ performance, and has succeeded in gaining the same BREEAM rating for the company’s fit-out of the office space. This fit out project also received the BREEAM Awards 2016 Office Refurbishment and Fit-Out Award.

A multitude of different spaces have been created in the building. These include open offices areas with “sit-stand” automatic desks, customised meeting rooms that showcase Coca-Cola brands and key milestones, a “silent” room that recreates a university library atmosphere, a music room for breaks or informal meetings, stand-alone modules for private video or call conferences, break areas with table football, and a vast kitchen area with tables and high chairs for a variety of gatherings.

“BREEAM Fit-Out certification was chosen to fit with the international dimension associated with The Coca-Cola Company. The assessment was also a logical choice because the building had previously been certified a BREEAM rating for the company’s fit-out of the office space. This fit out project also received the BREEAM Awards 2016 Office Refurbishment and Fit-Out Award.

“Constantly looking to push boundaries on what we can achieve in the sustainability arena, we believe that improving existing assets, where we have the opportunity to do so, is pivotal to reducing the impact that the built environment has on our fragile eco-system. This can only be achieved by working with forward thinking third parties who demonstrate skills and understanding in this area.” Debbie Hobbs, Head of Sustainability at Legal & General Property
Increased market demand and clear financial rewards, coupled with mounting government regulations and shareholder pressures provide multiple incentives to own and occupy high-performance buildings.


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