Best of BREEAM
Today’s most sustainable buildings
over 16,000 projects certified since 1998
covering 250,000 buildings
1 in 4 rated BREEAM Excellent or Outstanding in 2012
in excess of 45 million m² in floor area assessed
30 BREEAM Awards in 2013
In a tough economic climate the question being asked by developers and clients is: does sustainability pay? And, with a relatively uncertain outlook, will sustainable buildings continue to be a priority?

Statistics released at the end of 2012 for BREEAM seem to suggest that developers and owners are continuing to treat sustainability as a priority. They show that 2012 was a record year for BREEAM registrations and certifications. Since 1998 BREEAM schemes have certified over 16,000 projects, equating to over 250,000 buildings and in excess of 45 million m² of floor area. In addition, the number of projects achieving a BREEAM Excellent or Outstanding rating is now 1 in 4, compared to 1 in 5 in 2011.

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

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

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

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

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

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

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

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

The Co-operative Group's Manchester headquarters.
A host of famous and not-so-famous addresses are among the top achievers in BREEAM.

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

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

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

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

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

For clients that are embedding sustainability into their business practices, like Waitrose, the top achiever in the Retail category of the awards, measurement systems like BREEAM provide critical milestones along a journey as well as a framework for learning. Waitrose head of construction, engineering and environment, Tony Jacob says: “BREEAM has helped us. We know we’re on track to support our efficiencies.”

The construction industry also has its fair share of companies that practice what they preach, by greening their own buildings. The awards feature two major industry names that are using retrofits of their own buildings to display and develop their expertise, both coincidentally in Paris. Schneider Electric’s Le Hive HQ and Bouygues’ 1980s built 67,000m2 headquarters complex in Versailles, called Challenger, earn a BREEAM In-Use International pilot award and a BREEAM International Offices award respectively. The latter is showcasing a host of green technologies and approaches as part of its refurbishment. Philippe Metges, director of Bouygues, says the project has “enhanced the application of Bouygues Construction’s research and development in sustainable design, innovation, construction and operation.”

Sustainable development is a global business, extending from the white modernist De Balk van Beel apartment building in Belgium (winner of BREEAM International) to the high rise mixed use Kanyon scheme in Turkey’s Istanbul (BREEAM In-Use Parts 1 and 2). Others are working on a similarly large canvass. Cobalt Park in Newcastle, the UK’s largest business park, takes the BREEAM Data Centres award for its Data Centre 2. Five Pancras Square, top scorer in the BREEAM Other Buildings category, is part of the largest area of urban regeneration in Europe, at King’s Cross, and will be a facility for the London Borough of Camden.

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

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

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

<table>
<thead>
<tr>
<th>Assessment</th>
<th>Assessor Org</th>
<th>Interim/Final</th>
<th>Score (%)</th>
<th>Rating</th>
<th>Client/Developer</th>
<th>Architect</th>
<th>Contractor</th>
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<td>Cobalt Data Centre 2</td>
<td>Cundall</td>
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<td>Outstanding</td>
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<td>Hasker Architects</td>
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<td>Househam Henderson Architects</td>
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<td>BREEAM Offices</td>
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<td>Outstanding</td>
<td>The Co-operative Group</td>
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<td>Building Design Partnership BDP</td>
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<td>Pentan Partnership</td>
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<td>Interim</td>
<td>77.22</td>
<td>Excellent</td>
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<td>HMY</td>
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<td>ASV2</td>
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<td>Bennetts Associates &amp; LA Architects</td>
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<td>Skanska UK</td>
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BREEAM’s champions and special awards

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

### Clients
- Aldi
- John Lewis
- Wm Morrison
- Supermarkets
- J Sainsbury
- Waitrose

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

### Contractors
- Balfour Beatty Construction
- Morgan Sindall
- Vinci Construction UK
- Wates Group
- Willmott Dixon Group

### Special Awards
- First certification under the new BREEAM Domestic Refurbishment scheme: Bowker Street, Contour Homes
- Most improved BREEAM In-Use Asset: 10-12 Downing Street, Cabinet Office

These listings show the organisations having the greatest number of certified assessments under BREEAM 2008/2011 in 2012.
BREEAM’s top projects

**Cobalt Data Centre 2, Newcastle**

Cobalt Data Centre 2 is the latest addition to Newcastle’s Cobalt Park, the UK’s largest business park. The new building provides more than 11,700m² of floorspace and continues the sustainability ethos that developer, Highbridge North Tyneside has adopted for the park. The first building developed on the park achieved BREEAM Excellent, and this new centre raises the bar with an Outstanding rating. The next building on the site also targets BREEAM Outstanding.

**BREEAM facts**

**BREEAM version:** Data Centres 2010  
**BREEAM rating:** Outstanding  
**Score:** 90.32%  
**Stage:** Interim Design Stage

**Project team**

**Client:** Highbridge North Tyneside  
**Architect:** Woods Bagot  
**Structural and building services engineer, sustainability consultant and BREEAM assessor:** Cundall  
**Contractor:** Bowmer & Kirkland  
**Cost consultant:** EC Harris  
**Landscape architect:** Waterman Group/One Associates  
**Ecological consultant:** Waterman Group

**Edge Lane Hospital, Liverpool**

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

The passive design solution uses ‘super-insulation’ to reduce heat losses and therefore plant size and CO₂ emissions. The building has gas fired combined heat and power (CHP) and mechanical ventilation with heat recovery.

**BREEAM facts**

**BREEAM version:** Healthcare 2008  
**BREEAM rating:** Excellent  
**Score:** 78.57%  
**Stage:** Interim Design Stage

**Project team**

**Client:** Mersey NHS Care Trust  
**Project manager:** Bilfinger Berger Project Investments  
**Architect:** Medical Architecture  
**Structural and services engineer and BREEAM assessor:** Arup  
**Principal contractor:** Farrans Heron Joint Venture  
**Mechanical, electrical and plumbing contractor:** Dowds Group

**One Angel Square, Manchester**

The Co-operative Group developed its headquarters as part of the major NOMA regeneration scheme in Manchester. The 15-storey building features a fully glazed double skin façade, an innovative ventilation strategy and combined heat and power units, fuelled by waste cooking oil and rapeseed oil produced on the Co-op’s own farms.

**BREEAM facts**

**BREEAM version:** Offices 2008  
**BREEAM rating:** Outstanding  
**Score:** 92.25%  
**Stage:** Interim Design Stage

**Project team**

**Client:** The Co-operative Group  
**Architect:** 3DReid Architects  
**Project manager and quantity surveyor:** Gardiner & Theobald  
**Structural and mechanical and electrical engineer/BREEAM assessor:** Buro Happold  
**Contractor:** BAM Construction
BREEAM Prisons

HMP Thameside facility, London

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

BREEAM facts
BREEAM version: Prisons 2008
BREEAM rating: Excellent
Score: 80.72%
Stage: Post Construction

Project team
Client: BWP Project Services
Operator: Serco (with Catch22 and Turning Point)
Architect: Capita Architecture
Contractor: Skanska JV Properties
BREEAM assessor: Capita Symonds

BREEAM Education

Coleg Cymunedol Y Dderwen, Bridgend

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

BREEAM facts
BREEAM version: Education 2008
BREEAM rating: Outstanding
Score: 89.82%
Stage: Interim Design Stage

Project team
Client: Bridgend County Borough Council
Architect: Scott Brownrigg
Mechanical and electrical engineer and BREEAM assessor: Arup
Structural engineer: Jubb
Project and cost manager: Davis Langdon
Main Contractor: Leadbitter Construction

BREEAM Fire Stations

Carlton Fire Station, Nottingham

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

BREEAM facts
BREEAM version: Fire Stations 2008
BREEAM rating: Excellent
Score: 70.17%
Stage: Post Construction

Project team
Client: Nottinghamshire Fire & Rescue
Architect and BREEAM assessor: Focus Consultants
Main contractor: B&K Building Services
BREEAM Industrial

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

BREEAM facts
BREEAM version: Industrial 2008
BREEAM rating: Outstanding
Score: 87.60%
Stage: Interim Design Stage

Project team
Client and developer: Armstrong Properties (Northwest)
Architect: Jennings Design Associates
Main contractor: Tolent Construction
Building services: Viridian Consulting Engineers and Carbon Consultancy Company
BREEAM assessor: Drivers Jonas LLP

BREEAM Retail

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

BREEAM facts
BREEAM version: Retail 2008
BREEAM rating: Outstanding
Score: 87.83%
Stage: Post Construction

Project team
Client: Stanhope and Legal & General and Waitrose
Architect (shell and core) and sustainability engineer: BDP
Architect (fit out): Bamber & Reddan Architects
Contractor: Wates
BREEAM assessor: Synergy BSS

BREEAM Multi-Residential

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

BREEAM facts
BREEAM version: Multi-Residential 2008
BREEAM rating: Excellent
Score: 77.41%
Stage: Post Construction

Project team
Client: Valleys to Coast Housing Association
Architect: Pentan Partnership
Contractor: Cowlin Construction
Ecologist: Just Mammals

BREEAM assessor: GBSPM
Quantity surveyor: RPA Associates
Building services: H&K Cardiff
Mechanical and electrical contractor: CMB Engineering
Structural engineer: Bingham Hall

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Contractor: Cowlin Construction
Ecologist: Just Mammals

BREEAM assessor: GBSPM
Quantity surveyor: RPA Associates
Building services: H&K Cardiff
Mechanical and electrical contractor: CMB Engineering
Structural engineer: Bingham Hall
Newport Magistrates Court, Gwent

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

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

BREEAM Facts
BREEAM version: Courts 2008
BREEAM rating: Excellent
Score: 73.16%
Stage: Interim Design Stage
Project team
Client: HM Courts and Tribunal Service
Architect: Feilden + Mawson
Main contractor: Wates Construction
Services engineer: WSP UK
BREEAM assessor: WSP Environmental

Bowker Street refurbishment, Manchester

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

BREEAM Facts
BREEAM version: Domestic Refurbishment
BREEAM rating: Outstanding for one property and Excellent for five properties
Stage: Interim Design Stage
Project team
Client: Contour Homes (part of Symphony Housing Group)
Contractor: Seddon Construction
Building surveyor and contract administrator: Watts Group
Sustainability advisor: Pozzoni Management Services
BREEAM assessor: Pozzoni Architects
Consultant: BRE, Building Futures Team

BREEAM Other Buildings

Five Pancras Square, King’s Cross, London

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

BREEAM Facts
BREEAM version: Bespoke 2008
BREEAM rating: Outstanding
Score: 93.05%
Stage: Interim Design Stage
Project team
Client: Camden Council
Developer: King’s Cross Central General Partner
Contractor: Kier Construction
Architect: Bennetts Associates and LA Architects
Building services engineer and BREEAM assessor: Grontmij/Roger Preston & Partners
Structural engineer: AKT II
Quantity surveyor: Davis Langdon
10-12 Downing Street, London
The address known as 10 Downing Street is actually a complex comprising 10, 11 and 12 Downing Street, housing some 150 workers, two homes and a suite of presentation and ceremonial state rooms.

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

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

BREEAM facts
BREEAM version: BREEAM In-Use
BREEAM rating: Very Good (previously Good)
Score: Part 1: 62.12%, Part 2: 56.73%
Project team
Client: Cabinet Office
Principal contractor and facilities management provider: ETDE
BREEAM auditor: Kiruthiga Balson

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

The company has set itself a demanding target of achieving BREEAM Outstanding across the massive 67,000m² complex. Refurbishment of the 1980s-built complex will increase usable office and parking space, as well as improving environmental performance.

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

BREEAM facts
BREEAM version: Europe Commercial 2009 – Offices
BREEAM rating: Outstanding
Score: 87.83%
Stage: Interim Design Stage
Project team
Client: Bouygues Construction
Architect: SRA Architects
Contractor: Bouygues Construction – Bouygues Energies & Services
Project management and environmental consultant: ELAN
Energy specialist: Amstein+Walthert Mechanical
Facade engineer: Emmer Pfenninger Partner AG
Mechanical, electrical, plumbing and water system engineer: Ferro Ingénierie
Acoustics: LASA
Water treatment system: Phytorestore
BREEAM assessor: ELAN

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

BREEAM facts
BREEAM version: International Bespoke 2010
BREEAM rating: Outstanding
Score: 87.81%
Stage: Interim Design Stage
Project team
Client/developer: Ertzberg
Architect: Stéphane Beel Architects
Contractor: Bouygues Energies & Services
Project management and environmental consultant: ELAN
Energy specialist: Amstein+Walthert Mechanical
Acoustics: LASA
Water treatment system: Phytorestore
BREEAM assessor: ELAN
Kanyon, Istanbul, Turkey
This mixed-use scheme in Istanbul contains 179 apartments and a commercial tower with some 30,000m² of office space over 26 floors. The scheme also contains four levels of retail, restaurant and leisure space. Green features include grey water recycling, solar thermal panels and low-water use sanitaryware.

BREEAM facts
BREEAM version: BREEAM In-Use
BREEAM rating: Very Good and Excellent
Score: 68.92% and 80.91%
Stage: Part 1 and Part 2
Project team
Client: Kanyon
BREEAM auditor: TURKECO Construction and Energy Inc

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

BREEAM facts
BREEAM version: BREEAM In-Use International pilot
BREEAM rating: Excellent and Outstanding
Score: 79%, 93% and 92%
Stage: Part 1, Part 2 and Part 3
Project team
Client: Schneider Electric
BREEAM auditor: Sinteo
To all the assessors, clients, APs and others who are helping to make BREEAM the leading international sustainable building scheme.
BREEAM is now used in more than 50 countries worldwide