



BREEAM

AWARDS 2019
delivered by bre

Best of BREEAM 2019

Exceptional sustainable places and project teams



Celebrating the BREEAM Awards 2019

The people, projects and organisations featured in the pages of this special awards publication all represent significant achievement in sustainable building design, development and management. The projects shortlisted range from the rural schools delivered on limited budgets that are providing healthy and inspirational learning environments to city towers applying advanced technologies for highly productive and performing workspaces.

The past year has seen many projects achieving the upper levels of BREEAM, with the market showing a growing appetite for our BREEAM-In-Use scheme, and for BREEAM across the board internationally. To date, we have 2.2 million buildings registered and have awarded well over 500,000 certificates.

In global property markets there is a growing understanding of the all-round value of certification. BREEAM is being recognised as far more than an individual building rating; it provides a process for assessing, reviewing and improving the characteristics and sustainable quality of the built environment and is a robust route for investors to demonstrate value.

BREEAM assessments provide a common framework for all project stakeholders to benefit from. Everyone – from the client, architect, engineer, assessor and contractor to a range of specialists – contributes to a fundamentally better outcome. Our assessor network is a formidable force for sustainable good, with well over 2,000 individual assessors. We will be building on our links with our assessors and customers over the coming year, as we look to share and shape our vision for BREEAM's future.

In looking ahead, we need to recognise that we are living in an increasingly data-rich world. As our schemes evolve, we will have to embrace new ways of working. We will increase the value that BREEAM can deliver, for those who use, develop, operate and invest in our built environment. We will continue to drive improvement of sustainable practices and projects across the global property, construction and facilities management sectors.

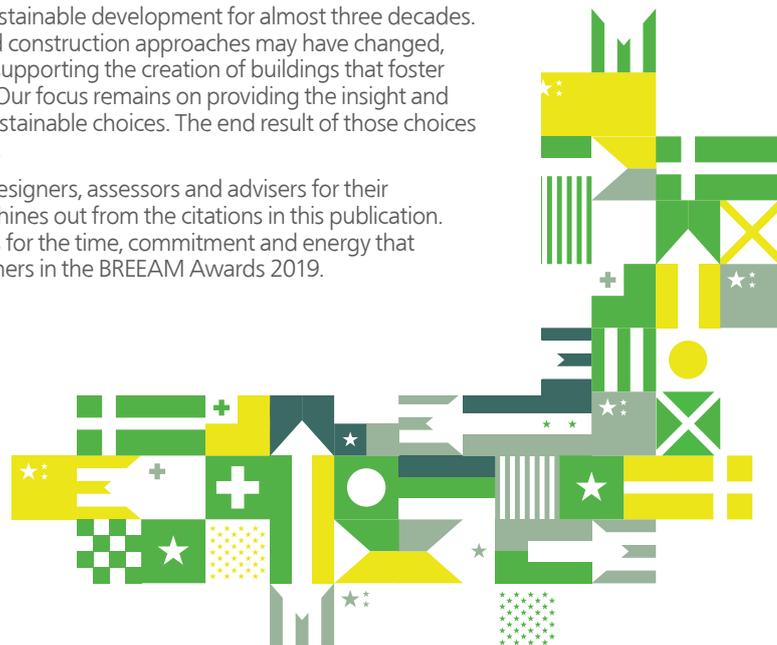
BREEAM has now been at the heart of sustainable development for almost three decades. Over that time, governments, policies and construction approaches may have changed, but BREEAM has remained consistent in supporting the creation of buildings that foster wellbeing, value and sustainable quality. Our focus remains on providing the insight and knowledge to enable better and more sustainable choices. The end result of those choices can be seen in the projects featured here.

We want to thank all of the developers, designers, assessors and advisers for their dedication to sustainable design, which shines out from the citations in this publication. We also want to thank our awards judges for the time, commitment and energy that they have dedicated to selecting the winners in the BREEAM Awards 2019.

Shamir Ghumra, Director, BREEAM




Shamir Ghumra



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Judging

The BREEAM Awards and commendations are awarded to the projects that, in the view of the judging panel, provide the best balance between high performance, replicability, innovation and the degree to which the project has gone beyond what would normally be expected for a similar project.

In the Champions section, Awards are given to organisations and individuals who have demonstrated consistently high achievement with high scoring BREEAM rated projects and have demonstrated a commitment to champion the use of BREEAM across their work.

The initial shortlist for the Project categories of the Awards is created by taking the highest scoring projects certified under BREEAM during the 12 months up to the end of November. For most categories, this will mean a shortlist of six buildings.

The case studies submitted by the project team/Assessor are judged on the basis of:

- The balanced achievement of high levels of performance against the breadth of sustainability criteria covered in BREEAM
- The degree to which the applicant has gone beyond typical or normal practice in design and construction, refurbishment or management. This will take account of the nature of the project, complexity of the functional requirements and the level of budget available as well as the degree of innovation that is demonstrated by the submission.
- The replicability of the solutions adopted for other projects in the sector through the dissemination of best practice (including design; technology; construction; management practices; skills; new understanding; research; monitoring of performance; occupant behaviour).

GRESB / BREEAM Responsible Investment Awards

For the third year, GRESB and BREEAM are working together to recognise the achievement of responsible real estate investors in three categories:

- Large Portfolio > 1 billion Euro GAV (Gross Asset Value)
- Small Portfolio < 1 billion Euro GAV
- Individual Leadership

The judging criteria are established by the GRESB management team with input from the European Benchmark Committee Chairman. The individual leadership award is decided by public vote. See pages 10-11 for more on these awards.

The judges for the 2019 awards:

The judging panel for the main awards comprises independent experts drawn from all parts of the property and construction industry. The judges are:

- Jane Wakiwaka, Sustainability Manager, The Crown Estate
- Martin Hurn, Managing Director, Futurebuild Events
- John Cole, Head of Sustainability, MOJ/Home Office
- Rebecca Pearce, Co-Founder, Territorio
- Bill Gething, Professor of Architecture, UWE
- Roxana Isaiu, Director Real Estate, GRESB
- Alan Yates, Technical Director BRE Global and chair of the panel

Judging such a wide range of award categories is never easy and this year was no exception. However, the Judges were particularly impressed by the increasing quality of both the projects and champions nominated overall and of the case studies that were submitted. Whilst some categories and regions are more developed than others, it was very noticeable that the quality of projects in Central and Eastern Europe, and in China becoming more holistic and robust in their approach to sustainability than they have been in past years. This is a positive sign, indicating as it does a growing level of maturity in these markets and reinforces the effectiveness of BREEAM as a means of driving markets to move towards more sustainable outcomes.

Our thanks go to all the judges.

Sponsors & Supporters

GRESB is the international membership organisation that assesses the sustainability performance of real assets. It provides its members with data, scorecards, benchmark reports and portfolio analysis tools.
www.gresb.com



Futurebuild 2019, the leading event for built environment professionals, held 5-7 March at ExCeL London. Futurebuild is the evolution of ecobuild, the new name and identity is a reaffirmation of our commitment to championing true innovation and sustainability across the built environment.
www.futurebuild.co.uk

futurebuild

Platinum Table Sponsors

Overbury is the UK's leading office fit out and refurbishment specialist. In the last five years alone, we've worked on over 2,500 projects, ranging from a few thousand pounds to over £100 million. Whether it's a traditional fit out, heritage refurbishment or a framework across the country, you can rely on us.
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The judges in action

This year's BREEAM Awards shortlist

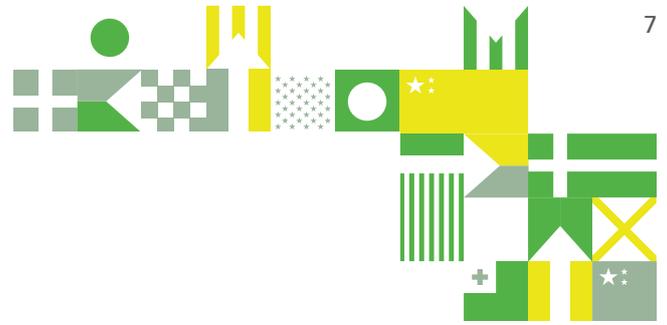
Development Name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
Commercial Projects – Design						
New Logic III – “The Tube”	DOKVAST	Outstanding	98.4	C2N B.V.	Habeon architecten	Heembouw
New Logic V	DOKVAST	Outstanding	90.3	C2N B.V.	DENC	Heembouw
Unilever Food Innovation Center	Unilever Research & Development BV	Outstanding	91.2	W4Y Adviseurs B.V.	Paul de Ruiter Architects	Dura Vermeer
Universal Music Group UK HQ	Universal Music Kings Cross UK	Outstanding	89.8	Sweco UK Ltd	McFarlane Latter Architects	BW
Van Oers United B.V.	Van Gelder groente & fruit	Outstanding	92.3	Adamasgroep Arnhem	Kraaijvanger Architects	Wijnen Bouw
Van Gelder Groente en Fruit	Van Oers United B.V	Outstanding	90.2	Adamasgroep	RoosRos Architecten & Van Es Architecten	Bouwonderneming Stout B.V.
Commercial Projects – Post-Construction						
1-9 Seymour Street	The Portman Estate	Outstanding	88.8	Sweco UK Ltd	Eric Parry Architects	Galliford Try
Bloomberg	Bloomberg L.P.	Outstanding	99.1	Sweco UK Ltd	Fosters + Partners	Sir Robert McAlpine
Building R7	King's Cross Central General Partners Ltd	Outstanding	88.8	Sweco UK Ltd	Duggan Morris Architects	Kier Construction
Deloitte's 1 New Street Square	Deloitte LLP	Outstanding	93.6	Hoare Lea LLP	ID:SR	Overbury
EUIPO Edificio AA3	European Union Intellectual Property Office (EUIPO)	Outstanding	91.1	Servicios Ambientales Integrales del Norte, S.L	RUBIO Arquitectura	FCC Construcción, S.A.
Scherpenhuizen BV	Scherpenhuizen	Outstanding	91.0	Adamasgroep Arnhem	DENC Zuid	Peter Peters Bouwbedrijf
Commercial Projects – In-Use						
BINARIUM Business Center	TACO Developments SRL	Outstanding	88.3	SC Ecovision Consulting SRL	DICO & TIGANAS	PAD INVEST SRL
Edificio Beatriz	VIVIENDAS Y OFICINAS S.L.	Outstanding	90.2	ENCOMSENSE SLU	-	-
Forum Mersin	Union Investment	Outstanding	85.4 / 89.8	Turkeco Consulting	-	-



Development Name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
Public Projects – Design						
Barry Building	Royal College of Surgeons of England	Excellent	80.9	AECOM Ltd	Hawkins/Brown	Wates
CollectieCentrum Nederland	Rijksmuseum, acting on behalf of its partners the Holland Open Air Museum, Paleis Het Loo and the Cultural Heritage Agency of the Netherlands	Outstanding	90.6	MAT25	cepezed	G&S Bouw BV in collaboration with Visser & Smit Bouw BV
Ny Horten Videregående Skole	Vestfold municipality (VFK)	Outstanding	87.6	Sweco Norge AS	Link Arkitektur AS	Veidekke Entreprenør AS
The Marshall Building	London School of Economics and Political Science	Excellent	84.2	ChapmanBDSP	Grafton Architects	Mace
UCLH Phase 4 Inpatient Hospital & Proton Beam Therapy Centre	University College London National Health Service Foundation Trust	Excellent	82.4	Bouygues (U.K.) Ltd	Scott Talon Walker Architects	Bouygues UK
Urbanest Vine Street	Urbanest (Vine Street) Limited	Excellent	81.9	MTT/Sustain Ltd	Hopkins Architectural Partnership/Robin Partington and Partners (now Apt)	Balfour Beatty
Public Projects – Post-Construction						
Howardian Primary School/ Ysgol Gynradd Howardian	Cardiff County Council	Excellent	77.5	Buildings for Tomorrow Ltd	Stride Treglown	Morgan Sindall
National College for High Speed Rail	Doncaster Council	Excellent	77.5	AES Sustainability Consultants Ltd	Bond Bryan (Sheffield)	Willmott Dixon
Rhyl New School	Ysgol-y-Gogarth ALN School/Denbighshire County Council	Excellent	78.0	SRL Technical Services Limited	Progressive Architects (Progressive Design and Build)	Willmott Dixon Construction Limited
Ysgol Bro Gwaun	Pembrokeshire County Council	Excellent	77.9	Buildings for Tomorrow Ltd	Stride Treglown	Bam Construct UK Ltd
Ysgol Glan Morfa	Cardiff County Council	Excellent	78.9	Buildings for Tomorrow Ltd	Stride Treglown	Osborne
Public Projects – In-Use						
Björnsjö 42:3	SPP Fastigheter AB	Very Good	56.3 / 43.4	Bengt Dahlgren Stockholm AB	-	-
Dolomiten 1	SPP Fastigheter AB	Very Good	59.4 / 43.1	Bengt Dahlgren Stockholm AB	-	-
Landvetter Airport Terminal	Swedavia AB	Very Good	57.0	Sweco Systems AB	A4 arkitektkontor / Ragnar Uppman	-
Ratten 4	SPP Fastigheter AB	Very Good	55.1 / 38.6	Bengt Dahlgren Stockholm AB	-	Skanska
Tabellen 3	Vacse Tingshuset KB	Very Good	64.4 / 59.0	Hifab AB	Svante Forsström Arkitekter AB	Skanska Sverige AB
Tabellen 4	Vacse Häktet AB	Excellent	70.0 / 65.5	Hifab AB	AG arkitekter AB	Skanska Sverige AB

This year's BREEAM Awards shortlist (continued)

Development Name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
Homes – Design						
1 Queen Anne's Gate	Maple Springfield	Excellent	82.1	Eight Associates	PDP London Architects	Blue Sky Building
Falconhoven L-blok Apartments	CIP nv	Outstanding	85.5	BOPRO nv	Caruso St John Architects & Bureau Bouwtechniek	Strabag nv
Morley House	The Crown Estate	Excellent	76.6	Mecserve Ltd	MSMR Architects	Kier
Nomadic House	FRT Developments (Nomadic) Ltd.	Excellent	79.6	Blewburton Limited	JRP Associates Architects	C Field Construction
Homes – Post-Construction						
122-126 Chancery Lane	Halamar (Chancery Lane) Ltd	Excellent	76.6	MWL	DarntonB3	Vascroft Contractors Ltd
16 Winchester Walk	JO Sims	Excellent	77.1 - 79.9	Sol Environment Ltd	Cullinan Studio	Capita Construction
33 Bury Street	The Crown Estate	Excellent	74.5 - 77.0	Mecserve Ltd	Morrow + Lorraine	Forcia
North Stoneham Park - Phase 1	Highwood Homes and partner, VIVID	Excellent	74.7	SoSustainable	HGP Architects	Highwood Construction Ltd
The Hoover Building	IDM Developments London Ltd	Excellent	75.7 - 77.2	Build Energy Ltd	Webb Yates Engineers Ltd t/a Interrobang	IDM Construction London Ltd
Regional Award – Americas						
Hotel Quebrada 17	Almest	Pass	42.3	Elan	Bouygues Bâtiment International & Empai	AEI UCM-BBI
Hotel Melia Internacional	Inmobiliario del Turismo	Pass	42.3	Elan	Bouygues Bâtiment International & Empai	AEI UCM-BBI
Three Ballston	Anne Peck, AEW	Good	48.5 / 51.7	Healthy Buildings	-	-



Development Name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
Regional Award – Asia						
COFCO LANDMARK	Beijing Kunting Asset Management Co.Ltd	Excellent	74	Shenzhen Nottingham Sustainable Development Institute Ltd	SOM (Shanghai)	China Construction First Building (Group) Corporation Limited
Ikea Panyu	IKEA	Very Good	63.7	TERAO S.A.R.L	Shanghai YiBiDa Design Consultants, Ltd	Guangzhou Construction Group Co Ltd
Organic Building ERGODOM	Takhirzhan Kadyrbekov	Excellent	72.8	EES Consult Natalia Naumova	-	Brig Communication LLP
Park View Office Tower	Global Development, LLP	Excellent	62.3 / 71.8	EES Consult Natalia Naumova	-	-
Tianjin Shangdong Jinmao Palace	Tianjin Chengmao Real Estate Development Ltd	Excellent	70.3	Shenzhen Nottingham Sustainable Development Institute Ltd	Century ARCHITECTS & CONSULTING ENGINEERS	The Third Construction Engineering Company Ltd.Of China Construction Second Engineering Bureau
YINFENG JINMAO AOTI JINMAO PALACE	Jinan Yinfenhongfu Real Estate Co. Ltd.	Excellent	71.4	Shenzhen Nottingham Sustainable Development Institute Ltd	Shandong Tong Yuan Design Group Co,Ltd	China Construction First Building (Group) Corporation Limited
Regional Award – Central and Eastern Europe						
BINARIUM Business Center	TACO Developments SRL	Outstanding	88.3	SC Ecovision Consulting SRL	DICO & TIGANAS	PAD INVEST SRL
FORUM MERSIN	Union Investment	Outstanding	85.4 / 89.8	Turkeco Consulting	-	-
ISHO Offices - Phase I	Mulberry Development	Excellent	83.2	BuildGreen	Atelier21	Duna Steel Company
Turyń Office	Urba Seren sp. z o.o.	Outstanding	86.1	Architektura Ekologiczna	Urba Architects sp. z o.o.	Abyard
VARSO TOWER	HB Reavis Poland	Outstanding	87.5	Sweco Consulting sp. z o.o.	Foster and Partners	HB Reavis Construction PL
Wronia 31	Ghelamco Poland	Outstanding	86.7	Sweco Consulting sp. z o.o.	Jaspers Eyers & Partners	Ghelamco Poland Sp. z o.o. Sp. K.
Regional Award – Western Europe						
Bloomberg	Bloomberg L.P.	Outstanding	99.1	Sweco UK Ltd	Fosters + Partners	Sir Robert McAlpine
New Logic III – “The Tube”	DOKVAST	Outstanding	98.4	C2N B.V.	Habeon architecten	Heembouw
Deloitte’s 1 New Street Square	Deloitte LLP	Outstanding	93.6	Hoare Lea LLP	ID:SR	Overbury
EUIPO Edificio AA3	European Union Intellectual Property Office (EUIPO)	Outstanding	91.1	Servicios Ambientales Integrales del Norte, S.L	RUBIO Arquitectura	FCC Construcción, S.A.
Unilever Food Innovation Center	Unilever Research & Development BV	Outstanding	91.2	W4Y Adviseurs B.V.	Paul de Ruyter Architects	Dura Vermeer
Van Oers United B.V.	Van Oers United B.V.	Outstanding	92.3	Adamasgroep	RoosRos Architecten & Van Es Architecten	Bouwonderneming Stout B.V.

Assessor Awards

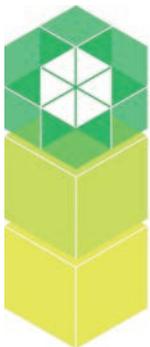
The presentation of Assessor Awards is based on the highest average BREEAM assessment scores over the previous calendar year, subject to a minimum number of assessments. There is one award for Assessor Company of the Year, and three for individuals as Assessors of the Year. The organisation and individuals listed below have each achieved constantly high scores under BREEAM.

Assessor Company of the Year

Buildings for Tomorrow

Cardiff based Buildings for Tomorrow has been carrying out BREEAM assessments for more than a decade. It has worked on three of the projects shortlisted in these awards: Howardian and Glan Morfa Primary Schools in Cardiff and Ysgol Bro Gwaun, in Pembrokeshire.

These school projects are vitally important in creating the sustainable, inspirational and productive learning environments for future generations. Such qualities, however, have to be balanced with the need for cost efficiency. The three school projects shortlisted for this year's BREEAM Awards show how high ratings can be delivered on less complex projects that are largely driven by the need to improve services and provide 'value for money' on increasingly constrained local budgets. The key to success, says Buildings for Tomorrow, has been early engagement, together with design team involvement and buy-in.



Buildings for Tomorrow
Adeiladau ar gyfer Yfory

Assessors of the Year

Babatunde Agoro – Hoare Lea LLP

"It is my ambition to help to deliver buildings that are better for the environment and for the people who use them," is how Babatunde, a senior associate at Hoare Lea, sums up his working aims. A chartered environmentalist and sustainability consultant, Tunde works on a range of projects, where BREEAM provides an opportunity to integrate sustainability thinking and measures into projects from inception to completion.



David Partington, Sweco UK

David is a senior sustainability consultant and team mentor at Sweco UK and has a wealth of experience in delivering sustainability solutions for the built environment. Starting with BREEAM 2006 Design & Procurement assessments, David has since then helped to certify numerous buildings across Great Britain, in locations ranging from Lockerbie to London.



Sweco is also shortlisted in this year's M&E Consultants Award, and has past wins in the Assessor of the Year and M&E Consultants Awards as well as involvement in a number of shortlisted and BREEAM Award winning schemes over past years an indication of the consultancy's breadth of expertise and talent.

Lizette van Zuilen, C2N

Lizette van Zuilen is a senior sustainability consultant with an extensive track record as a BREEAM Assessor. Over the years Lizette has worked on a wide range of high-end sustainable projects in the Netherlands, including The Edge in Amsterdam, the Bol.com Fulfilment Center in Waalwijk, The Cube at Tilburg University and DC NewLogic III in Tilburg.



Lizette is a key member of the sustainability task force at C2N, a Dutch company supporting clients in improving the sustainability performance of their real estate.



BREEAM Champions Awards

The BREEAM Champions Awards reward organisations that put strong sustainable performance at the heart of their work philosophy and practices – using BREEAM to facilitate this and to drive continual improvement. The shortlists for each category comprise both small and larger organisations with the highest overall BREEAM assessment performances over the last three years.

Architects Award

Eric Parry Architects

Eric Parry Architects' string of BREEAM achievements include the design of 4 Pancras Square at King's Cross, London, the first UK office to be certified BREEAM 2014 Outstanding for 'shell and core', and awarded the Post-Construction Commercial Award in the BREEAM Awards 2018. It has also achieved Excellent certification on two London projects: the 10 Fenchurch Avenue office scheme and the mixed use 1-9 Seymour Street. The design practice considers BREEAM important as a benchmark and ambition, and for the platform it provides for learning across disciplines.

Feilden Clegg Bradley Studios

Creating a truly sustainable building requires keeping an eye on the details from the inception of the project, and monitoring them through design and construction, and during occupation, believes Feilden Clegg Bradley Studios. Using BREEAM provides a framework for the architect to underpin a design, and lead designs towards more sustainable solutions. The practice has a history of delivering BREEAM Excellent and Outstanding projects, including the first BREEAM Outstanding project in China, the Meixi Lake Innovation Centre.

Orms Designers & Architects

Orms is a specialist in working with and enhancing existing buildings, and its 160 Old Street project is a fine BREEAM Excellent example. For this project Orms added space in multiple locations around the site, making the most of the existing structural frame and creating a 65% increase in usable space. Over 2018 a number of the practice's projects achieved BREEAM certification and a further 12 projects in RIBA stage 4 and 5 are targeting BREEAM Very Good or Excellent. Good design, says the practice, is inherently sustainable.



And the winner is...

John Robertson Architects

A champion of BREEAM for more than a decade, John Robertson Architects (JRA) sees BREEAM categories as the starting point for 'green sky thinking', where it looks to push the boundaries of sustainable design. It advocates BREEAM's use both for environmental benefit and to add value to client assets, and in 2018 had nine projects certified or seeking certification. Its BREEAM Excellent rated projects include two London office developments: 33 King William Street and Academy House.

The Judges were especially impressed by the strength of the commitment by JRA to place BREEAM and the underlying sustainable design principles at the heart of their approach to sustainable design across their work and to pushing the boundaries in their projects and the services that they offer to their clients.

M&E Consultants Award

AECOM

AECOM seeks to include sustainability principles in all of its projects and adopts a proactive and practical approach to BREEAM. The results of that approach can be seen in its track record of sustainable projects. This includes the Royal College of Surgeons' Barry Building, in London, a part new build, part refurbishment that has achieved BREEAM Excellent. Another example is GlaxoSmithKline's Carbon Neutral Laboratory at the University of Nottingham, a winner in the BREEAM Awards 2018.

chapmanbdsp

From the iconic Battersea Power Station to London Borough of Lambeth's Town Hall, chapmanbdsp is promoting sustainable solutions. At Battersea, the consultant is helping to deliver on stretching carbon emissions targets, while in Lambeth a multi-site refurbishment has helped the council save £4.5 million a year in operational costs and dramatically reduce its carbon footprint. In all projects, the consultant aims to facilitate a better understanding of the value and practical application of sustainable principles like BREEAM.

Hilson Moran

Hilson Moran aims to address key global environmental challenges while maintaining the client's competitive edge in a global market. The BREEAM process and criteria provide a framework for these goals to be achieved, it believes. Its diverse list of BREEAM projects includes the Canary Wharf office building 1 Bank Street, as well as its fit-out for Société Générale, 26 Cambridge Science Park and stations in Colchester and Ipswich.

And the winners are...

Sweco

BREEAM is the essential tool to define, embed and bring to life sustainable design, believes Sweco. Its approach can be seen on Bloomberg's new headquarters building in London, which achieved BREEAM Outstanding with a score of 99.1% at post-construction and features a host of innovations in areas including water conservation and smart airflow. Delivering Outstanding requires assessors to take the lead in combining efforts to integrate sustainability into all aspects of the building design, says the company.

Stanton Consulting

Stanton Consulting is a small business, but it has big ambitions to make a difference to communities and leave a legacy, and BREEAM is key to helping to drive those objectives. The consultant has worked on a string of BREEAM Excellent school projects that have exceeded London Plan carbon reduction targets. For Stanton, the BREEAM process allows its team to drive its integration and development, providing a platform for proposing and understanding both its own and peers' design decisions.

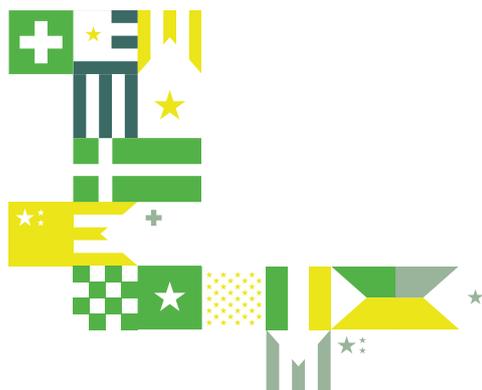
The judges were especially keen to recognise the efforts made by Stanton Consulting to champion practical achievement of sustainable outcomes on the projects that they are involved in. These are representative of much of the design work across the UK and as such have the ability to influence many smaller and less complex projects.

GRESB/BREEAM Awards for Responsible Real Estate Investment

For the third year, GRESB and BREEAM are partnering to recognise responsible real estate investment, as part of the annual BREEAM Awards.

In 2018, a record 903 property companies, real estate investment trusts (REITs), funds and developers jointly representing more than USD 3.6 trillion in gross asset value, participated in the GRESB Real Estate Assessment. The shortlists in the large and small portfolio categories are drawn from GRESB members who have the highest number of assets with sustainable building certification, based on percentage coverage and total number of assets. This is subject to a minimum of at least 75% of the portfolio holding sustainable building certification. The final decision on the winner in each category is made by the GRESB management team and members of GRESB's Real Estate Advisory Board.

Judging was carried out by GRESB Management Team and members of the Real Estate Advisory Board and the decisions were based on size of portfolio, certification improvements made year on year and the use of certifications as a matter of portfolio strategy.



Large Portfolio, more than 1 billion Euro GAV (Gross Asset Value)

Altarea Cogedim

Real estate major Altarea Cogedim is committed to responsible business. In 2015 it was the first retail real estate investment trust (REIT) in France to make BREEAM In-Use certification standard for all French assets under management. For new development, all new Altarea Cogedim projects target BREEAM Excellent certification. Its projects include the refurbishment of the Cap3000 shopping centre, near Nice, which has expanded the centre and its attractions while also targeting BREEAM Excellent.

CBRE Retail Property Fund Iberica L.P. – CBRE Global Investors

CBRE Retail Property Fund Iberica's (RPFI) sustainability strategy is designed to return reliable, quantifiable improvements in social, environmental and economic performance over the long term. RPFI has been certifying almost 100% BREEAM In-Use for managed assets since 2015. Each year, it strives to improve certification scores, and it is part of its culture and management to maximize the performance of its retail portfolio. BREEAM In-Use allows RPFI to deliver a clear and visible message, reflecting the fund's sustainability commitment.

Neptune Property Venture – Neptune Property Venture SRL A

Neptune is a joint venture between NEINVER and Nuveen Real Estate and comprises 12 outlet centres and two retail parks with around a 1.3 billion Euro GAV in Spain, Italy, France, Poland and the Netherlands. Neptune's certification policy ensures all its centres are developed to meet the requirements of BREEAM in design and final certifications. It also ensures that the BREEAM In-Use process is initiated from the second year of a centre's operation. As a result, Neptune's entire operating portfolio is fully certified.

Société Foncière Lyonnaise (SFL)

Société Foncière Lyonnaise (SFL) is France's oldest real estate company, with a track record of helping to shape and improve the urban environment that dates back to 1879. Its geographical focus is primarily Paris' Central Business District. Today, achieving the highest levels of certification for all projects and buildings is a key goal for the business. The company has secured certification – including BREEAM Refurbishment and BREEAM In-Use International – on all assets in its portfolio.



And the winner is...

Inmobiliaria Colonial

Spanish real estate company Colonial has a leading position in energy efficiency and sustainability in the European office landscape, with 89% of its 11 billion Euro portfolio having high energy ratings. All new projects and acquisitions are envisaged to achieve a BREEAM rating of at least Very Good. High sustainability standards, together with exposure to the prime central business district, give the company its competitive position to attract top-ranking tenants and maximise value creation.

Small Portfolio, less than 1 billion Euro GAV

Bouwinvest Dutch Institutional Office Fund N.V. – Bouwinvest Real Estate Investors

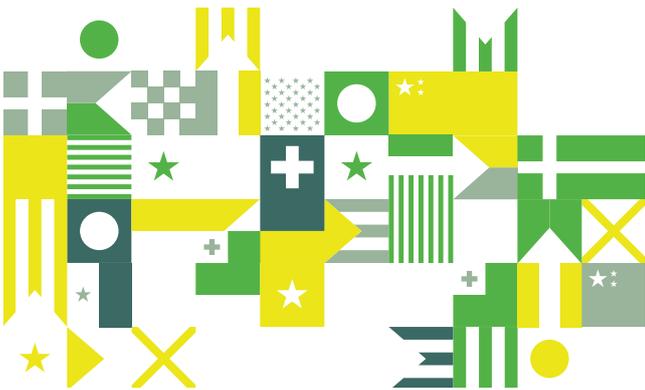
The Bouwinvest Dutch Institutional Office Fund focuses on sustainable, multi-functional buildings with multiple tenants and stable long-term returns. BREEAM helps the fund to incorporate environmental, social and governance (ESG) factors into its decision-making on investments and allows the performance of each property to be tracked. The fund believes its approach on sustainable real estate not only helps combat climate change, but also reduces risks, raises client returns and increases the attractiveness of its real estate assets.



And the winner is...

SPP Fastigheter AB – Storebrand Fastigheter AB

This Swedish fund operates across five market segments: office, retail, hotel, public and residential. It aims to own, manage and build properties that provide a long-term positive and stable return and to be at the forefront in ecological and social sustainability. Its sustainability work is adapted to the UN Sustainable Development Goals. Its goal is to receive environmental certifications for all properties. For new build and completely refurbished commercial properties, it prefers BREEAM SE, while for existing buildings it focuses on BREEAM In-Use.



Individual Leadership

A third category, for Individual Leadership recognises individuals who have demonstrated strong leadership and commitment in the field of sustainable development, and personally championed the cause of responsible real estate investment. The final winner in this category will be decided by a public vote. The shortlist for 2019 is:

Derk Welling, Senior Responsible Investment & Governance Specialist, APG Asset Management

Derk's track record speaks for itself. Before joining APG Asset Management, he was pan-European Real Estate Investment Manager for developer Redevco. As a member of the International Council of Shopping Centers sustainability committee Derk initiated the development of a pan-European BREEAM Retail scheme. He was also co-founder of the Dutch Green Building Council. In his current role, Derk encourages both listed and non-listed real estate companies to use asset management tools like BREEAM In-Use to facilitate continuous improvement and ensure assets stay ahead of legislation.



Jane Wakiwaka, Sustainability Manager, The Crown Estate

Jane Wakiwaka leads and implements sustainability strategy across The Crown Estate. Whether looking at a new development or enhancing an existing one, The Crown Estate's approach is the same: to deliver the highest standards and performance. Its development sustainability principles are informed by certifications, and this has led it to think about its approach at a portfolio level, considering total impacts rather than focusing on individual buildings in isolation.



Nehla Krir, Global Head of Sustainability, AXA Investment Managers – Real Assets

AXA Investment Managers – Real Assets' sustainability strategy includes a key target to have 75% of its direct property assets under management holding internationally recognised sustainability certifications by 2030. The business is making good progress towards its target, with assets under management certified in 13 countries. Nehla joined AXA IM – Real Assets in 2014 as sustainability manager, being promoted to global head of sustainability in 2017.



Ronald van der Waals, Fund Manager, CBRE Global Investors

Ronald van der Waals is Fund Manager of the CBRE Dutch Office Fund, having joined CBRE Global Investors in 2008. Ronald is a firm believer in the value of building certification for property owners. "It quantifies where you stand with your property or portfolio in terms of sustainability and future-proofing, which provides guidance on where you can further improve the quality and resilience of your properties," he says.



Ongoing Collaboration

These award categories are part of a wider and ongoing collaboration between BREEAM and GRESB to build links between their respective data platforms. There is a strong synergy between GRESB as a portfolio-based reporting tool and BREEAM as a more granular asset-based reporting and certification methodology. BREEAM and GRESB's long-term aim is to increase the efficiency of data reporting and provide clients with an effective means of identifying and improving sustainability performance.

More information on GRESB is at www.gresb.com

Commercial Projects – Design

The Commercial Awards are given to projects that are owned and operated by commercial enterprises and used for commercial benefit – both new build and refurbishment/fit-outs. The impressive projects shortlisted in this category will help to move the debate on sustainable buildings significantly forward.

New Logic III – The Tube, the Netherlands

This distribution centre in Tilburg is developer DOKVAST's fifth BREEAM Outstanding building and a local landmark with a futuristic aesthetic. Combining office and warehouse space for occupier Rhenus Contract Logistics, it is designed for future flexibility, with sustainable features including a focus on high levels of airtightness and 11,620 photovoltaic panels. Data gathering is helping to maintain a healthier workplace, through such actions as measurement of CO2 concentrations.

New Logic V, the Netherlands

Developer DOKVAST made the shortlist in this category with a second Tilburg distribution centre, New Logic V, which was created for Segro. The design by architect DENC includes airtight construction, triple glazing, an 8,250 square metre photovoltaic installation and rainwater recycling for toilet flushing. Like New Logic III, the building aims to provide a healthier working environment through comprehensive monitoring and other measures, such as increased personal control for workers over lighting levels.

Universal Music Group UK HQ

When it came to the fit-out of its new London headquarters, Universal Music Group wanted the workspace to match its sustainability ethos and equal the standard of the base building. Its HQ is Four Pancras Square in London's King's Cross, which has achieved BREEAM Outstanding and is a past BREEAM Awards winner.

Van Oers United BV, the Netherlands

When vegetable producer Van Oers United wanted to bring two facilities together on one site in Dinteloord, it planned to create a highly sustainable building. It will house the company's Brussels sprouts and green bean activities, and incorporates new cooling technologies to chill fresh product, cold rooms for storage and space for sorting, packing and despatch. Sustainable features include re-use of cold and heat from the cooling system for climate control in offices, rainwater recycling and promotion of biodiversity on the site.

Van Gelder Groente en Fruit, the Netherlands

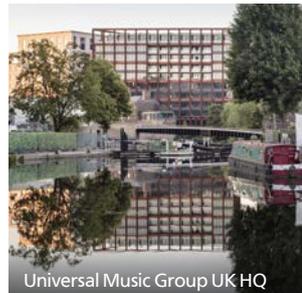
Fruit and vegetable company Van Gelder is developing a state of the art complex with vertical farming walls in Ridderkerk, which combines offices, distribution hall and experience centre. The building will allow visitors and passers-by to see the company's sustainable business, with its glazed facade, an orchard at the main entrance and greenhouse at roof level. Residual heat from cooling of the building's logistics and production areas will be used to warm the offices and experience centre, while the building design incorporates high levels of insulation.



New Logic III, The Tube, the Netherlands



New Logic V, the Netherlands



Universal Music Group UK HQ



Van Oers United BV, the Netherlands



Van Gelder Groente en Fruit, the Netherlands



And the winner is...

Unilever Food Innovation Center, the Netherlands

Unilever's centre on the Wageningen University campus will strengthen the company's ability to develop cutting edge sustainable food innovations in collaboration. The centre's design has been rated BREEAM Outstanding and focuses on the themes of: health, flexibility, energy usage, and material efficiency and circularity. It houses a pilot plant or mini-factory, a food and customer experience area, offices and laboratories, and is intended to be inspiring, sustainable and practical as well as facilitating innovative ways of collaborating.

The judges liked the 'whole package' approach to this project from the full project team that, when constructed, will result in a clear physical representation of a strong corporate vision on sustainability across its diverse business. The focus on providing inspiration to those that work and use this building were especially welcomed.

Commercial Projects – Post-Construction

Represented by a wide range of commercial buildings across three countries, this category has a number of impressive shortlisted projects in which performance and impact have been successfully delivered in practice.

1-9 Seymour Street, UK

Achieving high levels of sustainable design and construction presents particular challenges when a development has a mix of uses, but The Portman Estate's 1-9 Seymour Street in London has maintained high sustainability standards throughout. The scheme has five levels of office space, 24 apartments, three levels for community use and restaurant space. In attaining its BREEAM Outstanding rating, it scored more than 80% of available credits in the energy category, and 100% in Management and Transport.

Bloomberg, UK

The Bloomberg building in the City of London is already an award winner for its design excellence. Last year it took the Commercial Projects – Design Award in the BREEAM Awards, as well as the RIBA Stirling Prize. The building's deep plan spaces are naturally ventilated through a 'breathing' façade, while smart CO2 sensing controls allow air to be distributed according to the approximate number of people occupying each zone of the building.

Building R7, King's Cross Central, UK

London's King's Cross has more BREEAM Outstanding buildings than any other location, and Building R7 continues its developer's commitment to achieving the highest levels of environmental certification. The design, construction and operational learning from the site's other new office buildings has been applied to R7. From the project's outset, the whole design team, client, contractor and estates management team all worked to deliver practical sustainability in an integrated approach.

EUIPO Edificio AA3, Spain

Building AA3 is the latest addition to the European Union Intellectual Property Office (EUIPO) campus in Alicante, and draws on the learning from a BREEAM Outstanding predecessor. Its sustainability approach combines passive design with renewable energy, using geothermal energy for heating and air conditioning. The project achieved 100% of credits in five of BREEAM's 10 categories, and more than 95% in the Energy category. For EUIPO, the highest BREEAM certification provides "an invaluable roadmap" to meeting environmental objectives.

Scherpenhuizen BV, the Netherlands

For this distribution centre in Eindhoven, fruit and vegetable supplier Scherpenhuizen started out targeting BREEAM Very Good, but then raised its ambition to Outstanding. Ultimately, the project achieved the highest post-construction score for an industrial building in the Netherlands and has helped the company embed sustainability in its core business values. The project has even seen an old building on the site dismantled and taken to the Philippines for re-use.



1-9 Seymour Street, UK

Bloomberg, UK

Photo: James Newton



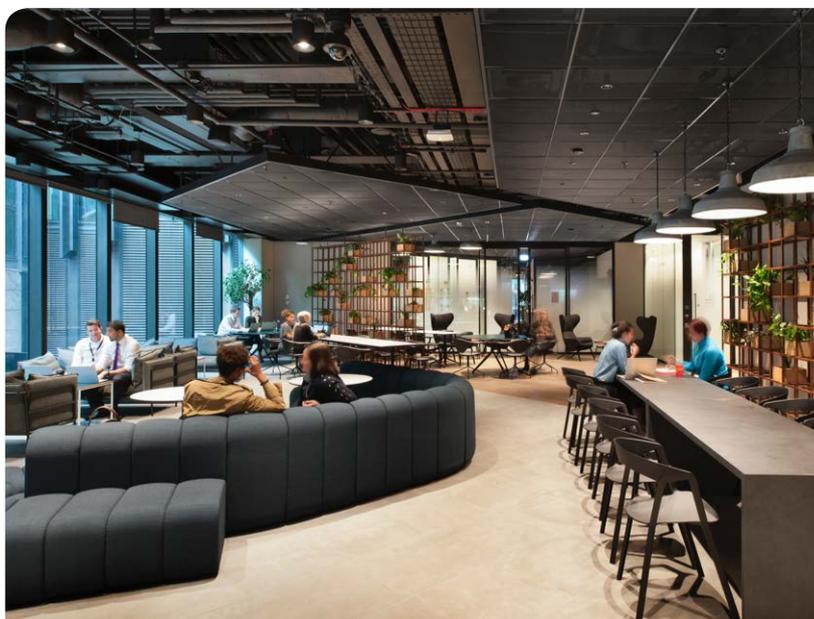
Building R7, King's Cross Central, UK



EUIPO Edificio AA3, Spain



Scherpenhuizen BV, the Netherlands



And the winner is...

Deloitte's 1 New Street Square, UK

1 New Street Square is a workplace that truly benefits people and planet. The office scored a record 93.6%, far exceeding the 'Outstanding' threshold and is, at the time of certification, the highest scoring BREEAM UK Refurbishment & Fit-out 2014 project in the world and the first BREEAM Outstanding/ WELL Gold dual-certified office fit-out in the world.

Despite the range of strong contenders in this category, the judges wanted to recognise this project because of the clear commitment and drive across the project team to work with and build on the strong performance of a base building within a complex fit out project. This included extensive engagement with occupants and other stakeholders and has resulted in a high level of innovative thinking and strong outcomes many of which are both replicable and highly significant in reducing the impact of our built environment.

Commercial Projects – In-Use

This award is for commercial projects that demonstrate ongoing improvements resulting from sound management and monitoring, and the use of assessment and certification to enhance performance. The shortlisted submissions shared an impressive set of corporate policies and procedures focused on achieving meaningful and incremental improvement over time.

Forum Mersin, Turkey

Some 200 retail brands, plus cafes and restaurants, are located in Mersin's shopping centre, which welcomes more than 15 million shoppers a year. BREEAM New Construction and BREEAM In-Use have helped Forum Mersin to improve its processes, manage cooperation between landlord, tenants and staff, and enhance the shopping experience for visitors. Data on cooling, ventilation, internal lighting and energy use are gathered for benchmarking in its quest for continuing improvement.

Edificio Beatriz, Spain **HIGHLY COMMENDED**

Edificio Beatriz – or the Beatriz Building – is one of Madrid's most significant late twentieth century buildings. Now a multi-tenanted office block, it is occupied by a mix of investment and professional services companies, many having their own data centres and requiring continuity in services. Client Viviendas Y Oficinas saw benefits in the three elements of BREEAM In-Use: asset performance, building management and occupier management. Its processes have provided valuable learning for the client and driven occupier engagement.

The judges liked this case study which demonstrated a clear journey that the team had followed to get the best from a 1960's building through their commitment to careful observation, measurement and ongoing management practices.



Forum Mersin, Turkey



Edificio Beatriz, Spain



And the winner is...

BINARIUM Business Center, Romania

A 1950s factory in the centre of Cluj-Napoca stood empty for almost 15 years, until TACO Developments took on the challenge of transforming it sustainably. The regeneration adopted a circular approach, using cradle-to-cradle certified products, FSC certified wood, and durable materials, while the interior promotes biophilic principles with such features as abundant natural light and greenery. Today, the centre provides innovative and flexible workspace for tech and research-based businesses.

The judges particularly liked the strong focus of this project on taking advantage of the opportunities presented through a major urban regeneration project to deliver social enhancement. The degree of stretch and commitment from the client and project team was particularly impressive when compared to typical practice in the local market.

Public Projects – Design

The public awards are for projects supporting community and societal services, such as government, health, education and justice, including closely related commercially driven projects.

Barry Building, UK

The Barry Building is part of the Royal College of Surgeons' historic campus in central London, and this new build and refurbishment project enhances a grade II listed element while replacing a 1950s section. The retained element adds complexity to the project, but this is resolved by embedding sustainability principles into the design from the earliest stages.

The Marshall Building, UK

Exemplary standards of sustainability have been embedded in the design of the London School of Economics and Political Science's (LSE) building, which will contain academic, research, sports and arts spaces, including two squash courts. The sustainability strategy's first focus was on optimising the building envelope to work hard as a climate modifier.

Urbanest Vine Street, UK

Urbanest has longstanding experience of working with BREEAM on its student accommodation developments in London, and applies its evolving targets to motivate improving performance in design and construction. This mixed use scheme, which combines student accommodation with work and exhibition space, achieved high levels in all categories of the BREEAM assessment, attaining 100% in Management and Transport and 90% in Land Use and Ecology.

CollectieCentrum Nederland, the Netherlands **HIGHLY COMMENDED**

Art and heritage collections of the Rijksmuseum, the Holland Open Air Museum, Paleis Het Loo and the Cultural Heritage Agency of the Netherlands are being brought together in a shared sustainable storage centre, which will also house offices, studios for restoration and research, and a photographic studio. Storage of precious items demands specific conditions but this BREEAM Outstanding design relies on the building to create the required climate, through careful use of materials and insulation.

The judges were encouraged by the level of client collaboration on this project that set and delivered on a stretching set of shared sustainable principles and goals.

University College London Hospital Phase 4 Inpatient Hospital and Proton Beam Therapy Centre, UK **HIGHLY COMMENDED**

A state of the art cancer and surgical care facility is being created in central London, involving a highly complex construction, which is partly underground. Careful building design and operation for staff productivity and patient experience are among the key priorities for this pioneering project.

This is a highly complex and unique project and the judges were impressed by the evident desire to look for and exploit opportunities to make real sustainability gains in a project where the principle objectives are so determined by the processes that it accommodates. It provides inspiration to project teams to search out opportunities that are beyond the immediate functionality of the brief.



Barry Building, UK



The Marshall Building, UK



Urbanest Vine Street, UK



CollectieCentrum Nederland, the Netherlands



University College London Hospital Phase 4 Inpatient Hospital and Proton Beam Therapy Centre, UK



And the winner is...

Ny Horten Videregående Skole, Norway

This upper secondary school is the first public building in Norway to achieve BREEAM Outstanding interim certification. That achievement is all the more impressive, given it is the first building for which client Vestfold county municipality has targeted BREEAM certification. Catering for 1,200 students, the school adopts passive design measures, makes extensive use of wood and is intended to be energy positive.

The judges felt that this project stood out as an accessible and well-rounded exemplar for school buildings in Norway and elsewhere whilst at the same time pushing a number of relatively unexplored boundaries including its approach to delivering net positive electrical generation in a northern climate and 'fossil free' construction processes.

Public Projects – Post-Construction

A very impressive set of education buildings contested this category. The consistently high quality of the shortlisted projects delighted the judges, but gave them a difficult task when choosing a winner.

Howardian Primary School/Ysgol Gynradd Howardian, UK

Sustainability and economy can go hand in hand, as this new primary school in Cardiff demonstrates. It is based on a model school design, which has been modified to its context, balancing environmental performance and reasonable cost. The client and its project team had a good understanding of BREEAM and how to maximise the benefit of its credits, and it provided the impetus for this project to look beyond energy efficiency to wider issues of sustainability.

Rhyl New School, UK

Students in Rhyl, North Wales, are benefitting from a sustainable, energy efficient and modern school, incorporating such features as informal coffee shop-style social spaces and rooftop photovoltaic panels. The school accommodates around 1,200 pupils, having classrooms, laboratories, a drama studio and café, and also provides spaces for use by the local community. It scored consistently highly across the BREEAM categories, which is testament to the project's broad approach to sustainability.

Ysgol Bro Gwaun, UK

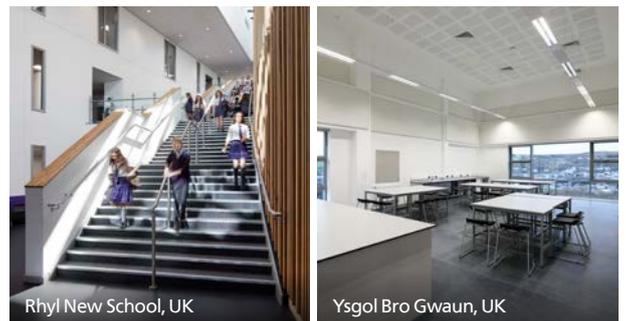
Rural areas can pose their own challenges when it comes to creating all-round sustainable development, but this new teaching block for a Pembrokeshire school has achieved BREEAM Excellent through its robust and elegant design. The project team considered every aspect of sustainability, its green strategy including gas-fired low temperature hot water boilers, a combined heat and power unit for heating, natural ventilation heat recovery units and intelligent lighting controls.

Ysgol Glan Morfa, UK

Sustainable design is helping to limit the running costs of this new 420-pupil primary school in Cardiff. Efficiency in construction, with life cycle costing analysis undertaken to inform the choice of materials and services, has also helped this relatively modest building to achieve the BREEAM Excellent target set for new schools in Wales. The school also re-uses rainwater for WC flushing and cleaning its refuse area.



Howardian Primary School/Ysgol Gynradd Howardian, UK



Rhyl New School, UK

Ysgol Bro Gwaun, UK



Ysgol Glan Morfa, UK



And the winner is...

National College for High Speed Rail, UK

Located on the outskirts of Doncaster, the college is designed to stand the test of a changing climate while providing an economic boost to its local economy. The landmark building's design has a strong focus on energy reduction and on the health and wellbeing of its occupants. Sustainable features include combined heat and power technology, photovoltaic panels and a carefully planned ventilation strategy to meet the needs of its communal areas, teaching spaces and workshop.

This project differed from the others in its category in its function but also in its simple and understandable approach to sustainable design. The clarity and transparency of the design solution together with a clear focus on robust, cost-effective solutions and well-presented biodiversity gains were noted as were the references to the architectural heritage of the railway network in the UK. A simple but accomplished project.

Public Projects – In-Use

All of this year's shortlisted projects come from Sweden and demonstrate a focus on environmental quality for a wide range of building users.

Björnsjö 42:3, Sweden

The health and wellbeing of the residents is, understandably, a priority for this retirement home in the city of Gävle, which is occupied by a provider of care services for older people and those with disabilities. The BREEAM In-Use certification process has led to the prioritisation and implementation of measures that have improved the indoor environment, reduced energy consumption and minimised the building's overall environmental impact.

Dolomiten 1, Sweden

An optimal indoor climate was high on the agenda for this retirement home in Norrtälje, in Stockholm County. BREEAM In-Use has provided a tool to validate the operation and maintenance of this particular building, and helped to create routine practices that can be applied beyond it to others. The end result is a building that delivers clear benefits for residents, operators, owners and the broader environment.

Landvetter Airport Terminal, Sweden

This terminal building at Gothenburg Landvetter Airport, in western Sweden, was opened in 1977 but has been refurbished several times since then. Terminal owner Swedavia is constantly working to improve its buildings as part of its broader ambitions in economic, social and ecological sustainability and BREEAM provides an important toolbox for its work. One example of Swedavia's action on sustainability is its waste and recycling system, which collects waste in 10 different streams.

Ratten 4, Sweden

A retirement home in the city of Örebro is applying BREEAM In-Use to identify and measure its scope for environmental improvements. This facility's high quality environment includes conservatories that allow its sometimes severely ill and disabled residents easier access to the natural environment. BREEAM In-Use enables the quality of this highly sensitive environment to be maintained and enhanced today and into the future.

Tabellen 3, Sweden

Significant amounts of energy are required for the daily running of the District Court of Attunda, Tabellen 3. Reviewing the heating and cooling system, therefore, offered the potential to deliver key benefits for the environment and for the property owner. BREEAM has helped landlord and tenant to cooperate to deliver improved performance, and has put in place the structured management needed to continue that improvement.

Three of the short-listed buildings (Björnsjö 42:3, Dolomiten 1 and Ratten 4) are retirements homes that form part of the property portfolio managed by Storebrand Fastingheter. This property investor has been shortlisted in the GRESB/BREEAM awards under the small portfolio category and the judges noted the strong commitment that this organisation has and continues to make with the three buildings identified here. However, the programme of improvement for one of the shortlisted projects stood out for the judges.



Björnsjö 42:3, Sweden



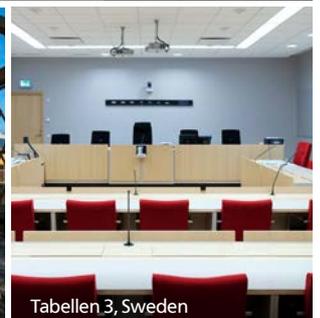
Dolomiten 1, Sweden



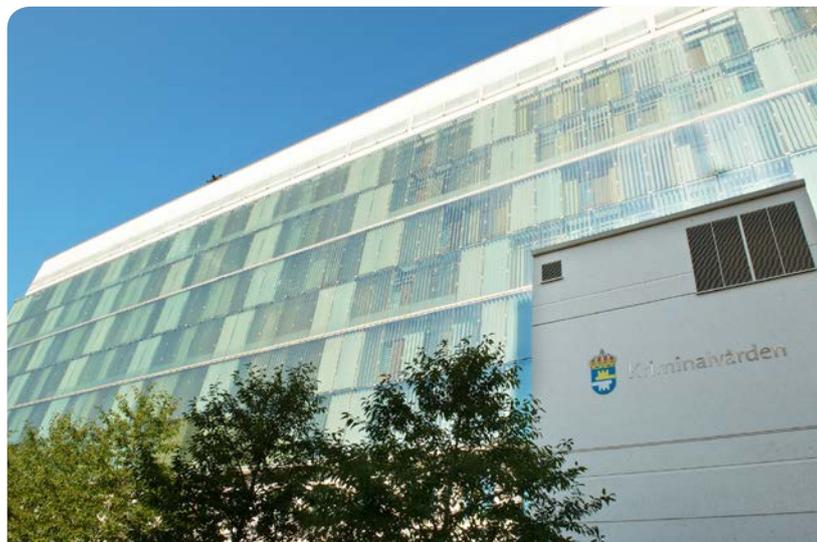
Landvetter Airport Terminal, Sweden



Ratten 4, Sweden



Tabellen 3, Sweden



And the winner is...

Tabellen 4, Sweden

The application of BREEAM In-Use at this high-security facility for the Swedish Prison and Probation Service illustrates the broad range of building types focusing on environmental improvement. Since BREEAM In-Use was applied a programme of sustainability works has been targeted, which has included a shift to LED lighting and a strategy to minimise substances emitting hazardous volatile organic compounds (VOCs).

The judges felt that this case study demonstrated a broad and holistic approach to sustainable management of an existing building with a relatively low performance baseline based on a clear and well research understanding of the opportunities that exist. The way in which BREEAM In-Use was used to facilitate this process impressed.

Homes Projects – Design

This shortlist comprises highly complex projects in urban contexts, all aiming to deliver homes with a focus on comfort and sustainable living.

1 Queen Anne's Gate, UK

Targeting a high BREEAM rating can be challenging when working in a historical setting. This development in London's Westminster requires demolition of modern and dilapidated buildings, new build and the retention of a grade II listed façade to deliver 29 new build apartments and 11 refurbished ones. The design enhances the townscape, provides sustainable homes with high levels of comfort and has achieved a rating of Excellent.

Morley House, UK

The Crown Estate's development sustainability principles underpin all its work, and Morley House, in London, illustrates their impact. The scheme is being redeveloped behind retained Portland stone facades to provide 44 apartments, in an approach that marries sensitivity to a heritage asset with modern construction methods and environmental best practice. Low and zero carbon technologies, improved energy performance, a green roof, and high acoustic and ventilation performance are among its sustainable features.

Nomadic House, UK

This scheme in Isleworth, west London, was its developer's first application of BREEAM, but an experienced project team has provided the sustainable design know-how. The commercial-to-residential conversion provides 28 apartments, and is being carried out alongside some new build extension, which will create a further 23 homes. The developer plans to promote the scheme's environmental quality as part of its marketing strategy.



And the winner is...

Falconhoven L-blok Apartments, Belgium

Falconhoven L-blok is a standard setter for Belgium's residential market, having achieved BREEAM Outstanding at design stage. The three-storey block of 51 apartments is part of the larger De Bonte Stad development in the centre of Antwerp. The developer's objective is to offer residents a valuable and sustainable investment for lifetime living, and its homes are designed to promote health and comfort while also delivering reduced energy and maintenance costs.

This project stood out for the Judges because of the breadth of urban regeneration and social benefit benefits that that it creates as well as the strong sense of more sustainable quality in the home that it provides.

Homes Projects – Post-Construction

This category's shortlist features impressive projects of different scales and complexities. The judges focused on the replicability of the solutions and scalability of the benefits that they illustrated, in reaching their decisions.

122-126 Chancery Lane, UK

This 35-home development in central London combines a grade II listed Victorian façade with modern technology to create sustainable and high quality living spaces. In securing its BREEAM Excellent rating, the scheme performed well across the categories, being designed to achieve a significant reduction in carbon emissions. This reduction largely comes from the use of air source heat pump technology to supply domestic hot water, space heating and cooling.



122-126 Chancery Lane, UK



16 Winchester Walk, UK

16 Winchester Walk, UK

Retention of as much of the external building fabric as possible was a priority in the conversion and extension of a nineteenth century former hop warehouse in London's Borough. The approach befits the building's conservation area location, and saves on embodied energy and the cost of additional virgin materials. The project to create six apartments plus commercial space was technically complex, as the warehouse is sited over a Scheduled Ancient Monument.



33 Bury Street, UK

33 Bury Street, UK

A grade II listed building in London's St James's has been largely returned to its original residential use in a refurbishment by The Crown Estate. Originally built as residential accommodation, the building was then used as office space until this refurbishment created six apartments on the upper floors. The design, which follows The Crown Estate's development sustainability principles, includes underfloor heating, an intelligent lighting control system and environmental controls to optimise energy efficiency and comfort.

North Stoneham Park, Phase 1, UK **HIGHLY COMMENDED**

BREEAM Communities has provided an integral design tool and framework for the creation of a sustainable settlement in Hampshire. The overall community will comprise 1,100 homes, with 564 being delivered in the first phase. The masterplan respects the site's character and features affordable, comfortable and attractive homes in diverse types and tenures. Home designs rely on a fabric first energy efficiency approach and renewable energy technologies. The landscape and green infrastructure is planned to optimise net biodiversity benefits over time.



North Stoneham Park, Phase 1, UK

Whilst they found it difficult to compare this masterplan with the residential projects in this category, the Judges were particularly struck by the quality of the development and the thinking that lay behind its planning relating to wellbeing, environmental quality and biodiversity.



And the winner is...

The Hoover Building, UK

West London's iconic Hoover Building has been converted to residential use after sitting dormant for more than a decade. The conversion of the former office building marries heritage with modern building techniques to achieve high environmental standards. Secondary glazing has been added to existing windows and internal insulation added to original walls. The project also includes air source heat pump technology, mechanical ventilation with heat recovery and energy monitoring devices.

This project stood out for the Judges as a well thought through and executed conversion of a well-loved and architecturally important iconic building. It has successfully transformed the listed structure into quality homes with loads of character coupled with strong sustainability credentials. In particular the innovative use of an innovative low impact timber structure within the listed building fabric was noted.

Regional Awards – Americas

The regional awards aim to recognise the achievements of projects within significantly differing economic, social and cultural regions. They allow for local recognition of excellence in relation to the regional context where market changers might not be recognised at a global level.

The Americas award recognises projects in North, Central and South America. The judges welcomed the adoption of BREEAM in shaping Cuba's developing tourist economy.

Hotel Melia Internacional, Cuba

The need to respect the local ecology and character of the place is an important consideration for this hotel for the beach resort town of Varadero. There is also a practical need to manage maintenance requirements in a country where resources are constrained. The design response includes sensitive siting of the building, and the incorporation of such features as an air conditioning system refrigerated with sea water, low water-use technology and photovoltaic panels.

Three Ballston, USA

The Three Ballston tower, located close to Washington DC, is the first office building in the USA to secure a BREEAM In-Use score. Certification allowed the building management to formally recognise building efficiency achievements already in place, and to map out opportunities for future progress. Anne Peck, vice president at client AEW Capital Management, says, "BREEAM engaged and educated our already strong property management team and building engineers".



Hotel Melia Internacional, Cuba



Three Ballston, USA



And the winner is...

Hotel Quebrada 17, Cuba

As the first hotel to be developed on the island of Cayo Cruz, the project has a responsibility to set a standard. This remote location also has to be taken into account in sourcing construction materials. The hotel's design aims to minimise disturbance of the area's existing eco-systems, while also providing comfortable and healthy spaces for both its guests and its employees.

This project has successfully overcome a range of local contextual limitations to provide a resort that addresses its impacts on the local environment and resulted in a commendable level of stretch and innovation by the project team within the local market conditions. As such it provides a good exemplar to show others in the tourist industry what is possible in less well developed parts of the world.

Regional Awards – Asia

The Asia Award recognises projects in the Asian region, Middle East, Far East and Pacific Rim. This year's shortlist includes an impressive line-up of projects in China and Kazakhstan, and after much debate, the judges decided to present two awards.

The judges were pleased to note the increased quality and robustness of submissions for projects in this region.

Ikea Panyu, China

Retail giant Ikea has an ambitious sustainability strategy and chose to apply BREEAM to help push and measure the improvements it makes in its endeavours to build more sustainably. The store in Panyu District, Guangzhou City, is its debut BREEAM certified project in China. The sustainable design combines a high performing building with solar thermal panels and rainwater harvesting, which is intended to cut water consumption by 5,000 cubic metres a year.

Organic Building ERGODOM, Kazakhstan

Organic Building ERGODOM is an office and residential building in Almaty, which was constructed in 2013 using Passivhaus principles and a range of natural building materials. BREEAM In-Use has provided confirmation of the high quality of the built asset, which exceeds its state standards. It has also provided the client with indications of potential future improvements, so that it can continue to raise the quality of the facility throughout its operational life.

Tianjin Shangdong Jinmao Palace, China

Many aspects of the scheme have been optimised to achieve the first BREEAM Excellent design stage certification in Tianjin. Green building principles apply to both design and operation to create an exemplary project. A green construction plan has been developed and will be monitored in implementation. The design adopts such sustainable approaches as prefabricated construction, energy efficient elevators and lighting, and low and zero carbon technology.

Yinfeng Jinmao Aoti Jinmao Palace, China

Rated BREEAM Excellent at design stage, this residential development is setting a sustainable example for developers and constructors in Jinan City and will provide an enhanced environment for residents. Wheelchair accessibility, high efficiency lighting and energy saving elevators are among the sustainable priorities.



Ikea Panyu, China



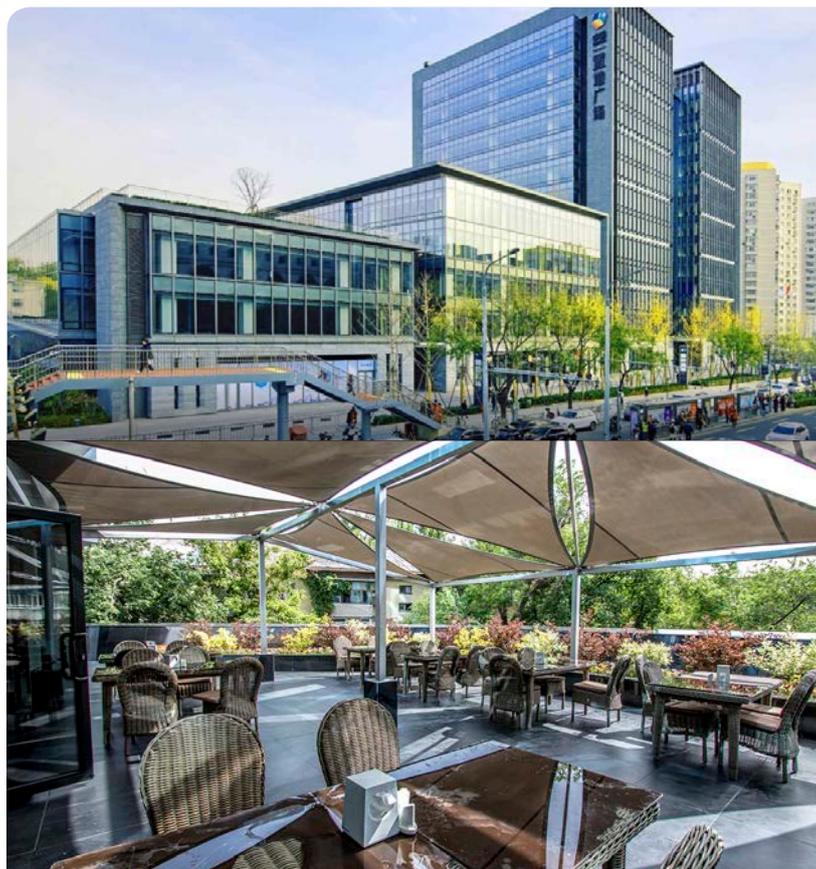
Organic Building ERGODOM, Kazakhstan



Tianjin Shangdong Jinmao Palace, China



Yinfeng Jinmao Aoti Jinmao Palace, China



And the winners are...

COFCO LANDMARK, China

This flagship Beijing office development has followed up its BREEAM Excellent at design stage with the same post-construction rating, in a first for China.

This new-build project represents a high quality of development in the Chinese market which tackles a wide range of sustainability issues in a mature and well thought through manner. It introduces a number of innovative solutions into the local market and as such should act as a good exemplar to help drive standards higher in this rapidly developing region.

Park View Office Tower, Kazakhstan

This Almaty tower is the first BREEAM In-Use certified office building in Central Asia. The 16-storey block is occupied by top businesses, for whom performance is paramount. BREEAM In-Use has created the conditions for continuous improvement, helped to reduce the building's operating costs and has influenced the building's developer and owner, Global Development.

This development demonstrates the opportunities for good management and the importance of addressing this in the rapidly growing property sector across much of Asia. Whilst the focus of the market is often focused on new-build developments, it is vital that these are occupied and operated in a manner that maximises their benefits throughout their lifecycle.

Regional Awards – Central and Eastern Europe

Representing office, retail and other uses, the shortlisted projects in this category impressed the judges by successfully demonstrating the growing opportunities for more sustainable buildings across a range of markets.

BINARIUM Business Center, Romania

A 1950s factory in the centre of Cluj-Napoca stood empty for almost 15 years, until TACO Developments took on the challenge of transforming it sustainably. The regeneration adopted a circular approach, using cradle-to-cradle certified products, FSC certified wood, and durable materials, while the interior promotes biophilic principles with such features as abundant natural light and greenery.

Forum Mersin, Turkey

Some 200 retail brands, plus cafes and restaurants, are located in Mersin's shopping centre, which welcomes more than 15 million shoppers a year. BREEAM New Construction and BREEAM In-Use have helped Forum Mersin to improve its processes, manage cooperation between landlord, tenants and staff, and enhance the shopping experience for visitors. Data on cooling, ventilation, internal lighting and energy use are gathered for benchmarking in its quest for continuing improvement.

ISHO Offices, Phase 1, Romania

This is the first phase of Timisoara's biggest development to date, a new residential, office and leisure quarter regenerating a former industrial site. The first of three phases of ISHO Offices, this project aims to minimise running costs and maximise attractiveness to tenants and building value. Its BREEAM Excellent rating includes a high score in the Materials category, achieved through a focus on Environmental Product Declaration, BES 6001, ISO 14001 and Forest Stewardship Certification.

Turyn Office, Poland

In Cracow's booming office sector Turyn Office stands out with its BREEAM Outstanding design. The certification process was vital in identifying design solutions and developing a strategic approach. Concerns including energy efficiency, emissions mitigation and impact on the environment were considered at each project stage. The project earned maximum scores in the Water and Transport categories of BREEAM, with a fitness company occupier providing the opportunity for greywater to be recaptured from showers for toilet flushing.

Varso Tower, Poland **HIGHLY COMMENDED**

This 310 metre high, Foster + Partners designed tower is part of the largest mixed use scheme under development in central Warsaw, and is set to be the tallest building in the European Union. It houses a hotel, co-working space, restaurants, cafes and shops. As a flagship scheme for developer HB Reavis, the project targets high levels of sustainability and energy efficiency, and energy saving features are expected to reduce consumption by almost 23%.

The judges felt that this building has the potential to become a real statement building in a difficult market given its anticipated benefits across a wide range of sustainability issues. However, this project was 'pipped to the post' in this category by a winner which has the benefit of having been delivered.



BINARIUM Business Center,
Romania



Forum Mersin, Turkey



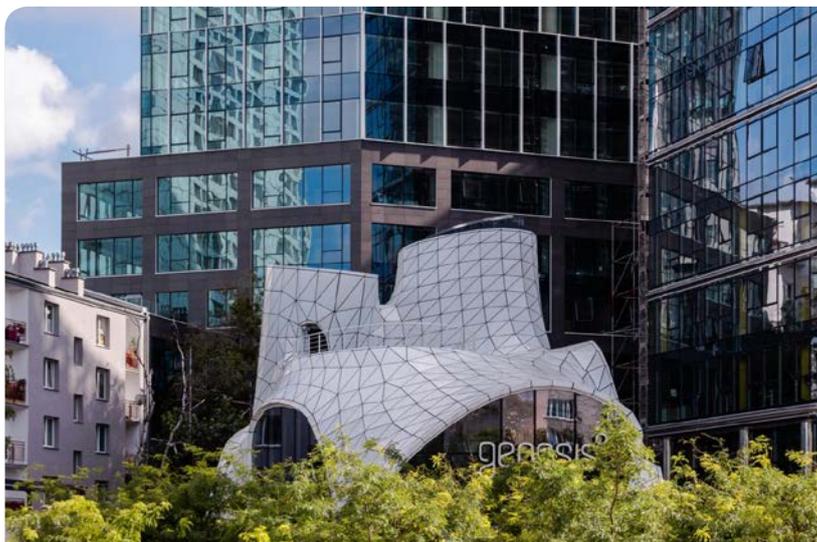
ISHO Offices, Phase 1, Romania



Turyn Office, Poland



Varso Tower, Poland



And the winner is...

Wronia 31, Poland

Early decisions have helped to lower energy consumption and drive energy saving solutions to limit maintenance costs for this Warsaw commercial building. Wronia 31 is developer and owner Ghelamco Poland's tenth BREEAM certified building and has achieved an Outstanding rating post-construction.

The Judges felt that this development deserved the award as it has successfully achieved a broad set of design objectives through its delivery. The project team has clearly worked hard to identify and drive an impressive set of sustainability aspirations through the design and construction processes in a highly competitive and cost constrained market.

Regional Awards – Western Europe

This shortlist includes a range of office, industrial and research projects, all united in their focus on high standards of sustainability.

New Logic III – The Tube, the Netherlands

This distribution centre in Tilburg is developer DOKVAST’s fifth BREEAM Outstanding building and a local landmark with a futuristic aesthetic. Combining office and warehouse space for occupier Rhenus Contract Logistics, it is designed for future flexibility, with sustainable features including a focus on high levels of airtightness and 11,620 photovoltaic panels. Data gathering is helping to maintain a healthier workplace, through such actions as measurement of CO2 concentrations.

Deloitte’s 1 New Street Square, UK

Environmental and wellbeing priorities were set for the fit-out of Deloitte’s office in London. The building provides 2,000 core and 1,500 flexible working positions, as well as spaces for collaboration and refreshment. Gavin Harrison, real estate sustainability lead at Deloitte says, “Targeting BREEAM Outstanding provided us with the framework to improve energy efficiency, reduce water consumption, minimise waste production, and prioritise sourcing materials with a low environmental impact. Doing this alongside an important wellbeing strategy was complex but so worthwhile.”

EUIPO Edificio AA3, Spain

Building AA3 is the latest addition to the European Union Intellectual Property Office (EUIPO) campus in Alicante, and draws on the learning from a BREEAM Outstanding predecessor. Its sustainability approach combines passive design with renewable energy, using geothermal energy for heating and air conditioning. The project achieved 100% of credits in five of BREEAM’s 10 categories, and more than 95% in the energy category. For EUIPO, the highest BREEAM certification provides “an invaluable roadmap” to meeting environmental ambitions.

Unilever Food Innovation Center, the Netherlands

Unilever’s centre on the Wageningen University campus will strengthen the company’s ability to develop cutting edge sustainable food innovations in collaboration. The centre’s design has been rated BREEAM Outstanding and focuses on the themes of: health, flexibility, energy usage, and material efficiency and circularity. It houses a pilot plant or mini-factory, a food and customer experience area, offices and laboratories, and is intended to be inspiring, sustainable and practical as well as facilitating innovative ways of collaborating.

Van Oers United BV, the Netherlands

When vegetable producer Van Oers United wanted to bring two facilities together on one site in Dinteloord, it planned to create a highly sustainable building. It will house the company’s Brussels sprouts and green bean activities, and incorporates new cooling technologies to chill fresh product, cold rooms for storage and space for sorting, packing and despatch. Sustainable features include re-use of cold and heat from the cooling system for climate control in offices, rainwater recycling and promotion of biodiversity on the site.



New Logic III – The Tube, the Netherlands



Deloitte’s 1 New Street Square, UK



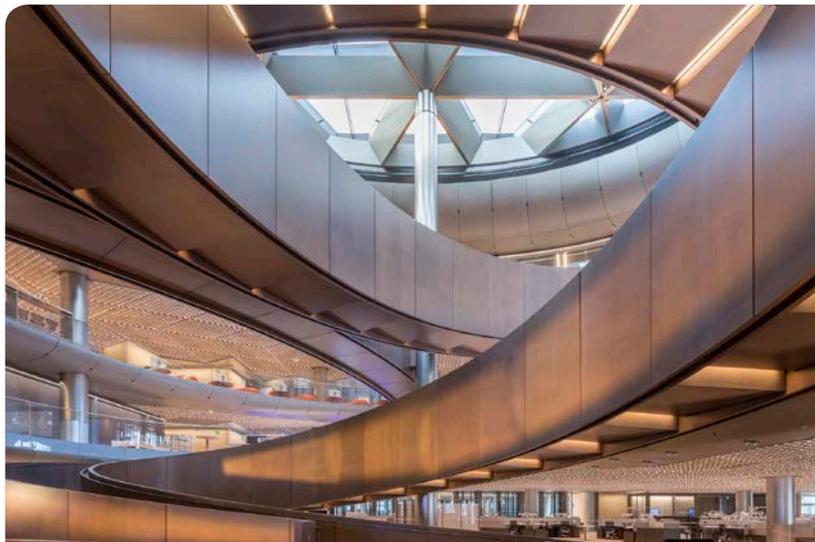
EUIPO Edificio AA3, Spain



Unilever Food Innovation Center, the Netherlands



Van Oers United BV, the Netherlands



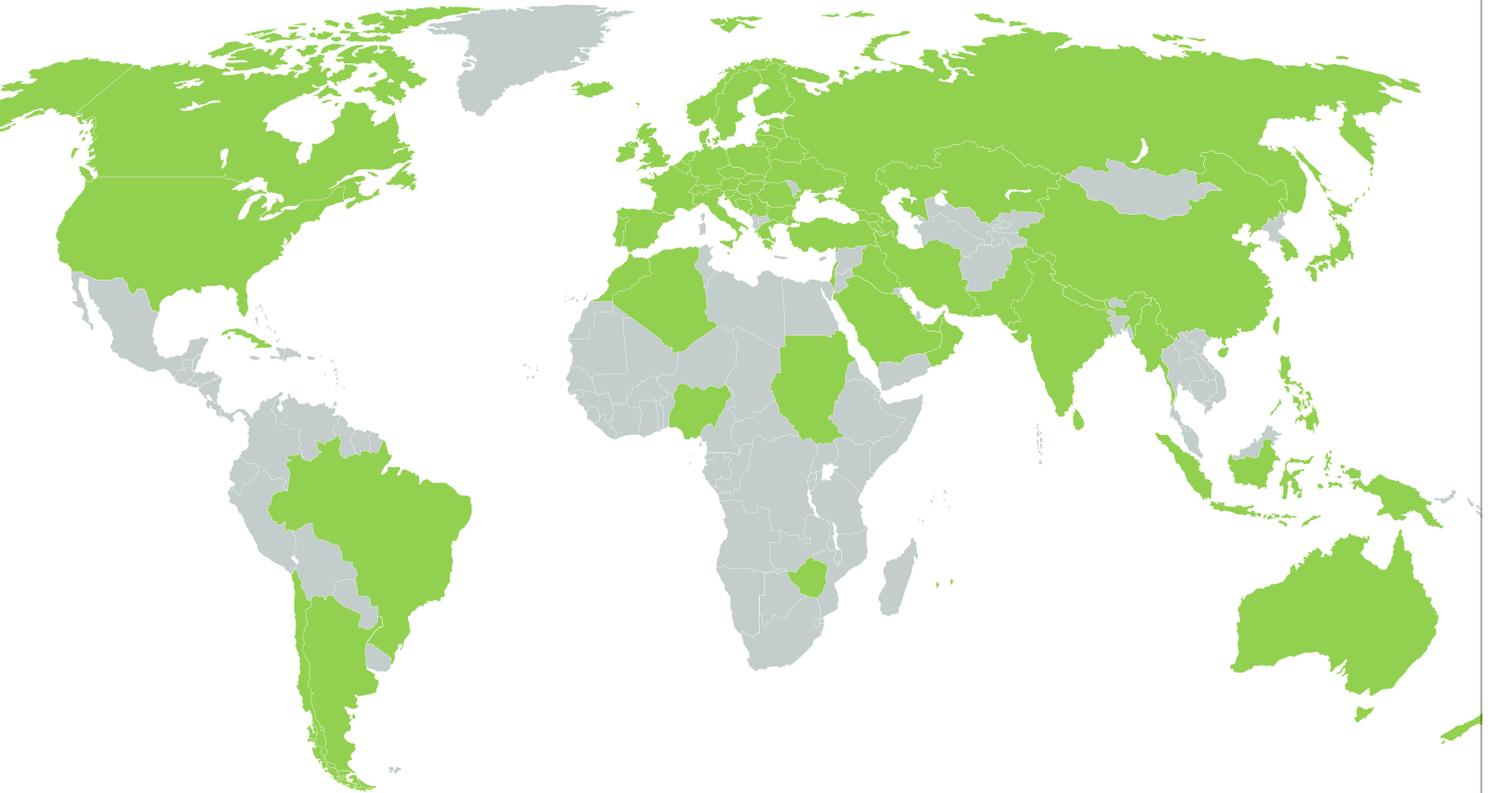
And the winner is...

Bloomberg, UK

The Bloomberg building in the City of London is already an award winner for its design excellence. Last year it took the Commercial Projects .

This project, as delivered, continues to be an iconic one that shows what can be achieved in a relatively well-developed market. Whilst in some ways untypical as a commercial office building, the degree of innovation, integration and follow through is exemplary. The judges particularly noted the strong commitment of Bloomberg to ongoing monitoring of the performance and acceptability of this building and its component parts as it moves into full operation.

BREEAM is now used in more than 81 countries worldwide



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