



# BREEAM AWARDS 2018

delivered by **bre**

In partnership with **ecobuild**

## Best of BREEAM 2018

Exceptional sustainable places and project teams  
from the BREEAM Awards 2018

# Welcome to the BREEAM Awards 2018

As chair of the BREEAM Awards 2018 judging panel, it has been a pleasure to witness the remarkable achievements of project teams committed to the highest levels of performance and sustainability around the world.

But there is more to the BREEAM Awards than recognising the qualities of our shortlisted and winning projects and practitioners. The event also highlights the journeys that they have taken to reach these high standards – the lessons learned and applied, and the improvements made over time.

Even more important are the lessons that can be passed on to others. By demonstrating the practicalities and benefits of sustainable solutions – particularly those that are widely replicable – BREEAM projects inspire others to aim higher with their own developments, so driving improvement throughout their sectors or regions, or even internationally.

To further highlight BREEAM's growing international influence, awards have been introduced this year for projects in four major regions of the world. BREEAM certificated buildings show that the benefits of sustainability are achievable in the particular conditions found in these regions, and demonstrate the technologies and skills that can help to create a better built environment for us all.

I would like to take this opportunity to thank our judging panel for their time, enthusiasm and commitment to the challenging task of choosing this year's award winners.

**Alan Yates, Technical Director, BREEAM**



**Alan Yates**  
Chair of the judging panel

The doors have opened at ecobuild 2018 and you might have noticed just how different this year's event is. Independent ownership under Futurebuild Events Ltd has given us the opportunity for a complete overhaul and to evolve ecobuild around what industry wants and needs.

We've spent the last year canvassing opinion to understand what matters most to people and what they wanted to experience at ecobuild. This confirmed that sustainability remains a central focus for built environment professionals, meaning the BREEAM Awards are a perfect fit for the event. Indeed, both ecobuild and BRE share a common goal to make the built environment better for all.

Sustainability is at the heart of our CPD accredited conference programme. Our aims are bold and we are tackling big issues around the UN Sustainable Development Goals, the New Urban Agenda and the Paris Agreement. This focus continues into the surrounding Sustainability Showcases and futurebuild districts. These highlight the most innovative, exciting and inspiring brands, companies and speakers and allow visitors to touch, feel and truly experience new products.

With sustainability at the top of the ecobuild agenda, we're also looking forward to celebrating the very best BREEAM projects with you all.

**Martin Hurn, Managing Director, Futurebuild Events**



**Martin Hurn**  
Managing Director, Futurebuild Events

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Front cover: Castellum's BREEAM Outstanding Torsplan development in Stockholm



# 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.

The initial shortlist for the Project categories of the Awards is created by taking the highest scoring projects certified under BREEAM each year. 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 second 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 2018 awards:

The judging panel for the main awards comprises of 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

**Our thanks go to all the judges for their diligent approach to this difficult task!**



The judges in action

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ecobuild is the number one event for forward thinkers in the built environment, comprising of the ecobuild conference and futurebuild districts. It is the future of design, construction and the built environment – the latest developments, new product launches and the people who matter. [www.ecobuild.co.uk](http://www.ecobuild.co.uk)

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The future of the built environment is here

GRESB is the international membership organisation that assesses the sustainability performance of real asset sector portfolios and assets. It provides its members with data, scorecards, benchmark reports and portfolio analysis tools.  
[www.gresb.com](http://www.gresb.com)



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Podium Investment is a Polish developer, focusing on creating buildings that are distinguished by their architecture, with above-standard ecological solutions and using innovative technologies. In Podium's portfolio you will find a modern, A-class office buildings and a BMW showroom. At present time, Podium are realising a complex of offices, Podium Park in Krakow, which is going to introduce a new value to the office buildings market in Europe. The ambition is to create the most welcoming work environment for employees.  
[www.podiuminvestment.pl](http://www.podiuminvestment.pl)

**PODIUM**  
INVESTMENT

# This year's BREEAM Awards shortlist

Development Name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
<b>Commercial Projects – Design</b>						
Bloomberg London	Bloomberg L.P.	Outstanding	98.5	Sweco UK	Foster + Partners	Sir Robert McAlpine
Lidl Distribution Centre, Oosterhout	Lidl Nederland	Outstanding	95.26	Duurzaamheids-coach.nl	Bokhorts Architecten	Van de Ven
V.Offices, Kraków	AFI Europe	Outstanding	90.5	Turner & Townsend	Iliard	Warbud
Fraser Studios, Aberdeen	Visage Properties	Outstanding	90.2	GWP Project Services	GWP Architecture	Robertson Construction Scotland
National Postcode Lottery building, Amsterdam	Nationale Postcode Loterij (Dutch Postcode Lottery)	Outstanding	89.2	DGMR2	Bentham Crouwel Architects	J.P. van Eesteren
Podium Park, Kraków	Podium Investment	Outstanding	88.9	Tebodin Poland	PRC Architekci / URBA Architects	Fabet Konstrukcje
<b>Commercial Projects – Post-Construction</b>						
Lidl Distribution Centre, Waddinxveen	Lidl Nederland	Outstanding	92.39	Duurzaamheids-coach.nl	FKG Architects	Van de Ven
DC2, Prologis Park, Dunstable	Prologis	Outstanding	92.3	Eight Associates	Stephen George and Partners	Winvic Construction
Torsplan (2nd Phase), Stockholm	Castellum	Outstanding	89.7	IVL Svenska Miljöinstitutet	BAU	NCC
Prologis Park Prague	Prologis	Outstanding	88.1	Arcadis	RotaGroup	Metrostav
Four Pancras Square, London	King's Cross Central General Partners	Outstanding	88.1	Sweco UK	Eric Parry Architects	BAM Construction
BLOX, Prague	IVG CR	Outstanding	86.9	PBA International Prague	DaM	Strabag
<b>Commercial Projects – In-Use</b>						
Toison d'Or, Dijon	Unibail-Rodamco	Outstanding	86.7 / 88.5	Bopro	BDP	Kier
Forum Kayseri, Kayseri	Union Investment / Multi	Outstanding	85.3 / 89.4	Turkeco Consulting	TT Design	Bouygues UK
Palais des Congrès, Paris	Unibail-Rodamco	Excellent	82.7 / 82	Bopro	Guillaume Gillet / Christian de Portzamparc	Remmers Bouwgroep
El Faro, Estremadura	Unibail-Rodamco	Outstanding	76.61 / 87.86	Bopro	Broekbakema / De Unie	Bouwcombinatie Friso-Koopmans
Los Arcos, Seville	Unibail-Rodamco	Outstanding	73.79 / 86.62	Bopro	Wilmore Iles	Bouygues UK
Les 4 Temps, Paris	Unibail-Rodamco	Outstanding	74.3 / 86.0	Bopro	Wilmore Iles	Bouygues UK

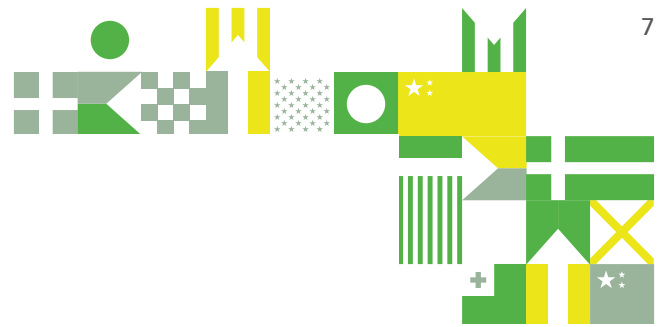


Development Name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
<b>Public Projects – Design</b>						
Tiger Way Primary School, London	Hackney Local Education Partnership	Outstanding	86.3	Max Fordham	Hawkins\Brown	McLaren Construction
University College London New Student Centre	University College London	Outstanding	85.2	Southfacing Services	Nicholas Hare Architects	Mace
Ysgol Pen Rhos Primary School, Llanelli	Carmarthenshire County Council	Excellent	82.6	Carmarthenshire County Council	HLM Architects	T. Richard Jones
Kingsgate Primary School, London	London Borough of Camden	Excellent	81.3	Atelier Ten	Maccreeanor Lavington	Graham Construction
London School of Economics, The Centre Buildings Redevelopment	London School of Economics	Excellent	81.3	Max Fordham	RHS+P	Mace
CUBE, Tilburg University	Tilburg University	Excellent	80.95	C2N	KAAN Architecten	VORM
<b>Public Projects – Post-Construction</b>						
University of Hertfordshire College Lane Student Accommodation	Uliving	Outstanding	91.1	RSK Group	Willmore Iles	Van de Ven
GSK Centre for Sustainable Chemistry, Nottingham	GlaxoSmithKline & The University of Nottingham	Outstanding	89.8	AECOM	FDG Fairhursts	Morgan Sindall
Energy Safety Research Institute, Swansea	Swansea University	Outstanding	89.2	AECOM	Stride Treglown	Bouygues UK
Lancaster University Engineering Building	Lancaster University	Outstanding	85.6	GWP Project Services	John McAslan + Partners	Eric Wright Construction
London School of Economics, Saw Swee Hock Student Centre	London School of Economics	Outstanding	85.1	BSRIA	O'Donnell + Tuomey	Osborne
Fusion Tower, Bristol	Fusion Froomsgate / Bristolgate Construction	Excellent	81.9	Engineering Services Consultancy	Corstorphine + Wright	Vinci
<b>Public Projects – In-Use</b>						
UC Davis Plant and Environmental Sciences Building, Davis CA	University of California, Davis"	Excellent	70.9 / 53.9	Healthy Buildings International	BDP	Kier
St Mary's College, Belfast	Belfast Educational Services	Very Good	58.4 / 63.9	Easlàr	Robinson Patterson Partnership	O'Hare & McGovern
Grønland 58, Drammen	Entra ASA	Very Good	56.9 / 62.5	Norconsult	LPO arkitektur & design	Strøm Gundersen / Ole K. Karlsen
St Cecilia's College, Londonderry	Belfast Educational Services	Very Good	57.5 / 61.6	Easlàr	Kennedy Fitzgerald Associates	O'Hare & McGovern
St Joseph's Primary School, Belfast	Belfast Educational Services	Very Good	57.7 / 59.7	Easlàr	Samuel Stevenson & Sons	O'Hare & McGovern
Our Lady and St Patrick's College, Belfast	Belfast Educational Services	Very Good	60 / 57.2	Easlàr	Robinson Patterson Partnership	O'Hare & McGovern

For full details including project teams involved and full listings information go to [www.greenbooklive.com/breeambuildings](http://www.greenbooklive.com/breeambuildings)

## This year's BREEAM Awards shortlist (continued)

Development Name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
<b>Homes – Design</b>						
HAUT, Amsterdam	Lingotto	Outstanding	90.76	MAT25	Team V Architects	
White Ash Lodge, London	The Royal Parks	Excellent	80.7	Price & Myers	Purcell	Hollywell
122-126 Chancery Lane, London	Halamar	Excellent	80.1	Mendick Waring	DarntonB3	Vascroft Contractors
Metropolis Mansion, Hangzhou	Hangzhou Xuhai Estate Development & CIFI Holdings	Excellent	78	Shenzhen Nottingham Sustainable Development Institute	China United Engineering Corporation & GOA	Zhejiang Changsheng Construction
Hoover Building, London	IDM Developments London	Excellent	75.5	Build Energy	Webb Yates Engineers	IDM Construction London
<b>Homes – Post-Construction</b>						
126 Pavilion Road, London	Cadogan	Outstanding	88.3	Sturgis Carbon Profiling	Latitude Architects	Richardsons (Nyewood)
31-35 Craven Hill Gardens, London	Hempel Holdings	Excellent	82.5	Mendick Waring	TF Architecture	Bouygues UK
South Bank Tower, London	CIT Developments	Excellent	74.8	Sweco UK	Kohn Pedersen Fox Associates	Mace
Victoria Road, Sutton	Andrew Devlin	Excellent	72.7	Code Consultancy Services	Peter Feeney Architects	Angelus Design And Build
<b>Regional Award – Western Europe</b>						
Bloomberg London	Bloomberg L.P.	Outstanding	98.5	Sweco UK	Foster + Partners	Sir Robert McAlpine
Lidl Distribution Centre, Waddinxveen	Lidl Nederland	Outstanding	92.39	Duurzaamheids-coach.nl	FKG Architects	Van de Ven
DC2, Prologis Park, Dunstable	Prologis	Outstanding	92.3	Eight Associates	Stephen George and Partners	Winvic Construction
HAUT, Amsterdam	Lingotto	Outstanding	90.76	MAT25	Team V Architects	Graham Construction
Fraser Studios, Aberdeen	Visage Properties	Outstanding	90.2	GWP Project Services	GWP Architecture	Robertson Construction Scotland
GSK Centre for Sustainable Chemistry, Nottingham	GlaxoSmithKline & The University of Nottingham	Outstanding	89.8	AECOM	FDG Fairhursts	Morgan Sindall



Development Name	Developer/Client	Rating	Score	Assessor	Architect	Contractor
<b>Regional Award – Central and Eastern Europe</b>						
V.Offices, Kraków	AFI Europe	Outstanding	90.5	Turner & Townsend	Iliard	Warbud
Podium Park, Kraków	Podium Investment	Outstanding	88.9	Tebodin Poland	PRC Architekci / URBA Architects	Fabet Konstrukcje
Mennica Legacy Tower	Golub Gethouse Sp. z o.o.	Outstanding	88.5	Grontmij Polska Sp. z.o.o.	Goettsch Partners, Inc. (concept) & EPSTEIN Sp. z o.o. (executive)	Bouygues UK
Building 18, Prologis Park, Prague	Prologis	Outstanding	88.1	Arcadis	RotaGroup	Metrostav
Forum Kayseri, Kayseri	Union Investment / Multi	Outstanding	85.3 / 89.4	Turkeco Consulting	TT Design	Osborne
BLOX, Prague	IVG CR	Outstanding	86.9	PBA International Prague	DaM	Strabag
<b>Regional Award – Asia</b>						
CIFI Sustainable Demonstration Building	CIFI Group	Outstanding	86.6	Shenzhen Nottingham Sustainable Development Institute (SNSDI)	Song Und Partner Atelier	CIFI Group Construction Department
Metropolis Mansion, Hangzhou	Hangzhou Xuhai Estate Development & CIFI Holdings	Excellent	78	SNSDI	China United Engineering Corporation & GOA	Zhejiang Changsheng Construction
Wyndham Garden, Astana	Bureau Veritas Kazakhstan Industrial Services LLP	Excellent	73.5	Bureau Veritas Kazakhstan Industrial Services LLP	VIP Clinic LLP	Strøm Gundersen / Ole K. Karlsen
Zhengzhou Beilonghu Jinmao Mansion, Zhengzhou	Zhengzhou Maohui Real Estate	Excellent	71.98	SNSDI	China Electronics Engineering Design Institute	The Third Construction Engineering Company
TianJin Haihe Jinmao Palace	Tianjin Jinhui Real Estate	Excellent	71.22	SNSDI	Tian Hua Architecture Planning & Engineering	The Third Construction Engineering Company
<b>Regional Award – Americas</b>						
Sebrae Sustainability Center, Cuiabá	Sebrae	Excellent	77.2	MLM Group	José Afonso Portocarrero	
Scottsdale Fashion Square, Scottsdale	Macerich	Very Good	64.05	Healthy Buildings Inc.	FKG Architects	Van de Ven
UC Davis Plant and Environmental Sciences Building, Davis CA	University of California, Davis	Excellent	70.9 / 53.9	Healthy Buildings International	Stephen George and Partners	Winvic Construction
Queens Center Mall, Elmhurst, NY	Macerich	Very Good	58.2	Healthy Buildings Inc.	Team V Architects	Graham Construction
Kierland Commons Mall, Scottsdale	Macerich	Very Good	54.5	Healthy Buildings Inc.	GWP Architecture	Robertson Construction Scotland
FlatIron Crossing Mall, Broomfield	Macerich	Very Good	54.25	Healthy Buildings Inc.	FDG Fairhursts	Morgan Sindall

For full details including project teams involved and full listings information go to [www.greenbooklive.com/breembuildings](http://www.greenbooklive.com/breembuildings)

# 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

### Bouygues UK

One of the country's leading construction companies, Bouygues UK is committed to sustainable design, with a project's environmental performance considered over its entire lifecycle. The dedicated 'Sustainable Design and Construction' team of sustainability professionals, BREEAM Assessors and Accredited Professionals, works in partnership with the company's consultants – architects, building services consultants, structural engineers, sub-contractors, project managers, package managers, procurement teams and design managers – to identify innovative design solutions that deliver high-performance, energy-efficient and environmentally-friendly buildings.

Among the company's projects in the last year, Bouygues UK delivered citizenM Hotel in Shoreditch, London (shown below) with pre-fabricated modular construction, which was assessed for BREEAM certification in-house, and was the first hotel in the UK to achieve an 'Outstanding' rating under the 2011 version.



## Assessors of the Year

### Glynn Van Nieuwenhuysse, Bopro

A BREEAM Accredited Professional, and BREEAM International and BREEAM In-Use Assessor, Glynn is a consultant in Bio-Engineering Sciences and Environmental Technology at Bopro. She has conducted assessments all over Europe, and in recent years has specialised in the circular economy and the process of co-creation.



### Zuzana Spicova, Sweco UK

Zuzana is a Senior Sustainability Consultant at Sweco UK. She has been in the industry for more than ten years, undertaking various Sustainability Statements and Energy Strategies, and being involved with BREEAM and CSH. She has been a qualified BREEAM Assessor for about five years and passed the BREEAM AP exam in June 2015.



### Danielle Symmons

Danielle is a Senior Consultant and BREEAM AP based in AECOM's Bristol office, and works on a range of projects across the South West of England, Wales and beyond. Over the last year, as the culmination of several years of work throughout the design and construction process, Danielle has overseen the final certification of several BREEAM Excellent and Outstanding buildings.





# BREEAM/ecobuild Champions Awards

The BREEAM/ecobuild 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

The judges debated the submissions for this award at some length before selecting a winner from this high quality shortlist.

### John Robertson Architects

The buildings from London-based studio for architecture and sustainable design, John Robertson Architects (founded in 1993), provide a considered response to climate change and global warming. BREEAM ensures that the practice designs and delivers robust and adaptable solutions that stand the test of time. Consistently encouraging clients to pursue BREEAM certification, its portfolio includes nine completed BREEAM Excellent certified projects with eleven projects targeting Excellent certification, and one Outstanding.

### Lawray Architects

The team at Lawray Architects is passionate about integrating sustainable design, as is evidenced by the many high rated projects they have designed and collaborated on – including the recent new-build Fire Station in Aberystwyth which not only achieved BREEAM Excellent, but also participated in the Constructing Excellence in Wales Demonstration Programme for the Enabling Zero Waste initiative. The practice promotes 'Compassionate design to meet the needs of today, without compromising the needs of tomorrow'.

### Penoyre & Prasad

Since being founded in 1988, sustainability has been built into Penoyre & Prasad's design thinking and is never an 'add-on'. Able to include BREEAM assessment on most projects, a key part of the practice's process is a workshop using the BREEAM framework as a dialogic tool, raising awareness where needed and then progressing towards alignment of project goals in terms of BREEAM headings. Their many successes include the BREEAM Outstanding Ashmount School in London.



## And the winner is...

### Austin-Smith:Lord

Austin-Smith:Lord have demonstrated the high degree to which sustainability is culturally embedded across their work. They have promoted BREEAM widely to their clients and extensively used the schemes to drive sustainability in their projects. The practice has had more than fifty projects BREEAM assessed in the last fifteen years, achieving two Outstanding and twenty-four Excellent ratings – including the University of Edinburgh Noreen and Kenneth Murray Library, shown above.

## M&E Consultants Award

Submissions for this award were again of a very high quality with the judges finally settling on a winner from the shortlist.

### Applied Energy

Since its inception 30 years ago, energy efficiency and sustainability have been at the forefront of Applied Energy's ethos, and the company has sought to push the boundaries of new built environment design and innovation. Applied Energy has provided in-house BREEAM services for the last six years, helping clients and design teams to integrate the BREEAM mentality into each project.

### Long and Partners

Established in 1997, Long and Partners develops sustainable and holistic designs that go beyond minimum targets set out by industry specifications and legislation. As a response to the global warming agenda and millennium goals, the partnership set up a sustainability team to develop the company's vision. Its dedication to promoting sustainable design often exceeds client expectations, providing opportunities to push the boundaries and deliver BREEAM 'Outstanding' projects.

### Mott MacDonald

BREEAM enables Mott MacDonald to demonstrate its commitment to a sustainable built environment through a recognised and respected system. The team works with many clients who appreciate BREEAM's benefits, but even on projects not being assessed they aim to incorporate BREEAM requirements wherever possible, educate the client and lead the design team in sustainability.

### Skelly & Couch

Skelly & Couch supports the design and construction of buildings that not only use less energy, but also perform well environmentally, meet the brief in terms of aspiration and cost, are capable of being efficiently maintained and operated, and have the flexibility to stand the test of time for future generations. Skelly & Couch regularly delivers buildings with high BREEAM scores.

### Waterman Building Services

The experienced multi-disciplinary team at Waterman Building Services has all the in-house skills needed to consider BREEAM from the earliest stage of any project. The team's BREEAM assessors coordinate robust solutions from every discipline including energy, water, daylight, climate change and transport.



Photo: Nigel Young & Foster + Partners

## And the winner is...

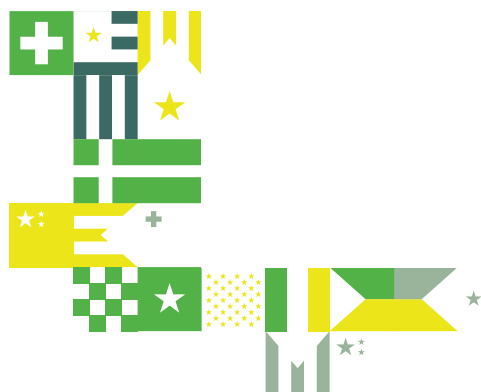
### Sweco

The team at Sweco have developed and demonstrated high levels of commitment to sustainability over many years, using BREEAM as a key tool in achieving this. They have a well-integrated approach to embedding sustainability as the foundation of their work and their relationships with others in the project team. Recent projects being recognised this year, such as Bloomberg London pictured above, amply demonstrate their achievements across the board.

# GRESB/BREEAM Awards for Responsible Real Estate Investment

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

In 2017, 850 property companies and funds, jointly representing more than USD 3.7 trillion in assets under management, 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.



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

### CBRE Dutch Office Fund – CBRE Global Investors

A 1.7 billion Euro non-listed investment fund, predominantly invested in high quality, multi-tenanted office buildings in the best mixed use locations of the four major cities of the Netherlands. The responsible investment ambition of the fund is to be a frontrunner and initiator, creating a sustainable society with stakeholders, providing healthy and vibrant work environments for tenants, occupiers and communities whilst delivering stable long-term investment return.

### CS REF Green Property – Credit Suisse

The fund focuses on sustainable construction, investing in high quality new construction projects located in strong economic regions in Switzerland. "To achieve full transparency of our ESG performance with a yearly assessment at GRESB is highly eminent to us and an incremental part of our sustainability strategy. Relying on BREEAM as the leading certification method helps us to achieve our sustainability targets. BREEAM stands for a leading approach to long-term values that make smart business sense" says Andreas Wiencke of Credit Suisse.

### CS REF SIAT – Credit Suisse

CS REF SIAT is a residential real estate fund. It invests primarily in multi-family dwellings in large and mid-sized Swiss cities, as well as their metropolitan areas. The fund also has selected commercial properties. These are let to prime tenants on a long-term basis. The fund is listed on SIX Swiss Exchange.

### Société Foncière Lyonnaise (SFL)

Since 1879, SFL projects have helped shape and improve the urban environment. Today, SFL are committed to a CSR strategy that drives value creation, and one of their main goals is to achieve the highest levels of certification for all In-Use projects and buildings. Over recent years, SFL has obtained triple certification including BREEAM for refurbishments and BREEAM In-Use International on all assets in their portfolio.



## And the winner is...

### Altarea Cogedim

Altarea certifies 100% of new retail projects BREEAM Excellent as a minimum, and 100% BREEAM In-Use certified for managed assets since 2015. Each year Altarea strives to maintain and improve certification scores and the environmental performance by continually improving the management practices. Altarea also uses BREEAM In-Use as a component of its internal requirements to develop health and well-being for its customers. Altarea's systematic approach to certifications as an all-encompassing portfolio improvement strategy impressed the judges. This applies to buildings in operation, as well as new developments, contributing to a transformative process of the built environment.

### Small Portfolio, less than 1 billion Euro GAV

#### **Cromwell Netherlands Diversified Partnership (CNDP) – Cromwell Property Group**

CNDP is a product of Cromwell's ambition to embed sustainable business practices into its values. In collaboration with York Capital Management, Cromwell are committed to improving operational performance and actively reducing the environmental impact of funds and properties under management. Cromwell selectively deploy BREEAM certification on prime assets to confirm performance and asset quality. For new acquisitions, Cromwell make use of BREEAM to assess capital expenditure requirements.

#### **Neptune – Neinver**

Neinver currently manages 24 outlet centres comprising 619,000 m<sup>2</sup> of retail space in Europe, including 18 outlet centres with a total GLA of 368,000 m<sup>2</sup>. As part of its efforts to create long-term value for all its stakeholders, Neinver incorporates sustainability criteria into every business activity of the company. As early as 2013, Neinver became the first operator to earn BREEAM In-Use certification for its whole outlet portfolio in Europe. In 2016 and early 2017, the company renewed its certificates (92% of the centres earned higher scores than before) and obtained certificates for three new centres.

#### **OREIMA – FOSCA II**

OREIMA is driven by its social and environmental responsibilities and strives to ensure economic viability without compromising natural, ecological and social capital. In its asset modernisation programme, priority is always given to enhancing the quality of an existing building over demolishing and rebuilding a new one. Throughout the renovation process, it is the policy of OREIMA to limit environmental impact, deliver sustainability best practice and to achieve environmental certification.

#### **SPP Fastigheter AB – Storebrand Fastigheter AB**

Storebrand Fastigheter AB is a part of the Storebrand Group, one of the Nordic regions leading corporates for savings and insurance. The value of its property portfolio is approximately SEK 10 billion, and its main goal is to provide long-term and stable returns to owners and customers and to be at the forefront of environmental and social sustainability. Storebrand are committed to ensure that the portfolio is carbon neutral, with a goal of 100% environmental certification. BREEAM In-Use is preferred for existing buildings, and BREEAM SE for new builds and refurbishments.



## And the winner is...

#### **SPF Joint Venture – Rockspring**

With over 80% of its portfolio certified by BREEAM, SPF is committed to meeting its financial objectives whilst delivering market leading standards at asset and fund level. ESG is a central pillar of fund strategy to safeguard against potentially eroded returns by ensuring resilience, and meeting occupier expectations and future purchasers' criteria. In return, our strategy expects to generate improved liquidity, tenant retention and higher income growth. BREEAM certification provides a framework that allows the fund to focus on ESG issues and facilitates investment and decision-making. The judges were impressed by Rockspring's proven track record of robust and consistent performance improvement with building certification at its core.

### 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 2018 is:

#### **Elsa Rodrigues Monteiro, Sonae Sierra**

Sonae Sierra's achievements since they set out on a sustainability journey more than 20 years ago have earned international recognition and a consistent recognition of a best-in-class approach. With years of experience in designing, constructing, owning and managing shopping centres they have also identified the sustainability features which are most important for their operations. Based on that they have developed and implemented our own rigorous, integrated Safety, Health and Environment Development Standards (SHEDS) for shopping centres, that are based on globally recognised best available solutions, and internationally recognised certification schemes such as BREEAM.



#### **Lizzy Butink, Sustainability Manager, A.S.R. Real Estate**

As a sustainability manager at A.S.R., Lizzy's goal is to integrate sustainability into corporate strategy through defining measurable outcomes, identifying business opportunities and increasing transparency and awareness. She is working closely with the Dutch Green Building Council, developing a new certification scheme for housing and a new portfolio approach for the BREEAM NL In-Use scheme for shopping centres. Lizzy is a firm believer in the value of green building certificates, which help determine the level of sustainability, and provide A.S.R. and its partners with clear and comprehensive guidance, and a baseline for further improvements.



#### **Frédéric Tourné, Befimmo**

Befimmo has integrated the principles of corporate social responsibility into its strategy, and these are reflected in the environmental, economic and social aspects of its day-to-day operation. The company is very aware that the value of a building is also measured in terms of sustainability, and has wasted no opportunity to demonstrate the efforts it has made in recent years, with an ISO14001 environmental management system and the use of BREEAM. Befimmo strives to keep its buildings attractive to tenants, maintaining as high an occupancy rate as possible in its portfolio, by continually carrying out renovation and redevelopment in its properties or improving their energy and environmental performance. This includes upgrading properties and maintaining them at a high level of quality and performance.



### 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 the data reporting and provide clients with an effective means of identifying and improving sustainability performance.

More information on GRESB is at [www.gresb.com](http://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.

## Fraser Studios, Aberdeen

Fraser Studios is a purpose-built student accommodation development on a brownfield site formerly occupied by a 1960s office building. The energy strategy, understanding of heating and ventilation for student residences and desire to create a healthy internal environment, ties the internal design philosophy with the external landscape, green roof, extensive cyclist facilities and excellent public transport links. The building proves that sustainability and BREEAM can avoid compromise whilst delivering quality and value for money.

## Lidl Distribution Centre, Oosterhout, Netherlands

This new distribution centre in the Netherlands will not just be owned and used by Lidl – the company has also taken responsibility for its design and construction. Aiming to be 100% energy-neutral, the building is raising the bar for projects of this scale by meeting all its energy needs on site. As a discount supermarket Lidl aims, through buildings like this, to help 'make the sustainable choice available to everyone within our society'.

## Podium Park, Kraków

This is a prestigious office development on a grand scale, designed to provide sustainable and healthy working environments for more than 6000 people. With sustainability at its heart from the concept stage, the project's three buildings will be among the most advanced in Central and Eastern Europe. Their construction, on a brownfield site, will focus on protecting existing ecological features and increasing biodiversity, for example by transforming a car park into a vibrant garden.

## National Postcode Lottery Building, Amsterdam **HIGHLY COMMENDED**

Once unused and dilapidated, and described by some as 'the ugliest building in Amsterdam', this building was acquired by the Netherlands' Charity Lotteries in December 2013. The judges agreed that this project successfully demonstrates sustainability at its core, driving a holistic approach both in the refurbishment of a derelict structure and in the broader community and surroundings. It is a people-centric solution, providing high performance and widespread benefits across wide ranging aspects.

## V.Offices, Kraków

Developed by AFI Europe, the name of the building reflects its 'V' shape which proved to be the most suitable for this challenging and constrained former industrial site. Located in the heart of Krakow, well served by public transport and wide-ranging amenities, the V.Offices provide flexible functionality and excellent health and wellbeing conditions for building users, while being a superb response to the needs of the local community and environment.



Fraser Studios, Aberdeen



Lidl Distribution Centre, Oosterhout, Netherlands



Podium Park, Kraków



National Postcode Lottery Building, Amsterdam



V.Offices, Kraków



Photo: James Newton

## And the winner is...

### Bloomberg London

'Mike Bloomberg and I arrived at a "meeting of minds" on how the design of the new Bloomberg headquarters should incorporate the highest standards of sustainability,' said Norman Foster of Foster + Partners. The judges were impressed by the commitment and integrated thinking from the project's outset. It showcases the opportunities and innovations possible in a central urban context, with an impressive focus on local heritage and urban fabric, and on using local materials.

# Commercial Projects – Post-Construction

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

## **BLOX, Prague**

Located in Prague's Dejvice district, the mixed-use BLOX building includes offices, shops and a restaurant. It enjoys excellent links to urban and suburban public transport, facilities for cyclists, a complex system of utilities sub-metering, and a high-quality indoor environment with individually controlled lighting, heating and cooling systems, exterior blinds and openable windows. The project includes the restoration of a park, with a playground, a water feature, and the introduction of native trees and shrubs.



BLOX, Prague

## **Building 18, Prologis Park, Prague**

Prologis is committed to providing industry-leading, energy-efficient logistics real estate facilities that reduce operating costs for its customers while delivering sustainability benefits to communities and stakeholders. An integral part of that is having all its new buildings submitted for BREEAM certification. Building 18 at Prologis Park Prague-Rudná, constructed for the leading Czech sports retailer Sportisimo, has been hailed as the first logistics facility in the Czech Republic to receive BREEAM's highest accreditation rating of Outstanding.



Building 18, Prologis Park, Prague

## **DC2, Prologis Park, Dunstable, UK**

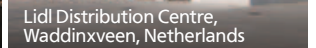
DC2, Boscombe Road, Prologis Park in Dunstable is a state-of-the-art distribution centre developed and owned by Prologis. BREEAM certification is used by Prologis to measure the environmental performance of its developments. At DC2, for example, the company cut operational carbon emissions by 51% (in comparison to 2013 Building Regulations), similarly reducing operational energy costs for the tenant. This and other benefits proved attractive to potential occupiers and Prologis leased the building before construction was complete.



DC2, Prologis Park, Dunstable, UK

## **Lidl Distribution Centre, Waddinxveen, Netherlands**

With its BREEAM 'Outstanding' certification, Lidl Waddinxveen has been described as 'the Netherlands' most sustainable distribution centre'. Lidl was responsible for the project's design and construction, and is the owner and user of the building. The use of BREEAM stimulated the company to switch to natural refrigerants, and confirmed the high isolation standards used, the reuse of waste heat and the use of low temperature heating systems. These measures save about 1 million kWh per year.



Lidl Distribution Centre, Waddinxveen, Netherlands

## **Torsplan phase 2, Stockholm**

Torsplan phase 2 is a commercial property in central Stockholm, with BREEAM Outstanding office space and BREEAM Excellent retail space. The developer, head contractor and building services contractor, believe that economic and environmental considerations and the well-being of people are interlinked, and worked in partnership to deliver a building reflecting that approach. Suppliers were contacted at an early stage to engage them in the sustainability issues and encourage them to take pride in their participation.



Torsplan phase 2, Stockholm



## And the winner is...

### **Four Pancras Square, London**

Part of the King's Cross Central development, one of London's most significant recent regeneration schemes, Four Pancras Square includes ten storeys of office and retail space, two basement levels and a diverse roof garden. The judges agreed it provides an exemplary demonstration of the value of feedback loops in design and procurement. This inherently complex project has been taken through a process of learning from earlier projects to push the boundaries further forward and upward.

## 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.

### El Faro, Spain

Unibail-Rodamco's shopping centre El Faro - or the 'the lighthouse' - is 'a beacon of regeneration' in the relatively remote area of Badajoz in Extremadura, Spain, and a demonstration of how a quality retail centre can reinvigorate an area. BREEAM In-Use was instrumental in defining how El Faro could achieve challenging comfort and quality goals, while helping to reduce energy, carbon emissions, waste and pollution, and enhancing biodiversity and sustainable transport.

### Les 4 Temps, Paris

Unibail-Rodamco's Les 4 Temps is the principal shopping centre in the business district of La Défense in Paris, welcoming more than 40 million visitors a year. Les 4 Temps was first audited in 2012, achieving Very Good ratings for both asset and management. The impressive improvements that have been achieved – delivering Excellent and Outstanding BREEAM ratings respectively – reflect the determined efforts of the team at this centre, and Unibail-Rodamco's sustainability policy and approach.

### Los Arcos, Seville

Celebrating its 25th anniversary in 2017, Unibail-Rodamco's Los Arcos was the first major shopping centre in Seville. It was initially audited in 2013 following a major renovation. Although scoring well in that first audit, there was a further improved performance in the recent BREEAM In-Use audit. This was achieved without further major renovations or large additional investments in technology, but through a balanced application of proven strategies and improvement measures across all sustainability criteria.

### Palais des Congrès de Paris

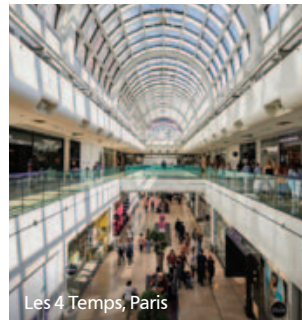
Opened in 1974 and extended in 1993, the Palais des Congrès de Paris houses 66 shops and a cinema, along with a famous congress and exhibitions centre. BREEAM has helped Unibail-Rodamco to achieve challenging environmental objectives by providing an objective canvas to translate the Group's sustainable management policies. BREEAM In-Use is not seen as an additional cost or bureaucratic constraint, but part of the Group's culture and management to improve the performance of their assets.

### Toison d'Or, Dijon **HIGHLY COMMENDED**

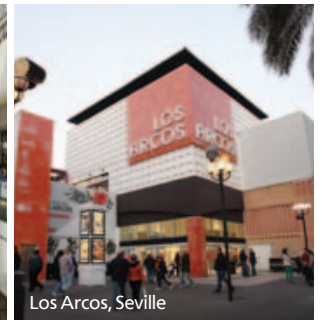
Owned by Unibail-Rodamco, Toison d'Or provides the north of Dijon with recreational and technology parks, as well a high quality shopping centre. The judges considered the project to be a good example of sound and market-leading corporate policies being used to incrementally improve performance across a portfolio. Of particular note on this project were the local community links, and the impressive improvements in asset performance over successive audits against BREEAM In-Use.



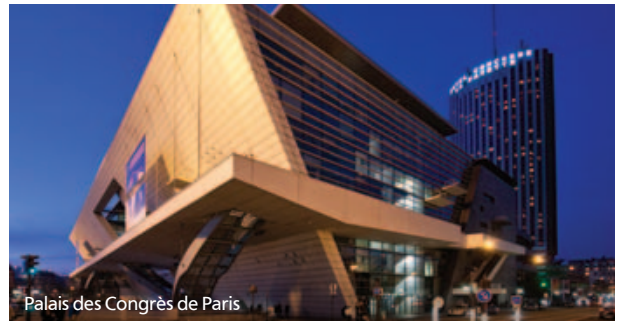
El Faro, Spain



Les 4 Temps, Paris



Los Arcos, Seville



Palais des Congrès de Paris



Toison d'Or, Dijon



## And the winner is...

### Forum Kayseri, Turkey

Owned by the Union Investment Group and developed by Multi, Forum Kayseri is a major city-centre shopping mall visited by over 15 million people a year. The judges noted its investment-led focus, both on high performance by the asset, and on the management processes in operation. They were impressed by the breadth of its holistic approach across all aspects of the assessment. The project achieved BREEAM In-Use Outstanding for both Asset and Building Management.

# 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. Those shortlisted in the Design category this year encompass a range of primary and higher education projects with impressively high standards.

## **UCL New Student Centre, London** **HIGHLY COMMENDED**

Located at the heart of UCL's Bloomsbury campus, the New Student Centre is the centrepiece of a £1.2 billion redevelopment programme. The judges felt that this project provided a convincingly elegant design solution – sympathetic to the Bloomsbury conservation area - for a higher education building. The use of BREEAM as a means of achieving replicable benefits was noted, as was the focus on raising understanding and awareness of strong circular economy principles.

## **Kingsgate Primary Lower School, London**

With research indicating a strong correlation between indoor environmental quality and pupil performance, the design of Kingsgate Primary Lower School in the London Borough of Camden aims to provide inspiring spaces for children, promoting a high-quality environment that enhances teaching and learning outputs. The school itself will become a teaching tool for sustainability, empowering staff and pupils to adopt sustainable and healthy lifestyles, whilst promoting a sense of ownership by building users and the community.

## **LSE Centre Buildings Redevelopment, London**

The LSE Centre Buildings Redevelopment will provide outstanding facilities to attract the brightest academics and students from across the globe. Backed by extensive thermal modelling, sustainability strategies include minimising energy use with natural ventilation while ensuring performance and comfort. BREEAM has acted as a springboard for additional sustainability measures – e.g. contractors Mace installed a green wall on their site cabins to minimise visual impact during construction. This will be relocated within the project's landscaping scheme.

## **CUBE, Tilburg University, Netherlands**

The CUBE at Tilburg University in the Netherlands provides a state-of-the-art Building of Education, catering for all learning needs in facilities ranging from individual study rooms to a large lecture hall. Located on the edge of the campus bordering the nearby forest, the building is explicitly designed to minimise energy use and maximise health and well-being – with access to views of attractive scenery and daylighting – thereby aligning with a number of key BREEAM objectives.

## **Ysgol Pen Rhos, Llanelli, UK**

The new Ysgol Pen Rhos in Llanelli, Carmarthenshire, is a new state-of-the-art primary school replacing two Victorian-era schools that had limited outdoor space. An artificial pitch has been included for community use – enabling a greater sense of scheme ownership. The project has involved redeveloping a contaminated former copperworks site, which has brought environmental and social benefits to the area. Funding from the Welsh Government 21st Century Schools Programme, required BREEAM 'Excellent' to be achieved.



UCL New Student Centre, London

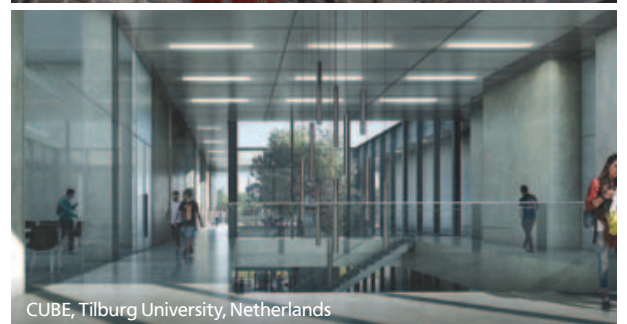


Kingsgate Primary Lower School, London

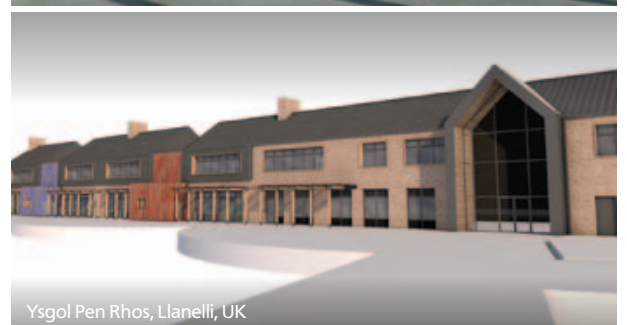


LSE Centre Buildings Redevelopment, London

Photo: RSH+P



CUBE, Tilburg University, Netherlands



Ysgol Pen Rhos, Llanelli, UK



## And the winner is...

### **Tiger Way Primary School and Nursery, London**

Innovatively addressing an urgent need in Hackney for both new school places and homes, this project will replace an existing school with a double capacity new school, organised around external play spaces, plus 89 new residential units that will part-fund the project. The judges were particularly impressed by the integrated approach to sustainable design and development, the application of multiple uses to ensure exemplary outcomes for the school, and the depth of consideration throughout the design.

# Public Projects – Post-Construction

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

## Energy Safety Research Institute, Swansea

Swansea University's Energy Safety Research Institute (ESRI) is the UK's first dedicated centre for research into energy safety, and the building itself is an exemplar in sustainable, low energy design. Encapsulating the University's ambition to be a world leader in realising a future in which global energy demand is met by affordable energy from renewable and sustainable sources, the development of ESRI has also boosted the Swansea Bay area and the Welsh economy.

## Fusion Tower, Bristol

Fusion Tower is the product of the redevelopment of an unused 1970s Bristol city-centre office block into elegant and innovative apartments for Bristol and West of England university students. The building's improved appearance has enhanced the city-centre skyline, and the setting of adjacent listed buildings and conservation areas. The local landscaping and ecology have been enhanced, and upgrades to the building fabric and use of more efficient, lower carbon systems, have reduced carbon emissions.

## Engineering Building, Lancaster University

This new home for the School of Engineering at Lancaster University accommodates wide ranging specialist disciplines. The University specified a building that would improve the public face and working environment of the department, and a highly sustainable facility achieving BREEAM 'Outstanding' – part of its core policy of promoting sustainability in new buildings. The engineering activities are central and visible to the public spaces – celebrating the ingenuity and innovation linked to these collaborative areas.

## Saw Swee Hock Student Centre, London School of Economics (LSE)

### HIGHLY COMMENDED

LSE's Saw Swee Hock Student Centre provides a hub for student activities and services. The brief demanded the 'best student building in the UK', specifying unique architectural interest, excellent sustainability and wellbeing features, and strong engagement with the local public realm. The judges felt that this project deserved special mention for its holistic approach and its use of live data. The use of locally sourced materials also impressed.

## University of Hertfordshire College Lane Student Accommodation

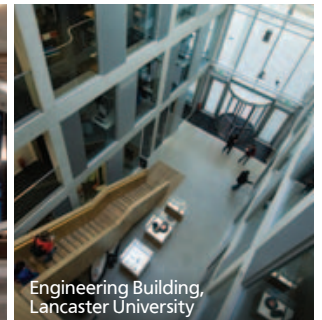
The University of Hertfordshire College Lane Student Accommodation project, delivered in partnership with ULiving and constructed by Bouygues UK, involved demolishing existing accommodation, refurbishing 500 rooms, and constructing 2,511 new rooms and other facilities. The site is largely car free and retains large areas of mature planting, with added wildflower meadows and ponds. These features and secure pedestrian links to other parts of the College Lane campus, 'have all created a truly wonderful campus environment'.



Energy Safety Research Institute, Swansea



Fusion Tower, Bristol



Engineering Building, Lancaster University



Saw Swee Hock Student Centre, London School of Economics (LSE)



University of Hertfordshire College Lane Student Accommodation



## And the winner is...

### GSK Centre for Sustainable Chemistry, Nottingham

This new, carbon-neutral laboratory now housing the University of Nottingham's Centre for Sustainable Chemistry has a unique and very striking design. Described by the judges as 'a real gem of a building', it takes a complex function and provides an elegant, innovative carbon-neutral and sustainable solution. It has the potential to encourage others to be more innovative in complex situations.



## Public Projects – In-Use

A number of the shortlisted projects described below are part of a very creditable schools' regeneration programme in Northern Ireland. However, it was the journey of improvement achieved by a team in Norway that most stood out for the judges.

### UC Davis Plant and Environmental Sciences Building, California

**HIGHLY COMMENDED**

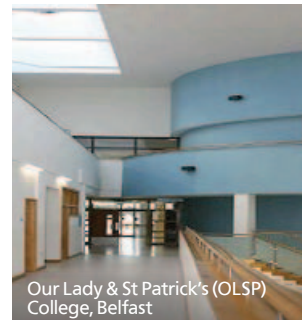
Owned by the University of California (UC) in Davis, PES provides state-of-the-art research facilities. The UC Davis team chose PES to pilot BREEAM In-Use, as the building has been upgraded to increase energy efficiency, reduce water use and improve indoor air quality. This project is an early entrant in a developing market and, as such, is a real leader in the USA academic sector. The judges applauded the university's commitment and early approach to using BREEAM for improving sustainability.



UC Davis Plant and Environmental Sciences Building, California

### Our Lady & St Patrick's College, Belfast

Our Lady & St Patrick's College, Belfast provides modern teaching facilities for over 1260 pupils. The building is both stimulating and welcoming for pupils and the wider community, with its pitches and halls available after school hours. Seeking an energy efficient building that improves wellbeing and productivity, Belfast Education Services and contractors O'Hare & McGovern were committed to achieving BREEAM In-Use, recognising its ability to enhance asset value, reduce operational costs and increasing efficiency.



Our Lady & St Patrick's (OLSP) College, Belfast



St Cecilia's School, Londonderry

### St Cecilia's School, Londonderry

St Cecilia's School provides teaching accommodation for 900 students, teachers and ancillary staff in Londonderry, Northern Ireland. An expansive convex glazed façade constructed in two separate wings articulates the main entrance and gives panoramic views of the City and Lough of the Foyle. The building was designed to encourage community use, the great success of which has increased heating and lighting demands – mitigated by careful design development and the introduction of new technologies.



St Joseph's Primary School, Belfast

### St Joseph's Primary School, Belfast

Providing modern teaching facilities for over 420 pupils, St Joseph's Primary School in Belfast offers a stimulating and welcoming environment for pupils and the wider community. The teaching spaces were designed to have the maximum achievable daylight, by introducing roof lights and light wells, and natural ventilation. Belfast Educational Services and contractors O'Hare & McGovern recognised the many advantages of BREEAM In-Use certification, including enhancing the asset's value, reducing operational costs and increasing efficiency.



St Mary's College, Belfast

### St Mary's College, Belfast

Providing modern teaching facilities for over 825 pupils, St Mary's College has a welcoming environment when approaching the building, and in the airy social foyer. This acts as a showcase for the College, creating a sense of pride and self-esteem for pupils, staff and the local community. The use of daylight and natural ventilation was carefully considered during the BREEAM process, along with access to ensure the provision of an enhanced and inclusive learning environment.



## And the winner is...

### Grønland 58, Drammen, Norway

Described as 'one of the most photographed buildings in Drammen', this local landmark has a distinguished façade of steel and glass and a prominent river-side location. The building is home to a diversity of organisations focusing on education, knowledge-based innovation and development. The judges made this award in recognition of the journey that the team has gone through to improve performance over time – noting, for example, the use of green leases in a public context.

# Homes Projects – Design

Ranging from an 18-century lodge in London's Richmond Park to a major housing development in eastern China, this shortlist comprises high quality refurbishment projects, a number of which had the added challenge of being undertaken on listed buildings.

## Hoover Building, London

After years of sitting vacant, the iconic Grade II listed Hoover Building was acquired by IDM Properties in 2015 for redevelopment into residential accommodation. IDM has invested in preserving and restoring the remaining historical features, whilst integrating contemporary designs and modern building techniques that enhance performance beyond the scope of energy and carbon saving requirements. This balance was achieved with the help of a clear list of BREEAM criteria made available to all team members.

## Metropolis Mansion, China

Metropolis Mansion is a commercial housing project developed by CIFI Holdings (Group) in the city of Hangzhou, eastern China. It is China's first real estate project to be rated Excellent at the design stage under BREEAM NC 2016. CIFI aims to use the BREEAM approach to help develop buildings with enhanced sustainability throughout China. Based on its success at Metropolis Mansion, the company will produce a green building practice handbook for use in future projects.

## 122 to 126 Chancery Lane, London

122 to 126 Chancery Lane comprises 35 apartments behind a Grade II listed façade, located in an historic area of central London. This development by Halamar (Chancery Lane) Ltd has made the most of the old and the new, celebrating the heritage of the area while providing exemplary 21st century living spaces, which provide healthy and comfortable living for the residents by achieving sustainable goals set up at the project's outset.

## White Ash Lodge, London

Originally a Keeper's House, the 18th century, Grade II listed White Ash Lodge has been converted from two flats to a single-family dwelling, while retaining its character and heritage. Managed by the Royal Parks on behalf of the Crown, it is made particularly unusual by its location in London's Richmond Park – with multiple designations, including national nature reserve. BREEAM certification was requested by the planning authority, which required a BREEAM Excellent rating.



Hoover Building, London



Metropolis Mansion, China



122 to 126 Chancery Lane, London  
Chemistry, Nottingham



White Ash Lodge, London



## And the winner is...

### HAUT, Amsterdam

Located in central Amsterdam just outside the historic canal zone, HAUT will provide 52 luxury homes in a hybrid building using timber as the main construction material. The judges agreed that this project significantly pushes the boundaries of high-rise timber modular construction to deliver high performance, quality dwellings. The focus of developer, Lingotto-Amsterdam, on the efficient use of materials and circular economy principles is impressive, innovative and highly replicable.

# Homes Projects – Post-Construction

This category delivered a shortlist with a range of impressive projects of very 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.

## 31-35 Craven Hill Gardens, London

The 19th century, 31-35 Craven Hill Gardens, located north of Hyde Park in central London, comprises five stucco-fronted townhouses and was previously used as a hotel. This project has shown how quality design and commitment from all stakeholders can transform an historic building into an efficient, functional, modern building (comprising 18 apartments) without compromising on architectural aesthetics. Westminster City Council's Planning Condition, required the project to achieve a BREEAM 'Excellent' rating.

## South Bank Tower, London

Arising from the 'transformation of the previously unloved Kings Reach Tower', this development is part of London's South Bank rejuvenation. The constraints of an existing structure made delivering energy efficiency credentials comparable with those of new buildings a considerable challenge. Innovative strategies included a radical revision of the cores, allowing the design to optimise residential floor plates, increasing area efficiencies from 73% to 82%. Resident amenities include one of London's largest roof top gardens.

## Victoria Road, Sutton, UK **HIGHLY COMMENDED**

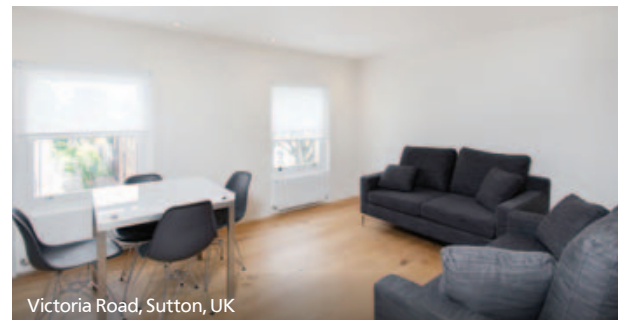
This building in Sutton, South London, has been transformed from a cold, draughty house into three BREEAM Excellent dwellings. The judges noted that the low budget and the relative inexperience of the client and project team made their efforts and commitment all the more impressive. This project's benefits are eminently replicable, given the large number of similar properties across the UK, and send a clear and encouraging message to smaller developers and contractors.



31-35 Craven Hill Gardens, London



South Bank Tower, London



Victoria Road, Sutton, UK



## And the winner is...

### 126 Pavilion Road, London

The redevelopment of this historic listed house by Cadogan in the Royal Borough of Kensington and Chelsea has transformed it to a future-proofed, low-energy home that counters any misconception that the highest energy efficiency is only achievable in new-build properties. With its impressively high BREEAM score for the refurbishment of a period property, and potential for its solutions to be replicated across the portfolio and beyond, the judges described this as an outstanding project.

## Regional Awards – Asia

The Regional Awards recognise the best performing projects in their respective global regions, focusing on the ability to encourage enhanced sustainability and performance in local markets. They reward projects that have done most to promote scalable benefits locally and regionally, as a result of the solutions they have adopted. The Asia Award is for projects in the Asian region, Middle East, Far East and Pacific Rim.

### CIFI Sustainable Demonstration Building, China

The CIFI Sustainable Demonstration Building is located in Nanfaxin Town, Shunyi District, Beijing. It provides library facilities, leisure and cafes for surrounding communities. The building's design integrates various strategies covering passive design, a renewable energy system, prefabricated assembly, recyclable resources and materials, and an intelligent control system. There is a strong feedback and research aspect to the operation of the building, with the emphasis on providing users with a healthy, comfortable and efficient service space.

### Tianjin Haihe, Jinmao Palace, China

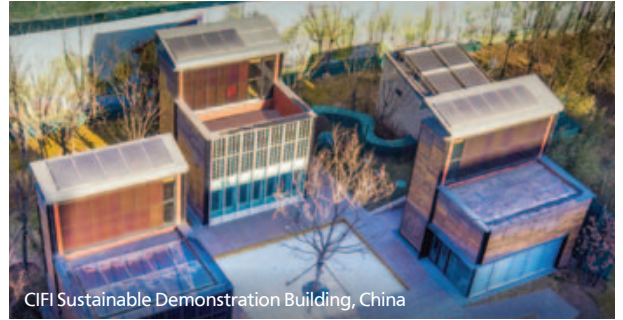
Providing a superb example of building sustainability for developers and constructors, Tianjin Haihe, Jinmao Palace is the first BREEAM Excellent-rated project in Tianjin, a major port city in north-eastern China. A carefully thought out transport network, energy efficiency and water saving technologies, life cycle assessment of materials, and large, planted open spaces are among the sustainability features of this extensive residential development. Developer, Jin Mao, has adopted BREEAM assessment as a strategic element of its projects.

### Wyndham Garden, Astana **HIGHLY COMMENDED**

The hotel Wyndham Garden Astana in the Republic of Kazakhstan is the first hotel in the Commonwealth of Independent States with a BREEAM rating, demonstrating that green technology and sustainable construction is both feasible and beneficial in this region. The judges particularly noted the early use of BREEAM In-Use certification to inform ongoing management and maintenance activities in the hotel, and the links that this review has made for raising funding for future development.

### Zhengzhou Beilonghu Jinmao Mansion, China

Zhengzhou Beilonghu Jinmao Mansion is the first BREEAM rated residential project in the Chinese city of Zhengzhou, and has set the benchmark for sustainable buildings in the city. The Jin Mao Group will follow this project by building more BREEAM rated buildings in Zhengzhou and central China, helping to raise the living quality of the local people and meeting their needs for properties delivering high quality indoor air, natural light, acoustics, temperature, humidity and water.



CIFI Sustainable Demonstration Building, China



Tianjin Haihe, Jinmao Palace, China



Wyndham Garden, Astana



Zhengzhou Beilonghu Jinmao Mansion, China



## And the winner is...

### Metropolis Mansion, China

Metropolis Mansion is a commercial housing project developed by CIFI Holdings (Group) in Hangzhou, eastern China. It is China's first real estate project rated design stage Excellent under BREEAM NC 2016. The judges noted CIFI's commitment to putting into practice some of the lessons learnt from its demonstration building on the same site. If these are rolled out more widely across this masterplan, the project could have an important impact on the Chinese market.

# Regional Awards – Americas

This award recognises projects in North, Central and South America. The judges welcomed the early adoption by the Macerich Company, which owns a number of shopping centres on the shortlist assessed under BREEAM In-Use USA, and the opportunities this presents to demonstrate improvement over time.

## Flatiron Crossing Mall, Colorado

Flatiron Crossing is a large shopping centre in Broomfield Colorado, owned and operated by the Macerich Company. BREEAM In-Use has become the company's asset level framework for driving practices to reduce risk, improve efficiency and reduce consumption. Flatiron Crossing employs a range of energy efficient technologies including centre-wide LED lighting, high-efficiency HVAC, low-flow toilets and smart irrigation. Macerich will use BREEAM going forward as a tool to gauge success and progress in improving site-level sustainability.



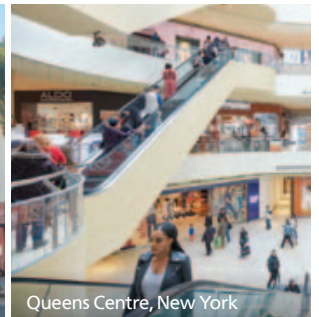
Flatiron Crossing Mall, Colorado

## Kierland Commons Mall, Arizona

Kierland Commons Mall, a shopping and lifestyle centre in Scottsdale Arizona, was chosen as one of the Macerich Company's initial sites for BREEAM In-Use, based on the mix of renewable energy assets and site management. The aim was to evaluate current operations against BREEAM In-Use to understand Macerich's site level operational performance. Also, to improve the wellbeing and productivity of people working in the building, and bridge the 'gap' between modelled performance and operational outputs.



Kierland Commons Mall, Arizona



Queens Centre, New York

## Queens Centre, New York

Queens Centre is a large enclosed shopping centre in Elmhurst, New York. Technologies enhancing the centre's sustainability include a 1200kW fuel cell for on-site energy generation, which continuously offsets standard grid energy with clean, low emission energy. The BREEAM In-Use certification process provided quantitative tools and metrics for Queens Centre's processes and systems, demonstrating, for example, the benefits of the building automation system and setting an example for other large USA malls to follow.

## Scottsdale Fashion Square, Arizona

Scottsdale Fashion Square is a shopping centre in Scottsdale, Arizona, owned and operated by the Macerich Company. Technologies enhancing the centre's sustainability include the state-of-the-art optimization software for the Central Plant Operations. This software not only decreases energy use, but increases overall centre comfort by continuously adjusting settings based on actual conditions in each space throughout the centre. The BREEAM In-Use process proved very helpful in identifying improvements that can lead to better building performance.



Scottsdale Fashion Square, Arizona

## UC Davis Plant and Environmental Sciences Building, California

Owned by the University of California (UC) in Davis, Plant and Environmental Sciences (PES) provides state-of-the-art facilities for research. UC Davis is among the most sustainable universities in the world, being placed first in the 2016 GreenMetric World University Ranking. Its Green Building Team chose PES to pilot BREEAM In-Use because the building had undergone recent upgrades to increase energy efficiency, reduce water use and improve indoor air quality, and they wanted to evaluate the impacts.



UC Davis Plant and Environmental Sciences Building, California



## And the winner is...

### SEBRAE Sustainability Centre, Brazil

Inspired by the local indigenous hut shape, SEBRAE's building addresses climate-related environmental design aspects through a vernacular architecture and passive design strategies. The judges agreed that this project stood out as a beacon of sustainability in the region, with the potential to raise awareness and understanding of sustainable design principles across Central and South America. Adopting sustainable solutions alongside indigenous approaches enables wide replicability using local skills and technologies.

## Regional Awards – Western Europe

This was the most strongly debated award of this year. Two of the shortlisted projects presented massive opportunities - equally but in their own ways - to move the well-developed Western and Northern European markets forward in sustainable property and design. After much debate, it was decided to present two awards.

### Fraser Studios, Aberdeen

Fraser Studios is a purpose-built student accommodation development on a brownfield site formerly occupied by a 1960s office building. The energy strategy, understanding of heating and ventilation for student residences and desire to create a healthy internal environment, ties the internal design philosophy with the external landscape, green roof, extensive cyclist facilities and excellent public transport links. The building proves that sustainability and BREEAM can avoid compromise whilst delivering quality and value for money.

### GSK Centre for Sustainable Chemistry, Nottingham

The new carbon neutral laboratory now housing the University of Nottingham's Centre for Sustainable Chemistry is 'unique in the UK, not only in its design but also its focus on world-leading research in sustainable chemistry.' This building's very striking design was focused on whole carbon neutrality from the outset. This embedded the carbon neutral status throughout the building, including architectural elements and product selection as well as the energy offset the building is providing.

### HAUT, Amsterdam

Located in central Amsterdam just outside the historic canal zone, HAUT will provide 52 luxury homes in a hybrid building using timber as the main construction material, and described as, 'a serious contender to become the tallest timber residential building in the world'. The developer, Lingotto-Amsterdam, has used BREEAM to help achieve high sustainability goals, driving design improvements in transport, water and ecology targets, and keeping a strong focus on sustainable material use.

### Lidl Distribution Centre Waddinxveen, Netherlands

With its BREEAM 'Outstanding' certification, Lidl Waddinxveen has been described as 'the Netherlands' most sustainable distribution centre'. Lidl was responsible for the project's design and construction, and is the owner and user of the building. The use of BREEAM stimulated the company to switch to natural refrigerants, and confirmed the high isolation standards used, the reuse of waste heat and the use of low temperature heating systems. These measures save about 1 million kWh per year.



Fraser Studios, Aberdeen



GSK Centre for Sustainable Chemistry, Nottingham



HAUT, Amsterdam



Lidl distribution centre Waddinxveen, Netherlands



## And the winners are...

### Bloomberg London

This building was opened in the City of London in late 2017 to bring Bloomberg's London workforce together. It is designed to be an exemplar of sustainability and wellbeing, to promote collaboration and communication, and to attract the brightest global talent. The winner also of this year's Commercial Project – Design Award, the projects' inspiring success in illustrating the sustainability opportunities and innovations possible in a central urban context, was highlighted by the judges.

### DC2, Prologis Park, Dunstable, UK

DC2, Prologis Park is a state-of-the-art distribution centre developed and owned by Prologis. Also short-listed for the Commercial Post-Construction Award, the judges felt it deserved further recognition in this category for its potential benefits in an often unloved sector. Constructing and operating distribution facilities significantly impacts the environment, and so brings important improvement opportunities. The judges were impressed by the Prologis team's long-term commitment to improvement, and use of BREEAM to enhance their buildings and inform future projects.

# Regional Awards – Central and Eastern Europe

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

### Mennica Legacy Tower, Warsaw

This joint project by Golub GetHouse and Mennica Polska S.A. includes the first high-rise building in Warsaw to receive BREEAM 'Outstanding' (BREEAM New Construction 2013). Located in the city centre, the Mennica Legacy Tower office development has excellent transport links and facilities for cyclists. Acoustic insulation, a high daylight penetration coefficient and access to fresh air from safe, openable panels and an advanced building management system contribute to a healthy and productive working environment.



Mennica Legacy Tower, Warsaw

### BLOX, Prague

Located in Prague's Dejvice district, the mixed-use BLOX building includes offices, shops and a restaurant. It enjoys excellent links to urban and suburban public transport, facilities for cyclists, a complex system of utilities sub-metering, and a high-quality indoor environment with individually controlled lighting, heating and cooling systems, exterior blinds and openable windows. The project includes the restoration of a park, with a playground, a water feature, and the introduction of native trees and shrubs.



BLOX, Prague

### Forum Kayseri, Turkey

Opened in 2011, Forum Kayseri is a major shopping mall in the centre of the Turkish city of Kayseri. Owned by the Union Investment Group and developed by Multi, it is the first project in Turkey to achieve BREEAM In-Use Outstanding for both Asset and Building Management. With more than 15 Million visitors a year Forum Kayseri delivers sustainability and efficiency, while ensuring the comfort and wellbeing of the people using and working in the mall.



Forum Kayseri, Turkey

### Podium Park, Krakow

This is a prestigious office development on a grand scale, designed to provide sustainable and healthy working environments for more than 6000 people. With sustainability at its heart from the concept stage, the project's three buildings will be among the most advanced in Central and Eastern Europe. Their construction, on a brownfield site, will focus on protecting existing ecological features and increasing biodiversity, for example by transforming a car park into a vibrant garden.



Podium Park, Kraków



Building 18, Prologis Park, Prague

### Building 18, Prologis Park, Prague

Prologis is committed to providing industry-leading, energy-efficient logistics real estate facilities that reduce operating costs for its customers while delivering sustainability benefits to communities and stakeholders. An integral part of that is having all its new buildings submitted for BREEAM certification. Building 18 at Prologis Park Prague-Rudná, constructed for the leading Czech sports retailer Sportisimo, has been hailed as the first logistics facility in the Czech Republic to receive BREEAM's highest accreditation rating of Outstanding.



## And the winner is...

### V.Offices, Kraków

Developed by AFI Europe, this building's name reflects its 'V' shape, which proved the most suitable for a challenging and constrained former industrial site in the heart of Kraków. The judges agreed that this high scoring and strongly investor-led project has the potential to create benefits across a wide property portfolio, straddling national markets across this region. The project's focus on reducing operational impacts, life cycle costing and advanced commissioning practices is impressive in these markets.

