

## Gazeley Blue Planet The UK's first BREEAM 'Outstanding' development

### The challenge

- To win a competitive bid process based primarily on sustainability credentials rather than highest bid price.
- To deliver 385,000ft<sup>2</sup> of B8 warehouse, from a standing start, between November 2007 and December 2008.
- To create a carbon positive, BREEAM 'Excellent' rated development.
- For the facility to integrate with its local community.
- To provide a blueprint for innovative design.
- To incorporate leading-edge, sustainable design within a cost-effective product.
- To deliver cutting-edge technology initiatives that have not previously been used on a distribution facility within a challenging programme timescale.

### The solution

- Project team consisted of members of the Gazeley 'Virtual Team'; consultants and supply chain members who have worked with Gazeley over the past 20 years.
- Use of a project extranet to facilitate effective sharing of information.
- Advice on the embodied carbon content of materials.
- The energy and CO<sub>2</sub> savings were identified for each initiative.
- Sub-contract selection included sustainable construction targets. For this a monthly report was prepared detailing the design and procurement challenges for each specific bid initiative. The initiatives were not chosen on the shortest payback period but on embodied and operational CO<sub>2</sub> savings.
- Pro-active involvement by the Davis Langdon BREEAM assessor during the design development process.

### Added value

- The UK's first carbon positive BREEAM Industrial 'Outstanding' rated logistics facility (under 2008 design rating).
- 100 per cent energy and heat supplied from renewable energy.
- Building lighting and power savings of 51 per cent equating to annual savings of £124,000.
- Building heating and energy savings of 39% equating to annual savings of £56,000.
- Water savings of 62 per cent equating to annual savings of £36,000.
- Total energy and water cost in use savings of up to £216,000pa (39 per cent cost in use saving pa).
- ETFE roof lights with in-built photovoltaic cells and manifestations that minimise night time pollution.
- Design that responds to the natural features of the site, re-creating walkways, parklands and habitat.



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