

BIG YELLOW ACHIEVES BREEAM EXCELLENCE FOR NEW STORES



The Challenge

Big Yellow continues to put sustainability at the centre of the store developments, and we recorded our first BREEAM certificate rated “Excellent” for the Sheen store in 2009. The Reading store followed shortly after, achieving the BREEAM “Excellent” certification in June 2010 and Camberwell achieved BREEAM “Excellent” certification in August 2021.

In 2018 and 2019, Big Yellow appointed *Silcock Dawson & Partners* as BREEAM Advisory Professional and Assessors for their Bracknell, Battersea and Hove store developments.

The Bracknell and Battersea stores both received BREEAM “Excellent” rated certificates in spring 2021.

Hove and Hayes, which are still under assessment at the time of writing in December 2022, are also set to achieve the BREEAM “Excellent” rating.

What have we done?

1. Selected the Right Partners

We have worked with our consultants, *Silcock Dawson & Partners*, to ensure the resilience and durability of our stores. The stores have been designed for adaptability and future disassembly which will allow for easy material separation and reuse.

2. Selected the Most Suitable Framework - BREEAM

BREEAM (Building Research Establishment Environmental Assessment Method) is a sustainability assessment that is used to masterplan projects, infrastructure and buildings.

Assessments evaluate the procurement, design, construction and operation of a building against a range of targets based on performance benchmarks. It focuses on sustainable value across a range of categories. Each category focuses on the most influential factors, including reduced carbon emissions, low impact design, adaption to climate change, ecological value and biodiversity protection.

BREEAM provides a foundation for sustainable buildings which encourages sustainable methods from an early stage in the development. It also prolongs a building's life cycle and emphasizes the importance of health and wellbeing to building users through its occupation.

BREEAM sets best practice standards for the environmental performance of buildings through design, specification, construction, and operation.

There is often a lag between the design phase and the completion of construction, however we spotted our opportunity with Bracknell and Battersea. Both stores were designed and constructed with the directive to achieve the BREEAM "Excellent" rating from the very early stages. In 2019, construction works began on these stores and fit out works commenced early 2020. The Final Post Construction certificates for these stores was issued in spring 2021.

The focus on sustainable value and efficiency makes BREEAM certified developments attractive property investments.

In particular this relates to; reduced operational costs, helping to limit investor and developer risk in building for the future, making a building more attractive to let, sell or retain and creating a healthier workplace. Furthermore, building our stores to this high standard helps us deliver on our ambitious Net Zero and Net Renewable Energy Positive Strategy.

