



NEWS

NEW INDUSTRIAL SECTOR PROJECT TO PURSUE BREEAM AND WELL

In a move that supports the future harmonisation of building standards in sustainability and well-being, developers Baytree Logistics Properties LLP ('Baytree') will deliver a major new industrial sector project in the UK that embraces environmental sustainability and human health and wellness.

Baytree is constructing the first phase of a new industrial development in Dagenham Essex. Phase one of the development comprises two buildings totalling 110,000 sq ft, while future phases will provide a further 250,000 sq ft of grade A facilities. The buildings have been designed to be attractive for a wide variety of industrial, logistics and manufacturing occupiers in a prime location with easy connections to the centre of London. When completed, Baytree's base buildings will not only achieve BREEAM Excellent and EPC "A" ratings, they are also registered to pursue certification through the WELL Building Standard™ (WELL).

Architects Chetwoods, Mechanical and Electrical services consultants KTA and environmental consultants Delta-Simons have designed a variety of sustainable building features for Baytree, including solar photovoltaics linked to battery storage, electric vehicle charging stations, air source heat pumps, enhanced use of recycled and recyclable materials, prefabricated building elements, low energy LED lighting and a super airtight, insulated building envelope, all of which will all be constructed within an enhanced landscape environment.

Baytree's design principles are founded on delivering buildings within environments which are attractive to the people who utilize the spaces, and which deliver measurable environmental and social value. Initiatives to be included in the pursuit of BREEAM and WELL certification include external gym equipment and the provision



of numerous internal building features which have been designed specifically to enhance the comfort and well-being of all building users.

This follows the announcement that BRE and the International WELL Building Institute™ (IWBI™) are pursuing alignments between BREEAM and WELL that will make it easier for projects pursuing both standards. Not only is this about ensuring that two like-minded organisations respond to the market need to drive high-performance buildings but do so in a way that reduces the burden on the developer and maintains the technical rigour and quality that BREEAM brings. BREEAM has gone one step further in this process by working with Baytree to look at how elements of standard design in these types of buildings can be ‘type approved’.

All European markets have regional variations and require a standard with its own unique fingerprint in areas such as water and air purity, health and safety and building comfort initiatives. BREEAM is exceptionally well placed to carry out this work, being present in more than 70 countries worldwide.

Used in more than 70 countries, BREEAM, operated by BRE, is the leading standard for sustainability. More than 551,000 buildings have been certified under BREEAM on more than 24,000 projects around the world, with over 2.2 million registered for assessment over the past 25 years. The WELL Building Standard is the first building standard to focus on the health and wellness of the people in buildings. It centres on seven Concepts - air, water, nourishment, light, fitness, comfort and mind – and demonstrates the connection between buildings and its impact on people’s health and wellness.

The collaboration between BREEAM and WELL will now provide a more cohesive approach to delivering projects that place sustainability and human health and well-being at the top of the agenda.



For more information on BREEAM visit: www.breeam.com and on WELL visit: www.wellcertified.com

ENDS

For further information, please contact David Ing at CFA on:

David Ing
Telephone: 01622 754295 or 07802 409484
Email: david.ing@cfa-group.com

Notes to Editors

BREEAM

BREEAM is the internationally recognised measure of sustainability for master planning, infrastructure, buildings and communities, covering all stages of an asset's life, including new construction, in-use and refurbishment. Used in more than 70 countries, more than 551,000 buildings have been certified and 2,252,823 registered for assessment over a 25-year period. With proven success in driving market transformation, BREEAM's goal is to inspire design teams to excel, innovate and make effective use of resources. For more information please visit: www.breeam.com

The WELL Building Standard

The WELL Building Standard™ (WELL) is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact the health and well-being of the people who live, work and learn in the buildings. WELL focuses on seven categories of building performance: air, water, nourishment, light, fitness, comfort and mind. The WELL Building Standard is grounded in evidence-based medical research that demonstrates the connection between the buildings where we spend more than 90 percent of our time and health and wellness impacts on us as occupants. The WELL Building Standard is administered by the International WELL Building Institute™ and third-party certified by Green Business Certification Inc. (GBCI). www.wellcertified.com