

5 Aldermanbury Square

5 Aldermanbury广场



Aldermanbury Square is a purpose built multi-storey office building with two small ancillary retail units.

The building is situated within the walls of the City of London with Aldermanbury Square to the east, London Wall to the north and Wood Street to the west. Completed in 2007 the building replaced Royex House which had occupied the site since 1962. There are eighteen upper floors plus two basements and plant accommodation on the roof. The net internal area is 25,634m² (276,225 ft²). There are multiple tenants in the building and the property is part of Deka Immobilien Europa, an open-ended property fund operated by Deka Immobilien Investment GmbH. The fund has a current total of 154 properties with a value of £9,464 million of which 9 (£ 1,727 million) are located in the UK.

KEY FACTS

BREEAM In-Use Scheme

Part 1 (Asset Performance)

Score: 60%

Rating: Very good

Star rating: 4 stars

Part 2 (Building Management)

Score: 46%

Rating: Good

Star Rating: 3 stars

WHY BREEAM IN-USE?

From the outset Deka Immobilien stated their ambition to present their portfolio of properties in London as trophy assets that achieve various accreditations to emphasise the company's commitment to sustainability. It was agreed during various meetings between Savills and Deka Immobilien which followed the purchase of a new asset that the most suitable way to validate the environmental obligations of the premises would be with BREEAM In-Use certification.

DONAL CAMPBELL, DEKA IMMOBILIEN GMBH, SAYS:

"Certification of 5 Aldermanbury Square is part of a systematic implementation of our corporate environmental policy. Deka Immobilien invests in top quality buildings with the world's leading companies as tenants, and these companies want their employees to thrive in their workplace. They also want their clients and investors to know that they operate in an environmentally responsible way. Deka's Immobilien's own investors respond very positively to our environmental initiatives and certification. This is a win-win situation for all concerned.

LIZZIE BATCHELOR, SUSTAINABILITY MANAGER FOR MANAGING AGENTS SAVILLS, SAYS:

"Savills' Commercial Property Management Division takes a considered and structured approach to managing its environmental impacts. Savills believe that genuine progress can be made through a targeted programme of incremental improvements within each managed property's operations and activities. The BREEAM In-Use assessment at 5 Aldermanbury Square helped support this program, and provided ourselves and our client with a consistent, recognised, international standard, for which we could benchmark against."

Aldermanbury广场是一栋特别修建的多层办公大楼，配套有两个小型零售单元。

该建筑位于伦敦城墙以内，Aldermanbury广场在东，伦敦城墙在北，伍德街在西。该建筑于2007年建成，替代了自1962便矗立于此的Royex House。该建筑包含地面以上18层，地下2层和屋面植被。其内部实用面积为25,634 m² (276,225 ft²)。该建筑内归为Deka Immobilien Europa公司所有，有多个租户。Deka Immobilien Europa 是由Deka Immobilien Investment GmbH运营的一支开放式房地产基金。该基金目前拥有房地产共154处，价值94.64亿英镑，其中有9处房产（17.27亿英镑）位于英国

关键数据

BREEAM In-Use体系

第1部分（资产性能）

得分：60%

评级：优秀

星级：4星

第2部分（建筑管理）

分数:46%

评级：良好

星级：3星

为什么使用BREEAM In-Use?

从一开始，Deka Immobilien就明确了他们的决心：将公司在伦敦的多个项目进行绿色认证并打造成一系列标杆资产，以强调该公司致力于可持续性建筑的承诺。在购买了这一新资产后，Savills 和 Deka Immobilien召开了各种会议，会上双方一致认为最适合用于验证房地产项目的环保理念的认证就是BREEAM In-Use。

DONAL CAMPBELL, DEKA IMMOBILIEN GMBH说道：

"5 Aldermanbury广场的认证是系统化实施我们企业环境政策的一部分”。Deka Immobilien投资顶级建筑，其租户均为世界一流公司。这些公司希望其员工在他们的工作场所蓬勃成长，并希望让客户和投资者知道，他们的运营管理是对环境负责的。Deka's Immobilien 的权益人投资者们对我们的环保措施和认证的反应非常积极。这对于所有人都是双赢的情况。

LIZZIE BATCHELOR，管理代理公司Savills的可持续发展经理说道：

"Savills的商业地产管理部采用了一种缜密且结构化的方式来控制其环境影响。Savills认为，通过在其管理的每一处房产的运营和活动中采用针对性渐进式改进方案，是可以取得真实进步的。5 Aldermanbury 广场采用的BREEAM In-Use建筑评估有助于为该项目提供支持，并为我们自己和我们的客户提供了一个我们可以将其作为基准的一致的、公认的国际标准”。



THE BREEAM IN-USE ASSESSMENT

The property has a strong waste strategy and an excellent provision for recycling, allowing sufficient space for more than four waste streams. The asset, therefore, scored full marks within the waste section.

A well lit, secure, cycle rack has been provided for staff, with associated changing and showering facilities. In addition, the site is within 500m of London tube and bus services, and there were several local amenities close to the site. The asset also contains features that protect the building from pedestrian and vehicular traffic; 5 Aldermanbury Square, therefore, scored high (85%) within the Transport section. Likewise, the asset scored well within the Material section (79%) for several aspects including adaptability floor plates within the design and for having a robust maintenance and security policy.

FUTURE PLANS

Since the assessment, RPS have completed a further energy audit and have a number of initiatives to be incorporated in future service charge budgets. These include, installation of timers on the external water feature, LED lighting to lift lobby areas, installation of slow starter inverters on the booster pumps, power factor correction, reduction in LTHW temperatures, PIR in basement corridors and scheduling of car park extract fans. RPS have also started to implement ISO14001 certified EMS (Environment Management System), due to complete in April 2015. Now that the assessment process has been finalised, the full benefits of the exercise have begun to be noticeable; as the site team have extended knowledge of the building plant and lighting equipment. The team also now have a greater awareness of both good and bad environmental practices.

BREEAM In-Use Assessors RPS are reviewing with Deka Immobilien any further assets in their portfolio and the potential to benefit from BREEAM In-Use.

Project Team

- Owner: Deka Immobilien GmbH
- BREEAM In-Use Assessor : Jordan Kirrane, Senior Consultant, RPS Health, Safety and Environment
- Building Manager: Ray Brooksbank, Savills
- Operations Director: Sara Gough, Savills

BREEAM In-Use评估

该项目拥有强大的废弃物处理策略和极好的回收服务，其空间足以应对四种以上的废弃物。因此，该资产在废弃物处理领域取得了满分。

该项目为员工提供了一处明亮、安全的自行车架，配套有更衣室和淋浴设施。此外，该位置500米以内就有伦敦地铁和公交服务，且在其附近有多处当地便利设施。该资产还采用了不受行人和往来车辆损坏的建筑防护措施；5 Aldermanbury 广场因此在交通领域取得了（85%）的高分。同样，该资产在材料领域也取得了（79%）的不错分数，主要体现在几个方面，包括在设计上采用适合的楼面板，使之安全、稳固、长效、易维护。

远景规划

根据该评估，RPS已完成了进一步的能源审核并将许多措施纳入未来服务费用预算中。这些措施包括：为外部水景安装定时器，在电梯门廊安装LED照明，在增压泵上安装慢启动逆变器，功率因素校正，减少低温热水系统温度，在地下室走廊安装PIR（被动红外线）产品以及安装停车场排风。RPS还开始着手ISO14001认证的EMS（环境管理系统），预计于2015年4月完成。该评估流程现已终结，其全面效益已开始变得明显；现场小组增长了建筑设备和照明设备的知识，更深入理解哪些是好的还是不好的环境措施。

BREEAM In-Use评估公司RPS正在和Deka Immobilien公司一起审核其旗下的其他资产以及其从BREEAM In-Use可以得到的效益。

项目团队

- 业主：Deka Immobilien GmbH
- BREEAM In-Use评估师：Jordan Kirrane，RPS健康、安全及环境部门的高级顾问
- 大厦管理人：Ray Brooksbank, Savills
- 运营总监：Sara Gough, Savills

Further details on the BREEAM criteria can be found in the relevant scheme manuals. Copies of the manuals can be downloaded free of charge from www.breeam.com



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