

First BREEAM Outstanding in Turkey 土耳其首个BREEAM “杰出”级项目



The team behind this project aimed to set an example in Turkey of how sustainability can have a positive effect on a building's management and its users' quality of life.

In 2012 Kanyon became the first project to achieve an Excellent rating under BREEAM In-Use, reflecting a long term commitment to sustainability and innovative performance. In 2015, Kanyon has become Turkey's first building to achieve an Outstanding rating for building management under BREEAM In-Use International. Kanyon won the BREEAM In-Use Award in 2013 and the BREEAM Retail In-Use Award in 2016.

Tuncer Kinikli, Operations Director of Kanyon Facilities Management and Marketing said:

"Kanyon aims to be a pioneer in reducing energy use, water consumption and waste, via an innovative and comprehensive management strategy. Investing in sustainability has resulted in 11% annual savings in energy costs. BREEAM was the most suitable tool for assessing the environmental aspects of our design and building management performance, and will guide us in improving our sustainable projects. Achieving high BREEAM scores helps and encourages our tenants and staff to participate in sustainability activities."

该项目团队的目标是在土耳其树立一个可持续性如何对建筑的管理以及用户的生活质量产生积极影响的典范。

2012年，Kanyon成为首个在BREEAM In-Use中被评级为“优异”的项目，反映了对可持续性和创新能力的长期追求。2015年Kanyon成为土耳其首个在BREEAM In-Use国际版认证中评级为“杰出”的项目。Kanyon于2013年获得了BREEAM In-Use大奖，并于2016年荣获了BREEAM In-Use零售版奖。

Tuncer Kinikli, Kanyon设备管理和市场运营总监说道：

“Kanyon的目标是通过创新和综合管理策略来减少能耗、水耗和废弃物排放的先驱。对可持续领域的投资已经取得每年节约11%的能源成本的效果。BREEAM是最适合用于评估我们设计的建筑环境和建筑管水平的工具，在改善我们项目可持续性的过程中，它为我们提供指导。在BREEAM认证中取得高分也帮助并鼓励我们的租户和员工参与到可持续性活动中。”



ABOUT THE PROJECT

Kanyon is an innovative, mixed-use property development offering a healthy and modern lifestyle in the heart of Istanbul. Inaugurated in May 2006, Kanyon is an equal share joint venture between Eczacıbaşı Group and Is Real Estate Investment Trust. Several well known national and international companies were involved in this \$200 million project, including Jerde Partnership International, Tabanlıoğlu Architects, Arup Engineering and Tepe Construction. The BREEAM Assessors are Turkeco Construction and energy.

Kanyon is one of Europe's largest multifunctional centres, comprising:

A mixed residential and business community

Kanyon has 179 residential apartments, ranging from 80 m² studios to 380 m² duplexes, which were designed by interior architects Sevil Peach and Brigitte Weber. Overlooking the long and curving expanse of the Kanyon project, the business tower offers 30,000 m² of rental office space on 25 floors, with floor plates averaging 1,167 m².

Open-air shopping and entertainment

Kanyon's residences and business tower oversee four levels of retail space. The 40,812 m² open-air shopping area is lined with 157 boutiques, numerous restaurants, cafes, bars, a cinema, health and fitness centre, gourmet market and an outdoor performance area. This shopping experience is anchored by the world-famous fashion store Harvey Nichols, and the introduction of new brands to Turkey. Creating a whole new approach to shopping, Kanyon attracts some 35 thousand visitors daily.

关于项目

Kanyon是一个创新的综合房地产开发项目，项目位于在伊斯坦布尔的核心地区，项目为城市提供健康和现代的生活方式。始于2006年5月，Kanyon是Eczacıbaşı Group 和Is Real Estate Investment Trust联合创立的合营公司。多个知名的国内和国际公司都参与了这2亿美元的项目，包括Jerde Partnership International、Tabanlıoğlu Architects、Arup Engineering和Tepe Construction。BREEAM评估人为Turkeco Construction and energy。

Kanyon是欧洲最大的多功能中心之一，包括：

一个商住混合社区

Kanyon有179套公寓，从面积为80 m²的工作室到380 m²的复式住宅，由室内建筑师Sevil Peach 和Brigitte Weber设计。放眼Kanyon项目长而弯曲的空间，该商业大厦有25层租赁办公区，租赁面积达30,000 m²，平均每层1,167 m²。

开放式购物和娱乐

Kanyon的住宅和商务楼比零售区高出四层。该开放购物区面积约40,812 m²，设有157家时装店、大量餐馆、咖啡馆、酒吧、一个电影院、健康和健身中心、美食市场和一个露天表演区。世界知名的时装店Harvey Nichols和引入土耳其的新品牌提升了这里购物体验。创造了一个全新的购物途径，Kanyon日均吸引约35,000名访客。



KEY BREEAM FACTS

- BREEAM version: BREEAM In-Use International
- Stage: In-Use
- BREEAM score: Part 1 (Asset) 81%; Part 2 (Building Management) 89%
- BREEAM rating: Part 1 Excellent; Part 2 Outstanding

关键BREEAM事实

- BREEAM版本：BREEAM In-Use国际版
- 阶段：运营
- BREEAM分数：第1部分（资产性能）81%；第2部分（建筑管理）89%
- BREEAM评级：第1部分：优异；第2部分：杰出





OVERVIEW OF ENVIRONMENTAL FEATURES

Kanyon's environmental management system is certificated to ISO 14001. The development's key features include:

Building management system The property's building management system (BMS) monitors, controls and optimises energy and water consumption in all spaces. Energy consumption from space heating, cooling, fans, humidification, lighting and small power systems is monitored by the BMS. The data gathered is compared with consumption targets and publicly reported.

Energy consumption A co-generation system meets 10% of the space heating demand, and 35% of the building's hot water demand is met from solar panels. Most of the existing lighting fixtures have been changed to LEDs. The combination of a heat recovery system in fresh air units, efficient cooling systems and the widespread provision of daylighting, reduces energy consumption by 45%.

Water use Consumption monitoring and isolation valves reduce the demand for potable water. Rainwater and grey water are collected for use in public toilets and landscape irrigation.

Indoor environment A healthy indoor environment is fostered through the specification of low-solvent and water-based products for cleaning and painting, high levels of natural light and fresh air, CO₂ detectors to monitor indoor environment quality, internal and external lighting illuminance levels that meet national guidance best practice levels, and an acoustic performance that meets appropriate best practice standards.

Waste management Kanyon has a waste management system with collection points for glass, paper and other recyclable materials, waste food from restaurants and cafes, and electronic waste.

Travel Kanyon is within walking distance of public transport networks, and cyclist facilities are provided to reduce transport-related emissions and traffic congestion.

环境特征概览

Kanyon的环境管理体系经ISO 14001认证。其主要特征包括：

建筑管理系统：该房产的建筑管理体系（BMS）监控和优化各区域的能源和水消耗。空间供热、制冷、风机、增湿、照明和小型电力系统引起的能源消耗均由BMS监控。收集到的数据将和消耗目标值进行比较并公开报告。

能源消耗：10%的空间供热需求由一个热电联产系统提供，该建筑35%的热水需求通过太阳能光热板提供。大多数现有照明灯具已更换成LED灯具。在新风机组中的热能回收系统，高效供冷系统，结合大范围的日光照明减少了45%的照明能源消耗。

水的使用：用水量监控和阻断阀的使用减少了生活用水的需求。雨水和中水都被收集起来用于公共卫生间和景观浇灌。

室内环境：通过规定使用低溶剂性、水性清洁和喷涂产品，高水平的自然光和新风，使用二氧化碳探测器监控室内环境质量，符合国际指南最佳实践水平的内外照明照度水平，最佳实践标准的声学性能，构建了一个健康的室内环境。

废物管理：Kanyon配有一个废物管理系统，分类回收如玻璃、纸张、其它可回收材料、餐馆和咖啡馆产生的废弃食物，和电子垃圾。

交通：从Kanyon步行即可达到公共交通网络，该中心还提供了骑行设施以减少交通相关的废气排放和交通堵塞。



BREEAM In-Use scores achieved include:

Part 1 Asset:

- Waste: 100%
- Land Use & Ecology: 100%
- Materials: 100%
- Transport: 100%
- Health & Wellbeing: 79%
- Water: 77%

Part 2 Building Management:

- Materials: 100%
- Land Use & Ecology: 100%
- Pollution: 97%
- Management: 96%
- Health & Wellbeing: 91%
- Energy: 78%

BREEAM In-Use得分情况:

第1部分 资产:

- 废物: 100%
- 土地使用和生态: 100%
- 材料: 100%
- 交通: 100%
- 健康和幸福: 79%
- 水: 77%

第2部分 建筑管理

- 材料: 100%
- 土地使用和生态: 100%
- 污染: 97%
- 管理: 96%
- 健康和福祉: 91%
- 能源: 78%



PROJECT TEAM

- Client: Eczacibasi Group and Is Real Estate Investment Trust
- Contractor: Eczacibasi Group Pharmaceutical and Industrial Investment
- Architect: Tabanlıoğlu Architects and Jerde Partnership International
- Mechanic and Electrical Design: Arup Engineering
- BREEAM In-Use Assessor: Turkeco Construction and Energy Inc.

项目团队

- 客户: Eczacibasi Group 和 Is Real Estate Investment Trust
- 承包商: Eczacibasi Group Pharmaceutical and Industrial Investment
- 建筑师: abanlıoğlu Architects 和 Jerde Partnership International
- 机电设计: Arup Engineering
- BREEAM运营评估人: Turkeco Construction and Energy Inc.

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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