

Galápagos

CASE STUDY BREEAM

Galapagos B.V.

January 2021





New office Galapagos Oegstgeest





Project Description

- Breeam rating and score
 - Design certificate
 - Delivery certificate
 - Applied guideline
 - Ambition score
 - Start construction
 - Realization

Excellent
Excellent
BRL2014v2
+/- 77% (4 stars)
Q3 2020
Q4 2021

- Key numbers
 - Gross floor area
 - Land surface

approx. 21.176 m²
approx. 4.729 m²

- Floor area to functionality
 - Offices
 - Traffic
 - Storage rooms

approx. 15.719 m²
area approx. 750 m²
approx. 3.600 m²

- Energy consumption
 - Expected energy consumption
 - Expected fossil fuel consumption
 - Expected consumption of sustainable sources

+/- 82 kWh/m²
+/- 0 kWh/m²
+/- 29.3 kWh/m²

- Water consumption
 - Expected water consumption
 - Expected% of water consumption that will be obtained via rainwater or gray water

approx. 11.7 m³/person/year
0%





Location

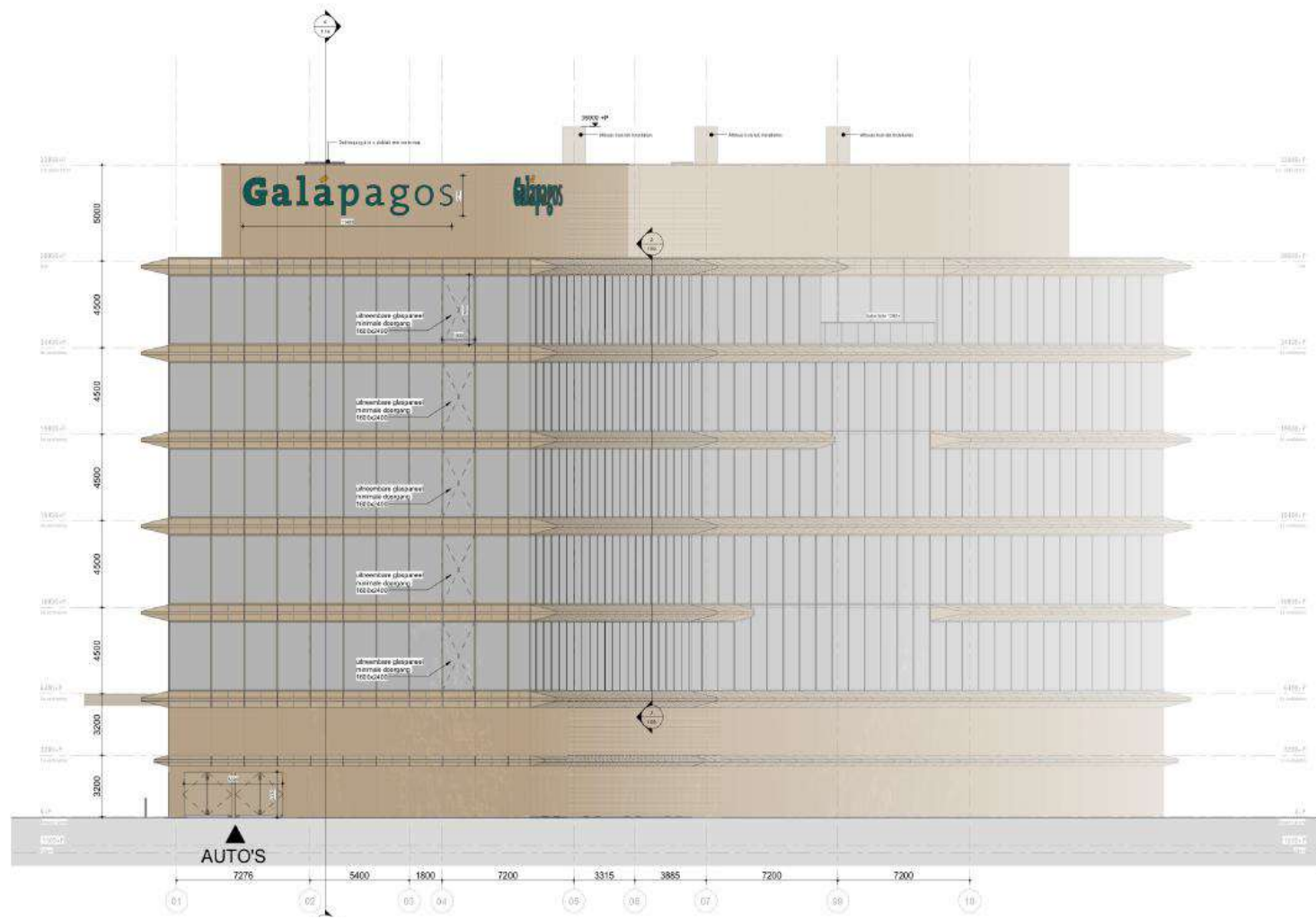
- The new office will be built at the Leiden Bio Science Park



The address is Willem Einthovenstraat 13, Oegstgeest,

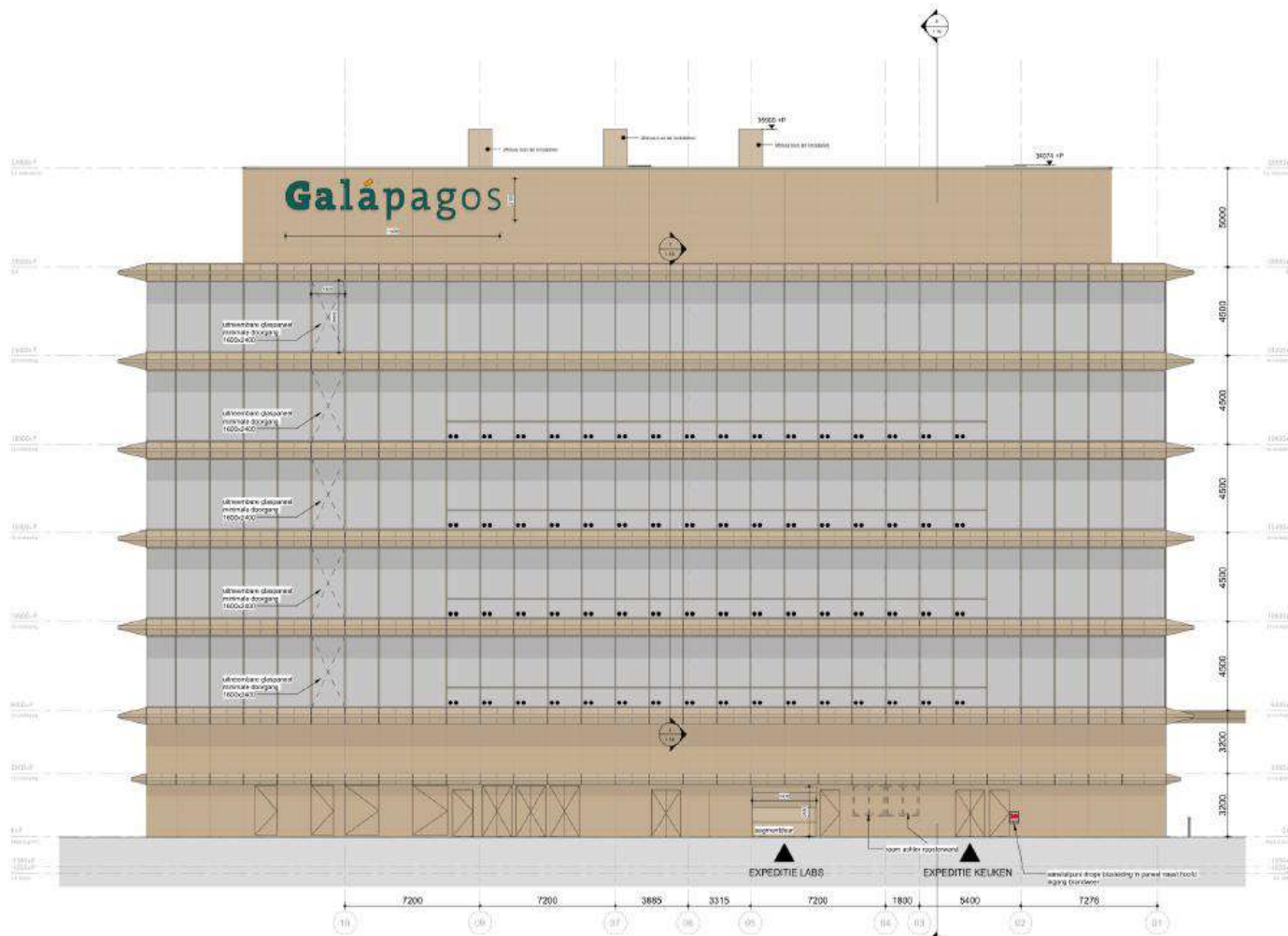


South-West facade

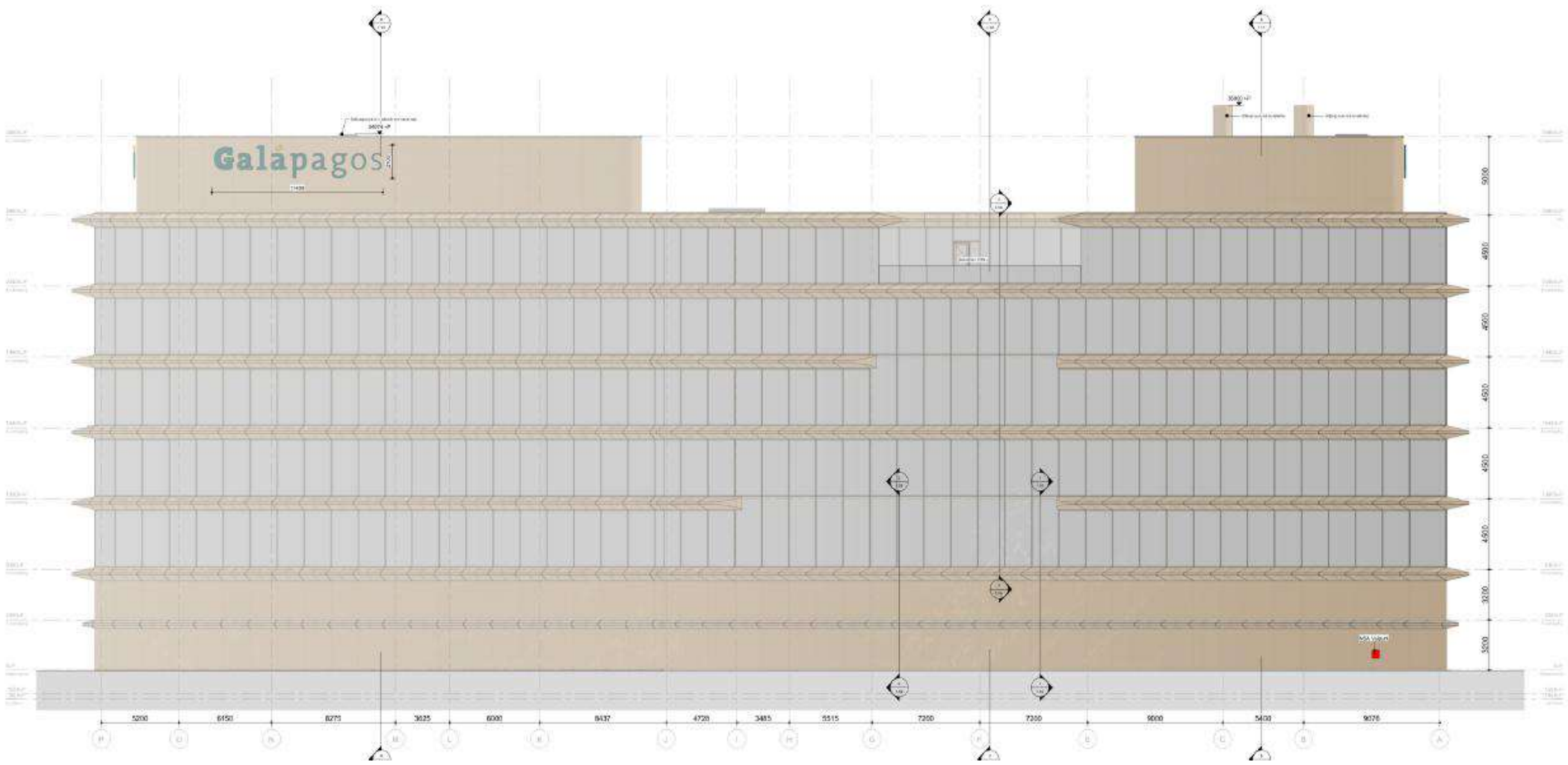




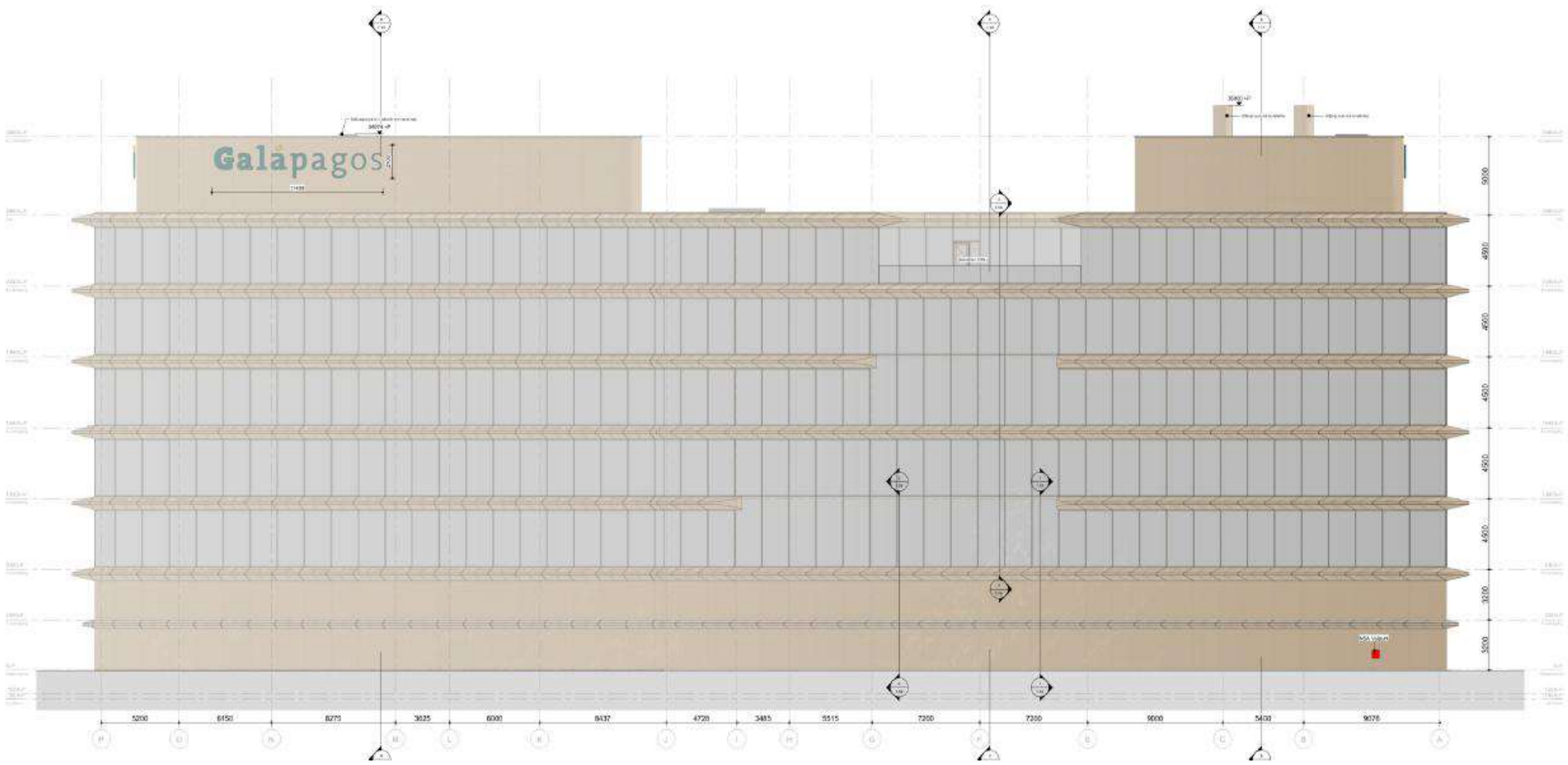
North-East facade



South-East facade



South-East facade





Construction Site

- Construction site and construction process
 - Using the checklist A3, ensured that the environmental impact on the construction site is kept as small as possible. This is seen in responsible construction site management, used materials, limited pollution and energy/water usage.
 - The contractor ensures that energy and water consumption on the construction site are actively monitored and analyzed. Also all consumption of resources related to work traffic are actively monitored.

- Best practice measures
 - Dust coming from transportation is minimized by water spray.
 - Activities leading to high noise pollution is adjusted to the working hours of adjacent offices.
 - To prevent water pollution there are drip trays, absorption grains and steel road plates present on the construction site.
 - For the use of hazardous substances training courses are offered and carried out by the employees.

- Main contractor / Waste collector
 - The main contractor has an ISO 14001 certificate and will create a sustainability report. All the wood that is used on the construction site will be purchased in an environmentally responsible way.
 - Waste produced on the construction site is processed by an ISO 14001 certified waste processor. The “construction waste management plan” of the waste processor is implemented to minimize the amount of waste.
 - The waste processor ensures that there is minimal of 6 waste streams available to collect separate waste streams on the construction site





Sustainability



- The realized sustainable measures in social or economic areas are the following:
 - Developing an attractive and inspiring work- and living environment for building users.
 - To ensure a good indoor air quality, the used materials such as floor coverings, adhesives, paint and varnishes are chosen to prevent possible emissions of harmful substances.
 - The materials used are conscious and sustainable choices for the benefit of the environment.
 - The use of bicycles, e-bikes and public transport will be made as accessible and attractive as possible to promote the reduction of using cars for commuting on a daily bases.
 - Sustainability information about the project is published as inspiration for new construction projects.
 - During the development of the new office building, there was a strong commitment to create an ecological, nature-inclusive design, including a biodiverse roof. One bank of the kreek on the South side of the building, will be fit out with plants to create an outdoor experience. In addition, on the roof, space has been kept free for an insect hotel



Sustainability

- **Ambition**
 - The sustainability ambition is achieving the BREEAM-NL certificate Excellent. By integrally verifying with the design team thinking about all aspects of sustainability and how they form in design can be processed is to achieve such a certificate is possible.
- **Technical solutions**
 - Electricity consumption is kept as low as possible by fitting the main energy consumers with sensors to avoid excessive electricity consumption. The roof is used to generate electricity through solar panels.
- **Process and organization**
 - There is collaboration in the design team. Transparency formed the base for working together on a successful project. Involved partners are:
 - Client: Galapagos
 - Architect: OZ
 - Real Estate Development: Provast
 - Advisor installations E and W: Linssen
 - Building physics/fire safety/WELL: DGMR
 - BREEAM advisor: C2N
- **BREEAM-NL credits**
 - The aspired score is 77%
- **Cost/Benefit**
 - From the start of this project, the ambition for a sustainable new research area was included in the design process. This made an integral design concept possible, where spatiality, construction, installations and sustainability came together.
 - Investments in a smart construction with appropriate installations will reduce operational costs and offers flexibility for the future.
 - Moreover, within BREEAM there is a strong emphasis on well-being and health. The measures taken within Galapagos will provide a healthy and pleasant building for the user.



Credits to;

