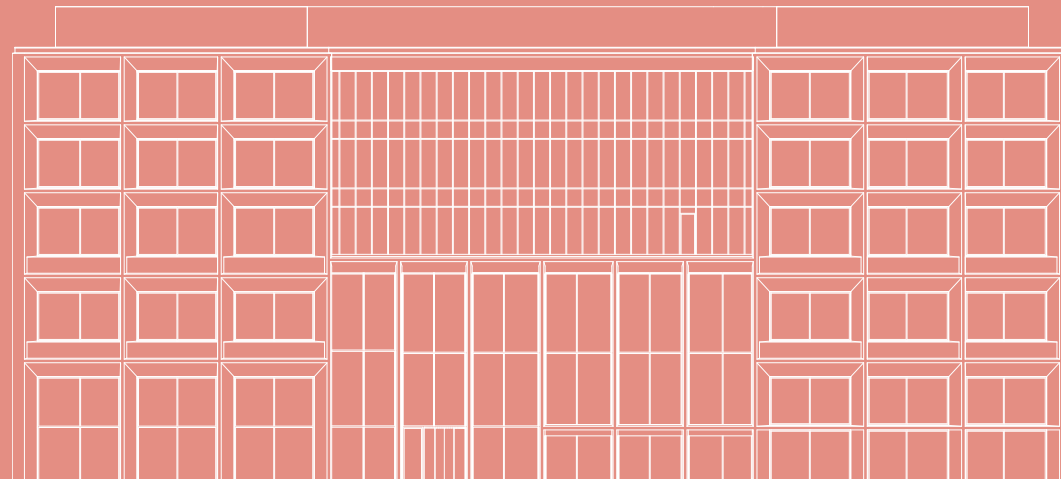


Office JANSSEN

Casestudy

BREEAM Excellent



Introduction

In our vision sustainability has never been an option or a trend, it's a part of our daily lives. We think it is self-evident that sustainability plays a substantial part in real estate development and the design process. Apart from having a superior, natural, sophisticated look and feel, the new Janssen office will be highly sustainable, fully in line with the vision of Johnson & Johnson and RED Company.

In order to fulfill this ambition, the new Janssen office will be sustainable and future proof. Including a strong focus on making our planet a better one through reusing of materials and minimizing carbon footprint. Resulting in the ultimate work environment.

For the new Janssen office, it is our ambition to realize a state-of-the-art and healthy building. Because of our vision on sustainability and health and especially their interconnection, we think the world's most recognized assessment system in this field, BREEAM, will be the most suitable criterion.

In this document, we will inform you about the development. Thereby, we will focus on our BREEAM ambition and how we will reach the status 'Excellent' during the construction of this unique building.

In case you have any questions, notifications or suggestions, please let us know and we will notify you properly.

Kind regards,

RED Company



Large window framing
resulting in the ultimate
work environment



Office Janssen

The start of a sustainable development

WHO WE ARE

In this project, RED Company works together with a team of advisors and constructors. The building is designed by the internationally renowned architecture firm Powerhouse Company and will be constructed by For Janssen VOF. For Janssen VOF is a collaboration of the companies Osnabrugge, Valleibouw and Construction Company. Roodenburg is responsible for the installations and Byldis for the main load construction and the facades. Van Rossum is affiliated as a constructor, DGMR is responsible for the building physics and the sustainability, the team will be directed by the project management DVP.

The entire development is in collaboration with:

Developer	: RED Company
Architect	: Powerhouse Company
Contractor	: For Janssen VOF
Technical coordination	: DVP
MEP Engineer	: Roodenbrug
Constructor	: Van Rossum
Building physics	: DGMR

During the construction works and at the construction site, we are constantly aware of sustainability, energy saving and the environment. On top of that, the direct vicinity near the construction site is our priority as well. Therefore, it is necessary that we frequently inform and be attainable for everyone. In any case, for notes, tips, complaints or compliments.

DESIGN

RED Company is developing a new office building with laboratory space for Janssen Biologics B.V. and Janssen Vaccines & Prevention B.V., part of the Janssen Pharmaceutical Companies of Johnson & Johnson.

The state-of-the-art office building with laboratory space and sustainability measures does not only stimulate innovation and meeting and insures the well-being of the employees, but also contributes to a better living environment by saving energy and water and by reducing the CO₂ emission.

In order to fulfill the ambition of a highly advanced, sustainable, and healthy building, the world's most recognized assessment systems have been selected: BREEAM Excellent for sustainability, guideline BRL 2014, and WELL Gold for health and well-being both inside and outside of the building.

KEY FACTS

Location	Leiden Bio Science Park		
Size plot	0.37 ha		
Building size	13,428	sq.m.	GFA
	11,313	sq.m.	LFA
Office space	6,300	sq.m.	GFA
	5,765	sq.m.	LFA
Laboratory space	3,535	sq.m.	GFA
	3,251	sq.m.	LFA
Lab. support area	348	sq.m.	GFA
	331	sq.m.	LFA
General space	1694	sq.m.	GFA
	1625	sq.m.	LFA
Storage	340	sq.m.	GFA
	341	sq.m.	LFA
Technical space	194	sq.m.	GFA
Vide	750	sq.m.	GFA
Parking	1,017	sq.m.	GFA
Status	Under construction		
Delivery	Q2 2023		

CONSCIOUS CONSTRUCTORS

The construction works started in October 2021 with our own team of contractors, together known as For Janssen VOF. As mentioned before, For Janssen VOF is a collaboration of three contractors: Osnabrugge, Valleibouw and Construction Company.

For Jansen VOF is a member of the group 'conscious constructors' (bewuste bouwers). The ethical code of the conscious constructors is to keep improving and to be the best neighbor as a construction site. On top of that, it is our aim to limited the nuisance as much as possible.

The code of conduct support employees on the construction site to increase awareness that they have an impact on an environment where people live, work and recreate. And that they take the environment and the direct vicinity into account in their daily work activities. The code also checks whether the construction company takes good care of their employees. All this, is sumarized in five pillars: surrounding, safety, professionals, environment and well-groomed.

FOLLOW THE CONSTRUCTION

Stay updated of our construction works during the development. In the development feed at our [website](#) you will find the news items.

In addition, you can also take a [look](#) at the construction site by yourself.



FIGURE: FIVE PILLARS OF CONSCIOUS CONSTRUCTORS
Source: Bewuste Bouwers, 2021

Office Janssen

The project

TYPE OF BUILDING

The state-of-the-art property will be developed for Janssen Biologics B.V. and Janssen Vaccines & Prevention B.V., part of the Janssen Pharmaceutical Companies of Johnson & Johnson. The design of the new building will stimulate spontaneous meetings and facilitating the teamwork philosophy. Fueling the sharing of knowledge, so that people with different expertise can both help and inspire one other. The new office will consist of both office space and laboratory space. The large and open floors provide all the flexibility and supports the various types of functionalities. The common spaces all bring their own specific qualities. Such as the large and bright atrium at the ground floor, the quiet shaded garden roof terrace on the second floor and the full served company restaurant.

PRINCIPLES

Health, safety, collaboration and transparency are key principles for the 13.500 sq.m. office building with laboratory space. The unique design of Powerhouse Company has an efficient and flexible layout to optimally support the various departments within the company, with innovation and collaboration as the most important spearheads.

SUSTAINABLE DEVELOPMENT

The design by Powerhouse Company is unique in every detail. The design team has created a building that not only contributes to a better living environment by economical energy and water usage, and by reducing CO₂ emissions, but also ensures the well-being of the employees by focusing on a healthy indoor climate and a comfortable and varied work environment.

LOCATION

Located in Leiden, on the Kop van Leeuwenhoek, the building will be part of the current campus at the Bio Science Park – which, with more than 215 companies, is one of the leading Science Parks in Europe. The Science Park is characterized by green areas, water features and walking paths towards the current locations. This ensures that visitors and passers-by can easily recognize the building and find their way to the new office.

The Leiden Bio Science Park is already home to Janssen and with this new building, Janssen is expanding their offices.



Facade view from
the mainroad





Office Janssen

BREEAM - sustainable development

BREEAM - EXCELLENT

It is our ambition to obtain the BREEAM Excellent certificate for the design phase and the implementation phase. This ambition guarantees added value for the future tenant and the environment. To realize the BREEAM Excellent ambition and to monitor the process, there is a frequent consultation with the design team and the BREEAM expert.

By reaching the BREEAM Excellent certificate it can be concluded that For Janssen VOF meets the strict features and requirements for sustainable new builds. The term BREAAM is an abbreviation for 'Building Research Establishment Environmental Assessment Method' and is a measurement in order to rate the sustainability of real estate.

ISO 14001-MANAGEMENT SYSTEM

For Jansen VOF secures all our proceedings and activities according to sustainable development in the I400I-management system. By using this environmental management system, our team works structural and detectable by the improvement of the environment conditions.

CONSCIOUS CONSTRUCTORS

Conscious construction is part of the BREEAM certificate, with previous in mind we know that For Jansen VOF meets a strict code of conduct. On top of that, we are aware of sustainability, energy savings and the environment during the construction. Not only at the construction side, but also the direct environment is our priority. For us, it is important to inform stakeholders and participants and to be attainable for everyone. In any case, for notes, tips, complaints or compliments.

ENVIRONMENT AND ENERGY

We stand for responsible construction side

management in order to environmentally conscious material usage, limitation of energy usage and the limitation of pollution in general. Therefore, it is important to be aware of the fact that we mainly use green electricity at the construction side, that we separate our disposals in 6 different ways and that we upgrade materials the most, in order to recycle materials as much as possible. Furthermore, the entire development will be sustainable, gas-free and due to solar pannels on the roof of the building we commit ourselves to the restrictions of BENG, which means that the building is near to energie neutral. The estimated energy requirement is 43.9w kWh/sq.m. per year, the primary energy usage is 66.7 kWh/sq.m. per year and the renewable energy is 23.5% of the total usage. Heating and cooling of the new building will be generated by a thermal energy storage system (WKO). The building will be fitted out with energy efficient LED lights, which will react according to presence detection. Finally, there will be a roof garden to increase the biodiversity which is accessible for all users. The green roof garden will be provided with an irrigation system in order to moisten the greenery. Those measures are taken to reducing the carbon footprint and the sustainable use of water and the environment.

MATERIALS

A building is in fact a raw material/resource depot. Where possible, we reuse elements in the building such as granulate in the concrete or the reuse of steel. For the (completely) newly applied materials we think beyond the lifetime of the building.

The construction of the building will be as much as possible demountable and flexible. For example, light materials that can be recycled, with a low environmental impact. By actively dividing the construction waste and involving the contractor at an early stage, we will limit the amount of waste. Certificates are available for the materials we apply and thus we ensure a sustainable production.

Office Janssen

Conclusion & tips

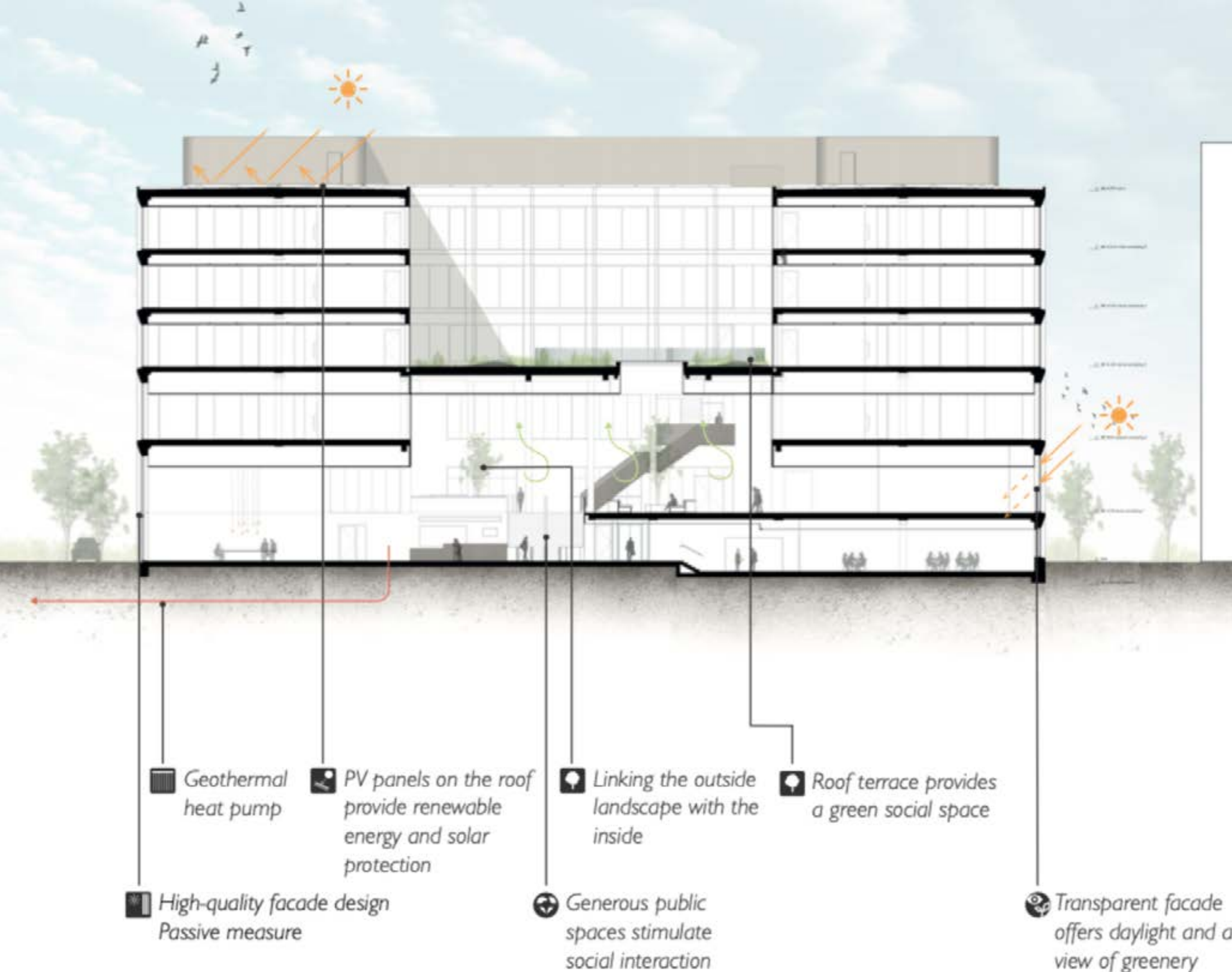
CLOSING WORDS & ADVICE

In order to integrate sustainability into the design, it is important to establish this ambition at an early stage of the development and to pay continuous attention to this subject during the process. All involved parties, from the client to the subcontractor and the end user, have to deal with BREEAM and therefore, every member has to supply information or think along.

Finally, we are looking forward in order to continue the development of this unique building and create new standards for the future.

If you have any questions, notifications or suggestions, please let us know. We aim to react as soon as possible.

Contact us via contact@red-company.nl



R E
D C

© RED COMPANY, 2022

All rights reserved. All material in this publication may not be reproduced, transmitted or distributed in any form without the written permission of RED Company.