



MANAGING SUSTAINABILITY ACROSS DIFFERENT DEVELOPMENTS

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Tritax Big Box Developments Ltd



INTRODUCTION TO TRITAX BIG BOX DEVELOPMENTS

- FTSE 100 company
- Value of over £7.89bn.
- Specialist Industrial & logistics developer
- Best-in-class buildings,
- Committed to sustainable development
- Key customer base



ESSENTIALS

WHAT ARE THE REQUIREMENTS

What does an I&L building
need in order to function?



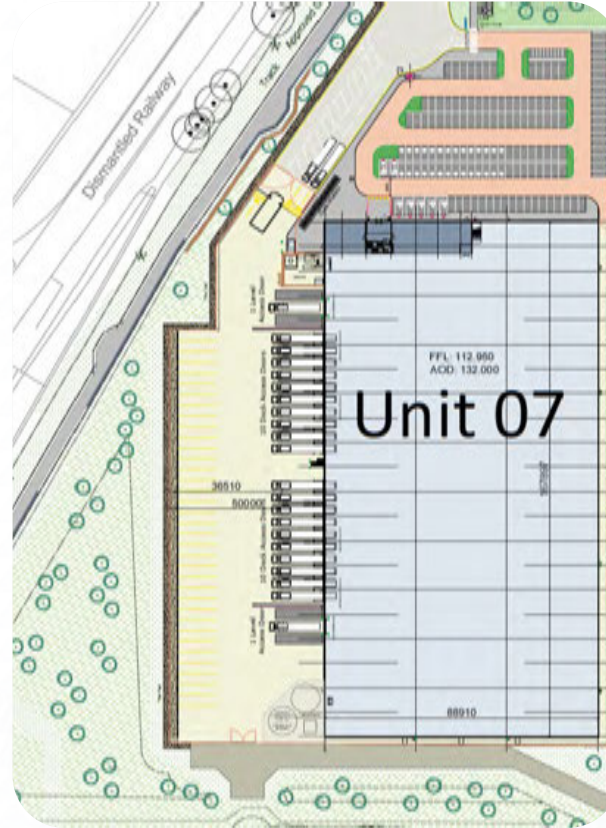
FUNCTIONS AND REQUIREMENTS FOR INDUSTRIAL LOGISTICS BUILDINGS

- Access to strategic road network – location is key
- Estate roads to facilitate traffic plus allow queuing



FUNCTIONS AND REQUIREMENTS FOR INDUSTRIAL LOGISTICS BUILDINGS

- Yards with docks, turning space and parking
- Parking for staff

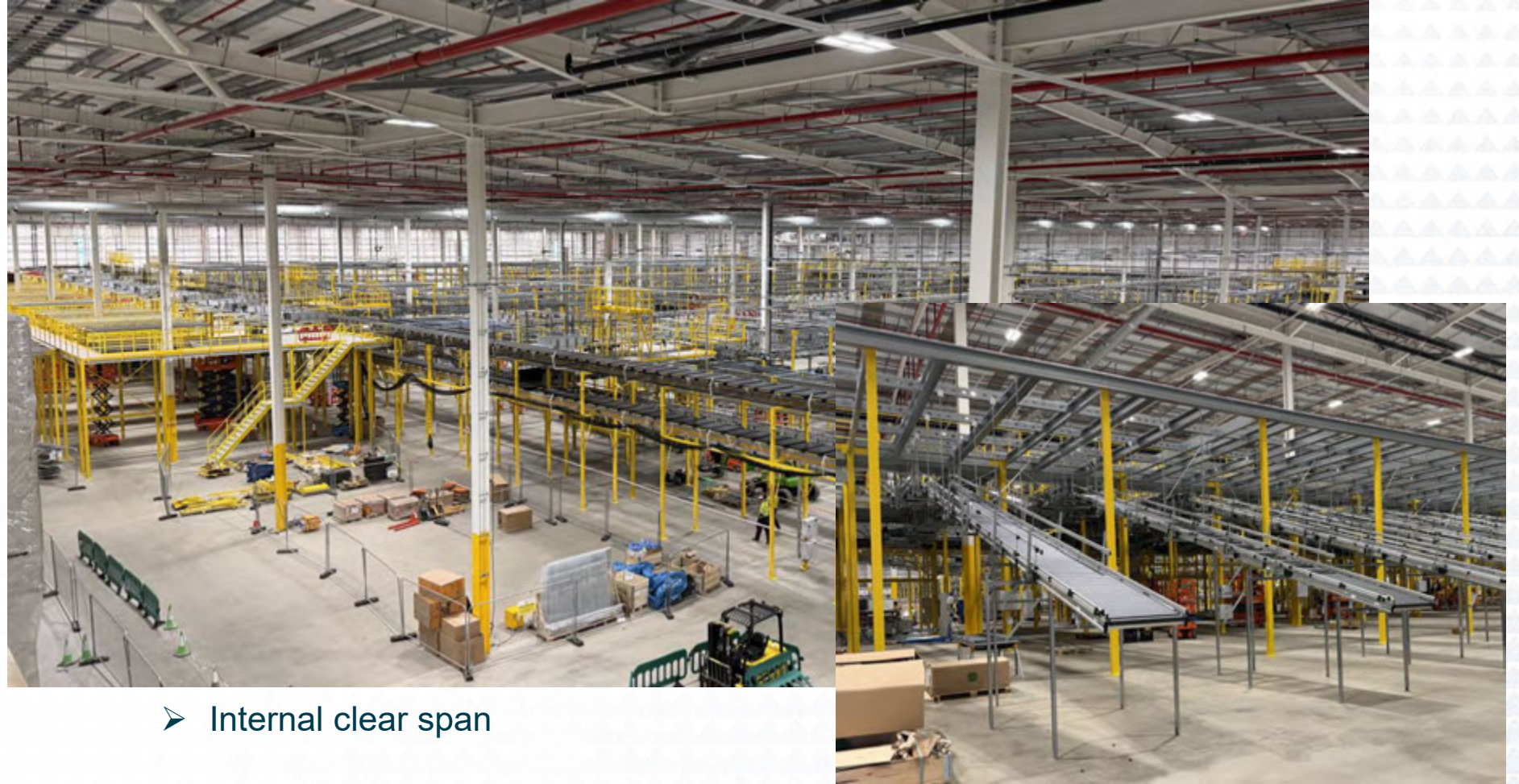


FUNCTIONS AND REQUIREMENTS FOR INDUSTRIAL LOGISTICS BUILDINGS

- Robust envelope



FUNCTIONS AND REQUIREMENTS FOR INDUSTRIAL LOGISTICS BUILDINGS



- Internal clear span
- Clear haunch height



FUNCTIONS AND REQUIREMENTS FOR INDUSTRIAL LOGISTICS BUILDINGS

- FM2 load-bearing slab



FUNCTIONS AND REQUIREMENTS FOR INDUSTRIAL LOGISTICS BUILDINGS

- Institutional build
- Premium offices



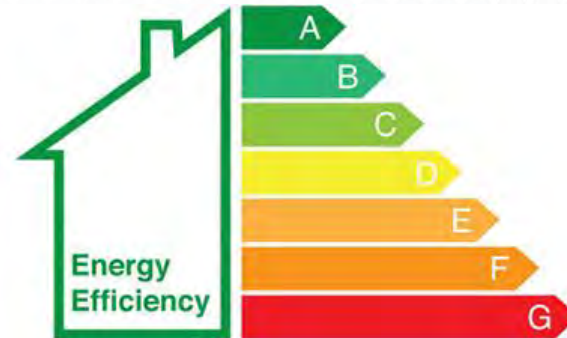
FUNCTIONS AND REQUIREMENTS FOR INDUSTRIAL LOGISTICS BUILDINGS

➤ Power and water



FUNCTIONS AND REQUIREMENTS FOR INDUSTRIAL LOGISTICS BUILDINGS

➤ ESG Green lights



CHALLENGES



CHALLENGES

ENERGY SUPPLY & TEMPORARY GENERATION

- Constrained supply
- Long lead ins
- High cost infrastructure works
- DNO delays
- G99 constraints
- Technical compliance issues



CHALLENGES

PV INCORPORATION

- G99 constraints
- Engineering & loadings
- Utilisation of outputs



CHALLENGES

LA PV ASPIRATIONS

- 100% PV
- Green roofs
- PV over car parks
- Square area rather than output



CHALLENGES

OCCUPIER CHARGING REQUIREMENTS

- Lack of planning
- Grid availability
- No thought-through charging schedules
- No consistent connection details
- Varying needs from different occupiers



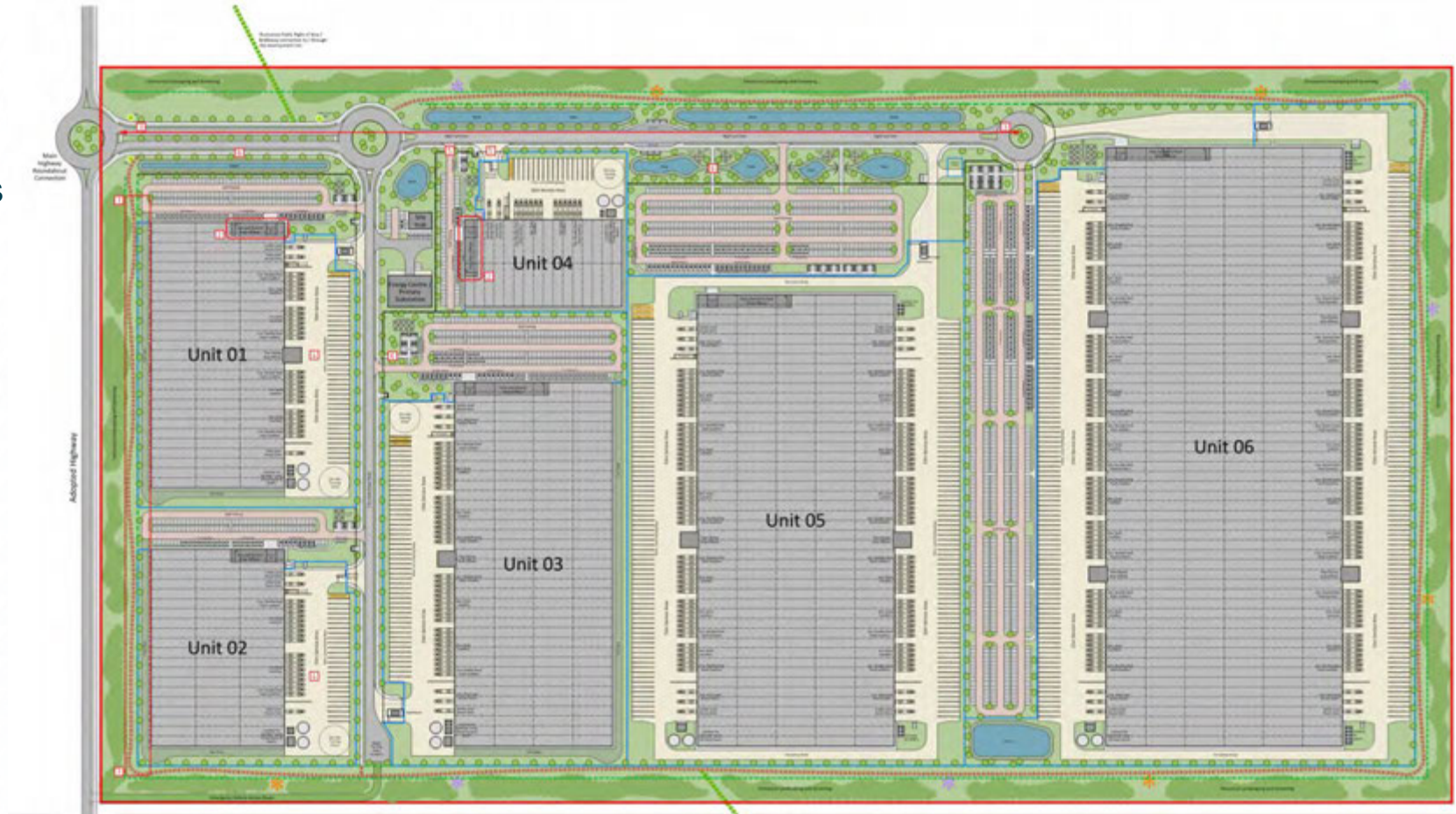
OUR APPROACH



OUR APPROACH

PARK-WIDE DESIGN

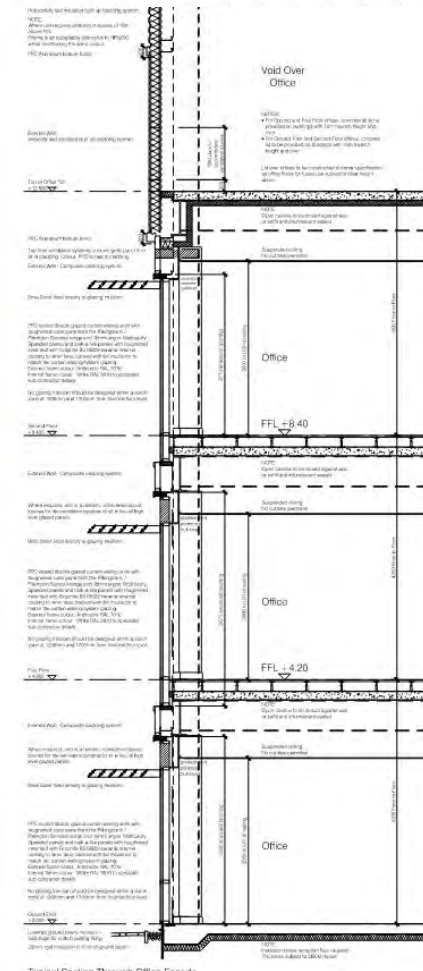
- Design guide for estates
- Trim trails
- Green corridors
- Natural habitat
- Leisure facilities
- Circulation



OUR APPROACH

LONGEVITY: CONSISTENT AND ROBUST DESIGN

- 50 year design life
- Uniform product
- Best in class materials



OUR APPROACH

LONGEVITY: FUTURE-PROOFING FOR ENERGY

- Provision for future energy needs
- Ducting and infrastructure
- Energy centres



OUR APPROACH BREEAM

RIDGE

- All new buildings BREEAM 'Excellent'
- BRE Green Guide to Specification 'long life' materials
- Single delivery partner for consistency - Ridge and Partners



OUR APPROACH

NET ZERO CARBON

RIDGE

- Net Zero Carbon principles for all schemes
- All buildings modelled and assessed
- Contractual targets and penalties for contractors



OUR APPROACH

NATURAL LIGHT

- 10% roof lights
- stack windows
- White frame and interior
- Optimised roof light locations
- Full height curtain walling to offices
- Brise soleil to all windows
- Detailed glass specification



OUR APPROACH

WATER MANAGEMENT

- Low water use fittings
- Break tank
- Rainwater harvesting
- Drought resistant planting
- Fire fighting tanks



OUR APPROACH

ENERGY EFFICIENCY AND EPC

- EPC A minimum
- Air source heat pumps
- No fossil fuels
- Zoned led lighting
- Enhanced thermal insulation
- Enhanced solar protection
- Enhanced air-tightness



OUR APPROACH

PV AND EV CAPABILITY

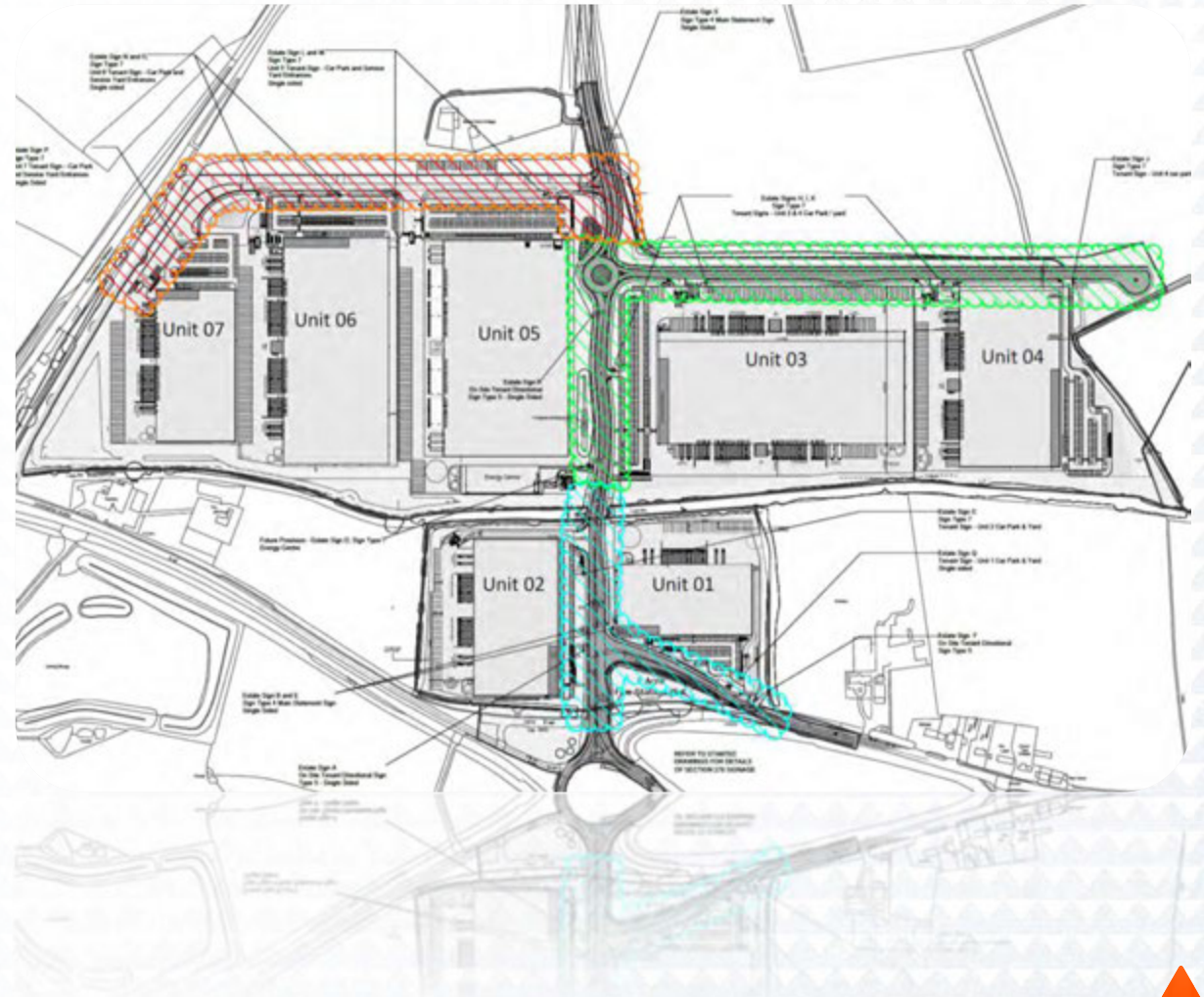
- Planning for 100% PV (on roof)
- Optimised install day 1
- Landlord owns PV
- High performance spec
- PV shared between buildings



OUR APPROACH

HV MANAGEMENT

- DNO supply
- Private HV wire
- Shared PV energy
- Energy Centres



OUR APPROACH

VEHICLE CHARGING

- Min 20 car chargers
- Ducting to all car park spaces
- Provision for future HGV and van charging
- Detailed power usage models.
- Future energy provision



THANK YOU FOR YOUR TIME

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