



Client:

John Lewis Partnership

Project:

650,000 sq ft (60,409 sq m)
automated distribution centre

Contract Value:

£70m +

Location:

Between junctions 13-14 of
the M1, UK

Build period:

34 weeks
(excluding full fit-out)

Handover date:

August 2007

Environmental innovation from Gazeley has saved John Lewis a quarter of a million pounds in operating costs year on year.

Gazeley partnered with John Lewis three years ago to develop a highly sustainable automated distribution centre in Milton Keynes. By implementing environmental technologies Gazeley achieved **annual operating cost savings of over £246,319** for this key customer, exceeding the original target of £238,000*.

Gazeley ensures that ongoing independent monitoring takes place to prove that its buildings meet the cost savings predicted at design stage. Gazeley works closely with Kelly Taylor & Associates, one of the world's most forward thinking engineering and environmental consultants, to maximise building energy use reduction, and to quantify the savings once the building is in use by our customer.

For new customers, such cost savings are calculated at design stage according to the specific details of the operation. The calculations help our customers benefit from a building that meets the strategic needs of their business, provides robust environmental credentials, and also saves them money. Gazeley is committed to monitoring the energy efficiency of the buildings it develops, and continues to work with the customer well after the building has been handed over.

The building for John Lewis, which achieved a **BREEAM 'Very Good'** rating for sustainability, has exceeded all benchmarks set for reduced energy consumption, achieving:

- **A 48% reduction in electricity usage per annum saving £218,714**
- **A 36% saving in gas usage per annum saving £27,605**
- **A CO2 reduction of 2,166 tonnes per annum**
- **A 61% water usage saving per annum (740,000 litres)**

Across the 20-year lease period on this site, the customer will **save in excess of £4.7m**. Such a significant saving is testament to the partnership between John Lewis and Gazeley, and our continued commitment to sustainable solutions which produce clear business benefits.



Jonathan Fenton-Jones, Global Sustainability and Procurement Director at Gazeley comments: **“Gazeley’s commitment to sustainability is shared by John Lewis and was at the heart of our partnership on this project. John Lewis required a solution that provided excellent environmental performance while significantly reducing the operating and maintenance costs.”**

“John Lewis’ belief in our ability to deliver has been proved by the significant annual savings achieved through reduced energy consumption as a result of the wide range of energy saving initiatives and technologies that we delivered.”

The building’s eco measures include, rain water harvesting and recycling, energy efficient lighting, solar thermal panels, low water use appliances, FSC approved timber, solar photovoltaic panels, low toxicity paints, recycled and recyclable materials and local provenance vegetation.

Lighting and heating are two of the greatest sources of energy consumption in a warehouse, usually accounting for between 40% and 70% of total energy consumption. Providing 15% of total lighting through rooflights to the John Lewis building reduces the demand for artificial lighting, and has optimised natural light. This saves approximately 100,000kWh per annum.

A solar thermal heating system preheats 60,000 litres of water passed over ultraviolet filtration for use in the offices of the facility, while automatic controls adjust the speed of fans when the temperature changes.

“John Lewis’ belief in our ability to deliver has been proved by the significant annual savings achieved through reduced energy consumption as a result of the wide range of energy saving initiatives and technologies that we delivered.”

* Savings are based on 2007 energy prices.