

Marks & Spencer at ProLogis Park Bradford



The Requirement

Marks & Spencer had launched a programme to consolidate its existing logistics network and needed a new low carbon facility in the North of England that would meet the demands of its environmental initiative, which is known as Plan A.

Marks & Spencer is making comprehensive sustainability improvements to its operations and the company has set itself challenging targets that include becoming carbon neutral by 2012.

The Solution

ProLogis had recently acquired the site on Rooley Lane in Bradford, close to the M606 and just three miles north of J26 of the M62, so it was able to offer an ideal location.

It was also able to provide the necessary environmental expertise with a certified Carbon Neutral building, designed to achieve both a BREEAM 'Excellent' standard and a high Energy Performance Certificate (EPC) rating.

In response to Marks & Spencer's interest in the site, ProLogis revised the original masterplan drawings to reflect the new requirement and submitted a new planning application to Bradford Metropolitan District Council.

Having gained planning approval, ProLogis formed a 50/50 joint venture partnership with Marks & Spencer to develop a 1.1 million sq ft distribution centre that will be completed in 2010.

All ProLogis buildings are designed to minimise operational carbon emissions and to achieve this, ProLogis adopts a structured approach to carbon reduction. The building was designed to function passively and then the most efficient plant

available was specified for essential energy usage. Features include optimal orientation of the building to reduce the effects of solar gain and prevailing winds; airtight construction; a large stormwater retention system; extensive rooflights; low-energy light fixtures with daylight linking and motion sensors.

As well as addressing the building related operational carbon, ProLogis also took measures to eliminate the carbon embodied in the structure and fabric of the building. Embodied carbon emissions have been measured and reduced, while the remaining embodied carbon footprint has been entirely offset through a fully audited carbon offsetting scheme provided by sustainability consultants, dcarbon8.

The Result

The combined operational and embodied carbon emissions of the building will be 64% lower than other new buildings of a comparable size.

Many new jobs and training opportunities have been created for the local area.

“We are delighted that such a major project is now underway,” said Bradford Council's Executive Member for Regeneration and the Economy, Councillor Adrian Naylor, “ProLogis and Marks & Spencer have recognised Bradford's potential by locating the distribution site here and we are confident that the facility will attract other, large-scale companies to both invest and locate operations within the city and district.”

Councillor Adrian Naylor, Bradford Council's Executive Member for Regeneration and the Economy