

SUSTAINABLE ESTATES

Bringing your home and estate to life

The world around our homes is changing rapidly. From concerns about energy and water shortage, air pollution, health and safety, to revolutionary developments such as renewable energy and robotics. How prepared is your estate for the future, protecting the health and wellness of your family? How can you realize this in an inspiring and comfortable home?

With the Sustainable Estates program we transform homes and estates into secure and efficiently inspiring places to live, work, play, and relax. This program protects and enhances the health and wellness of your family with a self reliant, exciting and sustainable home. Enhance the performance and long-term value of your property. Build a secure home for those you care most about, for a long time to come.



"You cannot simply put something new into a place. You have to absorb what is around you, what exists on the land, and then use that knowledge along with contemporary thinking to interpret what you see." - Tadao Ando

HOW DO WE MAKE FUTURE-PROOF HOMES?

With the Sustainable Estates program, we realize true sustainable housing for you and your family. The service starts with a comprehensive intake session where we explore your wishes, requirements, and the location. We perform an in-depth scan of the estate using our sustainable development framework Symbiosis in Development (SiD). From this we design a bespoke development plan with the highest standard of sustainability and design.

The development plan gives you various options for upgrading: from light interventions to increased efficiency to complete living autonomy. Homes and estates can be outfitted with self-learning technologies that include domestic robotics or ecologically powered systems such as those embedded in nature. We guide you through the design every step of the way.

To ensure a well-rounded and problem free development, we involve all stakeholders, from your family to designers, staff and if necessary, neighbors and local decision makers. That's what we call integrated development. Together we do the thinking and the work, you make the choices and reap the benefits.

FIVE STEP PROCESS

1. Intake session
2. Opportunities and Challenges Scan
3. Development plan & strategy selection
4. Design & engineering
5. Execution

"Compliments on how Except manages to create a cohesive concept from so many different inputs."

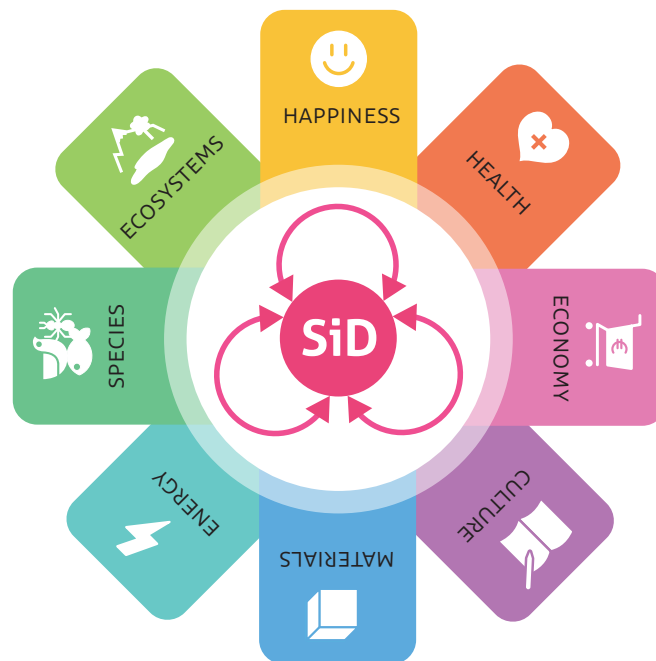
WILLEM VAN DER VEN
SR MANAGER DEVELOPMENT SCHIPHOL AMSTERDAM AIRPORT

SID INTEGRATED SUSTAINABILITY

We believe that true sustainability touches upon all aspects of our life. Since 1999 we've worked on understanding, developing and realizing the most pioneering sustainable solutions around the world. From this experience our Symbiosis in Development (SiD) framework was born. SiD creates clarity in complexity by discovering what sustainability means in each different context, and offers teams of stakeholders and experts a concrete development process towards resilient estates.

SiD works on the full spectrum of sustainability, from energy to ecosystems, culture and economy up to the happiness and wellbeing of people. This systemic approach lets us combine these aspects in dynamic, adaptive solutions that become more than the sum of their parts, resulting in more opportunities, saving costs and preventing future issues.

Using SiD as an analysis and design approach allows us to make buildings that are not just energy neutral, but also filter water, are healthy, toxin-free, flexible and nature-powered, and they can even produce food. These timeless solutions generate immediate benefits for your family, while ensuring and building your long term investment.



SUSTAINABLE ESTATES BENEFITS

- › A resilient, healthy, and future-proof home
- › Bespoke design developed according to your aesthetic and functional preferences
- › An environmentally responsive home that incorporates the advantages of biophilia, nature, and technology
- › A solid long-term investment
- › Enhanced and protected future resale value

CHOOSE A SUSTAINABLE RATING

SiD takes into account all the variables that are recognized by sustainable building rating systems such as LEED, BREEAM, The Living Building Challenge, and Well Building. By accounting for more variables of a home and the life of its inhabitants, SiD ensures thorough and systemic sustainability and performance. If desired we'll advise you on the advantages and disadvantages of each rating system, and ensure that your home meets the desired performance.

SUSTAINABLE ESTATES TOOLKIT

The Sustainable Estates program helps you redevelop your home into a sustainable estate from A to Z. We work closely with you and take into account the building's context to maximize value. Our designers, engineers and scientists apply our Symbiosis in Development (SiD) method to turn these ingredients into cutting-edge concepts that are energy generating as well as comfortable, healthy and inspiring.

FOCUS AREAS

Renewable Energy

Water Security

Pervasive Building
Ecosystem

Air and Water Pollution
Control

Personal Well-Being

Resilient Investment

Healthy Environment

Inspiring Bespoke Design

TECHNOLOGY EXAMPLES



Energy efficient lighting



Heating and cooling
control



High efficiency
HVAC system



Solar PV system



Rain wa



**All-natural
/recycled
materials**

**Innovative
Technologies**

**A solid
long-term
investment**

**Bespoke
design**

**Self-sufficiency
in energy, water,
food and waste
management**

**Inspirational
living in harmony
with nature**

**A resilient,
healthy, and
future-proof home**

**Provides
training to local
labor force**



Water collector



**High performance
building envelope**



**MEV system
with heat recovery devices**



Underfloor heating



Geothermal system

SUSTAINABLE ESTATE STEPS IN DETAIL

1

INTAKE INTERVIEW AND PROJECT DATA ACQUISITION

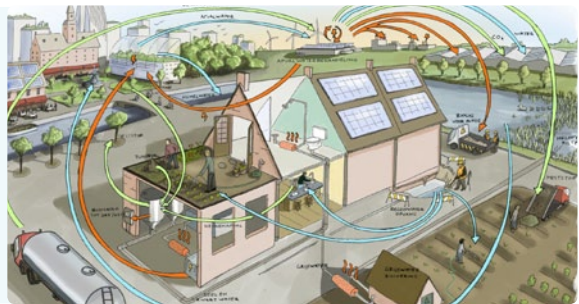
Together we explore possibilities and requirements. What would you love for your home to be like? We guide you through the process, and collect the required data from the location and surroundings.



2

OPPORTUNITIES AND CHALLENGES SCAN

In a co-creation session with you we apply the SiD (Symbiosis in Development) framework. We scan opportunities and challenges to unearth unique possibilities for your home. We find risks, such as natural disasters, drought or blackouts, and design the home to withstand them.



3

DEVELOPMENT AND STRATEGY SELECTION

Knowing the challenges and opportunities, we develop a custom project plan for your estate. You can choose between various levels of upgrades and options, providing a clear view on costs.



4

DESIGN AND ENGINEERING

Our engineers and architects design your sustainable home, in complete harmony with nature. Through integrated bioclimatic design, we harness the solar, wind and biological cycles to achieve self-sustaining residences.



5

EXECUTION

We deliver the project execution plan, seek locally available contractors for execution, and guide the development to completion to ensure quality and performance. After delivery, we ensure performance through regular check-ups.



OUR PARTNER NETWORK & USA REPRESENTATION

We work around the world on exclusive projects for visionary clients. Respecting sense of place and using locally-sourced materials as much as possible. We collaborate with select, stringently-vetted local partners for the execution of projects, and often build new relationships with local partners. Since 1999 we've worked with over 100 partners on sustainable projects ranging from food production to interior design, including sustainable transport systems and more.

In the USA, we work closely with our representative Mary Petite Yoo to provide a primary point of contact for our services.



> Our integrated team of architects, business developers, ecologists, scientists, communication specialists and process managers working with a client.

"With Except we set out to achieve what seemed impossible. And we really did it."

MATTHIEU LEROY,
INTER IKEA SUSTAINABILITY MANAGER

"Working with Except was inspiring and effective. They quickly delivered beyond our expectations."

JUSTIN ELICKER,
YALE UNIVERSITY SUSTAINABILITY OFFICE



ELST VILLA RENOVATION (2009)

A high performance energy and water neutral villa renovation concept in a national park area in the Netherlands. The villa's design makes optimal use of the surroundings, resulting in a comfortable high-performance living experience and a future-proof investment for the family.



SCHIEBROEK-ZUID (2010)

This is an example of not just one building, but an entire neighborhood made energy and water neutral with SiD. This social housing district in Rotterdam, the Netherlands offers urban food gardens, many social programs as well as exemplary environmental performance.



SAN FRANCISCO TRANSBAY (2011)

The San Francisco Transbay redevelopment project realizes the world's largest rooftop park in the center of one of the world's most exciting cities. Using SiD we were able to develop this groundbreaking project to boost biodiversity, air quality, and real estate value.

SOME OF OUR CLIENTS & PARTNERS



WHAT THEY SAY ABOUT US

"Except has excellent knowledge, resources, and work ethic. They provided realistic options for significant sustainability improvements with innovative solutions. It couldn't have been better."

Greg Powell,
CEO Shire of Merredin, Western
Australia

"They are a couple of years ahead of other organizations... they are one of the pioneers in this area."

Paul van de Sande,
Sustainability Program Manager,
City Government of Roosendaal

"Except's people work extremely hard and invest unbelievable amounts of energy into solving your problem, making it their own and getting to the bottom of it."

Bart Verhagen, Development Manager,
Estrade / Vestia social housing
developer

CONTACT US

Are you interested in the Sustainable Estates program for your residence?

Contact our partner in the USA Mary Petite Yoo at marypetiteyoo@except.nl or us directly at info@except.nl for a personal introduction. Find more about Sustainable Homes, our work and other projects at: www.except.nl.

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EXCEPT
INTEGRATED SUSTAINABILITY

creating the foundations of a sustainable society