



First BREEAM Communities Certificate in Poland. New district of Jaworzno - SILO project - with prestigious award.

It is the first residential development of its kind in Central Europe. It is built with respect for the environment, designed to minimise the use of natural resources and fully accepted by the local community.

The BREEAM Certificate is awarded by independent experts. It can only be awarded to projects that meet the highest green building standards during their design, construction, and operation. It also means that the built apartments and common spaces exceed Polish and EU building standards. The BREEAM Communities Certificate is awarded only to large-scale projects with a positive impact on the environment.

- We carried out extensive consultations with the inhabitants of Jaworzno. We take the residents' suggestions into account in our investment plans. We know that Pieczyska, Szczakowa and the whole of Jaworzno are keeping their fingers crossed for us. From the very beginning, essential elements of this project are the bicycle and walking routes, publicly accessible common space, sports complex and service points. We estimate that thanks to SILO, 300 temporary and 150 permanent jobs will be created, "informs Anna Banaś, Śląg Recycling President.

SILO is being built in Jaworzno. It is bordered on the west and north by forests, and on the south by the unique Gródek Park, a former quarry visited by many tourists. SILO is an investment like no other in Poland. Balanced living spaces. Designed bearing in mind the health of current and future residents of the district. Supporting the natural environment. Reducing human impact on climate change. Skilfully using natural resources, which in turn will have a positive impact on reducing the costs of everyday use of the apartments.

Concern for nature's well-being will already be visible during the construction of the facilities. The works will be conducted in such a way as not to adversely affect the biodiversity of the area and to reduce waste emissions and water consumption. The designers have envisaged, among other things, the planting of melliferous plants and meadows (also on the roofs), setting up insect hotels, winter houses for hedgehogs and boxes for common swifts.

A principal element of the project is, for example, the storage of rainwater and the skilful use of renewable energy sources. This means not only respect for the environment and cleaner air, but also reduced and stabilised energy costs. In everyday use, the total CO₂ emissions will be more than 30% lower here compared to normal buildings.

In the new district, buildings of different scales do not form closed enclaves. There is no longer a quarter layout, but open, green courtyards with compost heaps, flower beds and orchards. Between the buildings there will be paths and ponds, which together with the greenery will form a natural air filter.

- We pay great attention to the correct positioning of the apartments. Good access to daylight, acoustic comfort, air quality, the use of ecological building materials and the use of public, bicycle and shared transport are all important in the design. More than 10 hectares, almost half of the plot at our disposal, will remain biologically active. We are also taking care of common space that will encourage meetings and help create a community. The first BREEAM Communities certificate in Poland perfectly sums up our project and encourages us to continue our work," says Dominik Darasz, partner of Horzone Studio, the architectural office responsible for developing the SILO project in Jaworzno.



The BREEAM Communities Certificate for SILO confirms the highest standards of sustainable building.

Buildings

- resource-efficient (water, energy),
- using renewable energy sources,
- made of ecological and anti-allergenic materials (without using toxic glues or paints),
- built for long-term use.

Life

- carefully selected location,
- the use or creation of infrastructure, including in particular: public transport, cycling, educational and cultural facilities, sports facilities, commercial premises, green areas,
- respect for the local community,
- respect for the environment,
- design and share of common spaces,
- reducing noise, waste and pollutant emissions.

Economics

- environmentally friendly technological innovations to reduce operating costs,
- use of natural light, rainwater, gravity ventilation,
- lower mortgage costs (at selected banks).

SILO - Basic Details

- **Investor:** St. Paul's Developments Group / SLAG Recycling
- **Architect:** HORIZONE Studio
- **Authors:** Dominik Darasz, Bartłomiej Kisielewski, Robert Strzeński, Krystian Wawer
- **Collaboration:** Anna Chrząszcz, Maciej Warot, Volodia Tsapuk, Mateusz Andres
- **Location:** Jaworzno-Szczakowa
- **Project area:** ca. 20 ha
- **Total area:** ca. 154 900 m²
- **Functions:** residential (approx. 80%), commercial, sports and recreation, other
- **Number of apartments:** 2377
- **Estimated population:** 4700
- **Biologically active area:** 49.6% of the plot, over 10 ha