

Driving Sustainability in Retail: Redevelopment of Netto Market



PROJECT:
Netto Market



COMPANY:
Slate Asset Management



LOCATION
Burhave, Germany

Challenge

Slate partnered with anchor tenant Netto to redevelop an existing site in Burhave, replacing the outdated store with a modern, energy-efficient building designed to meet high sustainability standards. The redevelopment also expanded the sales area, enabling Netto to improve operational efficiency and better serve growing local demand.

Delivering this high-performing asset required overcoming multiple environmental and technical challenges, including complying with strict energy regulations, managing noise levels for nearby residents, integrating renewable energy systems, and coordinating across multiple disciplines and stakeholders.

Solution / Approach

The project team adopted a holistic environmental, social, and governance strategy that addressed both regulatory compliance and environmental impact.

The building was designed to exceed the standards set by Germany's Building Energy Act (GEG 2020), with a particular focus on thermal insulation and airtightness. Renewable energy integration was a key priority, with a photovoltaic system installed to significantly offset the building's electricity demand. Infrastructure for electric vehicle charging was incorporated from the outset, supporting future mobility needs.

The project also targeted Deutsche Gesellschaft für Nachhaltiges Bauen ("DGNB") Gold Certification, the German Sustainable Building Council's certification system, which guided the selection of low embodied carbon materials and waste management practices throughout construction. Technical systems including HVAC, lighting, and building automation systems were carefully coordinated to align with sustainability goals and operational efficiency.

Early-stage planning and stakeholder engagement were critical to navigating complex regulatory requirements and ensuring smooth implementation across disciplines.



Results

- > **Energy Efficiency:** Building performance exceeded the requirements of the Building Energy Act (GEG 2020), reflecting its high environmental and operational efficiency.
- > **Airtightness:** A blower-door test confirmed an air permeability value of $qE50 = 0.53 \text{ m}^3/(\text{m}^2\text{h})$, significantly below the required threshold.
- > **Noise protection:** Acoustic assessments ensured compliance with TA-Lärm guidelines, reducing noise levels by up to 17 dB at night.
- > **Renewable energy:** A photovoltaic system with 178 panels was installed, covering 95% of the building's electricity demand.
- > **E-mobility:** Two electric vehicle charging stations were installed, supported by dedicated cabling infrastructure to allow for future additional chargers.
- > **Sustainability certification:** The project was constructed in accordance with DGNB Gold Certification standards, including the use of low embodied carbon materials and segregated waste disposal during construction.

Outcome

The redeveloped Netto Market delivers a high-quality, sustainable retail environment with a column-free sales area, robust thermal insulation, and high-performance glazing. HVAC systems include air-source heat pumps, underfloor heating, and mechanical ventilation, while lighting systems incorporate daylight-responsive sensors to reduce energy use.

Interior finishes were selected for durability and low emissions, and comprehensive technical documentation was prepared for tenant handover.

The project showcases how retail redevelopment can combine operational efficiency with strong ESG performance, setting a benchmark for future sustainable refurbishments in the retail sector.



Slate Asset Management

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