

# BE PART OF THE FUTURE

THE EVØ BUILDING



printrelease



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# HELP TACKLE THE CLIMATE EMERGENCY

**It's no secret that we're in the midst of a climate emergency. It's hard to shy away from the stats on the impact that carbon emissions are having on our planet. But, what are you doing to save tomorrow?**

Businesses are making green commitments, pledging to make a difference to their operations before it becomes legislation. But, what about the building you're based in?

## **What if..**

...your business could achieve its sustainability ambitions by working in a building with sustainability at its very core?

...you and your team could be part of making an impactful change on UK climate emissions?

...your workspace was a blueprint for the way we build and work in the UK?

# 40%

of the UK's carbon emissions come from the built environment.

# 80%

of buildings that exist today will still be standing in 2050 so we need to build them sustainably.

# 2038

Manchester has committed to be carbon neutral by 2038.

# 24%

of Gen Z won't work for a business that isn't environmentally sustainable.

# THE UK'S LOWEST CARBON NEW BUILD WORKSPACE

## Introducing EvØ

A ground-breaking carbon neutral development providing **82,000 sq ft** of office space in the thriving Manchester suburb of West Didsbury, built and designed with the future in mind.



**Ev0 will be a blueprint for future workspaces. All of the energy supplied to the development will either be generated on site or from Bruntwood Group's co-operative wind farm, helping to make it operationally net zero carbon. It will also be constructed sustainably.**

Our focus is on the building's carbon footprint; how carbon emissions are quantified through the manufacturing and construction process and also and how they are managed during the buildings lifetime. With this focus we'll create one of the UK's lowest carbon workspace and a model for future construction.

Our aim is complete transparency, to allow this project to act as a genuine prototype for future buildings.

# **A REBEL WITH A CAUSE**



The most unique part of Ev0 is its timber frame. In order to be one of the lowest carbon workspace in the UK, we have used timber to capture carbon. This process is called carbon sequestration.

Buildings created with traditional material, like steel or concrete, have a significant carbon impact on the environment. Ev0's mass timber frame will have a positive effect by capturing carbon from the atmosphere and locking it away - in the same way a tree does.

From a striking timber frame to a feature timber staircase, Ev0 will have timber running throughout. Just think, while you're busy working, your surroundings will be benefitting you and the planet.

# FRAMED IN TIMBER



# CARBON NEUTRAL IN BOTH:



## Upfront carbon

This is the total carbon generated to produce a built asset, including emissions caused by extraction, manufacturing, transportation and assembly.

124kg CO<sub>2</sub>e/m<sup>2</sup> of the gross internal area (GIA) when taking carbon sequestration into account.

516kg CO<sub>2</sub>e/m<sup>2</sup> (GIA) without taking sequestration into account, which is 14% lower than the 2020 LETI design target of 600kg CO<sub>2</sub>e/M<sup>2</sup> and c.65% lower than the RIBA 'Business as Usual' target of 1400kg CO<sub>2</sub>e/m<sup>2</sup> (GIA).

The Whole Life Carbon assessment for the development is currently calculated at 871kg CO<sub>2</sub>e/m<sup>2</sup> (GIA), below the RIBA 2025 target of 970kg CO<sub>2</sub>e/m<sup>2</sup> (GIA), with the ambition of meeting the RIBA 2030 target of 750kg CO<sub>2</sub>e/m<sup>2</sup> (GIA) during design development.



## Operational carbon

This is the amount of carbon emitted during the operational or in-use phase of a building, including daily use, management and maintenance of the structure.

The base building operational energy use has been calculated at 28kWh/m<sup>2</sup>/year (GIA), which is slightly below the UKGBC's Paris Proof Target of 30kWh/m<sup>2</sup>/year (GIA).

Occupier energy has been assumed at 35kWh/m<sup>2</sup>/year (NIA) in line with the UKGBC's Paris Proof Target, whole building energy intensity is at 54kWh/m<sup>2</sup>/year (GIA), again slightly below the UKGBC's Paris Proof Target of 55kWh/m<sup>2</sup>/year (GIA).

The above does not take into account any contribution from onsite energy generation, which Ev0 will provide.

If the onsite generation is included, i.e. if only energy demand imported from the grid is assessed, the operational energy demand for the building is calculated at 5kWh/m<sup>2</sup>/year (GIA), with the UKGBC Paris Proof 2035-2050 target at <55kWh/m<sup>2</sup> (GIA). The remaining energy demand of the building will be met by green energy generated from Bruntwood's co-operative wind farm.



RIBA 



BREEAM<sup>®</sup>  
EXCELLENT

# TOTAL CARBON

STORED IN EV0'S TIMBER FRAME IS

# 4,000 tCO<sub>2</sub>

EQUIVALENT TO:



## 2,500

RETURN FLIGHTS FROM  
MANCHESTER TO NEW YORK



## 60,314

LOW ENERGY LIGHT BULBS  
LEFT ON FOR A YEAR



## 24M+

1.5L PLASTIC WATER  
BOTTLES PRODUCED



## 5,769

JOURNEYS ALONG  
ROUTE 66



# WORKSPACE AT ITS CORE. SUSTAINABILITY AT ITS HEART.



EXPOSED TIMBER SOFFITS, BEAMS AND COLUMNS



SOLAR PANELS PROVIDING 94% OF PREDICTED ENERGY USE



ANY ADDITIONAL POWER NEEDED WILL BE GENERATED FROM BRUNTWOOD'S COOPERATIVE WIND FARM



FULLY ELECTRIC BUILDING



SMART BUILDING MANAGEMENT SYSTEM & SENSOR TECHNOLOGY



FACADE DESIGN TO PROVIDE SOLAR SHADING



AIR SOURCE HEAT PUMP AND ADIABATIC CHILLER SERVING AMBIENT LOOP



SMART METERING FOR ELECTRICAL, HEAT AND WATER USE



EV CHARGING POINTS

1:8  
M<sup>2</sup>

DESIGN OCCUPANCY DENSITY 1 PERSON PER 8M<sup>2</sup> (NIA)



65 SUPERLOO TOILETS



WATER SOURCE VRF HEAT PUMPS TO PROVIDE HEATING/ COOLING VIA INDOOR FAN COIL UNITS

Not only will The Evø building act as a blueprint for low carbon workspaces, it will also feature smart technology, innovative architectural and interior design, greenery throughout and wellness facilities, all aimed at creating a building for the future.

# LEVEL UP

## SCHEDULE OF AREAS

FLOOR SQ FT

**5** 10,064

**4** 16,523

**3** 16,523

**2** 16,523

**1** 16,480

**GF** 6,437

**TOTAL: 82,549**



# TAKE A LOOK INSIDE

Viewing  
digitally?  
Zoom in to see  
more detail.

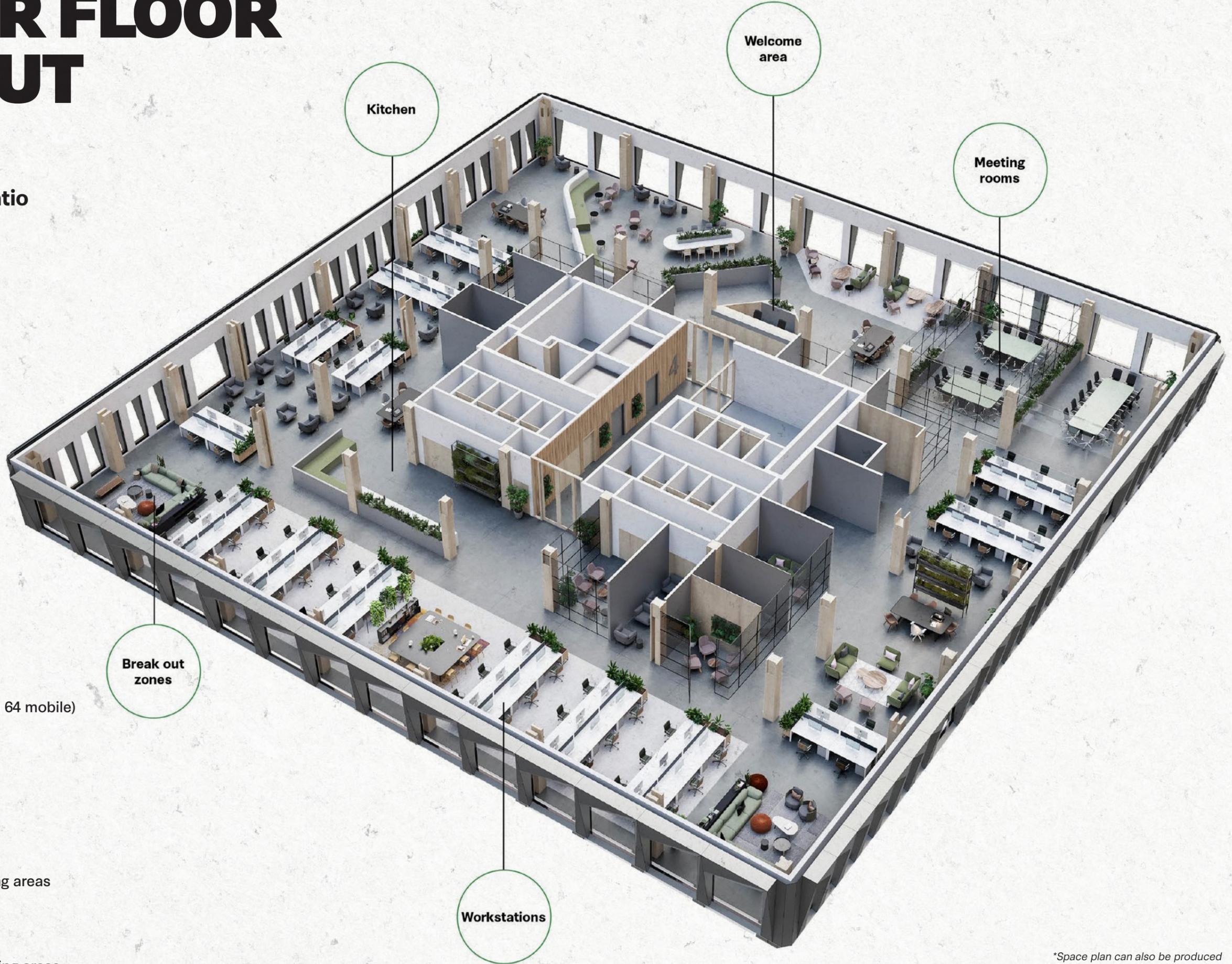




**UPPER FLOOR**

# UPPER FLOOR LAYOUT

16,523 sq ft on a 1:10 occupancy ratio



**156**

Workstations  
(92 formal and 64 mobile)



**9**

Focus rooms



**3**

Formal meeting areas



**10**

Informal meeting areas

Workstations

Break out zones

Welcome area

Meeting rooms

Kitchen

*\*Space plan can also be produced at 1:8 occupancy ratio depending on your requirements*



**UPPER FLOOR**

# MIND, BODY & SOUL

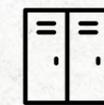


Looking after the world can be hard work, so we've partnered with industry experts to create spaces that look after your physical and mental wellbeing. From our onsite virtual fitness studio to a Platinum Cycle Score Accredited bike hub, you and your teams can balance work and life at EvØ.

## On-site facilities



Fully equipped gym



Bike lockers



100 secure bike spaces



Outdoor seating and workspace



Onsite cafe



Showers and changing facilities



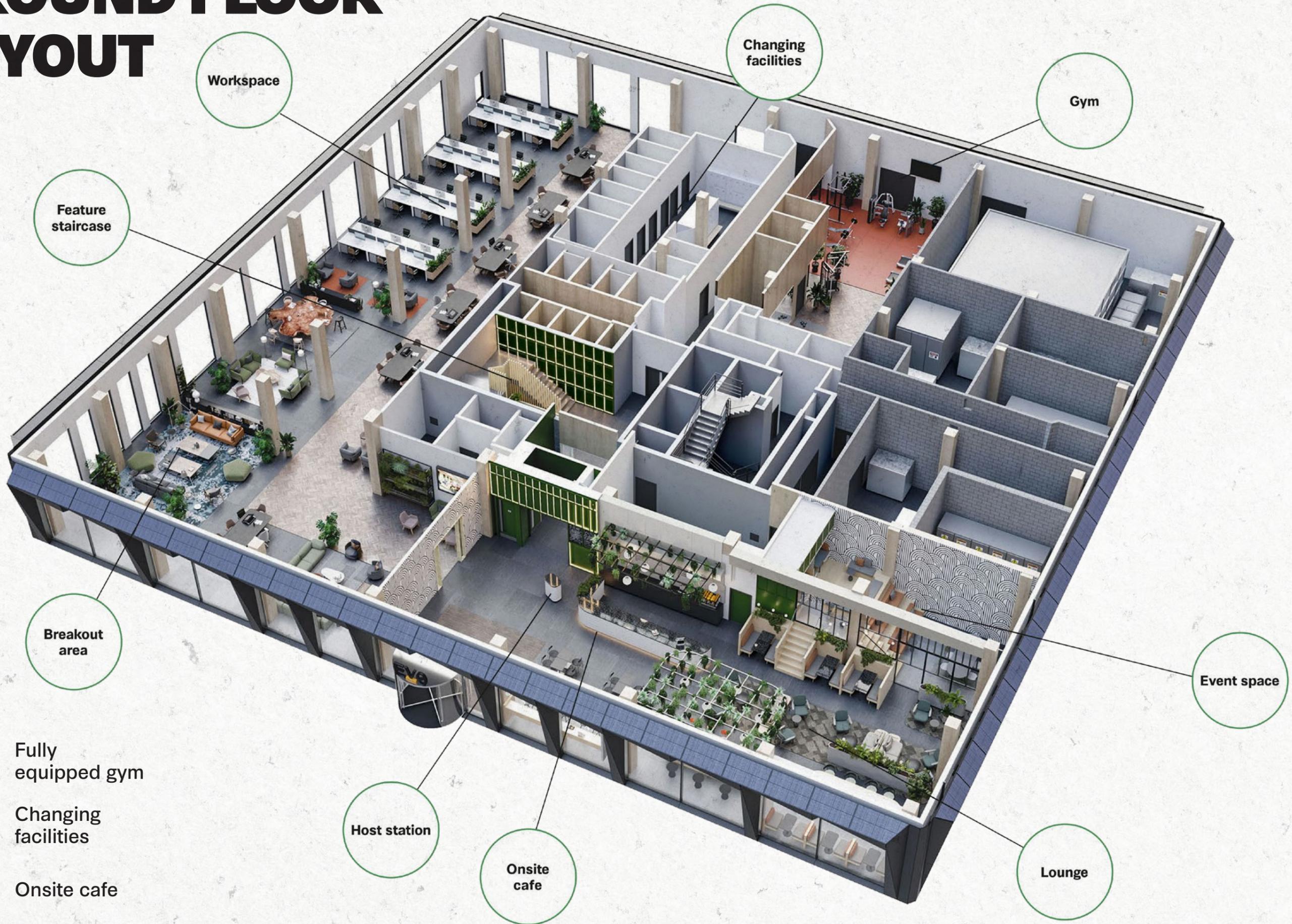
Event space



|             |         |             |         |
|-------------|---------|-------------|---------|
| ESPRESSO    | 1.5 / 2 | ESPRESSO    | 1.5     |
| AMERICANO   | 3.7     | ESPRESSO    | 1.5     |
| LATTE       | 2       | AMERICANO   | 3.7     |
| CORTADO     | 3.2 / 4 | LATTE       | 2       |
| MACCHIATO   | 1.9     | CORTADO     | 3.2 / 4 |
| CAPPUCCINO  | 2.8     | MACCHIATO   | 1.9     |
| MASALA CHAI | 2.5 / 3 | CAPPUCCINO  | 2.8     |
| TEA         | 4       | MASALA CHAI | 2.5 / 3 |
|             | 2       | TEA         | 4       |

**GROUND FLOOR & CAFÉ**

# GROUND FLOOR LAYOUT



Workspace

Changing facilities

Gym

Feature staircase

Breakout area

Event space

Fully equipped gym

Changing facilities

Onsite cafe

Host station

Onsite cafe

Lounge

# A THRIVING NEIGHBOURHOOD IN A THRIVING CITY

**West Didsbury has fast become the place to be in Manchester and was even named one of the best places to live by the Sunday Times.**

With a vibrant day and night scene, access to local universities and talent, and conveniently located to key transport networks, it's the perfect place for a forward-thinking company and workforce.

With its leafy tree-lined streets, abundant local parks, and thriving suburban wildlife, West Didsbury is the perfect location to build a green workspace like EvØ.





## Green Spaces

1. Mersey Bank Park
2. Chorlton Water Park
3. Kenworthy Woods
4. Cavendish Road Park
5. Merseybank Playing Fields
6. Fletcher Moss Park
7. Fog Lane Park

## Bars & Restaurants

1. The Metropolitan
2. Volta
3. Folk Cafe Bar
4. Another Heart To Feed
5. Mary and Archie
6. Proove Pizzeria
7. Greens Restaurant
8. Sip
9. The Woodstock Arms
10. Albert's
11. Taste of Honey Deli
12. Wine & Wallop
13. Zumuku Sushi
14. Thyme Out
15. The George Charles

## Local Convenience

1. Tesco
2. Coop

## Metrolinks

1. Withington
2. Burton Road
3. West Didsbury
4. Didsbury Village

## Roads

1. M60 Ring Road  
Linking to Manchester Airport (20 minutes) and major motorway network
2. Princess Road  
Linking to city centre
3. Wilmslow Road  
Linking to city centre
4. M56  
Linking South Manchester with North Chesire and Merseyside

# THIS IS THE PLACE

## West Didsbury

Cafe culture is king in West Didsbury. Unrivalled in Greater Manchester for its array of independent bars, restaurants and shops, it really is the place to be. Burton Road is the beating heart of West Didsbury, which combined with Lapwing Lane has created a thriving destination in its own right.

Home to predominantly young professionals, soak up its lively independent atmosphere with bars, restaurants, shops, green spaces with lots to do throughout the day and night.

### Explore West Didsbury:

[ilovemanchester.com/this-is-place-west-didsbury](http://ilovemanchester.com/this-is-place-west-didsbury)



## Didsbury Village

Didsbury is really the sum of two parts, with the Village operating as a sort-of grown-up cousin or well-to-do aunt to its younger, trendier neighbours on Burton Road.

One of the most desirable places to live in Manchester, Didsbury Village is well known for its tight-knit community. Similar to West Didsbury, the suburb is lined with independent and national shops, bars and restaurants - so there's plenty to do for all the family.

### Explore Didsbury Village:

[ilovemanchester.com/this-is-the-place-didsbury-village](http://ilovemanchester.com/this-is-the-place-didsbury-village)

## Chorlton

Nicknamed the 'liberal-heart of Manchester', this area is home to professionals and families. It's been home to such Manchester icons as Morrissey, The Stone Roses, Badly Drawn Boy and even the Bee Gees.

According to the 2011 census, Chorlton is also home to Manchester's biggest gay community outside the Gay Village.

### Explore Chorlton:

[ilovemanchester.com/chorlton-guardian-reading-liberal-manchester](http://ilovemanchester.com/chorlton-guardian-reading-liberal-manchester)

# EXPLORING YOUR NEIGHBOURHOOD

## River Mersey

Head over to Stretford or Stockport with a walk along the River Mersey. Stretching over 11 miles, the trail offers activity options and is perfect to take your dogs out for a lunchtime stretch.



## Chorlton Water Park

Manchester's first designated local nature reserve is one of the most popular spots in the Mersey Valley. Set around a central lake with meandering paths leading into woodlands and wildflower meadows, the 170-acre site boasts common spotted and northern marsh orchids in summer. The perfect spot to break up your day.



## The Metropolitan

Your friendly local in Didsbury full of style and character. Make yourself at home at The Met - the place to enjoy delicious food and drink with great company.



## Greens Restaurant

Acclaimed TV chef, Simon Rimmer continues to pioneer the very best in fresh, inventive vegetarian dishes at the award winning Greens. Greens is justifiably famous for its warm hospitality, carefully selected wines and impeccably trained service.

## Folk Cafe Bar

A local favourite, Folk is a neighbourhood bar offering a top notch selection of cocktails and beers on tap, along with a delicious brunch, lunch and small plates menu. The best terrace on Burton Road, you'll be lucky to find a spot when the sun's shining.



# WELL CONNECTED

- 1. M60 Ring Road**  
Linking to Manchester Airport (20 minutes) and major motorway network
- 2. Princess Road**  
Linking to city centre
- 3. Wilmslow Road**  
Linking to city centre
- 4. M56**  
Linking South Manchester with North Chesire and Merseyside



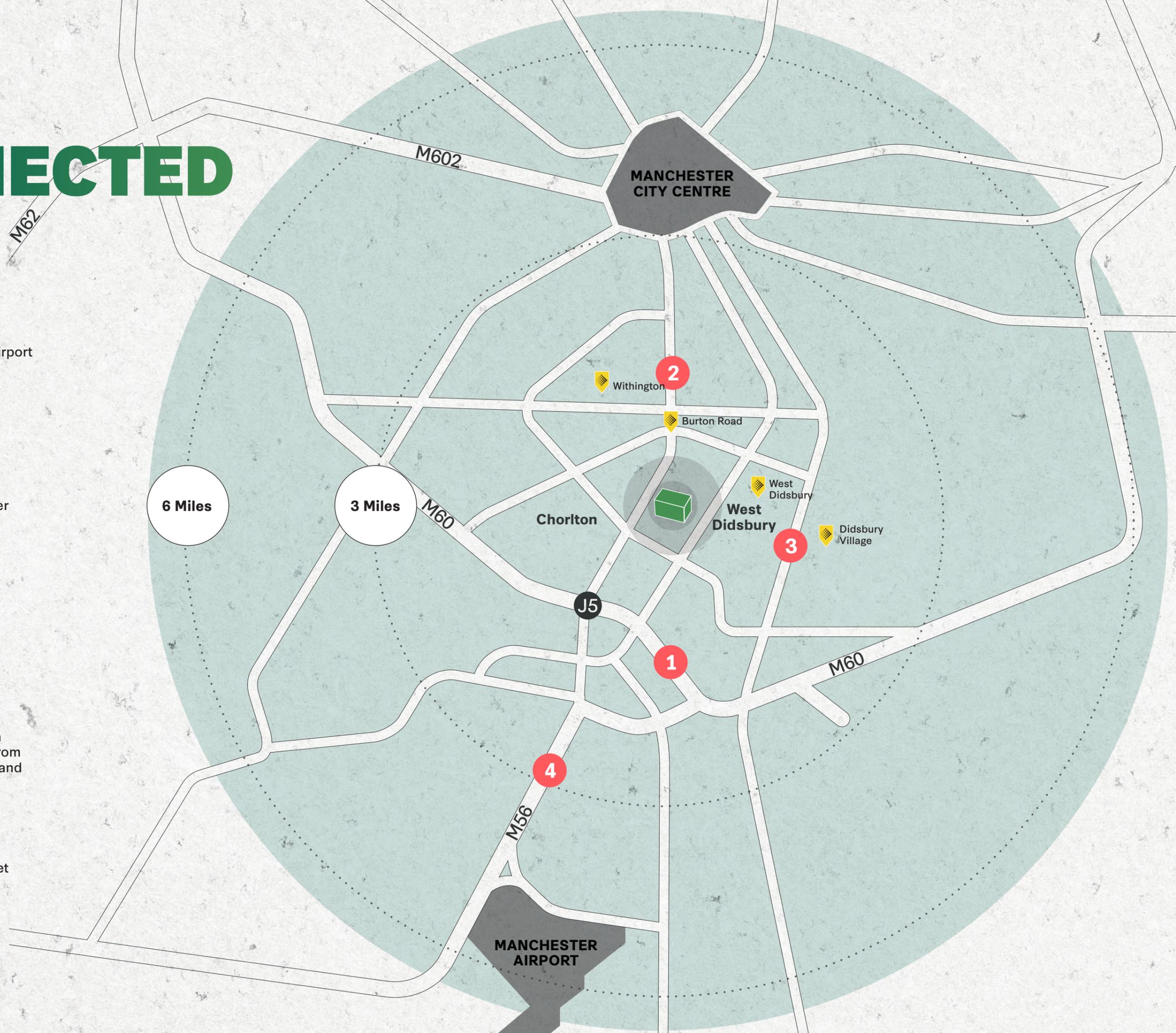
**74,000**  
vehicles drive past Ev0 every day, offering great brand visibility



**10**  
trams per hour to Burton Road Metrolink station from Manchester City Centre and East Didsbury



**5**  
Buses per hour from Piccadilly, with the route served by an electric fleet



# AN EXCITING PLACE TO BE

The Ev0 Building is part of Didsbury Technology Park, a community of science and tech businesses in Greater Manchester.

The creation of The Ev0 Building forms part of phase 2 of DTP's development following the Ohm Building's completion in 2019. Future plans also include the addition of another office building, making it an exciting place to be.



Spire Healthcare

SIEMENS



# A COMMUNITY OF SUSTAINABILITY HEROES

Bruntwood became the first property company to sign up to the UKGBC Net Zero Carbon Buildings Commitment back in 2018. Since then, we've been working hard behind the scenes and on-site to make sure we hit those targets, not only to reduce the carbon footprint of our buildings, but to do our part in reducing that of our cities' too.

Joining the Ev0 community means you'll be part of a movement; a pioneering group of our customers who are striving for a better, greener future.



## Meet Lauren Hutchinson

Owner, #EarthFriendlyRocker at Afflecks

#EarthFriendlyRocker is one of our sustainable traders at Afflecks. They're an eco-friendly lifestyle brand established in 2019 born out of a need for a more affordable and exciting approach to reducing our impact on our planet.

With a growing trend of zero waste and plastic-free stores opening up, #EarthFriendlyRocker is setting out to do things differently by keeping things affordable and keeping a focus on celebrating some of the most exciting upcoming eco-friendly brands. From bamboo guitar picks and drumsticks to bottled baking mixes, eco-friendly cleaning products, reusable period products and shampoo bars, you're sure to find something to get you started or carry on your journey.



## Meet Bev Taylor

Director of Energy & Environment, Bruntwood

Sustainability sits at the heart of the Bruntwood group and creating sustainable environments is an integral part of the company's business model.

If the UK is to reach its goal of achieving Net Zero by 2030, then huge changes are required right now. This means putting ambitious targets in place and sticking to them and, as market leaders, we see it as our duty to set an example and play our part - not just for our cities but for the world and for all our future generations.



## Meet Phil Kelly

Head of Department for Sustainable Solutions, Ramboll

At conception in 1945, driven by a strong urge to rebuild society post WW2, Ramboll's humanistic and social mission was to create sustainable societies where people and nature could flourish.

Danish by heritage, Ramboll is now an international organisation of engineers, scientists, digital experts and economists. This team of 16,000 consultants operates across multiple sectors worldwide. With a network of 300 offices across 35 countries, they combine local experience with global knowledge and strive to make a genuine difference to society at large

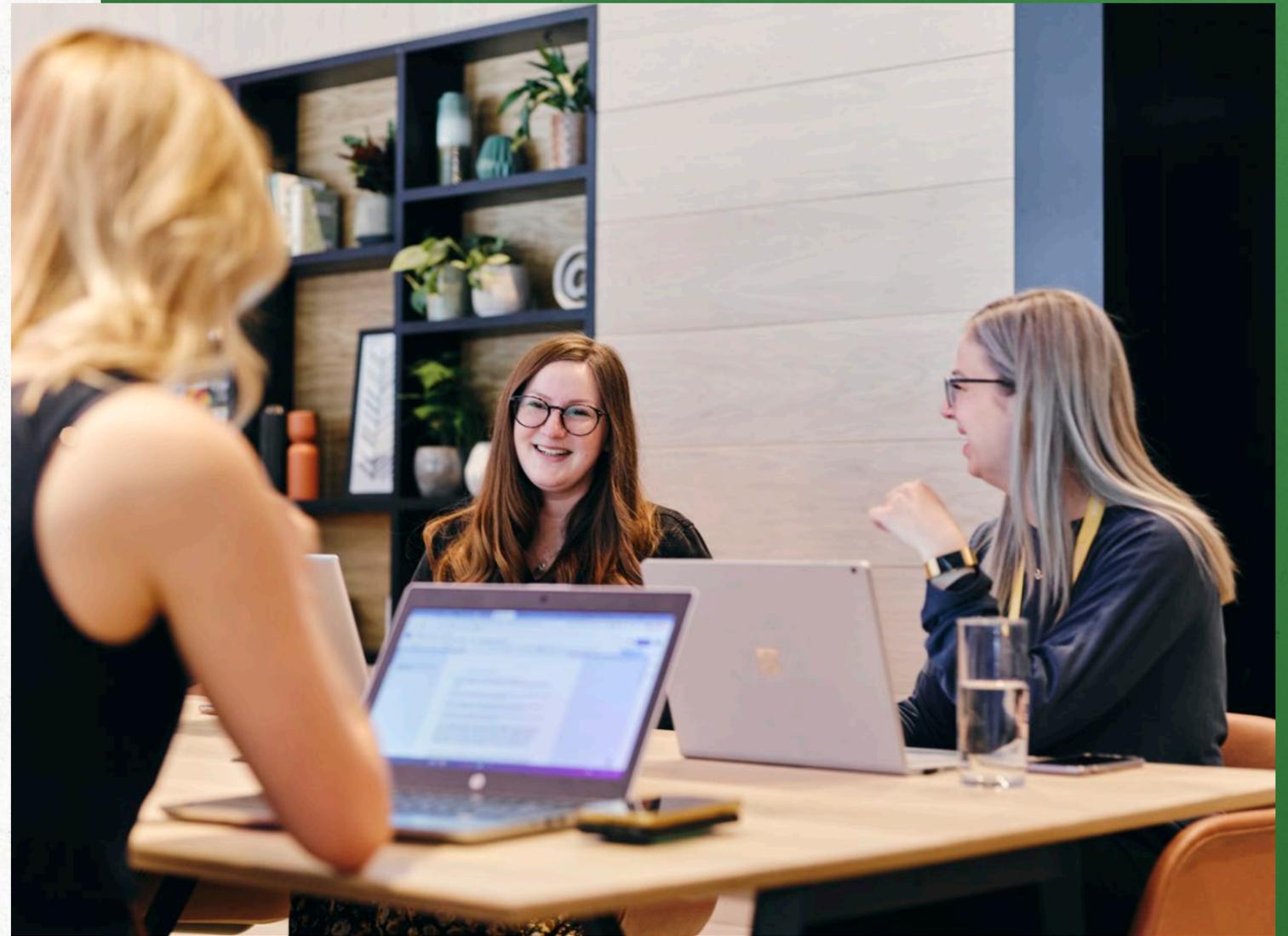
**bruntwood**  
Works

# WHERE WORK & LIFESTYLE THRIVE

**Bruntwood Works balances work and life, blending spaces that encourage interaction and create community.**

Our focus is around two key areas, creating unique workspaces and providing thriving retail and leisure spaces. Both are design led, people driven and socially responsible. We continue to be firmly embedded in our towns and cities, with a strong presence in the North West, Yorkshire and the Midlands.

We know the more diverse, culturally rich, healthy, educated, connected, sustainable and fulfilled our communities are, the greater our towns and cities will become.



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