

The garden of Eden under construction in Manchester

3 years ago



Eden – one of the UK’s most sustainable buildings which will feature Europe’s largest living green wall – is being built by Bowman + Kirkland’s North-West team.

The speculative, 12-storey office development is targeting net zero carbon in operation and the living façade will remove air pollutants, reduce urban temperatures, improve biodiversity and provide wellbeing benefits to all users.

The scheme is part of English Cities Fund’s (ECF) New Bailey development in Salford. We have already completed four projects for ECF and are currently on site on a further two – Eden and another office project at Number Four New Bailey. ECF is aiming for a 5.5-star NABERS rating. A system that measures how sustainable a building is in operation. There are currently no other buildings in the UK with this designation.

Key sustainability features:

- Europe’s largest green wall – 355,000 plants.
- Glazing area limited to 60% of the façade.
- Enhanced insulation values in line with passivhaus standard (the gold standard in energy efficiency – buildings created to rigorous energy efficient design standards so that they maintain an almost constant temperature).
- Air tightness rating of 2m³/hr/m² @ 50Pa compared with the building regulation target of 10m³/hr/m² @ 50Pa.
- All electrical building.

- Air source heat pumps providing low carbon heating and cooling.
- CO2 heat pumps providing high efficiency low carbon hot water.
- Wider heating and cooling setpoints to reduce energy whilst maintain comfort conditions.
- Demand controlled ventilation linked to CO2 sensors.
- Recycled steel for reinforcement.
- High recycled content material for façade and structure.
- Exposed ceilings in office areas.
- Recycled raised access floors.

The project is valued at £36m and is due to complete in May next year.

Image: Bowman + Kirkland