


HYLO

Health & Wellbeing

*at HYLO*



# A modern workplace is more than just an office

A modern workplace must be somewhere your employees want to be. It must be a place that supports their health and wellbeing, both physically and mentally. And it must be a place that is designed with the future in mind.

HYLO has been designed with health, wellbeing, and sustainability front and centre. And smart technology has been adopted throughout to provide a fully connected experience for all who use the building.

## HYLO is *Green*

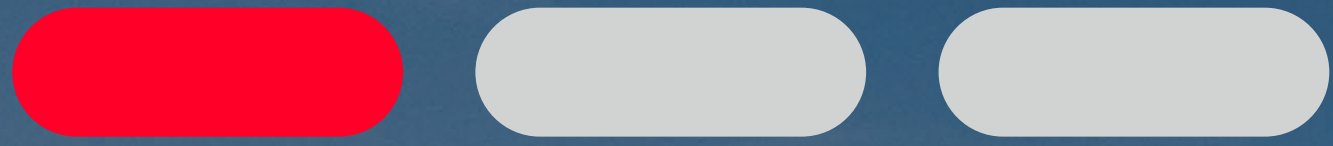
- ↳ Cutting carbon from the get go
- ↳ Thoughtful and sustainable design

## HYLO is *Well*

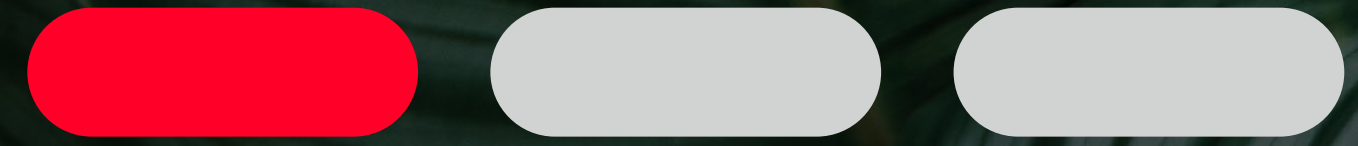
- ↳ Certified to the highest standards
- ↳ A building that actively protects you from bad stuff
- ↳ A building that helps you feel better in body and mind
- ↳ Good light leads to good health
- ↳ A place to rest and reflect
- ↳ Fitted out to help keep you fit

## HYLO is *Smart*

- ↳ All the essentials covered
- ↳ Introducing the HYLO app
- ↳ Putting you in full control
- ↳ Tap into the HYLO lifestyle
- ↳ Enhance your experience



# HYLO is *Green*



# Cutting carbon from the get-go

By designing HYLO around the superstructure of the original building, over 2,500 tonnes of CO2 saved.

And that's not even considering the carbon (another 500 to 750 tonnes) that would have been wasted if the building was demolished and re-built from scratch.

Plus, given that the original structure has been strengthened, a further 13 storeys have been added allowing the building to expand and avoid developing a new one to meet the occupancy needs.

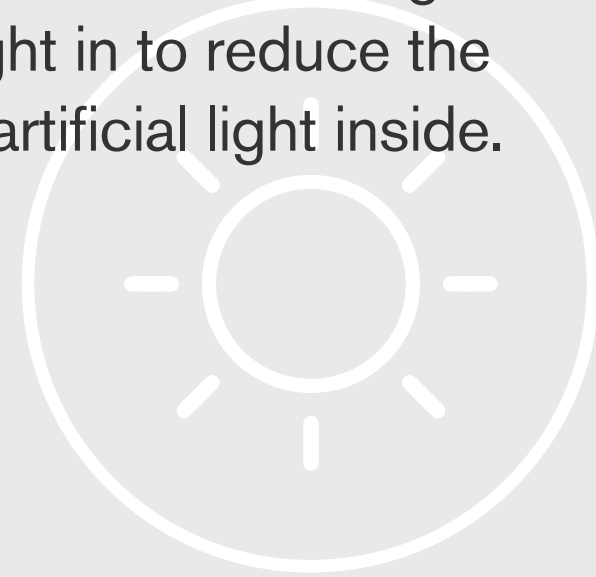
By doing so, over a typical 10 year lease, a carbon saving of around 25% is estimated compared to leasing a new building.

# Thoughtful and sustainable design

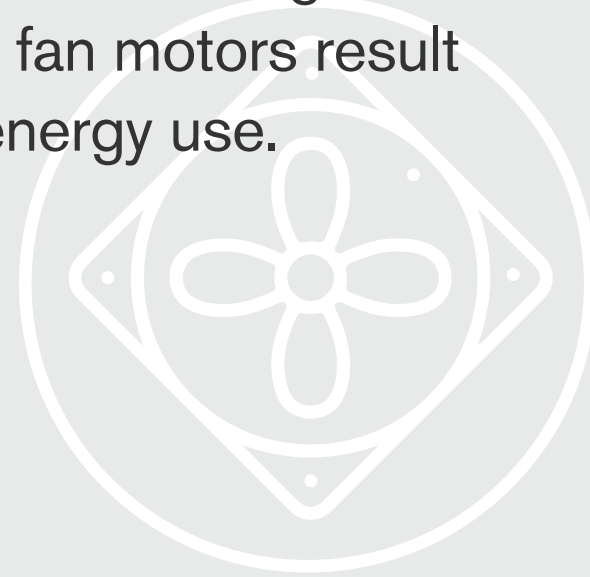
The strong thermal properties and air permeability stops heat getting in or out.



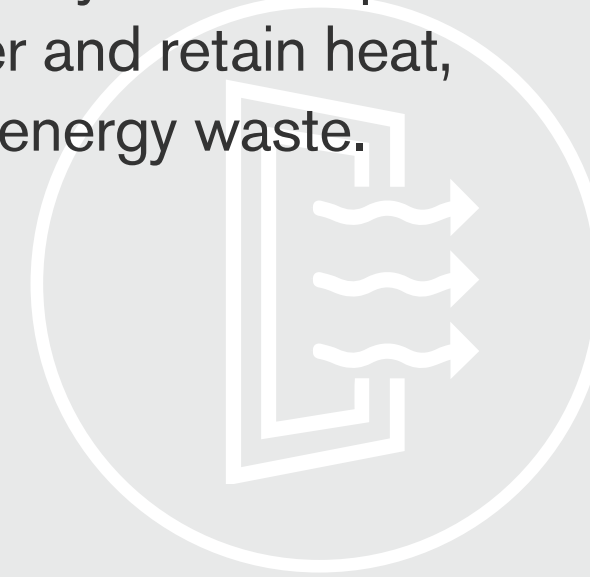
The windows allow enough natural light in to reduce the need for artificial light inside.



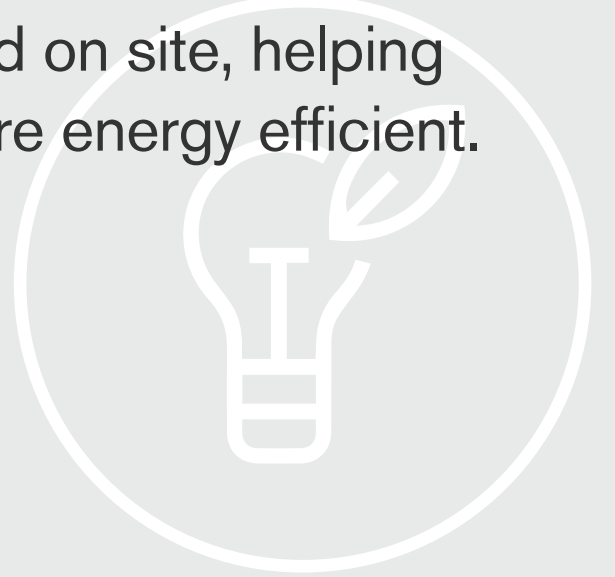
Fan coil units with high efficiency fan motors result in lower energy use.



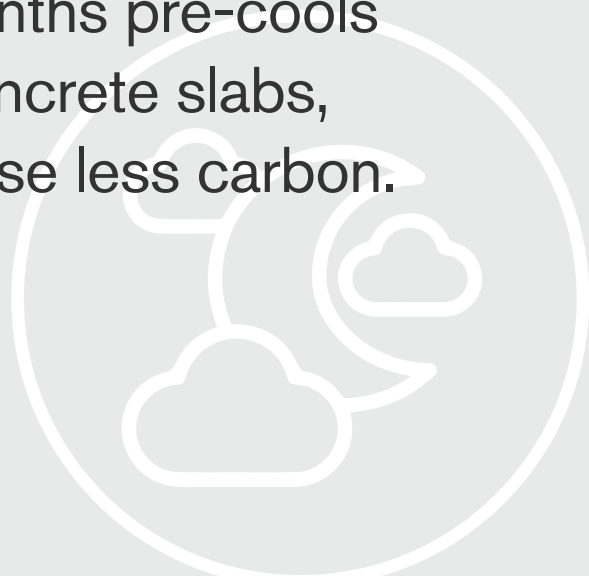
Ventilation systems help to recover and retain heat, avoiding energy waste.



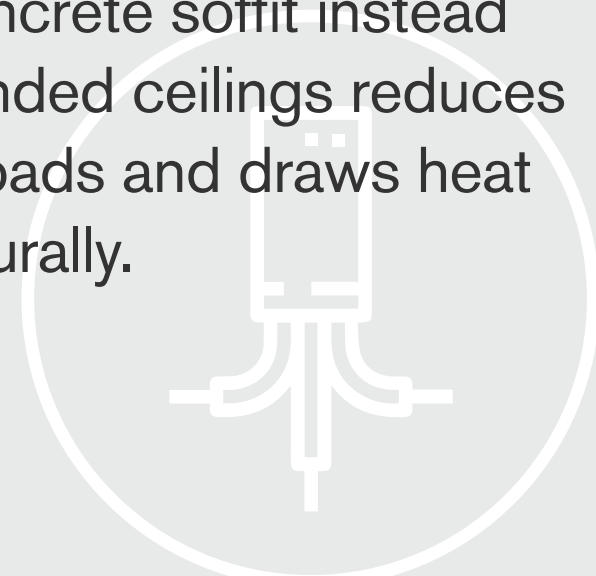
Electricity and heat is generated on site, helping to be more energy efficient.



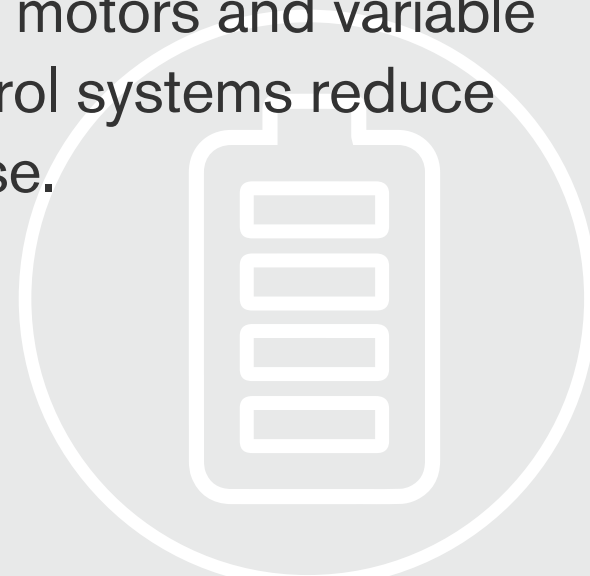
Ventilation at night in the summer months pre-cools exposed concrete slabs, helping to use less carbon.



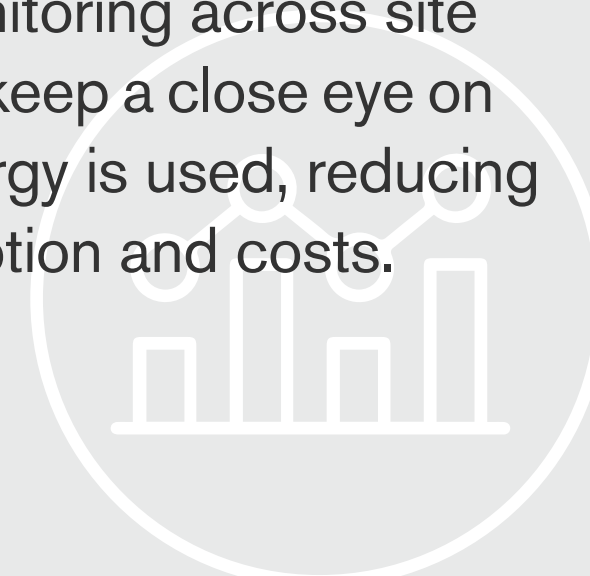
The exposed thermal mass of the concrete soffit instead of suspended ceilings reduces cooling loads and draws heat away naturally.



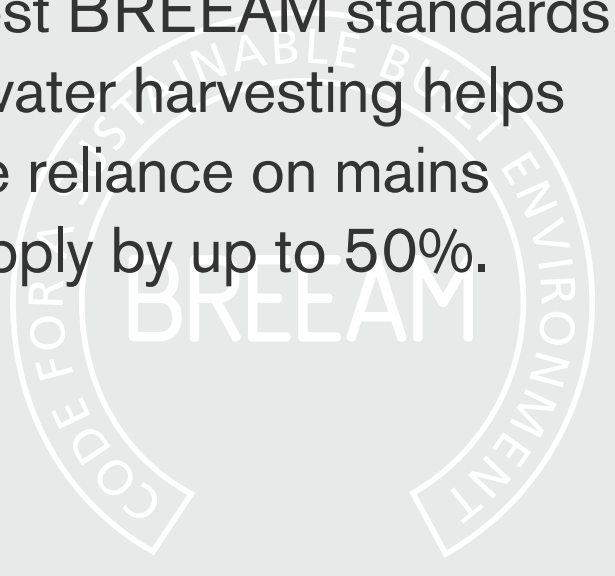
Circulating pumps with high efficiency motors and variable flow control systems reduce energy use.

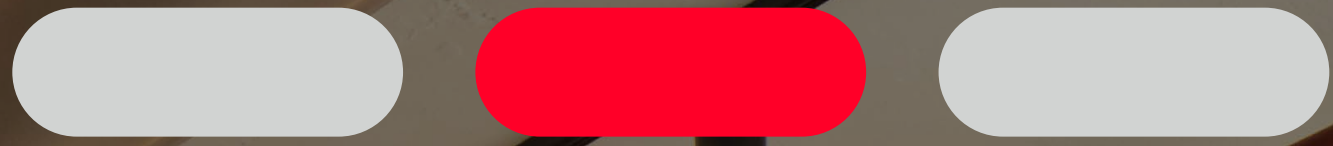


State-of-the-art real-time data monitoring across site helps to keep a close eye on how energy is used, reducing consumption and costs.



Water consumption meets the highest BREEAM standards and rainwater harvesting helps to reduce reliance on mains water supply by up to 50%.





# HYLO is *Well*



**Certified to the highest standards**

The WELL Building Standard is all about delivering more thoughtful spaces that enhance health and wellbeing.

It's an accreditation backed by the latest scientific research into how to make sure a building like HYLO is committed to caring for the people who use it.



# The highest standards

**For the people**

People are at the heart of HYLO. WELL guidance early has been incorporated in the design, making health and wellness the central theme of the building.

**Leading the way**

Because of the robust standards applied to the whole building, 'credits' can be passed to occupiers in helping to achieve their own WELL fit-out accreditation.

**Future proof**

The accreditation represents a commitment to operational quality so that the building's systems continue to perform for the long term.

# A building that actively protects its occupants

## Breathe easy

High ventilation rates and active sensors keep CO2 levels below 900ppm, and the air is 100% fresh so **people can breathe easy and feel good.**

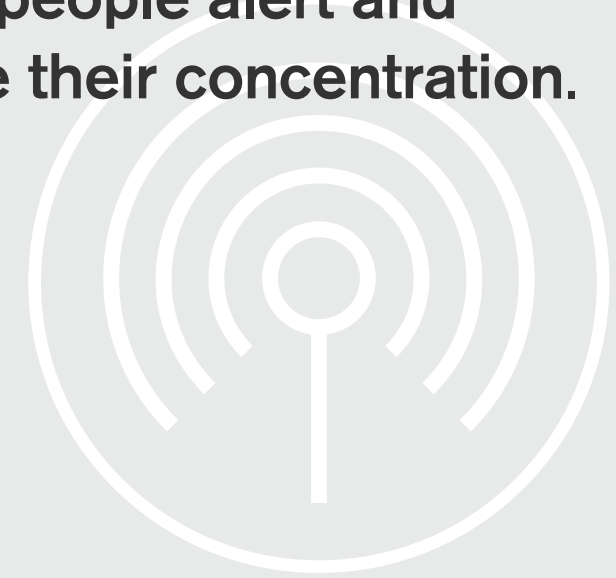
With mechanical ventilation rather than natural ventilation, incoming fresh air is passed through high grade filters **offering a better air quality compared to natural ventilation.**

To further promote air quality and minimise Covid risk:

- Fresh air ventilation air volumes are designed to British Council for Offices standards +10% additional capacity
- Ventilation plant includes high grade F7/MERV13 filters
- Ventilation plant provides 100% fresh air with no recirculation

## Enhance focus

On floor air sensors help to monitor air quality and catch any CO2 build up, which helps to **keep people alert and enhance their concentration.**



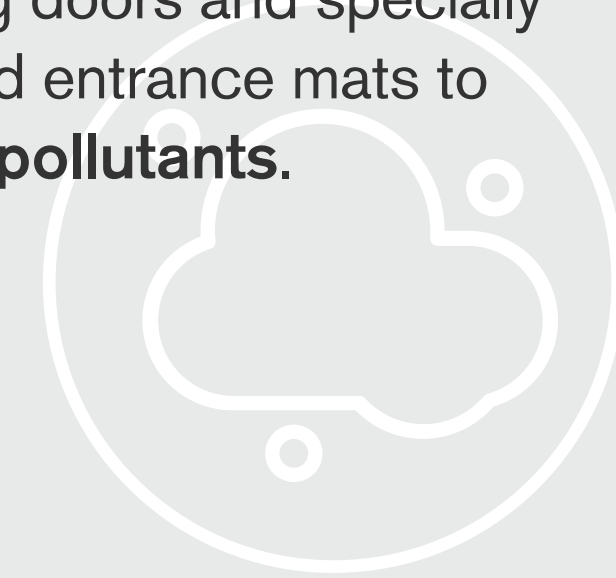
## Reduce sickness

Tests carried out prior to completion and ongoing sanitation checks will help to reduce the risk of microbe growth in cooling coils which **helps to stop people becoming ill.**



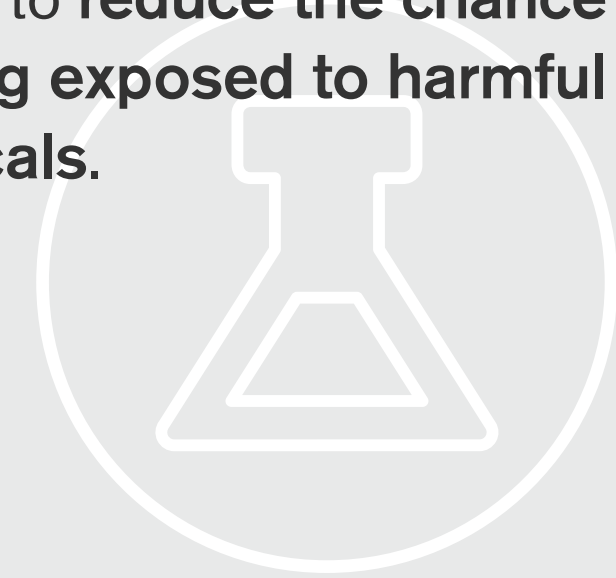
## Eliminate irritants

Advanced filtration systems and dedicated air handling plants for each floor work with revolving doors and specially designed entrance mats to **reduce pollutants.**



## Cut out chemicals

Pesticides and herbicides will not be used in maintaining the landscaped areas outside, helping to **reduce the chance of being exposed to harmful chemicals.**



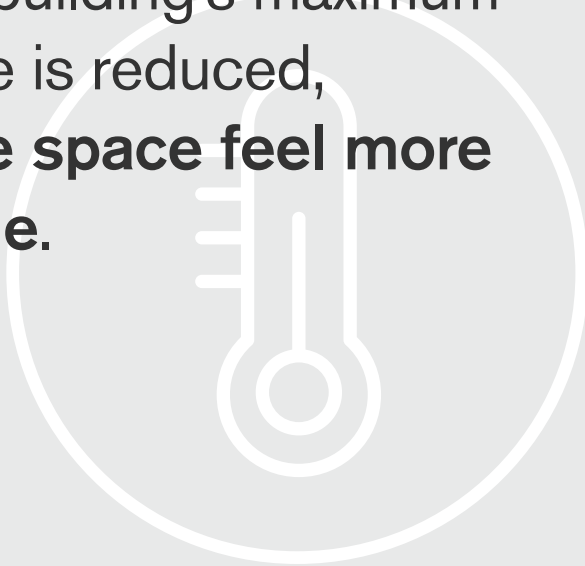




# A building that helps its occupants feel better in body and mind

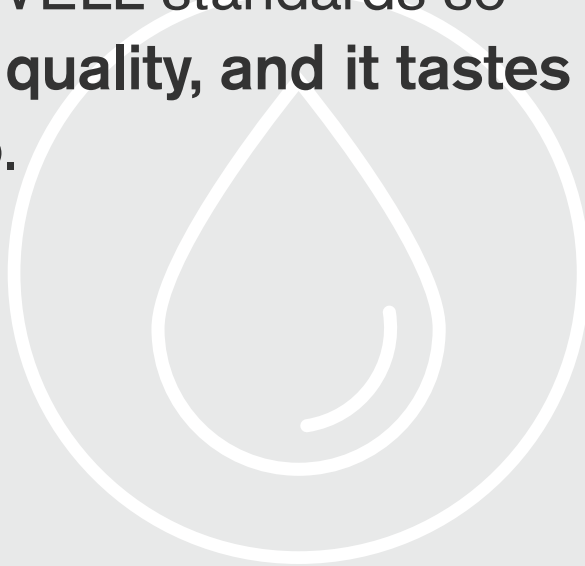
## Keep cool and stay cool

Smart controls mean the temperature can be controlled separately. And efficient design means the building's maximum temperature is reduced, **making the space feel more comfortable.**



## Water when you need it

Clean and filtered water is available on every floor, and is tested too, making sure it meets WELL standards so **it's good quality, and it tastes good too.**



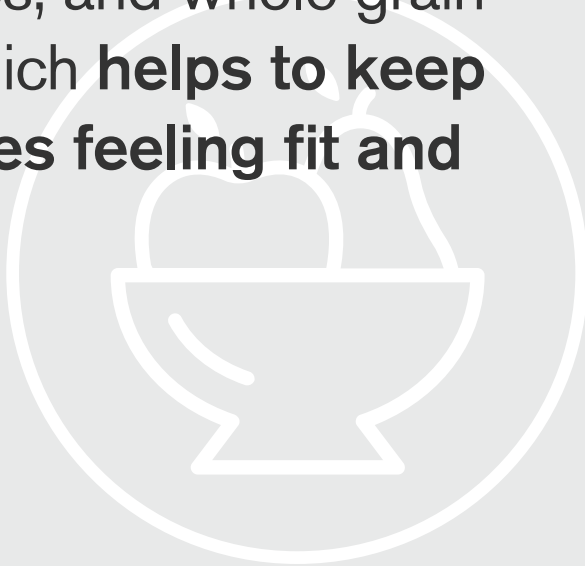
## Less plastic waste

Because the water is of such a high quality and tastes good, employees will be less inclined to buy bottled water, which **helps to save money and the environment.**



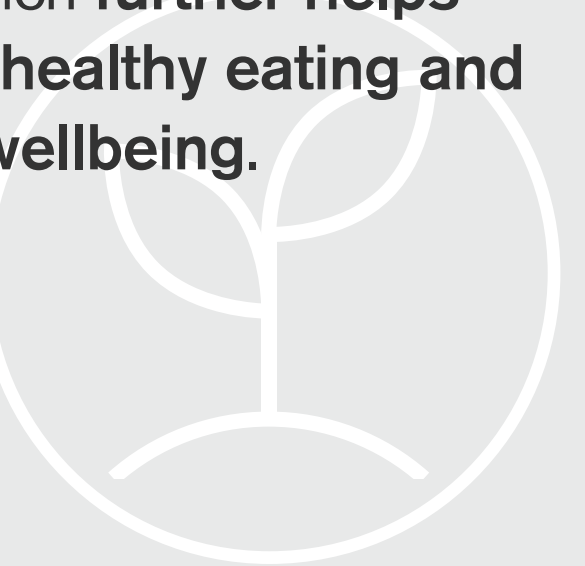
## Eat well on site

The smart app encourages employees to choose healthy food options, such as fruit, vegetables, and whole grain foods, which **helps to keep employees feeling fit and healthy.**



## Grow your own

The roof gardens provide an opportunity for people to grow their own vegetables and herbs, which **further helps promote healthy eating and general wellbeing.**





# Good light leads to good health

**We need light. It has an impact not just on our mental wellbeing, but our physical wellbeing too.** When the light in a building is poor, it can lead to health problems, including obesity, diabetes, depression, and metabolic disorders. But when light is good, it can help with productivity and focus.

It's why HYLO is designed to the latest industry standards, providing an optimal environment at all times. Advanced lighting controls—operated by presence, outside light or by smart device—mean it's never too bright or too dark. And any changes are made uniformly to match the sensitivity of the human eye.



# A place to rest and reflect

Poor mental health is not just a personal problem, it's a business one too. Mental health issues cost UK employers up to £45 billion a year and stress is thought to be responsible for almost half of the working days lost each year.

**It's crucial to the health and wellbeing of everyone who works at HYLO, that the building and the environment around it provides a calming and therapeutic place, so anyone facing mental health issues feels safe.**

**Provide insight**


Thanks to the app, people will have access to health and wellness resources, including magazines and books, that will guide people to the support they need.

**A calming influence**

From the oak panelling and terrazzo floors in reception to the Yorkstone paving and timber benches outside, HYLO has been designed to be a calm and soothing environment.

**Heightened perspective**

Overlooking the City is uplifting, and—because HYLO isn't hemmed in by the low buildings that surround it—people can enjoy many thoughtful moments from its six terraces.



With best in class end of trip facilities, HYLO makes it easier than ever to beat the traffic, get some exercise and cycle into the office.

407 cycle racks and 397 lockers, hotel-quality changing facilities, bike servicing stations, drinking points and a dedicated entrance, all ensure cycling to work is easier than ever.

Cycle provisions include:

Office

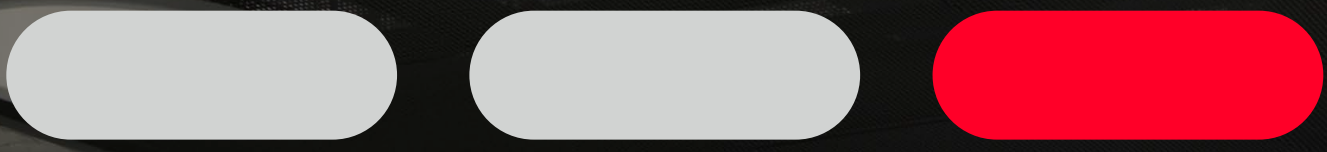
- 365 spaces allocated in the basement cycle store
- 42 sheffield racks with the following allocation:
  - Residential: 4
  - Loading bay: 6
  - Affordable workspace: 16
  - Retail: 16

Retail

- 26 spaces exclusively allocated internally

Plus, easy-to-find stairs with great window views make 'taking the stairs' much more inviting. It's a good chance for a little exercise whether you're located on seventh or twenty-seventh floor, or you can just as easily work out on the roof gardens too.

And of course, sensor handwash basins and hand dryers throughout the building ensure a clean and safe environment.



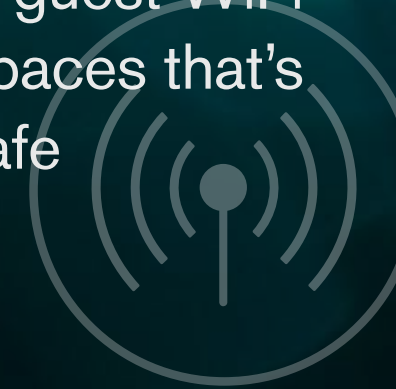
# HYLO is *Smart*



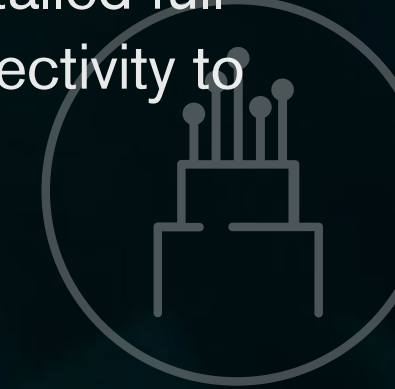
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# All the

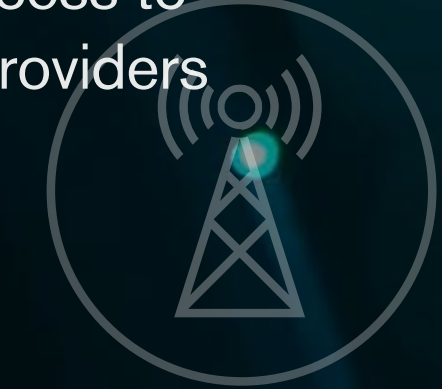
Super-fast guest WiFi  
in public spaces that's  
free and safe



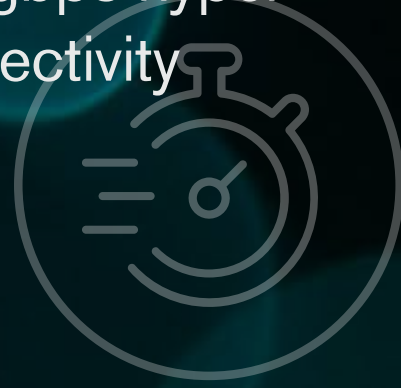
Ready installed full-  
fibre connectivity to  
all floors



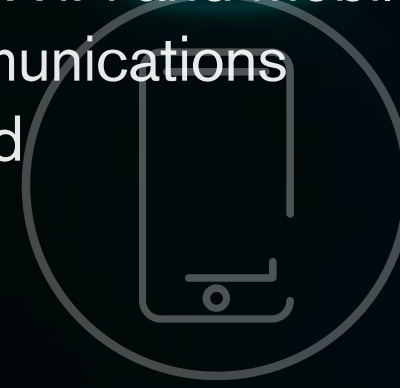
Instant access to  
telecom providers  
if required



Up to 10gbps hyper-  
fast connectivity



On floor WiFi and mobile  
telecommunications  
if required



# essentials

# covered



Building-wide fully  
resilient, fully managed,  
cyber secure network



Full integration with  
BMS to enable Smart  
"bolt on" services



# Introducing the HYLO app

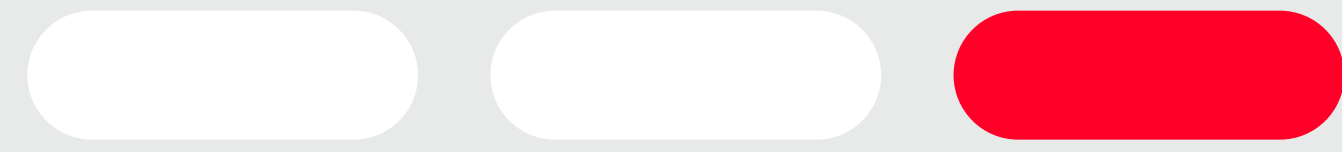
The HYLO app makes it easier than ever for forward-thinking businesses to support their ESG and workplace ambitions by enriching the life of their team through intelligent and experience-focussed technology.

For further information and detailed guidance of the HYLO app, please contact the joint agents on [\[redacted\]](#).

Tenants can integrate seamlessly with all the building services available and access a huge number of interactive features that will help enhance their experience of the building and their day-to-day environment.

Plus, the app offers powerful data analytics—in real-time— to better inform tenants about their staff's demand for energy, amenities and building services in general.





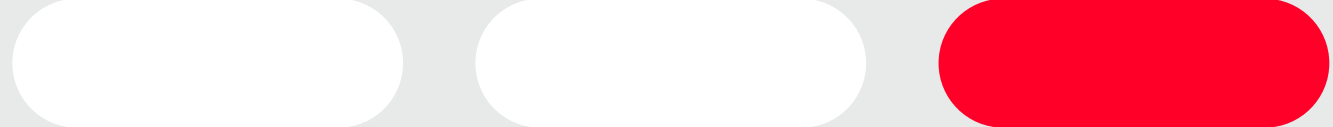
## Putting tenants in full control

From providing frictionless access to the building for employees to managing visitors and generating QR code invites for guests, the app puts tenants in full control, even allowing users to be granted control of lights, climate settings and various amenities at their discretion.

### Key features include:

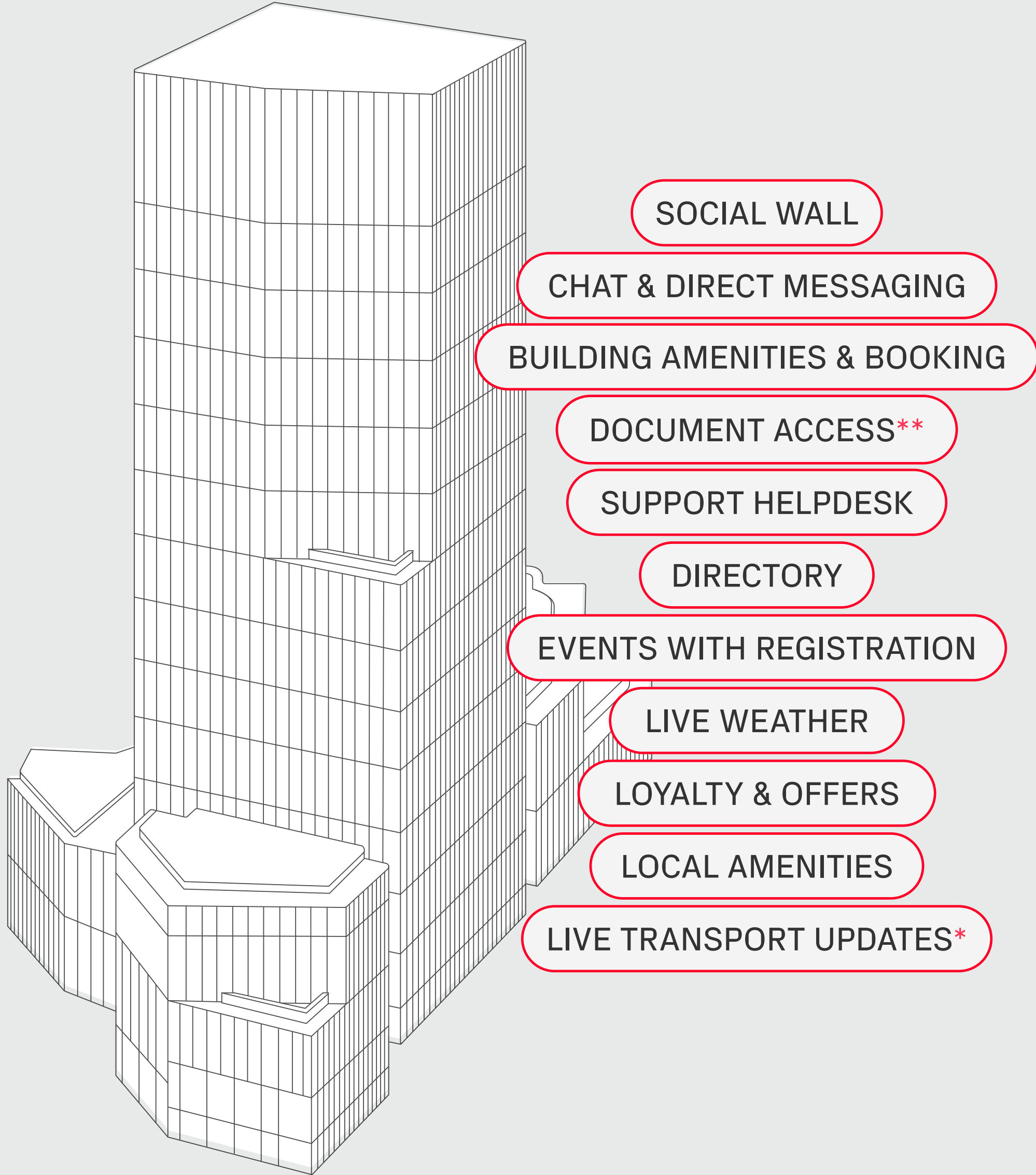
- Hands Free Access Control
- Lift call control
- Lifestyle / Concierge services
- Smart energy monitoring and display
- Community & Support
- Transport Information
- Apple Wallet Phone Pass for visitors





# Tap into the HYLO lifestyle

The app allows users to experience a whole range of lifestyle and community services.



\* Including Tubes, Trains & Road Traffic

\*\* Including Handbooks and Health & Safety

# Enhance your experience

Together with the HYLO app, a digital version of tenants workspace can be created, known as a 'digital twin'. By doing so, numerous additional features can be unlocked helping to better manage and monitor the building.

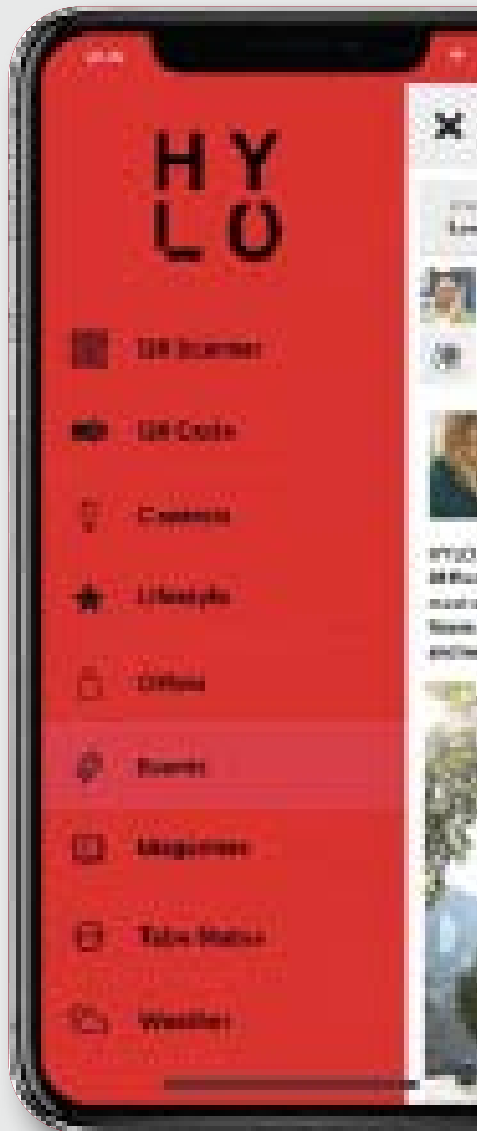
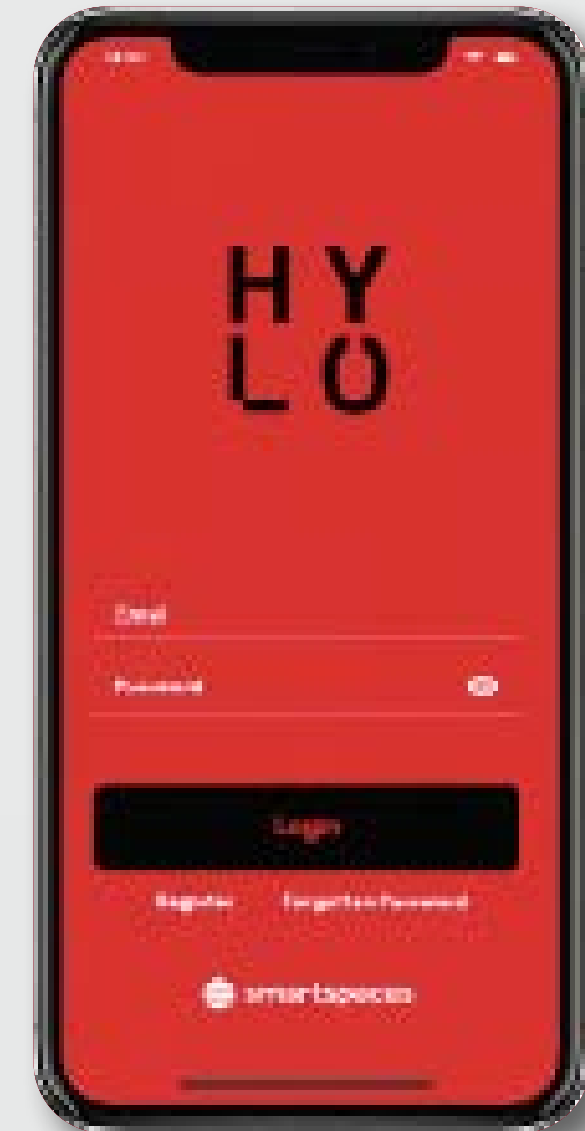
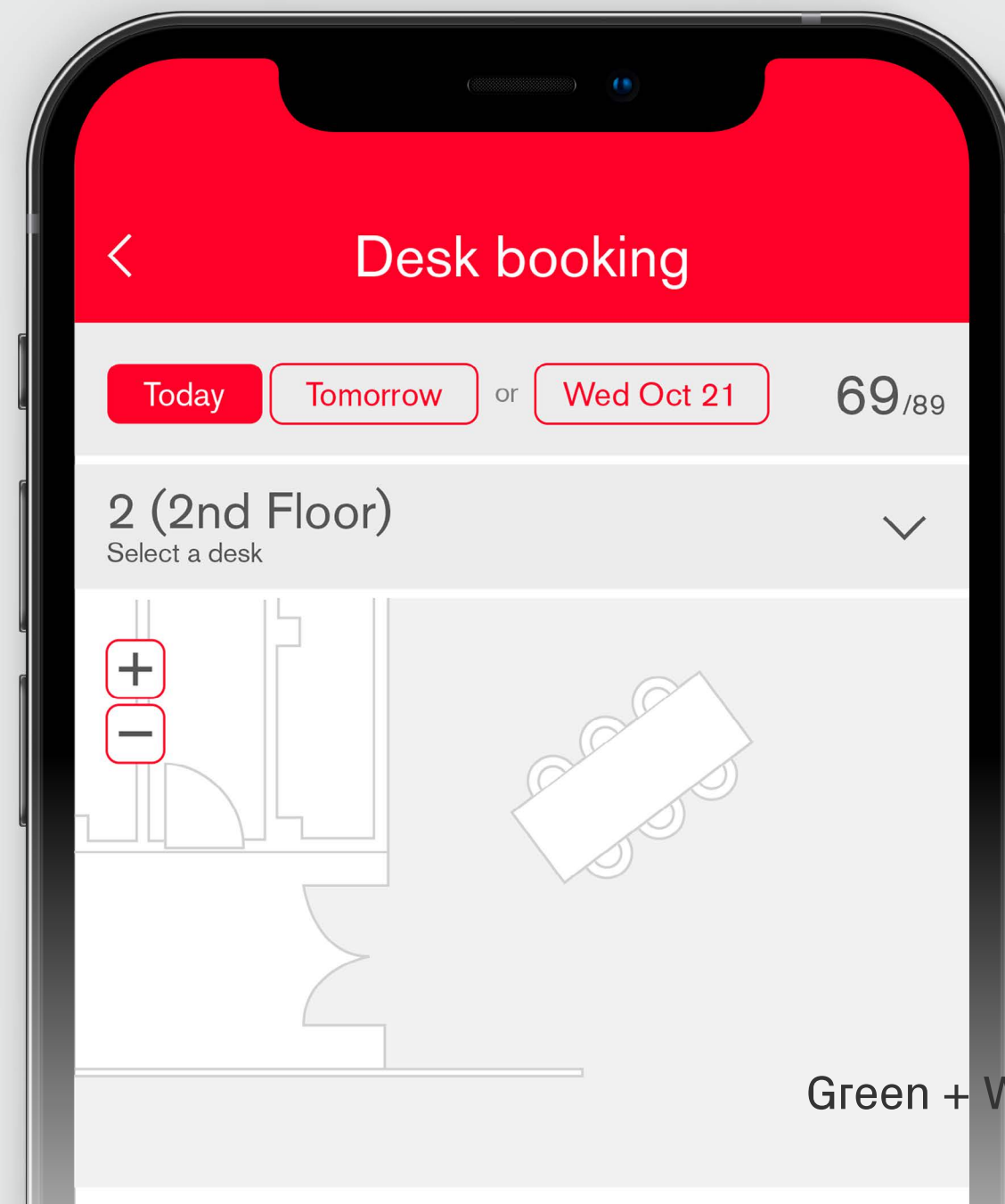
\* These visuals are for representative purposes only, final app design may appear different

## Optimise space

Using existing sensors, the app can detect if a meeting room has been booked and whether it's being used or can be booked out by someone else after a certain amount of time.

## Monitor energy use

Occupier installed CogniPoint sensors can provide real-time head count within meeting rooms and work areas to monitor and optimize energy usage.



## Manage employee interactions

A 'bolt-on' engagement app allows tenants to manage and share social events, offer employee incentives, chat with colleagues and store documents, including new starter packs.

## Real-time adjustments

Allowing for complete interactive engagement with the workspace, the common areas and any bookable amenities, and full control of individual environments.

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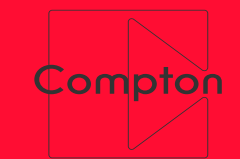
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