

1 NEW PARK SQUARE

# Environmental, Social and Governance





1 New Park Square provides 80,000 sq ft of amenity rich, Net Zero ready Grade A office space.



**COVID-19 has made us reconsider what is important to all office occupiers who prioritise the health and welfare of their people, and the internal and external environment created by their workplace.**

1 New Park Square has been designed to meet the needs of the future office. This mission has been central to the design brief from the very beginning, and as a result it is one of the first office buildings in the UK developed speculatively to meet occupiers' challenge of ensuring that staff welfare, COVID-19 security, and sustainability are at the heart of the design process.

As businesses consider their strategies for re-occupying their offices or moving to new offices, they will quite rightly undertake greater due diligence on detailed design, specification and building operation. Getting this right will be critical to attracting talent back to the workplace after such a long period of homeworking.

The internal and external environment must address these key concerns, but must also offer an exciting, vibrant and comfortable environment with a range of amenities that will encourage and support the return to the office. It must also offer flexibility, allowing businesses to adapt their workplace to meet fast changing requirements.

Using 8 key attributes, the design team have focussed on delivering a flexible future proof building that provides a safe and comfortable working environment. To fulfil each of these attributes, specific aspects of design, specification and building operation have been considered and enhanced.



**Smart building technology**



**Workplace flexibility**



**Air quality and circulation**



**People circulation**



**Welfare and wellbeing**



**Social interaction and collaboration**



**Sustainable and carbon free**



**Touchless technology and access**



## Smart building technology

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WiredScore Platinum offering best in class connectivity

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Excellent connectivity up to 10 Gbps providing for a new digital workplace

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App based interaction with building and park services

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Building Management System which interfaces seamlessly with the occupiers systems

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Building Energy Management System which uses auto controls to ensure efficient operating patterns

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BMS internal air quality monitoring

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Ability to combine real collaboration space with virtual



## Workplace flexibility

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Centrally located core enhancing space planning options and improving efficiency

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Extensive open plan floorplates providing large efficient flexible space

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Designed to allow a wide variety of occupancy density from 1 person : 8 sq m

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Ability to sub-divide each floor into 3 suites from 4,060 sq ft

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High ceilings and extensive natural daylighting providing a bright, light workplace

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Attractive physical working environment including external balconies







## Air quality and circulation

Displacement air conditioning system using 100% full fresh air

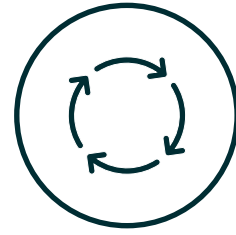
Mechanical provision of fresh air up to 20 l/s/p based on 1p/10m<sup>2</sup>

Opening windows to bring fresh air into the working environment

High ceilings provide excellent air circulation

Post occupancy night purge of air

Provision for enhanced toilet air extract



## People circulation

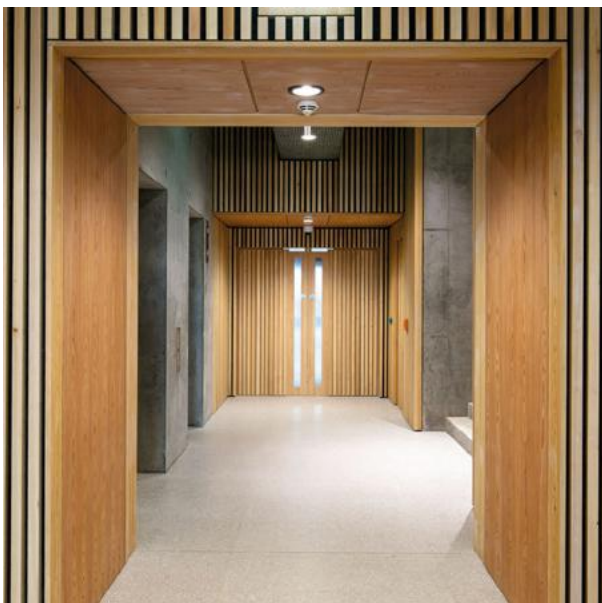
2 easily accessed central staircases to encourage staff use but also allowing for one way circulation routes

Spacious 21 passenger Kone elevators

Dedicated staircase from reception for the occupier of the first floor

Generous open, 4.975m high reception with cafe and space to sit, relax and meet

Managed reception, speed gates and CCTV ensuring security







## Welfare and wellbeing

Surrounded by a green, healthy environment with plenty of outdoor sporting opportunities

High quality showers, changing facilities and cycle storage

Roof terraces and balconies with exceptional views south

Exciting food & beverage offer to attract staff back to the office

High levels of daylight and fresh air to create a visibly healthy environment



## Social interaction and collaboration

150 seat conference, meeting, and dining facility with full AV, available within the building

Generous internal and external collaboration areas

Cafe and bakery venue within the building, adjacent to the new public square

Mixed use games area and sunken garden all part of the landscaped environment

Shared collaboration areas allow more efficient use of occupiers own office space





## Sustainable and carbon free

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**BREEAM Excellent and EPC A**

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**All electric infrastructure powered by 100% green energy**

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**Smart “lean, clean & green” design minimising power usage**

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**BioSolar PV’s generating NZC electricity**

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**Exposed concrete soffit helps to naturally cool the building**

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**Secure car parking with ability to provide electric charging to 50% of all parking spaces**



## Touchless technology and access

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**Revolving door with automated pass door**

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**Security gates with fob or phone reader access**

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**Automated door into cycle storage**

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**Reduced touch points in showers and changing areas**

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**Building enabled for further touchless upgrades subject to tenant needs**









## Patina green credentials

With our clients we promote energy reduction and eliminate unnecessary consumption

We prioritise seasonal, Fairtrade and organic produce in our menus

Our food and hot drinks are served in handmade pottery crafted at our pottery KILN.

We strongly promote the use of sustainable public transport methods when traveling to us.

We send 0% of our waste to landfill



## Community benefits

Multi-use games area for basketball, tennis, 5-a-side football and netball including 4 x Pickleball courts and 2 x Padel courts

Sports coaching and tournaments

Festivals, workshops, seasonal markets and artists residencies

Walking and cycling routes

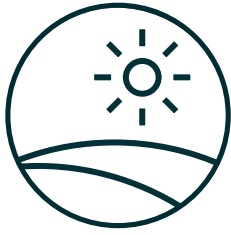
Walking routes for art and sculpture

Free bi-annual poetry zine (Polaris)

Excellent public transport links







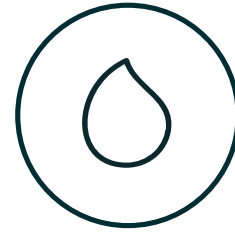
## Net Zero goals

Parabola's team have been at the forefront of Net Zero design and policy initiatives for many years

1 New Park Square meets UKGBC Net Zero targets for energy use

Parabola's low energy approach meets Paris Proof 2035-2050 targets

Meets LETI and RIBA Up Front and Whole Life carbon targets for 2025



## Resilience to climate change

Sustainable urban drainage and rain gardens to mitigate flood risk

Proximity to public transport and improved pedestrian and cycle routes, to reduce car dependence

The masterplan for Edinburgh Park includes hundreds of new trees and extensive new landscaped spaces with a focus of enhanced ecology, biodiversity and resistance to climate impacts

A mixed use, all electric neighbourhood with a clear focus on a just transition to Net Zero



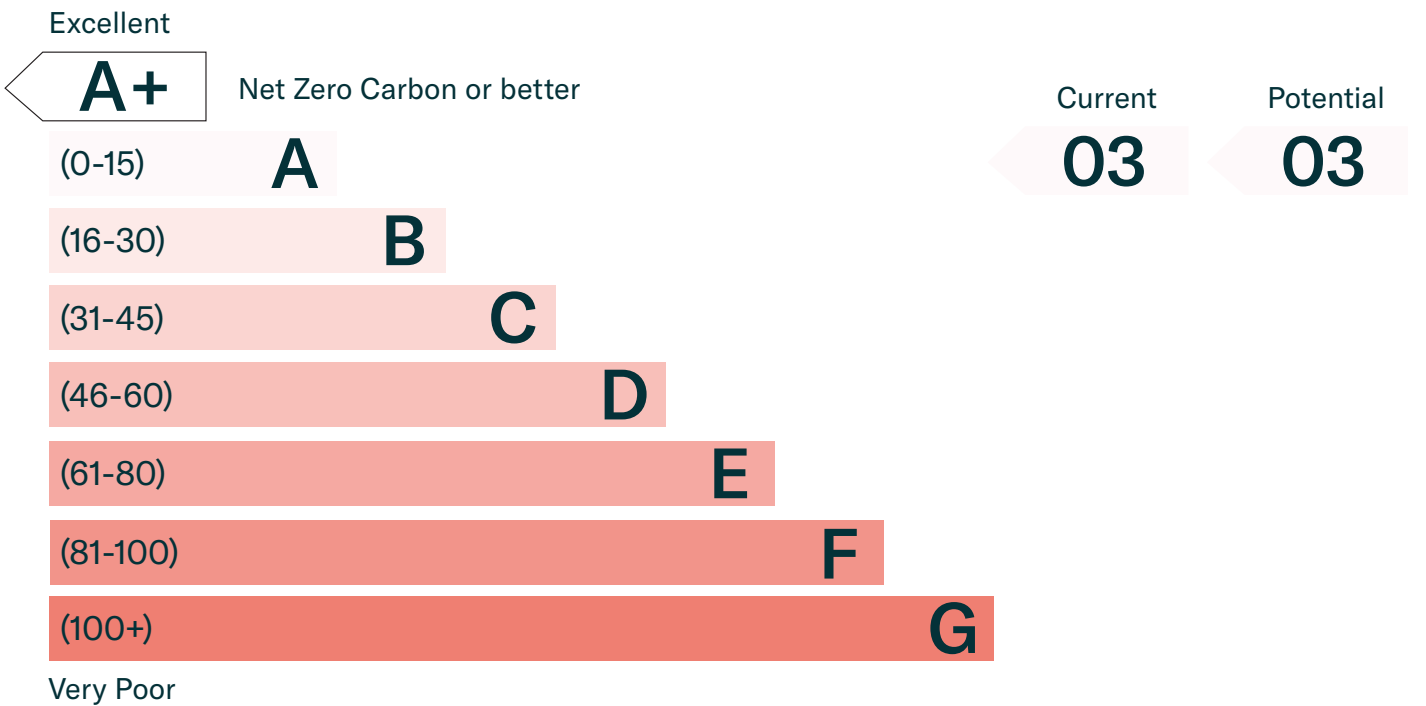
# EPC

## Energy Performance Certificate Scotland

Approximate Energy Use:  
23 kWh per m2 per year

Approximate Carbon Dioxide Emissions:  
2.65 kgCO2 per m2 per year

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1 Airborne Place, Edinburgh EH12 9GR

Date of assessment:	31 January 2024	Reference Number:	0791-1259-3334-0920-3020
Date of certificate:	31 January 2024	Building type:	Office/Workshop
Total conditioned area:	10081.8m <sup>2</sup>	Assessment Software:	EPCgen, v6.1.e.0
Primary energy indicator:	29 kWh/m <sup>2</sup> /yr	Approved Organisation:	CIBSE Certification Ltd



All enquiries and further  
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Investing in a Smart, Sustainable and Inclusive Future