

1 NEW PARK SQUARE

Health, Happiness and ESG





1 New Park Square will provide 84,330 sq ft of Net Zero Carbon, high amenity Grade A offices, on completion in early 2022.



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

WiredScore Platinum offering best in class connectivity

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

App based interaction with building and park services

Building Management System which interfaces seamlessly with the occupiers systems

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

BMS internal air quality monitoring

Ability to combine real collaboration space with virtual



Workplace flexibility

Centrally located core enhancing space planning options and improving efficiency

Extensive open plan floorplates providing large efficient flexible space

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

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

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

Attractive physical working environment including external balconies







Air quality and circulation

Displacement air conditioning system using 100% full fresh air

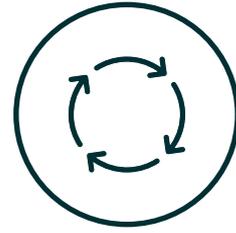
Mechanical provision of fresh air up to 20 l/s/p based on 1p/10m²

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

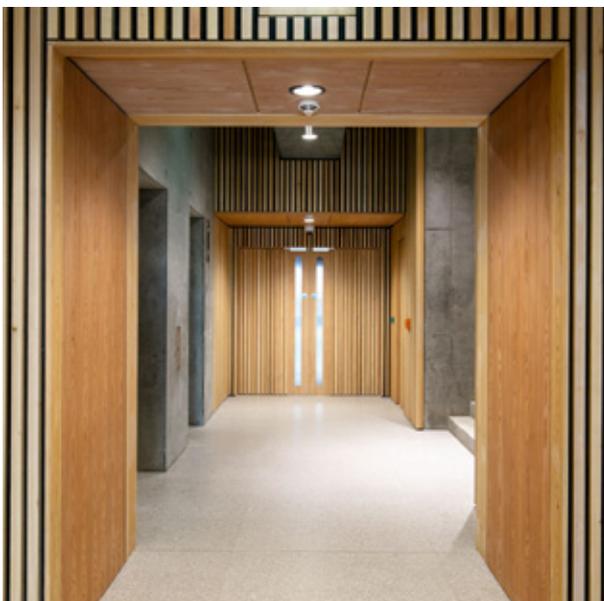
2 easily accessed central staircases to encourage staff use but also allowing for one way circulation routes

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

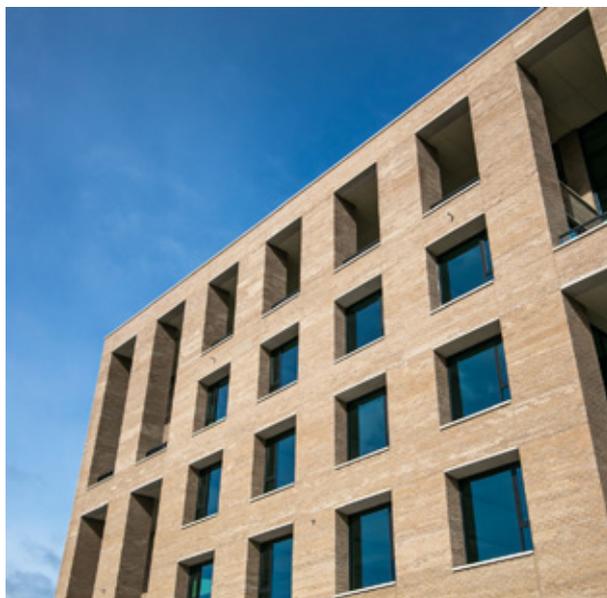
Surrounded by a green, healthy environment with plenty of outdoor sporting opportunities

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

Restaurant and coffee shop venues 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

Targeting BREEAM Excellent and EPC A

All electric infrastructure powered by 100% green energy

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

BioSolar PV’s generating NZC electricity

Exposed concrete soffit helps to naturally cool the building

Secure car parking with ability to provide electric charging



Touchless technology and access

Revolving door with automated pass door

Security gates with fob or phone reader access

Automated door into cycle storage

Reduced touch points in showers and changing areas

Building enabled for further touchless upgrades subject to tenant needs





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