

of  
shifting  
light,  
of  
changing  
skies

Edinburgh

Park



EDITION 2



# Edinburgh Park

BY PARABOLA

**This is a city  
of shifting light,  
of changing skies,  
of sudden vistas.**

**A city so beautiful  
it breaks the heart  
again and again.**

Alexander McCall Smith

AUTHOR

# Foreword

There is perhaps no better city than Edinburgh to demonstrate what can be achieved with a successful masterplan — the design and impact of the New Town have inspired town planners the world over, not only in scale and beauty but in its ambition to improve the life of its citizens.

As a team, we are passionate about making a positive commercial and social impact. Before any bricks and mortar economics, we started by asking one question: what will people say it means to live and work at Edinburgh Park? We are committed to building a new community and architectural exemplar loved by its citizens, with long-lasting financial, cultural and social value.

The ground we have covered over the past year has been remarkable, and we are delighted to bring you this second edition about our work at Edinburgh Park. Since gaining detailed planning permission in 2018, we have started work on site on the first 85,000 sq ft of office space. This flagship building, 1 New Park Square, encompasses a restaurant, cafe and conference space, as well as a five-a-side football pitch, public realm and world-class art.

We are committed to building real homes for all, homes that create an inclusive community. Our housing strategy, which we have been developing in collaboration with partners, will commit to building 25% affordable homes — inspired by a research tour of social housing exemplars in Amsterdam, Basel, Zurich, USA and the UK.

Our sustainability standards are constantly updated to keep pace with the latest thinking. Office buildings will be powered by all-electric, green energy, and will target the demanding EPC A and BREEAM Excellent certifications.

Parabola's core belief is that art civilises life; we continue to put culture at the centre of this new community and have appointed our first poet and photographer in residence. We also received detailed planning permission for 'Mach1', a building sculpture by artist David Mach, which will form an art space, cafe, event suite and local landmark open to all.

Edinburgh Park is a once-in-a-lifetime opportunity to create a new urban quarter for Edinburgh. We are incredibly proud of the ground covered since the last edition — and excited about the journey ahead, as we deliver growth, safeguard the planet, support jobs and provide new homes for the city and its people.

**Peter Millican OBE**

CHAIRMAN, PARABOLA





**An ambitious  
new community  
designed around the  
happiness and  
success of its people**

An aerial photograph of Edinburgh, Scotland, taken from a high vantage point. The foreground is a lush green field. The middle ground shows a dense urban area with a mix of traditional stone buildings and modern structures. In the background, the city is set against a backdrop of rolling hills and a large body of water under a clear, light blue sky. The lighting suggests late afternoon or early morning, with a warm, golden glow.

A NEW MIXED-USE COMMUNITY

# Redefining living and working in Edinburgh



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The distinctive urban landscape of  
Edinburgh: the view from Calton Hill



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Our all-electric infrastructure will supply 100% renewable power, though office tenants can choose alternative suppliers



AFFORDABLE AND FORWARD-LOOKING

**Sustainable homes  
and offices powered  
by all-electric and  
fossil-free energy**



PUBLIC REALM TO ROAM

# Bringing the Scottish landscape into the city





Design is central to good places:  
the National Museum of Scotland



A NEW PARK FOR NEW ART

# Cultivating a community of culture lovers



MARKETPLACES TO WORKSPACES

# Amenities for active lives and vibrant places





# Our Edinburgh

The medieval fortress. The Georgian masterplan.  
The festival town. The university city.  
The economic powerhouse. The capital.



Left: St Giles' Cathedral  
Below: The Glasshouses at  
the Royal Botanic Gardens





Above: The Royal Mile, Lawnmarket

## A city beloved by its citizens and businesses

Marrying national galleries and cafe culture with sandy beaches and wild heathland, it is perhaps little surprise that Edinburgh was named the best place to live in the UK in 2015, 2016, 2017 and 2018. The city also came fourth in the world for quality of life in reports by the Financial Times and Deutsche Bank (2018). Its appeal is matched by its growth: National Records of Scotland predicted that the population will increase 21% by 2039, making it one of the fastest-growing cities in the UK. Much more than a picture-postcard capital, Edinburgh is also the UK's largest financial centre outside of London, with £500 billion assets under management and the headquarters of Tesco Bank, Baillie Gifford and the Royal Bank of Scotland.





Clockwise: The sweep of West Bow; Thomas J Walls Coffee; Princes Street; an Edinburgh tram turning off Princes Street





Clockwise: Old Town over the rooftops of Waverley station; West Bow leading down to the Grassmarket; the castle atop its granite mound; a walk in Princes Street Gardens







The Edinburgh Festival Fringe is the largest arts festival in the world; Armchair Books on West Port (right); a street entertainer draws in the crowd (above)

## The city of scholars, writers & festival-goers

Charlotte Brontë called it as vital as a flash of lightning. George Eliot compared it to utopia. Queen Victoria even likened the city to a fairytale dream. Edinburgh's beauty and buzz have inspired visitors and citizens for centuries and the city is known for its exceptional cultural credentials. Most famously, the Edinburgh Festival Fringe is the largest arts festival in the world, attracting more than 3 million visitors in 2019 and setting a new record for ticket sales.



← NEXT DOOR  
LITERATURE  
Sci Fi / Fantasy / Horror  
Poetry  
FOLKTALES / MYTHS  
PHILOSOPHY  
RELIGION  
CLASSICS

# The international flight and national train hub

42 flights to London every day

157 destinations and 38 airlines

41 trains per day to London

## By air

LONDON	1hr 10mins Direct flight
AMSTERDAM	1hr 12mins Direct flight
DUBLIN	1hr 30mins Direct flight
PARIS	1hr 30mins Direct flight
FRANKFURT	1hr 55mins Direct flight
MUNICH	2hrs 15mins Direct flight
ROME	3hrs Direct flight
ISTANBUL	4hrs 20mins Direct flight
NEW YORK	6hrs 30mins Direct flight
DOHA	7hrs 20mins Direct flight
TORONTO	7hrs 30mins
ABU DHABI	7hrs 30mins Direct flight
CHICAGO	8hrs 35mins
BEIJING	10hrs 50mins Direct flight

## By rail

GLASGOW	53mins Direct train
NEWCASTLE	1hr 25mins Direct train
MANCHESTER	3hrs 15mins Direct train
LIVERPOOL	3hrs 30mins Direct train
LONDON	4hrs Direct train
BIRMINGHAM	4hrs 30mins Direct train



27 million people use Edinburgh's stations each year, with eight trains per hour to Glasgow and 41 trains per day to London



## The city and the great outdoors

Between forested hills and the sea, Edinburgh mixes the urban with the wild. Refined classical architecture sits cheek by jowl with basalt crags and Scots pine. And with 30 parks — including the grand and exotic Royal Botanic Gardens, the formal tiered Princes Street Gardens, or Holyrood Park and its brooding Arthur's Seat — Edinburgh is the greenest city in Scotland, and second only to London in the whole of the UK.

Clockwise: Cycling the Queen's Drive;  
visiting nearby Yellowcraig Beach;  
view from Calton Hill; walking Calton Hill





**The top  
global city  
of the future**

## Cultural Edinburgh

### UNESCO

World Heritage Site and City of Literature

### Festival

Edinburgh International Festival is one of the most important cultural celebrations in the world



**60,000**

The world's largest arts festival, the Edinburgh Festival Fringe, includes over 300 venues and almost 60,000 performances

### International appeal

More overseas visitors than any other UK city outside London

## International Edinburgh



**£1.45bn**

£1.45 billion generated from international visitors in 2017

**157**

Edinburgh Airport serves 157 destinations with 38 airlines

**42**

42 flights and 41 trains to London each day

**5.6m**

5.6 million people used Edinburgh's tram system in 2019



## Talented Edinburgh

**8**

World-class universities and further education colleges

**82,000**

82,000 students  
(including 17,000 international students)

**59%**

Edinburgh residents who hold a degree-level qualification or above, the highest proportion of any UK city

**6th**

University of Edinburgh ranked 6th in the UK and 29th globally in the 2019 Times Higher Education Ranking



## Commercial Edinburgh

**No. 1**

Largest financial centre outside of London with major financial institutions including Tesco Bank, Royal Bank of Scotland and Sainsbury's Bank

**£500bn**

£500 billion assets under management in Edinburgh

**Top for growth**

Edinburgh's prospects of economic growth top any other UK city in the 2019 UK Vitality Index

**Greenest**

The city's eco-credentials eclipse the rest of the UK in a 2019 First Mile study

**67%**

Growth in tech-sector investment during 2019

**£300m**

£300 million estimated annual economic value of business tourism to Edinburgh

**37.8%**

Edinburgh has a larger proportion of workers (37.8%) in high-skilled occupations than any other UK city



**Ranked fourth best place  
to live in the world**

DEUTSCHE BANK  
QUALITY OF LIFE SURVEY 2019

**The second best mid-sized  
European City of the Future**

FINANCIAL TIMES FDI MAGAZINE

**The second highest  
Gross Value Added per  
resident in major UK cities**



# The opportunity

Edinburgh Park is the realisation of a vision that started with 43 acres in one of the best connected parts of the city.

# Prime city position with incredible infrastructure

Edinburgh Park is a natural hub, with excellent tram, rail and road connections, as well as the nearby airport. No other site has as easy access to all forms of transport into and out of the city.

## Global flight hub

Direct trains from Edinburgh to London, Newcastle, Manchester, Leeds, Birmingham and the rest of Scotland

M8 to Glasgow, M9 to Stirling and the Highlands, M90 to Perth

Train   
Tram 



# FIRTH OF FORTH



# Edinburgh Park has its own train and tram stations

Edinburgh Park includes a dedicated tram stop at Edinburgh Park Central, and train stations at Edinburgh Park (on the Edinburgh-Glasgow line) and Edinburgh Gateway (on the northern branch to Dunfermline and Perth). The site also has easy access to the Edinburgh City Bypass (A720) for the M8 to Glasgow, the M9 to the Highlands and the M90 to Perth.

**Bus routes to old and new towns, Leith, Portobello and Queensferry**

**Trams to Princes Street and the airport**

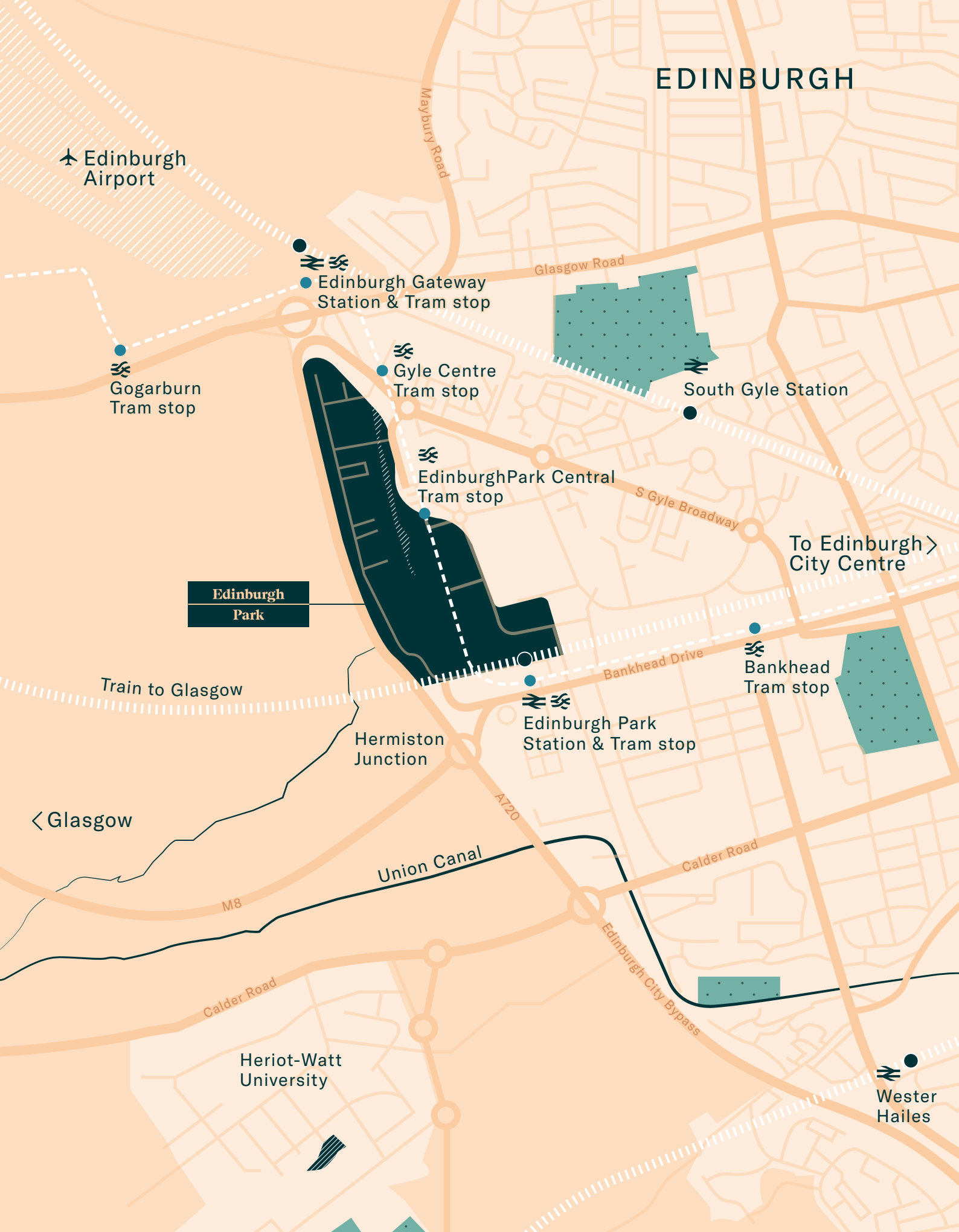
**Quiet Route 8 connects cyclists and walkers directly into the city centre**

**National Cycle Route 754 follows the Union Canal to Lochrin Basin**

## TRAM ROUTE



# EDINBURGH



✈ Edinburgh Airport

🚊 Edinburgh Gateway Station & Tram stop

🚊 Gogarburn Tram stop

🚊 Gyle Centre Tram stop

🚊 South Gyle Station

🚊 Edinburgh Park Central Tram stop

To Edinburgh > City Centre

**Edinburgh Park**

Train to Glasgow

🚊 Bankhead Tram stop

Hermiston Junction

🚊 Edinburgh Park Station & Tram stop

< Glasgow

Union Canal

Calder Road

Heriot-Watt University

🚊 Wester Hailes



# An established business community

Edinburgh Park is already home to a successful business community, with an impressive list of international companies that have headquarters in a collection of buildings within a masterplan designed by world-famous architect Richard Meier.

## OCCUPIERS

Aegon  
Akamai  
British Telecom  
Business Stream  
Busy Bees  
Cosmedicare  
Coulters  
Criterion Tech  
Diageo  
Edinburgh Park (Management) Ltd  
Energize Health & Fitness  
Exception UK  
Fujitsu  
Galliford Try  
Gofor Finance  
HSBC  
Ibis Hotels  
Jacks 1 Civil Engineering Ltd  
John Menzies plc  
JP Morgan  
Keysight Technologies  
Lloyds Bank  
Lochside Cafe  
Mercer  
Miller Homes  
Morrison Construction  
NuCana  
Origo Services Ltd  
Philly's  
Premier Inn  
Regus  
RSPB  
Sainsbury's Bank  
SLR Consulting  
Version 1  
Viavi  
WSP  
Xtra-Mile.com



NOVOTEL

Premier Inn



DIAGEO

HSBC



Sainsbury's Bank

Regus™

J.P.Morgan

FUJITSU



GallifordTry



# The masterplan

Our vision for Edinburgh Park is of a new urban quarter that is not only a great place to live and work but also a cultural destination and creative canvas for Edinburgh.

# Welcome to a new urban quarter

This will be a new neighbourhood in every sense — residential boulevards and green squares, offices, community and leisure facilities, cultural events, arts trail, and even a lido.

EDINBURGH AIRPORT

< STIRLING (M9) / PERTH (M90)

**1 New  
Park Square**

< GLASGOW (M8)

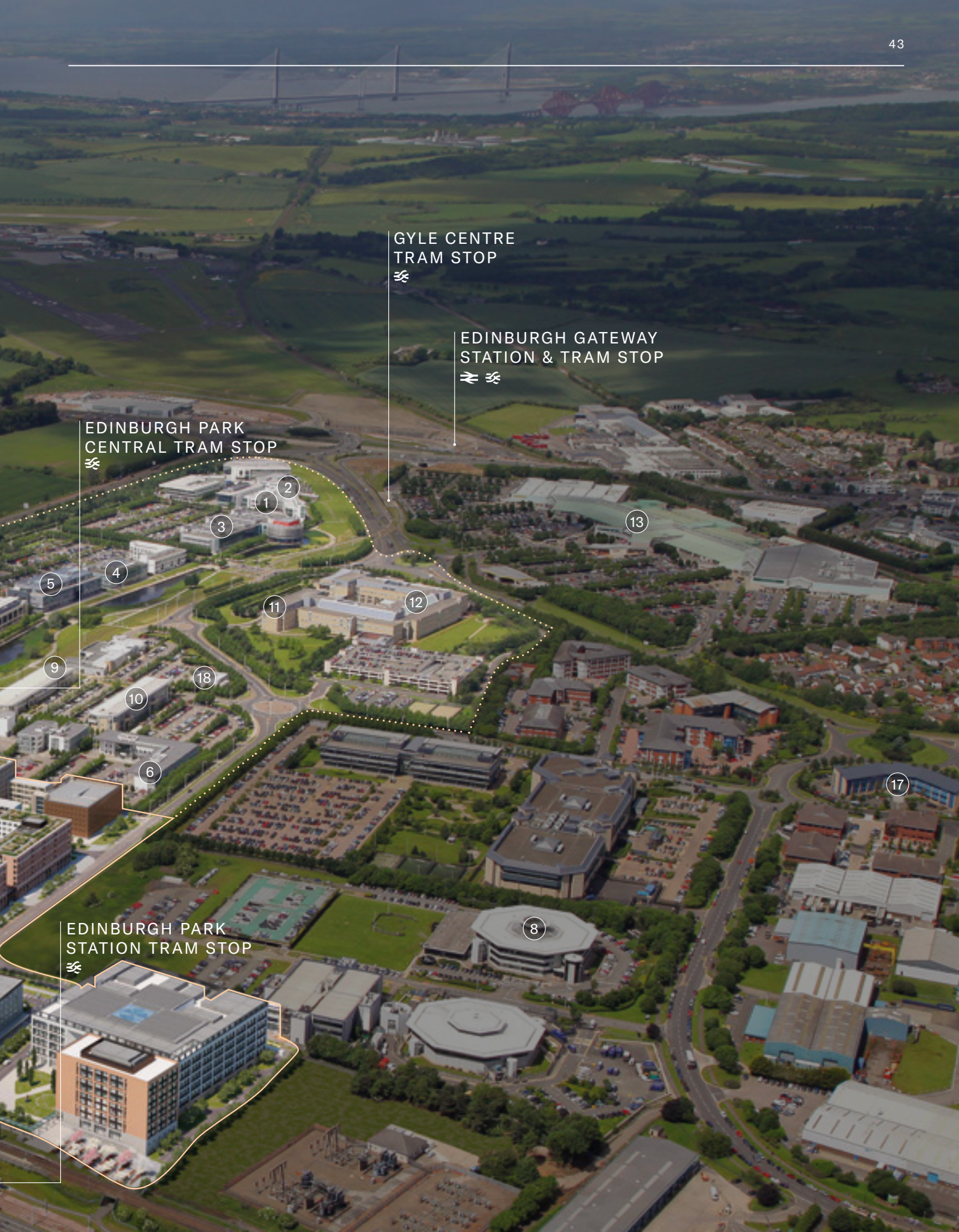
City bypass

## KEY

1. JP Morgan
2. ibis Hotel
3. BT
4. John Menzies
5. Sainsbury's Bank
6. HSBC
7. Mercer
8. Lloyds Banking Group
9. Regus
10. Diageo
11. Aegon Asset Management
12. Aegon
13. Gyle Shopping Centre
14. Premier Inn
15. Novotel
16. Hermiston Gait Retail Park
17. M&G Prudential
18. Busy Bees Nursery

EDINBURGH PARK  
STATION

16

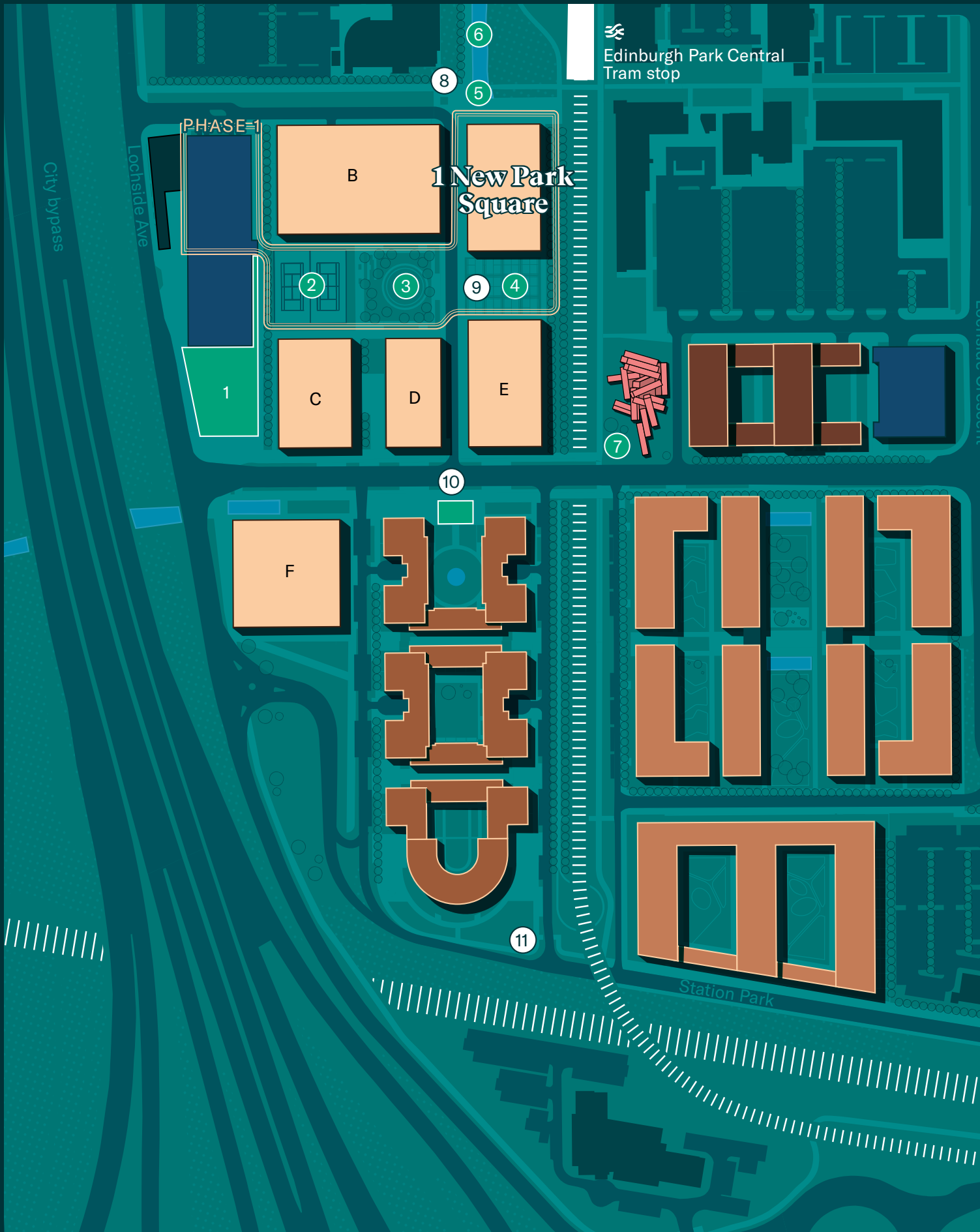


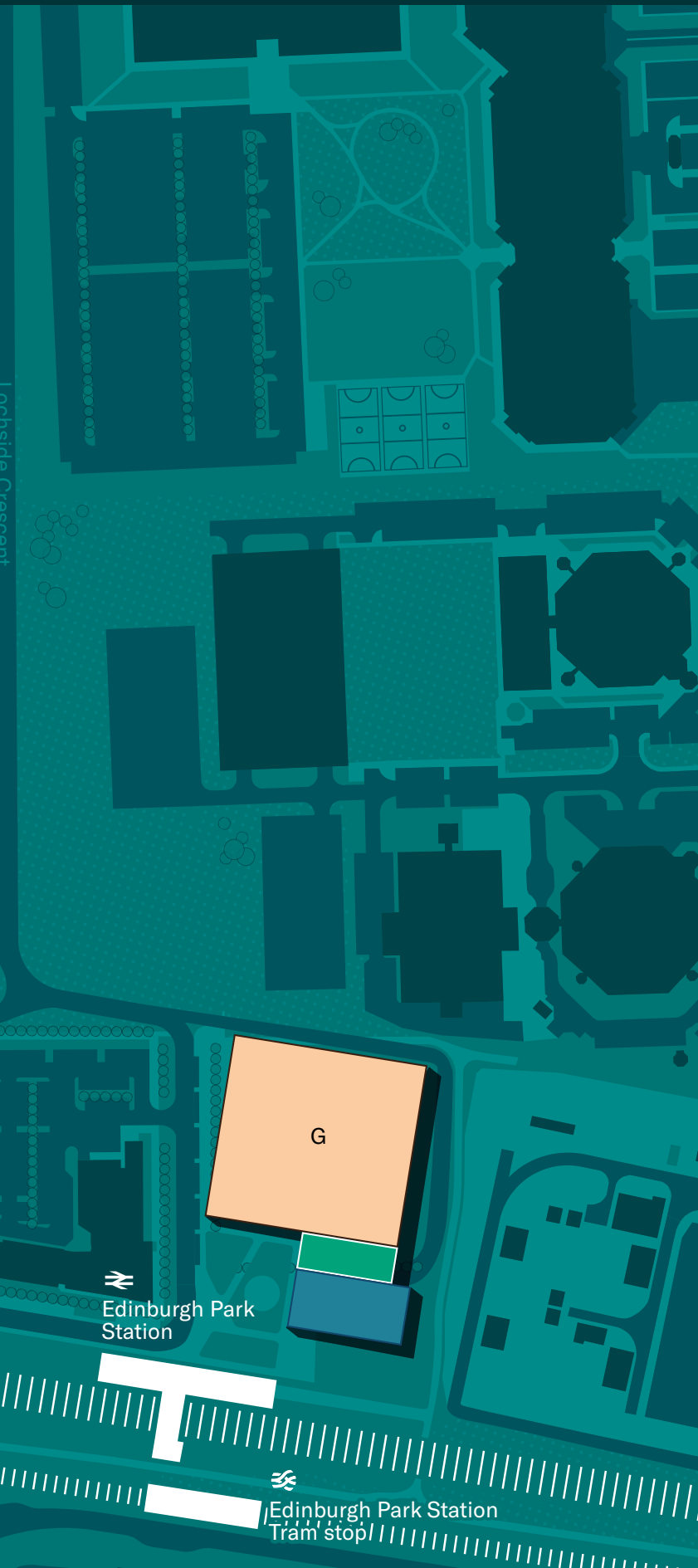
GYLE CENTRE  
TRAM STOP  
☞

EDINBURGH GATEWAY  
STATION & TRAM STOP  
☞ ☞

EDINBURGH PARK  
CENTRAL TRAM STOP  
☞

EDINBURGH PARK  
STATION TRAM STOP  
☞





Commercial	sq m	sqft
1 New Park Square	7,854	84,330
Office B	17,669	188,000
Office C	6,132	66,000
Office D	5,110	55,000
Office E	7,710	83,000
Office F	11,520	124,000
Office G	22,761	245,000
<b>Total</b>	<b>78,756</b>	<b>845,330</b>

400 car park spaces in the first-phase car park, with provision for up to 50% electric charging points

**BUILDING TYPE**

- Commercial
- Residential – Townhouses
- Residential – Socially rented
- Residential – Build-to-rent
- Amenities
- Multi-storey car park
- Services
- Aparthotel

**AMENITIES**

1. Lido swimming pool & gym
2. Multi-court recreation area
3. Landscaped sunken square
4. New Park Square (Cafe / Bar / Restaurant)
5. Water cascade
6. Loch Ross
7. Marketing and event space, 'Mach1' by artist David Mach

**ART TRAIL**

8. 'Vulcan' – Sir Eduardo Paolozzi
9. 'Dancer After Degas II' – William Tucker
10. 'Past, Present, Future' – Geoffrey Clarke
11. 'Reach for the Stars' – Kenneth Armitage

Edinburgh Park Station

Edinburgh Park Station Tram stop

# Eight promises

As well as creating a benchmark for new houses and offices in Edinburgh, we want to demonstrate a new way of creating successful places and have set out eight promises to ensure we create something exceptional for Scotland.

1

**Architectural  
exemplar**

2

**Inspirational  
workplaces**

3

**Diverse and  
affordable homes**

4

**Civic  
square**

5

**Arts  
programme**

6

**Healthy  
lives**

7

**Beautiful  
landscape**

8

**Fossil-free  
community**

1.

**Build an  
architectural  
exemplar for  
Edinburgh**

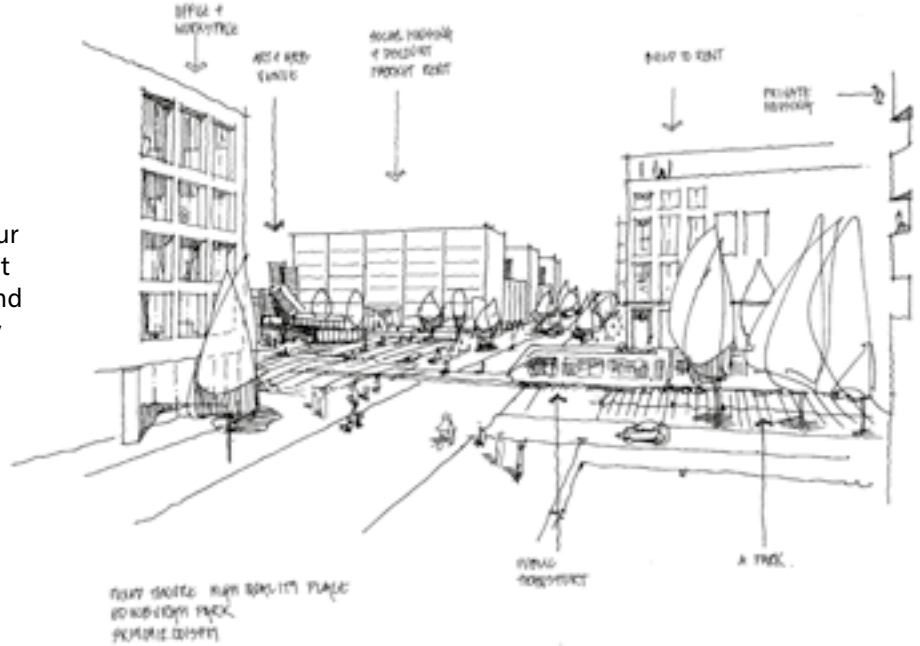


**We believe in creating an architectural exemplar for the UK in how to build a new community. This means working with the architects, designers, landscapers and builders who are leading their fields. We are working to redefine the perception and reality of new-build developments in this country.**

Edinburgh Park is designed to be a socially inclusive community. The masterplan mixes homes and workplaces and puts communal spaces at the heart of its four quarters.

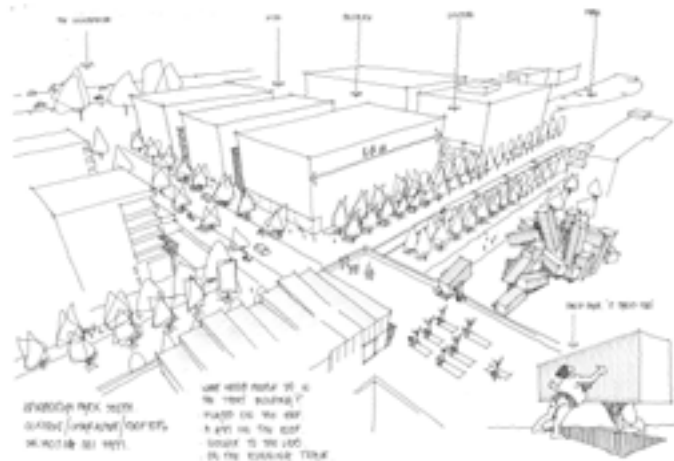
1. THE CENTRAL CROSS

A central cross of streets and tramlines creates Edinburgh Park's four quarters. The landscaped Cross Street prioritises public transport, cyclists and pedestrians, and will be dominated by active uses at street level.



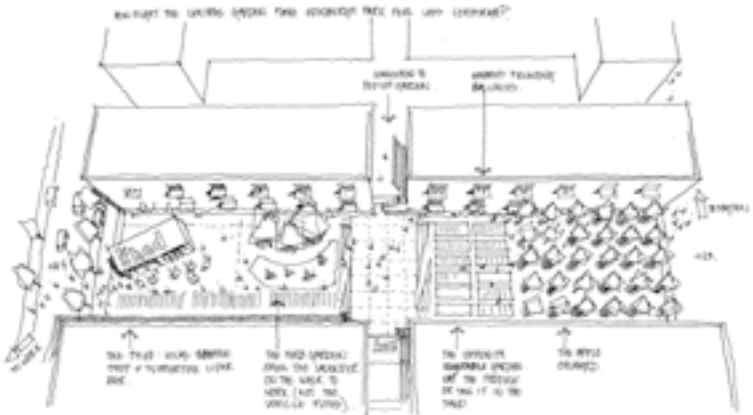
2. FOUR QUARTERS

This simple organisation device creates connected spaces, each organised around generous public spaces or gardens and each with its own character.



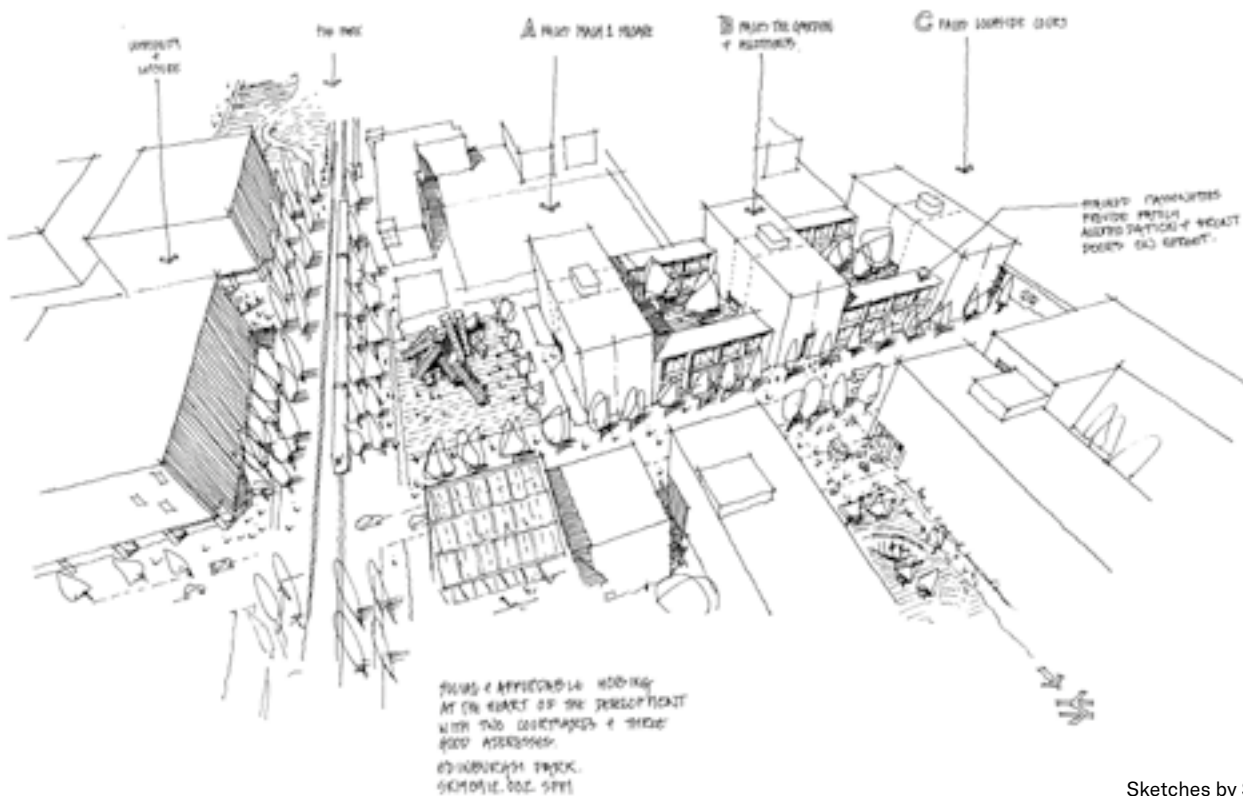
### 3. PUBLIC GARDENS

At the heart of the south-east quarter is a generous linear park, which will be the key green space for residents to enjoy.



### 4. A NEW COMMUNITY

Edinburgh Park will be a brand-new neighbourhood, providing state-of-the-art homes and workplaces for a new community to enjoy, set in a landscape of generous and beautiful public streets and spaces.



2.

**Inspire  
working  
people with  
exceptional  
workplaces**



The approach to 1 New Station Square  
from Edinburgh train and tram station

# A sustainable blueprint for the future of the workplace

The divide between work and life is changing. Edinburgh Park seeks to energise working people with exceptional workplaces, set against a buzzing backdrop of activity.

The buildings have been carefully designed around a series of public spaces that create key routes around the site. At the heart of the development is the 'civic square', a space for new and existing users of Edinburgh Park to enjoy. This multi-functional space provides the opportunity for temporary events, with food and beverage units opening out to the north and south.

An ambitious energy efficiency programme would work towards net-zero carbon status, facilitated by all-electric energy infrastructure, solar arrays and natural ventilation. Edinburgh Park plans to set the standard for a sustainable community, supporting the Scottish Government's aim for a zero-carbon Scotland by 2045 — and is building a fossil-free energy supply with no gas installation five years ahead of the regulatory deadline of 2025.









## Edinburgh Park's flagship development is 1 New Park Square

We're redefining what it means to live and work in the city; at Edinburgh Park, businesses no longer have to choose between buzz and breathing room, or between good views and good value.

1 New Park Square will be the heart of Edinburgh Park, setting the standard for a sustainable workplace powered by renewable energy. This 85,000 sq ft office building was designed by Stirling Prize-winning firm Allford Hall Monaghan Morris and is superbly finished with terrazzo floors and timber lining in the reception. 1 New Park Square is characterised by its lively, flexible spaces, like the ground-floor cafe and breakout space, and the 200-seat theatre-style conference room.

Designed for wellness, the offices are set amid beautiful landscapes, while the mixed-use site ensures a hive of activity day and night. Inside, occupiers enjoy high ceilings of at least 3.1 metres, natural light and double-height external balconies. A full fresh air ventilation system draws air from outside, and windows can be opened. Secure storage provides space for 76 bikes, and showers and lockers are all delivered to health-club standard – to empower healthy living.

1 New Park Square has been designed according to the principles of a clean and green building. Its all-electric energy infrastructure will supply power to the building that is 100% renewable, though office tenants can choose alternative suppliers. Designs also minimise energy consumption and keep operating costs down, while ensuring a comfortable working environment.





The reception space has beautiful high ceilings, large-scale glazing for natural light and sensitive use of tactile materials that provide a welcoming and inspirational start to every day — and includes a stunning tapestry based on Leon Kossoff's 'Minerva Protects Pax from Mars' by Dovecote Studios.



Considered interiors and a carefully curated menu of food and drink mark out the ground floor restaurant-bar at 1 New Park Square. It's the perfect place for occupiers and visitors to meet for conversation, or enjoy a quiet moment.



3.

**Deliver  
diverse and  
affordable  
homes**



# A thriving urban neighbourhood that reflects the city

Critical to the success of Edinburgh Park is a residential neighbourhood providing a mix of housing with a range of different typologies. Our 1,740 sustainably built homes will include affordable housing, townhouses and build-to-rent. The neighbourhood aspires to be an exemplar of urban housing, combining excellent levels of design and sustainability in an accessible location.

Every home is thoughtfully planned and intelligently designed using durable, high-quality materials. Our designs optimise daylight, sunlight and views, while dealing efficiently and effectively with heat gain. Homes will be positioned to ensure seamless access to the nearby squares, gardens and boulevards. Parking, storage, waste and recycling have been carefully considered.

The area to the north of the station will represent a new gateway to Edinburgh Park and deliver the appropriate sense of arrival through the outstanding public realm, surrounded by true mixed-use, including a hotel.









Many homes have private terraces and balconies with breathtaking views over squares with art or across to the Pentland Hills, some incorporating rooftop gardens and allotments. They are designed to offer every convenience of modern life among a beautiful landscape of gardens and courtyards.



The neighbourhood will have access to immediate local facilities, open spaces and green spaces throughout, fostering a sense of community. The aim will be to develop an active neighbourhood supported by art and with opportunities for exercise, play and amusement built into the landscape for every generation.





The stunning lounge is cantilevered out, ensuring the breathtaking backdrop of the Pentlands is perfectly framed







The homes at Edinburgh Park are thoughtfully planned and intelligently designed, with exceptional attention to detail and a commitment to excellent architecture and interiors.



4.

**Create a  
civic square  
with shops and  
restaurants**







## A new public square for Edinburgh

Modern development has placemaking at its heart and we envisage New Park Square as the hub around which the community comes together.

The square will be a bustling piazza that connects the whole estate, linking offices and homes alike with dynamic public spaces — both beautiful to look at and a venue for events and exhibitions.

5.

**Cultivate  
a cultural  
quarter with  
an exciting arts  
programme**






SIR EDUARDO PAOLOZZI  
'Vulcan' — 1999

Born in Leith to Italian parents, Paolozzi studied at Edinburgh College of Art and the Slade before a career that includes being a pioneer of British pop art. In his sculptural work, Paolozzi often concentrated on the human form, incorporating impressions made by machine and other metal parts into wax maquettes that are then cast in bronze. In homage to the Roman god of fire and metalworking, 'Vulcan' was one of the last major bronzes Paolozzi made.

## Public art is an intrinsic part of Edinburgh Park

We are inviting artists and performers to use this new urban landscape as a canvas — to expand their vision and imagination in the delivery of art across the site. This will extend from original works to our approach to seating and lighting design. The programme even includes residencies for photographers and poets to document and reflect on this ambitious new community, and exhibit the resulting work on site. Andy Mather and Rachel Plummer are our first resident photographer and poet respectively.

We are commissioning new pieces of sculpture to add to our world-class collection by Sir Eduardo Paolozzi and other artists, creating a unique art trail to attract sculpture lovers nationwide. Temporary installations and cultural events will fill the central square and gardens of Edinburgh Park, overseen by our own cultural council.

A large, abstract, white sculpture of a dancer in motion, supported by a wooden frame in a workshop. The sculpture is made of a textured material, possibly plaster or clay, and is supported by a complex wooden structure. The background shows a workshop with various tools and equipment.

WILLIAM TUCKER  
'Dancer After Degas II' – 2017

This piece captures abstract figurative elements of dancers in motion and is inspired by Edgar Degas' famous studies of ballet. For Edinburgh Park, this dynamic sculpture will be enlarged to a monumental 4 metres tall and cast in bronze, encouraging viewers to respond physically to its mass and volume.

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KENNETH ARMITAGE  
'Reach for the Stars' – 2001

Royal Academician and Venice Biennale winner Kenneth Armitage's monumental 30-foot piece 'Reach for the Stars' depicts both hand and star perfectly capturing Armitage's original inspiration: "If you reach for the stars you might just reach the rooftops."



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**GEOFFREY CLARKE**  
 'Past, Present, Future' – 2010

One of the UK's most publicly commissioned artists of the post-war decades, Geoffrey Clarke's fearless experimentation with new materials such as aluminium and polystyrene saw him create works that epitomise the vibrancy of the Modern British art scene. This dynamic commission was realised in the last few years of Clarke's life and was one of his largest aluminium works.




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**BRYAN KNEALE**  
 'Pendulum' – 1963

Bryan Kneale was born on the Isle of Man and was the first abstract sculptor to be appointed a Royal Academician. He is a highly respected artist, professor and curator and this commission takes inspiration from one of Kneale's important sculptures of the 60s, at a time when Britain was at the global forefront of avant-garde sculpture-making.



# A landmark for Edinburgh Park and a showcase for Edinburgh

Visitors passing by on the tram will one day be startled by an otherworldly piece of architecture. Part building and part sculpture, this remarkable installation will have the appearance of a pile of blocks scattered by a giant hand.

Welcome to our new events venue, community space and marketing suite. We are working with acclaimed Scottish artist David Mach on the building, 'Mach1', made from 36 shipping containers. 'Mach1' is a bold statement that embodies our desire to create a new quarter in West Edinburgh — a place rich in art and culture, with world-class public space, landscape and amenities.

This new venue will be for everyone: a meeting place in which we can engage with prospective tenants, residents, interested neighbours and visitors from further afield. It will also welcome diverse events, offering a striking venue for use by the existing occupants of the park, local stakeholders and the wider Edinburgh community, including the city's world-class festivals.

Inside, a gallery-like central area will share our ambitious plans for the park and showcase the city of Edinburgh itself. The large double-height room will house a full-site model, detailed building models, illustrations and information boards, as well as audiovisual displays. Alongside, marketing materials will spotlight Edinburgh's qualities as one of the finest cities in Europe in which to live and work.

Up to 150 people will be able to attend seated events here such as lectures, and our artists in residence take advantage of its flexible design and lighting to exhibit their work. For everyone else, 'Mach1' will also include a small coffee bar run by an independent operator, offering excellent coffee and light snacks to guests and visitors. Supporting spaces include a small office for staff and a large boardroom on the second floor.

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DAVID MACH  
'Mach1' — 2021

Events venue, community space,  
and marketing suite









## Meet artist David Mach

'Mach1' is the creation of acclaimed Scottish artist and Turner Prize nominee David Mach, whose diverse work delights in turning everyday mass-produced objects into unexpected sculptural collages.

David is known for his theatrical installations such as vehicles riding a wave created from newspapers, or sculptures painstakingly pieced together out of matchsticks. One of his best-known works stacked a line of phone booths on top of one another like a game of dominoes.

Working closely with Stirling Prize-nominated architect firm Dixon Jones, David has created a piece of work that is both sculpture and architecture. It will be his first building project and a unique piece that provides the perfect platform to promote the city of Edinburgh on the world stage.

6.

**Empower  
healthy  
living with  
world-class  
facilities**





Buildings have a profound impact on our health, wellbeing and productivity. For that reason, we have placed people at the centre of our ideas for design. The masterplan includes a number of facilities and initiatives for the modern health-conscious customer.

—

A first-class operator will be running the gym with a full suite of exercise equipment and studios for private classes in yoga and dance.

—

There will be secure storage for bicycles and a workshop for repairs. Cycling routes follow the canal directly into the heart of the city.

—

A multi-use pitch will be used for five-a-side football or as two tennis courts. There will also be a 100-metre running track and two Padel tennis courts.

—

Our community hall will also double as a sports hall for badminton games and indoor hockey.



7.

**Design a  
beautiful  
landscape  
worthy of  
Scotland**



The new landscape will be of a quality and prestige that reflects Edinburgh Park as a contemporary business district for the city. There will be exciting and calming spaces to dwell and relax throughout the development, with choices of informal meeting spaces or exercise nodes that promote wellbeing and health, or simply beautifully framed views that will inspire imagination from inside busy offices.

Together, the landscaping and art will create a unique environment to live, work and visit.



## WATER

A series of small surface water elements — activated by rainfall — animate the public spaces and are an integral part of the sustainable drainage system. A newly designed public space with waterfront seating steps, cascade and wetland garden creates a transition to the series of 'lochans' of the existing Edinburgh Business Park.



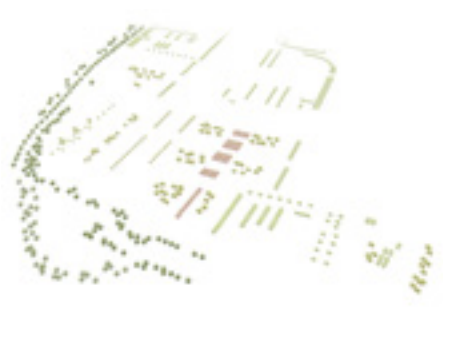
## FORMAL PLANTING

Tree planting along the north-south tramline and east-west streetscape creates a distinctive cross which provides a spatial framework for the entire development. The park offers generous linear public spaces accompanied by walkways and cycle lanes.



## PLANTING & COPSE

Generous planting of a wide variety of trees and hedgerows in both public spaces and communal residential gardens will create distinctive places inspired by the traditional cultivated landscape, walled gardens and orchards.



## GRASS & PARKLAND

In between the various building plots, a series of interconnected green spaces creates communal places for play, sport and relaxation.



## BUILDING

The townscape created by the built form frames a clear spatial definition between public spaces and communal gardens to foster a sense of community and intimacy.



Squares, woodland, streets, courtyards – the spaces between the buildings are important to us and we are working with revolutionary practice GROSS. MAX. to create the antithesis to the manicured suburban lawn.

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Build-to-rent apartments with  
gardens in the south-east quadrant  
of Edinburgh Park



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A private courtyard is available  
for residents to enjoy





8.

**Power a  
fossil-free  
community  
with 100%  
renewable  
energy**

Sustainability is foundational to everything we do, and Edinburgh Park is in it for the long term.

The whole park will be supplied with renewable power, using the electric-only infrastructure. Homes will draw their heating and hot water from our own district heat network and energy centre.

That means clean, green power in the short term. In the long term, it's a flexible power solution that can evolve to keep pace with ever-more rigorous sustainability benchmarks.

Every building is thermally modelled to minimise solar gain, while solar panels on the roofs even put power back into the grid. Designed to achieve a BREEAM Excellent certificate and an EPC A certificate, the park is targeting some of the most demanding environmental ratings available.

## Zero

An all-electric energy infrastructure will supply all commercial and residential properties and build towards a zero-carbon future

## Fresh

Full fresh air variable displacement ventilation system to offices, delivering up to 20 litres of fresh air per person per second

## 100%

All of Edinburgh Park's office building cooling needs will be met by natural ventilation or displacement ventilation linked to electric heat pump technology

## Forever

We're building a future-proofed energy platform for heating homes that will stay ahead of rigorous and ever-evolving sustainability standards indefinitely

## 50%

Up to 1 in 2 car spaces will have an electric vehicle charge point

## Fossil-free

Five years ahead of the Scottish Government's 2025 deadline



# The team

We have brought the best minds together to work on Edinburgh Park: to bring their insight, experience and daring to this project to create a new benchmark for new communities.

FROM LEFT TO RIGHT  
Daniel McCormick, Senior Finance Manager  
Richard Thompson, Architectural Director  
Lindsay Barkley, Operations Manager  
Tony Hordon, Managing Director  
Peter Millican, Chairman  
Kirsty MacGregor, Legal Director  
Patrick Gbaya, Assistant Accountant  
Margaret Henley, Administrator  
Rosie Spolton-Dean, Financial Controller  
(not present)



# Parabola: Who we are

Parabola is a privately owned real-estate development and investment group based in Edinburgh, Newcastle and London. Our mission is to accommodate people and organisations in high-quality, safe, friendly and enriching environments.

Parabola has a passion to deliver exciting places through innovative architecture and good design, but also environmental awareness, ensured sustainability, social value and wellbeing.



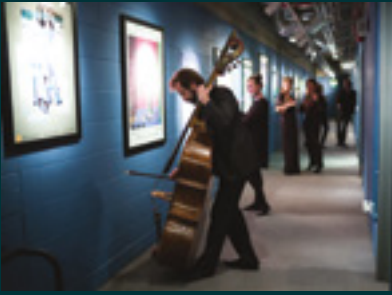


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- 1 Kings Place
  - 2 Kings Place Music Hall
  - 3 Central Square
  - 4 Central Square South

# Parabola: Our track record

With a reputation for creating high-quality mixed-use sites in town centres, Parabola has developed a series of signature office buildings, including Central Square and Central Square South in Newcastle and, most famously, the innovative Kings Place scheme that pioneered the development of the King's Cross area in London.

With 450,000 sq ft of art galleries, music halls, café, restaurant, conference venue and offices above, Kings Place won many awards for conceiving a workplace built around a core of culture.



#### AURORA ORCHESTRA

Featuring a host of world-class guest artists, this remarkable five-year chamber orchestra series is built around the first complete cycle of Mozart's 27 piano concertos ever to be staged in concert in the UK. The Parabola Foundation has supported Aurora Orchestra's residency at Kings Place since 2016.



# The Parabola Foundation

Parabola is committed to a number of charities through the Foundation. This includes Aurora Orchestra, Bowel & Cancer Research, Hawthorn Primary School, Hexham Book Festival, Kings Place Music Foundation, Poverty Relief Foundation, Ruwenzori Sculpture Foundation and Music in Detention.



POVERTY RELIEF FOUNDATION

Poverty Relief Foundation is a small charity operating in north-western Tanzania concentrating on providing clean water and classrooms for rural communities. The first project – a water tank – was completed in 2000 and the first well in 2005. Generous donations, including from Parabola Foundation, have enabled the foundation to fund many more wells and classrooms.



RUWENZORI SCULPTURE FOUNDATION

The foundation hosts artist residencies that are designed to cross-fertilise expertise and inspiration. After purchasing land in 2004 in the Ruwenzori Mountains of Uganda, they established a gallery, visitor house and workshops, with three Ugandans recruited for intensive training in bronze casting. The result has been a body of high-quality artworks since its inception.





“Edinburgh Park has offered us an ideal chance to examine what makes a successful contemporary urban environment and an opportunity to create a new, vibrant place for Edinburgh.”

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FROM LEFT TO RIGHT  
Chris Milan, Thomas Parker  
and Edward Jones

MASTERPLANNERS

# Dixon Jones

Dixon Jones are the architects and masterplanners of Edinburgh Park. They have a reputation for tackling high-profile projects in the arts and commercial sectors as well as large-scale masterplans, bespoke projects and mixed-use buildings, and have worked successfully with Parabola for over a decade, perhaps most notably on Kings Place in central London.

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FROM LEFT TO RIGHT  
Philip Turner, Daniel Hayes,  
Matthew Hart, Simon Allford

COMMERCIAL ARCHITECTS

# Allford Hall Monaghan Morris

Recent winners of the highest architectural accolade in the land — the Stirling Prize — Allford Hall Monaghan Morris are known for buildings of beauty and purpose. They are designing Edinburgh Park’s workplaces and have expressed a desire to create a new model of commercial space and architecture that gives character to this exciting new place.





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FROM LEFT TO RIGHT  
Sandy Morrison, Richard Foxley

RESIDENTIAL ARCHITECTS

**HTA**

HTA is a collaborative design studio specialising in housing, placemaking and urban regeneration. Based out of Edinburgh, London, Manchester and Bristol, the members of HTA's multidisciplinary team work with each other, and with clients and communities to provide a comprehensive design service.

FROM LEFT TO RIGHT  
Colin Harris, Ewan Hooper,  
Charlie Hussey

RESIDENTIAL ARCHITECTS

# Sutherland Hussey Harris

Based in Edinburgh since 1997, architecture practice Sutherland Hussey Harris is designing a wide range of beautiful homes at Edinburgh Park. Over the last 20 years, they have established themselves at the forefront of Scottish architecture and currently enjoy commissions throughout the UK, Europe and Asia. More recently, they have been commissioned for a number of high-profile international competitions including the redevelopment of Tempelhof Airport in Berlin and the urban renewal of Linkeroever in central Antwerp.





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FROM LEFT TO RIGHT  
Bridget Baines, Eelco Hoofman, Nigel Sampey

LANDSCAPE ARCHITECTS  
**GROSS. MAX.**

GROSS. MAX. is widely regarded as one of the few UK-based exponents of a new generation of contemporary European landscape architecture. The practice has been recognised for its contextual approach as well as its strong affinity for working with art. Recently completed projects include the landscape masterplan of the Royal Botanic Gardens at Kew and the award-winning scheme at Potters Fields Park by Tower Bridge in London.

CLIENT

Parabola Edinburgh Limited

PROJECT MANAGER,  
QUANTITY SURVEYOR

Gardiner and Theobald

MASTERPLAN ARCHITECT

Dixon Jones

OFFICE ARCHITECTAllford Hall Monaghan  
Morris ArchitectsRESIDENTIAL ARCHITECTS

HTA

Dixon Jones

Sutherland Hussey Harris

LANDSCAPE ARCHITECTS

GROSS. MAX.

MECHANICAL & ELECTRICAL  
ENGINEER

Hulley &amp; Kirkwood

STRUCTURES & CIVIL ENGINEER

Woolgar Hunter

TRANSPORT CONSULTANT

WYG

MOBILITY MANAGEMENT  
SPECIALISTS

Ansons Consulting Ltd

ACOUSTIC CONSULTANT

Sandy Brown

PLANNING CONSULTANT

Montagu Evans

Pritchett Planning Consultancy

FIRE ENGINEER

Jeremy Gardner Associates

ARTS CONSULTANT

Matthew Jarratt

CONSULTATION /  
COMMUNICATIONS CONSULTANT

DCL

COMMERCIAL ADVISORS

Cushman &amp; Wakefield

JLL

RESIDENTIAL ADVISORS

Rettie &amp; Co, Savills

CGIs

Assembly Studios

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Julie Chambers

BRAND CONSULTANTS

dn&amp;co.



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Photography by Andy Mather,  
photographer in residence

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# PARABOLA

[myedinburghpark.com](http://myedinburghpark.com)  
[parabola.com](http://parabola.com)

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Dust jacket rear