

1 New Park Square

Information
Pack

ALLFORD
HALL
MONAGHAN
MORRIS

1 NEW PARK SQUARE

Begun in the early 1990s with a masterplan by Richard Meier, Edinburgh Park is a linear development, running north / south along the western edge of the city of Edinburgh. As part of the Dixon Jones masterplan to redevelop the site, Allford Hall Monaghan Morris has designed several office-led mixed use buildings providing over half a million square feet of workplace, and related amenity facilities.

1 New Park Square is the first of these buildings, completed in early 2022. It forms an important landmark which signals the end of the existing park and Loch Ross, and creates a backdrop to a new civic square designed by Gross Max.

A colonnade runs around the ground floor on the north, west and south sides, connecting the square to the nearby tram stop. At ground floor, a café and a restaurant / music venue opens out onto the new public square. The building also houses a conference centre with four storeys of flexible office space above. The office floors are designed to allow for multiple configurations, allowing the space to be let as a single office space or split for up to three tenants. Generous floor to ceiling heights improve daylighting, thermal comfort and reduce energy in use over time.

Sector:	Office
Location:	Edinburgh, UK
Address:	1 New Park Square, Edinburgh Park, Edinburgh EH12 9GR
Client:	Parabola
Construction cost:	£21.5 million
Start:	May 2017
Completion:	March 2022
Contract type:	SBCC D&B for Scotland 2016

AREAS

GIA	115,500 sqft
NIA	87,500 sqft

PROJECT TEAM

Client:	Parabola
Architect:	Allford Hall Monaghan Morris
Project Managers:	Gardiner & Theobald
CDM Coordinator:	Gardiner & Theobald
Structural/Civil Engineer:	Woolgar Hunter Engineers
Cost Consultant:	Gardiner & Theobald
MEP/Lift Engineer:	Hulley & Kirkwood
Planning Consultant:	Pritchett Planning Consultancy & Montagu Evans
Fire Engineer:	Jeremy Gardner Associates
Landscape Architect:	Gross Max
Transport Consultant:	WYG
Acoustic Consultant:	Sandy Brown & Rob Harris Design
Main Contractor:	Sir Robert McAlpine

ALLFORD HALL MONAGHAN MORRIS TEAM MEMBERS

Simon Allford, Phillip Turner, Matthew Hart, Daniel Hayes, Jen Wang, Monica Lobato-Matilla, Oliver Parkinson, Jonathan Hall, Peter Morris, Paul Monaghan

For further information and images please contact:

Allford Hall Monaghan Morris
Morelands
5-23 Old Street, London
EC1V 9HL

T: +44 (0)20 7251 5261
E: press@ahmm.co.uk



PROJECT DESCRIPTION

Inspirational workspace as part of a bustling mixed-use community

1 New Park Square is a high quality development bringing a new office typology to the Edinburgh market. It was completed in Spring 2022 through a construction period set within the backdrop of the Covid pandemic.

Four storeys of 87,500 square feet commercial office space sits above a ground floor majoring on public functions knitted into a new civic fabric developed in collaboration with Dixon Jones and Gross Max. A conference room is located to the northern end of the building where the main reception is sited adjacent to the tram stop. At the southern end, a set of linked spaces containing a cafe and bakery, restaurant and events venue overlook a new civic square. In the future, this building will be paired with the second phase office building completing the public realm.

The building's design and construction is one of robustness and efficiency. A flexible office floorplate provides a Nett to Gross of 86% with an exposed concrete structure and opening windows to maximise natural ventilation, daylight and thermal mass. An air displacement system connected to CO² monitors ensure a constant and comfortable environment for occupants.

The project achieved a BREEAM Excellent rating and is part of the Developer's commitment to deliver net-zero in use buildings for Edinburgh Park.

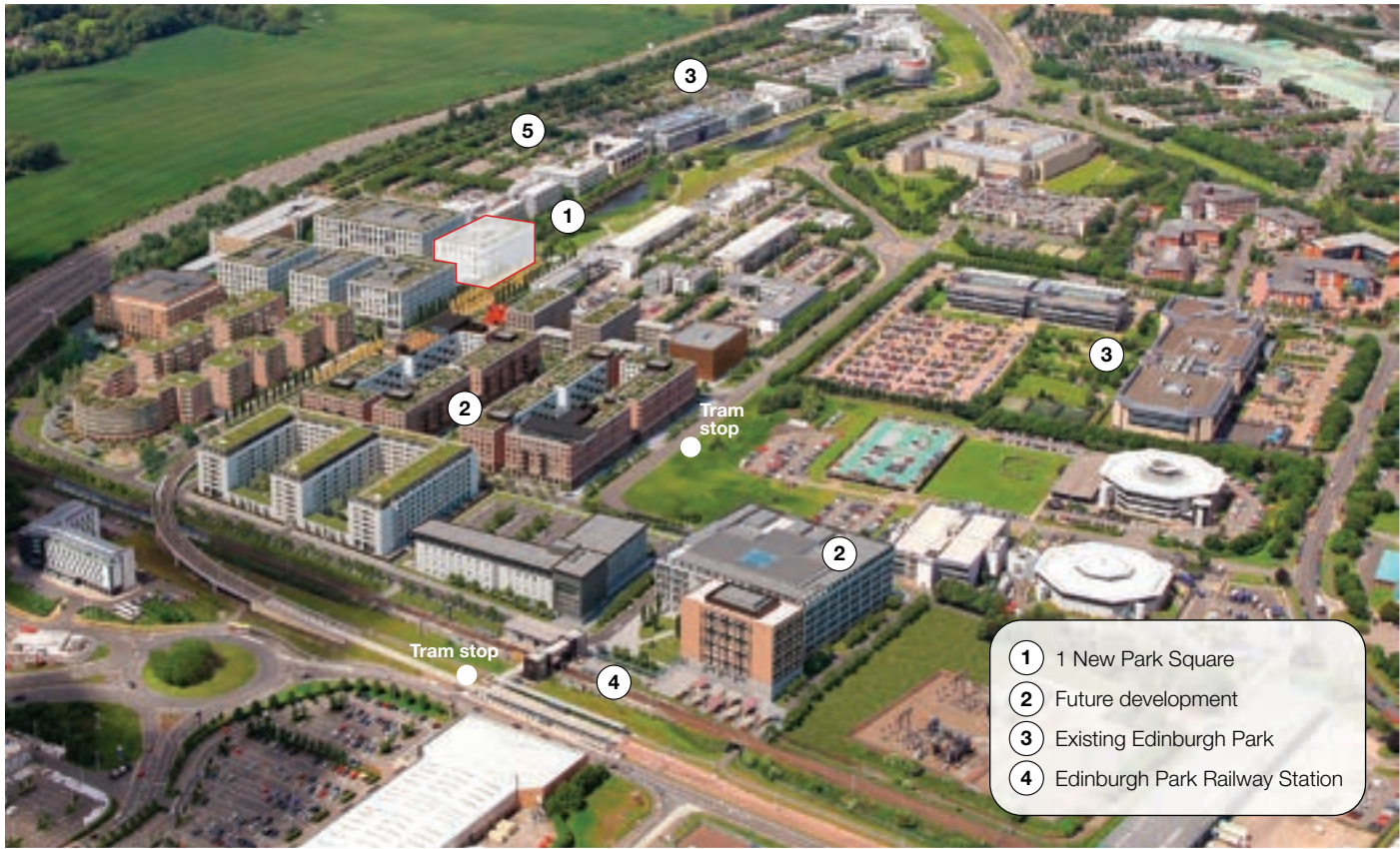
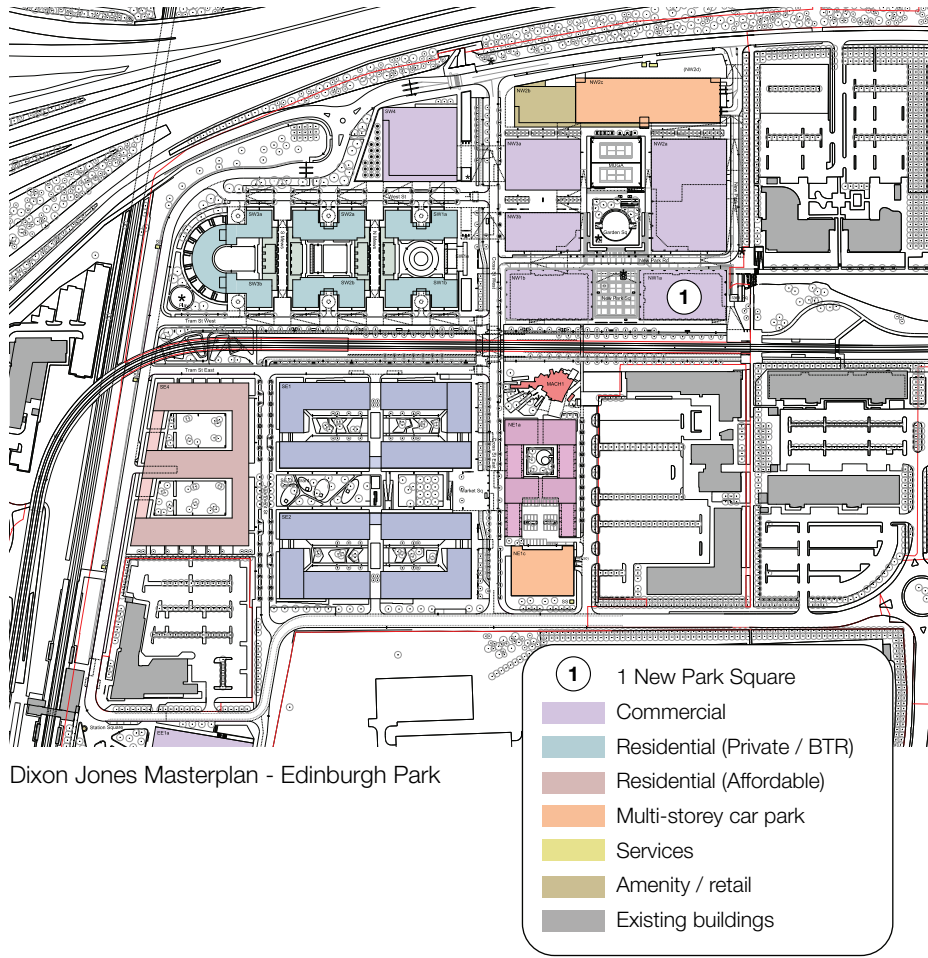


THE SITE

Site Location

Edinburgh Park sits six miles west of Edinburgh city centre and two miles south east of Edinburgh International Airport. It is a linear development roughly one mile long, running north to south with Loch Ross and it's associated landscape through the centre.

The site is within the southern district of Edinburgh Park, between the existing park, the mainline railway to the south, and the city bypass to the west. The site is well connected by travel infrastructure such as road, rail, tram and bike.



Vision for Edinburgh Park (CGI)

THE SITE

Site history

Parabola acquired 48 acres of prime development land at Edinburgh Business Park. Edinburgh Park was conceived in the early 1990s to a masterplan prepared by Richard Meier which proposed 2.3 square metres of commercial office space over the full extent of the 148 acre site.

The first phases of the park were developed through a joint venture created between The City of Edinburgh Council and Miller Developments with a total of 1.3 square feet having been built out, and officially opened in 1995.

The site for the first phase of construction for the new development sits at the Southern edge of Loch Ross. The location defines a marker for the wider development, and sits adjacent to Edinburgh Park Central tram stop which became operational in 2014, connecting the airport and city centre.



Richard Meier Masterplan - (model)



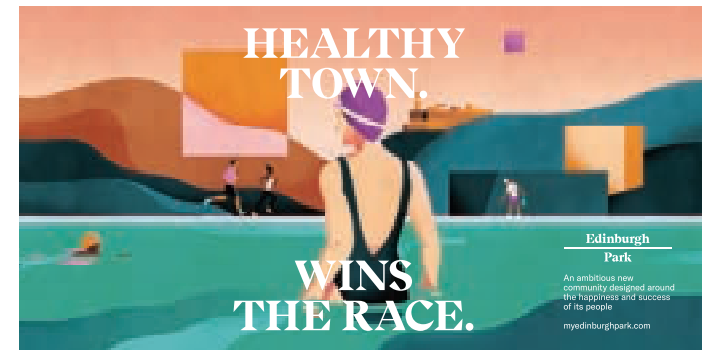
THE SITE

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

Masterplan vision

Placemaking is key to the success of Edinburgh Park. The ambition of the developer and designers was to create a new vibrant neighbourhood for all, targeting 850,000 square feet of office space and 1,800 new homes.

The masterplan is centred around a series of residential boulevards, civic squares and private green spaces. Culture, community, leisure and work was integral to the brief which informed the mid-rise, high density approach to the design of the buildings and their landscape.



Edinburgh Park: Extract of marketing campaign



A new public realm that makes a positive civic contribution (CGI)

Sculptures (Advocate, 2014 & Dancer after Degas II, 2017) stand adjacent to 1 New Park Square

DESIGN CONCEPT

Template for a kit of parts

The facade strategy for the building was based on a palette of repetitive elements which vary depending on orientation. This approach provided a 'kit of parts' which was then utilised in developing an architecture for all the office buildings in the Masterplan.

The buildings respond to its specific site conditions to create a further level of architectural detail and variety. 1 New Park Square is the first to set this template.

The idea of a stepped plinth and colonnade provide shelter from the Scottish environment and is applied to all buildings, adapting to address the local streetscape.

The height of the buildings is regular, and set by the limit imposed by the nearby airport. A masonry grid was developed through the course of the design development, based on a commercial space planning module that is adjusted depending upon orientation, function and addresses the streets below.

The base palette of materials is shared across all buildings, with each enabling a level of detailed variety and tone in their final selection.



Design sketch - the forming of massing, order and grid



Design sketch - relationships with a new public realm



Ground Floor Condition

Entrances and colonnades are cut from the solid facade revealing exposed concrete columns to the ground floor



LANDSCAPE

There are changes in level across the site which provide different ground floor and landscape connections



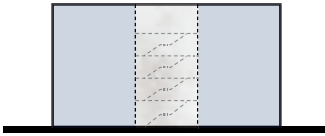
OUTDOOR ROOMS

Double height external rooms are provided to all floors, these are varied in length to create a staggered appearance



ADDRESSING CIVIC SQUARE

Expansive glazing, whilst providing shelter with a colonnade addresses an appropriate facade to civic squares



CORE ARTICULATION

Where cores are set against the façades of buildings provide a different condition which is articulated with brickwork



DETAIL

Building details and construction methods will provide subtle variety and refinement to each building

FACADE DESIGN

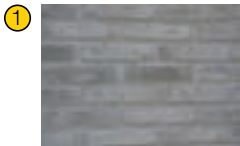
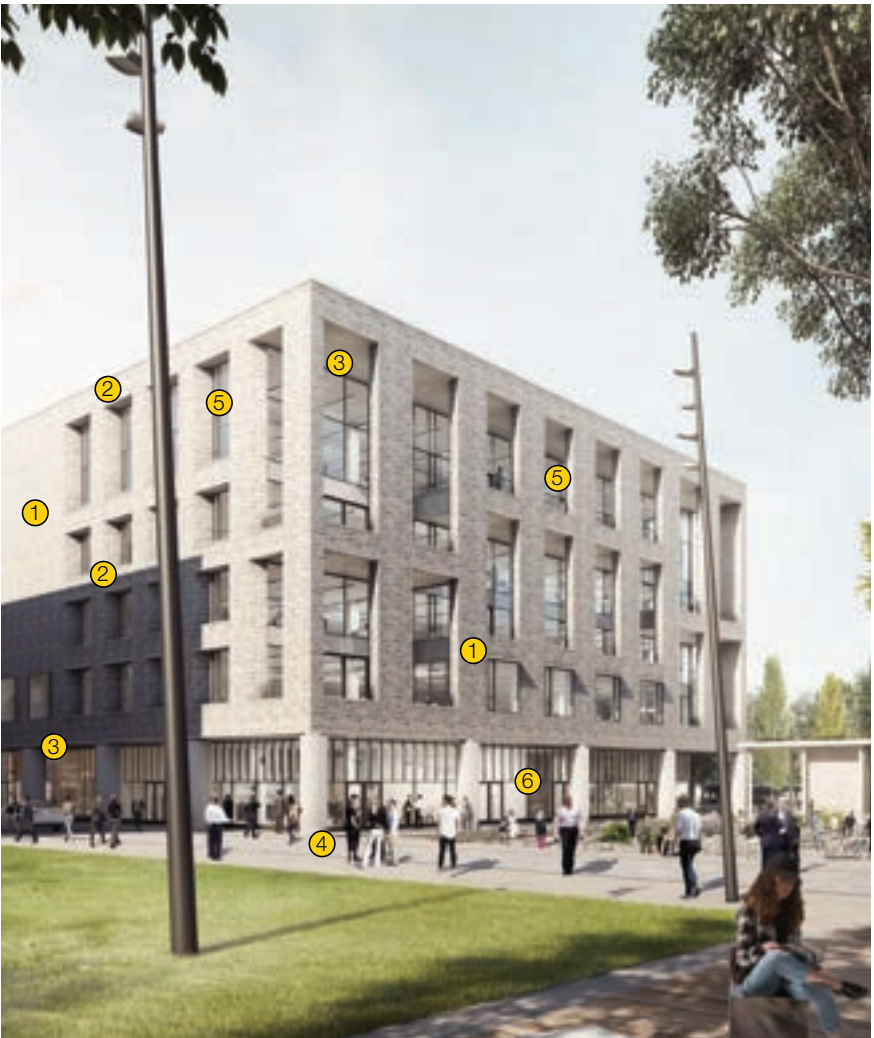
Approach to Facade

Edinburgh is a city of stone with an architectural heritage built upon the use of robust materials - a strong response to the elements and ornamentation. The facade approach at Edinburgh Park took these key elements and adapted them to the needs of the new office typology for Edinburgh.

A building material of UK handset brick, in a colour that reflects the stone of the city centre was a starting position. The colonnade supporting the heavyweight building above, features strong fluted columns echoing the National Monument of Scotland. Deep-set windows further enhance the weight of the building and provide passive means of solar shading as part of the architectural response and energy use.



Kunstmuseum (Basel) - The courtyard was an inspiration for facade rhythms and the public square



Brickwork
Grey brick, UK standard size, water-struck and through colour



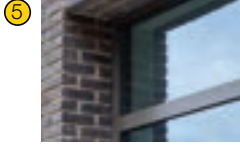
Reveals
Precast concrete sills, copings and lintels to all facade openings and roof parapet



External Soffit
Fibre cement board with discreet fixings to colonnade and external balconies



Colonnade Columns
Precast concrete casings with expressed fluting for columns



Aluminium Windows
PPC finished aluminium windows with operable vents and curtain walling system to balconies



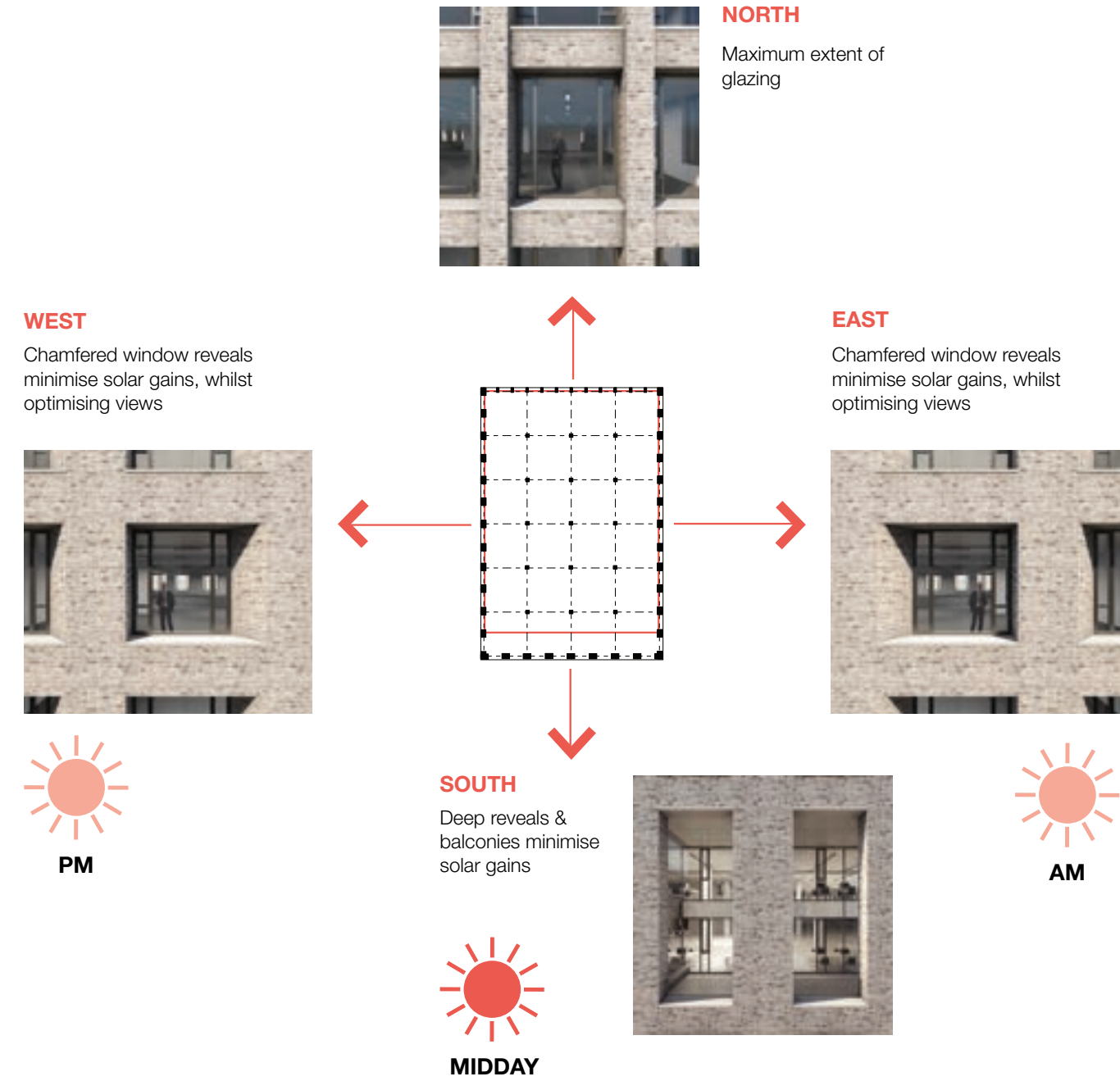
Ground Floor Glazing
Curtain walling with external PPC aluminium cover plate and timber facing internally

FACADE DESIGN

Response to orientation

With little historic context surrounding the site, the design team developed a facade strategy for the building which varies depending on orientation. Deep window reveals and external balconies were used to minimise solar gains whilst maintaining good levels of internal daylighting.

Each facade has a different proportion of glass to solid which creates three varying conditions. The deep window reveals provide articulation and architectural depth - an architecture of ‘shadow and light’



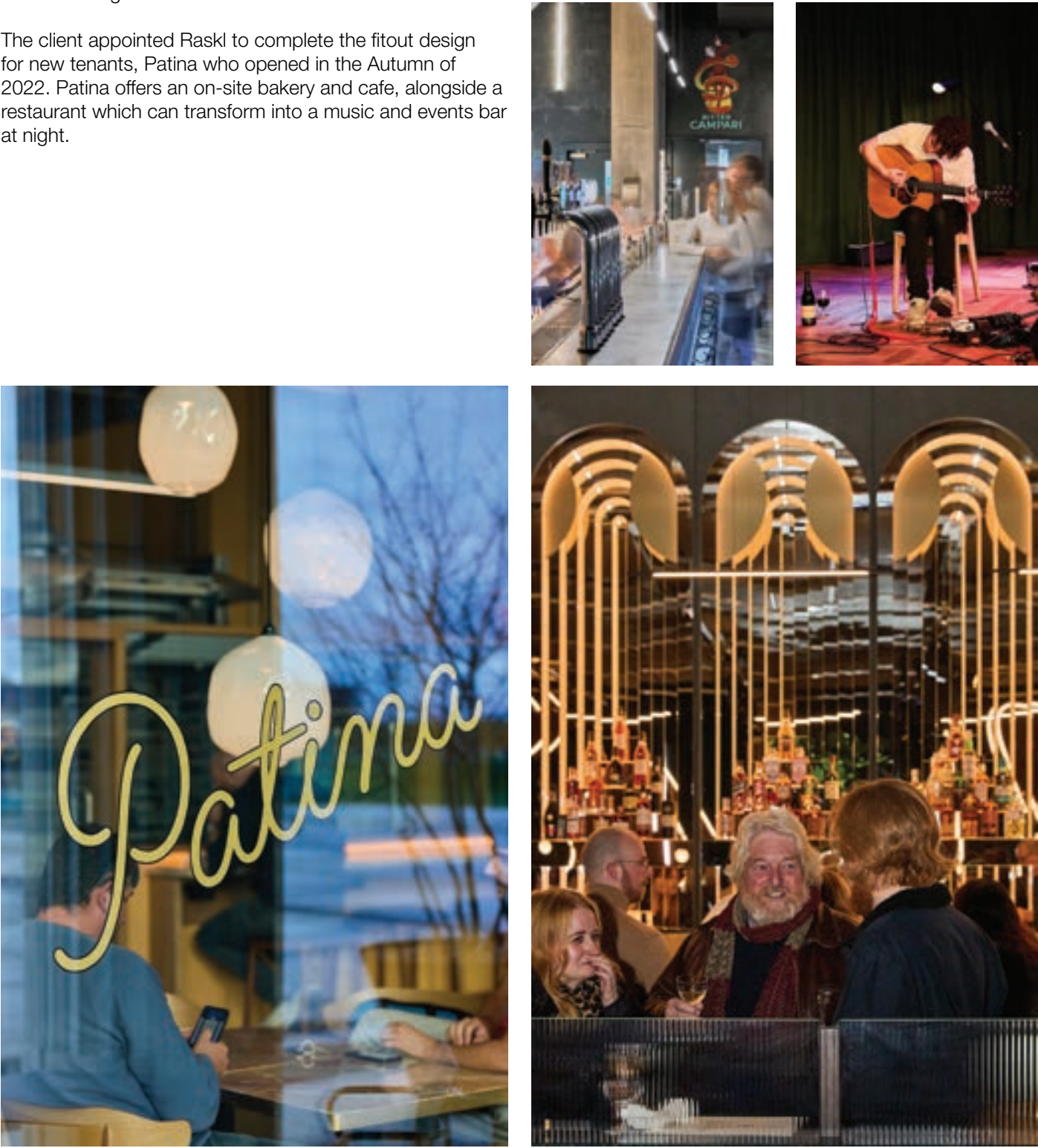
PLACE MAKING

Retail units

Overlooking the civic square, a pair of connected units were developed as a cafe, restaurant and events space. The base build provided an enhanced level of shell and core with a full AV system, stage and acoustic measures integrated into the design.

A commercial grade kitchen has been provided and the internal corridor network enables this kitchen to serve the reception cafe and conference events at the northern end of the building.

The client appointed Raskl to complete the fitout design for new tenants, Patina who opened in the Autumn of 2022. Patina offers an on-site bakery and cafe, alongside a restaurant which can transform into a music and events bar at night.



Patina Bar & Bakery bring the ground floor retail units to life



RECEPTION HALL

The reception to 1 New Park Square is located at the northern corner of the site due to its close proximity to the tram and natural pedestrian approach, offering expansive views down Loch Ross.

With a corner entrance via a glazed revolving door, the reception is wrapped on two sides by a timber curtain walling system. A central circular reception desk welcomes visitors and guides them either to the lifts or up the communication stair with direct access to the first floor office space. A breakout area is positioned facing Loch Ross, served by the reception cafe, can be used for everyday work or for a social space as an extension to the conference room beyond.

Exposed concrete walls and the two-tone bespoke terrazzo tiled floor creates a texturally rich and ideal backdrop to the artwork on display selected by the developer. A timber lined portal from the reception leads users to the lift and stair lobbies.



Art installation & Loch Ross within the reception



Work and socialise, the reception hall provides flexibility for both working days, and evening events



STAIRS AND WASHROOMS

Part of the design ethos at 1 New Park Square was to ensure that the core and circulation space was an extension of the front of house journey. The staircase is purposefully open to the lobbies to encourage their use across the relatively short building, yet via hold-open doors they can close down for safe means of escape.

Both staircores and the lift shaft are an extension of the primary concrete frame. This tactile material has been exposed as it passes up through the building, which combined with the bespoke metalwork and exposed service routes, creates a refined industrial aesthetic.

The washrooms provide a pop of colour through the cubicle system selected. A two-tone and two-format tile creates a subtle datum, and references the fenestration design in the reception and terrazzo flooring.



Staircase as a backdrop for art



Washroom



OFFICE FLOORS

With a site that had no hard boundaries, a structural grid of 9x9 metres was adopted for its flexibility as an office grid and its structural efficiency for a concrete structure. The clear internal height of the office spaces are 3.15 metres providing generous and comfortable working environments.

The decision to expose the concrete soffits and provide openable windows was supported by early-stage sustainability reviews. Combined with the passive facade design measures, the design team analysed the performance for openable windows versus sealed with air conditioning and exposed concrete versus a plasterboard ceiling finish. The results suggested that summer cooling loads would be reduced by 88% by having opening rather than non-opening windows, and by a further 38% with exposed heavyweight concrete as opposed to lightweight plasterboard.

Ventilation and supplementary cooling is provided via a flexible below floor air displacement system which enabled a visually clean soffit and a flexible track lighting system that enables tenants to customise their spaces without the need to install new lighting, thereby reducing wastage.



View of the Pentlands from the office floorplate

AMENITY SPACES

External amenity spaces are provided at first, third and fourth floors. These recessed outdoor rooms aid the solar shading to the internal spaces, and provide an external space to be enjoyed by the occupants that overlook the new civic square. Their open form and proportion within the facade create a formal backdrop to this civic space.

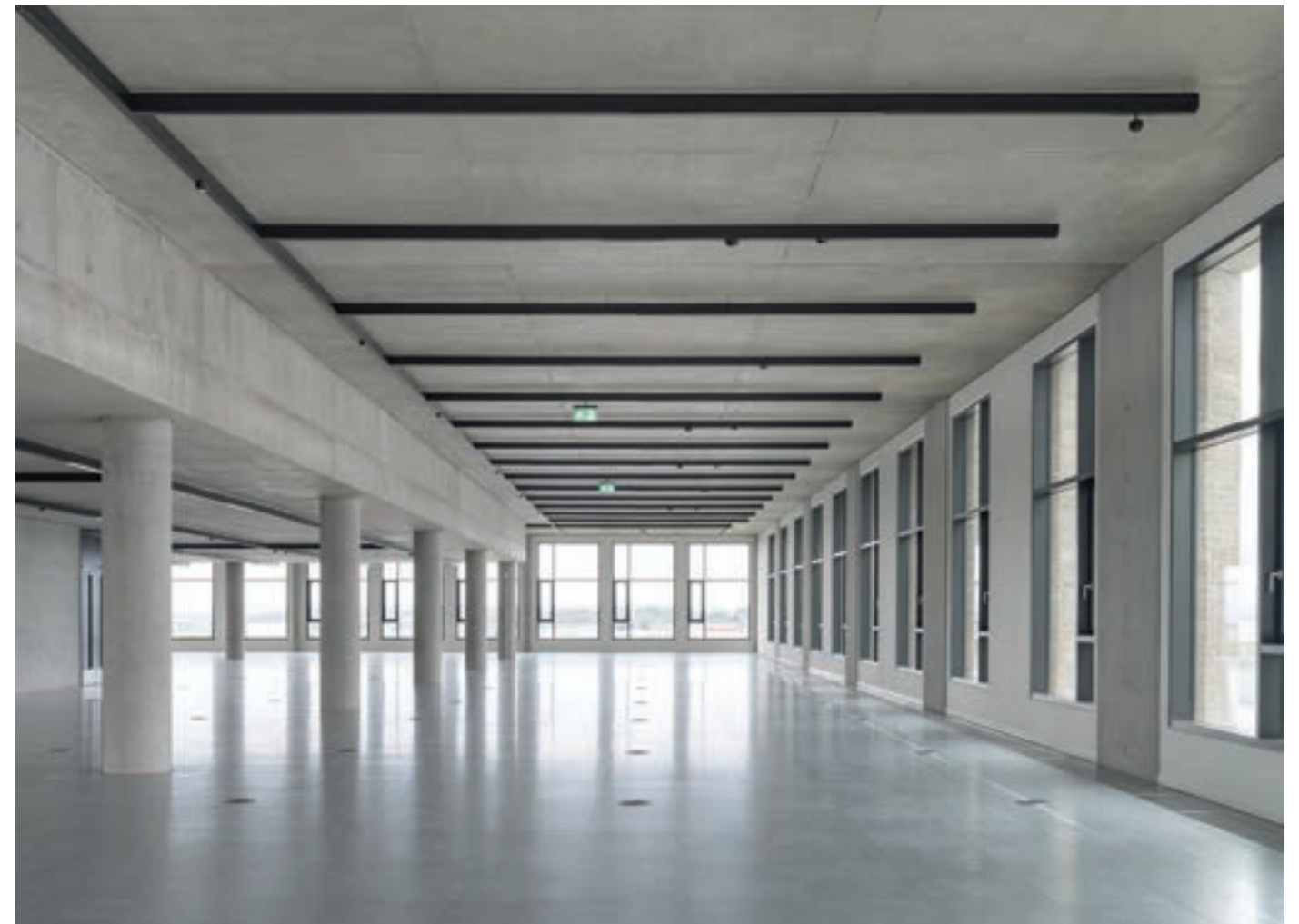


External terraces (first and third floors)



FOURTH FLOOR

The perimeter of the top floor is raised on all four sides to provide an additional sense of scale and prominence to this floor that widely benefits from distant views towards the Pentland Hills and the city centre. The pop-up also serves to visually mask the central plant space on the roof from long distance views at street level.



Fourth floor with raised ceilings



SUSTAINABILITY

Sustainability Targets

BREEAM Excellent 2014

EPC A

All-electric and 100% renewable power

Energy efficient strategies

The building's design sought to minimise solar gain through considered design of the window reveals to all elevations, forming an architecture of depth and solidity. Further measures to minimise energy use was exposing internal thermal mass to mediate temperature change throughout the year, and openable windows to provide natural ventilation. Air source heat pumps, solar panels and plate heat exchangers integrated into the MEP systems, all contribute to lowering energy use.

Carbon

The project principles set out a zero carbon energy strategy. All power for the building is provided via electricity which is 100% sourced from renewable sources via the developer's commitment and engagement with an IDNO provider.

The facade design was reviewed and improves upon the A1-A5 up front carbon set by the RIBA 2030 challenge. A whole life carbon assessment will inform further improvements for follow on phases.

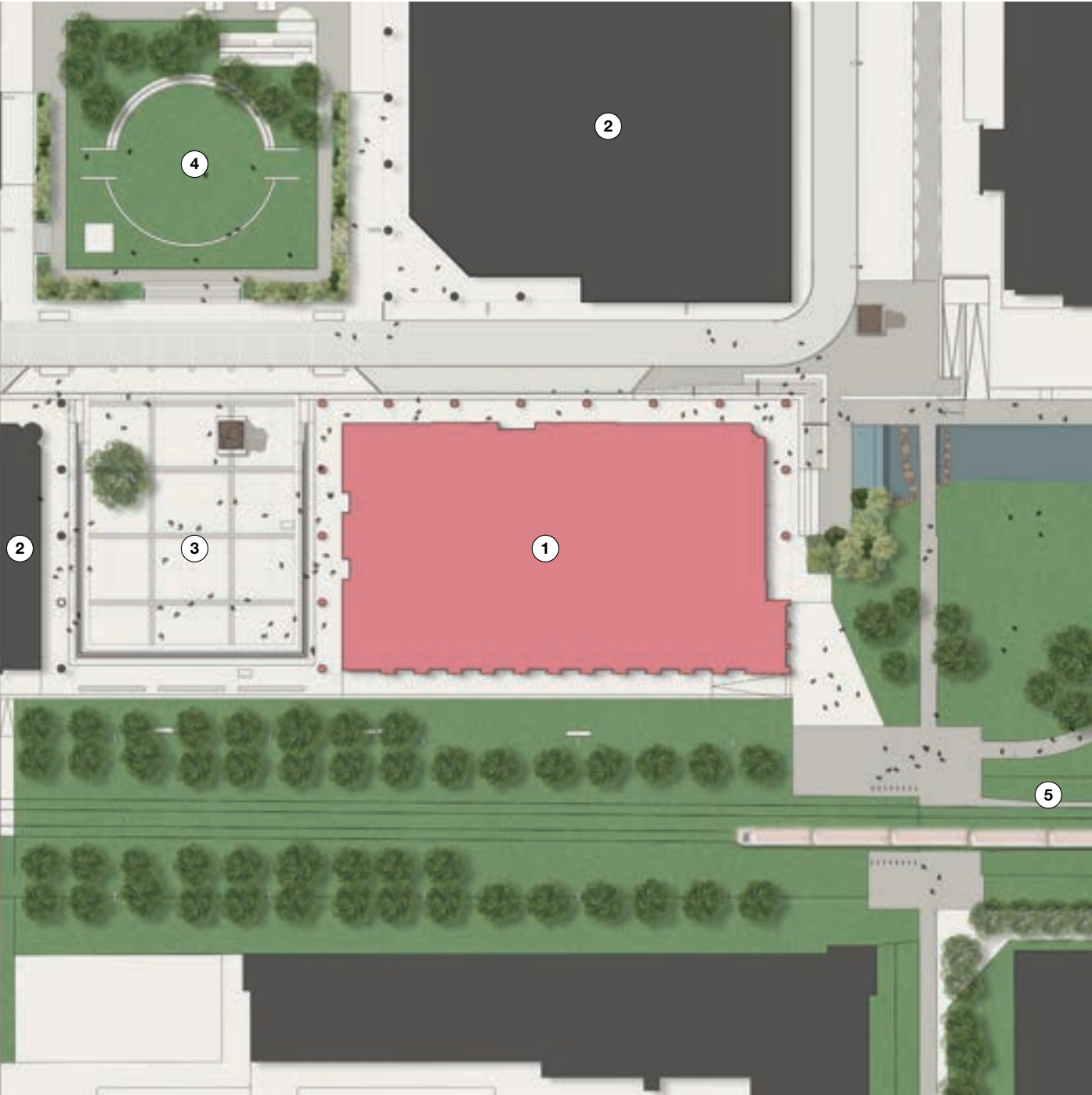
Sustainable Urban Drainage Strategy

As part of the masterplans wide landscape strategy areas for surface water management through rain gardens have been integrated. The civic square constructed as part of phase one is stepped down to provide a storm water store in the event of a 1 in 100 year flood.

Biodiversity

The roof was installed with a biodiverse roof system, which combined with the existing and future landscape within Edinburgh Park, will become home to numerous species of insect, animals and plant-life.

SITE PLAN

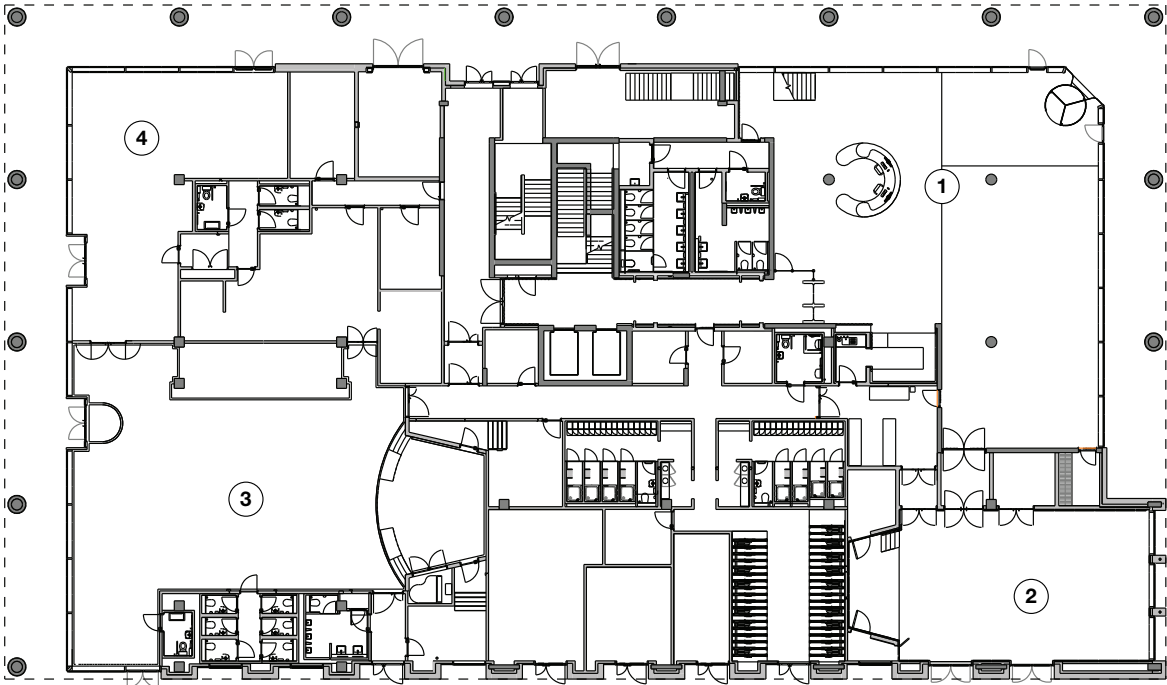


Location plan

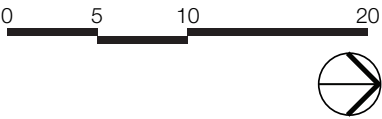


- 1 1 New Park Square
- 2 Future development
- 3 New Park Square (cafe/bar/restaurant)
- 4 Landscaped sunken square
- 5 Edinburgh Park Central Tram stop

FLOOR PLANS

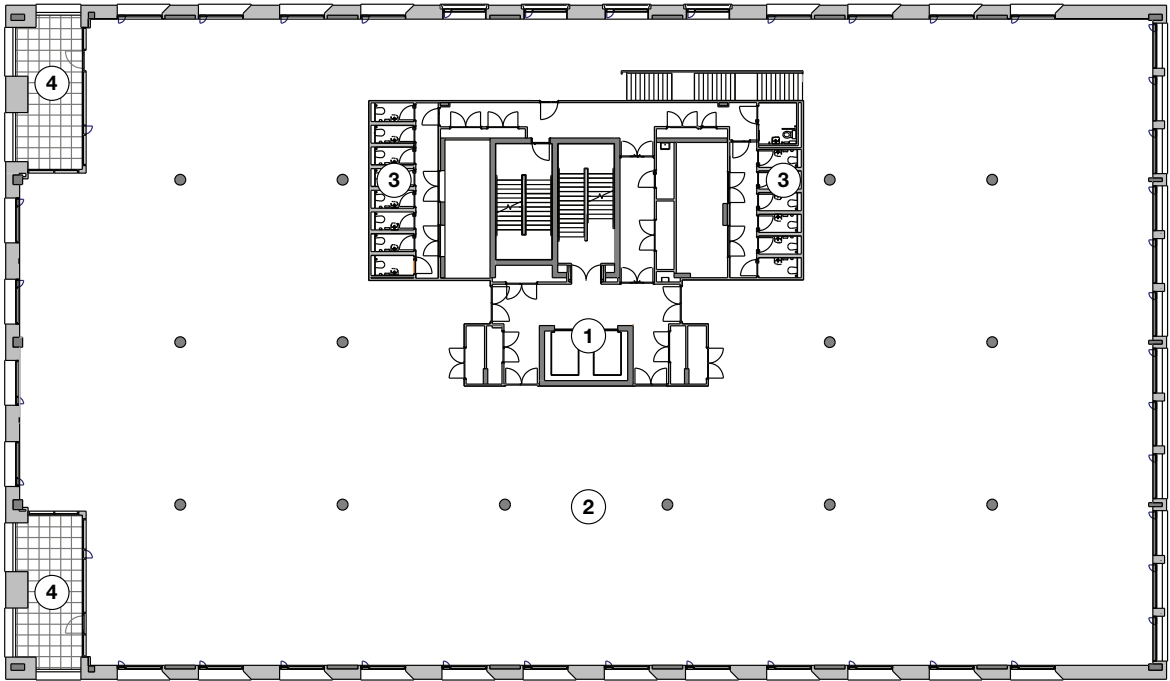


Ground Floor



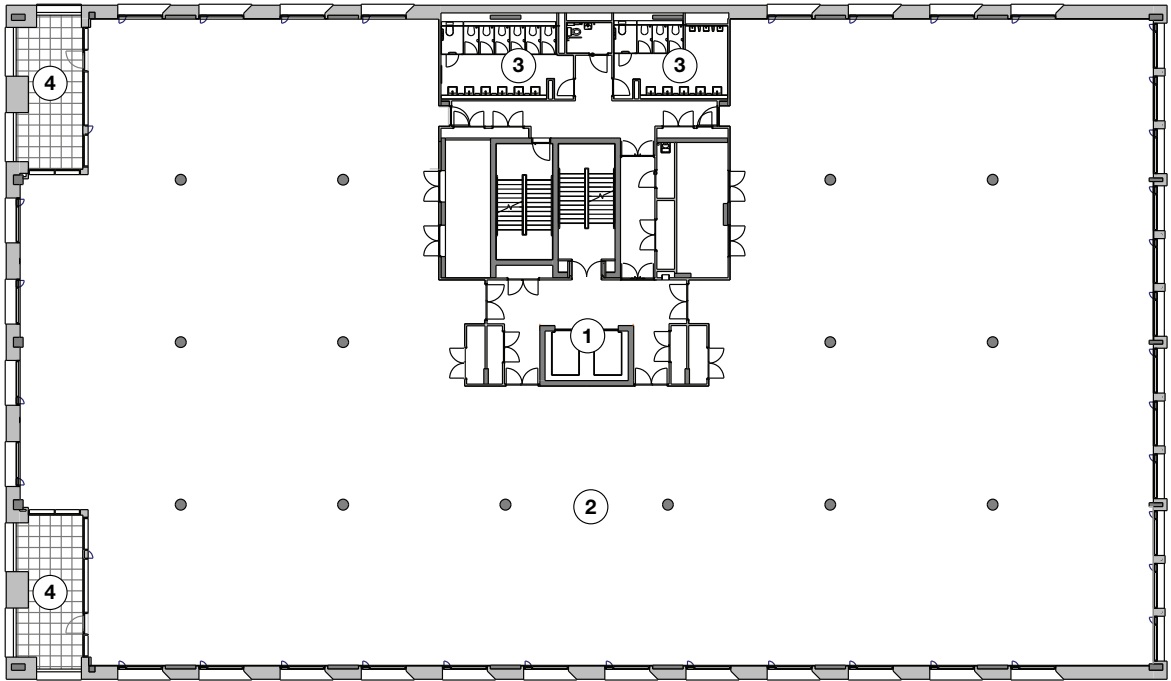
- 1 Reception
- 2 Conference room
- 3 Bar / restaurant
- 4 Bakery

FLOOR PLANS

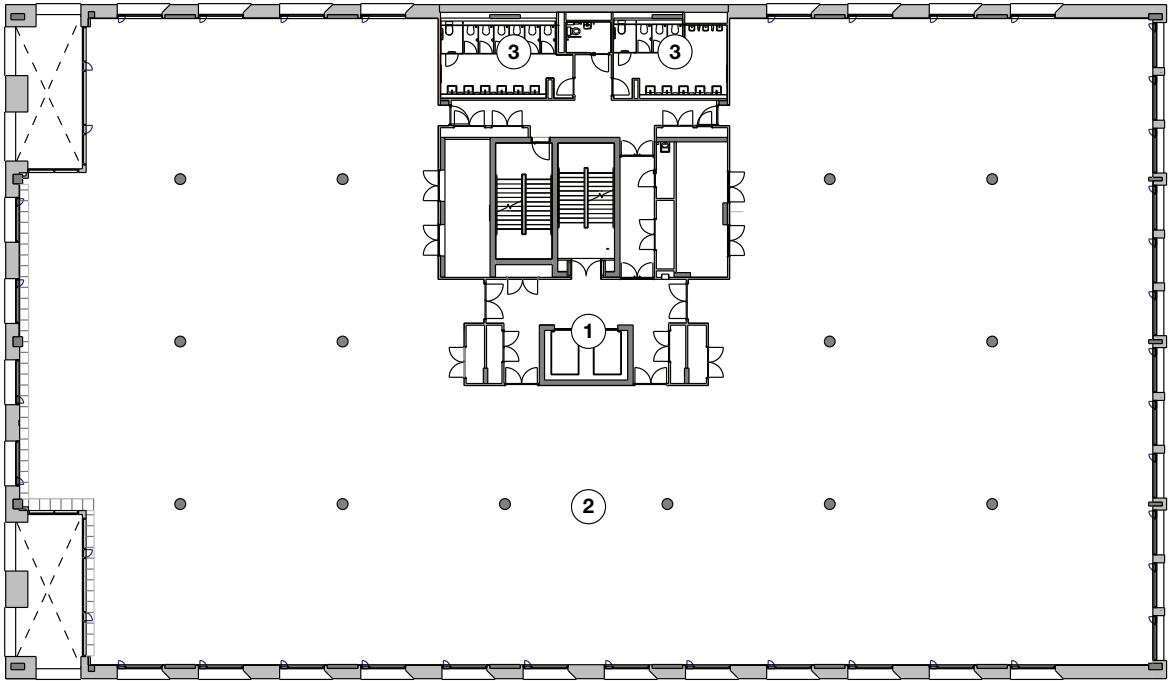


First Floor

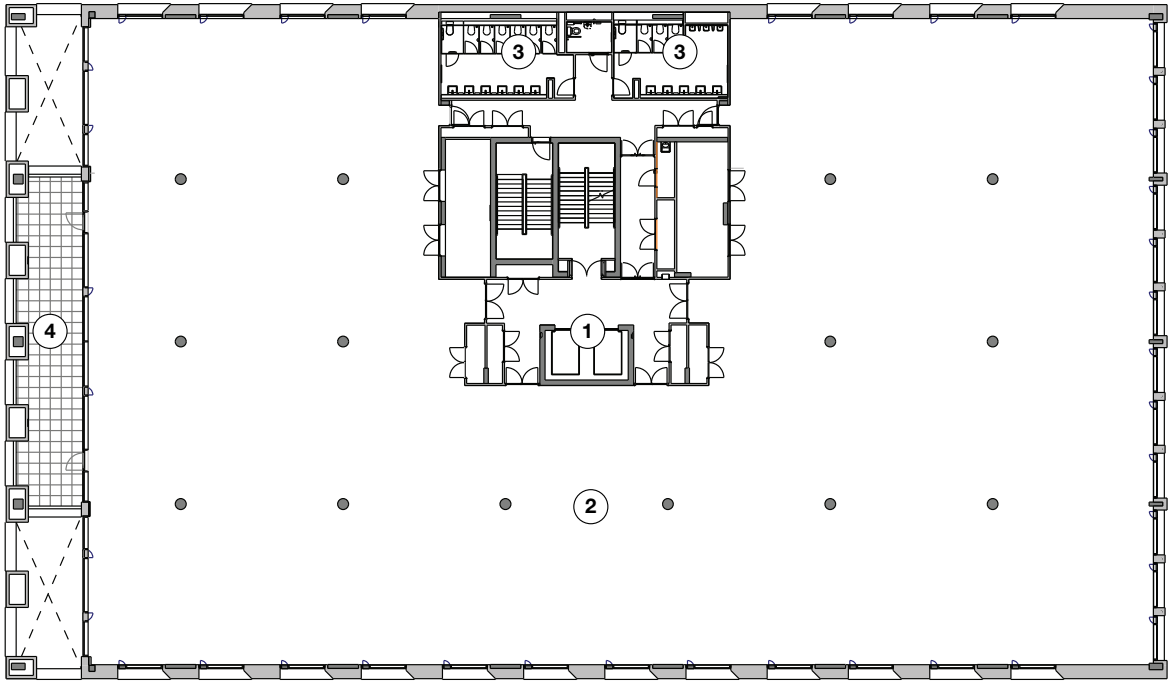
FLOOR PLANS



Third Floor



Second Floor

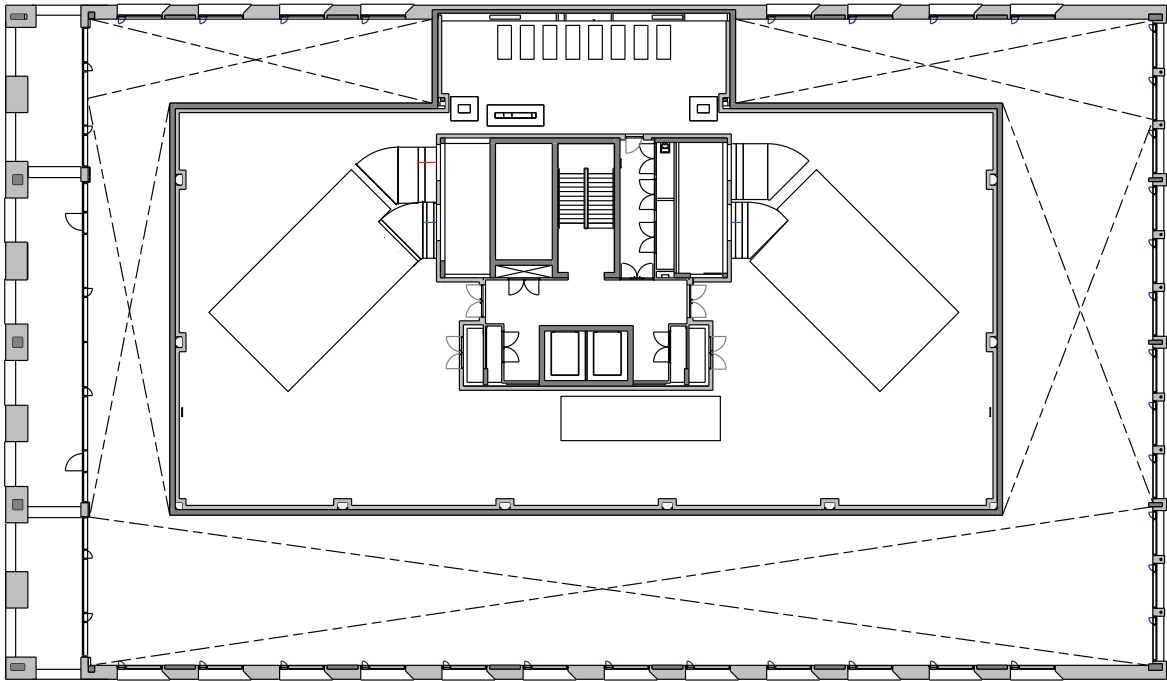


Fourth Floor

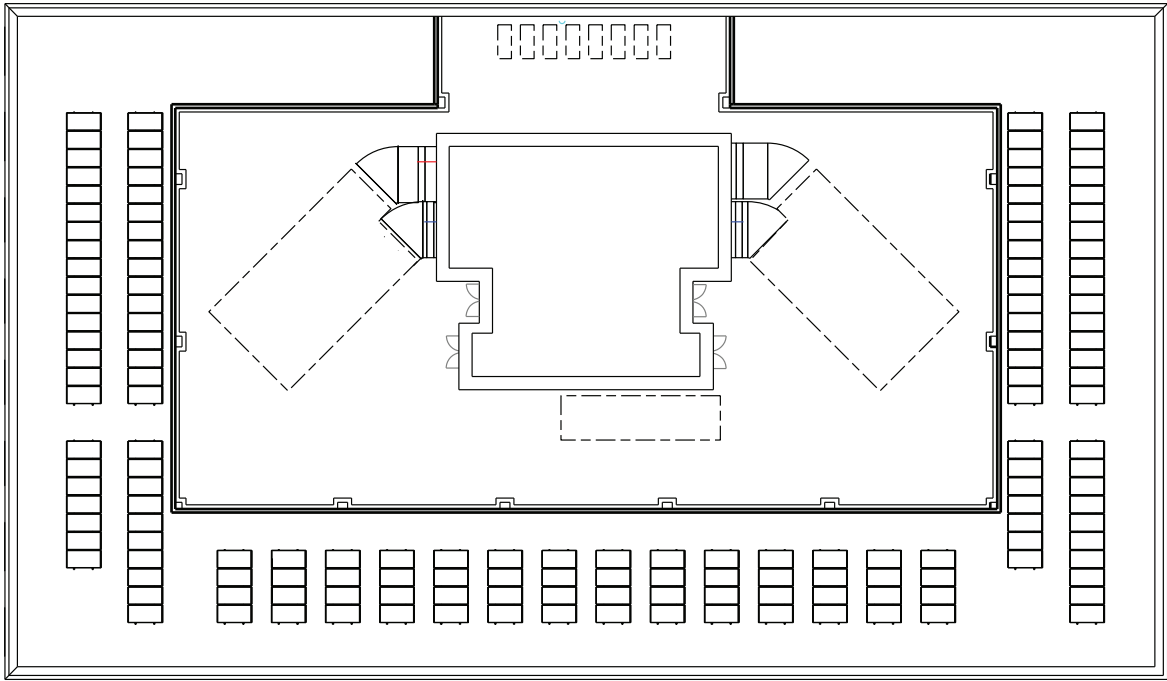


- 1 Lifts
- 2 Open plan office
- 3 Toilets
- 4 Accessible terrace

FLOOR PLANS



Fifth Floor



Roof



- 1 External roof plant
- 2 High level void (office)
- 3 Bio solar roof

ELEVATIONS

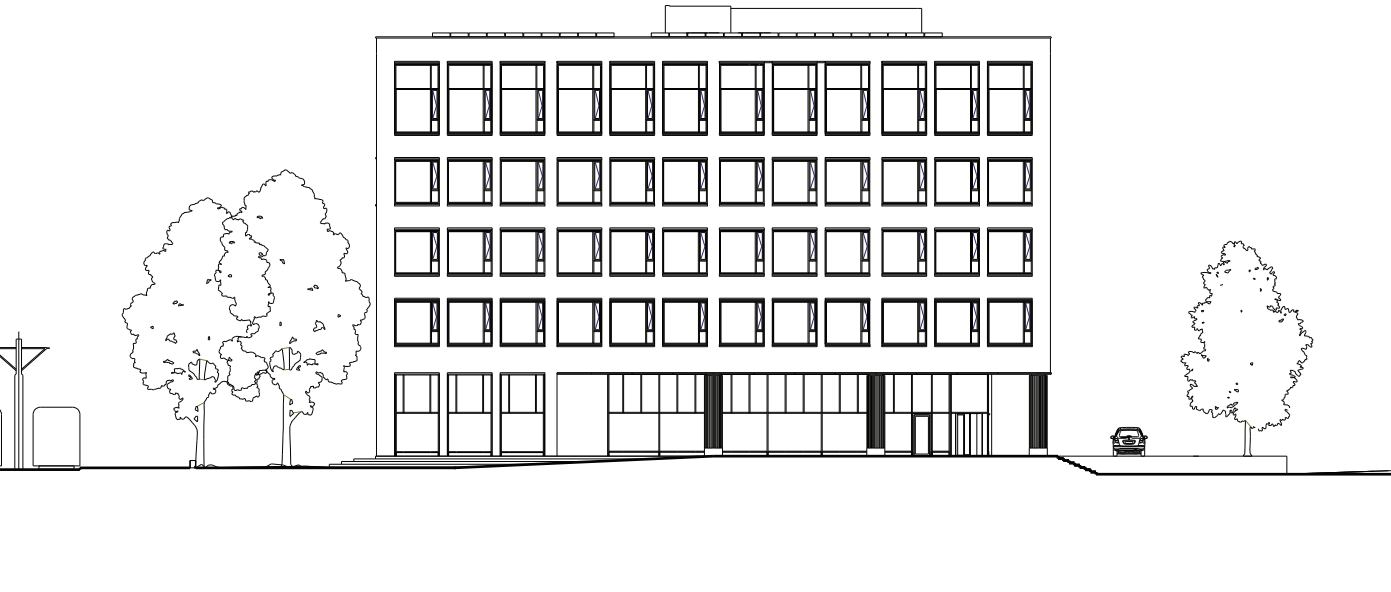


South Elevation



West Elevation

ELEVATIONS

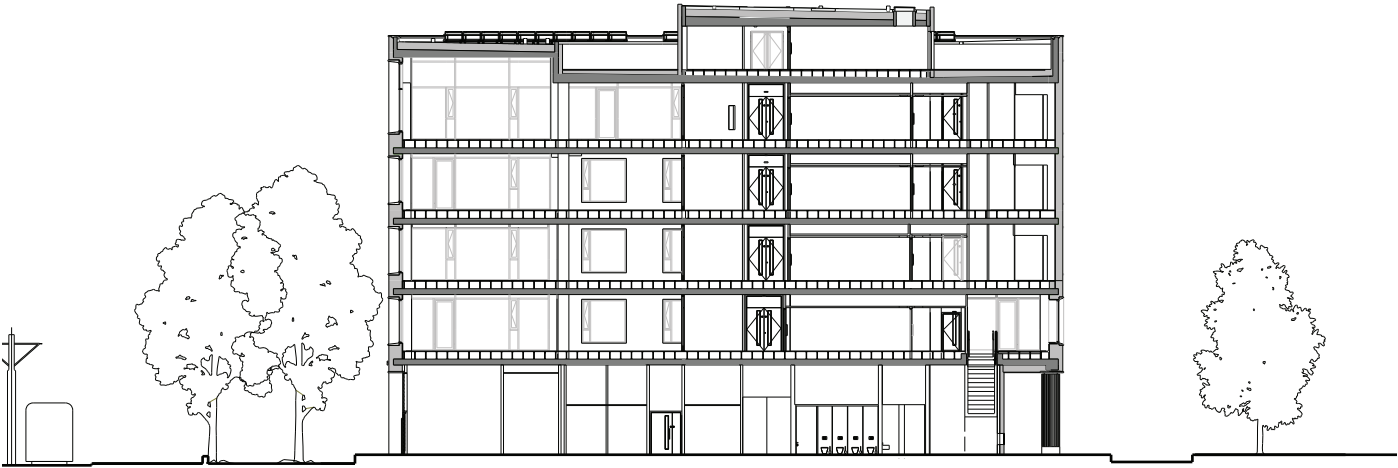


North Elevation

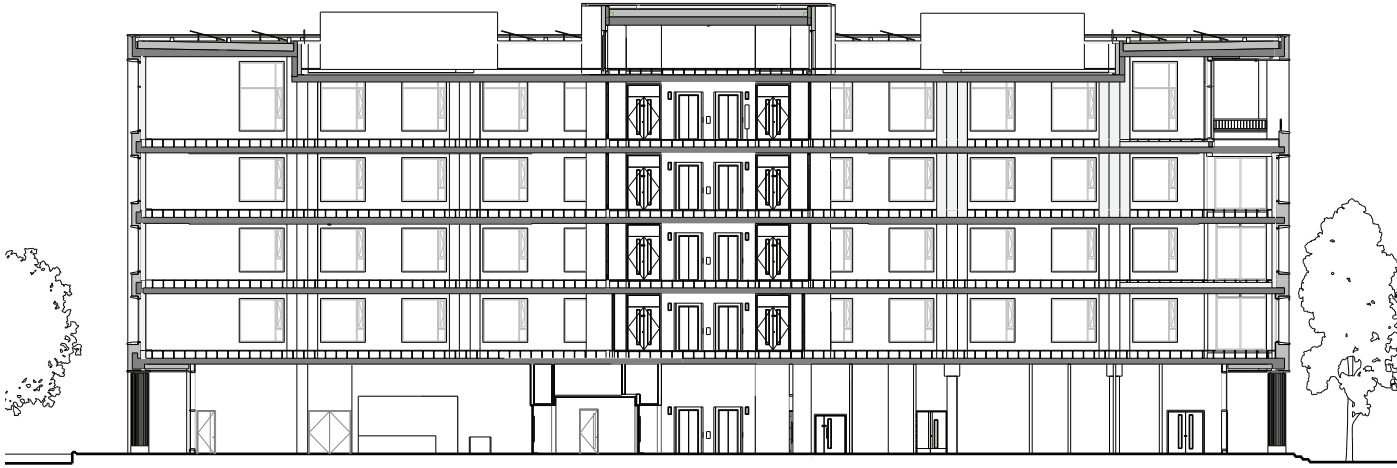


East Elevation

SECTIONS



Short Section



Long Section

A photograph of a modern building with a series of vertical concrete columns and a glass facade. The columns are arranged in a row, creating a strong sense of depth and perspective. The building's glass reflects the surrounding environment. The word "PHOTOGRAPHY" is overlaid in large, bold, white capital letters at the bottom right of the image.

PHOTOGRAPHY





















