



# The Knowledge

Worship  
Square





Welcome

Hello

01



Welcome ↓ Sustainability<sup>02</sup> Wellbeing<sup>03</sup> Services + Hospitality<sup>04</sup>  
Technology<sup>05</sup> Flexibility<sup>06</sup> Community<sup>07</sup>

Worship  
Square

01 Welcome

Worship Square  
The Knowledge

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Welcome

# Super-Powered.

Each of Worship Square's attributes feeds and amplifies the others. This is not so much a building as a living system – with people, planet and business at its heart.

Technology enables bespoke five-star services and also helps the building to cut its carbon emissions and operate more sustainably.

We are cultivating a planet-friendly space that's years ahead of its time, providing an environment for biodiversity, biophilia and people to thrive in harmony.

Offering the flexibility to use on demand collaborative spaces and a calendar of diverse events nurtures community. Feeling like we belong in a community boosts our wellbeing. And being healthy and well helps people to work at their best.

Worship Square is altogether better.



Welcome

# What guides us.



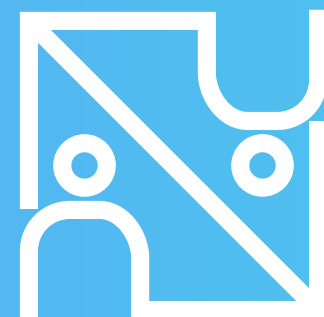
## 01. Protecting the planet.

Sustainability is the backbone of Worship Square – everything from its design to how it's built and run on a daily basis ensures people work in a true net zero carbon environment.



## 02. Nurturing well-being.

Worship Square is designed to enhance physical and mental health – because we work better when we feel good.



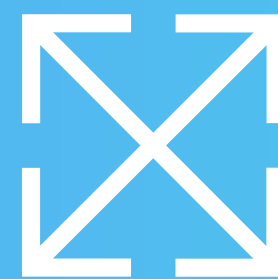
## 03. Tailoring services.

Worship Square harnesses technology to create 360-degree services tailored to your business. From data analysis for CSR reporting, to hotel-style concierge services, bespoke classes and events.



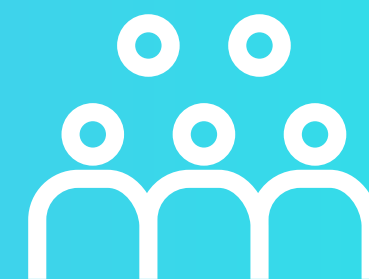
## 04. Working smart.

From its super-flexible design, to smart building technology, the building bends and shapes to meet your needs – you could say Worship Square's got brains.



## 05. Being flexible.

Enjoy made-to-measure workspace that can be altered to suit your needs, and contracts that do the same. Worship Square offers flexibility of all kinds.



## 06. Creating community.

We work better when we're all together. Enjoy yoga classes on the roof terrace, drinks in the Square on summer evenings and more.



Welcome

# Going for gold and beyond.

To achieve the highest standards in every category, we are working with the world’s leading sustainability, wellbeing and technology assessment organisations. With membership of the UK Green Building Council, Worship Square is among London’s smartest, healthiest and most sustainable buildings.



Targeting  
BREEAM Outstanding

The world-leading sustainability assessment scheme for the building environment, BREEAM-rated developments protect natural resources and make for more attractive property investments. Targeting BREEAM Outstanding will put Worship Square in the top 1% of all global projects assessed using BREEAM.



Designed to achieve  
NABERS 5.5\*

NABERS UK promotes low carbon developments by rating the performance of British buildings and their tenancies. It measures energy efficiency, water use, waste management and indoor environment. Worship Square is leading the way, as just the ninth project in London to have adopted the system.



Targeting  
WELL Platinum

WELL is the leading global tool for advancing health and wellbeing in buildings. WELL's framework for improving health and human experience has informed Worship Square's design, construction and services in a way that integrates with the building's sustainability accreditations, creating a holistically healthy building.



Achieved  
WiredScore Platinum

WiredScore is the global digital connectivity certification system that helps assess, improve and benchmark buildings. Wired Certification measures the quality of a building's digital infrastructure and mobile coverage, establishing whether the infrastructure is safe from physical damage and adaptable to technological advancements.



SmartScore  
PLATINUM

Achieved  
SmartScore Platinum

SmartScore champions cutting-edge technology in real estate. Providing a global standard, SmartScore identifies best-in-class smart buildings that deliver an exceptional user experience, drive efficiency, meet high standards of sustainability and are fully future-proof.



Sustainability

# Protecting the planet

# 02





Sustainability

# Fully Net Zero Carbon.

We have adopted the UKGBC (UK Green Building Council) definition of Net Zero Carbon. This will see us reduce emissions as much as possible, by prioritising onsite renewable energy, removing fossil fuels except for emergency use, purchasing REGO-renewable energy and offsetting any residual emissions.

Real estate has a major role in the fight to limit global temperature rise to 1.5 degrees celsius above pre-industrial levels. Having already achieved Net Zero Carbon in Worship Square’s design stages, we will continue the effort, showing leadership in making the property industry sustainable.



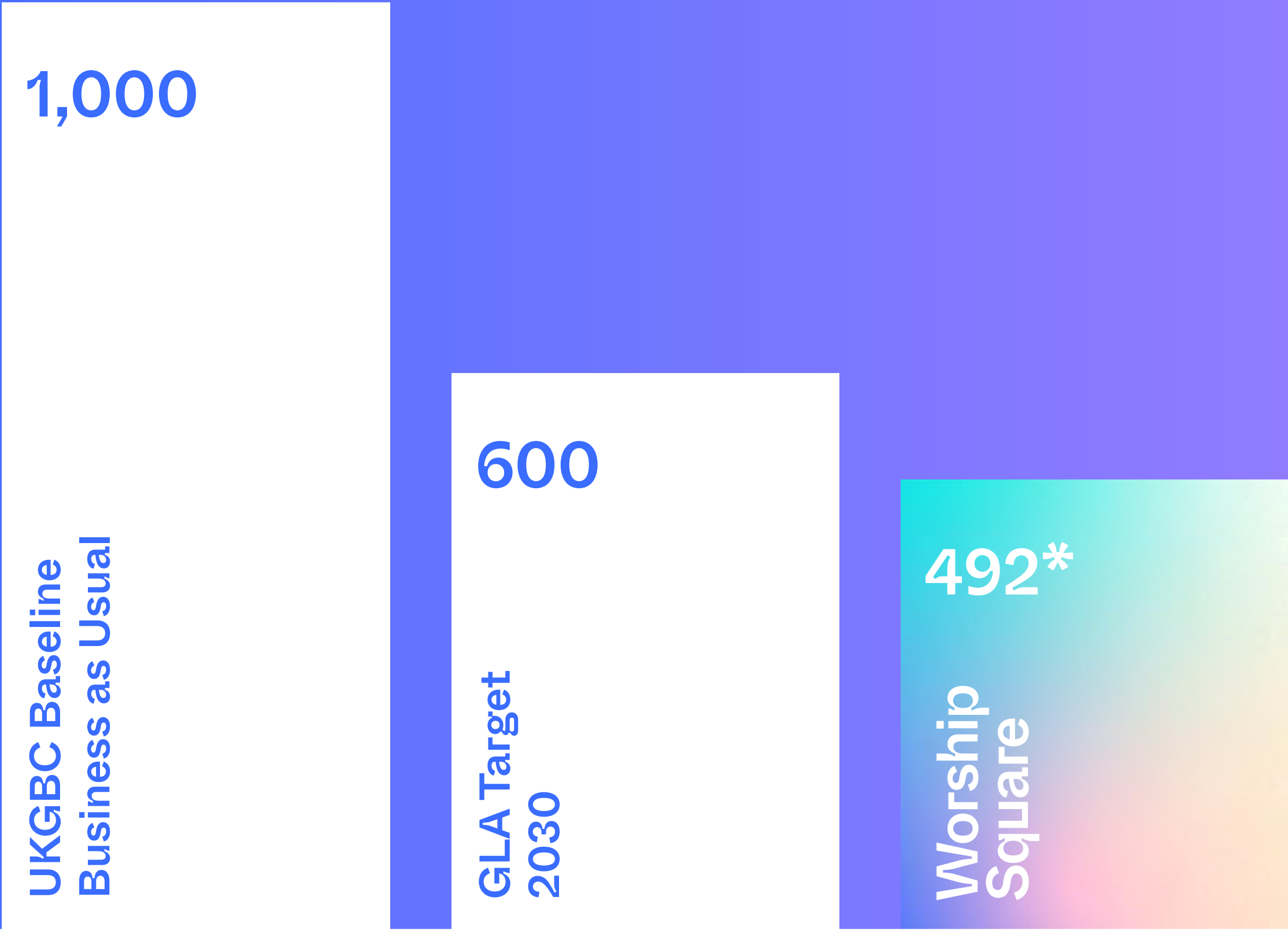
Indicative of Worship Square reception.



Net zero carbon

# Embodied carbon.

Embodied carbon includes all the greenhouse gases that are released throughout the supply chain from the creation of each material to its use in the construction of the building.



Worship Square’s embodied carbon emissions vs the current average is the equivalent of 12,500 flights from London to New York.

All figures: kgCO<sub>2</sub>e/m<sup>2</sup> GIA.  
\* Figure is scope A1-A5 upfront carbon, in line with RICS Whole Life Carbon Assessment based on Stage 4 design.



### Sustainable construction.

The building’s low-carbon design was achieved through Whole Life Carbon Assessments. Lightweight concrete and high-grade steel reduce the amounts required. Compact geometry and exposed surfaces contribute to achieving half the embodied carbon compared with an average new build, at 500kg of CO<sub>2</sub> per m<sup>2</sup> below the UKGBC baseline.



### Re-use & repurpose.

During the demolition and construction phase of the project, Worship has re-used the pile caps as the foundation for the feature wall as well as retaining parts of the existing basement structure.



### Green demolition.

No fossil fuels are used in the demolition of the previous building. All vehicles, generators and equipment in this construction phase are run on Biodiesel (Green D+ HVO). This is a vegetable oil made from 100% renewable raw materials.



### Responsible offsetting.

Worship Square supports strategic sustainable & social initiatives in developing countries - this includes delivering renewable electricity to the national grid in Nicaragua and restoring degraded forest reserves in Ghana.



Net zero carbon

In operation.

Reduction in CO<sub>2</sub>



25.67%

25.67%



Clean energy.

A combination of electricity generating solar panels and efficient ASHP's provide an estimated 25.67% reduction in annual CO<sub>2</sub> emissions compared to the baseline energy-efficient scheme.

We'll buy all energy through REGO-certified electricity suppliers, offsetting any residual CO<sub>2</sub> produced by the standby generator.



Net zero carbon

# In operation.



## Good Nabers.

We are working with NABERS-UK. This rating scheme offers standards and guidelines for driving operational energy efficiencies through the Design for Performance approach, using predictive computer energy modelling to improve future energy performance.

Worship Square is designed to achieve a 5.5\* rating including benefits such as providing live data on energy, waste and water usage to help with business ESG reporting.



### Net Zero Carbon operations.

Worship Square will be Net Zero Carbon in operation. This means the building and its systems are designed for efficiency, minimising daily energy-use. The energy that is used will come entirely from renewable sources, and any residual carbon emissions produced will be offset.



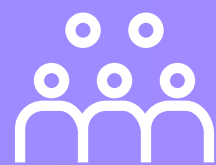
### Ahead of its time.

Worship Square is predicted to exceed current standards, to achieve the 2025–2030 UKGBC interim energy performance target of 70kWh/m<sup>2</sup>/y, meeting the trajectory of the Paris Proof 2050 Net Zero Carbon ambitions and delivering a truly sustainable Net Zero Carbon operational workspace.



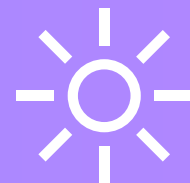
### Efficient Services.

When the need for mechanical heating and cooling arises, high-efficiency plant with heat recovery, variable-speed fans and pumps, as well as sophisticated energy efficiency controls, help to reduce emissions.



### Everybody helps.

Everyone can contribute to the building's low-carbon operation. From taking the stairs instead of the lift, to riding one of the Brompton bikes instead of the tube, Worship Square will give people multiple daily opportunities to reduce their carbon footprint.



### Passive design.

The building's passive and low-carbon design includes high-performance glazing, with a low glazing-to-solid ratio to reduce thermal loss and gain – reducing the need for energy hungry mechanical heating and cooling.



# Efficient ambitions.

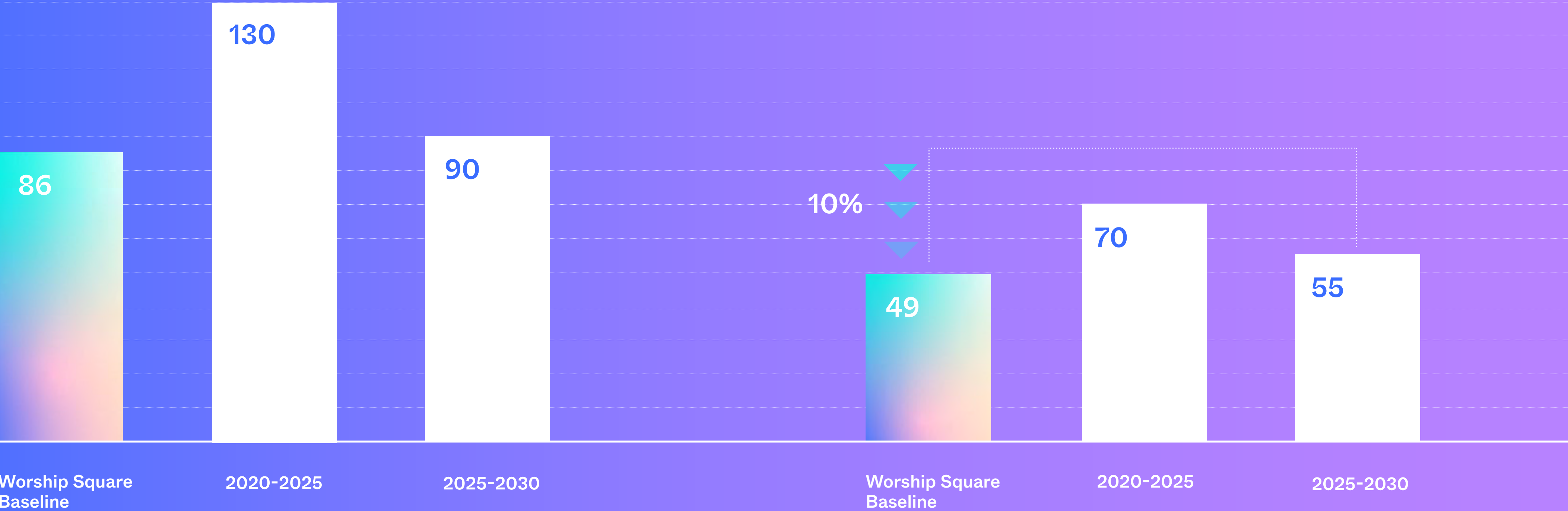
The base building will be over 10% more energy efficient than UKGBC targets for a 2030 building. Worship Square really is way ahead of its time.



10% more energy efficient than UKGBC targets for 2030.

Whole Building Energy

Base Building Energy



All figures: kgCO<sub>2</sub>e/m<sup>2</sup> GIA.  
Predicted energy intensity in use figures.





Energy

# Earth day, every day.

We take our responsibility to the environment very seriously. This means supporting your business to achieve its sustainability goals, with metering, monitoring and reporting of energy performance to help you get there.

Energy

# Earth day, every day.



## Sun power.

A 67m<sup>2</sup> rooftop installation of PV panels will provide electricity for the equivalent of brewing 600 cups of tea a day.



= 25 daily cups of solar tea.



2.8%

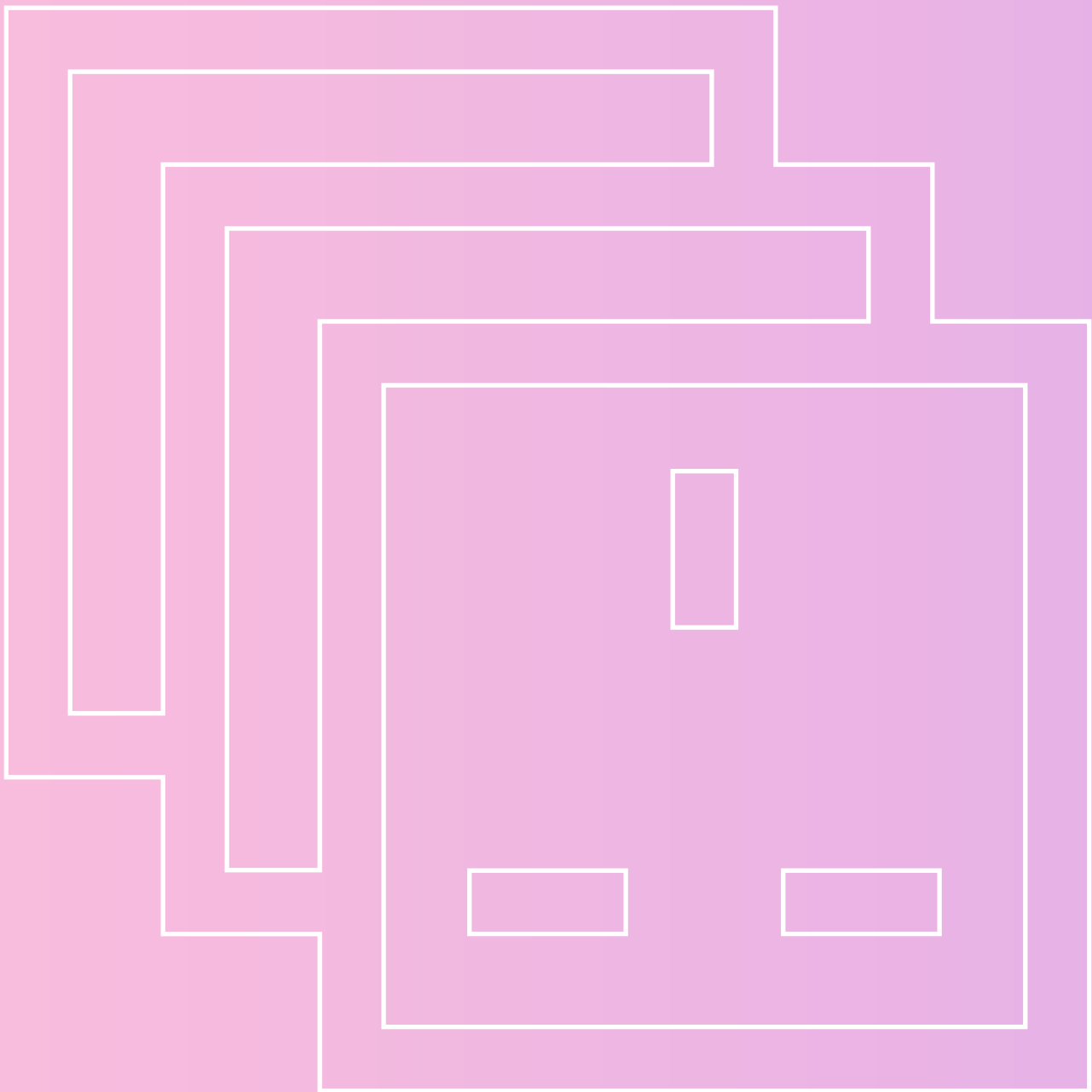
## Better than planned.

CO<sub>2</sub> emissions reduction is 2.8% better than London Plan standards (37.8% compared to 35%).



Energy

# Earth day, every day.



## All electric building.

Worship Square is an all-electric building, using Air Source Heat Pump technology, onsite photovoltaics, and renewable electricity providers.



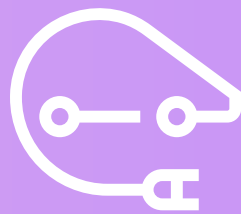
### Always improving.

Ahead of its time for predicted energy use, Worship Square uses complex energy modelling to align it with the goal of limiting global temperature rise to 1.5°C.



### Blowing hot and cold.

An Air Source Heat Pump on the roof will meet the building’s entire heating and cooling demands, lower carbon emissions and create cost savings for building occupants.



### The green mile.

We’re aiming to make the last mile of every delivery to the building carbon-free or low-carbon, by using cargo bikes and electric vehicles.



### Warm water.

Metering and balanced flow rates provide just the right amount of water required, targeting an impressive 55% less water than the standard BREEAM baseline. The resulting cost savings will be reflected in a lower service charge for tenants.



### Kinder chemicals.

Worship Square’s heating and cooling systems will use the low-carbon refrigerant R513a, with less than half the global warming potential compared to the widely used R134a refrigerant.



### Makes sense.

Low energy LED lights switch on when an occupant is detected so no light or energy is wasted if there’s no one there to benefit from it.





## Efficiency

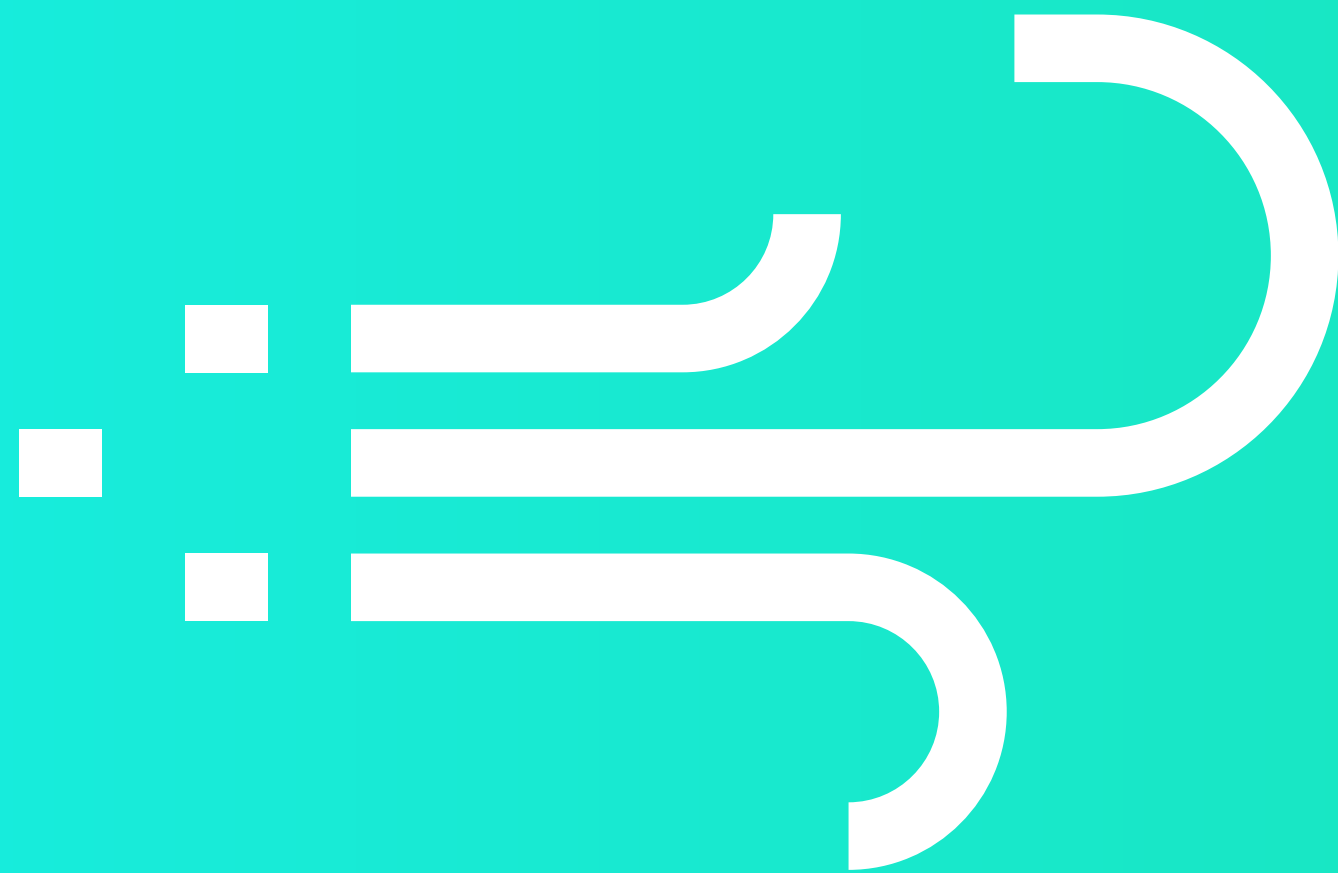
# Enough is enough.

Worship Square works hard not to waste water and energy. Its low-energy design and sophisticated Building Management System mean you consume as you use, lowering emissions and significantly reducing operational costs. These savings are then passed on to resident businesses.



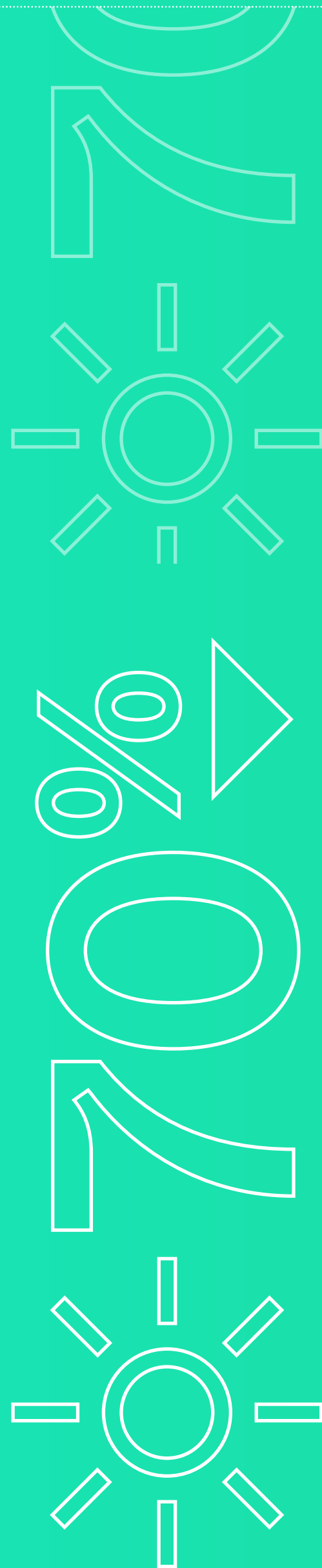
Efficiency

# Enough is enough.



## Air tight.

The advanced building fabric includes high-performance glazing and a high solid-to-glazed ratio. This reduces solar gain and achieves an air-leakage rate of 3m<sup>3</sup>/hr/m<sup>2</sup> at 50 Pa – a 70% improvement on 2013 Building Regs requirements.



### Show and tell.

The building app and digital signage in the reception lobby display live electricity, water and carbon usage, reassuring everyone that they are doing their bit for the environment and proving the building's green credentials to visitors.



### Low cost comfort.

CO<sub>2</sub> sensors and variable speed controls on air conditioning fan units create highly efficient cooling and air-quality systems.



### Meter maid.

Worship Square is fitted with a dedicated Energy Management System. This monitors every aspect of the building's energy and water systems. Data is analysed and shared with occupants to show daily, weekly and monthly data.





Materials and Recycling

(Recycled)  
material world.

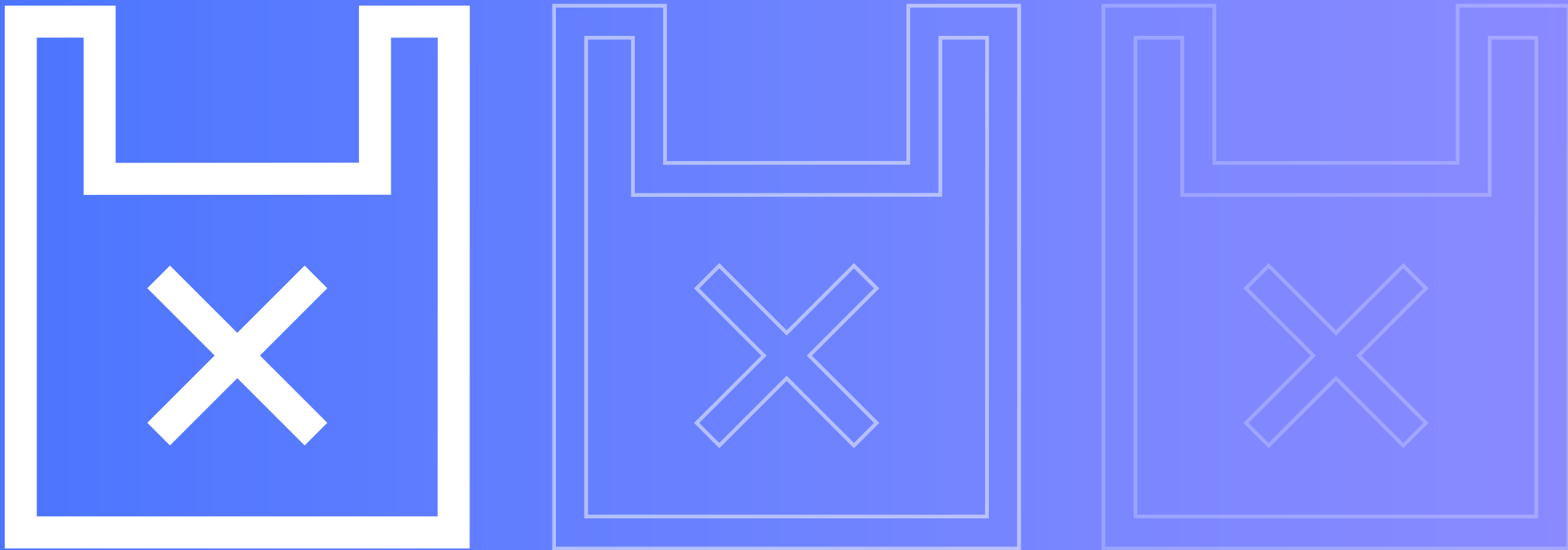
Worship Square’s construction sees 100% of demolition materials diverted from landfill, and recycled materials put to use in its creation. We are aiming to have no plastic used in the building’s day to day running.





Materials and Recycling

(Recycled)  
material world.



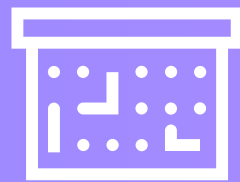
No plastic allowed.

No single-use plastic will be used in Worship Square’s day-to-day running, including in the plastic-free café in reception.



A handful to landfill.

In an epic game of building materials keepy-uppy, when preparing the site for Worship Square’s construction we diverted 100% of demolition materials away from landfill, recycling or reusing it instead.



Worm-ship Square.

When you throw your apple core in the bin, it’s whisked up to the wormery. Here, hundreds of worms process food waste into rich compost. The worms even have a visible staircase, helping them climb to the top of their four-floor farm.



Grow your own!

All that lovely compost has to go somewhere, and where better than the communal roof terrace’s vegetable garden? Here you can grow and pick your own fruit and veg, enjoying the direct benefits of a circular economy.



Wellbeing

# Made for joy

# 03



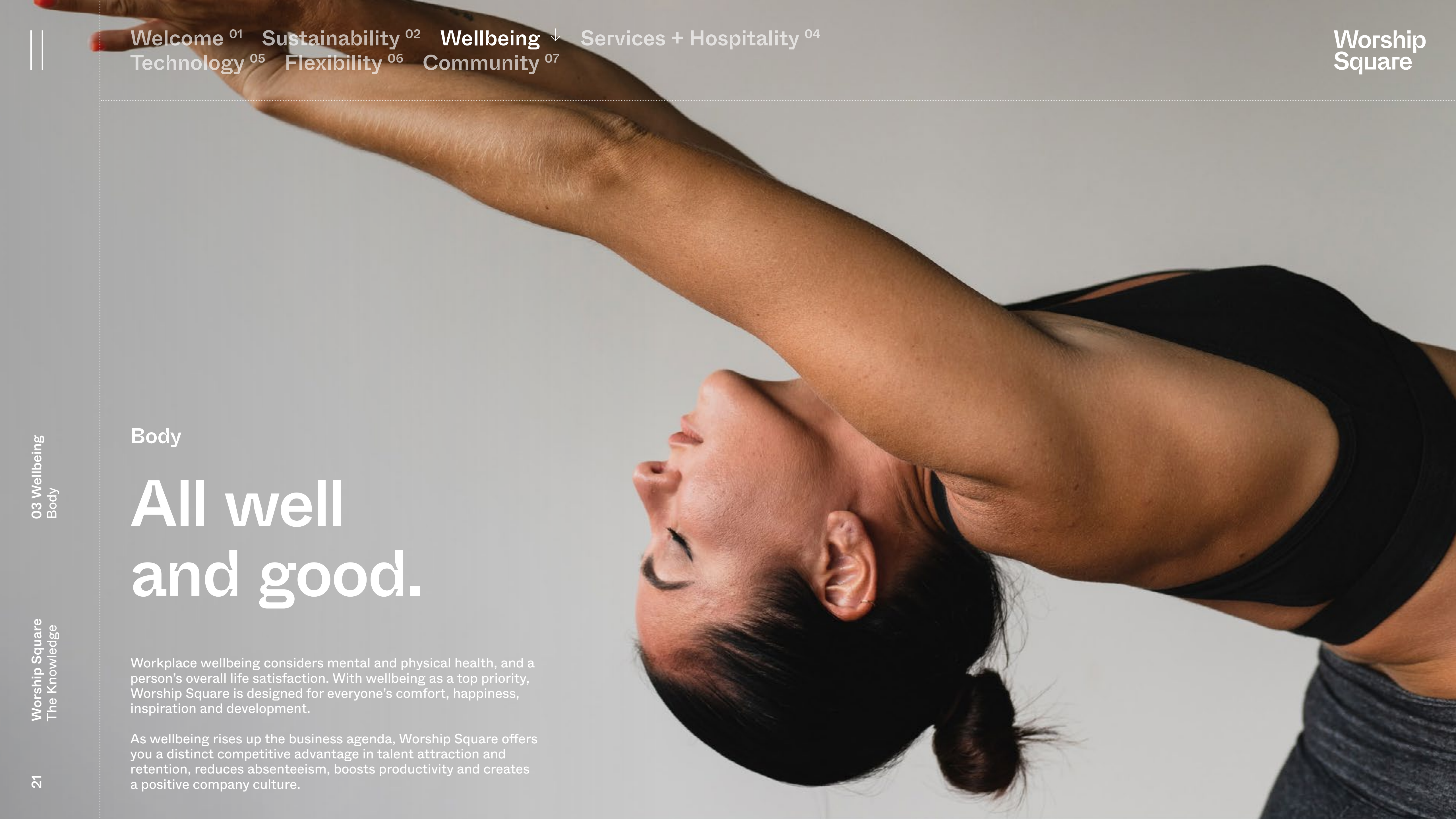


## Body

# All well and good.

Workplace wellbeing considers mental and physical health, and a person's overall life satisfaction. With wellbeing as a top priority, Worship Square is designed for everyone's comfort, happiness, inspiration and development.

As wellbeing rises up the business agenda, Worship Square offers you a distinct competitive advantage in talent attraction and retention, reduces absenteeism, boosts productivity and creates a positive company culture.







Indicative of Wellness Amenities.



Indicative of Wellness Studio.

Body

# Get physical.

Being fit and active improves both physical and mental health. At Worship Square we are striving to remove actual and psychological barriers to active commuting, and encouraging people to get moving throughout the day.







Mind

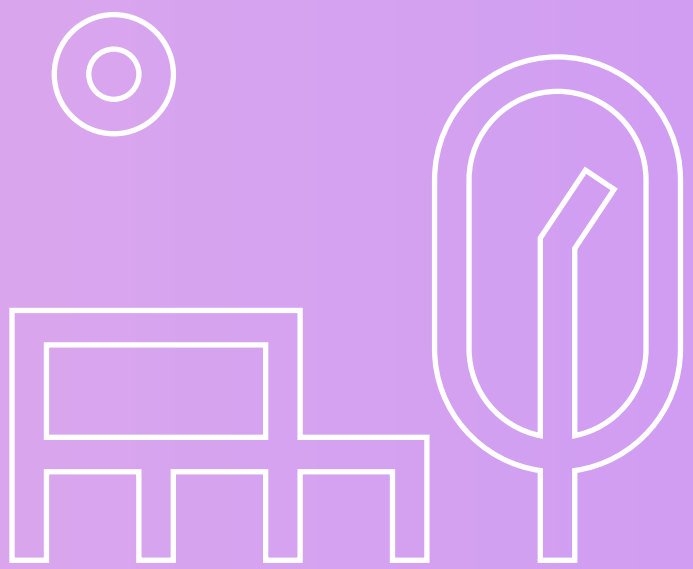
# High life.

At Worship Square, superboost your mood on one of three roof terraces. Soak up stunning views, bathe your senses in the calming sights and sounds of nature and get involved in outdoor yoga and gardening classes. What's not to love?



Mind

# High life.



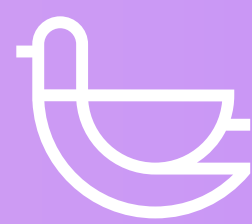
## Roost and forage.

Come and enjoy limitless WiFi, comfortable seating and yoga classes - and pick some fresh herbs and vegetables to add to your lunchtime salad or take home for your Sunday roast.



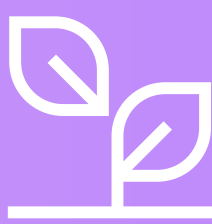
### Be more you.

We produce our best and most creative work when we feel at ease with ourselves. Worship Square supports emotional health by encouraging outdoor working in green spaces, hosting a summer social, self-development classes and organising exciting events.



### Birdland.

The communal terrace was planned with the help of ecologists to create a rich habitat that supports diverse local species including House Sparrows and Black Redstarts – amounting to a net gain of 110% more wildlife on the site than before the development.



### Digging it.

The therapeutic benefits of getting hands-on in the garden are well-known, which is why we want to offer everyone the opportunity to grow their own vegetables and join a gardening workshop on the communal terrace – all materials supplied.





## Air

# Breathe Easy.

Indoor air pollutants can lead to poor wellbeing, with common symptoms including eye irritation and headaches. Worship Square ensures high air quality every day, helping you feel and work better.



Air

# Breathe Easy.

Rate of fresh air delivery per second is 25% more than 2019 BCO standards.



## Feel fresh.

Delivering 15 litres of fresh air per second, per person, Worship Square's system keeps CO<sub>2</sub> levels low to reduce tiredness and boost focus and productivity. Where higher CO<sub>2</sub> levels are detected, fresh air is delivered exactly where it's needed.

15L

15L of fresh air is delivered every second, reducing tiredness and increasing productivity.

Air pollutants are limited to between 2.5 and 10ppm.

2.5 - 10ppm



### Air apparent.

Indoor air quality is continuously monitored through a network of Kaiterra sensors. They measure particle pollutants (PM2.5 and PM10), Carbon dioxide (CO<sub>2</sub>), temperature and humidity.



### Keep it clean.

No fossil fuels burned for the heating and cooling systems mean zero NOx emissions polluting the air. The standby generator is a low-NOx type, and will be run infrequently, for testing purposes.



### Fewer chemicals.

Finishes and furnishings in the common areas of Worship Square emit low levels of volatile organic compounds, meeting targets set by the Furniture Sustainability Standard. Use of low-hazard cleaning products also helps to keep the air free of potentially harmful pollutants.





Sound, light, water and heat

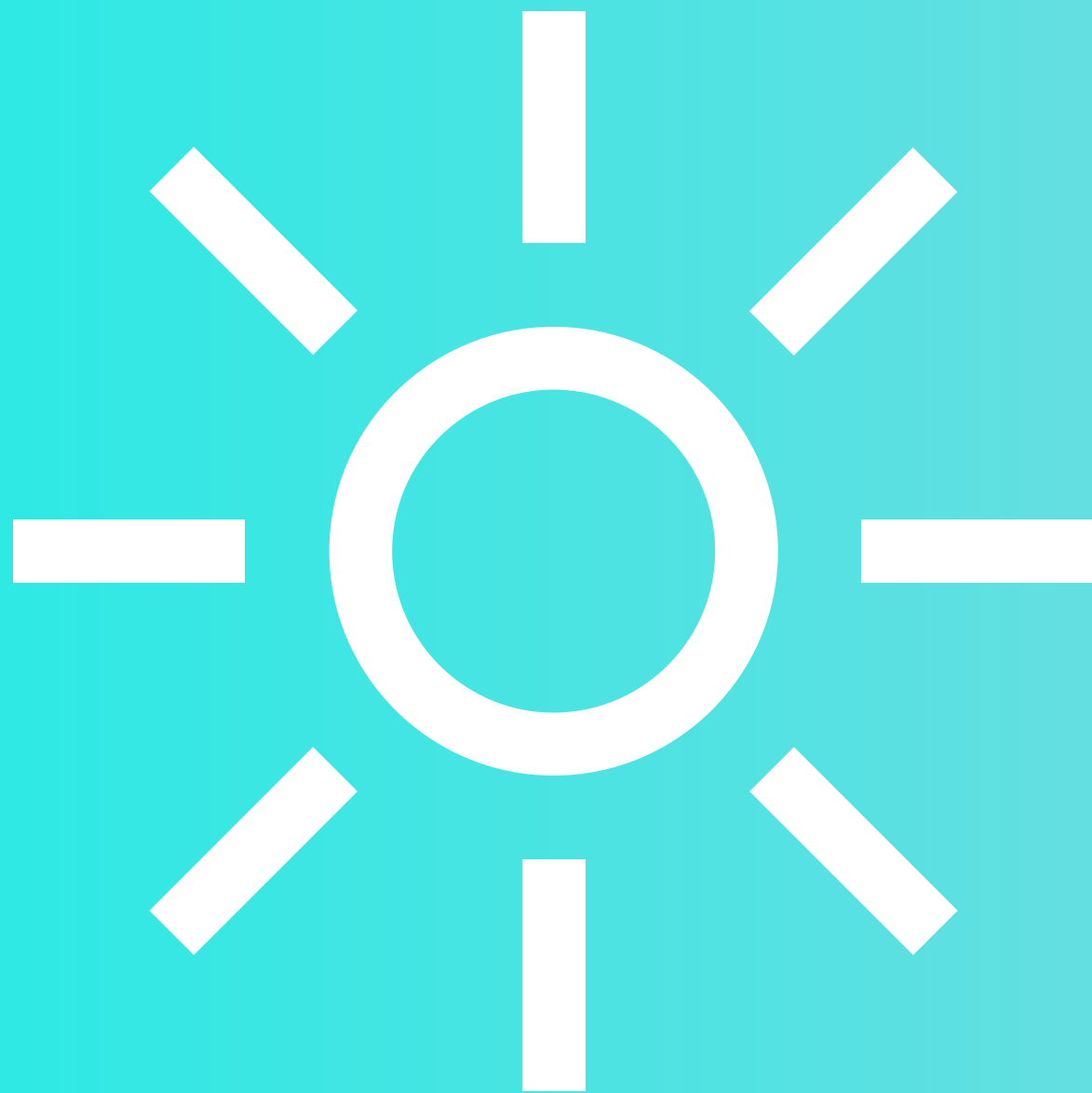
# See the light.

Working in spaces with plenty of natural light helps keep people alert and regulates sleep patterns. Meanwhile, working in an environment free from noise pollution reduces stress and helps with focus, productivity and memory retention. It could even reduce the risk of developing diabetes and heart disease.



Sound, light, water and heat

# See the light.



## All lit up.

An optimal level of natural light and no glare is achieved with carefully designed windows, that also give leafy views of trees in the Square.



Lighting optimised to 4000K throughout the building.



## Sounds good.

Sitting on a traffic-free public square will help to keep the building free from background noise, while HVAC (heating, ventilation and air conditioning) noise will be minimal. Our space-planning consultancy can help you create a fit-out that minimises sound pollution from office appliances.



## Drink to think.

Mild dehydration can cause daytime tiredness and loss of focus, so fill up on purified water from the drinking fountain. We filter and test water frequently so it meets the highest standards for cleanliness, purity and taste.



## Hot and cold.

Feeling chilly or overly warm? An add-on function\* allows you to instantly adjust the temperature of the space around your desk - or a meeting room - by tapping the app on your phone.

\*Not included in basebuild offer.



## Home and dry.

Humidity at Worship Square will be maintained at 30-50%, helping keep everyone comfortable, and minimising condensation and mould growth. During construction the building fabric will be air-pressure tested to ensure minimal moisture infiltration.





Biodiversity

# Plant power.

Research shows that contemplation is key to working at our best. For this, walking or sitting in nature is always the first choice. Worship Square offers visible greenery throughout your day.

## NASA approved air-purifying plant specimens.

You're never far from a plant at Worship Square, from the tree-lined Square to the big green heart of the double height reception and the communal terrace, which together will house 3,200 plants from 90 different NASA approved air-purifying species.



Biodiversity

Meet the air-purifying plants of Worship Square.



Chinese Evergreen.



Flamingo Lily.



English Ivy.



Peace Lily.



We're creating a green heart at the centre of Worship Square. Here, hundreds of plants will purify the air and create a tranquil mood. These NASA-approved species remove harmful toxins from the air, helping everyone breathe easy.



Trichloroethylene

- Known to cause:
- Headaches
  - Dizziness



Ammonia

- Known to cause:
- Irritation to nose, mouth and throat
  - Eye irritation
  - Coughing/sore throat



Carbon Monoxide

- Known to cause:
- Drowsiness
  - Confusion
  - Headaches
  - Dizziness



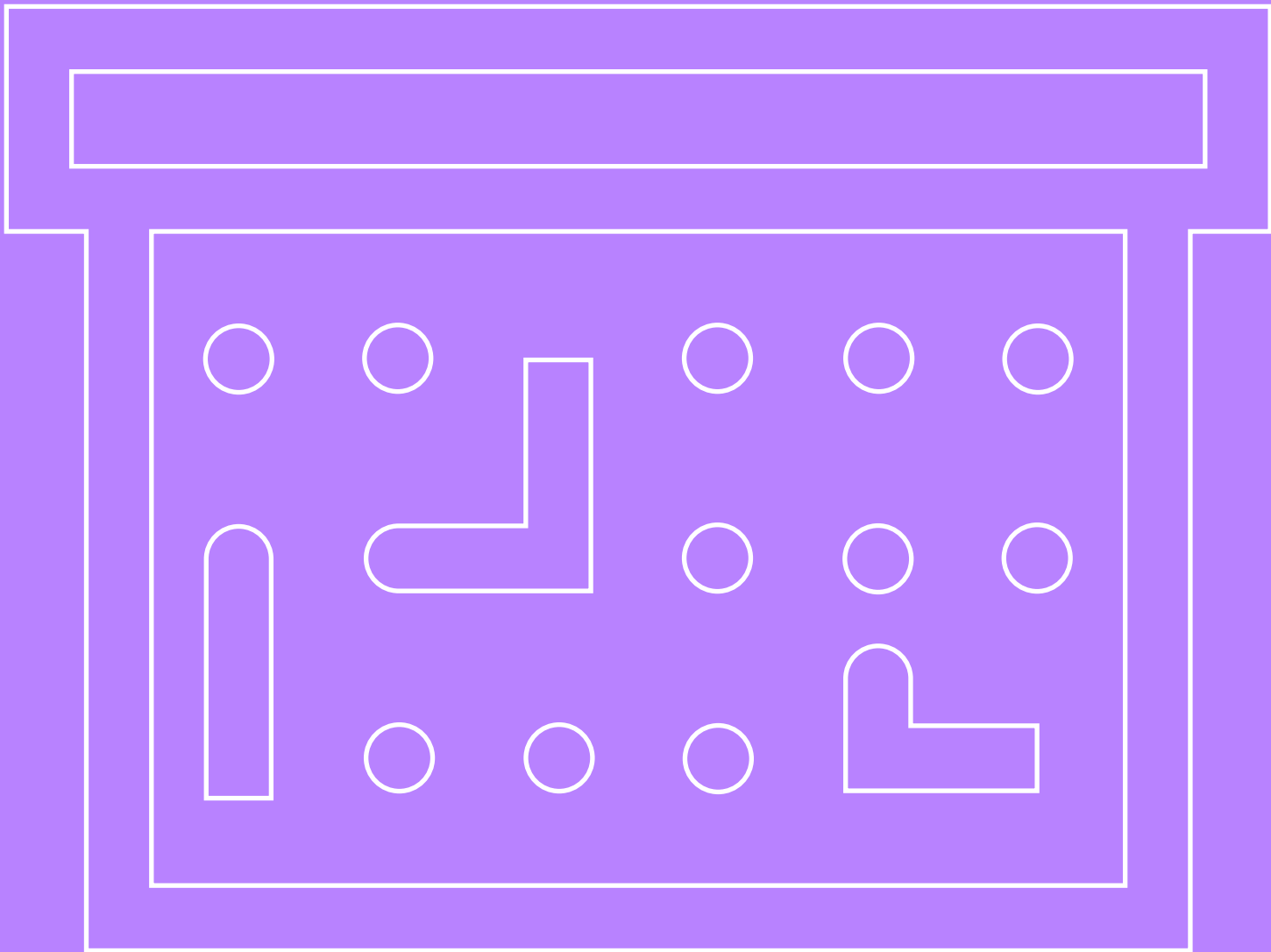
Xylene

- Known to cause:
- Headaches
  - Dizziness



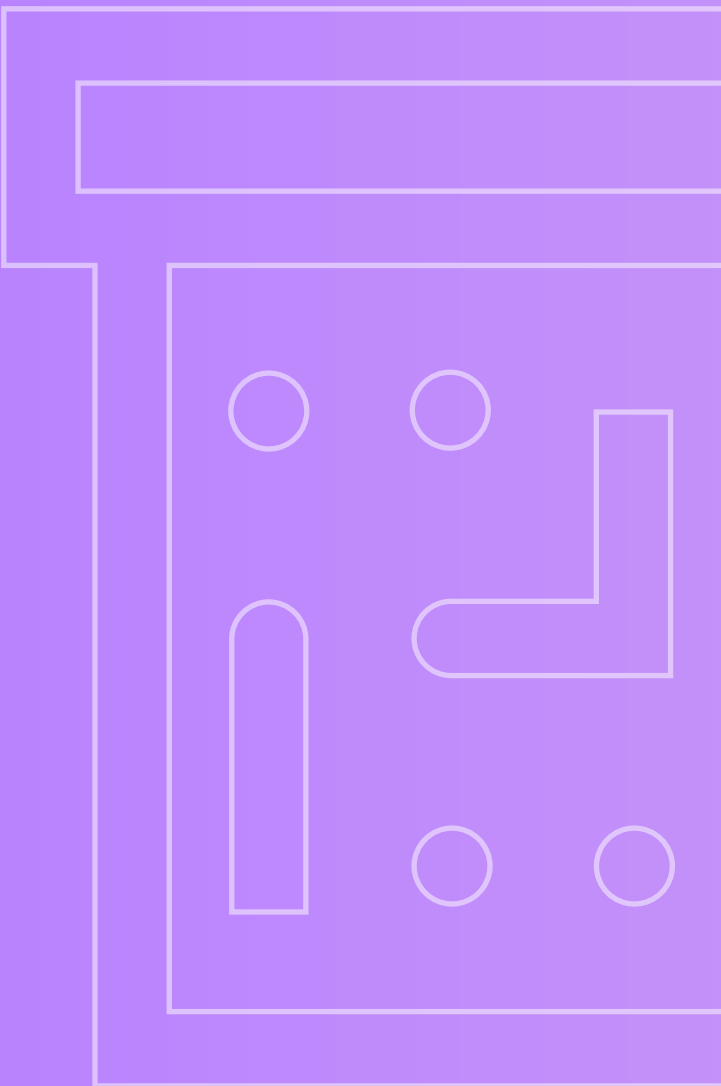
Biodiversity

# Branching out.



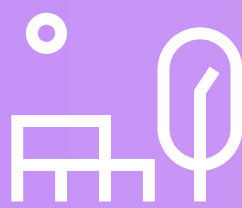
## Wiggle room.

Worms, with their impressive compost-creating skills, will have a home on the roof. Here, a busy wormery will process food waste into high-quality compost, to nourish Worship Square’s mini-biosphere.



### Ground work.

The roof will be laid with a variety of soil types, resulting in habitat mosaics that suit an array of insects. Logpiles, rock and sand piles, insect hotels and bird and bat boxes will be placed on the soil layer. The biodiverse roof extends beneath the solar array, wasting no space.



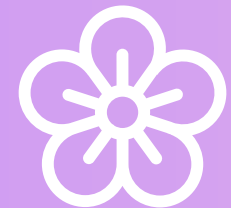
### Nature squared.

Worship Square’s emphasis on nature and biodiversity doesn’t end at the front door. Step into the square itself to enjoy trees, shrubs, seating and a water fountain.



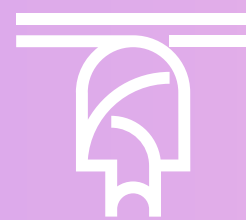
### Birdland.

Our ecologists hope to attract local bird species including the House Sparrow, and Species of Local Conservation Concern like the Black Redstart. Bird boxes hidden beneath untreated railway sleepers will provide safe homes for nesting and breeding.



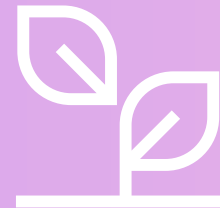
### Flower rangers.

The roof’s substrate will be seeded and planted with 45m² of native species, including nectar-rich wild flowers and sea thrift, purple vervain and yarrow. These will complement fragrant low-growing shrubs, grasses and perennials like lavender, primrose, wood spurge and the crested poppy.



### Bats about bats.

Bats are a vital part of the ecosystem, pollinating plants and killing pests. Worship Square’s roof terrace will provide foraging opportunities for pipistrelle and noctule bats, helping boost the UK’s declining bat population.



### Social climbers.

Climbing plants will smother 24m² of exposed walls on the ninth floor terrace, creating a vertical planting scheme rich in native species including ivy, honeysuckle, jasmine, primrose, hydrangea and sticky catchfly, providing tempting foraging for bees, butterflies, bugs and birds.



Health

# Safe and sound.

The foundations of wellbeing are health, safety and security. All three are served by Worship Square which is targeting WELL Health-Safety as well as WELL Platinum certification.



## Touchless, seamless.

A hands-free building with touchless journeys enabled by a virtual app-based access control, entrance door, proxy access card readers, destination control lifts, QR codes for visitors and no lobby doors.



## More than one way.

Easily able to occupy a one-way system, the building's flexible design and services also facilitate hybrid working.



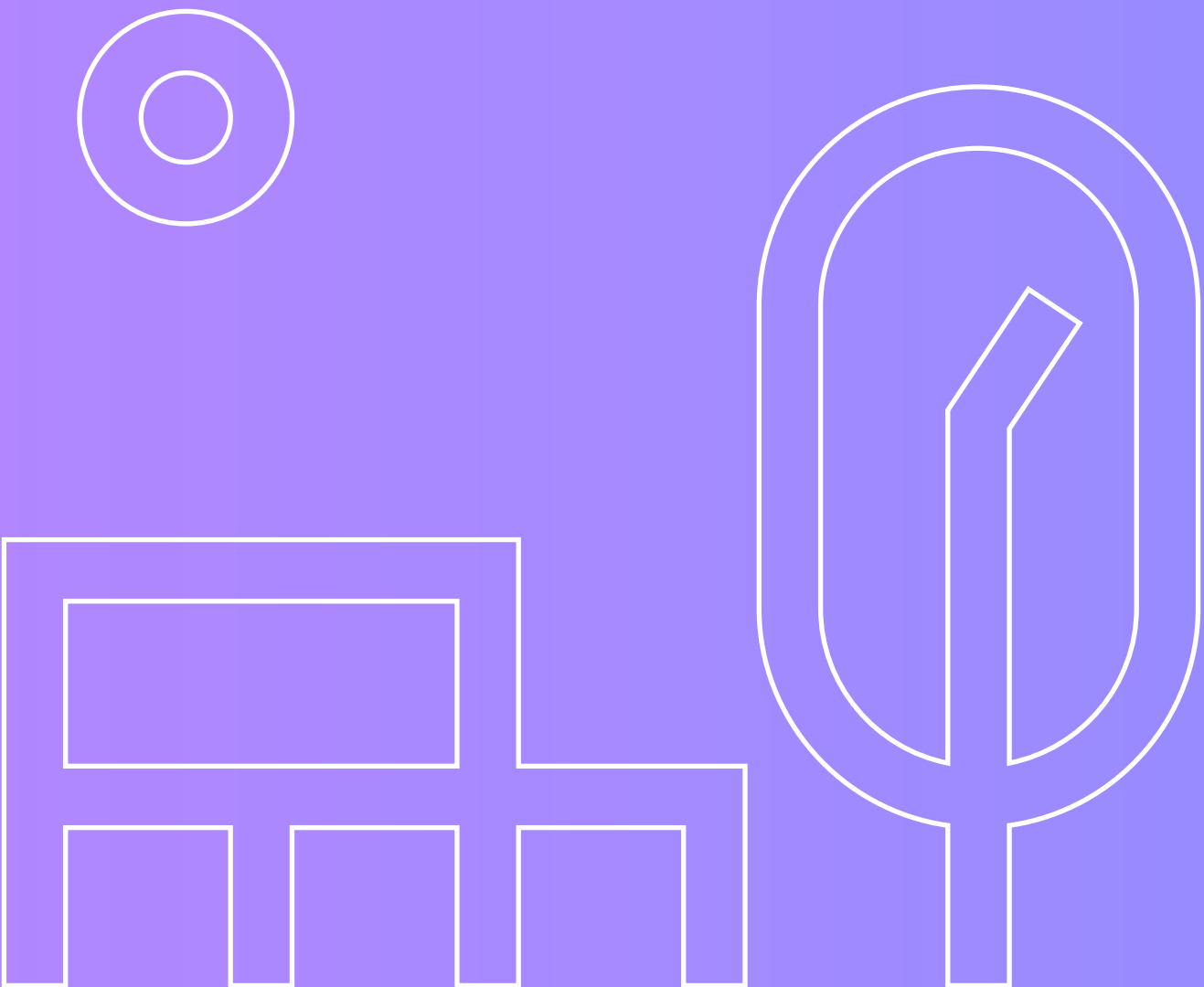
## Help at hand.

An AED defibrillator is accessible to any building occupant within four minutes, with all members of security possessing first-aid and AED certificates.



## Cleaning up.

A detailed cleaning and disinfection plan reduces the exposure of building occupants to pathogens and allergens, as part of the WELL Health-Safety rating.



## Open air.

Well-appointed terraces make working outdoors comfortable. And when inside the Lobby, the openable façade and air and water filtration system keep you healthy.



Services & Hospitality

Whatever  
you need

04



Welcome<sup>01</sup> Sustainability<sup>02</sup> Wellbeing<sup>03</sup> Services + Hospitality<sup>↓</sup>  
Technology<sup>05</sup> Flexibility<sup>06</sup> Community<sup>07</sup>

Worship  
Square

04 Services

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Services & Hospitality

# We hear you.

It takes more than just bricks and mortar to create a thriving business. Which is why Worship Square offers hospitality services designed to nurture everyone's health and wellbeing. Our services are tailored to your business, so go ahead and tell us what you want - we're listening.



Services & Hospitality

# Appy talk.

## Lifestyle services, tailored to your preferences.

Designed and developed in-house by HB Reavis, the app is easily customisable to your needs.

Take control over heating, lighting and entry systems...and make meeting room booking a breeze.

You might need a payment solution for your in-house restaurant, or add access to smart lockers. Whatever you're looking for, we'll tailor a bespoke solution.

This is a product you can trust, serving 10,000 people a day by 2022.







Services & Hospitality

In your hands.

Whatever you need, it's on your phone – just tap the app to make your day run more smoothly. Here we introduce our as-standard and most popular building app services. If you don't see what you want here, tell us, and we will make it happen.



Services & Hospitality

# Day one features.

From day one you will receive a range of services and offers to make your work life here easier and happier.



## Concierge.

Our building app's concierge function offers access to services in the building and local area. Reserve an area on the terrace, desk space on the lower-ground, or book and pay for auditorium and conference facilities. You can also book restaurants, beauty treatments and theatre tickets.



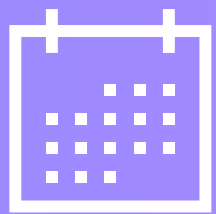
### Fitness classes.

Use the app to access the fitness space, from bookings to checking waiting lists and cancellations. The app crunches usage data to ensure you get the classes you want, letting popular classes increase capacity.



### Mobility.

Fancy borrowing a bike for getting to a meeting? Check availability and book one of our shared Brompton bicycles – unlocking them by hovering your phone over the bike rack.



### Events.

The app lets you access our carefully curated events programme, from yoga on the roof, gong baths in the fitness studio and barista training in the café, to local area walking tours.



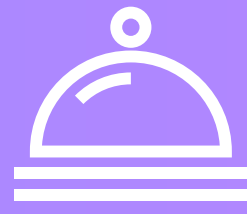
### Visitor management

Type in your visitor's name and it will issue them with a QR code for accessing the building, making for an efficient reception desk.



### Lobby and Cafe.

Grab a filter coffee and breakfast at the café in Worship Square's big, green, biophilic lobby. Designed to be used, not just passed through - the lobby features WiFi, power sockets, a communal table for meetings, and can play host to fun events and activities.



### News and retail offers.

Discover local food and retail offers, find out what the dish of the day is in the Worship Square restaurant, and stay informed about upcoming building maintenance.



Services & Hospitality

# Day one features.



## Seamless access.

The app replaces the need for a plastic entry card by offering a virtual card on your phone. This enables touchless journeys from the entrance to your desk – and means you can ditch some plastic.



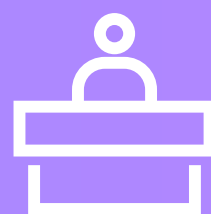
### Food delivery.

Whether you need sandwiches and snacks for a meeting, or takeaway delivery for late-night working, use the app to order and pay for provisions to be brought to the building.



### Common environment.

Check out the air-quality data and information for all the building's common areas.



### Helpdesk.

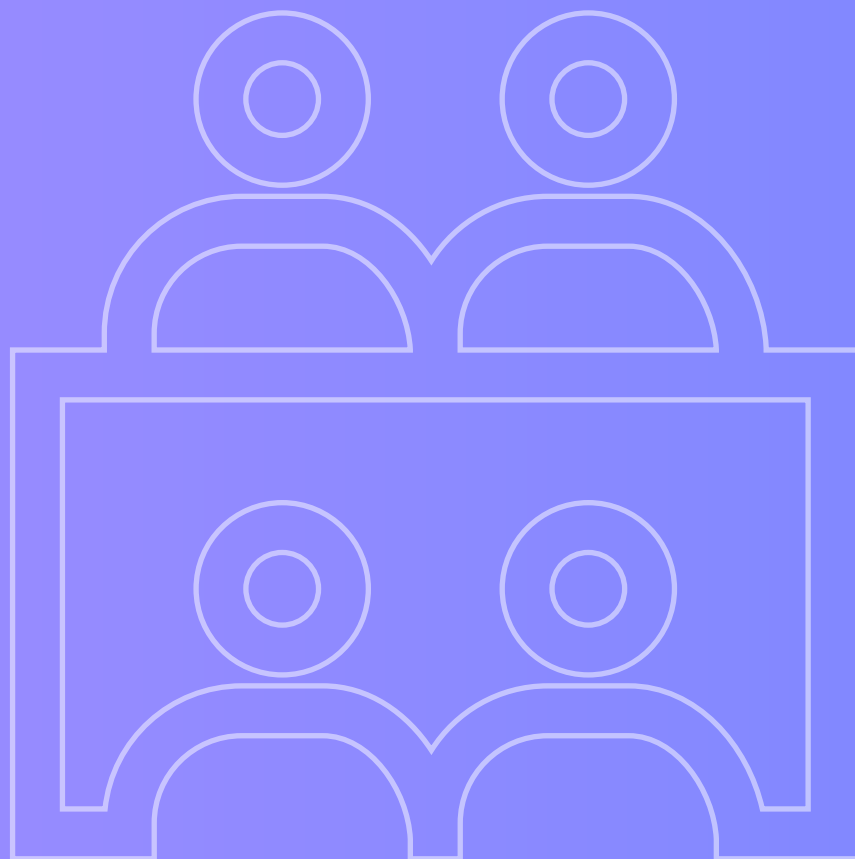
Bulb gone in the kitchen on level four? No problem, tap the app and we'll sort it out. Do you appreciate the welcoming smile from the person on the front desk? Or want to see your favourite drink in the café? Whatever your feedback, we want to hear it.



Services & Hospitality

# More on offer.

Opt for additional add-on services and features to get even more out of your home at Worship Square.



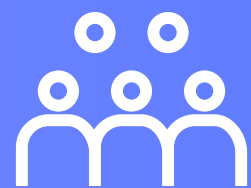
## Real time space analysis.

This function allows you to check which rooms and spaces are in use at any one time, allowing you to find somewhere quiet for a meeting. Over the longer term, the information also reveals space usage trends and how they can be used more efficiently.



### Personal environment.

Control the lighting and temperature where you are sitting so you can feel comfortable and stay focused.



### Collaboration insights.

Discover which of your teams are regularly interacting, and which could do with spending more time together. Collaboration insights have important impacts on business strategy, workspace design, and can boost your employees' sense of connectedness.



### Desk booking.

Looking to bring a freelancer or some collaborators in-house, and need to book some desks on the first or lower-ground floor? Just tap the app.



### Digital twin.

Find a meeting or a colleague wherever they are in the building by looking on Worship Square's digital twin, saving time and helping everyone make their appointments.





Services & Hospitality

Human touch.

When you want to speak to a human being, our onsite Concierge team are always happy to help. Give them a call or pop down to reception to make use of services that help your day run smoothly and fill your evenings with fun.



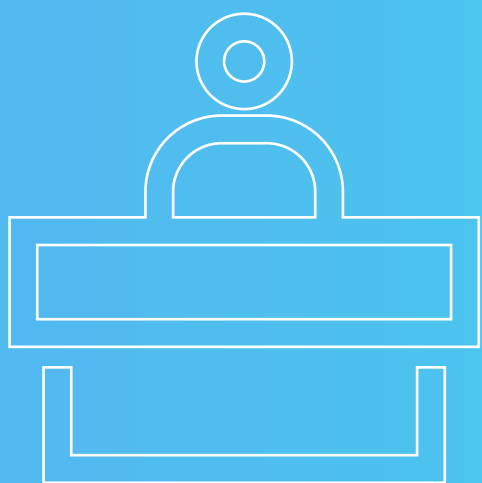


Services & Hospitality

# Human touch.

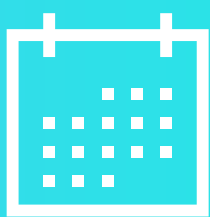


Our friendly and professional Concierge team can help you with whatever you need.



### Cycle surgery.

Don't stress about a flat tyre on the way to work – our cycle surgery will get you roadworthy before your return journey.



### Extra curricular.

Our concierge team is here to help curate a rich programme of classes and events that serve learning, inspiration and self-development. Our fun social events – inspired by your employees' preferences – will create connections, building team spirit and morale.





Services & Hospitality

Spatial  
awareness.

Relocating your business is exciting, but it can also be daunting. Our in-house workspace consultancy understands the logistical and the psychological challenges of a move, offering a supportive service attuned to your needs.

You'll have the opportunity to collaborate with us from the moment you decide to move to Worship Square. The team will work with you, masterminding the move, creating layouts and designs that help your team feel comfortable and work well, and project-managing the fit-out. Post move you can rely on us to make sure you still get the most out of the space as your team or needs change.



Technology

# Hi, tech

# 05

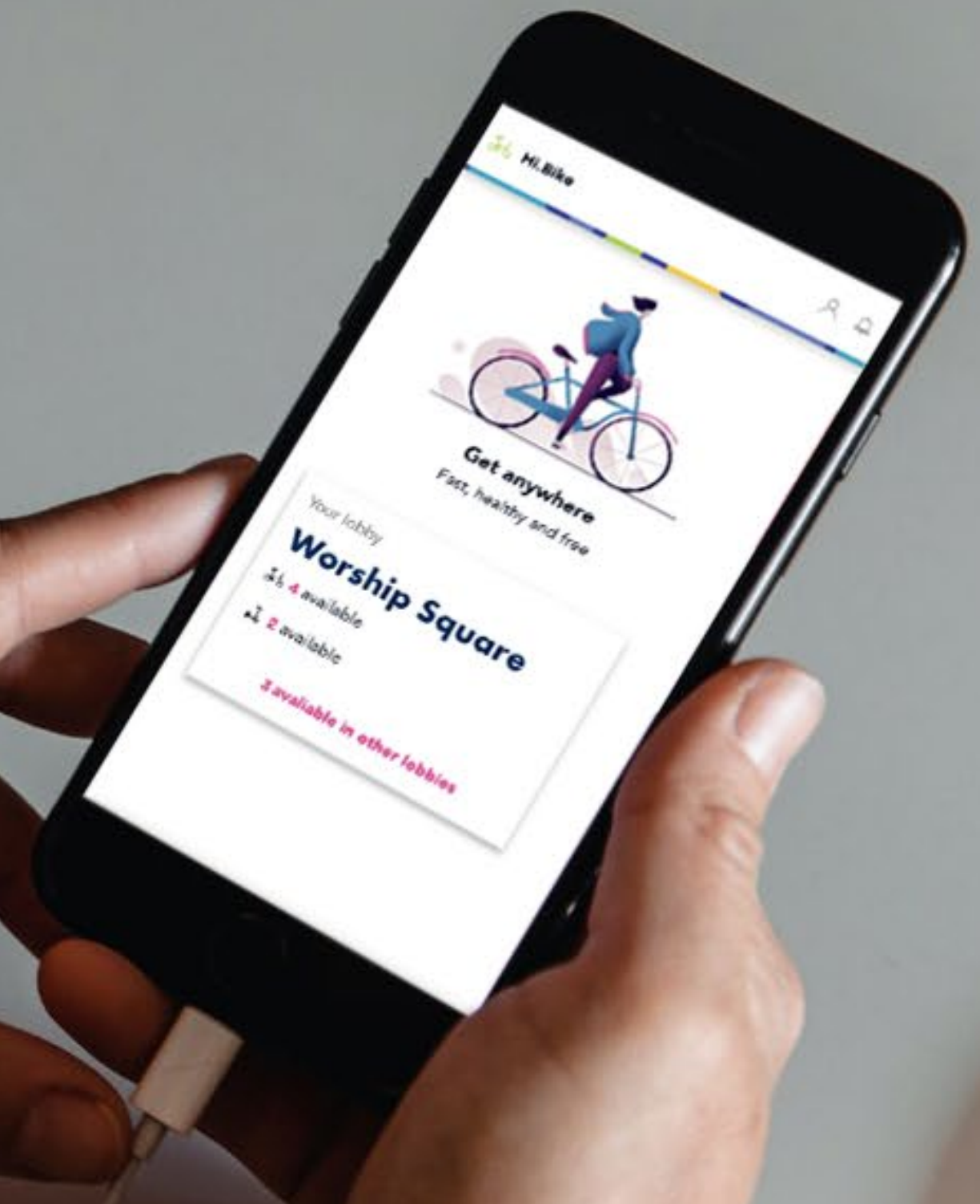




App

# Take control.

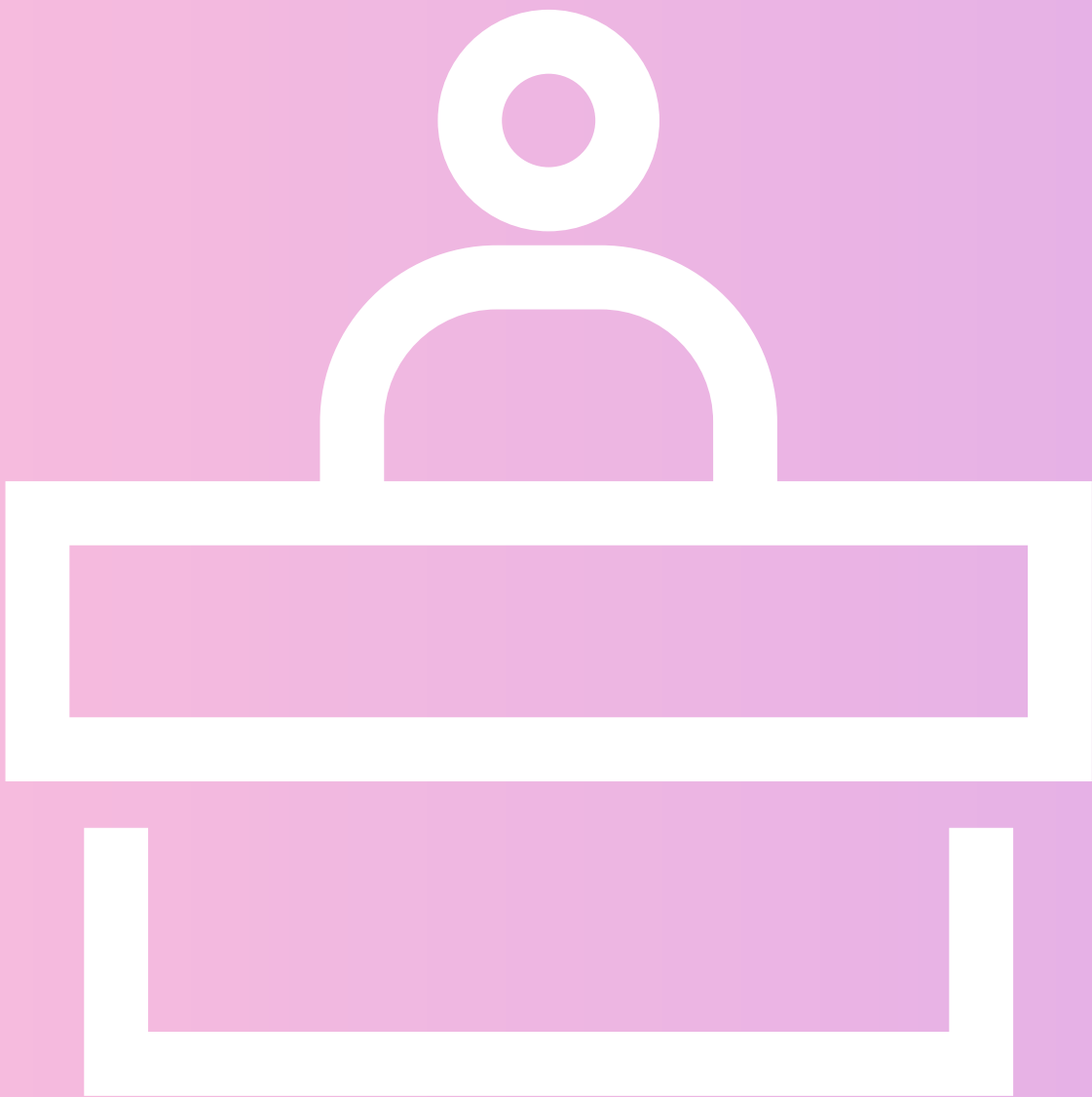
The Worship Square app gives you control over virtually every aspect of the building. Use it to optimise your working environment, and gain insights that help you reduce costs and carbon emissions. With technology underpinned by the latest SmartScore principles, Worship Square's status as a next-generation building is guaranteed.





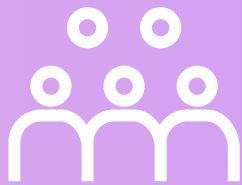
App

# Take control.



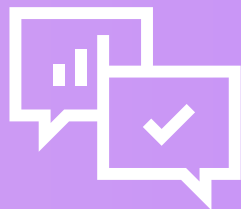
## Hotel style concierge.

Whether you need a last-minute dry cleaner or dog-walker, want to book a restaurant or find theatre or cinema tickets for tonight, the app is here for you. And if you'd rather talk to a real person, we have them, too.



### Creating community.

Use the app to find information and book services including training, events, or even a gym buddy. This will help everyone at Worship Square feel part of a thriving and helpful community.



### Always improving.

The app is only as good as its last action, which is why we continually monitor feedback and suggestions to improve services and make the building experience the best it can possibly be.



### Virtual workplace.

Available as an add-on feature, our virtual model of the building saves time locating places and people, and helps those with varying access requirements to navigate the building. Regular data analytics offer insights into how your teams work together. We can help you boost collaboration and efficiency to improve performance.





Welcome<sup>01</sup> Sustainability<sup>02</sup> Wellbeing<sup>03</sup> Services + Hospitality<sup>04</sup>  
Technology ↓ Flexibility<sup>06</sup> Community<sup>07</sup>

Worship  
Square

05 Technology  
Efficiency

Worship Square  
The Knowledge

48

Efficiency

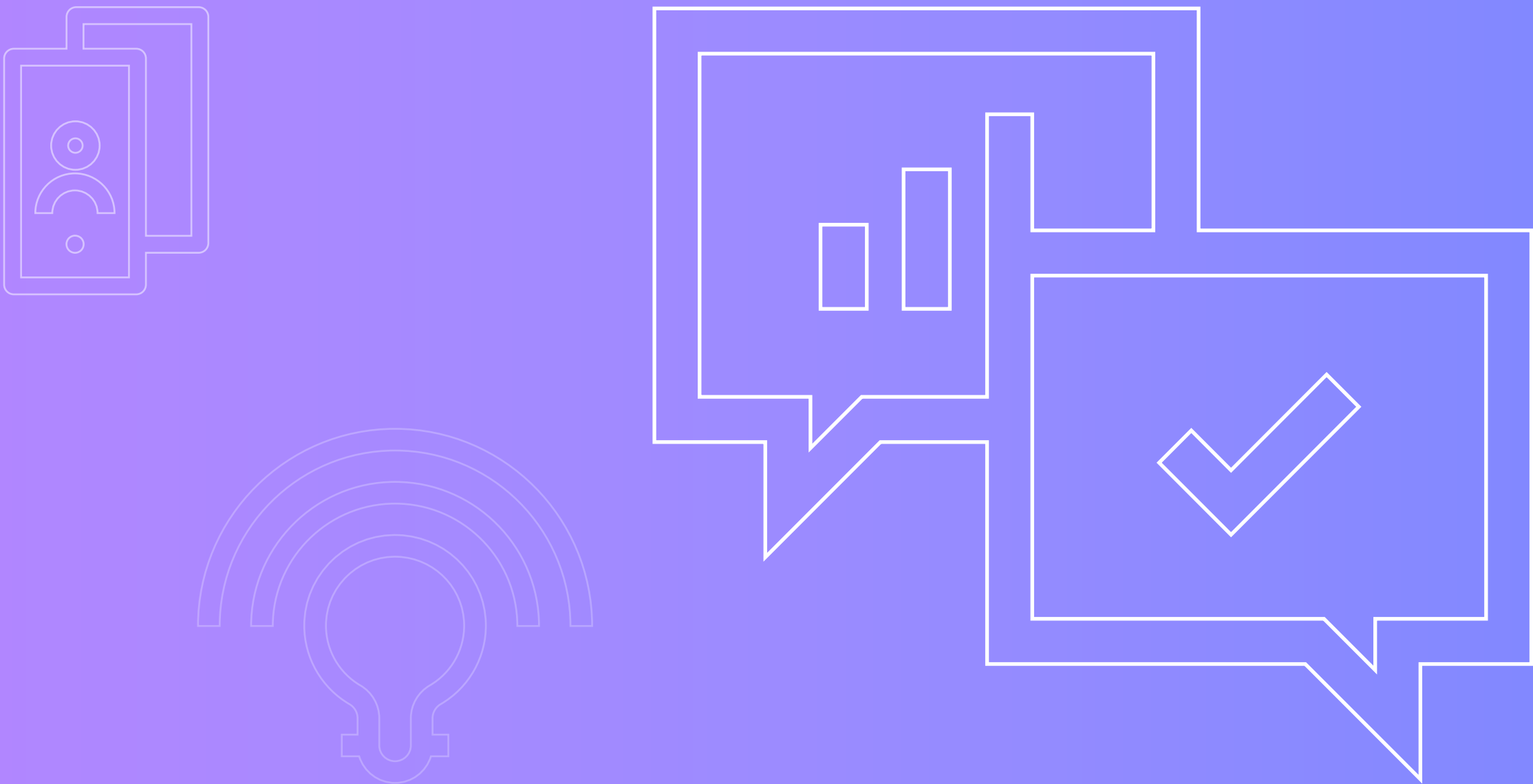
# Enjoy efficiency.

Worship Square is designed, constructed and managed to optimise use of all resources and to minimise waste, enabled and supported through technology.



Efficiency

# Enjoy efficiency.



## Number crunching.

We record and monitor energy use data to help you identify areas where you can further reduce energy consumption and carbon emissions, whilst assisting with your own ESG reporting.



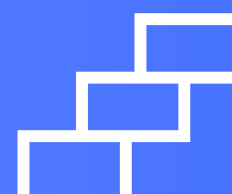
### Water reduction.

Each tenancy’s water usage will be metered individually, helping you identify areas to reduce usage, waste and offering early warnings of problems with the water supply.



### Makes sense.

Sensors connected to the Building Management System will detect when rooms are vacated, turning off lights, heating and air conditioning. When the building is uninhabited at night its systems go to sleep, saving electricity, money and carbon emissions.



### Elevated intelligence.

The building’s Destination Controlled Lifts learn habits of use, saving time for users. The lifts also collect requests, optimising journeys and saving energy. Worship Square’s visible staircases reduce lift-use, lowering maintenance costs over time. At night, all but one lift shuts down.





Air

# Air for tomorrow.

With a central nervous system that extends to every corner of the building, Worship Square can sense temperature, air quality, light and energy consumption. The building continually monitors and analyses information about the indoor and outdoor environments, creating insights to improve health and wellbeing.



## Report and improve.

A regular wellbeing report will show whether an optimal environment was consistently achieved, when higher CO<sub>2</sub> levels occurred, and where outside air quality was poorer. Correlating this data offers insights, allowing you to make adjustments to improve air quality and keep everyone well.



## See the air.

Real-time data displays in the lobby and on the app give confidence in Worship Square's air quality and the health of its environment. The building app also highlights air-quality anomalies, sending out warnings as push notifications via mobile app and dashboards.





05 Technology  
Connectivity

Worship Square  
The Knowledge

Connectivity

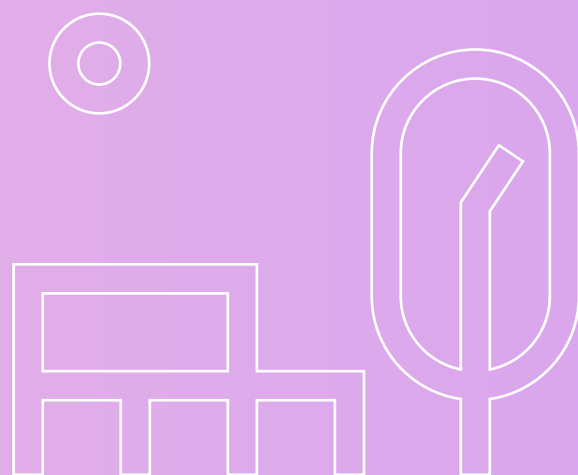
Stay  
connected.

Nothing is more important in the day-to-day running of a business than internet and mobile connectivity. Which is why we have created a super-digitally connected building with multiple fibre routes, fixed wireless service providers and wifi in common areas. The building's high WiredScore also guarantees strong mobile reception throughout the building.



Connectivity

# Stay connected.



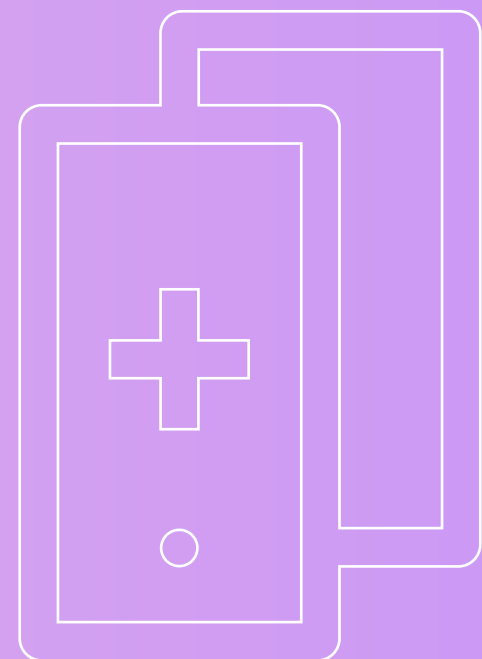
## WiFi everywhere.

From your office through all communal areas and out into the Square itself, you won't find a WiFi dead spot anywhere at Worship Square. Its super strong wifi signal lets you work and talk without a hitch. Even if you're up on the packed roof terrace on a busy warm day, your connectivity won't suffer.



## Plans A, B and C.

Because accidents do happen and network cables are occasionally damaged during street maintenance works, excavations, construction, fire or flood, the building has separate and diverse points of entry, improving the resiliency of business-critical services and guaranteeing connection.



## Plug and play.

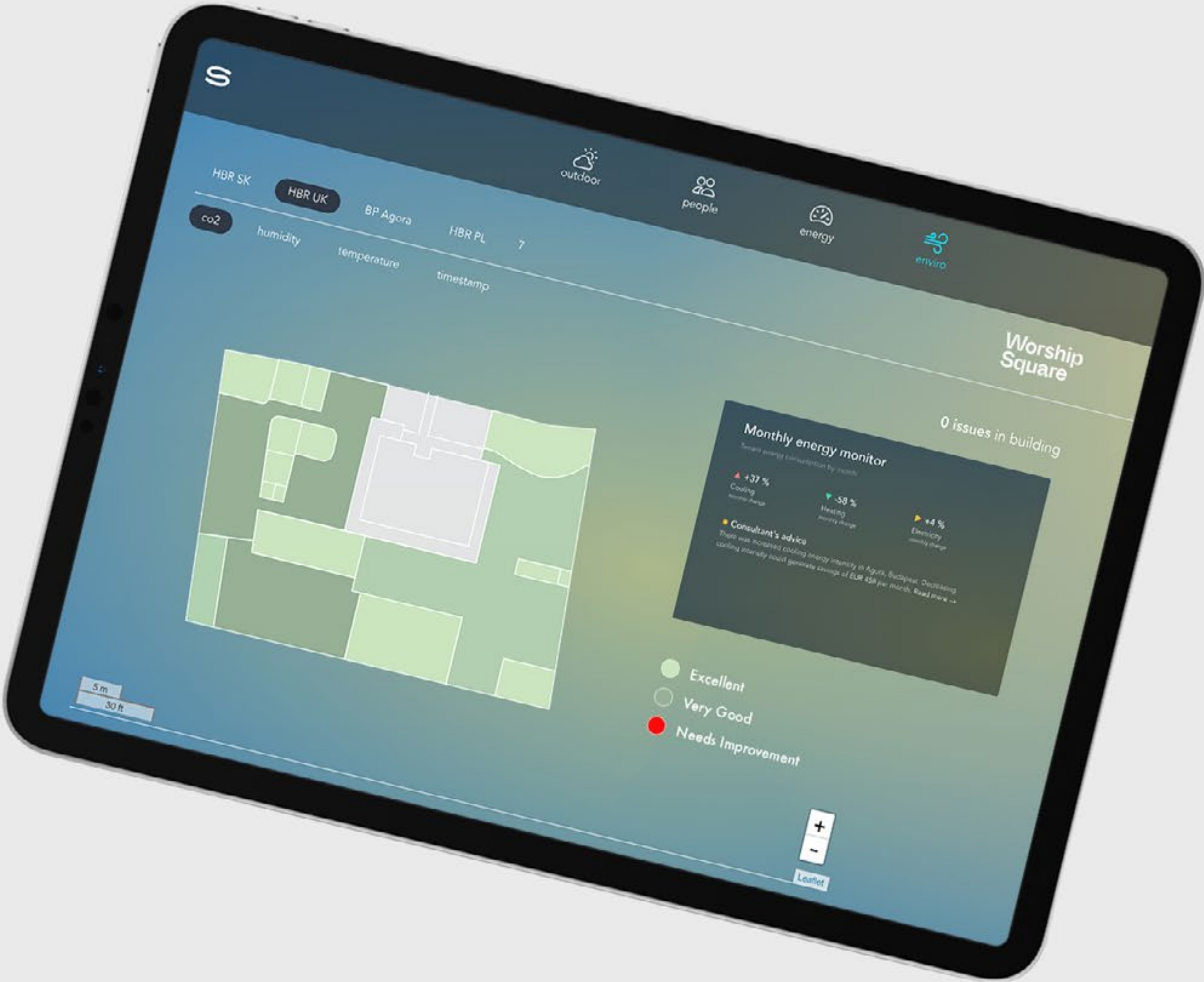
Plug your own platform seamlessly into the building's system, using the flexible and future-proofed Converged Network System (CNS) - a universal plug socket where you can connect your own business systems, even future ones you don't know you need yet.



Building systems

# Worship wisdom.

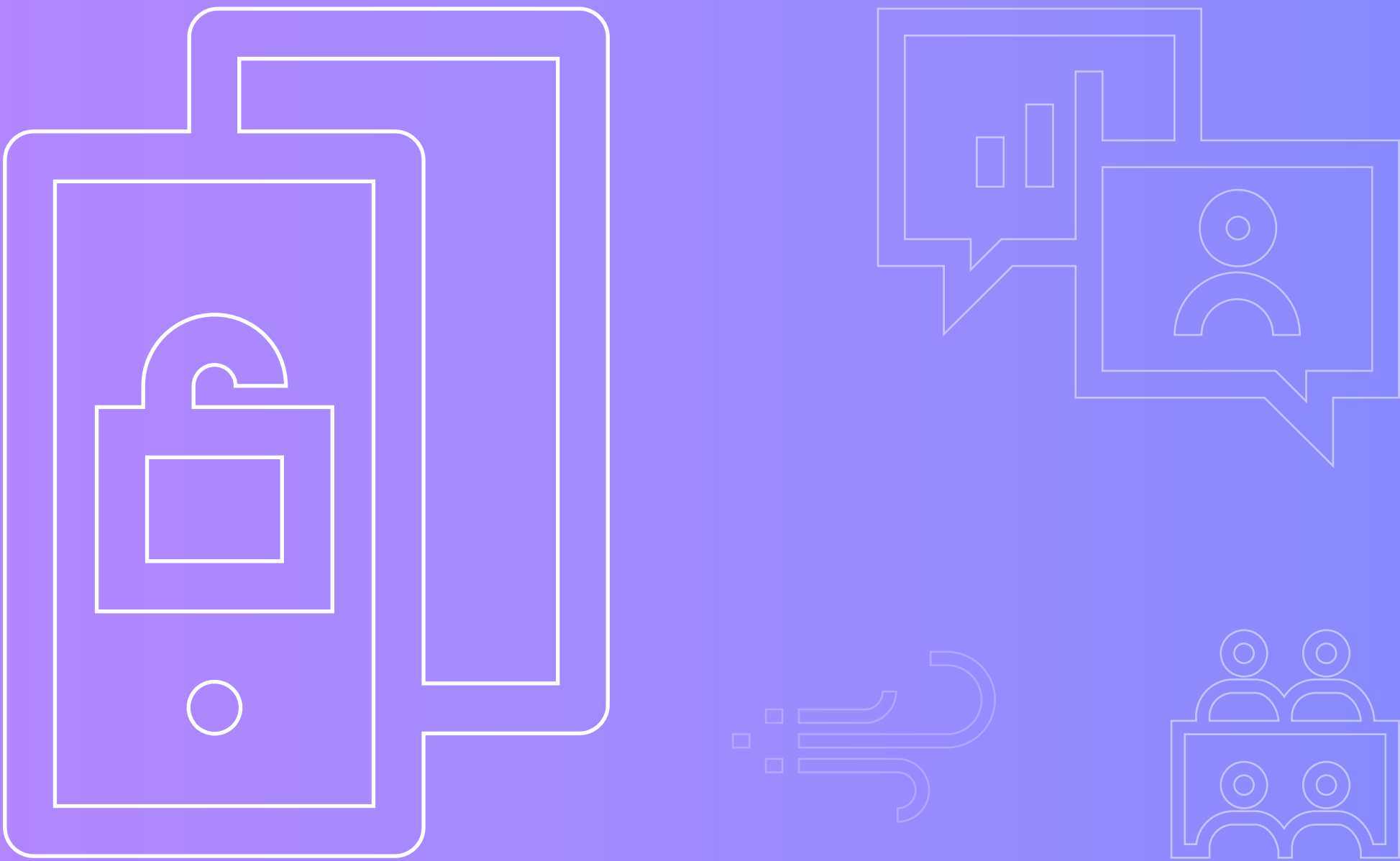
A building systems asset register unites Worship Square’s individual systems, creating the starting point for smart building functionality.





Building systems

# Worship wisdom.

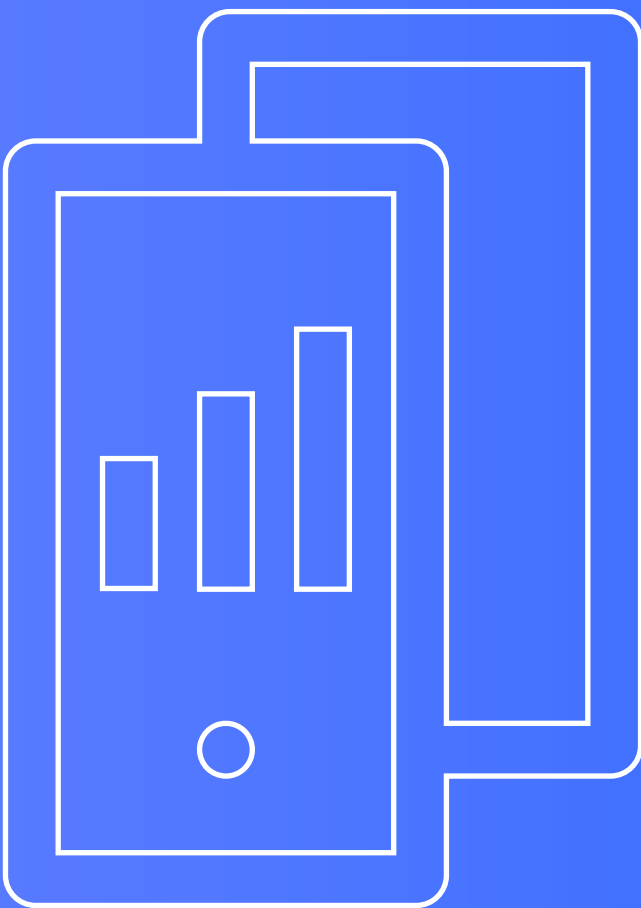


## All systems go.

Bringing each individual technology system at Worship Square together allows the building to have smart functionality.

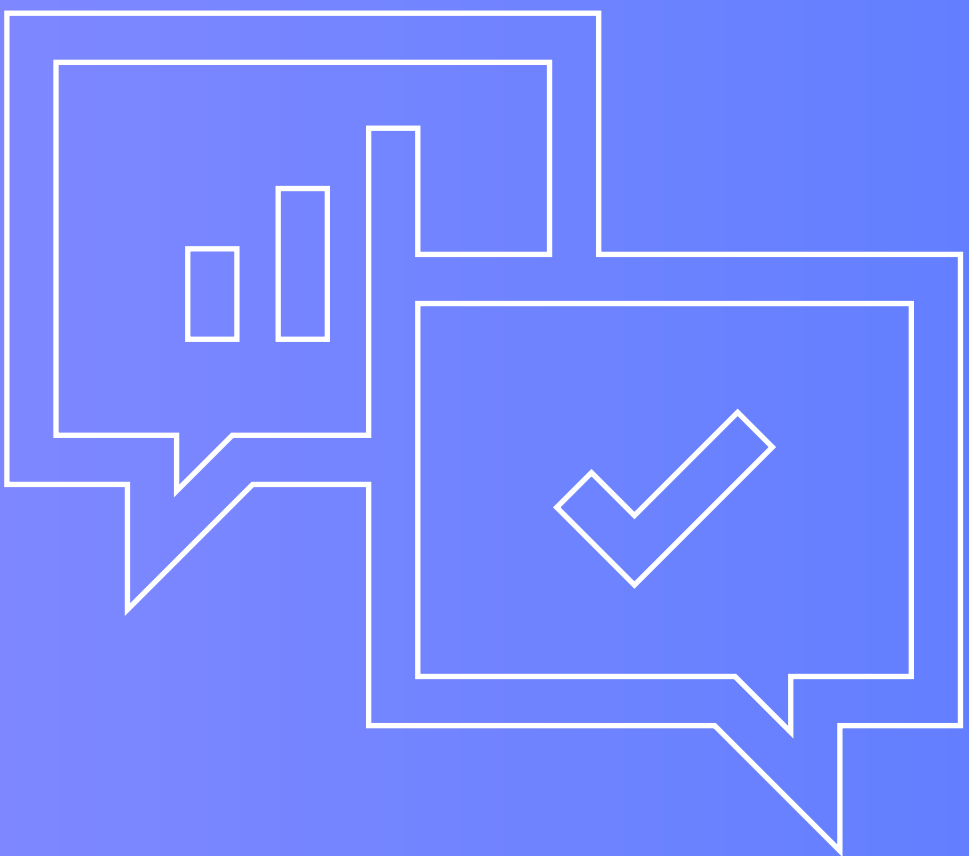
## Make it yours.

Because we own and manage our smart integration software interface, you can benefit from content and services tailored precisely to your needs. It also makes it easy for you to plug your existing platform into ours.

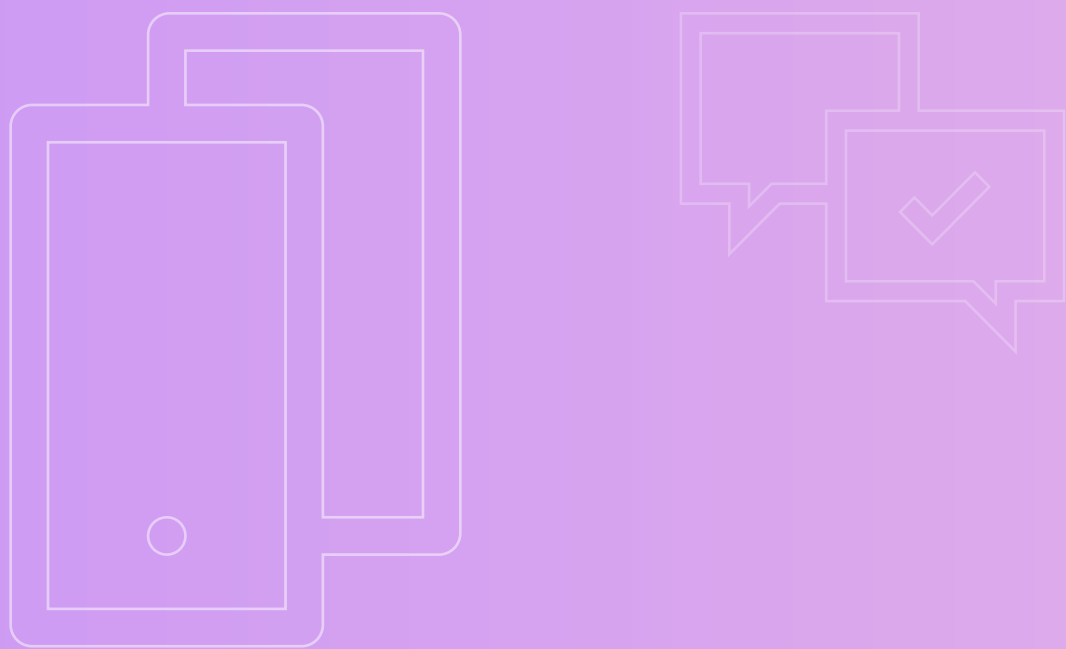


## So smart.

The CNS pulls together data from CCTV, the Building Management System, access control, lifts, lighting and energy and water meters. This data helps turn Worship Square into a truly smart building that reduces energy-use, and that puts itself to bed at night.







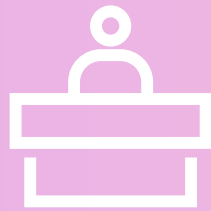
Cyber security.

We know Cyber Security is a priority to businesses, so we conduct regular cybersecurity penetration tests and report the results to you as part of our structured approach to managing cybersecurity threats.



Secure entry.

HID-card integration allows mobile phone entry through turnstiles. Users can then call a lift to their level. Lifts are lockable to allow staff or visitors to specified floors only. Card readers in common areas are equipped with BLE/NFC modules for compatibility with Mobile Access.



Simple control.

Property and facility managers can take care of all access rights through the Access Control System. This allows them to address security concerns in real time, seamlessly integrate different security systems and deliver a secure workplace to all users.



Roll call.

When there is a security breach, fire drill or emergency, knowing who is in the building and where they are streamlines responses and can save lives. Advanced information exports show which access cards have been used to enter and which to exit the building.



Well drilled.

Property managers will be alerted to potential fire risks via their mobile phone, saving time on testing systems, reducing false alarms and improving communication during evacuations.

Security

Work securely.

The security of the building and its systems are paramount. From physical safety to the strength of its cybersecurity - which is certified by Wired SmartScore - Worship Square is designed and managed to deliver a safe and secure workplace to all its users.



“

Securing the second SmartScore Platinum certification in the UK is an impressive achievement for HB Reavis and, in doing so, demonstrates a wider commitment to the real estate industry to deliver future-ready buildings. Worship Square is set to be a first-class example of how user functionality and technological foundations intertwine to deliver exceptional outcomes for its users. We look forward to seeing the building come to fruition in due course.

”

Tom McClellan  
Country Director UK & Ireland — WiredScore



Flexibility

# Worship Square is elastic

06



Physical flex

# Space to grow.

There isn't usually much stretch in bricks and mortar, but at Worship Square we have created an unusually flexible workspace. Here you can have as much or little room as you need, whilst having the ability to organically expand and contract under one roof. You can also enjoy the freedom and efficiency of on-demand, pay as you go spaces from additional workspace to meeting rooms and event spaces.





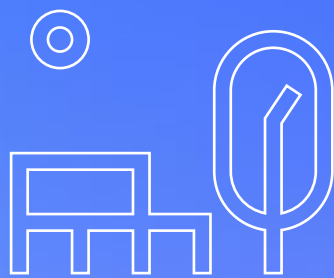
Physical flex

# Shape shifting.

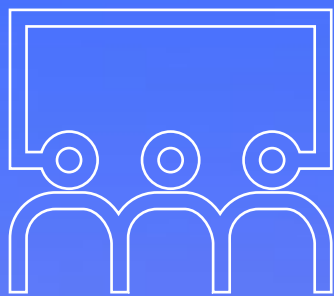
Because businesses change, so can Worship Square. Expand and contract organically using three different space types: core, medium-term expansion and on-demand desk, meeting and events space.



120,000 sq ft of flexible office space across nine storeys.



Over 9,000 sq ft of private and communal terraces for al-fresco working and events.



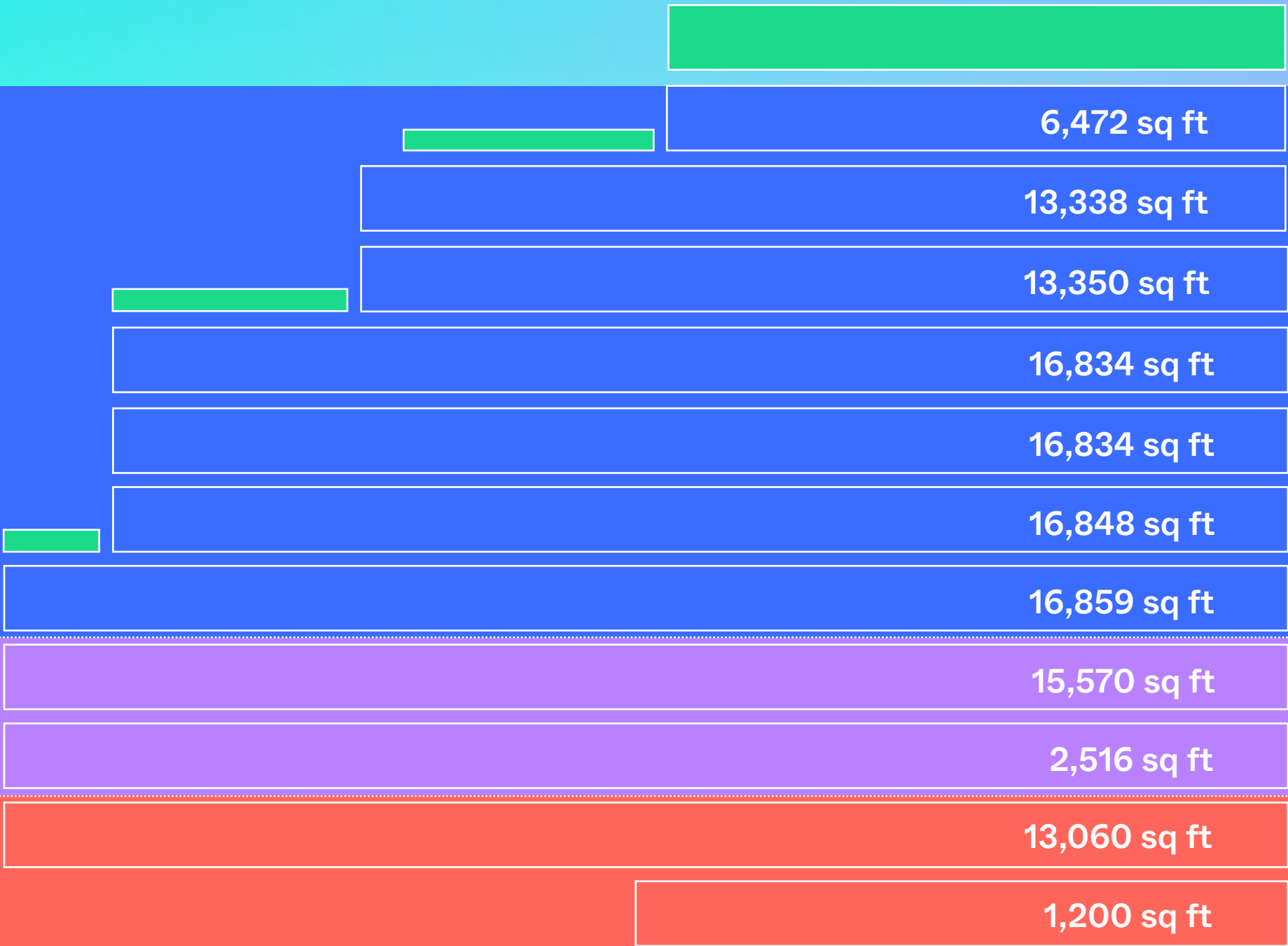
14,500 sq ft of studios, meeting rooms and events areas.



But that isn't the end of the story...

06 Flexibility  
Physical Flex

Worship Square  
The Knowledge



Core space.

100,000 - 120,000 ft² of efficient office space which you can make your own.

Expansion space.

Enabled through HB Reavis' Ready to Work concept - businesses can take up to 15% more space after 5 years.

On demand workspaces.

Worship Square will host a variety of work-desks, studios, offices, meeting room suites and events areas including a 80 person auditorium - all available on-demand through the building app.



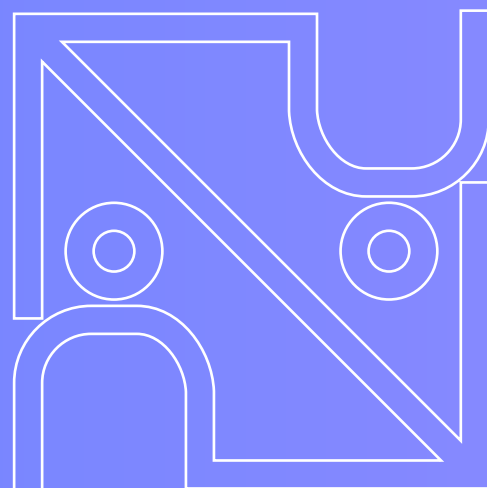
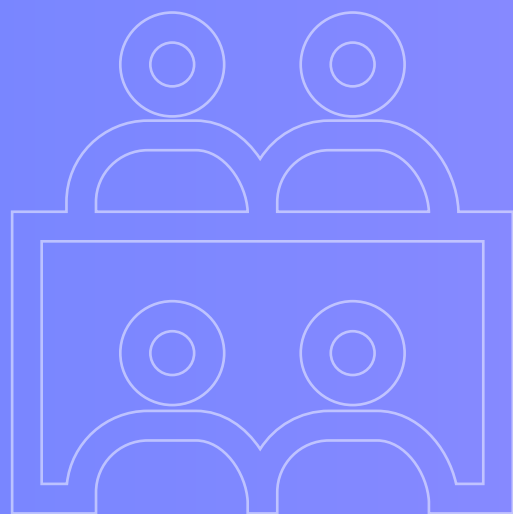
Physical flex

# Get together.



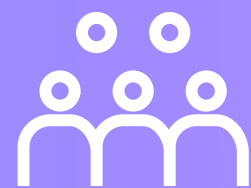
## All welcome.

Our affordable workspace provision includes studios for local SMEs to use on a flexible basis. This helps create a dynamic business ecosystem full of potential collaborators.



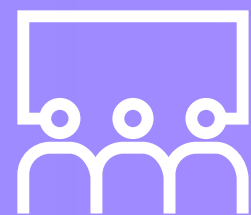
### Spread your wings.

Courtesy of our co-working provision, you'll have access to the full range of on-demand spaces. Simply use your app to book desk space, meeting rooms or events facilities.



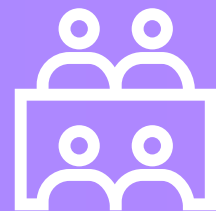
### Room for everyone.

When you need to expand a project team or bring collaborators in-house, simply grab some fully-serviced, on-demand desk space. At Worship Square, you and your partners can expand your businesses on an ad-hoc basis, all in the same building.



### Host it.

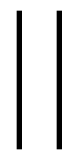
Host thought-leading conferences, seminars and events on-site, using the 80-seat auditorium event space, hospitality lounge and studios on Worship Square's lower-ground floor.



### Meeting expectations.

At Worship Square, you'll can always find an appropriate meeting room – even at the last minute. Should you need to hold a top-secret, confidential meeting, the lower-ground's on-demand rooms keep things on the down-low.





06 Flexibility  
Delivery Flex

Worship Square  
The Knowledge



Delivery flex

# Bend it, shape it.

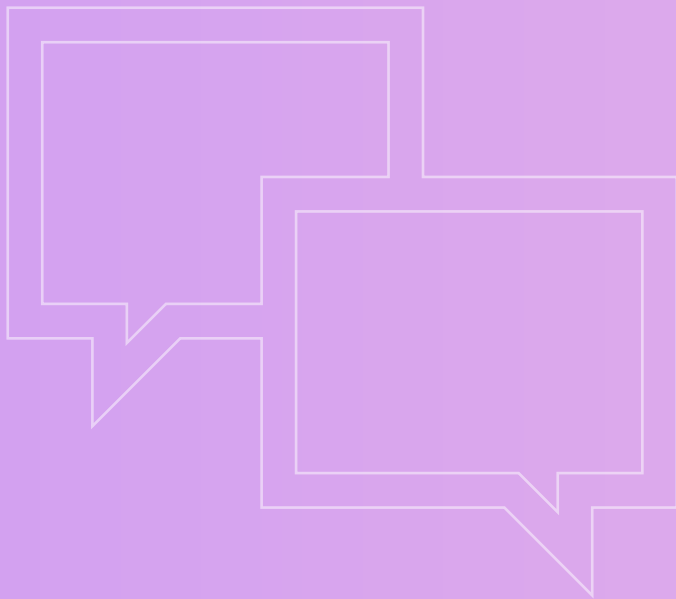
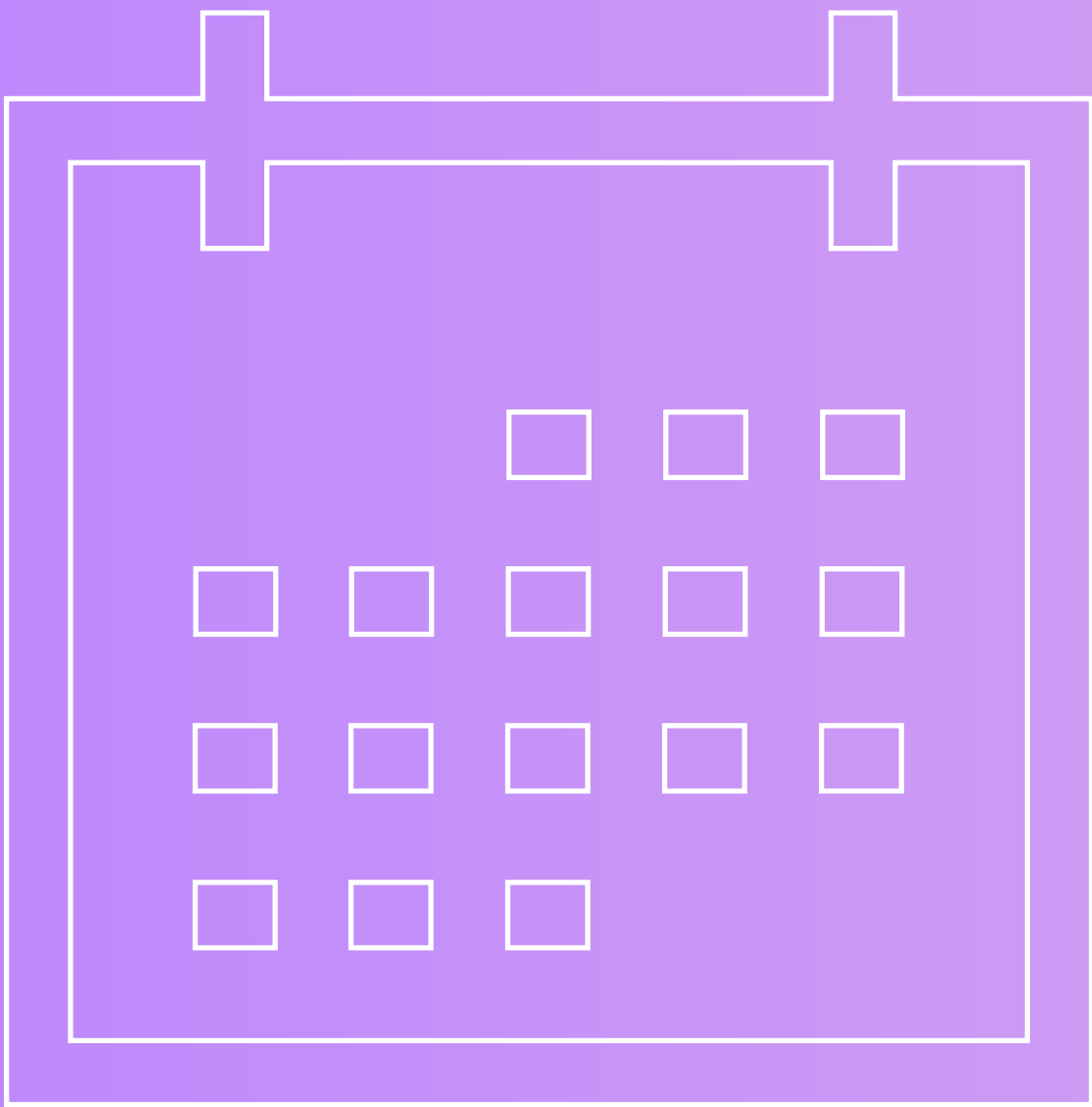
Welcome to your new office. It is designed as the perfect home for future-facing, efficient and agile businesses – suiting you right down to the ground.

As developer, contractor, landlord and building manager, we are able to design, deliver and operate a building tailored precisely to your business needs.



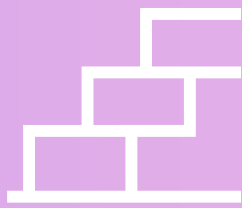
Delivery flex

# Bend it, shape it.



## Making your move.

Our unique integrated model lets us dramatically reduce your costs by timing your move-in date to perfection. Aligning our delivery programme to your desired timings reduces overlap – when you are saddled with two rent bills – and lowers delivery risk.



### Flawless floors.

Worship Square features highly efficient, rectangular floorplates with few columns. These spaces are easy to plan, simple to divide, and allow you to place connecting stairwells almost wherever you want them.



### Let loos.

Ungendered superloos offer privacy and dignity, and space efficiency for companies with an uneven gender divide. While they are inherently more flexible than conventional loos, equally there is riser capacity for additional WCs to be installed.



### Shells, cats and keys.

Opt for either a Shell and floor, Cat A or fully-fitted Turnkey delivery based on your desired timings and specifications. Designed to your specifications, our turnkey solution brings significant cost- and time-savings of up to six months compared with the conventional model.



### One to one.

Because we are the developer and main contractor, you have one point of contact during the fit-out. This ensures your comments are addressed on the spot, changes are speedily implemented, and also ensures our accountability.





06 Flexibility  
Service Flex

Worship Square  
The Knowledge

Service Flex

# Worship works for you.

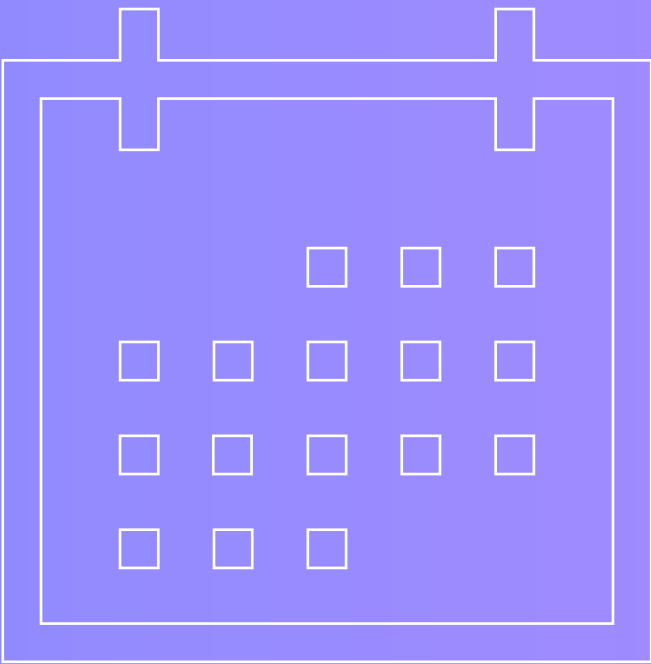
We manage and operate our buildings directly to give you the very best daily experience, as we know the power of personal touch. We will create a bespoke servicing and maintenance programme, which means you don't get charged for services you don't need.





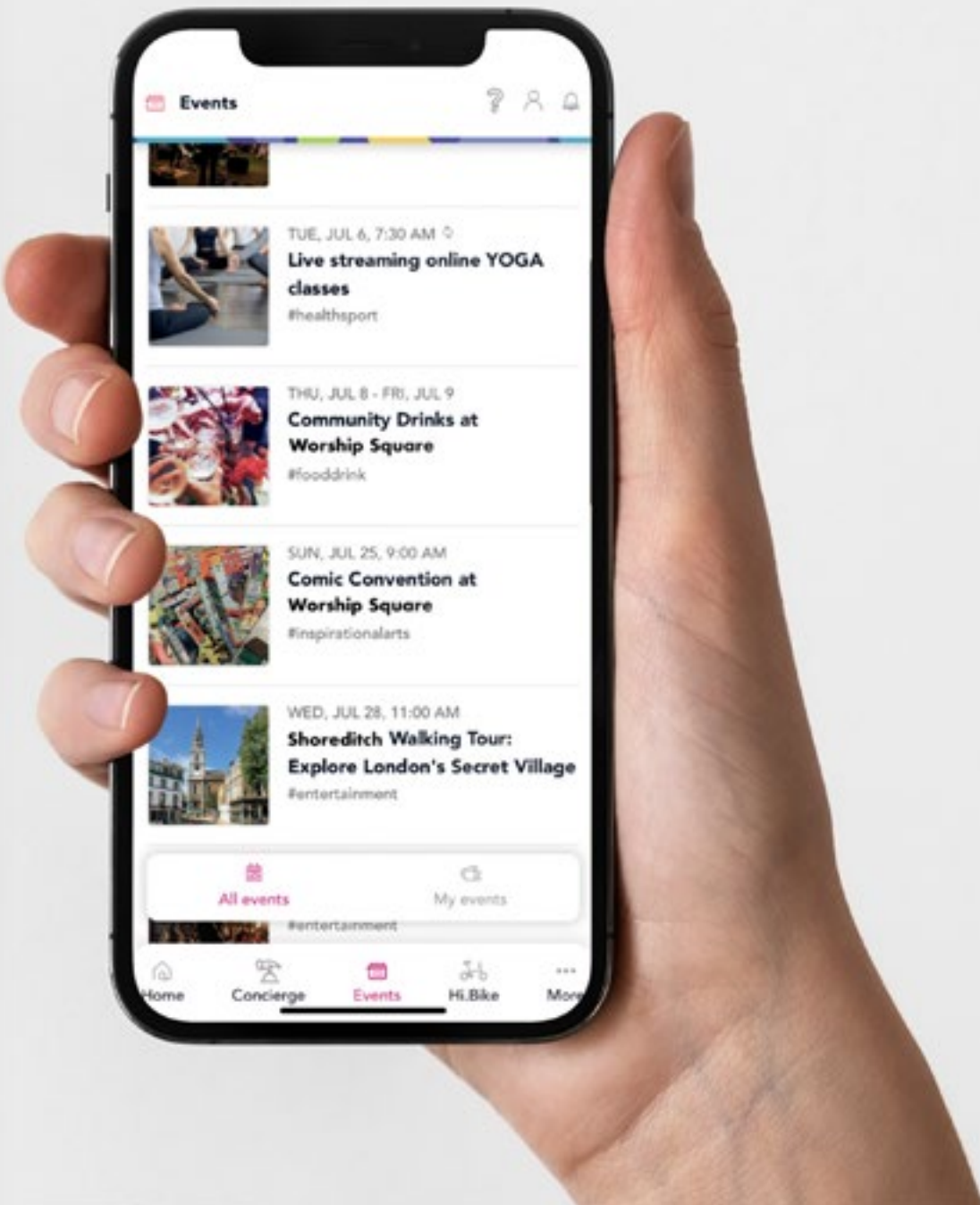
Service Flex

# Worship works for you.



## Events you love.

Worship Square can host events and classes on the terrace, in the lounge and the Square. We crunch the attendance data and communicate with you to offer classes and events that your employees actually want. If pilates is undersubscribed, we can swap it out for salsa. If urban gardening is crammed, let's schedule more sessions.



## Let's chat.

Have a suggestion or question about our services? Approach the friendly HB Reavis representative, always on site and happy to chat or contact us through the app. They can field your requests, helping us fine-tune our services.



## Pay as you go.

Flat service charges can lack transparency, making you wonder what your fee is being spent on. This is why we offer a pay-as-you-go charge, with greater flexibility and control built in. For example reducing office cleaning frequency when staff are away - saving you money.



## Tailored app.

Our unique developer-contractor-landlord model lets us dramatically reduce your costs by timing your move-in date to perfection. Aligning our delivery programme to your desired timings reduces overlap – when you are saddled with two rent bills – and lowers delivery risk.





## Community

# Local heroes.

# 07



## Community

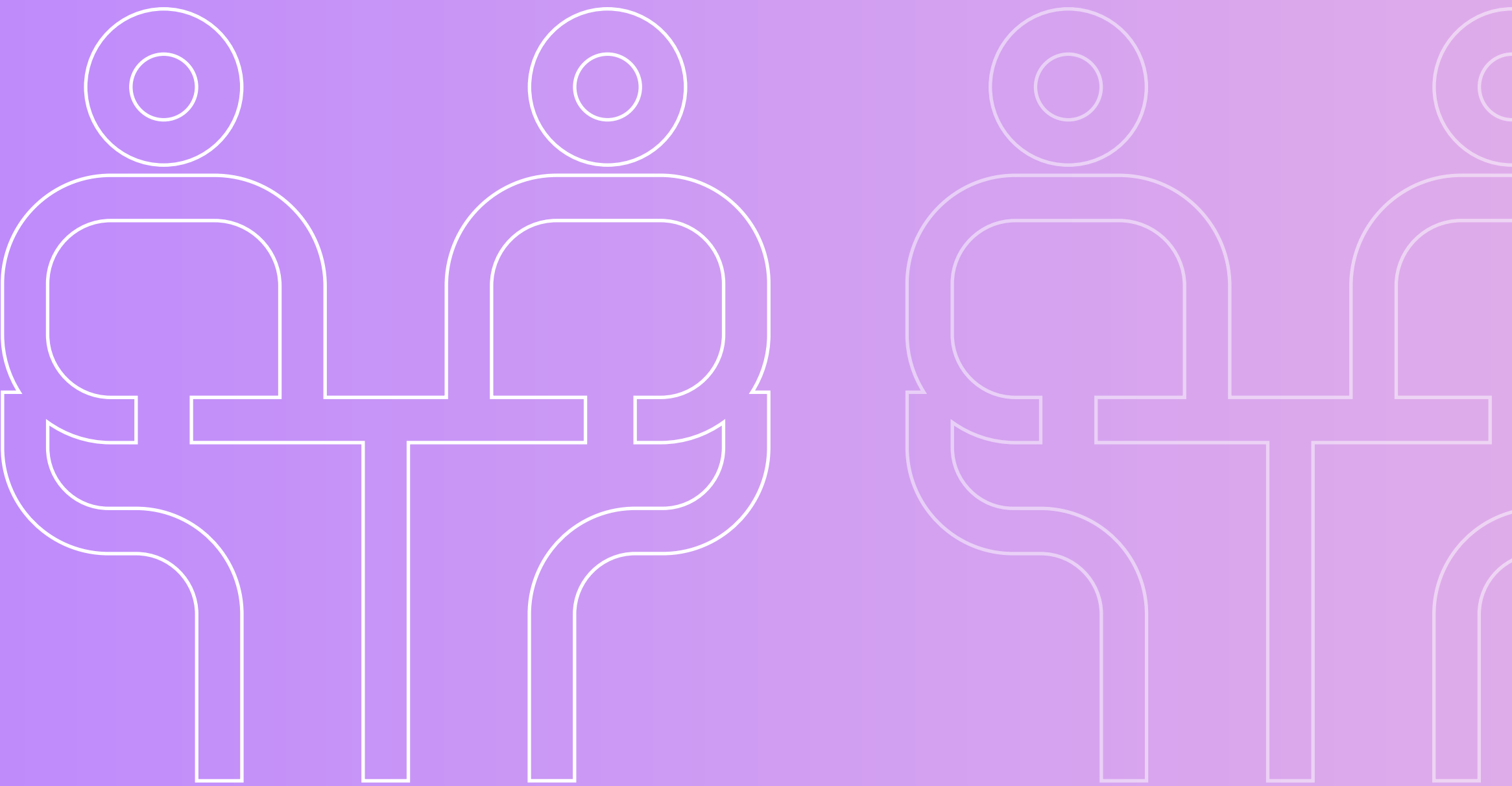
# Get together.

Worship Square is made for more than just work. In fact, we are building a diverse community, underpinned by a design that encourages social interactions inside the building and out. By embedding social value initiatives from the construction phase, we ensure a legacy for future community outreach all the way past the building launch.



Community

# Altogether now.



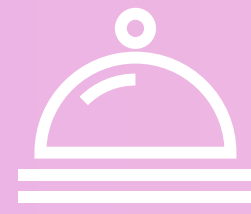
## Get involved.

Because happenstance is the mother of inspiration, Worship Square is designed to get you moving around and joining in. Leave your desk for a breakout area, a terrace, a walk outside, the fitness studio, or venture down to the lower-ground for a spot of knowledge sharing.



### Cultural capital.

Slap bang in London’s creative heart, Worship Square is a profoundly inspiring place to be. A locale loaded with innovation, art and world-leading culture will support Worship Square to be a hive of creative thinking.



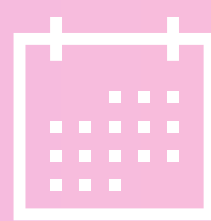
### Eat well.

Nourishing your body and soul, this is the place for lunchtime adventures and celebratory dinners. Explore what’s on offer, from mouth-watering street food to high-end restaurants, via breakfast cafés and everything in between.



### What you fancy.

Enjoy a pint at the Queen of Hoxton, a coffee at Black Sheep, a boogie at The Golden Bee, or host a social at The Curtain Hotel & Members’ Club. A little of what you fancy does you good.



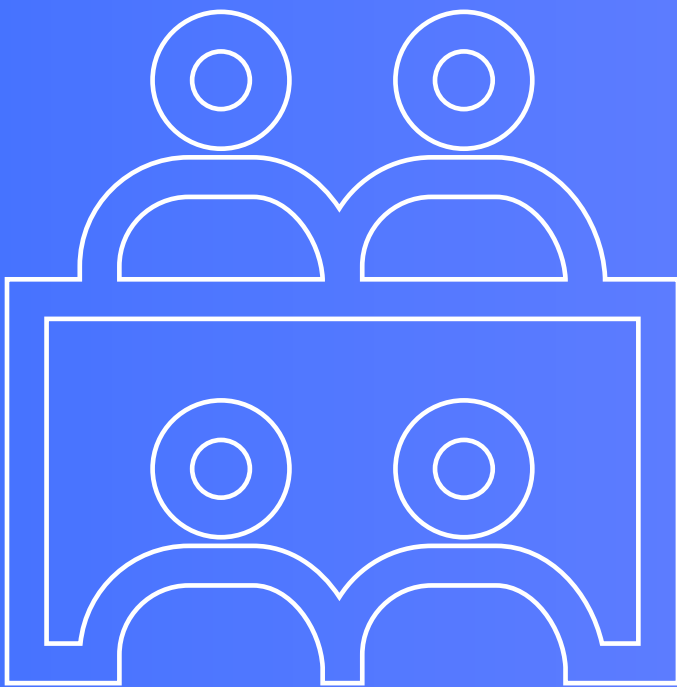
### Socially active.

We humans thrive off social interaction, which is why we organise a calendar of fun social events to look forward to – from rooftop parties to screened sports events in the Square, making you feel part of a vibrant community.



Community

Everyone  
welcome.



Innovate here.

Supporting innovative start-ups to flourish, 10% of  
Worship Square will provide workspace for local businesses.

Emerging businesses and scale-ups can make their home here  
also book on-demand desks, meeting rooms and flex space,  
supporting changing needs as they develop.

As part of the Worship Square community, start-ups have  
access to all amenities, including the communal terrace, fitness  
studio, ground-floor hub and building app.

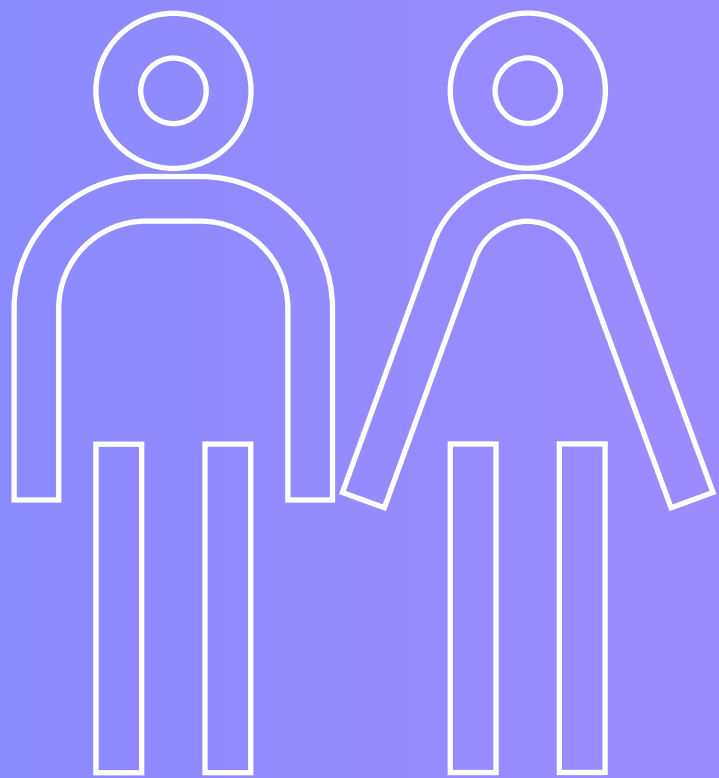
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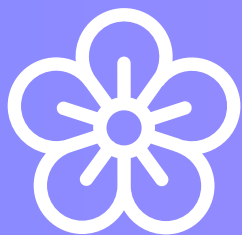
Community

# Inspiring futures.



## Young STEMs.

We want to inspire the next generation of STEM talent to explore the wide range of opportunities within the built environment. We work with local schools and youth groups creating projects and sharing knowledge that will help young people realise their potential.



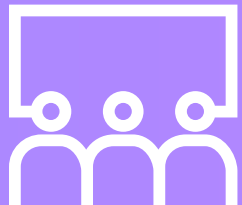
## Growing talent.

In Spring 2022, our Worship Square site team invited children from the local school to help them spruce up the Square’s planters. Together they planted over 500 specimens of 22 different plant species.



## Play time

Giving children somewhere fun to play when its raining, we recently installed over 3,400 sq ft of indoor turf at the Lyceum School. We also held a competition to design a safety sign, with all entries earning a place on our hoarding outside the school.

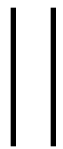


## Site seeing.

We recently invited 20 female secondary school pupils to tour the Worship Square construction site. There, they heard from our design manager about plans for the Square’s transformation, and learned about different roles in the design and construction industry.







Welcome<sup>01</sup> Sustainability<sup>02</sup> Wellbeing<sup>03</sup> Services + Hospitality<sup>04</sup>  
Technology<sup>05</sup> Flexibility<sup>06</sup> Community ↓

Worship Square



Tree-filled landscaping and new pedestrian crossing will connect Worship Square and Clifton Street, for safer and more enjoyable active travel.

Community

# New street life.

Newly traffic-free Clifton Street, lined with weekday foodie stalls, makes a leafy and tempting link from green and pleasant Worship Square towards Liverpool Street Station.



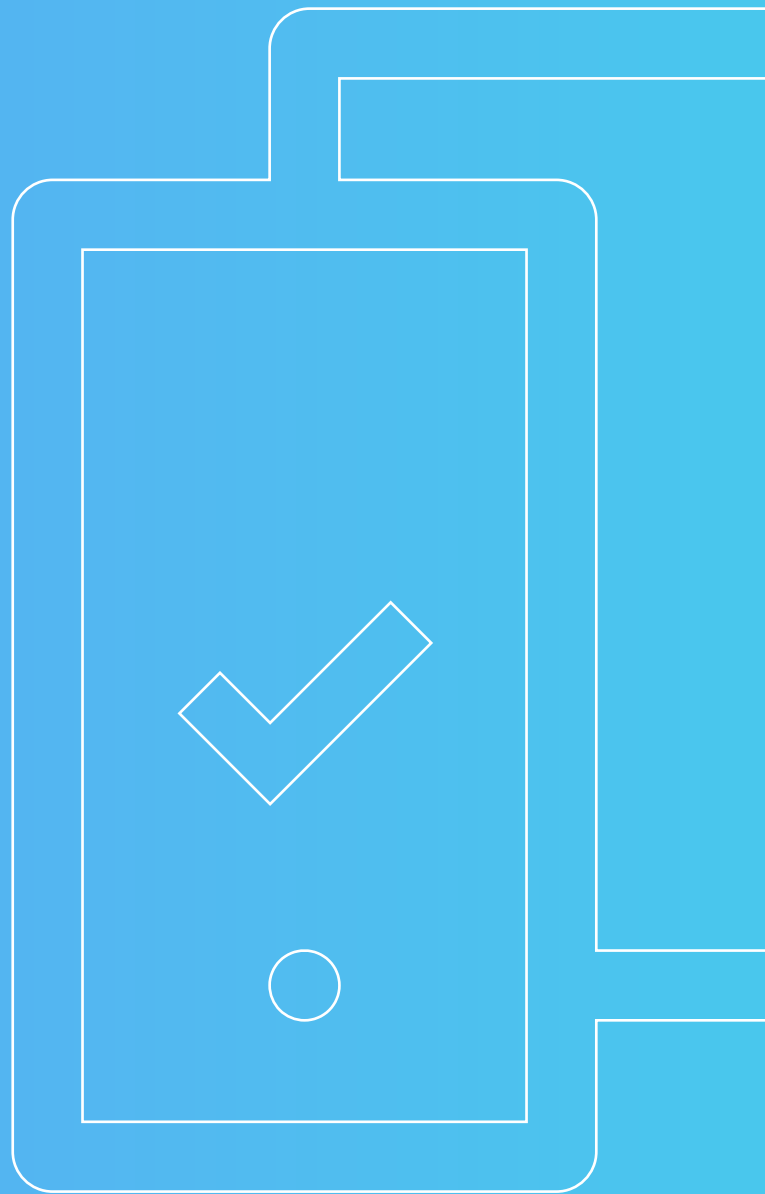
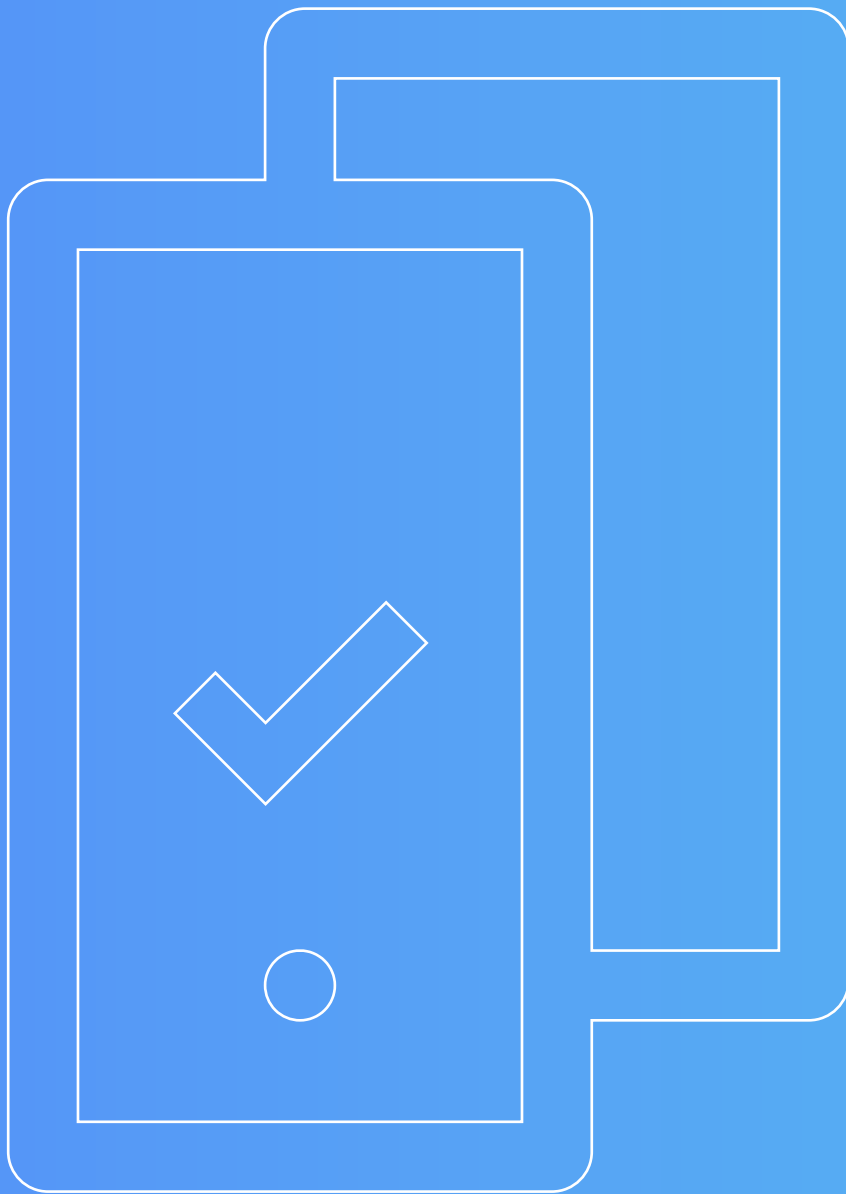
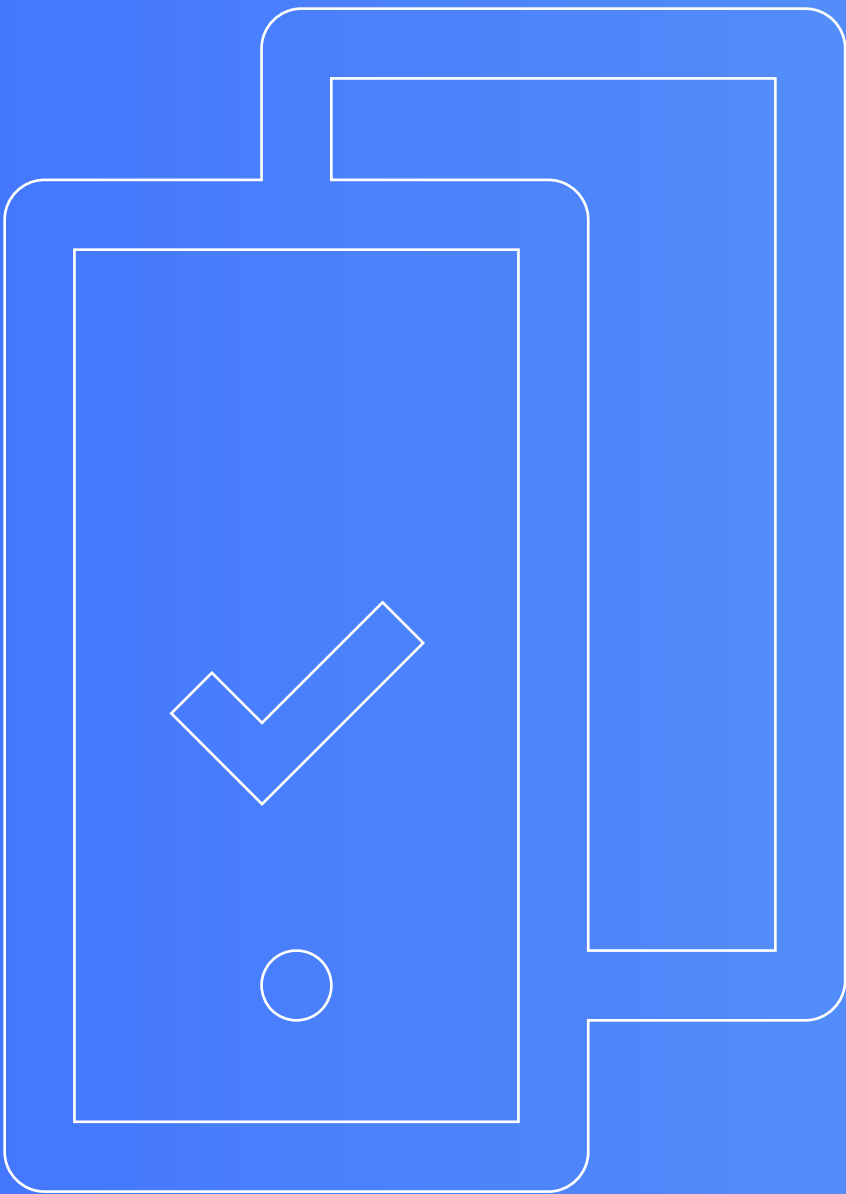
07 Community  
Clifton Street

Worship Square  
The Knowledge



Connectivity

# Appy community.



The Worship Square Community app will bring everyone together in one digital space. Stay updated on local news, traffic, community events and more, helping the day run better and keeping you connected.

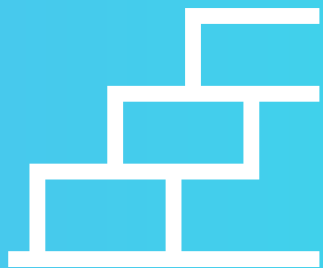
Download app via Apple

Download app via Android



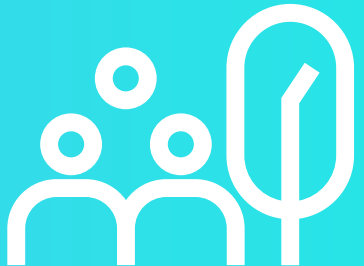
### Get social.

We are working closely with the council to identify needs and priorities within the local borough. We have already implemented CV Workshops for local residents, and plan to deliver mentoring and coaching workshops.



### Going local.

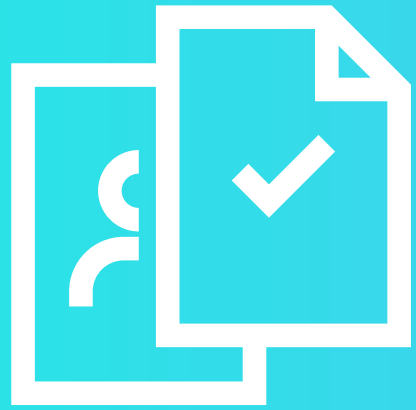
We are actively seeking local businesses to supply goods and services to the development. As well as boosting the economy, its a more sustainable solution.



### Building up.

Our target is to recruit 26 apprentices including bricklayers, carpenters, electricians, plumbers and plasterers.





£120,136

Community contributions.

Highlights

- Donation and installation of over 3,000 sq ft of dedicated astrotuf area within a local school.
- Oct 2021 – Installation of educational mural at the Lyceum School, in partnership with a local art studio - GraffitiLife.
- Late 2020 –Improvements to all windows at the Lyceum school through installation of secondary glazing, and gaining listed building consent.



107 hours

Community volunteering.

Highlights

- May 2022 - Our construction team and landscape architects replanted and improved the garden beds that sit in the square.
- May 2023 - We have conducted a number of CV workshops for residents within the Hackney area, in partnership with the local borough council.
- We regularly give educational presentations to the school, from a variety of specialists on our projects, including our team, as well as sub-contractors.



# Rise and shine.

Keen to engage with the local community, we have formed a close relationship with Hackney-based youth initiative RISE 365 - a community interest group in Hackney, designed to reach, inspire, support and empower young people and the community.

“

RISE 365 found the whole experience very enjoyable. They had a chance to develop fresh ideas, which challenged them to develop the necessary skills to accomplish the task.

”

Joyclen Buffon  
Founder & Director at RISE 365

Through our work with RISE 365, we won the 2022 BPIC (Black People in Construction) Network Award - BPIC is a built environment inclusion organisation working with industry leaders to improve ethnic minority representation as well as retention.





# Rising up.

We asked the amazing young people at RISE 365 to come up with ideas to take over the Square and create an inclusive and engaging activation.



Check out how RISE 365 took over and activated the Square here:





BEST COMMUNITY  
PROJECT

WINNER



Worship Square by HB Reavis



Welcome<sup>01</sup> Sustainability<sup>02</sup> Wellbeing<sup>03</sup> Services + Hospitality<sup>04</sup>  
Technology<sup>05</sup> Flexibility<sup>06</sup> Community<sup>07</sup>

Worship  
Square

The Knowledge.

Thank you.



# Callum Fraser

Get in touch  
[callum.fraser@hbreavis.com](mailto:callum.fraser@hbreavis.com)

Visit us  
[worshipsquare.co.uk](http://worshipsquare.co.uk)

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