

# Ashburton Court - Workstyle

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**Location:**

Winchester, Hampshire

**Client:**

Hampshire County Council

**Completed:** August 2009

**Specialist teams:**

Architects: Bennetts Associates  
 Interior Design:  
 HCC Property Services  
 Landscape: Hyland Edgar Driver  
 Quantity Surveyor: HCC Property Services and Davis Langdon  
 Structural Engineers: Giffords  
 Acoustics: Arup Acoustics  
 Contractor: BAM

Hampshire County Council's headquarters building, Ashburton Court in Winchester, was required to become a flagship office, setting the vision for innovation in the workplace. The refurbishment, project managed by HCC Property Services, resulted in an efficient and inspiring office environment, specifically designed to support flexible ways of working and accommodate more staff in the same space. It has one of the lowest carbon footprints for an office building in the country.

The existing building was stripped back to its basic structure. The top storey was completely removed and rebuilt reducing the overall impact of the building. New service cores were constructed around the stairwells to incorporate washrooms, kitchenettes, IT hub rooms and lifts. Chimneys to the East elevation provide natural ventilation. The floor plates are now open plan supported throughout by a series of cellular meeting rooms.

This flexible working environment now offers a choice of different workspaces to suit a variety of tasks. Colour is also used to navigate around the building, each floor having its own identity. Graduated colours on the walls of seating alcoves act like banners when viewed from the street.

The furniture was chosen for its flexibility, ease of use and its ability to support new and future IT technology. Textile artist Ptolemy Mann was commissioned to provide brightly coloured panels for the reception area and café where staff hold informal meetings.

## Key Benefits

- Flexible use of space has increased the density of occupation by 70%, allowing the council to release accommodation in other buildings.
- Retaining and refurbishing an aging 1960s building was more cost-effective than replacing it.
- The building has won numerous environmental awards having reduced CO2 emissions and provided a 70% reduction in planned energy consumption.
- The building achieved BREEAM 'excellent' status and it won the Building/UKGBC sustainability awards 2009 for Sustainable Building of the Year.
- The new diverse office accommodation has also brought an increase in staff satisfaction, productivity and effectiveness.

*“ Reusing existing buildings is going to become very popular and this project shows just what can be achieved. It took a gas guzzling concrete eyesore and turned it into one of the UK's most energy-efficient offices. ”*

Constructing Excellence Awards  
2007



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