

# Havant Public Service Plaza - Workstyle

Property Services



**Location:**

Havant, Hampshire

**Client:**

Havant Borough Council,  
Hampshire County Council

**Value:** £9.7 million

**Completed:** August 2011

**Specialist teams:**

Architects, Interiors, Landscape & Structures: HCC Property Services  
M&E: Gary Jones Assoc Ltd  
QS: Cyril Sweet Ltd  
Contractor: Morgan Sindall

The brief was to take an existing tired 1970's building and create a flagship modern office in the centre of Havant. Co-locating all the Public services together into one building, HCC & Havant Borough Council collaborated to achieve a 40% extra occupational density within the existing envelope of office space.

This was achieved through adopting flexible ways of working and the principals of "Hampshire Work Styles" bringing different public services together, improving collaboration and cross departmental working and offering staff a variety of different workplaces within the building, and empowering them with the latest technology to provide a first class service to the public at a lower cost to the taxpayer.

Phase 1 of the refurbished and remodelled HBC headquarters opened in August 2011. The predominately cellular offices have been remodelled into a series of open plan spaces, accommodating an increased occupancy with added flexibility, allowing for future team reorganisation and changes in technology. The clients aspirations to adopt 'New Ways of Working' has been achieved with a greater choice of work settings and meeting areas, including: Quiet working booths, breakout zones, a drop-in facility and various sized meeting rooms. In addition there will be reduced running costs and improved sustainability.

The designers have ensured that the history of Havant's map making industry are not forgotten by injecting vibrant colourful topographic maps, both ancient and modern into the office interiors. These colourful highlights are picked up in the upholstery and manifestation at specific nodal points giving the Plaza its unique identity.

This project was delivered on time and under budget. It demonstrates what can be achieved collaboratively for a relatively modest investment. The designers and client bodies shared a common vision and this ambition has delivered transformational change to the public sector.

## Key Benefits

- A sustainable "green" building that will reduce the carbon footprint and running costs and revitalise the building for the 21st century.
- A welcoming, bright and colourful interior. Improved working conditions for staff and with some deft alterations to the exterior of the 1970s facade it is now difficult to perceive the old shell retained within.
- The new entrance area provides a contemporary double height public reception space with a cafeteria, intimate meeting spaces, "drop in" staff facilities and a central information point for the public.

“ *Flexible Smarter Working' policies along with a shared ethos of 'our space' not 'my space' have helped to build momentum for this transition to a more effective use of shared offices. The clean lines motivate the building users to maintain a clear desk and the refreshing, uncluttered design generates an intrinsic wish to remove personal clutter at the end of the working day and clever storage helps us to do that. We are delighted.* ”

Janet Rees, Corporate Director  
Havant Borough Council



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