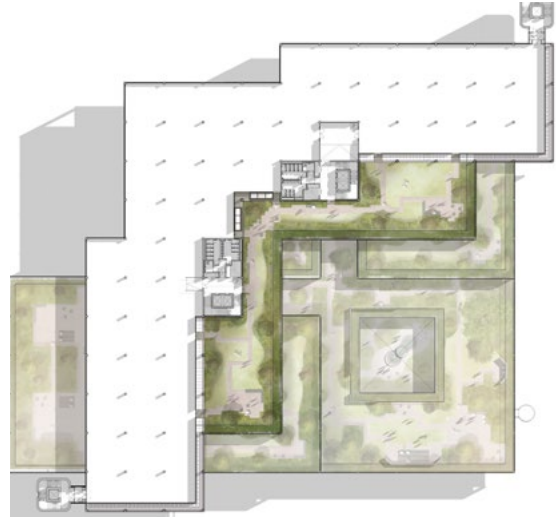
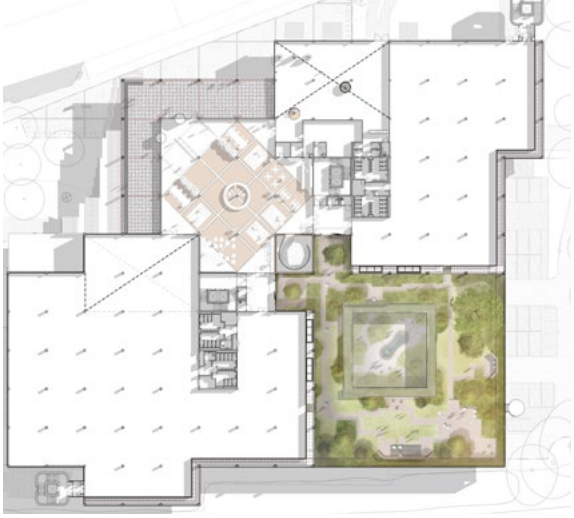




Twelve Architects & Masterplanners Plant, Basingstoke





“The project team has captured the original spirit of Plant and delivered an outstanding refurbishment. Plant is a unique building that we are all immensely proud of, and will serve the region for many more years to come. The building is now a perfect example of what occupiers require in terms of design aesthetic, environmental credentials and amenities and the proof is in how well it has been received by the leasing market.”



- Hugo Denee, Co-Founder of Longstock Capital



A heritage-led retrofit, focusing on the repair, refurbishment and regeneration of a Grade II listed office building and its gardens. A widely regarded exemplar of British modernism and commercial horticulture, Plant now begins its new life as a regional hub for growth, providing an environment for occupants and nature to thrive.

Formerly known as Mountbatten House, the building is considered to be one of the most important modern listed buildings in Britain. The building was originally designed in 1973 by Arup Associates, with pre-eminent garden designer, James Russell, to provide UK headquarters for paper manufacturers, Wiggins Teape. The vast, stepped complex comprises six levels of commercial workspace blanketed in tiered roof gardens and terraces. The gardens and building were both separately listed by English Heritage in 2015 for their design excellence and significance within British modernist architecture and horticulture.







Together with Studio Knight Stokoe, we worked closely with the client to refine and deliver the Planning and Listed Building consented RIBA Stage 3 design by Feilden Clegg Bradley Studios and Grant Associates. The new retrofit reinstates the building's original pioneering design intent: to blend nature, wellbeing and the workplace seamlessly. The project plays a key role in the economic development of Hampshire, offering over 19,515 sqm of Cat A and B multi-let office and amenity space. New facilities include a cafe, gym, shower and changing rooms, secure cycle storage, and a multi-purpose function space, incorporated to meet the needs of modern tenants.

Recent suspended ceilings and finishes were removed to reveal the distinctive coffered slab structure and cruciform columns, preserving the building's unique architectural character. The entrance and reception were redesigned and expanded to enhance the arrival experience and establish a stronger visual connection to the verdant refurbished gardens. Double-height spaces were formed to create a vertical connection between floors, enhancing the sense of openness and increasing natural daylight into the space. A striking helical staircase marks an impressive, welcoming entrance area for building users.





Plant aspires to achieve the highest sustainability ratings across BREEAM Outstanding and WELL Platinum certifications, pioneering a new commitment to the environment and occupant that sets a remarkable standard for future commercial workplace developments. The original curtain wall system has been carefully refurbished, improving the building's thermal performance and ensuring its longevity. The mechanical, electrical, and plumbing systems have been fully upgraded to enhance operational efficiency and future-proof the building, contributing to its BREEAM Outstanding certification.





A key driver of the project was to greatly improve access to the gardens and roof terraces, with new level access from all storeys allowing greater use and enjoyment of the much-loved and affectionately termed 'hanging gardens of Basingstoke'. The listed landscape has been adapted to be climate resilient and regenerative, with 22,500 new plants and 86 trees added to compliment those already on site. The existing hardscaping was restored, with every original paving element across all garden levels maintained. The revitalised gardens enhance biodiversity and create inclusive, engaging spaces for both occupants and visitors. Winding pathways and new seating areas invite exploration, offering opportunities for relaxation, socialisation, and quiet reflection.



As an extension to our scope of work, we were engaged to work on a Cat B tenant fit out, to create a new headquarters for the UK's leading provider of roadside assistance, the AA. The relocation marks a significant change in the AA's vision for the future, with a new modern environment to reflect their forward-thinking ethos and evolving workplace needs.



Their previous premises were oversized, underutilised and no longer fit for purpose. Responding to an evolutionary change in styles of working, the new space adopts an 'activity-based working' model which allows employees to have autonomy over the way they work. As employees continue to favour flexible, hybrid work schedules, the reasons for attending the office have become more focused on socialisation and collaboration. Our design provides a variety of alternative work environments to cater to a diverse range of needs and preferences.







The design features a range of flexible spaces, including open-plan offices, project pop-out areas, breakout space, to encourage opportunities for spontaneous interaction and collaborative working. Enclosed meeting rooms and private work pods offer options for those needing more privacy. An inviting, double-height reception area provides a welcoming arrival zone for visitors, with accents in the AA's signature yellow reinforcing their brand identity throughout the space. A feature staircase connects to a new mezzanine floor, with integrated timber steps providing an auditorium seating area for social gatherings, presentations and events.



The design for the main spaces explored the concept of 'blending the home into the office,' rooted in the Scandinavian philosophy of *hygge*. Characterised by neutral materials and gentle furnishings, the design focuses on wellbeing, comfort and cosiness, blending the comfort of the home with the productivity of the office. Drawing inspiration from biophilic design principles, the space incorporates natural timbers, warm hues and earthy tones.



Project Team

Plant

Client	Mactaggart Family & Partners
Developer	Longstock Capital
Architect (RIBA 4+)	Twelve Architects & Masterplanners
Principal Designer	Twelve Architects & Masterplanners
Architect (RIBA 0-3)	Feilden Clegg Bradley Studios
Landscape Architect (RIBA 5+)	Studio Knight Stokoe
Landscape Architect (RIBA 0-4)	Grant Associates
Structural/Civil Engineer	Whitby Wood
M&E Consultant	Skelly & Couch
Quantity Surveyor	Circle Development
Project Manager	Circle Development
Principal Contractor	C Field Construction
Main Contractor	C Field Construction
Facade Consultant	Montresor Partnership
Planning Consultant	Quod
Fire Engineer	OFR Consultants
H&S Advisor	David M. Eagle
Sustainability Consultant	Scotch Partners LLP
Reception Interior Designer	Page Architects
Facade Sub-Contractor	Structura
Photographer	Andy Stagg

AA Fit-Out

Client	Longstock Capital
Tenant	The AA
Architect	Twelve Architects & Masterplanners
Structural/Civil Engineer	Whitby Wood
M&E Consultant	Skelly & Couch
Quantity Surveyor	Circle Development
Project Manager	Circle Development
Sustainability Consultant	Scotch Partners LLP
Acoustic Consultant	Scotch Partners LLP
Principal Contractor	C Field Construction
Main Contractor	C Field Construction
Furniture Consultant	Sketch Studios
Planning Consultant	Quod
Fire Consultant	OFR Consultants
Photographer	Andrew Beasley



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