



Chiswick Park

London

The move here would make a fascinating business - sociological case study because it really did reinforce what you can do with the right working environment

Tim Richards, CEO & Founder, Vue Entertainment



Place
London, UK

Date
1999-

Client
Stanhope plc

Cost
£130 million

Gross Internal Area
185,000 m²

Site Area
13 hectares

Structural & Services Engineer
Arup

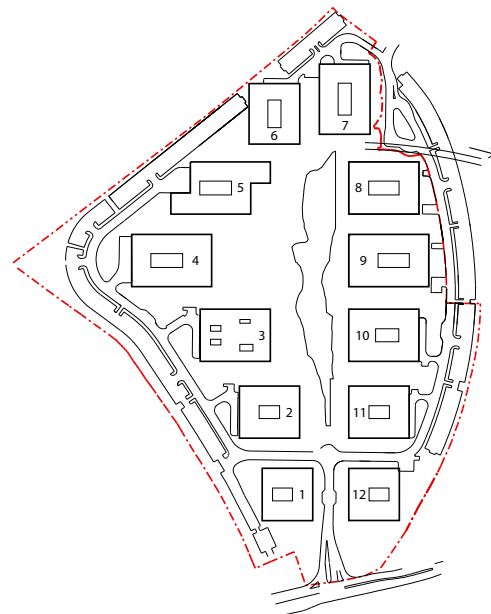
Quantity Surveyor
Davis Langdon/Mott Green & Wall

Civil Engineer
Laing O'Rourke

Façade Consultant
Josef Gartner

Main Contractor
Bovis Lend Lease

Landscape Architect
W8 Landscape Architects and Urban Planners/
Charles Funke Associates



Key Awards

2012, 2011, 2010, 2009, 2008, 2007
UK's 50 Best Workplaces

2007
UK's Healthiest Workplace: Yakult Healthy Workplace Awards

2006
OAS (Office Agents Society) Best Speculative Building Outside Central London: Building 5

2003
RIBA Award

2002
Civic Trust Award

Chiswick Park is a business park located within an existing built-up area on the site of an old bus depot. It is largely dependent on public transport with 75 per cent of those working there arrive either on foot, by bicycle, bus or train.

The spectacular parkland forming the heart of the site is public space and includes an open-air performance area, a lake and nature reserve. The site is located off Chiswick High Road in West London, close to Gunnersbury Underground Station. The award winning project offers 185,000m² of office space spread across 12 buildings, including a restaurant and bar. Within each building, provision is made for car parking and plant.

The buildings at Chiswick are standardised, using off-site construction technology, securing economies of time and cost. The project reflects the conviction of developer Stanhope that high quality can be achieved using standardised components and construction management procurement. The aim was to produce a development

that is highly distinctive yet buildable within commercial constraints.

The office buildings contain highly flexible space that can be configured in open plan or cellular form. The clarity of the building plan – a central core surrounded by uninterrupted 18 m-deep office plates – is assisted by the use of external escape stairs which contribute to the scheme's distinctive identity. The central atria provide views out to the landscaped park and bring light into the heart of each building. The energy strategy is designed for economy and environmental responsibility – fixed external aluminium louvres and retractable external fabric blinds (activated by light sensors) together shade 90 per cent of the buildings' surfaces. This significant reduction of solar gain makes possible the use of a displacement ventilation system – Chiswick Park's energy efficiency results in low running costs in the long term.