

IQ Winnersh, Reading

This competition-winning masterplan creates a new generation of business park architecture and placemaking landscape design. The masterplan comprises a crescent of pavilion office buildings sited in an area of high-quality public realm and supported by leisure facilities, a hotel, retail spaces and cafés. These efficient, modern offices are raised on a landscaped podium (concealing the car park underneath) which promotes pedestrian movement and connection to public transport via a new sculptural bridge.

Client
SEGRO

Services
Masterplanning
Architecture

Size
344,000ft²

Residing in one of the UK's best-established business parks, Winnersh Triangle, these contemporary workplace buildings form a gateway to the wider estate and provide a high-quality, flexible and efficient workspace that incorporates innovative and sustainable solutions. The landmark development contributes to the transformation of the former industrial site into a balanced, mixed-use environment which will provide four Grade A high-quality office buildings alongside a hotel and retail block.



The project has been split into two phases; Phase 1A provided a vibrant core comprising of two office buildings, shops, leisure facilities, a hotel, café and bar around a public square and landscaped gardens. Phase 1B, once built, will provide the two remaining office buildings and a multistorey car park.

The workplace buildings are primarily orthogonal crystal boxes comprising of fully glazed cladding panels to the elevations with strong articulation given by the brise soleil elements maximising the admittance of natural daylight into the buildings. To the west, the offices profile responds to the curve of the site boundary and provides a consistent architectural elevation to the perimeter of the entire phase.

The sustainable design of the workplace buildings benefit from controlled solar gain and passive features making use of chilled beams for cooling. Renewable energy is utilised in the form of ground-source cooling, resulting in a very low CO₂ footprint. Externally, the podium is effectively a huge green roof which reduces water run-off rates by over 50% compared to previously. An extensive wildflower meadow around the development increases biodiversity throughout the site. Phase 1A achieved a BREEAM rating of 'Very Good' and an EPC Rating of B.

