

HM Treasury and HM Revenue and Customs Whitehall, London SW1, United Kingdom



Project

The refurbishment of the headquarters of HM Treasury and HM Revenue and Customs

Location

London, UK

Commencement on site

Phase 1 July 2000

Phase 2 January 2003

Completion year

Phase 1 August 2002

Phase 2 November 2004

Client

Exchequer Partnership plc

Project partners

Architect: Sir Norman Foster & Partners

Client Project Manager: GTMS

Quantity Surveyor: Hanscomb

Structure/Civil Engineer: Waterman

Partnership

M&E, Services Engineer: Jaros Baum &

Bolles (Phase 1), Waterman and Gore

(Phase 2)

Heritage Architect: Fielden and Mawson

Value

£262 million

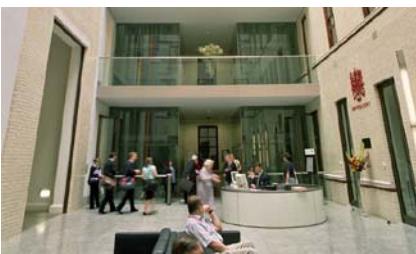
Bovis Lend Lease role

Two Stage Design and Build Lump Sum

PPP/PFI

Highlights

- Sensitive restoration of famous listed buildings
- Usable workspace increased by 40 per cent
- Both phases on time and on budget



Main Awards



Winner of the best design project in the 2003

Public Private Finance Awards

BREEAM Excellent rating

Finalist of Prime Minister Better Public

Buildings Award 2003

British Construction Industry Award 2003

The refurbishment of Government Offices Great George Street – now the headquarters of HM Treasury and HM Revenue and Customs – involved radical but sensitive remodelling of a 100-year-old Grade II* listed building to provide modern workspace for 3,000 civil servants.

This historic London landmark was badly in need of modernisation to make it fit for its purpose in the 21st century. The Government's answer was to offer it as a two-phase Private Finance Initiative (PFI) project. Exchequer Partnership, a PFI consortium that included Bovis Lend Lease, won the first phase, with a construction value of £114 million, and the second, two years later, valued at a further £148 million.

Design Challenges and Innovation

As a PFI project, the contract was let on a design and build basis, with Bovis Lend Lease entirely responsible for the massive scope of works needed to transform the Victorian era corridors and cellular offices into modern open plan accommodation, while staying true to the architectural heritage of the original building. All this had to be done under the watchful eyes of English Heritage and Westminster City Council.

Construction Challenges and Innovation

Structural works included the removal of 16 miles of corridor and inter-office walls and demolition of a massive reinforced concrete blast slab protecting the underground cellars that were used as the Cabinet War Rooms during World War 2. All 1,750 of the original wood framed windows were removed, refurbished, fitted with laminated glass and then reinstalled.

Around 40 per cent of new work space was created by opening up the building and installing translucent ETFE ceilings over eight light wells, turning them into breakout areas, library, kitchen, fitness and training rooms and an auditorium. A previously unused courtyard now forms a 1,000 square metre garden and a new floor of office space was added at roof level without altering the actual exterior appearance of the building.

Client Feedback

"Quality accommodation is essential to quality services. This project has delivered what the Treasury has needed for many years – an efficient, modern work space that will enable us to improve further the services we provide".

**Former Treasury Permanent Secretary,
Sir Andrew Turnbull**