

Treasury Building (PFI) Whitehall, London SW1, United Kingdom



Client

Exchequer Partnership plc
Phase 1: Stanhope/Chestertons/Bovis Lend Lease for West Building
Phase 2: Stanhope/Bovis Lend Lease – East Building

Value

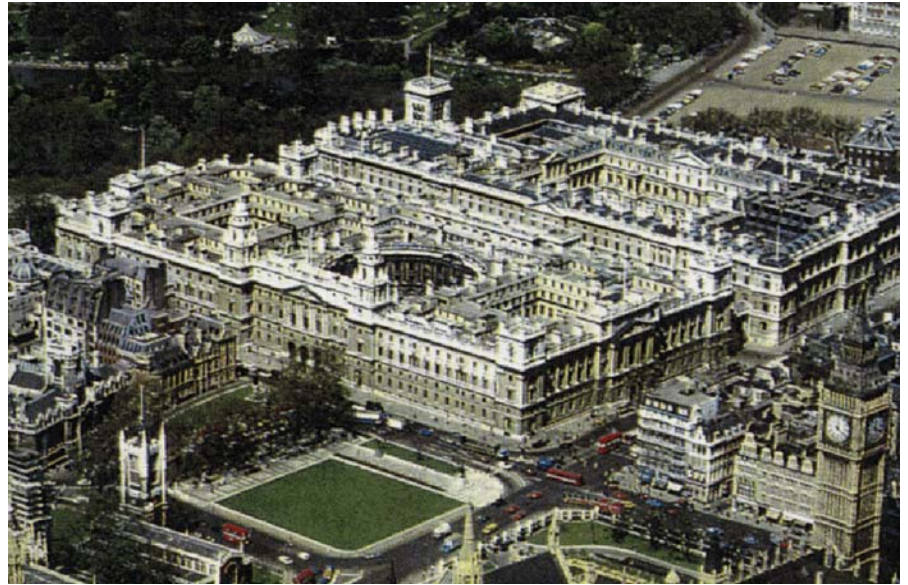
€171 million / £114 million (West building)
€222 million / £148 million (East building)

Area

Phase 1: 46,500 m² (West building)
Phase 2: 46,000 m² (East building)

Schedule

Construction Phase 1: Jul 2000 – Aug 2002
Construction Phase 2: Jan 2003 – Nov 2004
Operational Phase 1: Jul 2002 – Aug 2037
Operational Phase 2: Jan 2005 – Aug 2037



Contract Type

PFI, Design & Build

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

Facilities Management

Phase 1 – Vita Lend Lease (35 Years)
Phase 2 – Vita Lend Lease (32.5 Years)

Main Awards

- Winner of the best design project in the 2003 Public Private Finance Awards
- BREEAM "excellent" rating
- National & London British Council for Offices Award 2003
- Finalist of Prime Minister Better Public Buildings Award 2003
- British Construction Industry Award 2003

This project was the refurbishment and reconstruction of the historic Grade II listed Treasury Building, which sits at the southern end of Whitehall, its Portland stone walls forming the entire north side of Great George Street.

Government Office Great George Street (GOGGS) was built in 2 phases (East and West) at the turn of the 20th century with a 10-year gap between the two. Up to six floors of offices surround a square courtyard, with a further three basement levels below.

By ripping out walls and bringing existing lightwells into use, Bovis Lend Lease created an extra 25% of space within the West Building for approximately 1,300 Treasury staff. Offices around the outside were kept intact, but from there to the courtyard, everything was opened up.



Before work started the building was a maze of corridors and small enclosed spaces. The new scheme makes circulation easier, also turning a previously unused courtyard into a 1,000 m² garden, to create a "focal point".

All services were replaced, and lightwells – clad in traditional white glazed brick which original offered little light – were roofed over with lightweight ETFE, to turn them into usable space for facilities – including a library, kitchen, fitness rooms, training rooms and auditorium.

One large lightwell at the west end of the building has been incorporated into a new full-height entrance and reception area, with four glass lifts.

Another feature of the Treasury building is a concrete slab between 1.75m and 3.5m thick, which was installed beneath the ground floor slab when WWII broke out. The high-strength feature was designed to withstand a bomb attack and this allowed the government to relocate to the basement and sub-basement levels for the duration of the War.

One third of the area beneath the slab is now occupied by the Cabinet War Rooms museum.



The refurbishment of the second phase of the Treasury redevelopment, the East Building, began in January 2003 and the building now houses an additional 1575 Custom & Excise and Inland Revenue staff.

Vita Lend Lease is now responsible for Hard FM services for both phases.