

HM Treasury

Whitehall, London, United Kingdom

Client

Exchequer Partnership plc
(Stanhope/Chestertons/Bovis Lend Lease)

Value

£112 million

Area

Phase 1: 46,500 sq m (West building)

Schedule

Phase 1: July 2000 – August 2002

Contract Type

Private Finance Initiative; design and 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

Heritage Architect

Fielden and Mawson



This project comprised 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 two 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 removing walls and bringing existing light wells into use, Bovis Lend Lease created an extra 40% of space within the west half of the building for 1,100 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 1,000m² garden creating a "focal point".

All services were replaced, and light wells – clad in traditional white glazed brick that originally offered little light – were roofed over with lightweight ETFE, transforming them into usable space for facilities including a library, kitchen, fitness rooms, training rooms and auditoria.

One large light well 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, which will benefit from additional space once the reorganisation of the basement levels is complete.

