

Empress State Building

West London, United Kingdom



Empress State Building is a West London landmark. Constructed in the 1960s, it ranks among the 20 tallest buildings in Britain and is now undergoing a £76 million refurbishment and upgrade, managed by Bovis Lend Lease for its client Land Securities.

Transforming the 100 metre tall office tower presents many challenges. Constructed in a Y shape, the building's top three floors are being entirely rebuilt, including the installation of a revolving bar on the 30th floor and construction of a circular two-storey podium around the base level, together with a separate piazza to accommodate a restaurant and fitness centre.

The complexity of the project, and the many trade contractors involved, coupled with the client's desire to achieve a rapid completion, makes construction management the ideal procurement route. By bringing Bovis Lend Lease on board at an early stage the project team was able to implement critical decisions on design and programming to ensure certainty on costs and programme delivery.

