

Bow Bells House

London UK

Completion

2007

Client

Stanhope

Value

GBP 55 million

Role

- Two Stage Design and Build Lump Sum

Highlights

- Value engineering saves £1 million.

Demolition and re-build of an 8-storey commercial office block in the City of London. Successful build was made possible by ideas which saved £1 million, use of a specialist piling rig and consideration of the neighbours including the Grade 1 listed St Mary le Bow Church.

Design Challenges and Innovation

Working closely with David Walker Architects and trade contractors in the design phase, we were able to improve cost, program, safety and quality issues during the build.

Two of the larger design developments provided savings on cost and time as well as the safety benefits associated with pre-fabrication off-site:

- Using pre-cast Portland stone cladding instead of hand-set stone, we worked with specialists, Techcrete, to ensure the look of hand-set stone with the benefits of the pre-cast solution
- Using a pre-fabricated plant room saved four weeks (contractor: John Ellisons).

Construction Challenges and Innovation

After demolition of the original concrete framed building, 400 piles remained. These were not strong enough for the heavier column loads of the new steel frame so, working with Stent, we used a Bauer rig to bore through these piles for the new build.

Leadership in Sustainability

The facade is triple skinned with blinds linked to the building management system to automatically manage shading.



Leadership in Safety

The site team pioneered a wireless safety alarm system developed in conjunction with Siemens. In addition to the usual fire alarm, this enabled emergency requests for nurse assistance from any floor.

Relationships

When your neighbours include a church, residents and offices, you sometimes find that everyone wants a quiet period at different times. The extensive neighbourhood liaison program was crucial. It included a project website, emails, coffee mornings, stringent scheduling of noisy works and face to face meetings.

Negotiating trade contractor relationships, we were able to ensure collaboration and competitive pricing.

As part of the collaborative team structure, Bovis Lend Lease people were paired with members of the architectural team to ensure design issues were tabled with the architect and to eliminate design changes during construction.

Awards

- Considerate Constructors Silver Award

Primary Service

Two Stage Design and Build Lump Sum

Primary Sector

Commercial office.