

# St James Court Hotel

London UK

Completion

2000

Client

TAJ International Ltd

Value

5 million GBP

Role

- Management contracting.

Highlights

- Hotel remained open throughout.



This traditional five-star hotel in London's Buckingham Gate was refurbished while the hotel remained occupied by guests.

We constructed temporary entrances, reception and a bar to avoid disruption to guests during the refurbishment.

Works included the refurbishment of three restaurants, 83 apartments, a business centre, a health suite as well as front and back of house modernisation.

## Construction Challenges and Innovation

As the hotel remained in occupation throughout the works, noise and dust were the main challenges. Bovis Lend Lease maximised progress by using acoustic screens and quieter methods of construction. Where possible, goods were assembled off site to avoid dust and noise intrusion at the hotel.

The phasing of the project was a key challenge as maintaining income for the hotel throughout the refurbishment was business critical. We isolated small areas to keep key services live. The bedrooms were refurbished on a rolling basis to ensure that the majority could be occupied by hotel guests at any given time.

## Primary Service

Management contracting

## Primary Sector

Hotel.