

Hotel

One Aldwych - London, United Kingdom

Client

Shapal Holdings Ltd

Value

£20.5 million

Area

105,000 sq ft
9,754 sq m

Start

June 1996

Completion

June 1998

Duration

103 weeks

Assignment

Management Contract

Architect

Jestico & Whiles

Interior Designers

Fox Linton Associates

Structural/Services Engineer

Cundall Johnston & Partners

Quantity Surveyor

Gleeds



Through previous hotel experience and the knowledge of the team, Bovis Lend Lease completed the conversion of a Grade II listed building into a distinctive five star luxury hotel.

The conversion involved careful planning considerations, particularly complex temporary works to remove and reinstate substructure floors, together with the breaking out of bank vaults and basement excavation to create additional space underground for leisure and plant facilities. Front-of-house areas of the project include a spacious lobby, two restaurants, a coffee bar, a presentation cinema and private dining/conference facilities.

The full conversion retains the historical aspects of the building whilst fulfilling guest requirements of comfort and convenience. The bedrooms, which

occupy the six upper floors, are individually designed to reflect the fabric and profile of the building, fully air-conditioned, with modern links and ISDN sockets, 110-volt power, TV screens in bathrooms, together with individual telephone and fax lines. Extremely high acoustic specification gives the guests the desired comfort, as the rooms are exceptionally quiet and protected from the busy London main road noise.

Bovis Lend Lease is one of the few companies able to offer the necessary management skills to enable phased hand over of public and back of house areas, so as to allow guests partial occupation, with safety maintained and disruption minimised. This provided the operators with early revenue generation.

