

## case study



### EMPRESS STATE BUILDING London, SW6

**Client**  
Land Securities Group PLC

**Building Type**  
Multi-storey office block

**Project Services**  
Energy Performance Certificates for whole site.



### Brief

L'atelier were instructed by our client to produce Energy Performance Certificates for the 57,000 square metres of office space, as well as two ancillary buildings on site.

### Project Description

The Empress State Building (ESB) was originally completed in 1961 and was designed by Stone, Toms & Partners specifically for the Admiralty. The unique appearance was designed to resemble the bow of a warship from any angle.

It was substantially refurbished in 2001-2003 by Wilkinson Eyre architects who added 3 extra floors to the existing 28 including a revolving restaurant on the top floor. This added an extra 17.3 metres to the original 100 metre structure as well as an additional 5 metre glazed wall to the South face that incorporated solar shading for the comfort of the occupants.

For such a large building the resulting Asset Rating was quite impressive & largely due to the refurbishment works completed 5 years previously. The external curtain wall facade was substantially upgraded along with the glazing, heating, cooling and lighting systems, as part of a "back to shell" refurbishment of the complete building, the cost of which was in the region of £80 million.

The ESB became a RIBA Award winner in 2004.

*"L'atelier's attitude and commitment to produce the best possible EPC rating has meant Land Securities receive an accurate reflection of the energy efficiency of each building within its portfolio on which to base investment decisions."*

Michael Jefferson- Energy Manager, Land Securities

