



TROX[®] TECHNIK

Project Reference



Project: Empress State

image courtesy of Edmund Sumner

Empress State

Project:	Empress State
Location	London, SW5
Product:	Multi-Service Chilled Beams
Quantity:	6,600 metres
Value:	€4,500,000
Installation Programme:	July 02 - March 03

Empress State is a 415,000 sq ft office development for Land Securities which has been comprehensively refurbished to provide state of the art business accommodation for future Landflex customers. It was constructed in 1959 as a hotel, but before completion had a change of use to offices when it was occupied by the MOD, NATO and the secret service.

The low slab to soffit height of 2.8m was a key driver in the selection of the MSCB system.

An integrated MSCB providing cooling, ventilation, lighting, fire alarms and sprinkler distribution was specifically developed for the general office areas of the building. The collaborative design involved the client - Land Securities, architect - Wilkinson Eyre, services consultants - MG Partnership and BWS, and main contractor Bovis Lend Lease.

Sixty unique beam types are achieved through using a range of services, active lengths and differing face lengths between 3.85m & 4.9m.

The Cooling output is 400W/m, equating to ~100W/m² on the south façade.

“To demolish and re-build (Empress State) would have extended the programme by 2 years with lost revenue in the order of £24 million.”

– John Anderson
Development Director, Land Securities

“Multi Service Chilled Beams maximised the existing floor to ceiling height, creating an optimised volume for the end user.”

– Ed Holloway
Architect, Wilkinson Eyre

