



WILLMOTT DIXON INTERIORS

EVERYTHING COMPLETED WITH PRIDE

HOTEL SECTOR



EVERYTHING COMPLETED WITH PRIDE

WHY US

Here at Willmott Dixon Interiors we truly care about a lot of things. We truly care about relationships, and see partnerships as central to our future success. We truly care that our projects are sustainable, and we employ the best in the business to make sure they are. We truly care about our processes, as they ensure we meet every project on time and on point. At Willmott Dixon Interiors we call this Everything completed with Pride.

With a diverse and wide ranging mix of expertise and experience, we deliver projects across the Commercial, Hotel, Leisure, Retail, HEFE and Health sectors nationwide. No matter the scope or scale of the project, our people are the best in the business and have the specialist knowledge required to rise to any project challenges that may come their way. From **structural refurbishments**, to **heritage buildings**, or **projects below £2million**, we have the right people to deliver a project we can all feel truly proud of.

Part of one of the largest privately-owned construction and property development company's in the UK, with a strong covenant, a substantial balance sheet and successful trading history. Our strong family values, commitment to sustainable development and unique experience makes us the first choice for clients and consultant teams throughout the UK with a non-adversarial approach throughout our business.



EVERYTHING COMPLETED WITH **PRIDE** & PEOPLE

OUR PEOPLE

It's reassuring to know that behind every project undertaken by Willmott Dixon Interiors are highly experienced individuals, handpicked for their track records and can-do approach. As your prime contact, we have the knowledge and expertise to secure success, without compromise.

We build strong partnerships by providing easy access to our sector specialists. We are happy to take the lead, or be guided by you, and always put your needs first.

Our experience and expertise not only ensures outstanding results, it also means working with Willmott Dixon Interiors is an enjoyable, stress-free process for all.

We bring a proven track record of delivering high quality hotel fit-outs and refurbishments in complex and challenging environments that create better buildings for customers and valued environments for those that use them. From extremely fast paced fit-out works to complex structural refurbishments we are confident in our delivery ability. Knowing market trends and understanding delivery nuances supports our customer's project needs. We believe in collaborative working with all members of the project team ensuring a successful partnership is formed. We are happy to take the lead, or be guided by you, and always put your needs first.



OUR CUSTOMERS

nhow
elevate your stay

Imperial College
London

 CITY UNIVERSITY
LONDON

NetworkRail

 **University of Brighton**

 **METROPOLITAN
POLICE**

 **Department
of Health**

 **CORPORATION
OF LONDON**

THE
**NATIONAL
GALLERY**

 **BARCLAYS**

US
UNIVERSITY
OF SUSSEX

RALPH LAUREN

**DESIGN
MUSEUM**

 **Legal &
General**

 **HOUSES OF PARLIAMENT**

 **Lambeth**

 **Travelodge**

 **Department
for Work &
Pensions**

 **ENGLAND
RUGBY**

 **STARWOOD
CAPITAL GROUP**

 **Department
for Education**

 **Virgin
active**

 **Coventry
University**

NHOW HOTEL CITY ROAD, LONDON

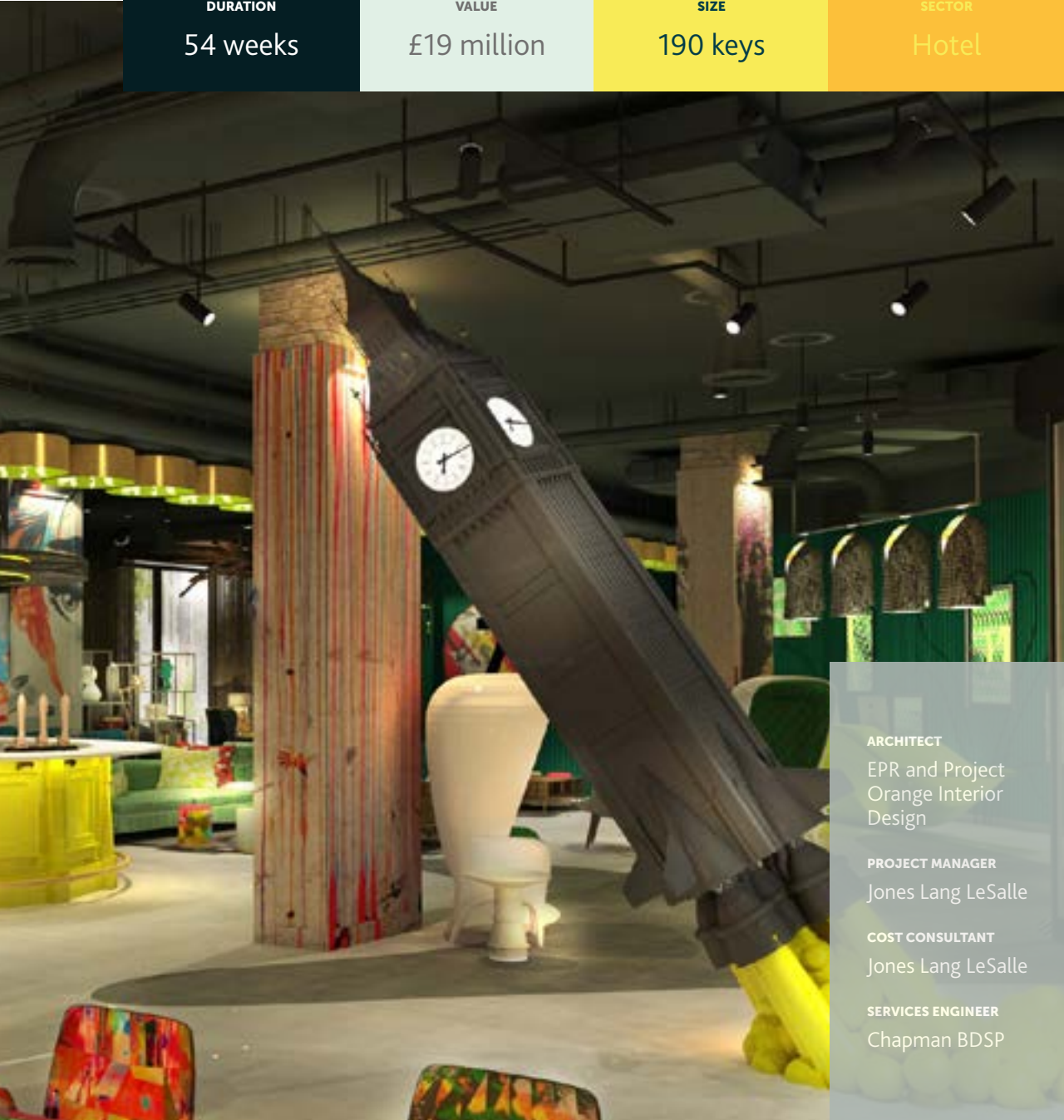
BUILDING CONVERSION TO CREATE THE UK’S FIRST NHOW 190 ROOM HOTEL

DURATION
54 weeks

VALUE
£19 million

SIZE
190 keys

SECTOR
Hotel



ARCHITECT
EPR and Project
Orange Interior
Design

PROJECT MANAGER
Jones Lang LeSalle

COST CONSULTANT
Jones Lang LeSalle

SERVICES ENGINEER
Chapman BDSP

PROJECT STORY

Building on our track-record as a market leader for hotel fit out and conversions, we were extremely proud to be appointed for a £19m contract to create the UK’s first Nhow hotel. The project involved converting the nine storey building into a 190 room hotel, including a restaurant, bar, gym and meeting rooms.

PROJECT CHALLENGES:

- Creation of a new unique, 102,310 sq ft hotel which encompasses the concept of ‘Bru-Tech’
- Creation of new restaurant, bar, gym and meeting room facilities
- BREEAM Excellent Targeted



PAGE HOTEL ST MARTINS PLACE, LONDON

CONVERTING AN EXISTING OFFICE BUILDING INTO A NEW 136 KEY BOUTIQUE HOTEL

DURATION
64 weeks

VALUE
£23.1 million

SIZE
136 keys

SECTOR
Hotel



ARCHITECT
EPR

PROJECT MANAGER
CBRE

COST CONSULTANT
Emmaus
Consulting

SERVICES ENGINEER
Clancy Consulting

PROJECT STORY

Playing into our strengths across the hotel sector, the scheme was a change of use, converting the existing building from an office block to a high-end hotel comprising of 136 rooms. This included a five storey refurbishment, complete with a fifth floor restaurant and the creation of a new floor to house a rooftop bar.

PROJECT CHALLENGES:

- Conversion of existing office buildings to a new high-end boutique hotel
- Creation of new floor for a rooftop bar and restaurant facilities
- Creation of four retail units at basement and ground floor level
- New windows and major alterations throughout the building to change the use from office to 35,628 sq ft hotel
- Retaining an existing Post Office throughout the works



STARWOOD CAPITAL WARWICK ROAD, LONDON

REFURBISHMENT AND ALTERATIONS OF AN EXISTING BUILDING TO
CREATE A 307 ROOM APARTHOTEL

DURATION

99 weeks

VALUE

£26.8 million

SIZE

307 keys

SECTOR

Hotel

PROJECT STORY

Thanks to our expertise across a mix of sectors, we undertook extensive works comprising of alterations to an existing building in Earls Court London, in order to accommodate a mix of aparthotel and residential units split over ten floors. Our works included minor internal alterations to the layout of the ground floor and basement levels, including a front and back of house for the aparthotel and ancillary facilities. Completion of the upper floors and the erection of a new physical link at the tenth floor level allowed internal circulation between the residential units and the lift core. The works were undertaken in phases to allow some floors to remain in use during construction.

PROJECT OUTCOMES:

- Completed 167,378 sq ft over 10 floors refurbished to a tight programme
- Successful project completion whilst Tesco store in use 24 hours requiring close liaison and communication
- Project bounded by a mainline railway with coach parking

ARCHITECT
EPR

PROJECT MANAGER
MHBC

COST CONSULTANT
Cummings

SERVICES ENGINEER
Fairhurst



STARWOOD CAPITAL LONG LANE, LONDON

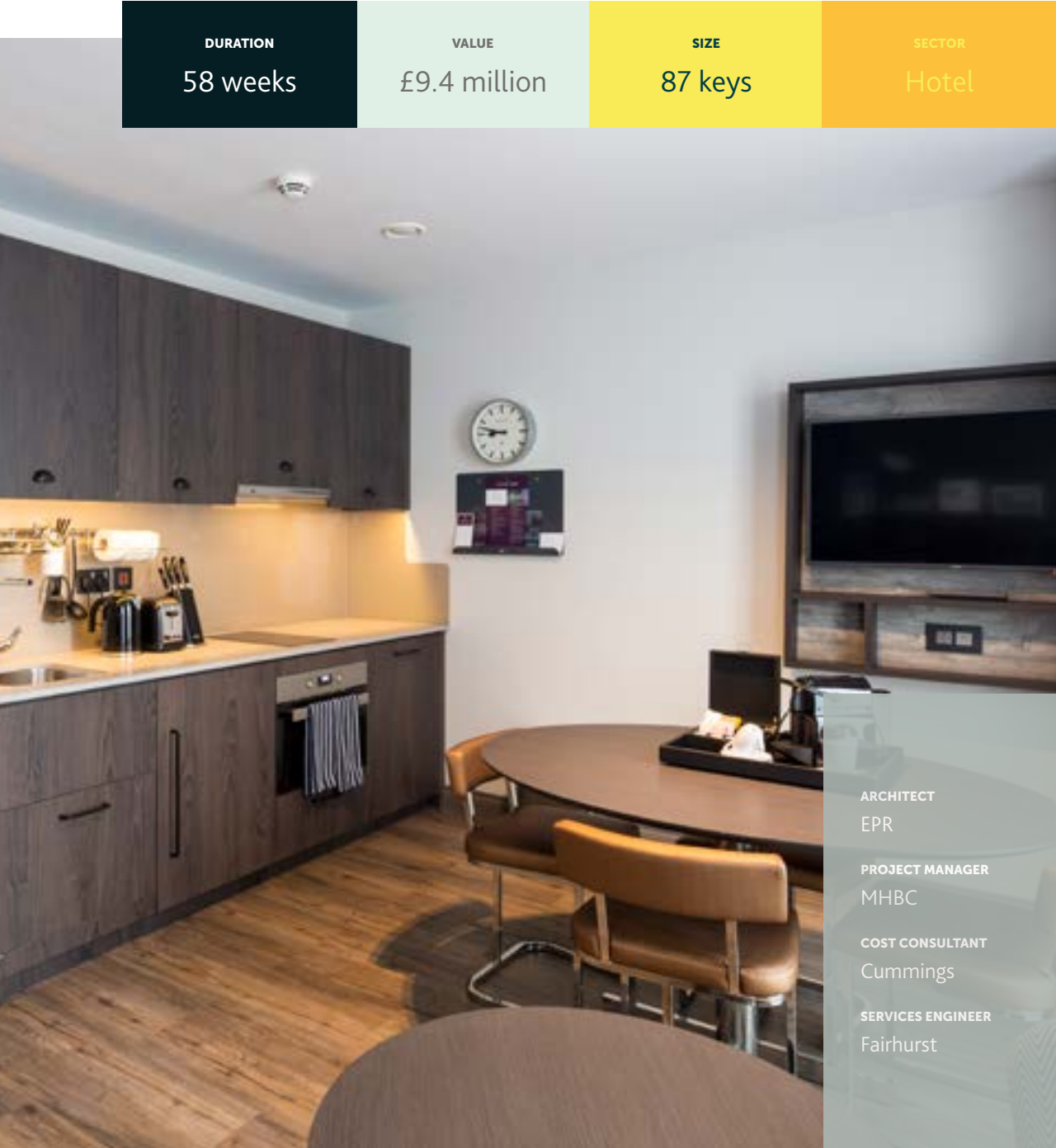
REFURBISHMENT OF AN EXISTING BUILDING TO CREATE AN 87 ROOM APARTHOTEL

DURATION
58 weeks

VALUE
£9.4 million

SIZE
87 keys

SECTOR
Hotel



ARCHITECT
EPR

PROJECT MANAGER
MHBC

COST CONSULTANT
Cummings

SERVICES ENGINEER
Fairhurst

PROJECT STORY

This project comprised alterations and refurbishment of the existing five storey building into an aparthotel. The works included internal modifications to the layout of the ground floor and basement to provide improved front and back of house facilities and some commercial floor space. In addition there was also a minor reconfiguration of the upper floors and associated works.

PROJECT OUTCOMES:

- Completed 43,055 sq ft over 5 floors refurbished to a tight programme
- Residential and commercial surroundings



STARWOOD CAPITAL BERMONDSEY, LONDON

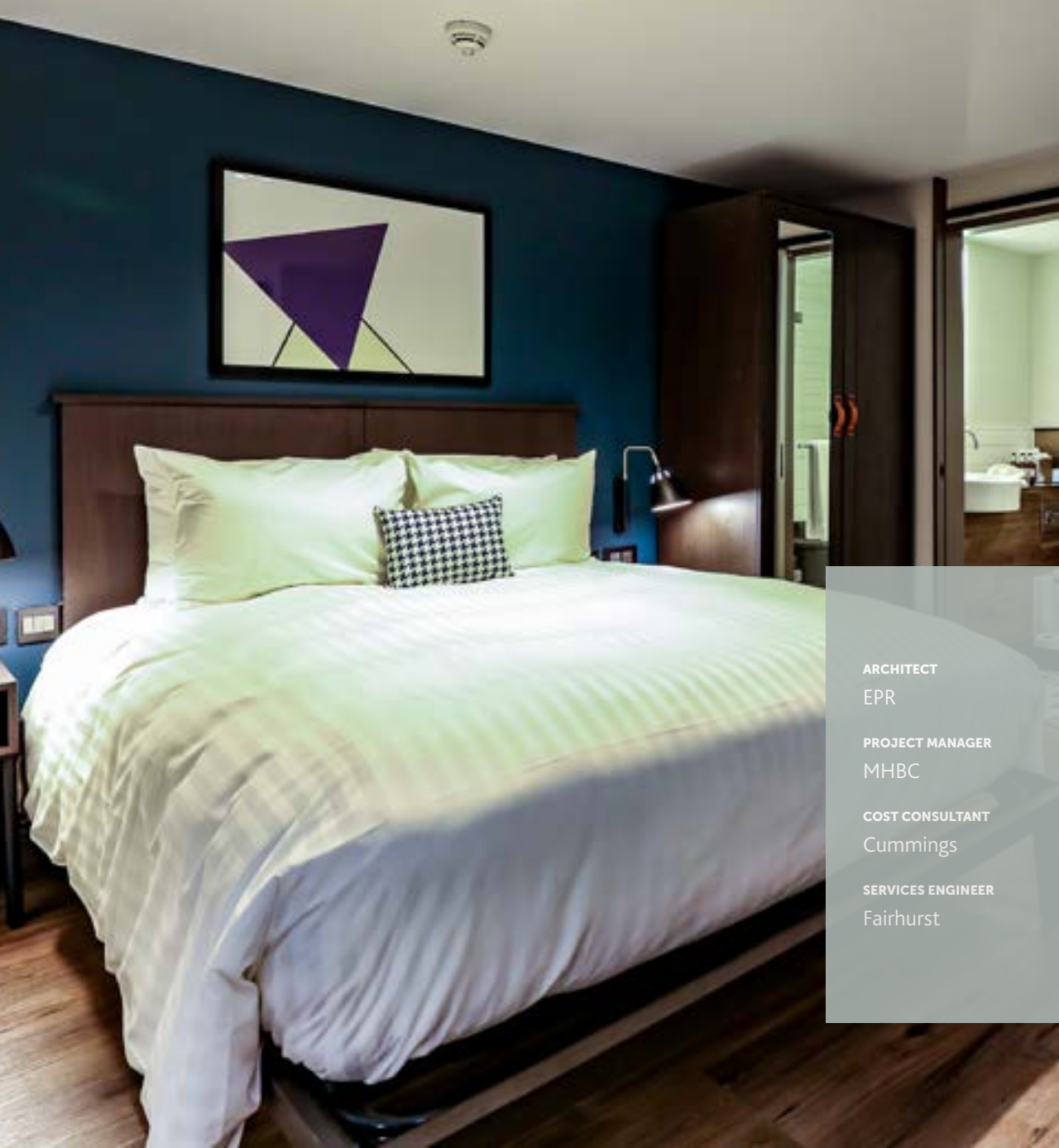
REFURBISHMENT AND ALTERATIONS OF AN EXISTING BUILDING TO
CREATE AN 101 ROOM APARTHOTEL

DURATION
64 weeks

VALUE
£12.6 million

SIZE
101 keys

SECTOR
Hotel



ARCHITECT
EPR

PROJECT MANAGER
MHBC

COST CONSULTANT
Cummings

SERVICES ENGINEER
Fairhurst

PROJECT STORY

The project comprised alterations and refurbishment of the existing 6 storey office building into a new aparthotel, including new windows, a reception area and a residents' lounge with an ancillary cafe located on the ground floor, together with a restaurant and commercial unit. Works included minor internal alterations to the layout of the ground floor and basement levels to provide improved aparthotel and back of house and ancillary gym/ fitness facilities. Works were also carried out to bring the premises in line with the planning and statutory approvals already in place.

PROJECT OUTCOMES:

- Completed 43,005 sq ft over 6 floors to a tight programme
- Residential and commercial buildings on all sides



CAMBRIDGE CITY HOTEL CAMBRIDGE

FULL REFURBISHMENT OF THE 197 HOTEL'S GUESTROOMS & COMMON CORRIDORS

DURATION
37 weeks

VALUE
£5.3 million

SIZE
197 keys

SECTOR
Hotel

PROJECT STORY

The phased works, whilst in occupation included the strip-out and refurbishment of each guest room, the upgrade of all M&E, new case goods, wall linings, FF&E and a complete refresh of the bathrooms. In addition to the hotel rooms, we redecorated the lobby and hallway spaces throughout, giving the hotel a fully refurbished feel and enhanced customer experience. We are thrilled to have succeeded in delivering across our customer's quality, budget and programme requirements. The Cambridge City Hotel now have an offering that stands out amongst its competition and we were extremely proud that the works were carried out under a 'Design and Build' contract in just 37 weeks.

PROJECT OUTCOMES:

- Delivery of high quality finishes to 4*+ standard
- Phased project in occupation
- Successful liaison with hotel management to manage restricted working conditions
- Delivered within time and budget restraints

ARCHITECT

Bevis Design Architects

PROJECT MANAGER

Jones Lang LeSalle

COST CONSULTANT

Jones Lang LeSalle

SERVICES ENGINEER

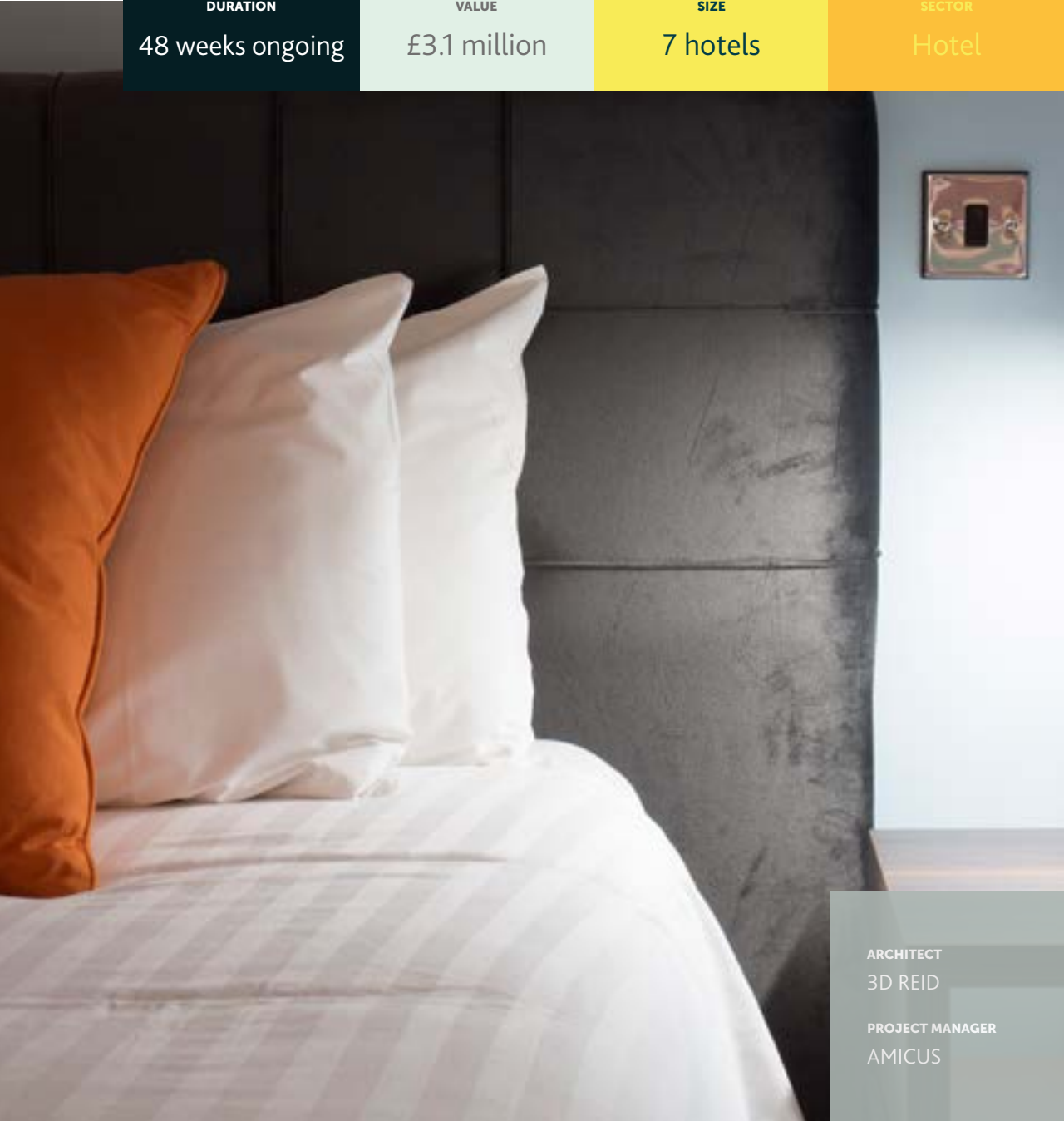
Building Service Design



VILLAGE HOTELS NATIONWIDE

INTERNAL UPLIFT OF SEVEN HOTELS WITHIN THE VILLAGE URBAN RESORTS PORTFOLIO

DURATION	VALUE	SIZE	SECTOR
48 weeks ongoing	£3.1 million	7 hotels	Hotel



ARCHITECT
3D REID

PROJECT MANAGER
AMICUS

PROJECT STORY

We are proud to have carried out the internal uplift of seven hotels within the Village Urban Resorts portfolio on a roll out programme. The phased works included upgrades to all bedrooms of soft and full refurbishments. Works also entailed the removal of floor coverings, wall fixed items, shower fittings in bathrooms, followed by the replacement of shower fittings, installation of new walls, floor and ceiling finishes throughout, replacement wall socket covers, new panel radiators and wall mounted TV. We also installed new entrance doorsets, frames and ironmongery, new desks and FF&E. The project required a great deal of collaboration between our team, our customers and our supply chain due to the fact the hotel was in occupation throughout the works, with only 15 bedrooms being 'offline' at any one time.

PROJECT OUTCOMES

- All works carried out within live hotel environments
- 1 year programme
- Only 15 rooms offline at once
- Successful close liaison with hotel management



TRAVELODGE WELWYN GARDEN CITY

CONVERSION OF AN OFFICE BUILDING TO A 79 BEDROOM HOTEL

DURATION
18 weeks

VALUE
£5.4 million

SIZE
79 keys

SECTOR
Hotel

PROJECT STORY

Partnering with our established customer Travelodge, we delivered the refurbishment of the common areas and office space, the relocation of existing office tenants and the installation of replacement mechanical and electrical systems. The structural element of the project included the construction of a lightweight extension to infill the horseshoe shaped building. The office and retail tenants remained in occupation throughout the works, so extensive liaison and collaboration was required.

PROJECT OUTCOMES:

- Installation of replacement mechanical and electrical systems
- Construction of a lightweight extension to infill the horseshoe shaped building
- Completed 38,750 sq ft within live environment

ARCHITECT

Ratcliffe Grove Partnership

PROJECT MANAGER

Rougemont Property Consultants

COST CONSULTANT

Randal Simmonds

SERVICES ENGINEER

GDM Partnership



TRAVELODGE FARRINGDON, LONDON

UPGRADE OF THE BAR, CAFÉ AND 219 HOTEL ROOMS

DURATION
25 weeks

VALUE
£3.9 million

SIZE
219 keys

SECTOR
Hotel

PROJECT STORY

Following a successful five year Framework agreement for a National Refresh Programme, we were proud to be appointed by Travelodge to upgrade their Farringdon hotel. The works comprised the refurbishment of all 219 bedrooms and bathrooms, encompassing a strip out of the existing wet heating system to rooms and corridors, replacing with comfort cooling units. We also upgraded the mechanical and electrical installations, installed new windows to the rooms and corridors, as well as upgrading works to the reception and staff and public toilet areas. Finally we completed redecoration works to the external elevations.

PROJECT OUTCOMES:

- Phased floor handovers to minimise disruption to guests
- Successfully completed 60,277 sq ft within a live environment

COST CONSULTANT
Wakemans

SERVICES ENGINEER
MRB Consulting
Engineers



TRAVELODGE NATIONWIDE

ROLLOUT FRAMEWORK FOR THE RENOWNED HOTEL CHAIN

DURATION	VALUE	SIZE	SECTOR
60 months ongoing	£28 million	8,208 keys	Hotel



COST CONSULTANT
Wakemans

PROJECT STORY

Following a successful three-year Framework agreement for a National Refresh Programme, we were extremely proud to be appointed by Travelodge for a further two-year programme. The works required a refresh of each individual hotel which had to be carried out while it was open to the public. We therefore had to create an innovative and complex phasing programme in order to minimise disruption to residents and the Travelodge staff.

PROJECT OUTCOMES:

- National multi-site refurbishment programme
- 8,208 individual guest rooms completed
- Successful long-term partnership
- Average delivery of 20 rooms every 5 days per site



EVERYTHING COMPLETED WITH PRIDE & PURPOSE

OUR SUSTAINABLE APPROACH

As an award winning leader in sustainable development we recognise sustainability as a key differentiator, in so far as it helps to shape the services we offer and solutions we provide for our customers. It also affects the way we operate on site, manage our risks and innovate.

Developing positive cultures and approaches to sustainable development through our Everything Completed with Pride culture will help us to unlock new ideas and more sustainable ways of working. This is a key theme running throughout Willmott Dixon Interior's Sustainability Strategy. Of course, none of this would be possible without the support and expertise offered through our supply chain partnerships, our people, and our governance.

AN AWARD WINNING APPROACH

We believe business growth should not be at the expense of people or the planet. That is why we are always looking to change the way we do business, and why we want to change the way business is done. The world, its people, our systems and the markets we all operate in have a profound impact on how we operate, and they change rapidly. We now need to be far more adaptive in our thinking, if we are to have a secure and sustainable future.

By placing sustainable development at the heart of everything we do, we are able to deliver a business model that drives profitable, competitive and responsible growth. This approach not only serves to support the people who make, shape and create our business, but also adds value to the propositions we offer all of our customers.

- **98% - Customer Satisfaction**
- **Reducing our carbon emissions by 50% by 2020**
- **88% - Local spend within 40 miles**



INVESTORS IN PEOPLE -GOLD

Willmott Dixon Interiors have been awarded the highest accolade with Investors in People - Gold. We have also achieved the IIP Health and Well-Being award.



QUEENS AWARDS

Recognition of our approach to sustainability was recognised with a Queens Award to Industry.



CONSTRUCTION NEWS AWARDS

Willmott Dixon won the Sustainable Contractor of the Year Award, in the same week we also announced tough targets to cut waste and carbon!



TALENT AWARDS – BEST CORPORATE RESPONSIBILITY

This award recognises our achievements for taking the lead in improving the construction industry's reputation and standing in the local community and playing a part in a global issue. Willmott Dixon Interiors are passionately committed to working with local communities.



RICS INCLUSIVE EMPLOYER QUALITY MARK

Willmott Dixon became the first major contractor to get the RICS Inclusive Employer Quality Mark, this demonstrates our support for diversity and inclusion.



CARBON TRUST STANDARD

As well as being a member of the carbon trust and greatly reducing our carbon footprint, a Willmott Dixon Interiors team refurbished the Carbon Trust's office in 2014.



SUSTAINABILITY LEADERS AWARDS

At the annual Sustainability Leaders Awards ceremony, Willmott Dixon was praised for its 'exceptional progress' on reducing its carbon footprint, which includes being the first carbon neutral construction company in the UK.



BEST PLACE TO WORK IN CONSTRUCTION

This award recognises Willmott Dixon as the Best main contractor to work for after receiving nearly 1,000 votes from staff and suppliers in the Best Main Contractor with turnover above £250m category.





WILLMOTT DIXON INTERIORS

*Our unique approach means
we create more meaningful
buildings, much improved
spaces and happier and more
sustainable communities.*

WE ARE PASSIONATE PROFESSIONALS

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