



WILLMOTT DIXON INTERIORS

EVERYTHING COMPLETED WITH PRIDE

STRUCTURAL REFURBISHMENTS



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 structural 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**

facebook.

 **ENGLAND
RUGBY**

 **STARWOOD
CAPITAL GROUP**

 **Department
for Education**

NHS

Virgin active

 **Coventry
University**

LONDON SCREEN ACADEMY ISLINGTON, LONDON

STRUCTURAL REFURBISHMENT OF BUILDING SECTIONS TO CREATE
SPECIALIST FILM SCHOOL PROCURED VIA THE SCF FRAMEWORK

DURATION
54 weeks

VALUE
£27.1 million

SIZE
87,478 sq ft

SECTOR
HEFE



ARCHITECT

Architecture
Initiative

PROJECT MANAGER

Mace Group

COST CONSULTANT

Mace Group

STRUCTURAL ENGINEER

Price & Myers

SERVICES ENGINEER

WSP

PROJECT STORY

We are currently working on a scheme involving the partial demolition of segments of the central and southern sections of the existing five storey building and replacing with a three storey plus basement building, along with a third floor roof amenity space in order to facilitate the use of the building as a specialist class D1 sixth form school.

The project also includes the removal of the existing single structure on the roof and extension of the two existing stair cores and lift overruns. We will also provide a new balustrade, photovoltaic panels and a sedum roof at roof level, replacement of doors and windows to include ventilation louvres, reinstatement of an entrance on Highbury Grove, provision of bicycle and bin storage and new glazed roof on single storey extension to the south.

PROJECT CHALLENGES:

- Our first creation of a specialist film school
- Working to very strict deadlines
- Structural Refurbishment



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



DEPARTMENT FOR EDUCATION OLD ADMIRALTY BUILDING

FIT OUT AND REFURBISHMENT OF A GRADE II LISTED BUILDING FOR THE
DEPARTMENT FOR EDUCATION. PROCURED VIA THE SCAPE FRAMEWORK

DURATION
87 weeks

VALUE
£54 million

SIZE
250,670 sq ft

SECTOR
Commercial



ARCHITECT:
BDP

PROJECT MANAGER:
Mace Group

COST CONSULTANT:
Mace Group

STRUCTURAL ENGINEER:
BDP

SERVICES ENGINEER:
Hoare Lea

PROJECT STORY

Procured under Scape Group's National Framework, we were truly proud to be awarded this CAT B fit out and refurbishment, representing 250,000 sq ft of commercial office space across five floors and providing a modern and flexible working environment. Still ongoing, we will complete the Grade II listed building with a new WC core fit out, new and modified MEP services, cladding to risers and chillers, ceilings, partitions, raised floors, window refurbishment, secondary glazing, floor wall and ceiling finishes, decorations, fire proofing and compartmentation.

PROJECT CHALLENGES:

- Completed within a Grade II Listed environment
- Upgrading the building to modern standards whilst maintaining its English heritage
- Exceptional finishes required throughout
- Increasing visual and physical connectivity across all floors
- Providing good quality workspace that supports productivity and innovation
- Targeted to achieve BREEAM Very Good



RUGBY FOOTBALL UNION TWICKENHAM STADIUM

FIT OUT OF THE NEWLY BUILT HOSPITALITY AREAS AT
TWICKENHAM STADIUM

DURATION

40 weeks

VALUE

£34 million

SIZE

120,000 sq ft

SECTOR

Leisure

PROJECT STORY

We were extremely proud to design, build and deliver the Cat B fit out of five levels. This included space for receptions, parties, dining, and a new rooftop rose garden which has a built-in stage for live music performances.

Each level is distinctive in design with rugby themes subtly embedded, celebrating and bringing to life the unique aspects of the home of England Rugby, and delivering a truly bespoke hospitality experience providing hospitality and debenture space for 6,800 premium ticket holders.

We completed the full strip out, refurbishment and upgraded Level 1 and Level 2 of the existing East Stand hospitality facility and the fit out of the new build shell and core works to levels 3, 4, 4A and 5. Works also included structural support elements, the relocation of the turnstile line and associated external works.

PROJECT OUTCOMES:

- Twickenham's new East Stand officially opened in time for England's game against South Africa in Autumn 2018 after we delivered a full refit
- This is the biggest scheme for Willmott Dixon Interiors at a UK sports stadium, giving Twickenham a major extension of its current hospitality and conferencing facilities
- Nearly 7,000 premium ticket holders can now enjoy improved hospitality at the home of English Rugby Union

ARCHITECT
KSS Design

PROJECT MANAGER
Mace Group

COST CONSULTANT
Gardiner &
Theobald

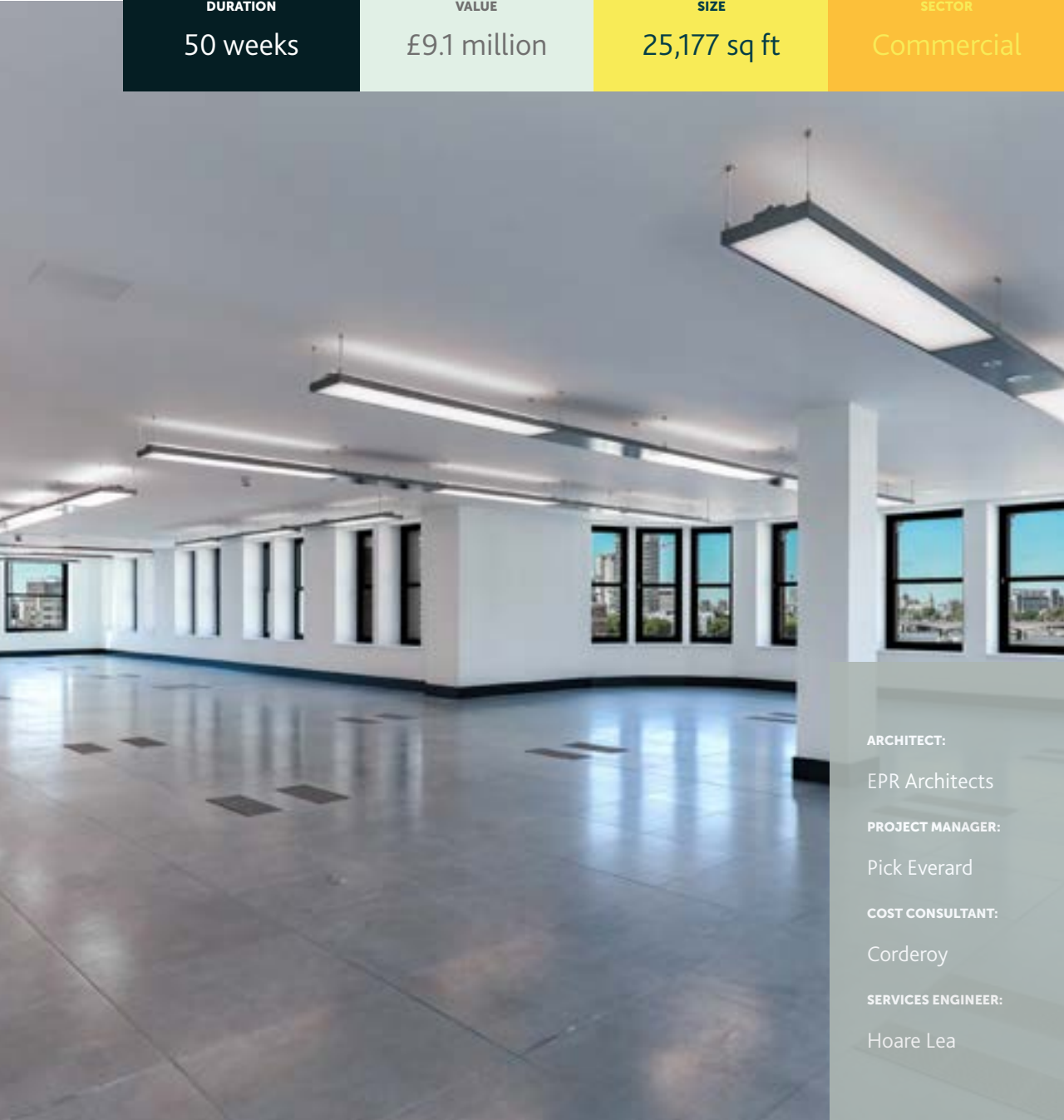
SERVICES ENGINEER
Mott MacDonald



CITY OF LONDON CORPORATION QUEEN VICTORIA STREET

CAT A FIT OUT OF AN EXISTING SIX STOREY BUILDING PROCURED VIA THE SCAPE FRAMEWORK

| DURATION | VALUE | SIZE | SECTOR |
|----------|--------------|--------------|------------|
| 50 weeks | £9.1 million | 25,177 sq ft | Commercial |



ARCHITECT:
EPR Architects

PROJECT MANAGER:
Pick Everard

COST CONSULTANT:
Corderoy

SERVICES ENGINEER:
Hoare Lea

PROJECT STORY

This logistically challenging project located on Blackfrairs bridge & by the River Thames was procured under Scape 3 Framework. The heavily structural refurbishment of an existing 6 storey building built in 1895, including a full CAT A fit out over two phases, as well as external repairs to provide sustainable, high quality contemporary office accommodation.

Our project included the strip-out of existing floor plates to provide open plan office space, increasing the available area from 2050m2 to 2339m2. New lifts were fitted and all windows and shop fronts replaced to all elevations as well as a full repair and repaint to existing façade, rejuvenating the building back to its former glory.

We were exceptionally proud that the project received BREEAM Very Good and City of London Considerate Constructor Scheme Gold Award.

PROJECT OUTCOMES:

- Achieved BREEAM Very Good
- The project received Considerate Constructor Scheme Gold Award.



IMPERIAL COLLEGE LONDON DYSON BUILDING

TEACHING AND RESEARCH FACILITIES FOR THE DYSON SCHOOL

DURATION
95 weeks

VALUE
£14 million

SIZE
42,538 sq ft

SECTOR
HEFE

ARCHITECT
Pascall & Watson

PROJECT MANAGER
Turner &
Townsend

COST CONSULTANT
Mortimer Isaacs

SERVICES ENGINEER
Buro Happold

PROJECT STORY

We were proud to deliver the first new engineering department to be established at Imperial College in two decades.

Delivered to BIM level 1, these teaching and research facilities embodied the over-arching principles for the Dyson School's space: open plan and flexible space wherever possible, whilst preserving key original features. An example of this brief was our delivery of an exhibition space within the project that included a central vaulted ceiling allowing a flood of daylight to enter the space and reflect the studio activity.

PROJECT OUTCOMES:

- Completed project on a live site with limited noisy working hours
- Project completed within the University's holidays to ensure works did not impact students and staff
- Achieved BIM Level 1



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



THE DESIGN MUSEUM KENSINGTON, LONDON

FIT OUT OF THE GRADE II LISTED FORMER COMMONWEALTH BUILDING IN KENSINGTON THE NEW HOME FOR LONDON'S FAMOUS DESIGN MUSEUM

DURATION
70 weeks

VALUE
£22.8 million

SIZE
132,000 sq ft

SECTOR
Health

PROJECT STORY

We were truly proud to be awarded the fast track fit out of the new home for London's famous Design Museum in Kensington. Having stood vacant for over a decade as the Commonwealth Building, our team concentrated first on the opportunity to fit out the new galleries for permanent and temporary exhibitions, an auditorium, learning facilities, office space, common areas and an ambitious bar and restaurant.

We furnished the Grade II listed building with newly constructed dividing walls, new heating, cooling, lighting, fire systems, heat recovery units and 4 large lifts. Our finished product is now a new icon for London, completed to an exceptional standard.

The doors opened on 24th November 2016, and an estimated 500,000 visitors per year are now able to enjoy the museum's permanent collection of contemporary design and architecture, free of charge. Something that makes all of us proud.

PROJECT OUTCOMES:

- Completed within the Grade II Listed heritage building with one of the largest single span roof structures in the world
- Exceptional finishes throughout
- Achieved BREEAM Very Good
- Installation of a 3 KN glass balustrade and handrail to the atrium
- Provides three times more space than the Design Museum's previous location
- In 2018 the museum was named European Museum of the year

ARCHITECT
John Pawson

PROJECT MANAGER
Gardiner & Theobald

COST CONSULTANT
Turner & Townsend

SERVICES ENGINEER
BDSP



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



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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