



WILLMOTT DIXON INTERIORS

# EVERYTHING COMPLETED WITH PRIDE

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COMMERCIAL 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 commercial 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**



# 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





# DEPARTMENT OF HEALTH VICTORIA STREET, LONDON

CAT B FIT OUT OF A NINE FLOOR BUILDING. PROCURED VIA THE SCAPE FRAMEWORK

DURATION  
34 weeks

VALUE  
£12.5 million

SIZE  
94,722 sq ft

SECTOR  
Commercial

## PROJECT STORY

We were set the challenge of a 94,722 sq ft Cat B fit out of newly refurbished building procured via the SCAPE 3 framework.

The Ground Floor retail space was re-assigned as usable office space and now provides a number of ancillary services to the offices on the upper floors, with the lobby area acting as the central point between the reception, café and adjacent meeting rooms. Upon completion we were truly proud to learn that this project is to be used as an exemplar office to demonstrate to other Government bodies how the working environment can be improved, whilst at the same time bringing efficiencies to working practices.

In addition, BIM was used to successfully design and deliver an attractive, yet highly cost effective and sustainable building for DoH. This helped Willmott Dixon Interiors win 'Best overall BIM project' at the RICS' BIM4SME awards.

## PROJECT OUTCOMES:

- Achieved 10/10 Pre-construction customer satisfaction
- 100% Fair payment through the supply chain
- 92% Local project labour and spend (within 40 miles)
- The project also won an award for 'Sustainable Construction' at the London Construction Awards.

ARCHITECT:  
Willmott Dixon Interiors

PROJECT MANAGER:  
Faithful & Gould

COST CONSULTANT:  
Faithful & Gould

SERVICES ENGINEER:  
ETEC Associates





# DEPARTMENT OF HEALTH QUARRY HOUSE, LEEDS

DESIGN AND REFURBISHMENT OF OFFICE AREAS.  
PROCURED VIA THE SCAPE FRAMEWORK

DURATION  
63 weeks

VALUE  
£8.1 million

SIZE  
64,583 sq ft

SECTOR  
Commercial

ARCHITECT:

Willmott Dixon  
Interiors

PROJECT MANAGER:

Faithful & Gould

COST CONSULTANT:

Faithful & Gould

SERVICES ENGINEER:

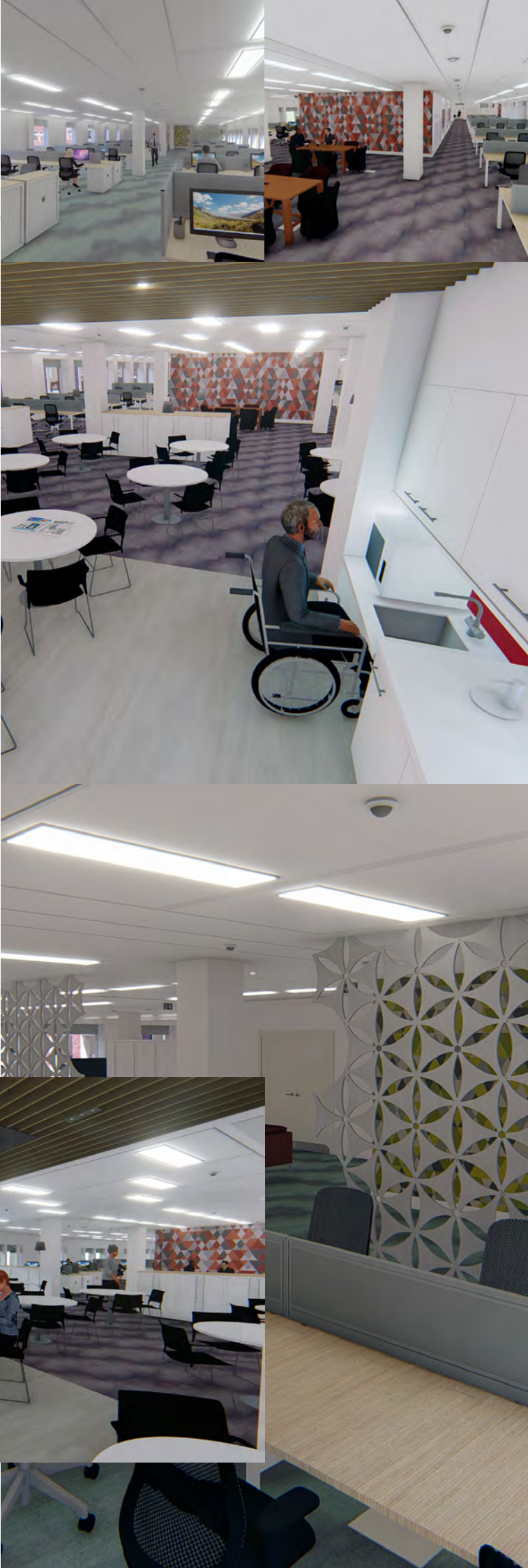
Anderson Green

## PROJECT STORY

Procured under Scape Group's National Framework, we are proud to have been awarded this CAT B fit out and refurbishment of 64,583 sq ft of commercial office space in Leeds, consisting of the formation of new meeting rooms, tea points and upgrading the toilet facilities.

## PROJECT CHALLENGES:

- Completing a phased handover
- Working in a live environment
- Targeted to achieve BREEAM Good





# PROCTOR & GAMBLE BROOKLANDS

REFURBISHMENT TO CREATE AN INSPIRATIONAL WORKPLACE

DURATION  
17 weeks

VALUE  
£1.8 million

SIZE  
11,947 sq ft

SECTOR  
Commercial

ARCHITECT  
Gensler

PROJECT MANAGER  
Jones Lang Lasalle

COST CONSULTANT  
Turner &  
Townsend

SERVICES ENGINEER  
Civic Engineers

## PROJECT STORY

We are proud to be providing a 'work café' seating area to support collaborative working at the Proctor & Gamble Brooklands office building. In order to enable improved productivity through collaboration, our team will create a new meeting room suite, facilities offices, a new external terrace, dining area and cafeteria to help motivate employees and aid talent attraction and retention.

## PROJECT CHALLENGES:

- Phased completion
- Replacement of existing VAV system with new VRF system
- MEP Improvements





# NETWORK RAIL PUDDLE DOCK, LONDON

THE DETAILED DESIGN, REFURBISHMENT AND FIT OUT OF OFFICE SPACE FOR NETWORK RAIL

DURATION  
54 weeks

VALUE  
£21 million

SIZE  
110,000 sq ft

SECTOR  
Commercial

## PROJECT STORY

With 110,000 sq ft of space directly adjacent to a major transport link at Blackfriars Station and served by Thames Link and London Underground, this was a challenging project that required a great deal of collaborative and innovative thinking. With public access from the station to the adjoining Mermaid Theatre, extensive liaison with both Network Rail and London Underground was constantly required. Works comprised the replacement of existing mechanical & electrical installations through 5 new main risers over 6 floors and 2 existing risers with structural alterations, New lift installation within the existing lift cores, Exposed concrete soffits and ceiling services with low level perimeter FCUs and Strengthening to 7 lift pit floors with the installation of large steel beams below the pits.

## PROJECT OUTCOMES:

- Substantial re-modelling of the structure to overcome issues of the changes of level across the site and building
- Extensive Green Roof installed with sedum mat
- Successfully completed large scale asbestos strip out under fully controlled conditions

ARCHITECT:  
Scott Brownrigg

PROJECT MANAGER:  
Currie & Brown

COST CONSULTANT:  
Currie & Brown

SERVICES ENGINEER:  
WSP PB





# CITY OF LONDON CORPORATION QUEEN VICTORIA STREET

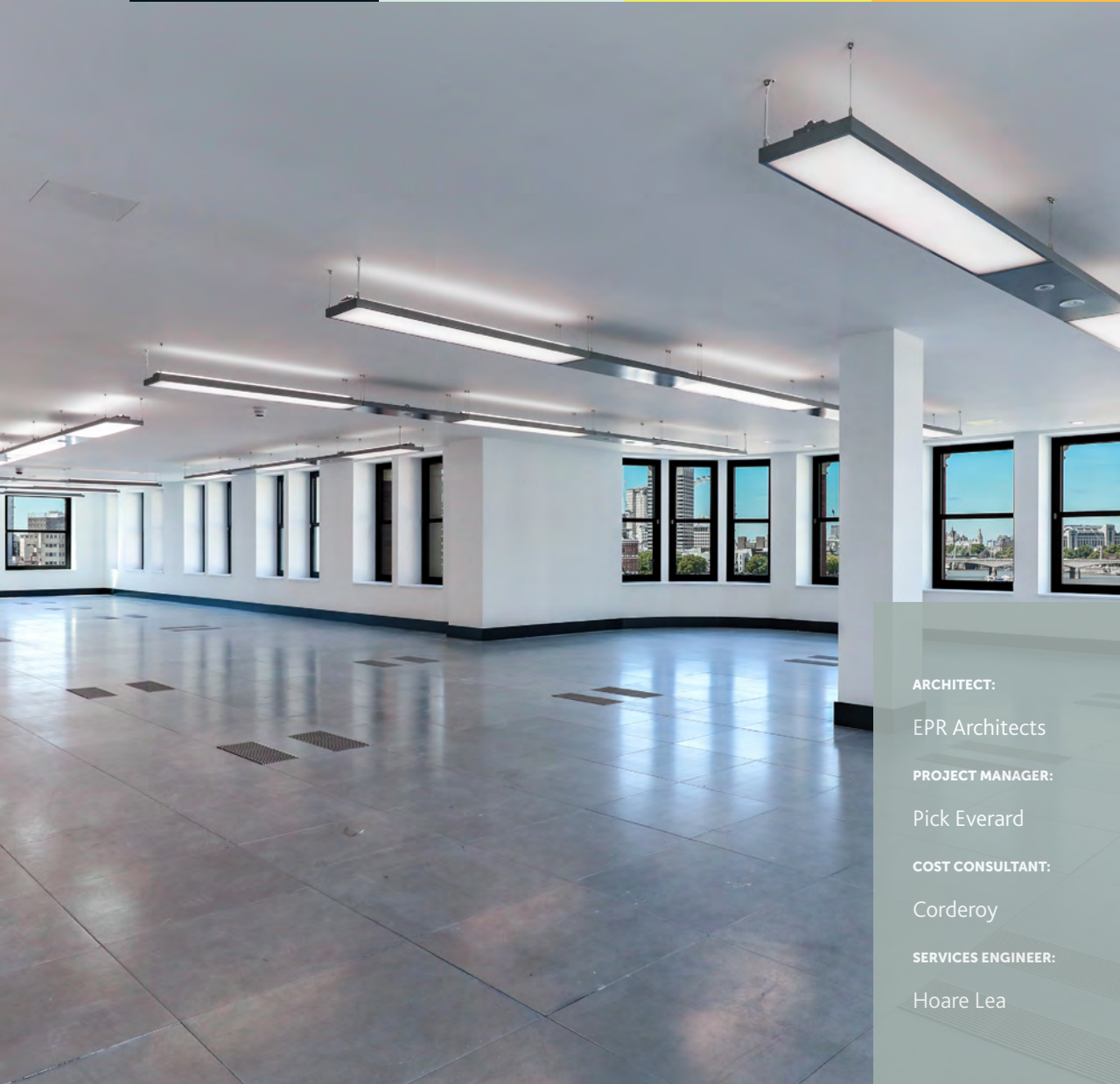
CAT A FIT OUT OF AN EXISTING SIX STOREY BUILDING PROCURED VIA THE SCAPE FRAMEWORK

DURATION  
50 weeks

VALUE  
£9.1 million

SIZE  
25,177 sq ft

SECTOR  
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 2050m<sup>2</sup> to 2339m<sup>2</sup>. 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.





# BARCLAYS BANK POOLE

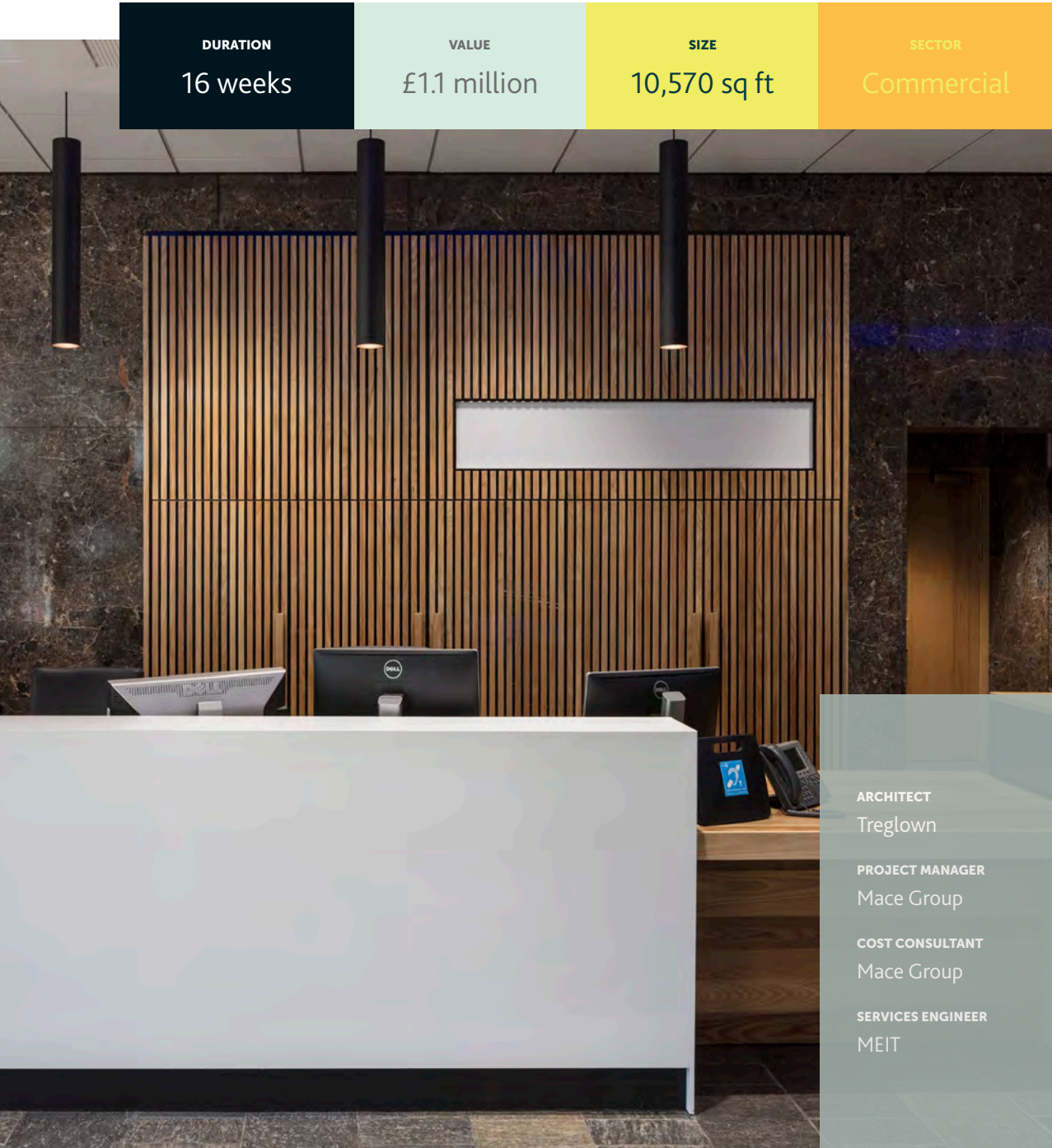
FAST TRACK CATEGORY B REFURBISHMENT IN OCCUPATION

DURATION  
16 weeks

VALUE  
£1.1 million

SIZE  
10,570 sq ft

SECTOR  
Commercial



ARCHITECT  
Treglown

PROJECT MANAGER  
Mace Group

COST CONSULTANT  
Mace Group

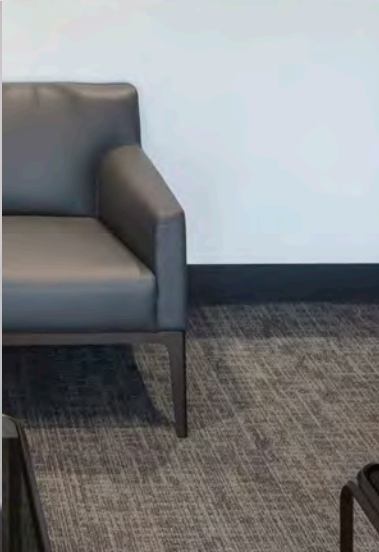
SERVICES ENGINEER  
MEIT

## PROJECT STORY

A challenging live environment with 800 staff working in the building during the project, the works included the refurbishment of the ground floor reception and customer journey, along with the creation of the basement post room, gym facilities, and welfare space.

## PROJECT OUTCOMES:

- Local spend was a significant percentage of the works
- Live environment with over 800 staff taken into consideration





# CITY OF LONDON CORPORATION GRESHAM STREET

MAJOR REFURBISHMENT OF GUILDHALL HOUSE TO CATEGORY A

DURATION  
39 weeks

VALUE  
£6 million

SIZE  
58,000 sq ft

SECTOR  
Commercial

## PROJECT STORY

Guildhall House is a six storey building constructed in the mid-80s in the Guildhall Conservation Area in the City of London. Our works included refurbishment of the mechanical and electrical systems including a new designed steel sub frame, lift replacement, new reception and WCs across a basement, raised ground floor and a further five floors of offices.

## PROJECT OUTCOMES:

- Successful removal of the raised ground floor slab, and lowered to pavement level, whilst still maintaining a sensible head height within the basement
- Removal of 200 tonnes of existing concrete & slab
- Roof alterations included a steel sub frame to carry the new mechanical plant and 3 tonnes of steel onto a roof craned into position

ARCHITECT  
Fredrick Gibberd  
Partnership

PROJECT MANAGER  
Capita

COST CONSULTANT  
Capita

SERVICES ENGINEER  
Cundalls





# CITY FINANCIAL QUEEN STREET, LONDON

CATEGORY B FIT OUT OF NEW OFFICE PREMISES FOR THE INDEPENDENT LONDON-BASED HEDGE FUND MANAGEMENT CONSULTANCY

DURATION  
8 weeks

VALUE  
£824k

SIZE  
6,500 sq ft

SECTOR  
Commercial



INTERIOR DESIGNER  
Willmott Dixon  
Interiors

## PROJECT STORY

Having acquired part of the 1st floor of the Rex Building, totalling 6,500 sq ft, City Financial was looking for a high-end, prestigious environment. The goal was to create a space that looked highly professional but without being too opulent or ostentatious. To deliver on the customer's requirements, we created a design scheme that contained a number of features that would create a modern yet classic ambiance. These included stone flooring, timber panelling and glass detailing resulting in a contrast between warm and cold. The office scheme was completed as an open plan working environment, with a high-end front of house area, a meeting room suite, staff break out areas and a tea point.

## PROJECT OUTCOMES:

- Modern yet classic design created
- High-end front of house





# MATHWORKS CAMBRIDGE

CREATING MORE OFFICE SPACE FOR INCREASING EMPLOYEE NUMBERS

DURATION  
11 weeks

VALUE  
£800k

SIZE  
21,000 sq ft

SECTOR  
Commercial



ARCHITECT:

Create

PROJECT MANAGER:

Jones Lang LaSalle

COST CONSULTANT:

Jones Lang LaSalle

SERVICES ENGINEER:

Aecom

## PROJECT STORY

Mathworks had taken out a lease of approximately 21,000 sq ft over two floors in a recently refurbished building, adjacent to its existing building. We were proud to be appointed to carry out a Category B fit out of Cavendish House on the Cambridge Business Park.

In order to tackle the customer brief, we conducted the strip out works and installed new partitions, glazing and floor finishes. We also modified the ceilings and the existing air conditioning to the cellularised areas. In addition, we refurbished the reception areas, meeting facilities, kitchen facilities and break out space. Finally, we installed approximately 150 fixed desks within the open plan office area.

## PROJECT OUTCOMES:

- Increased working space created





# APAX PARTNERS JERMYN STREET, LONDON

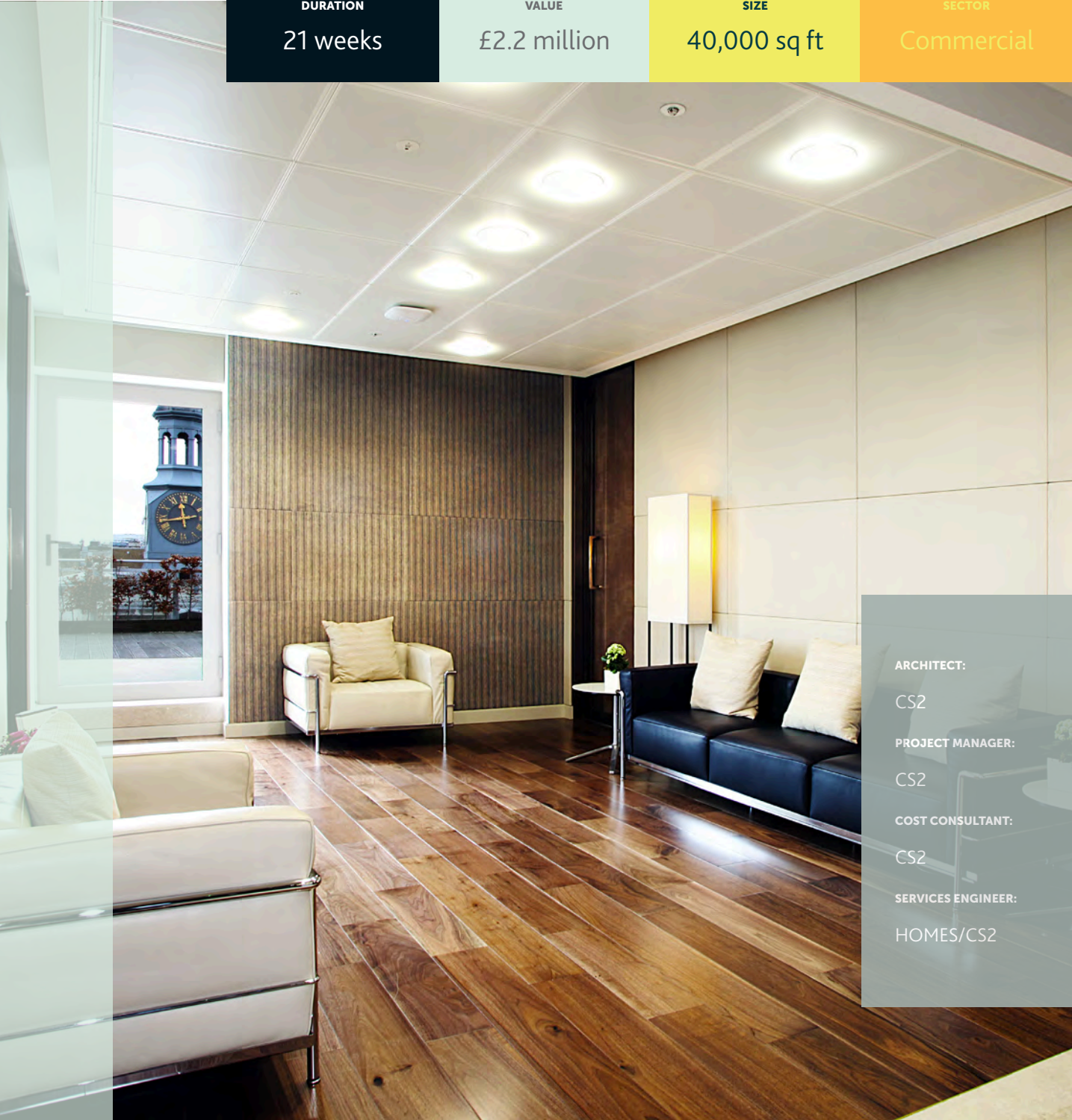
CAT B FIT OUT OF AN OCCUPIED OFFICE SPACE FOLLOWING THE SUCCESSFUL CAT A REFURBISHMENT

DURATION  
21 weeks

VALUE  
£2.2 million

SIZE  
40,000 sq ft

SECTOR  
Commercial



ARCHITECT:

CS2

PROJECT MANAGER:

CS2

COST CONSULTANT:

CS2

SERVICES ENGINEER:

HOMES/CS2

## PROJECT STORY

After successfully completing a Cat A refurbishment for the landlord Standard Life, we removed and disposed of all demountable partition walls and glazing, before installing and relocating the partitions. The existing metal pan/MF ceiling system was in part retained or replaced, and lastly we stripped out the internal staircases between floors and infilled with new steel beams and concrete to gain more office space.

## PROJECT OUTCOMES:

- Phased out of hours refurbishment to occupied areas
- More office space created





# LEGAL & GENERAL STOCKLEY PARK, LONDON

REFURBISHMENT OF NEWLY ACQUIRED BUILDING IN STOCKLEY PARK

DURATION  
34 weeks

VALUE  
£4.6 million

SIZE  
80,000 sq ft

SECTOR  
Commercial

## PROJECT STORY

As part of its strategy to make Stockley Park a more attractive rental proposition for new high calibre tenants, Legal & General needed a contemporary office space with differentiation to appeal to multiple occupiers. Working in partnership with John Cobb Consulting, we refurbished the 2nd and 3rd floor to bring it to Category A standard. The project involved refurbishing all core areas of the two floors – a total of over 80,000 sq ft. A new two storey entrance atrium was created in the existing space, maximising the potential of the building.

## PROJECT OUTCOMES:

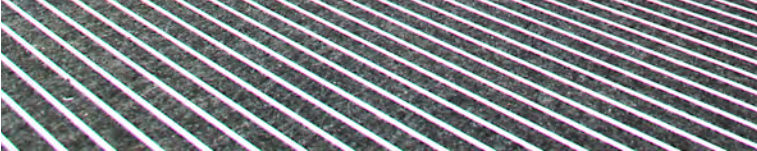
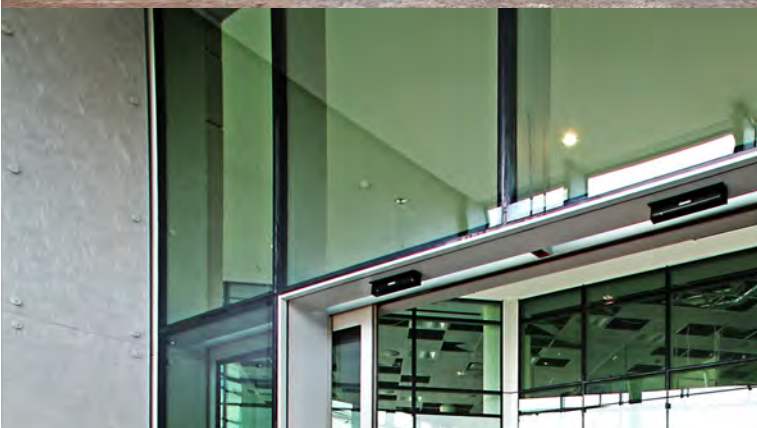
- Full capital plant replacement
- New two storey entrance atrium created
- Achieved BREEAM Excellent

ARCHITECT:  
John Cobb Consulting

PROJECT MANAGER:  
John Cobb Consulting

COST CONSULTANT:  
John Cobb Consulting

SERVICES ENGINEER:  
WSP





# MOTT MACDONALD FLEET PLACE, LONDON

FAST TRACK FIT OUT OFFICE SPACE TO CATEGORY B STANDARD

DURATION

9 weeks

VALUE

£800k

SIZE

31,500 sq ft

SECTOR

Commercial

## PROJECT STORY

During the 9 week fit out, we built new cellular offices, meeting rooms, showers, kitchen areas, print hubs, breakout areas, post rooms and storage rooms. In addition, we created a brand new reception area, complete with a business lounge. Whilst the building was still occupied, we stripped down existing fixtures, fittings, surfaces and areas to bring them to an acceptable standard. The 4th floor flooring was also stripped out and replaced with new carpet. Our client saw the potential to achieve SKA Silver Rating, but our team were extremely proud to achieve SKA Gold Rating on their behalf.

## PROJECT OUTCOMES:

- Successfully delivered within the existing occupied building
- SKA Gold Rating achieved

### ARCHITECT:

People Space Consulting

### PROJECT MANAGER:

Mott MacDonald

### COST CONSULTANT:

Mott MacDonald

### SERVICES ENGINEER:

Mott MacDonald





# GOVERNMENT EMBASSY (CONFIDENTIAL)

HIGH END REFURBISHMENT OF A SEVEN STOREY GRADE II\* LISTED BUILDING

DURATION  
44 weeks

VALUE  
£7.2 million

SIZE  
22,000 sq ft

SECTOR  
Commercial

## PROJECT STORY

We proudly supported the alteration and refurbishment of a Grade II\* listed building in order to create embassy offices and ancillary rooms to the lower ground, ground and 1st to 5th floors. The project also included the installation of a new plant well, renewal of M&E, a lift, and public health services to all floors. In addition, we also carried out external facade cleaning and refurbishment of the mansard roof, in keeping with the heritage guidelines.

## PROJECT OUTCOMES:

- Completed within a Grade II\* Listed environment
- Works completed within Heritage guidelines with features including mosaic floors and marble fire places
- Successfully completed the project within a sensitive location

### ARCHITECT:

Aukett Swanke Group

### PROJECT MANAGER:

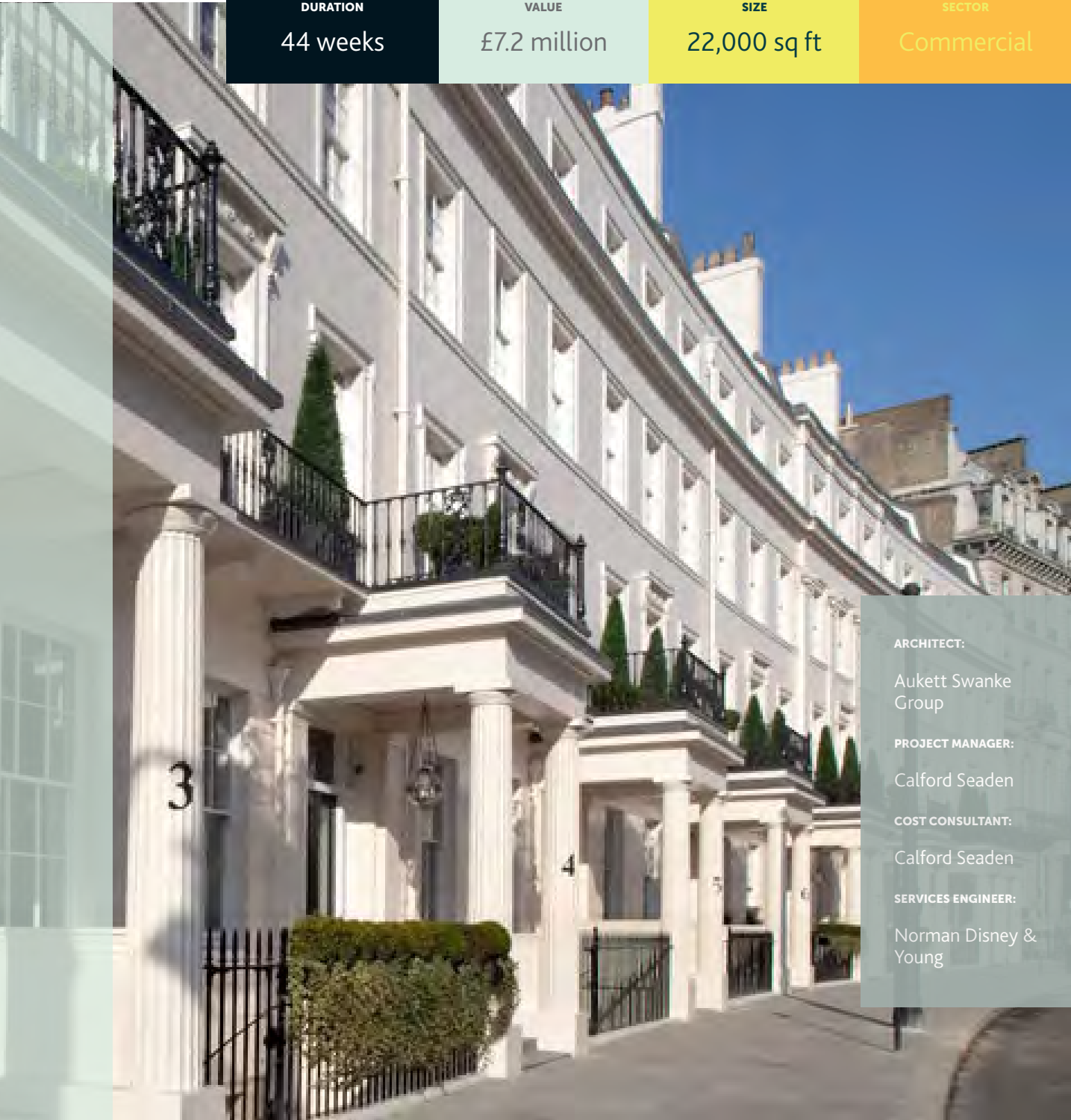
Calford Seaden

### COST CONSULTANT:

Calford Seaden

### SERVICES ENGINEER:

Norman Disney & Young





# TRAVELODGE SLEEPY HOLLOW

## UPGRADE OF TRAVELODGE'S HEAD QUARTERS BUILDING

DURATION  
26 weeks

VALUE  
£1.3 million

SIZE  
25,833 sq ft

SECTOR  
Commercial



COST CONSULTANT  
Wakemans

### PROJECT STORY

Following a successful five year Framework agreement for a National Refresh Programme, we were proudly appointed to this prestigious upgrade whilst in occupation. Our works comprised of air conditioning upgrades, improvement of the lift car and the installation of new flooring, ceilings and decorations. Our external works included external painting to the facade and associated repairs, plus minor roofing works.

### PROJECT CHALLENGES:

- Working in a live environment alongside Travelodge employees
- Phased completion to minimise disruption to employees





# THE OLD COURT HOUSE ROYAL BOROUGH OF KINGSTON

FIT OUT AND REFURBISHMENT WORKS FOR THE NEW HOME OF THE RBK REGISTRATION SERVICE (BIRTHS, DEATHS AND MARRIAGES). PROCURED VIA THE SCAPE FRAMEWORK

DURATION  
21 weeks

VALUE  
£2.5 million

SIZE  
10,000 sq ft

SECTOR  
Commercial

## PROJECT STORY

With the upper floors occupied we had to remove existing features and fittings, as well as reuse and refurbish existing furniture to be sympathetic to the heritage requirements of building. Further works involved removals of concrete slabs in toilet areas, installation of new toilets, structural openings for doorways, block work, cleaning, sanding and decorations.

## PROJECT OUTCOMES:

- Completed within a Grade II Listed environment
- Sensitively restoring existing heritage features and furniture
- Careful management of disruption (noise and dust)

ARCHITECT:  
Black Architecture

PROJECT MANAGER:  
Faithful & Gould

COST CONSULTANT:  
Faithful & Gould

SERVICES ENGINEER:  
ETEC Engineer





# TURN MARGARET STREET, LONDON

CATEGORY B REFURBISHMENT OF AN OCCUPIED OFFICE SPACE

DURATION

5 weeks

VALUE

£310k

SIZE

3,800 sq ft

SECTOR

Commercial

## PROJECT STORY

All completed with the customer in occupation over 2 floors, this project involved the removal and disposal of all demountable partition walls and glazing, plus installing and relocating partitions, Installation of new kitchen, plasma TVs, new floor finishes, decorations, new artwork and new furniture The existing metal pan/ MF ceiling system was retained, while the HVAC system and existing lighting and power were relocated.

## PROJECT OUTCOMES:

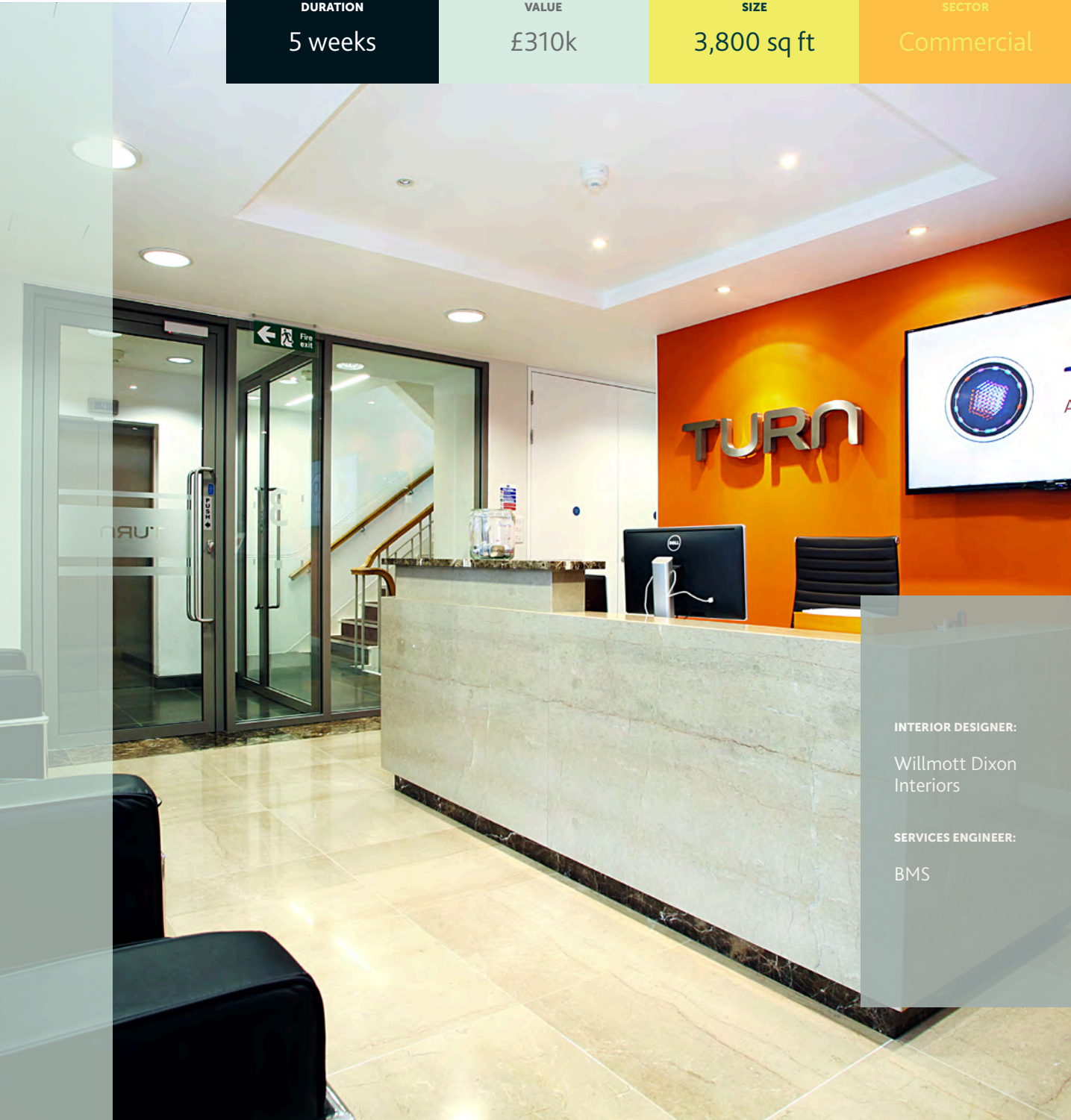
- Successfully completed within occupation

INTERIOR DESIGNER:

Willmott Dixon  
Interiors

SERVICES ENGINEER:

BMS





# 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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## LONDON OFFICE

32 FARRINGDON STREET, LONDON EC4A 4HJ  
020 7634 9600

## WEST MIDLANDS OFFICE

1ST FLOOR, 2 SNOW HILL, BIRMINGHAM B4 6GA  
012 1231 3375

[WILLMOTTDIXONINTERIORS.CO.UK](http://WILLMOTTDIXONINTERIORS.CO.UK)