



WILLMOTT DIXON
INTERIORS

CAPABILITY DOCUMENT

TRANSFORMING EXISTING SPACES
INTO PLACES WHERE PEOPLE AND
BUSINESSES THRIVE

CONFIDENCE BUILT ON 174 YEARS OF DOING THINGS PROPERLY

WHY WILLMOTT DIXON INTERIORS?

When you choose Willmott Dixon Interiors, you are working with a team that has been delivering for customers for more than 174 years.

As part of one of the UK's most established, privately owned construction groups, we bring the strength of long-term stability together with modern capability.

With a reputation for being fair and doing things properly, our customers know we are with them for the whole journey. That means you can count on us, not just when things go smoothly, but when challenges arise. We take ownership, we stay accountable, and we make sure the result reflects the trust you've placed in us.

"The team expertly managed a complex refurbishment in a live environment, ensuring minimal disruption through clear communication and an unwavering focus on quality and safety."

Christine Peppiatt
Head of Projects & Accommodation
Transport for London

OUR CORE CAPABILITIES

REFURBISHMENT & UPGRADE

Reconfiguring and modernising buildings to improve performance, usability and longevity.

CAT B OFFICE FIT OUT

Delivering high-quality workplaces that support collaboration, wellbeing and productivity.

LIVE ENVIRONMENT REFURBISHMENT

Working safely and efficiently in occupied buildings including healthcare, civic and commercial spaces.

HERITAGE & SENSITIVE BUILDINGS

Upgrading historic or complex environments while protecting architectural integrity.

WHOLE BUILDING RETROFIT

Improving building performance through fabric upgrades, services replacement and energy improvements.

DECARBONISATION

Supporting customers to reduce operational carbon and improve building efficiency.

WHERE WE DELIVER

Our teams deliver projects across a wide range of sectors including:



Commercial



Healthcare and NHS estates



Education and universities



Local and central
government



Science and technology



Hotels and leisure



Secured environments

EXPERIENCE THAT DELIVERS

We specialise in refurbishment, retrofit and office fit out projects that transform existing buildings into modern, high-performing spaces.

Whether it's reimagining a workspace, upgrading a heritage environment, or delivering complex refurbishments in live settings, our teams bring consistency, clarity and care to every stage of delivery.

COMMITTED TO A BETTER FUTURE

Sustainability, safety and social value are central to how we work. We have already reduced our carbon emissions by 57% since 2018 and are on track for net-zero operational carbon by 2030 and a net-zero supply chain by 2040.

To date, we've created £410 million in social value and supported more than 3,000 people through community programmes, all while maintaining zero major incidents on projects over the past five years.

IN SHORT

A dependable partner you can trust to deliver outstanding results while protecting your reputation at every stage.



PART OF THE WILLMOTT DIXON FAMILY

We're dependable, experienced and on your side, the partner you can trust to deliver outstanding results and protect your reputation every step of the way.



174 YEARS
Proven heritage and financial stability



AAA RATING
Insurance-backed reassurance



80% REPEAT BUSINESS
Relationships built on trust



£0 NET DEBT
Privately owned and independently secure



57% CARBON REDUCTION
Leading the journey to net zero

OUR STRENGTHS

Successful refurbishment and fit out projects rely on more than construction expertise. They require clear planning, experienced teams and strong collaboration across the entire project team.

At Willmott Dixon Interiors, our approach combines experience, transparency and trusted partnerships to ensure projects are delivered safely, efficiently and to the highest standards.

EXPERIENCED TEAMS

With over 11,000 years of combined experience across our people, our teams bring the knowledge and judgement needed to manage complex refurbishment and fit out projects with confidence.

TRUSTED PARTNERSHIPS

More than 80% of our projects come from repeat customers, reflecting the long-term relationships we build and the trust our customers place in our teams.

PROVEN PERFORMANCE

Our projects consistently achieve outstanding feedback, with a 100% Net Promoter Score on recent projects, demonstrating the value we deliver for our customers.

SAFE AND RESPONSIBLE DELIVERY

Our commitment to safety is reflected in over 2.1 million incident-free working hours and industry-leading Considerate Constructors scores.

POSITIVE IMPACT

Through our projects we have generated £410 million in social value, supporting communities and creating benefits that extend far beyond the buildings we deliver.



BUILT ON TRUST A SAFE PAIR OF HANDS FROM START TO FINISH

✓
2.1 MILLION
incident-free hours

✓
43.6/50
Considerate
Constructors score -
above 35-38 industry
average

✓
AAA RATED
insurance backed

✓
ZERO
major incidents in
the last 5 years

With more than 174 years of consistent delivery, Willmott Dixon Interiors brings the strength, stability and reliability customers expect from a long-established, privately owned construction group.

Financially secure and backed by AAA-rated insurance, we give our customers confidence that their projects are in safe hands from the first conversation through to completion.

In construction, being a safe pair of hands means more than delivering safely on site. It means being financially stable, dependable and transparent, ensuring every project is delivered without disruption.

Our approach is built on preparation, communication and care, reflected in over 2.1 million incident-free hours and a 43.6 Considerate Constructors score, well above the industry average.

We're proud to have achieved zero major incidents in the past five years, demonstrating that safety and consistency sit at the heart of everything we do.



THE VALUE OF EARLY ENGAGEMENT

Early collaboration gives projects the best possible start, improving cost certainty, reducing risk and supporting smoother delivery.

By involving us at the right stage, we can help shape realistic budgets, identify buildability and sequencing challenges early, and plan efficient logistics.

This joined-up approach means fewer surprises, stronger teamwork and better outcomes for programme, quality and sustainability.

"It costs more"

Early input helps avoid rework and design changes later, often saving time and money overall.

"It limits competition"

It improves competition by producing clearer design and cost information, reducing risk premiums at tender.

"It's only for complex projects"

Even straightforward refurbishments benefit from early collaboration, particularly in live or occupied environments.

"It adds time"

It shortens programmes by resolving key details upfront and enabling a faster start on site.



WILLMOTT DIXON
INTERIORS



OUR PEOPLE

At Willmott Dixon Interiors, we believe great spaces are created by great people.

We invest in developing talent, retaining experience and building a culture where everyone can thrive. The result is a team recognised among the Top 5 Best Companies to Work for in Europe and trusted to deliver excellence across every sector.

11,000+
years combined service across our teams

200+
people directly employed in Commercial Fit Out

700+
people with over ten years of continuous service

3,000+
people directly employed across the Willmott Dixon Group

GOLD
Investors in People accreditation

TOP 50
UK Employers for Gender Equality – The Times 2024

5%
Club platinum

10%
of our people in earn-and-learn schemes

MEET OUR BOARD & PROJECT LEADS

Our leadership team brings together decades of experience across the construction and interiors sectors, with millions of square feet and billions of pounds of successful projects delivered between them.

Their insight and stability shape how we work, ensuring every project benefits from proven expertise, consistent leadership and a culture built on doing things properly.



OUR BOARD



ROGER FORSDYKE
CHIEF OPERATING OFFICER



ADAM WORRALL
MANAGING DIRECTOR



RICHARD BARTLETT
PRE-CONSTRUCTION DIRECTOR



CHRIS LINFOOT
DELIVERY DIRECTOR



ANDREW PARKER
COMMERCIAL DIRECTOR



SIMON WILSON
DELIVERY DIRECTOR

OUR PROJECT LEADS



NICK KENT
PROJECT DIRECTOR



WILL WALKINTON
PROJECT DIRECTOR



ROB BROWN
PROJECT DIRECTOR

OUR SECTORS & SERVICES

We deliver refurbishment, fit out and retrofit projects across a wide range of environments, bringing sector-specific expertise and an understanding of operational requirements.

SECTORS

COMMERCIAL

Cat B office fit outs, landlord upgrades and workplace refurbishment.

RETAIL

Customer-facing refurbishments and reconfigurations.

EDUCATION

Campus upgrades, teaching spaces and student facilities.

SCIENCE & TECHNOLOGY

High-performance workplaces and specialist environments.

HEALTH

Refurbishment and upgrades within live NHS and healthcare environments.

SECURED ENVIRONMENTS

Complex projects within sensitive operational facilities.

LEISURE & ENTERTAINMENT

Hotel and leisure space refurbishment.

SERVICES

REFURBISHMENT | FIT OUT | DECARBONISE | IN-HOUSE DESIGN | RETROFIT

FRAMEWORKS

We make procurement simple and transparent.

Our fit out and refurbishment services can be accessed through a wide range of national and regional frameworks, giving customers flexible, compliant routes to market.

We're experienced in both public and private sector frameworks, including those designed for central and local government, ensuring projects are delivered efficiently and responsibly.

Our approach focuses on value, transparency and collaboration - delivering on programme, achieving meaningful social impact, and exceeding stakeholder expectations every time.

SOME OF THE KEY FRAMEWORKS WE WORK WITH:



SOME OF THE KEY CUSTOMERS WE WORK WITH



CUSTOMER TESTIMONIALS

Their team demonstrated a deep commitment to understanding our unique operational needs as a specialist national police force, and they responded with a design and construction approach that seamlessly integrated with our practical and cultural requirements. The site team expertly managed a complex refurbishment in a live environment, ensuring minimal disruption through clear communication and an unwavering focus on quality and safety.

Steff Sharp | B.Sc. (Hons) M.St. (Cantab)
Director of Corporate Development
British Transport Police

Willmott Dixon Interiors have delivered a fantastic project. Despite a very restricted programme in an occupied building, they completed the works on time. Their team was very professional, proactive and hardworking. They showed great collaboration with the building users and provided regular updates on the progress. The Innovation Space is superb and will attract a lot of students and visitors. I will be very happy to work with Willmott Dixon Interiors again in the future.

Joanna Prusiewicz
Estates project manager
Estates Planning & Development
University of Westminster

The team expertly managed a complex refurbishment in a live environment, ensuring minimal disruption through clear communication and an unwavering focus on quality and safety. Rob and his team have delivered more than just a workplace; they have created a modern, inclusive, and sustainable space that truly reflects our identity, whilst reflecting our history. The new London Hub has given our people a workplace they can really take pride in. Their attention to detail has resulted in a workspace that not only meets but exceeds our expectations.

Christine Peppiatt
Head of Projects & Accommodation
Transport for London

There was nothing that was too much trouble. They were so accommodating. That goes for both the precontract and site teams. I just felt that they were so accommodating, they went above the call of duty.

Anthony Percival
Capital Projects Manager Coventry and
Warwickshire Partnership Trust



BRENT CIVIC CENTRE

LONDON BOROUGH OF BRENT

RECONFIGURATION OF BRENT CIVIC CENTRE TO PROVIDE THEM WITH RELOCATED LIBRARY SERVICES.



PROJECT STORY

We delivered a bold new vision for Brent Civic Centre. Commissioned by Brent Council, the project aimed to address evolving community needs identified through resident consultation, staff engagement, and user surveys.

With accessibility, confidentiality, and functionality at the heart of the brief, the refurbishment focused on improving the visitor experience and reconfiguring public areas to support a broader range of services and events.

Key features of the transformation include the enhancement of the Library with the addition of a larger, purpose-built children's library, new study areas, quiet zones, and an expanded book collection.

PROJECT OUTCOMES:

- Large-scale refurbishment of a civic landmark, improving accessibility and inclusivity throughout the building
- Transformed the library into a multi-functional community space with modern facilities
- Upgraded building infrastructure with new M&E systems and improved environmental controls



23 weeks



2.1 m



22,600 sq ft



Commercial

ARCHITECT:

Hamilton Architects

PROJECT MANAGER:

Gleeds

BUILDING SERVICES ENGINEER:

Halison

STRUCTURAL ENGINEER:

Hilson Moran Partnership

THE BAILEY LONDON

THE CAT B FIT OUT OF AN
EXISTING COMMERCIAL
OFFICE SPACE IN CENTRAL
LONDON



PROJECT STORY

We have designed and fitted out The Bailey office in London. It consists of one floor of open plan office space with meeting rooms, biophilic design and collaboration areas.

The space benefits from generously sized windows maximising natural daylight. The biophilic design includes a selection of real plants which were reused from our previous office and a living wall to help improve indoor air quality, supporting the mental health and wellbeing of the workforce using it.

Drylined and SAS panel ceilings were removed, mechanical and electrical services were altered and added to suit our needs and way of working. Modular and traditional building methods were used to create hot desking, meeting & training rooms, and collaboration spaces.

The amphitheatre brings people together for larger gatherings, whilst the quiet room can be used for confidential conversations and personal use by our people. Similarly, there are phone booths available for a quiet conversation.

PROJECT OUTCOMES:

- Modern office space for our people
- Living wall and biophilic design incorporated into the space
- Collaboration spaces designed to boost productivity and innovation



20 weeks



1.8 m



12,750 sq ft



Commercial

ARCHITECT:

Willmott Dixon Interiors
Internal Design Team

EDMONTON GREEN LIBRARY

LONDON BOROUGH OF ENFIELD

CAT B FIT OUT OF EDMONTON LIBRARY TO REPLICATE A HOME FROM HOME WORKING ENVIRONMENT

PROJECT STORY

The London Borough of Enfield has successfully delivered its ambitious 'Build the Change' programme, enhancing working practices and modernising office environments.

As part of this initiative, Edmonton Green Library has been refurbished to accommodate the Council's Housing Services team. The completed project fosters a more agile and flexible working environment, supporting staff to achieve a better work/life balance. It embodies the customer's vision that "Work is a thing you do, not a place you go."

Delivered through the SCAPE framework, the refurbishment involved substantial internal and external alterations to the second floor, creating a large open-plan office while retaining the central accommodation stair and lift core. The project has successfully transformed the space to support modern working practices and enhance operational efficiency.

PROJECT OUTCOMES:

- Logistical challenges due to location (supermarket setting)
- Carried out during COVID
- Careful management of noise and dust due to occupied floors during the renovation



25 weeks

£ 2.65 m

22,600 sq ft

Commercial

ARCHITECT:

TP Bennett

PROJECT MANAGER:

Pick Everard

COST CONSULTANT:

Stace LLP

SERVICES ENGINEER:

Pick Everard

THOMAS HARDY HOUSE

LONDON BOROUGH OF ENFIELD

CAT B REFURBISHMENT OF AN EXISTING BUILDING TO CREATE NEW OFFICE AND COMMUNITY SPACE, PROCURED THROUGH SCAPE

PROJECT STORY

We successfully delivered the strip-out and CAT B refurbishment of the first and second floors at Thomas Hardy House. In addition, we created a new museum and community space on the ground floor within the Dugdale Centre, providing enhanced office and community accommodation. The project was procured through SCAPE, one of the UK's leading public sector frameworks, ensuring best practice and value throughout.

Our scope included the construction of a new ground floor entrance, comprehensive refurbishment of staircases, removal of structural elements, and sensitive modifications to the building façade. On the roof, new plant equipment was installed to service the upgraded facilities, significantly improving the building's energy efficiency. We also delivered high-specification, restaurant-quality kitchen facilities, bespoke tiered seating, and custom joinery elements, all designed to enhance user experience.

PROJECT OUTCOMES:

- Transformed the building into a modern, functional space to benefit the local community
- Effective collaboration and efficient use of time to deliver a successful refurbishment on time, despite a late change to the scope during its delivery
- Achieved over £5.1m in Social Return on Investment to give back to the community



44 weeks

£ 8.59 m

32,000 sq ft

Commercial

ARCHITECT:

TP Bennett

PROJECT MANAGER:

Pick Everard

COST CONSULTANT:

Stace LLP

UNIVERSITY HOSPITALS SUSSEX

NHS FOUNDATION TRUST

REFURBISHMENT OF A&E
DEPARTMENT AT THE ROYAL
SUSSEX COUNTY HOSPITAL
PROCURED VIA THE SCAPE
FRAMEWORK

PROJECT STORY

We were appointed by University Hospitals Sussex NHS Foundation Trust to deliver additional clinical treatment space within the emergency department at the Royal Sussex County Hospital in Brighton. The project was procured via SCAPE and utilised modern methods of construction to deliver a two-storey modular build adjacent to the main A&E department.

We completed groundworks, piling, and foundation works to prepare the site for the modular shell. Following this, we carried out the internal fit out to make the building ready for clinical use.

The refurbishment provided five treatment rooms on the ground floor, a new reception and waiting area, accessible toilets, and a utility room. The first floor includes offices, a training suite, a comms room, and multifunctional office space.

PROJECT OUTCOMES:

- Delivered using modern methods of construction
- Logistical challenges of working in a live environment successfully overcome
- Increased capacity for the A&E department



32 weeks



2.85 m



340 sq m



Health

ARCHITECT

Noviun Architects

PROJECT MANAGER

Ward Williams Associates

SERVICES ENGINEER

Van Zyl & de Villiers

CIVIL & STRUCTURAL ENGINEER

Campbell Reith

UNIVERSITY HOSPITALS SUSSEX

PRINCESS ROYAL HOSPITAL

REFURBISHMENT AND
EXTENSION OF EXISTING
FACILITY TO CREATE A NEW
UROLOGY INVESTIGATION &
TREATMENT CENTRE



PROJECT STORY

Our team delivered a new urology investigation and treatment centre at Princess Royal Hospital for University Hospitals Sussex NHS Foundation Trust. Awarded via Procurement Hub.

We added 250 sq m extra space to an existing facility through the delivery of modular units which form the new building's superstructure.

The project saw the demolition and strip out of an existing day surgery unit with the replacement of redundant services and a completely new M&E arrangement, including a new plant deck and plant installations.

The new space consists of specialist facilities including ultrasound, laser treatment, cystoscopy and consultation rooms, as well as a new reception. There are also several new amenities for NHS staff, with separate nurse stations, storage areas, modern open plan office space and training facilities.

PROJECT OUTCOMES:

- Designed to accommodate an additional 2,800 patients per year
- Additional 250 sq m space added to the existing modular structure
- Improve patient flow and provide a more efficient, streamlined service



98 weeks



7.6 m



768 sq m



Health

ARCHITECT

Crowther Associates

PROJECT MANAGER

Ward Williams

SERVICES ENGINEER

Van Zyl & de Villiers

STRUCTURAL ENGINEER

Campbell Reith Consulting Engineers

UNIVERSITY HOSPITALS SUSSEX

ROYAL ALEXANDRA HOSPITAL

INSTALLATION OF PAEDIATRIC
AUDIOLOGY BOOTHS INTO
THE ROYAL ALEXANDRA
CHILDREN'S HOSPITAL (RACH)

PROJECT STORY

We were appointed by University Hospitals Sussex NHS Foundation Trust to deliver the design and build refurbishment of the Audiology department at Royal Alexandra Children's Hospital (RACH). The project was awarded through the collaborative Procurement Hub framework.

The Trust wanted to modernise and improve the environment of its Audiology department. They took this opportunity to relocate Audiology from the adjacent Barry Building and to integrate its existing services with the main children's hospital.

Creating space for the new centre saw the demolition and strip out of former administration and office areas at RACH. We installed new structural steel in the building, alongside new raised floors, fire doors and live services. Built to a high acoustic standard, finishes include acoustic vinyl flooring and acoustic ceilings throughout.

PROJECT OUTCOMES:

- Provides a more efficient, streamlined service, improved patient flow and a modern environment for staff and patients
- Transformed the Audiology department into a modern space within the main hospital, improving patient experience
- Completed ahead of programme by 2 weeks



32 weeks



2.1 m



174 sq m



Health

ARCHITECT

Crowther Associates Ltd

PROJECT MANAGER

Ward Williams Associates

SERVICES ENGINEER

Hive Consultants

PRINCIPAL DESIGNER

Crowther Associates Ltd

COVENTRY AND WARWICKSHIRE ST MICHAEL'S HOSPITAL

REFURBISHMENT OF MULTIPLE MENTAL HEALTH REHABILITATION UNITS AT ST MICHAEL'S HOSPITAL TO DELIVER MODERN FACILITIES FOR PATIENTS

PROJECT STORY

Our specialist team has carried out the upgrades to a series of mental health rehabilitation units at St. Michael's Hospital in Warwick on behalf of Coventry and Warwickshire Partnership NHS Trust.

The anti-ligature refurbishment of the Rosewood Terrace, Hazelwood, Rowans & Willowvale, Cedarwood and Ferndale wards will deliver an improved experience for NHS patients, providing a more modern environment and the upgrades have been specially designed to keep vulnerable people safe from harm. Internal doors and lighting have been replaced, sanitaryware has been upgraded and new external windows have been installed. In addition, new vinyl flooring has been laid, all ventilation grilles and radiator covers have been replaced, and the building has been redecorated throughout.

PROJECT OUTCOMES:

- Work carried out in a live environment; team liaised with stakeholders to ensure they were aware of each step of the programme
- Noisy works were carefully planned in advance, with alternative methods adopted to minimise disruption
- Weekly meetings conducted with staff and ward managers to ensure clear up-to-date communication

71 weeks

4.7 m

8,619 sq m

Health

ARCHITECT

Crowther Associates Ltd

PROJECT MANAGER

Ward Williams Associates

SERVICES ENGINEER

Hive Consultants

PRINCIPAL DESIGNER

Crowther Associates Ltd

TRANSPORT FOR LONDON

200 BUCKINGHAM PALACE ROAD

DELIVERING THE NEW HEADQUARTERS OF THE BRITISH TRANSPORT POLICE ON BEHALF OF LANDLORD, PLACES FOR LONDON – THE TFL PROPERTY COMPANY



PROJECT STORY

Appointed by public-sector procurement specialist SCAPE, we transformed 200 Buckingham Palace Road into a modern, sustainable headquarters.

In collaboration with Places for London and TfL, we delivered a fast-track design and build project that repurposed an operational building into a net-zero workplace, supporting London's ambitions for a more connected future.

Our team undertook a full strip-out across seven floors, creating flexible, modern office spaces to CAT B standards. The refurbishment ensures full accessibility and compliance with current standards..

A new entrance and reception space sets the tone for a modern, collaborative workplace.

PROJECT OUTCOMES:

- Enhanced user experience with improved accessibility and a welcoming arrival space
- Net-zero carbon footprint and optimised energy efficiency, supporting long-term sustainability goals
- Future-proofed infrastructure, with upgraded M&E services and fire safety systems



53 weeks



27 m



88,700 sq ft



Commercial

ARCHITECT:

Hamilton Architects

PROJECT MANAGER:

Gleeds

BUILDING SERVICES ENGINEER:

Halison

STRUCTURAL ENGINEER:

Hilson Moran Partnership

TRAVELODGE

ROLLOUT, NATIONWIDE

REFRESH OF TRAVELODGE
HOTELS ACROSS 10 YEARS VIA
THE ROLLOUT FRAMEWORK



PROJECT STORY

For over a decade, Willmott Dixon Interiors has partnered with Travelodge to deliver over 200 hotel refurbishment projects, consistently enhancing the guest experience and supporting brand standards nationwide.

Our scope covered the full redecoration of bedrooms, bathrooms, reception areas, and shared spaces. We introduced new flooring throughout, upgraded joinery in key areas, and improved energy efficiency with modern LED lighting installations. As part of Travelodge's evolving brand vision, we also carried out comprehensive refurbishments of bar and café spaces, creating fresh, welcoming environments for guests.

All works were delivered in live hotel environments. To ensure minimal disruption to guests and operational staff, we developed and implemented carefully phased, logistically complex programmes.

PROJECT OUTCOMES:

- National multi-site refurbishment programme
- Over 18,000 individual guest rooms completed
- Average delivery of 20 rooms every 5 days per site



10 years



65 m



18,000+ keys



Hotels

CUSTOMER

Travelodge

COST CONSULTANT

Wakemans

SOHO THEATRE

LONDON BOROUGH OF WALTHAM FOREST

RESTORING THE GRADE II-LISTED FORMER CINEMA INTO A CULTURAL AND ENTERTAINMENT VENUE

PROJECT STORY

We were appointed by Waltham Forest Council to deliver the £30m+ restoration and refurbishment of the iconic former Granada cinema building in Walthamstow.

The aim was to revive the building's historic character while creating a vibrant, multi-use space that supports local creativity and the night-time economy.

Works included the full refurbishment of the main auditorium, complete with a new stage and seating layout designed to enhance sightlines and acoustics. We introduced three new bar areas, two studio spaces, a media suite and a café catering to local residents and visiting audiences.

Key architectural elements, including the ziggurat ceiling, foyer and main façade, were sensitively restored and repaired.

PROJECT OUTCOMES:

- Bringing a derelict building in the heart of Walthamstow back to contemporary standards
- A lively historic entertainment space, with modern facilities
- Significant energy efficiencies from the installed solar panels and new energy efficient façade
- More than £6.7 million invested in social and economic value
- Over 60 new jobs created and 4,000+ hours donated to support training and youth employment
- This theatre has now been removed from the 'Theatres At Risk' register



100+ weeks



30 m



48,000 sq ft



Leisure

ARCHITECTS

Bond Bryan

PROJECT MANAGER

London Borough of Waltham Forest

SERVICES ENGINEER

GDM Partnerships

QUANTITY SURVEYOR

Aecom

19 CORNWALL STREET BIRMINGHAM

CAT A SUSTAINABLE
REFURBISHMENT OF
COMMERCIAL OFFICE
SPACE FOR KIER PROPERTY
AT 19 CORNWALL STREET
TARGETING NET ZERO
CARBON IN OPERATION

PROJECT STORY

We were appointed by Kier Property to redevelop 19 Cornwall Street in the heart of Birmingham's Business District. The back-to-frame redevelopment delivered 139,000 sq ft of new smart-enabled office accommodation across seven floors, which finished to the highest CAT A standard with flexible open plan floor plates.

The redevelopment offered a range of enhanced occupier facilities and technological capability. MEP services have been fully replaced, moving to an all-electric strategy to enhance the building's energy efficiency, which included the installation of 400 sq m of PV panels.

19 Cornwall Street is BREEAM Excellent, EPC A-rated, WiredScore enabled, and is officially registered to achieve a NABERS Target Rating of 5 stars, reflecting the highest standards of environmental office design. The building is also targeting WELL Silver certification.

PROJECT OUTCOMES:

- A brand new reception which is 5,500 sq ft and 32 m high which can double as an event space
- VRF comfort cooling and heating with individual floor digital controls
- Wellbeing facilities; including 74 cycle spaces and changing rooms.
- 150 secure parking spaces (including electric vehicle-charging)
- Installation of 4,000 sq ft of solar panels
- Targeting BREEAM Excellent, WELL Silver and an EPC A rating



70 weeks



21.9 m



139,000 sq ft



Commercial

ARCHITECTS

Associated Architects

PROJECT MANAGER

SBK

STRUCTURAL ENGINEER

Cundall

GRADE II LISTED GOVERNMENT BUILDING

A MULTI MILLION-POUND
REFURBISHMENT OF A GRADE
II-LISTED GOVERNMENT
BUILDING IN LONDON

PROJECT STORY

Willmott Dixon Interiors completed a major refurbishment of a Grade II-listed government building. This project was procured through the Southern Construction (SCF) Framework.

The new workplace includes open-plan layouts, hot-desking, breakout areas, and state-of-the-art conferencing facilities, all within a flexible environment designed to foster collaboration. Wellbeing and accessibility were other key priorities, with features including sensory rooms, enhanced lighting and acoustics, and a calming, muted colour palette.

We also modernised existing plant systems and installed new infrastructure to reduce the building's carbon footprint, helping the customer move closer to its sustainability goals.

PROJECT OUTCOMES:

- A hybrid-ready, inclusive workspace that meets the needs of a modern civil service
- Significant reductions in energy use through upgraded systems and smarter design
- Improved wellbeing and accessibility for staff and visitors alike
- Seamless delivery in a live environment with no disruption to core operations
- More than £47 million generated in social return on investment



116 weeks



Multi-million



69,599 sq ft



Commercial

ARCHITECTS

Arcadis

PROJECT MANAGER

Arcadis

STRUCTURAL ENGINEER

BDP

NATIONAL MARITIME MUSEUM OCEAN COURT

A £12.3M PROJECT AT THE NATIONAL MARITIME MUSEUM, DELIVERING NEW SOLAR-PROTECTIVE GLAZING AND AN UPGRADE TO EXISTING BUILDING SERVICES

PROJECT STORY

We were appointed to refurbish the central glazed roof of Ocean Court at the Grade I listed National Maritime Museum in Greenwich, London.

The £12.3 million project, awarded via public-sector procurement specialist SCAPE, aimed to address long-standing water ingress, acoustic and solar heat gain issues, while improving comfort and energy performance across the space.

More than two decades after the original roof was installed, this upgrade has brought a fresh lease of life to the heart of one of London's most-visited cultural attractions, delivering an improved visitor experience.

We installed more than 2,550 sq m of new solar-protective glazing and Barrisol membrane, significantly improving thermal and acoustic conditions within Ocean Court.

In parallel, we also delivered an upgrade to the existing building's MEP systems, which included enhancements to the underfloor heating and cooling system, ventilation, lighting and electrical services – with care taken to protect the museum's many precious collections.

All extracted glazing units were fully recycled in line with the project's sustainability goals.

PROJECT OUTCOMES:

- A brighter, more welcoming space at the heart of the museum
- Visitors now enjoy a more comfortable experience, with improved acoustics and climate control
- Delivery of MEP upgrades without altering the building's historic structure
- A social return on investment of more than £900,000



63 weeks



12.3 m



23,000 sq ft



Leisure

ARCHITECT:

Willmott Dixon Interiors

PROJECT MANAGER:

Gardiner & Theobald

COST CONSULTANT:

Gardiner & Theobald

STRUCTURAL ENGINEER:

Eckersley O'Callaghan

ACUTE MEDICAL UNIT

ROYAL SUSSEX COUNTY HOSPITAL

MAJOR EXPANSION AND REFURBISHMENT OF EMERGENCY AND ACUTE CARE FACILITIES SERVICES

PROJECT STORY

We were appointed to deliver an expansion and refurbishment of the Acute Medical Unit (AMU) at Royal Sussex County Hospital in Brighton.

Awarded via the SCAPE framework, the project formed part of a wider reconfiguration of the Emergency Department and Acute Floor, aimed at increasing capacity and efficiency to meet growing demand for urgent and acute care.

Works were to be completed with the hospital remaining operational throughout, requiring close collaboration with clinical teams to minimise disruption and maintain patient safety at all times.

The refurbishment delivered new medical assessment and emergency care spaces at the AMU, improving circulation throughout the space and enhancing patient flow.

The redesigned layout provides upgraded clinical environments that better support patients and NHS teams, creating a setting that fully supports the high standards of care delivered on the Acute Floor.

Works encompassed a full replacement of mechanical, electrical and public health systems, including refurbished and new air handling plant, strengthening the hospital's long-term infrastructure.

PROJECT OUTCOMES:

- Expanded Acute Floor capacity to better support critical patients and meet increasing demand
- Redesigned space and layout for efficient patient flow
- Modernised facilities enable teams to work in an environment that supports the high standards of care delivered
- £10 million in social return on investment, including wellbeing workshops for NHS staff across the Trust



78 weeks



12 m



1,495 sq m



Health

ARCHITECT:

ADP Architecture LTD

PROJECT MANAGER:

Gleeds

MECHANICAL & ELECTRICAL SERVICES:

Troup Bywaters & Anders

STRUCTURAL ENGINEER:

Price & Myers LLP



ST MARTINS PROPERTY GRESHAM STREET LONDON

THE CAT A FIT OUT, ATRIUM
INFILL, AND CREATION OF
ROOF TERRACE EXTENTION

PROJECT STORY

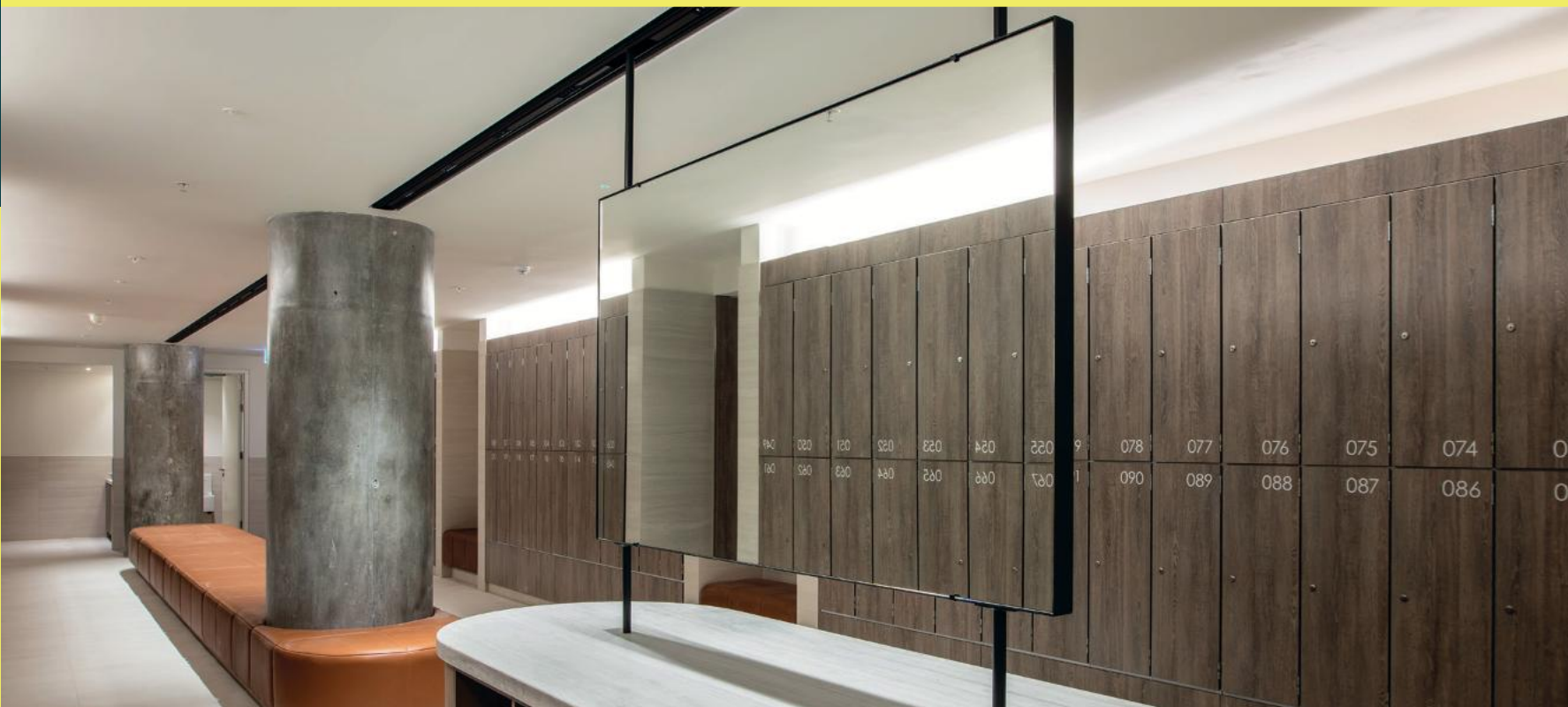
Willmott Dixon Interiors transformed 185,000 sq ft of commercial space at Two Gresham Street in the heart of the City of London.

This included the delivery of a full Cat A office refurbishment to create a modern working environment within the prominent corner building situated at the junction of St Martins Le Grand, Gresham Street and Foster Lane, opposite Goldsmiths Hall. A key feature now includes extensively remodelled entrances at Gresham Street and St Martin's Le Grand, while the scope also created a ground floor café and break out area with a central atrium adding natural light.

Working with the architects Buckley Gray Yeoman, Willmott Dixon Interiors also updated the M&E, made structural alterations to core configurations and added nine new 26 person passenger lifts and a 'best in class' communal terrace space and private roof top garden of over 5,000 sq ft offering panoramic views of St Paul's Cathedral. To accommodate London's growing number of cyclists, and making it a cycle friendly destination, there is also a new cycle ramp, 280 bicycle spaces, lockers and shower facilities.

PROJECT OUTCOMES:

- Remodelled two double height entrances
- Installed 18,000m2 of marble and 9 new lifts including 4 scenic lifts
- Best in class communal terrace and private roof top garden of over
- 5,000 sq ft of additional space
- New cycle ramp and 280 cycle racks
- Achieved Wired Certified Platinum allowing for future proofing
- BREEAM Excellent



114 weeks



39 m



185,000 sq ft



Commercial

ARCHITECT:

Buckley Gray Yeoman

PROJECT MANAGER

Avison Young

QUANTITY SURVEYOR

Gleeds

SERVICE ENGINEER

Norman Disney and Young

NATIONAL GALLERY

ONE GALLERY PROJECT

WILLMOTT DIXON INTERIORS HAS BEEN APPOINTED BY THE NATIONAL GALLERY TO UPDATE KEY AREAS OF THE HISTORIC GRADE I LISTED MUSEUM

PROJECT STORY

The Willmott Dixon Interiors specialist fit out team is proud to have enhanced facilities at the world famous art museum, The National Gallery.

As part of its overall property strategy, The National Gallery opted to create additional space at its premises in Trafalgar Square. The works included the overhaul of two existing lightwells, and the creation of new spaces over three levels to meet additional office accommodation needs. In addition to these new areas, The National Gallery took the opportunity to refurbish large basement areas and its largest individual gallery, Room 32.

The scope of the works included: structural works to create new floor areas within former lightwell areas, full replacement of outdated M&E systems, creation of new areas for modern ways of working for gallery staff, and full refurbishment of gallery area while maintaining an 'invisible' presence to members of the general public.

PROJECT CHALLENGES:

- Minimising nuisance and disturbance including noise, dust and vibration
- Coordinating deliveries with The National Gallery and National Portrait Gallery due to location and high-level security aspects
- Working in a live environment around visitors and staff in Room 32

120 weeks

£ 19.8 m

51,800 sq ft

Commercial

ARCHITECT:

Purcell

PROJECT MANAGER

Purcell

COST CONSULTANT

Faithful+Gould

SERVICE ENGINEER

Andrew Reid & Partners

THAMES VALLEY POLICE ATLANTIC HOUSE

TRANSFORMATION OF
ATLANTIC HOUSE INTO A
HIGH-QUALITY, SUSTAINABLE
POLICE STATION FOR THAMES
VALLEY POLICE

PROJECT STORY

We were appointed via the Southern Construction Framework (SCF) to deliver a new police station for Thames Valley Police (TVP) at Atlantic House in Reading.

The brief was to repurpose three floors of office space, providing TVP with a facility that delivers the operational requirements for the area. Completion of the project would allow TVP to consolidate its operations, and transition from its former premises.

We carried out a full refurbishment of more than 37,000 sq ft across three floors of Atlantic House, transforming the space into a modern, operationally efficient police station. The works included new ceilings, partitions, high-quality finishes, and upgraded MEP systems to ensure long-term performance.

The design focused on functionality and staff wellbeing, with new locker and shower facilities, as well as communal breakout areas to support collaboration. Sustainability was embedded throughout, with improvements targeting BREEAM 'Very Good' and reducing the building's environmental impact.

PROJECT OUTCOMES:

- A modern, efficient police station for TVP
- Enhanced wellbeing and collaborative facilities for staff
- Reduced environmental impact through sustainable design and MEP systems
- Delivered via SCF with strong stakeholder engagement
- Social value through local supplier partnerships, engagement with schools and colleges, and employment opportunities

✓ 46 weeks

37,000 sq ft

Blue light

ACTING TODAY FOR A BETTER TOMORROW

Our Now or Never strategy sets out how we're tackling the climate crisis through real action, not ambition. It's our plan to reduce carbon, extend the life of existing buildings and create more efficient, sustainable spaces for the future.

We focus on practical solutions that can be delivered today – helping our customers decarbonise and retrofit their buildings to meet modern standards while preserving their value and performance.

OUR COMMITMENT:

NET ZERO
OPERATIONAL
CARBON BY

2030

NET ZERO
SUPPLY
CHAIN BY

2040

REDUCTION IN
CARBON EMISSIONS
SINCE 2018

57%

RENEWABLE
ELECTRICITY USED
ACROSS ALL SITES AND
OFFICES

100%

**SUSTAINABLE
MATERIALS AND
CIRCULAR DESIGN**
PRINCIPLES EMBEDDED
IN EVERY PROJECT

HOW WE DELIVER



Whole-building retrofit
solutions to reduce
operational and embodied
carbon



Collaboration with our
customers to achieve
shared sustainability
targets



Early-stage energy
modelling and lifecycle
carbon analysis



Material reuse and
recycling strategies



Now or Never isn't a
slogan, it's a call to
deliver buildings fit for the
future

HIGHLIGHTS

84%

REDUCTION IN CARBON
EMISSIONS RELATIVE TO
TURNOVER SINCE 2010

18%

CUT IN ENERGY INTENSITY
RELATIVE TO TURNOVER
SINCE 2023

57%

REDUCTION IN ABSOLUTE CARBON
EMISSIONS SINCE 2018 BASELINE

238

SUPPLY CHAIN PARTNERS
WHO HAVE NET ZERO
PLANS ALIGNED WITH
OURS

OUR APPROACH TO DECARBONISATION

We help organisations decarbonise their estates through **Decarbonise Today**, our end-to-end solution for delivering fast, affordable, and measurable carbon reduction.

1

TRANSFORM EXISTING BUILDINGS

We retrofit assets with energy-efficient upgrades from fabric improvements and low-carbon heating to renewables, smart controls, and improved air quality systems.

2

SECURE AND MAXIMISE FUNDING

We help navigate complex funding routes, align projects with available grants, model financial returns, and access finance options to make decarbonisation commercially viable.

3

DELIVER FULL LIFECYCLE SUPPORT

Assess & Plan: We evaluate carbon footprints and energy use to create clear, actionable roadmaps.

Design & Deliver: We manage the entire process with minimal disruption to operations.

Monitor & Optimise: We track performance and savings to ensure our customers goals are met.

4

TAKE A WHOLE-ESTATE APPROACH

Whether there is the need to decarbonise a single asset or develop a portfolio-wide strategy, we provide tailored solutions that align with our customers sustainability targets

WHO WE WORK WITH:

WE SUPPORT A WIDE RANGE OF SECTORS, INCLUDING:

- ✓ Local and Central Government
- ✓ Education and Higher Education
- ✓ Healthcare and NHS Trusts
- ✓ Blue Light Services
- ✓ Commercial Property
- ✓ Cultural and Community
- ✓ Organisations

WHY CHOOSE US

- ✓ We provide everything under one roof from strategy to delivery.
- ✓ We help reduce energy use, cut operational costs, and unlock funding.
- ✓ We ensure minimal disruption to services and day-to-day activities.
- ✓ We deliver measurable results with transparent performance data.



SOCIAL VALUE

At Willmott Dixon Interiors, we measure success by more than what we build – it's about the difference we make for people and communities.

Local employment and **apprenticeships** creating pathways into construction and **developing future talent**

Education and skills programmes mentoring, work experience and **early careers** support across our projects

Community investment volunteering and **improving local spaces** and facilities

Supporting social enterprises with more than £2 million spent annually

WATCH THE VIDEO



As Rick Willmott explains:

"I believe passionately our company has a purpose beyond profit and, with its scale, a real opportunity to be a catalyst for positive change wherever we work. This happens not only through what we build and maintain, but through the fantastic efforts of all our people who enhance their local

SOCIAL VALUE DELIVERY

5.3M
spent with social businesses

700+
hours of employee time
donated to local causes

£410M
social return on investment
generated

92%
beneficiaries who reported
high programme impact

3,000+
people supported through
social mobility programmes

100%
of social value plans
co-created with customers

80%
staff who participated in social
value activities

SAFETY, HEALTH & ENVIRONMENT AT THE HEART OF WHAT WE DO

OUR 'ALL SAFE' CULTURE: EVERYONE, EVERY DAY

At Willmott Dixon Interiors, nothing matters more than the safety, health and wellbeing of our people, our customers, and our supply chain partners.

We believe every project can and should be delivered without harm – to people or to the environment.

Our 'All Safe' approach empowers everyone to take ownership for safety, every day. It's not a rulebook; it's a mindset shared across our business and our sites.



THE ALL SAFE PRINCIPLES:

VALUE

NO ONE SHOULD SUFFER PAIN

BELIEF

ALL ACCIDENTS CAN BE PREVENTED

ATTITUDE

ZERO TOLERANCE FOR UNSAFE BEHAVIOUR

BEHAVIOUR

EVERYONE LOOKS OUT FOR THEMSELVES
AND OTHERS

THROUGH OUR APPROACH WE HAVE ACHIEVED

2.1M+

INCIDENT FREE WORKING
HOURS

ZERO

MAJOR INCIDENTS IN THE LAST
FIVE YEARS

43.6

AVERAGE CCS SCORE
SURPASSING INDUSTRY
AVERAGE

96%

OF OUR PROJECTS
COMPLETED WITHOUT
REPORTABLE INCIDENTS

AWARDS & ACCOLADES

Our awards and accolades recognise our people, projects and work to drive change across the industry.



GET IN TOUCH

At Willmott Dixon Interiors, we believe the best results come from partnership – working alongside our customers to transform existing buildings into high-performing, future-ready spaces.

Whether it's an office fit out, a complex refurbishment or a whole-building retrofit, we bring



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PRINCIPAL NEW BUSINESS MANAGER

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