



WILLMOTT DIXON  
INTERIORS



AN INTRODUCTION TO  
WILLMOTT DIXON  
INTERIORS  
LEISURE



# WELCOME

This is the home of high quality fit-outs and interior refurbishments. As the specialist interior design and refurbishment arm of the Willmott Dixon Group, we have the experience, expertise and resources to fulfil every kind of project nationwide – from £1,000 to £30 million.

Willmott Dixon Interiors' approach is very simple. We put our client and partner relationships at the heart of our business. The long term relationships we build with clients and partners are testimony to our professional and inventive approach to every fit-out or interior refurbishment project.

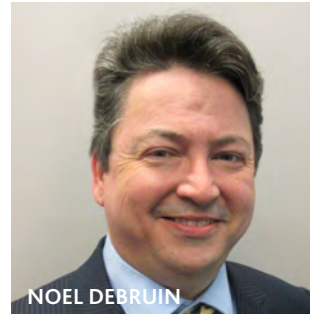
You can choose Willmott Dixon with complete confidence. We always deliver on our promises, and we always put your needs first. Whether taking the lead on a fit-out or interior refurbishment project or acting as a guide, we are unstinting in our pursuit of excellence.

LAST YEAR  
**24%**  
OF OUR PROJECTS WERE IN THE  
**HOTEL & LEISURE**  
SECTOR

# WE ARE WILLMOTT DIXON INTERIORS



DUN AND  
BRADSTREET RATING  
**2A1**



**96%** OF OUR  
PROJECTS ARE CARRIED OUT IN  
LIVE  
ENVIRONMENTS

**175**  
HAPPY  
WORKERS



WDI RECOGNISE  
'IT'S ALL ABOUT  
PEOPLE'



MORE THAN **30%**  
OF OUR STAFF HAVE BEEN WITH US FOR  
LONGER THAN 5 YEARS



WE PROMOTE  
FROM  
WITHIN  
WHERE WE CAN



# KEY FACTS

COMPANY REGISTRATION NUMBER: 4118020

DATE INCORPORATED: 01/12/2000

## WDI TURNOVER

2012: £40.72m

2013: £49m

2014: £74m

2015: Projected Turnover £100m

## WD GROUP TURNOVER

2012: £1bn

2013: £1bn

2014: £1.26bn

2015: Projected Turnover £1.3bn

## INSURANCE DETAILS

Employers Liability - £25m

Third Party & Product Liability – £49m

Contractors "All Risks" Insurance - £50m

Professional Indemnity - £20m

PROFESSIONAL  
ASPIRATIONAL  
RELATIONSHIP  
FOCUSED  
ACCESSIBLE  
INTEGRITY  
INVENTIVE  
DEVOTED

{ Our Dunn & Bradstreet Rating **2A1**, which means that Risk of Business Failure is Minimum. }



{ **170** - The number of **Rollout** projects we have completed nationwide. }



**69%**  
OF OUR PROJECTS ARE CARRIED OUT  
IN LIVE ENVIRONMENTS



# EXISTING CLIENTS

Ambassador Tickets  
British Film Institute  
Design Museum  
David Lloyd  
Easy Gyms  
H2 Soho  
Klick Fit  
K2 Crawley  
LA Fitness  
Lucknam Park Spa  
Little Chef  
Mandarin Oriental Spa  
Orient Express  
Roko Health Club  
Sleep Bar  
Virgin Active





# PROJECT EXPERIENCE





# DESIGN MUSEUM KENSINGTON, LONDON

CURRENT CONTRACT | LEISURE | £20M | 132,000 SQ FT

Willmott Dixon Interiors have been awarded the contract to deliver the fit out of the grade II listed, former Commonwealth building in Kensington. The new home for London's famous Design Museum.

The Fit out will see the installation of new galleries for permanent and temporary exhibitions, an auditorium, learning facilities, office space, common areas and a new destination bar and restaurant. The scope of the project will be to undertake a Cat B fit out throughout. The works will see newly constructed dividing walls, new heating, cooling, lighting, fire systems, heat recovery units and 4 large lifts. Finishes will be robust but high quality and to an exceptional standard.

This year-long project will see the Grade II listed building converted into a major visitor attraction dedicated to contemporary design and architecture. When the doors

open, an estimated 500,000 visitors per year will be able to enjoy the museum's permanent collection free of charge.

## KEY CHALLENGES

- Grade II Listed building with one of the largest single span roof structures in the world.
- Exceptional finishes required throughout.
- Installation of a 3 KN glass balustrade and handrail to the atrium.
- Interface with base build contractor delivering separate works within the site grounds.
- Management of marketing to ensure maximum impact is achieved on press releases.



## CONSULTANT TEAM

JOHN POWSON  
Architect

TURNER & TOWNSEND  
Cost Consultant

GARDINER & THEOBALD  
Project Manager

CHAPMAN BDSP  
Service Engineer



**GRADE II**  
LISTED BUILDING



# MANDARIN ORIENTAL KNIGHTSBRIDGE, LONDON

52 WEEKS | HOTELS | £8.1M

Working with the client and celebrated designer Denton Corker Marshall, WDI was appointed to create a new state of the art spa facility for the Mandarin Oriental Hotel, in London's Knightsbridge. The scope of works for this prestigious project included relocating the spa to the Candy & Candy development, One Hyde Park.

Following minor demolition and alteration works on the existing spa, WDI refurbished the back of house area where the spa was located. The spa fit out consisted of the installation of a new swimming pool, fitness area, studio, changing rooms, experience showers, steam rooms, treatment rooms and a relaxation area.

From the start, the project was expanded yet despite this extra workload WDI successful carried out works to the toilets and restaurant areas simultaneous to

the spa fit out. Importantly, both the Mandarin Oriental Hotel and One Hyde Park remained fully operational throughout the project.

## KEY RESULTS

- State of the art spa facility
- Relocation without disruption to Hotel
- Partnership with Denton Corker Marshall



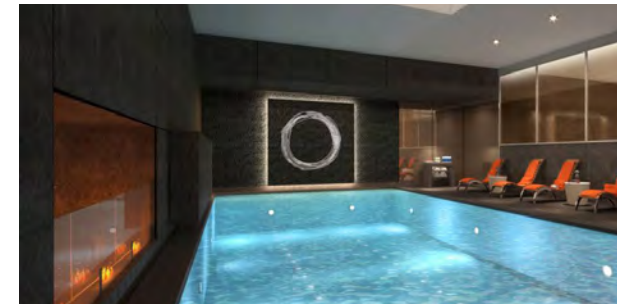
## CONSULTANT TEAM

DENTON CORKER MARSHALL  
Architect

WT PARTNERSHIP  
Cost Consultant

WT PARTNERSHIP  
Project Manager

BCHF, ARUP  
Service Engineer



# 69%

OF OUR PROJECTS ARE  
CARRIED OUT IN  
LIVE ENVIRONMENTS

# H2 SOHO

## SOHO, LONDON

10 WEEKS | LEISURE | £1.5M | 19,000 SQ FT

In preparation for the pilot of H2 Clubs, the first of the leisure clubs dedicated to cyclists, WDI completed CAT A refurbishment and subsequent fit out of the basement complex in Soho.

To cater for our client's requirements the works comprised a high level of Mechanical, Electrical and Plumbing infrastructure works. This was followed by the areas being fitted out to the required high level specification and brand standards.

### KEY RESULTS

To accommodate the cyclists needs the club has installed 230 secure bike parking spaces and 40 shower rooms.



### CONSULTANT TEAM

H2  
Client



PROVIDING INTERIOR  
FIT OUT SOLUTIONS  
**NATIONWIDE**





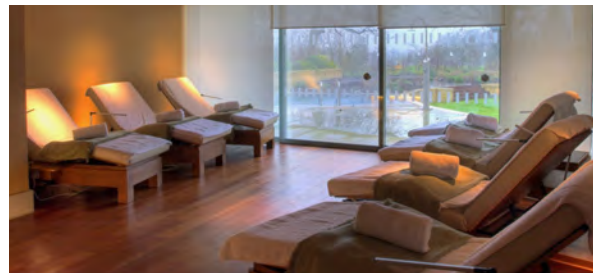
# LUCKNAM PARK SPA CHIPPENHAM

52 WEEKS | LEISURE | £9.1M

WDI have been appointed to deliver a fit out of a new 5 star spa facility with three indoor and outdoor pools, nine thermal cabins, including a Japanese Salt Room, Ice Room, five Saunas, a Haman and a Rasul specialist treatment rooms, together with two experience showers and traditional private treatment rooms.

The project involved a complete refurbishment of the existing spa to form new changing rooms, gym, Michelin star rated kitchen, lounge and bar area. In addition new staff facilities, changing rooms, food storage facilities and

freezer were installed. Located in the quiet surroundings of Bath, Lucknam Park Hotel is one of England's finest 5 star luxury Country House Hotels.



## CONSULTANT TEAM

CLAUSEN CHEWNING  
Architect

BURO HAPPOLD  
Mechanical and Electrical



WILLMOTT DIXON INTERIORS  
HAVE COMPLETED OVER  
**340 PROJECTS**

# EASY GYM PIONEER POINT, ILFORD

14 WEEKS | LEISURE | £787K | 19,000 SQ FT

WDI were appointed to complete an internal fit out of second floor of developers unit.

Fit out to EasyGym specification, including Mechanical & Electrical installations, block & studwork walls, screed & vinyl flooring, tiling & wetrooms, Suspended ceilings and general fitout items.

## CONSULTANT TEAM

STUDIO IAN SHERMAN  
Architect

RIDER LEVETT BUCKNALL  
Quantity Surveyor

HULLEY & KURWOOD  
Mechanical and Electrical



WE ALWAYS PUT OUR  
**CLIENTS NEEDS**  
FIRST



# LA FITNESS VARIOUS

2-4 WEEKS | LEISURE | **£200-£400K**

WDI were appointed to carry out a refurbishment of 22 LA Fitness Gyms across the South of England to include an upgrade of their existing Mechanical & Electrical services.

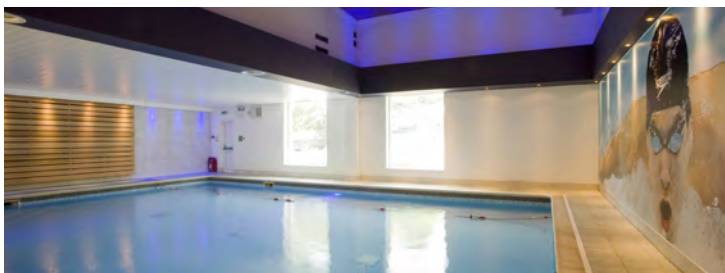
## KEY RESULTS

The projects included installation of new locker facilities, showers and shower cubicles. Other works included upgrading existing Mechanical & Electrical services, new lockers, showers and cubicles, redecorations and new flooring.



## CONSULTANT TEAM

ANARCHITECTURE  
Architect



IN THE LAST YEAR WE HAVE DELIVERED

**£24M**

OF ROLLOUT PROJECTS  
VIA FRAMEWORKS

# THE RIVERFRONT THEATRE NEWPORT

85 WEEKS | LEISURE | **£14.5M**

Main contractors for a 500 seat theatre, 150 seat studio theatre, recording and dance studios, incorporating specialist theatre lighting, stage equipment, extensive mechanical and electrical installations and major basement construction.

The tender sum was initially negotiated to an acceptable target cost - the additional time and cost resulted from the discovery of a 15th century medieval ship of major historical interest, resulting in an extensive basement structure to accommodate same. Despite significant additional works the theatre still opened on schedule.

## KEY RESULTS

- Working in tandem with the client and archaeologists on what proved to be a major archaeological discovery.
- Incorporation of major works of public art within the contract.
- Winner of the Building Control 'Built in Quality' award.



## CONSULTANT TEAM

NEWPORT CITY COUNCIL TWO STAGE TRADITIONAL  
Client Contract Form

GLEEDS  
Lead Consultant



WE HAVE AN ACTIVE  
**COMMITMENT**  
TO SUSTAINABLE  
DEVELOPMENT





# EPSOM DOWNS RACECOURSE PAVILION

30 WEEKS | LEISURE | **£3.8M**

This design and build of a new two storey entrance hall and racecourse office pavilion was the first of three phases of construction at Epsom Downs Racecourse.

The construction consisted of a steel frame structure with pre-cast concrete flooring. The external envelope comprises of traditional masonry, aluminium cladding with curtain walling and aluminium standing seam roof.

The internal works included office space and preparation for Tote fit-out. External works for the project included traditional hard and soft landscaping.

## KEY RESULTS

- Early arrangement of final account
- Completed on time
- Integration of Client's direct contractors (Tote and Racetech)
- CCS Performance Beyond Compliance.
- Completed a month ahead of schedule.
- Client savings - £1m.



## CONSULTANT TEAM

RACECOURSE HOLDINGS TRUST  
Client

EC HARRIS LLP  
Lead Consultant

JCT 1998 D&B  
Contract Form



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# ROKO HEALTH CLUB CHISWICK BRIDGE

21 WEEKS | LEISURE | £2.4M

Following successful project completions on six previous clubs Roko appointed WDI to fit out the new facility in Chiswick Bridge. This project involved a fit out of an existing shell to create a prestigious health and fitness club.

Works included mechanical, plumbing and electrical service installations, installation of swimming pools, spa area, sauna and steam rooms. The project also includes a large amount of pre-finished high quality joinery and fixtures.

## KEY RESULTS

The installation of client direct purchases of fittings, fixtures and equipment was coordinated with the completion of the work to ensure the earliest handover possible.



## CONSULTANT TEAM

JAMM  
Architect

BWB CONSULTING LIMITED  
Structural Engineer



**EVERY**  
SQUARE FOOT  
MATTERS





# VIRGIN ACTIVE PRESTON

21 WEEKS | LEISURE | £3.2M

WDI were appointed for the fit out of a Virgin Active health and fitness club including media centre, kids discovery zone members lounge/bar, library, swimming pool, spa, hydrotherapy area, steam, sauna, treatment and beauty rooms, gymnasium, cardio vascular theatre, dance/spinning studios and associated male and female changing rooms, staff and administration facilities.

The project was the final unit in an already busy retail park, access and delivery arrangements had to be carefully planned to allow full use of the retail park.



CONSULTANT TEAM

VIRGIN ACTIVE  
Client



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# DAVID LLOYD SOUTHEND, ESSEX

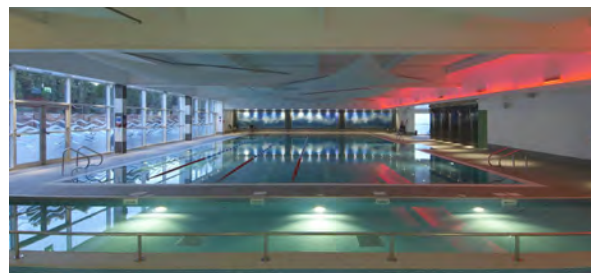
38 WEEKS | LEISURE | £7.9M | 40,000 SQ FT

WDI completed fifteenth major project for David Lloyd Leisure. This new two-storey leisure facility at Snakes Lane, Southend includes both indoor and outdoor swimming pools, a complete gymnasium, multi-use sports hall, dedicated tennis courts and a dance studio.

With an overall floor area of 40,000 square feet, the building also boasts a full marketing suite, feature lighting, high spec changing facilities, creche and café bar, along with parking and general landscaping.

## KEY RESULTS

During the early groundworks, an archeological site was discovered and work was suspended whilst a specialist survey was undertaken.



## CONSULTANT TEAM

DAVID LLOYD

Client



RESPONSIBLE:  
**93%**  
OF SITE

WASTE DIVERTED  
FROM LANDFILL IN 2013





# SLEEP HOTEL BAR ISLINGTON, LONDON

7 WEEKS | HOTELS | £75K

We were asked by the Sleep event organisers to collaborate with Nous Design in the design, development and delivery of the bar space for Sleep 2013. Due to the nature of the show, we were tasked with building a vibrant hub for the award ceremony and numerous networking meetings. The space itself offered a number of challenges: logistically it was difficult in that it backed onto the competition rooms, was 100% freestanding and had to be constructed in 18 hours before the show.

WDI recognised organising the suppliers through off-site prefabrication was key to the success of this project. So we ensured the raised flooring, detailed aluminium artwork and the bar itself were all delivered pre-built. We then completed the covering and carpeting of the space, constructed 18m rear partitions, installed the bar and associated equipment, added a full lighting scheme and an intricate

art installation – all to the highest quality of finish.

## KEY OUTCOMES

- A vibrant, high quality hub for the Sleep event
- Extremely short build period, with 18 hours
- Off-site prefabrication of artwork, the Laufen bar and flooring



## CONSULTANT TEAM

NOUS DESIGN  
Architect



## INTERNATIONAL POP UP BAR OF THE YEAR

2014

Restaurant & Bar  
Design Awards

We spend **locally** wherever we can , supporting local enterprises and businesses. Using **local labour** and services means that **money we spend** stays within the local economy.



IN THE LAST 12 MONTHS

**54%**

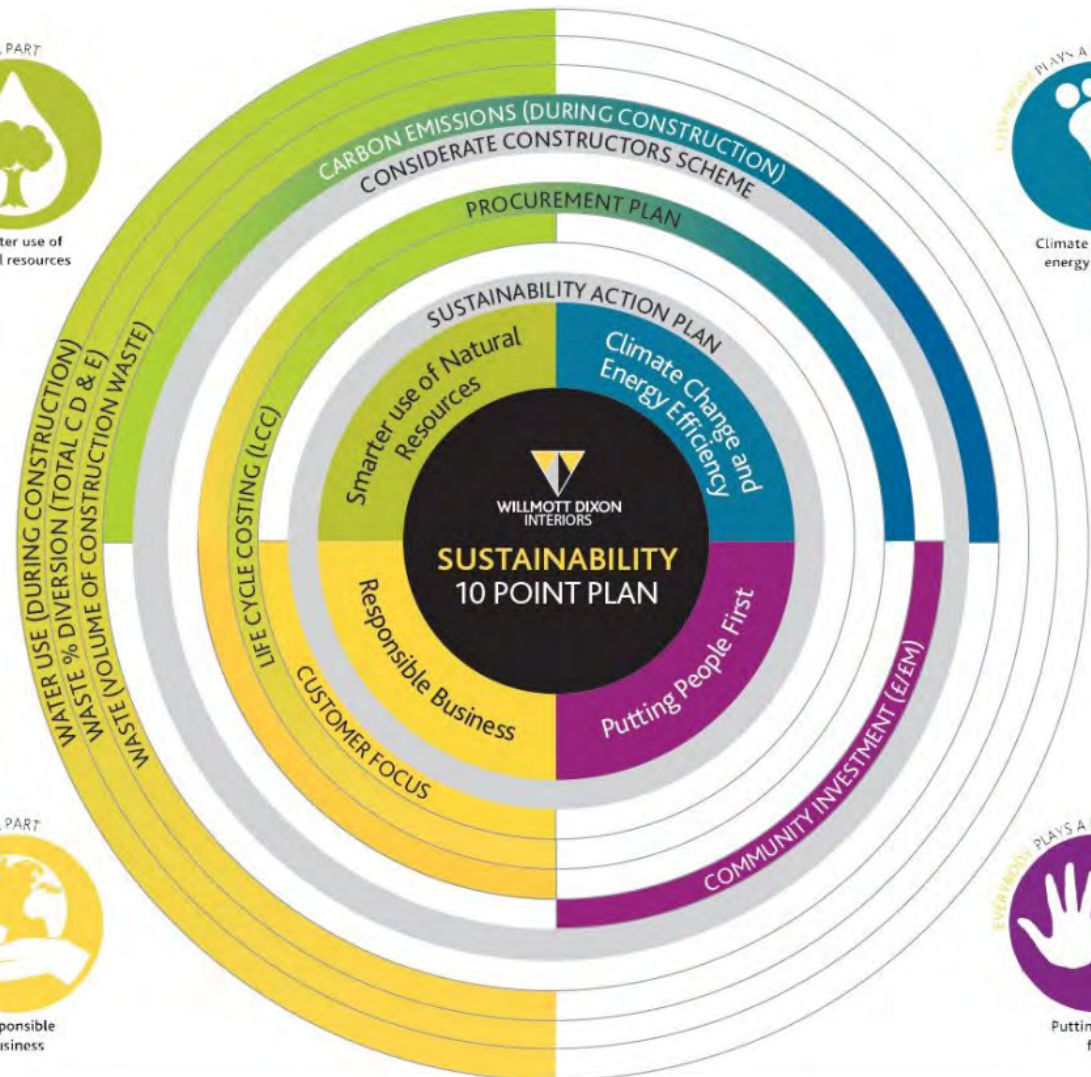
OF OUR WORK HAS BEEN FOR  
REPEAT CLIENTS!



# OUR 10 POINT SUSTAINABLE PLAN



INVESTOR IN PEOPLE



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