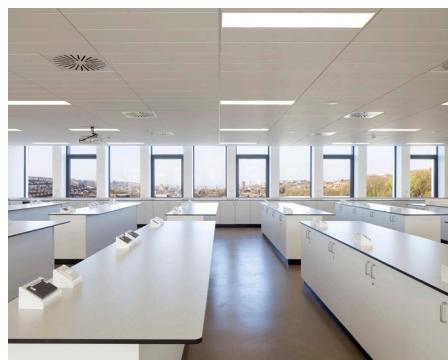




WILLMOTT DIXON  
INTERIORS



# AN INTRODUCTION TO WILLMOTT DIXON INTERIORS EDUCATION



# 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  
**32%**  
OF OUR PROJECTS WERE IN THE  
EDUCATION 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

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

PROFESSIONAL  
ASPIRATIONAL  
RELATIONSHIP  
FOCUSED  
ACCESSIBLE  
INTEGRITY  
INVENTIVE  
DEVOTED



{ We **carry out** traditional and Roll Out programmes. }



SUSTAINABLE DEVELOPMENT  
IS AT THE  
**HEART**  
OF OUR CULTURE



# EXISTING CLIENTS

Christ's Hospital School  
Elstree UTC  
Greenwich School of Management  
Hewens Free Primary School  
Imperial College London  
London Metropolitan University  
London School of Economics  
Royal College of Surgeons  
Royal Holloway University London  
Thames Valley University  
University College London  
University College Suffolk  
University of Brighton  
University of Sussex  
Westminster Kingsway College





# PROJECT EXPERIENCE





# UNIVERSITY OF BRIGHTON BRIGHTON

98 WEEKS | EDUCATION | £22M | 150,000 SQ FT

Won under the iESE framework, WDI was engaged to conduct pre-construction services for the Cockcroft Building. As part of this process, WDI's project team was also asked to help develop the design brief in conjunction with the project partners.

The agreed design proposals required a complete strip-out on each floor, followed by a comprehensive re-fit over each of the building's ten storeys. This construction was carried out over a phased period while the building remained in occupation.

All the existing windows were replaced, with new insulation and finishes installed on the existing roofs. A timber decking system

created new terraces at the 8th floor, enhanced by the installation of new balustrades together with a brise soleil.

## KEY RESULTS

- New services provided throughout
- Collaborative design services supplied
- BIM level 1 implemented during the refurbishment

"The site management team and operatives have recently achieved a CCS score of 45/50"

GRAHAM SHAW DIRECTOR

## CONSULTANT TEAM

FRASER BROWN MACKENNA Architect  
CURTINS CONSULTING Structural Engineer

BURNLEY WILSON FISH Cost Consultant  
MOTT MACDONALD Service Engineer



(CCS) SCORE  
**GOLD**  
ACHIEVED

# ELSTREE UTC ELSTREE

14 WEEKS | EDUCATION | £5M | 58,000 SQ FT

WDI were appointed to refurbish two existing buildings on Elstree Way currently known as Adecco House and Silver Screens to provide a new education facility. A new link between the two buildings was provided.

The Elstree UTC will offer full-time technically-oriented courses to 600 students aged 14-19. A broad range of courses will have a special focus on the technical skills, trades, crafts and technologies that support the entertainment, film, television, theatre, visual arts and digital communication industries.

Elstree UTC Partners include University of Hertfordshire, Hertfordshire County Council, West Herts College, BBC, Endemol, etc.

## KEY RESULTS

- New partitions, suspended ceilings, floor finishes and decorations to form recording studios, technical, science and computer workshops
- A new catering kitchen
- New mechanical & electrical services providing a modern environment
- A stunning double storey height curtain wall structure to link the two buildings
- Landscape and car park works to suit the new facility



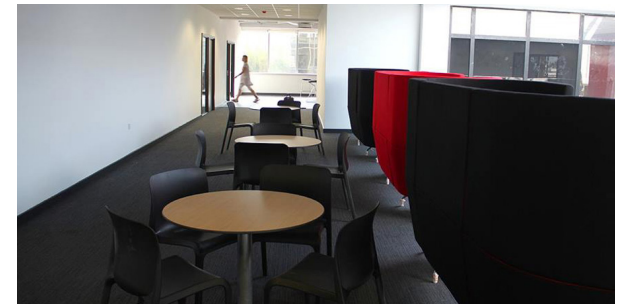
## CONSULTANT TEAM

ELLIS WILLIAMS  
Architect

REDS 10  
QS

REDS 10  
Project Manager

BSD  
Service Engineer



**40%**  
OF OUR PROJECTS ARE  
VIA FRAMEWORKS



# LONDON SCHOOL OF ECONOMICS LINCOLNS INN FIELD'S, LONDON

38 WEEKS | EDUCATION | £10.7M | 120,000 SQ FT

WDI was appointed to refurbish and fit out of the Grade II listed seven storey building purchased by London School of Economics (LSE). Once selected, our dedicated project team spent a number of weeks investigating all aspects and risks associated with conducting Grade II works to meet LSE's requirements.

Having expanded our knowledge of Grade II projects and evaluated the client's needs, WDI conducted all works including demolition and strip out of existing fixtures and fittings and installation of new M&E services throughout.

In addition, WDI installed new partitions – forming new academic and teaching areas – as well as decorating throughout and providing all flooring finishes. Finally, WDI provided refurbishment to the heritage areas, creating a new glazed entrance pavilion and Harvard Style lecture theatres.

## KEY RESULTS

- BREEAM Very Good rating achieved and an EPC rating of C
- Overall waste >97% diverted from landfill
- WDI piloted the re-cycling of 3300 m2 of waste mineral wool ceiling tiles from the strip-out phase. These were collected and recycled, resulting in Net Embodied Carbon savings of 5,142 kgCO2e



## CONSULTANT TEAM

JESTICO AND WHILES  
Architect

DAVID LANGDON  
Project Manager

AECOM/DAVIS LANGDON  
Cost Consultant

HOARE LEA  
Service Engineer



WE HAVE  
**SIGNIFICANT**  
LISTED BUILDING  
EXPERIENCE



# IMPERIAL COLLEGE LONDON SOUTH KENSINGTON, LONDON

18 WEEKS | EDUCATION | £3.5M | 10,334 SQ FT

Willmott Dixon Interiors delivered a cat A&B refurbishment of the Imperial College of London's Library at the Kensington campus.

Willmott Dixon Interiors delivered this project in just 7 weeks. The O&M manuals were not current which made surveying critical in understanding the building as it stood.

The risers were congested with services, so we needed a safe environment in which to work. WDI installed safety points on a sheer wall, which after testing enabled our site team to clip on to harness to work on services.

Identifying and managing risk with the strong PM and QS team made the project run smoothly. At several points in the project, the Team amended the design swiftly and without delay, much to the clients satisfaction.

## KEY RESULTS

- Completed project on a live site with limited Noisy Works hours
- Satisfying all the stakeholders in this multi-tenanted live building with no complaints.
- All other floors being live meant we had to create scaffold access to the 3rd floor only
- No complaints from current occupants studying while fully live site is operational.
- Creating a client relationship that then allowed a flexible approach to allow for exceptional events.



## CONSULTANT TEAM

BDP  
Architect

EC HARRIS  
Cost Consultant

TURNER & TOWNSEND  
Project Manager

JACOBS  
Service Engineer



**12%**  
OF OUR PROJECT ARE IN THE  
EDUCATION SECTOR

# UNIVERSITY OF SUSSEX BRIGHTON

24 WEEKS | EDUCATION | £4.7M | 38,000 SQ FT

WDI was commissioned to refurbish The Freeman Centre to house the Law, Politics and Sociology Department at the University's Falmer Campus.

This involved a strip-out, remodelling and transformation of a currently open plan space, into cellular space.

The full refurbishment included new M&E, lift and internal fit out, providing the University with new offices and teaching accommodation on the ground and first floor.

## KEY RESULTS

- 6 seminar rooms
- Study space for research students and taught students
- Offices for about 100 staff
- New entrance with better access, wider steps and paths and a refurbished main atrium



## CONSULTANT TEAM

ADP  
Architect

SLENDER WINTER  
Service Engineer

CURRIE & BROWN  
Project Manager

CURRIE & BROWN  
Cost Consultant

**40%**  
OF OUR PROJECTS ARE  
VIA FRAMEWORKS



# THE HAUSER FORUM CAMBRIDGE

EDUCATION | £15.6M | 85,822 SQ FT

The Hauser Forum is a state - of -the - art enterprise hub to stimulate innovative collaboration between academics, start - up businesses and established industries

Cambridge Enterprise has relocated its office to Entrepreneurship Centre at the Hauser Forum, as has IdeaSpace which links the entrepreneurial activities within the university and throughout the region.

The Hauser Forum creates a commercial business space within the heart of Cambridge's Science and Innovation Cluster, home to many world renowned organisations working at the forefront of innovation and science.

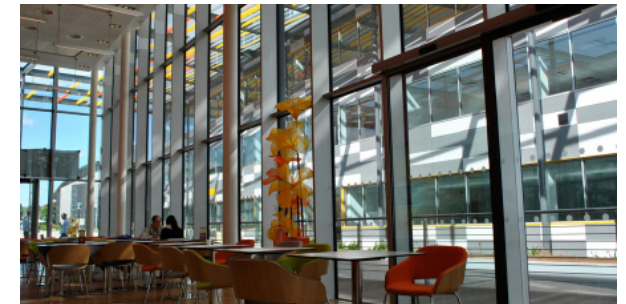
## KEY RESULTS

- Unique collaboration facility for the private sector and the University of Cambridge, providing an office for students, academics and businesses to carry out research and development
- Cantilevered cafe space
- Fast track programme, which was maintained despite change of use requirements half way through the works
- BREEAM Very Good



## CONSULTANT TEAM

TURNSTONE ESTATES & UNIVERSITY OF CAMBRIDGE  
Client



**86%**  
THE AVERAGE CUSTOMER  
SATISFACTION RATING  
ACROSS ALL PROJECTS



# CENTRE FOR AUDITORY RESEARCH LONDON

112 WEEKS | EDUCATION | £7.4M

Part funded by a JIF grant from the Wellcome Foundation the centre brings together auditory research scientists and clinicians from across UCL. The Institute provides specialist facilities for research from genetics and cell biology, electrophysiology and acoustics, to audiology and surgical intervention.

Set on the lower ground is the Electron Microscopy Unit, BSU category 3 labs, Imaging Technology & Imaging Simulation Theatre The ground floor includes Combined Disciplinary Office suite, Lecture Theatre, Seminar Rooms & Social/Interaction space

The Auditory Suite on the 1st floor includes 5 Auditory Booths, an Anechoic Chamber, Tissue Culture and Microscopy Suite Cell & Molecular Biology Labs, Cell Physiology suite and support spaces are on the second floor. Internal noise criteria designed in human hearing laboratories at NR-25 and NR-10 in the specialist booths.

## KEY RESULTS

- An infill development of redundant buildings and constrained by existing buildings on three sides and main road to the front
- It sits within a conservation area and includes a Grade II listed building which was refurbished as part of the development.
- Interventions into neighbouring operation medical buildings, including the Royal Ear Nose and Throat Hospital, to facilitate interaction with clinicians and medical facilities.



## CONSULTANT TEAM

UNIVERSITY COLLEGE OF LONDON  
Client



RESPONSIBLE:  
**93%**  
OF SITE WASTE  
DIVERTED FROM LANDFILL  
IN 2013

# MATERIALS SCIENCE & METALLURGY CAMBRIDGE

87 WEEKS | EDUCATION | £32.3M

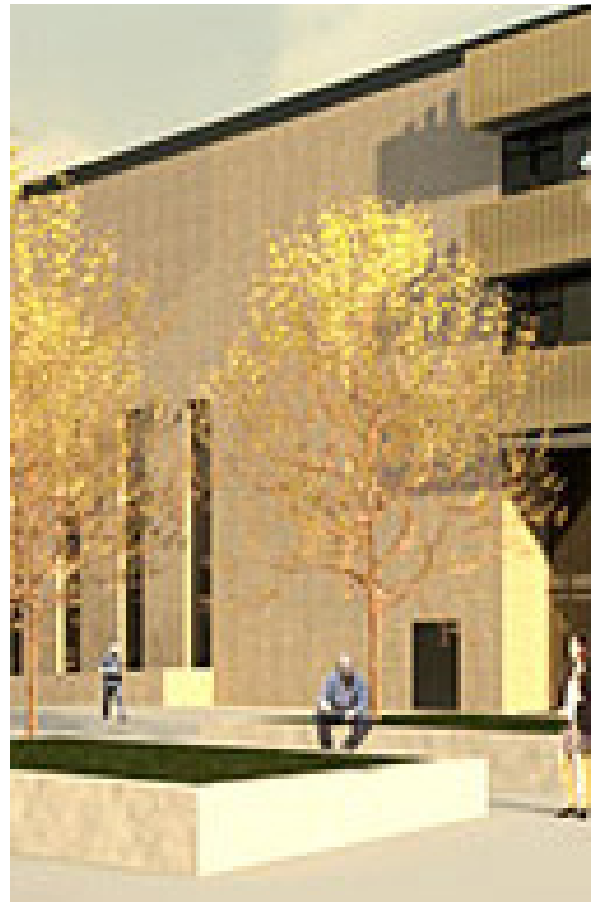
The Department is currently spread across five buildings in the city centre which are unsuitable for modern scientific research. The project will re-house the Department in a purpose designed facility on the West Cambridge Campus. MSM will contain a mix of laboratories, support facilities, offices and social space.

At its heart is an Electron Microscopy suite with seven microscope rooms. The requirements for these rooms are highly complex and exacting.

For the microscopes to function external influences must be minimal; electromagnetic interference, temperature fluctuations and the most minute vibrations can all effect the clarity of the images achieved. One of only three such facilities in the world, on completion MSM will be the “quietest building” in the world.

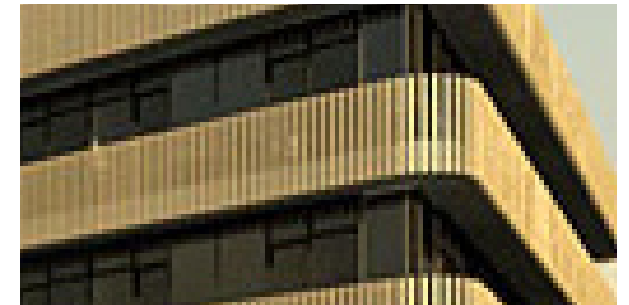
## KEY RESULTS

- A test slab was cast and tested by specialists from California to ensure we would achieve the exacting anti vibration measures
- We are using heavy weight concrete construction sitting on a 2m deep solid concrete foundation slab sunk into the clay soil.
- The slab required continuous pour of 1,450m<sup>3</sup> of concrete
- We reduced the environmental impact of the concrete by replacing 70% of the cement with waste by-product from steel making



## CONSULTANT TEAM

UNIVERSITY OF CAMBRIDGE  
Architect



## OUR EXPERTISE

SPANS BOTH  
PRIVATE AND PUBLIC  
SECTORS

# ROYAL VETERINARY COLLEGE HATFIELD

46 WEEKS | EDUCATION | £6M

The construction of a new Teaching and Research Centre (TARC) at the Royal Veterinary College which provides a new entrance 'beacon' to the Hawkshead Campus.

Carried out on a live campus, the works involved development of a cast-in-situ concrete framed structure situated on the site of the existing equine centre, which was demolished as part of the first phase of the works.

The building is linked at first floor level to the adjacent building. The existing campus' main reception area is located to the ground floor with offices and break out space on

the atrium floors above

## KEY RESULTS

- A curved building constructed in the centre of a busy university campus
- Challenging naturally ventilated M&E design
- Green Apple Award
- Clever use of the structure as a heat store



## CONSULTANT TEAM

ROYAL VETERINARY COLLEGE  
Client



ENCOURAGING  
'LOCALISM'



# PLANT GROWTH FACILITY CAMBRIDGE

54 WEEKS | EDUCATION | £4.6M | 85,822 SQ FT

This project provided the Department of Plant Sciences with the ability to grow plants under carefully controlled conditions. Amongst the many planned research projects the facility provides the department with the opportunity to uncover a deeper understanding of plant functions and analyse how the genetic make-up of plants affects their growth, development and resistance to disease.

Sited in the grounds of the University's Botanic Garden, the building is a single storey glulam beam arch-framed structure of 1000m<sup>2</sup>, housing several proprietary modular plant growth rooms. Pad foundation,

ground bearing slab, timber board elevations, and a stainless steel standing-seam roof give the building a striking appearance which blends well with the surrounding landscape.



## CONSULTANT TEAM

UNIVERSITY OF CAMBRIDGE  
Architect



WE ALWAYS PUT  
**OUR CLIENTS**  
NEEDS FIRST

# THE NORTH COURTYARD LONDON

60 WEEKS | EDUCATION | £5M

The North Courtyard development at the London School of Hygiene and Tropical Medicine provides new research and office space on a tight inner city location. The building includes a new top-lit atria over five upper storeys, a lower ground floor and basement within the courtyard of an existing building.

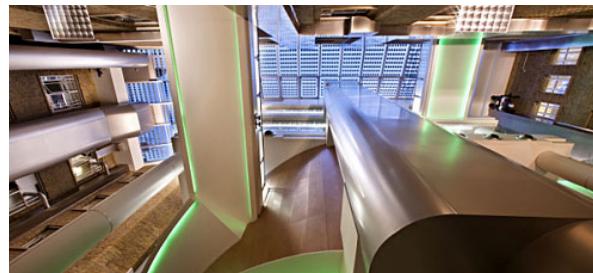
Renovation work to the existing façade was carried out as part of the works which were undertaken whilst the school remained fully operational.

A significant feature of this project was the extremely limited access into the courtyard, which required many innovative solutions to ensure materials could be brought onto the working area, and the construction could be carried out

safely with the school in operation. The project achieved 100% client satisfaction and was also short listed for a major Considerate Constructor Scheme award.

## KEY RESULTS

- Very confined site within a courtyard with no storage facilities
- Working alongside occupied offices



## CONSULTANT TEAM

PM DEVEREUX  
Architect

GREG PORTER  
Cost Consultant

NIA FULLER PEIFER  
Project Manager

AECOM  
Service Engineer



RESPONSIBLE:  
**93%**  
OF SITE WASTE  
DIVERTED FROM LANDFILL  
IN 2013



# THE WELLCOME TRUST HINXTON

75 WEEKS | EDUCATION | £15.6M

Set on the Wellcome Trust's Genome Campus at Hinxton, the Technical Hub is a key component in the ELIXIR programme. ELIXIR is a pan-European programme which is assembling and managing biological and genetic information generated by research.

The Hub features a centre for EMBL-EBI's training programme and for bioinformatics research related to ELIXIR. In addition to office accommodation for 220 staff, it will include an industry-led clinical translation suite for bioinformatics.

The Hub is supported by the Biotechnology and Biological Sciences Research Council, Medical Research Council, Natural Environment Research Council and the Wellcome Trust.

## KEY RESULTS

- Complex facade design and construction
- Set within secure, operational R&D campus
- Exacting mechanical & electrical specification
- Integration of management system into campus wide structure



## CONSULTANT TEAM

THE WELLCOME TRUST  
Client



# 71%

OF OUR COMPANY COMMUNITY  
INVESTMENT IS IN THE  
TIME, SKILLS AND EFFORTS  
GIVEN BY OTHER PEOPLE



# ROYAL COLLEGE OF SURGEONS LINCOLN'S INN FIELDS, LONDON

17 WEEKS | EDUCATION | £600K | 7,000 SQ FT

WDI team was appointed to carry out fit out and refurbishment works to the Anatomical Facility of the Royal College of Surgeons. The project scope included refurbishment and structural alterations to the basement anatomical facility, where the dissecting and embalmed area was enlarged to increase the capability and create a walk-in deep freeze to store 90 cadavers.

The existing mechanical and electrical services were enhanced to the current medical standards. Alterations were made throughout and new specialist equipment was installed.

A key aspect of this project was the close interface we had with the college to ensure that we did not disrupt their ongoing day to day activities.

This involved dealing with multiple stakeholders who were involved with various functions (examinations, seminars, conferences, wedding receptions etc.

A strict permit to work system was implemented to ensure the building services were not taken out of operation at critical and/or unplanned times and also so noise disruption was minimised.

## KEY RESULTS

- Refurbishment in occupation
- Liaison with specialist suppliers and subcontractors
- Working in laboratory environment
- With minimal disruptions to the college work.



## CONSULTANT TEAM

AUKETT FITZROY ROBINSON Architect  
CURRIE & BROWN Project Manager

CURRIE & BROWN Cost Consultant  
EDWARD PEARCE Service Engineer



**EVERY**  
SQUARE FOOT  
MATTERS

# ROYAL HOLLOWAY UNIVERSITY EGHAM, SURREY

14 WEEKS | EDUCATION | £2.5M

Opened in 1886 by Queen Victoria, the Grade I listed Founder's Student Halls of Residence has been at the centre of campus life at the Royal Holloway University London since it was founded. WDI was appointed to fit out the outdated student accommodation facilities based in the main campus.

Completed over two phases, WDI fitted out all 425 student accommodation bedrooms, bathrooms and pantries, as well as redecorating the corridors adjacent to these rooms.

While all works were carried out while the students were away, campus staff remained on site which meant precautions were necessary to ensure minimal disruption. WDI worked to strict timescales to complete the project ahead of term time, a target which was successfully achieved.

## KEY RESULTS

- Working in a Grade I listed environment
- 425 student rooms refurbished
- Minimal disruption to University employees



## CONSULTANT TEAM

NBF Partnership  
Architect

HAND, DEERE & COX  
Cost Consultant

HAND, DEERE & COX  
Project Manager

RHUL ESTATES DEPARTMENT  
Service Engineer



**50%**  
OF OUR PROJECTS  
ARE CARRIED OUT IN  
LIVE ENVIRONMENTS



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.



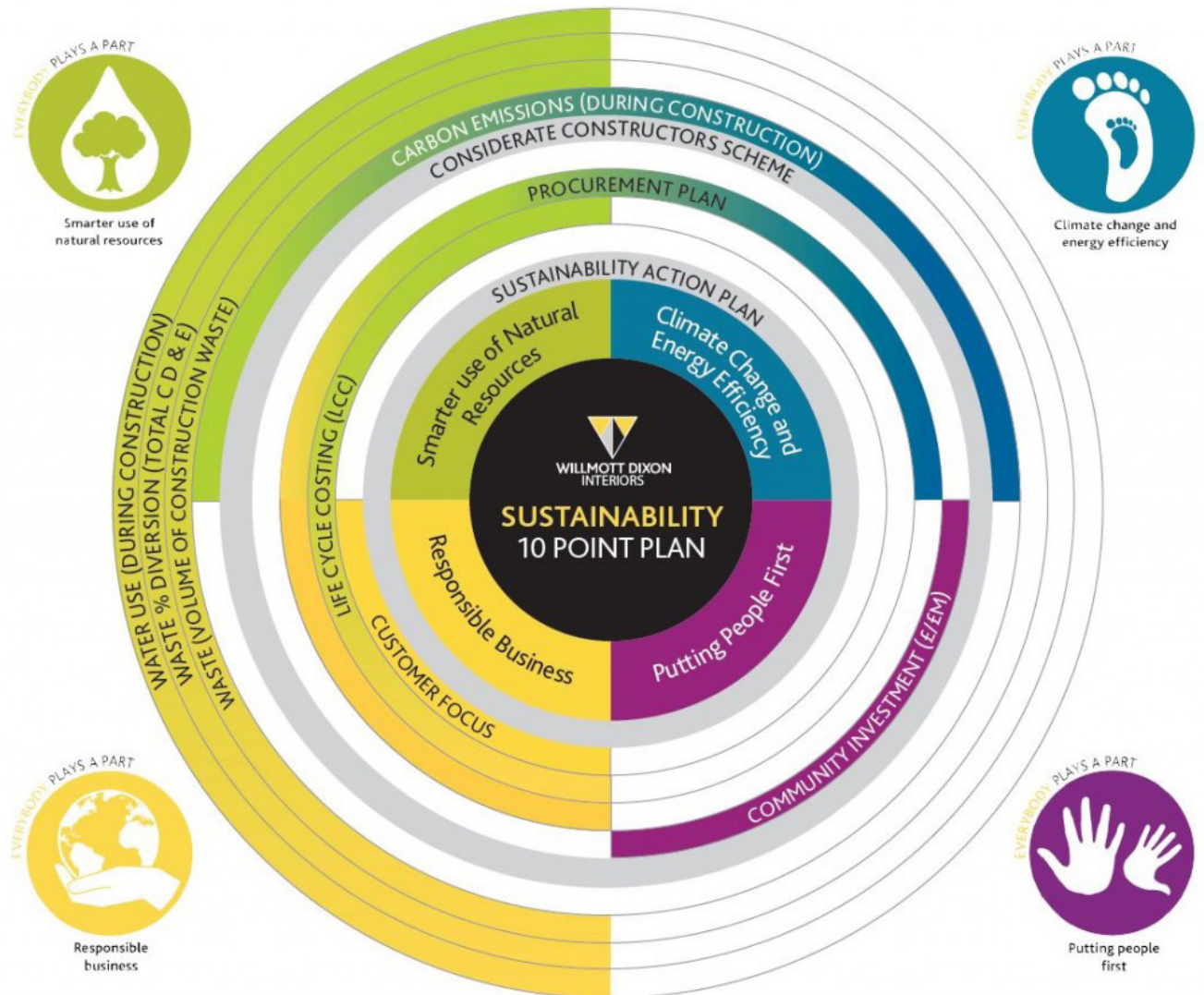
OUR LARGEST EDUCATION  
PROJECT IS  
**20M**



# OUR 10 POINT SUSTAINABLE PLAN



INVESTOR IN PEOPLE



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