



WILLMOTT DIXON
INTERIORS



AN INTRODUCTION TO WILLMOTT DIXON INTERIORS HEALTH



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.

EVERY
SQUARE FOOT
MATTERS

WE ARE WILLMOTT DIXON INTERIORS



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. }

OUR EXPERTISE SPAN
BOTH
PRIVATE AND PUBLIC
SECTOR



69%
OF OUR PROJECTS
ARE CARRIED OUT
IN LIVE ENVIRONMENTS

EXISTING CLIENTS

Airdale Hospital
Brighton & Sussex University Hospital (BSUH)
GPI Primary Care Property
Gracefield Gardens
John Radcliffe Hospital
Lister Hospital
Marie Curie Hospices
Medway Maritime Hospital
Prince Charles Hospital
The Chelsea & Westminster NHS Trust
The London Clinic
The Royal Free NHS Trust
South London & Maudsley NHS Trust
St John's Therapy Centre



PROJECT EXPERIENCE



GPIC MAIDSTONE KENT

36 WEEKS | HEALTH | £3.8M | 28,000 SQ FT

Refurbishment and fit-out of an existing office building to form a new 25,000 sq ft three-storey Primary Medical Care facility and 3,000 sq ft pharmacy shell.

Works include the refit of the building, parking and paved areas and roadway within the site, provision and connection of mains services.

The new facility will include doctor's surgeries, mental health care, a pharmacy and supporting primary care facilities.

KEY RESULTS

- Change of use from office to primary care and pharmacy.
- Diagnostics and treatment rooms.
- State of the art healthcare facility.
- Close liaison with multiple stakeholders including:
 - Kent and Medway NHS
 - Social Care Partnership Trust

"The existing office building in Maidstone was converted and fully refurbished to provide bespoke accommodation. WDI have approached this complicated project with enthusiasm, flexibility and above all a commitment to delivering the right solution for the various parties involved".

WILLIAM SHEARDOWN, ASSOCIATE DIRECTOR,
GPIC LIMITED

CONSULTANT TEAM

GDM ARCHITECTS
Architect

SUMMERS-INMAN
Project Manager

SUMMERS-INMAN
Cost Consultant

ELEMENTA CONSULTING
Service Engineer



MAJOR
PRIMARY CARE
CENTRE

ROYAL FREE HOSPITAL LONDON

46 WEEKS | HEALTH | £6.5M | 23,000 SQ FT

The works involve the re-fit, alteration and extension works to the Accident & Emergency Department and is split into 3 Sections.

Section 1 - Enabling Works

including creation of a new out of hours entrance comprising of new installation of curtain walling to create new security office Section 3 - Phase 1 B - Demolition of old occupational spaces, creation of temporary storage spaces, new staff offices, new community hub department and reception and minor external works.

KEY RESULTS

- Working in a constantly live A+E environment.
- Constant pressures on clean working.
- Logistically challenging

CURRENT CONTRACT



CONSULTANT TEAM

ANSELL & BAILEY
Architect

ESTATES AND CAPITAL DIRECTORATE
Project Manager

SWEET GROUP
Cost Consultant

CAPITA
Service Engineer



LIVE ENVIRONMENT
24 HOURS
7 DAYS A WEEK

MARIE CURIE HOSPICES VARIOUS

47 WEEKS | HEALTH | £1M

WDI was appointed to refurbish three Marie Curie Cancer Care Hospice's in three locations: Bradford, Hampstead and Newcastle-Upon-Tyne. Each had a different specification of works, and required a quiet, careful and considerate approach due to the sensitivity of the client's role.

BRADFORD: Over a period of just 17 weeks, WDI refurbished ten individual patient rooms and two 3-person wards. This included full refurbishment of en-suite toilets and shower rooms. In the communal areas, we also upgraded the Mechanical & Electrical services and installed new roof-mounted plant to improve heating and ventilation. As well as repairs to existing damaged floor screeds, structural repairs to existing cupolas ensured the building was watertight.

HAMPSTEAD: WDI refurbished the third floor of the occupied hospice. This included the removal

of existing non-structural walls and office areas to open out the corridor to form a new reception area and staff office. At the same time, we carried out a complete refurbishment of the existing toilets and patient dayroom over just 13 weeks. This included refurbishment and upgrade of the existing lift and the existing Mechanical & Electrical installations involving a new AHU unit on the hospice roof.

NEWCASTLE WDI constructed a single storey glazed extension which extended the canteen area over 17 weeks. This included excavation works within the courtyard and



additional HVAC, power, lighting and internal structural works. The external works needed to be water-tight prior to the festive shutdown on 20th December 2013.

KEY RESULTS

- Working in three different locations
- Structural works
- Delivering within short timescales

CONSULTANT TEAM

JANE DARBYSHIRE & DAVID KENDAL
Architect

OPUS BUILDIGN SERVICES
Service Engineer



EVERY
SQUARE FOOT
MATTERS

THE LONDON CLINIC WEST LONDON

VARIOUS | HEALTH | £8M

WDI delivers a rolling programme of refurbishment and maintenance framework projects for The London Clinic, a private healthcare organisation based in London. Projects include refurbishing wards, private rooms and office space.

WDI provided enabling works to the Wedge Plant Room, which included strip out, infill, demolition, mechanical and electrical works. Then, working in the occupied hospital over the Christmas period, we refurbished 37 en-suite bedrooms over two floors. This included installing new data cabling, updating the lighting, refreshing the joinery, repairing the flooring and re-grouting all bathrooms. While each

floor was allowed three weeks for the refresh, we finished the entire project in just four weeks, which delighted the client.

KEY RESULTS

- Completed ahead of schedule
- Working in occupied space over Christmas
- 37 ensuite bedrooms refurbished

"We have been extremely pleased with the service received from Willmott Dixon. They quickly formed a part of our team, being pleasant and responsive to the Clinic's requirements and delivering the required outcome on programme."

CHRIS TRELFA



CONSULTANT TEAM

Chapman BDSP
Services Engineer

AECOM
Project Manager

PICK EVERARD
QS



IN THE LAST 12 MONTHS

54%

OF OUR WORK HAS BEEN FOR
REPEAT CLIENTS

ST JOHN'S THERAPY CENTRE LONDON

60 WEEKS | HEALTH | £6.7M

New primary care centre comprising of a four storey concrete framed building with car parking at the rear. The cladding is a Phenolithic finish boarding replacing conventional rainscreen cladding.

The building comprises of rooms providing office space and natural light sourcing courtyards for staff along with meeting rooms and facilities for General Practice, Podiatry, Mental Health, Therapy, Rehabilitation and Gymnasium/ Physiotherapy. The building is a walk-in multifunctional Nspace which brings together numerous healthcare functions and raises the profile of Healthcare facilities for

the next 30 years. The design of the building has taken into account an environment for which staff and patients feel comfortable and a sense of wellbeing whilst delivering and receiving healthcare.

KEY RESULTS

- Achieved a NEAT Excellent rating
- Collaborative partnering with NHS
- Design and Build healthcare under PFI model.



CONSULTANT TEAM

SOUTH WEST LONDON HEALTH PARTNERSHIPS
LIMITED
Client



RESPONSIBLE:

93%

OF SITE SITE

WASTE DIVERTED FROM
LANDFILL
IN 2013

CHELSEA & WESTMINSTER LONDON

79 WEEKS | HEALTH | £6.3M | 37,000 SQ FT

The Emergency Department offers a full 24-hour service, seeing around 90,000 patients a year. 30,000 of these are children who are seen in the separate pediatric unit.

The works include the full strip out and refurbishment of existing internal space, comprising A&E, Fracture Clinic, Ante-natal Clinic, Children's Outpatients, general circulation and other ancillary accommodation Paediatrics, Urgent Care Centre (UCC), Resuscitation, Majors, Imaging, Fracture Clinic, Emergency Observation Ward (EOW),

KEY RESULTS

- Working in a live hospital environment in operation 24 hours, 7 days a week.
- Working around a live main oxygen pipe which cannot be moved or re-routed
- installation of two fully lead lined scanning & x-ray facilities

CURRENT CONTRACT

CONSULTANT TEAM

DEVEREUX ARCHITECTS
Architect

TURNER & TOWNSEND
Project Manager

TURNER & TOWNSEND
Cost Consultant

MALEON
Service Engineer



69%
OF OUR PROJECT ARE CARRIED OUT
LIVE ENVIRONMENTS

PRINCE CHARLES HOSPITAL MERTHYR

199 WEEKS | HEALTH | £28.1M

Multi-phased Ward Refurbishment programme consisting of complete asbestos strip, contaminated mechanical and electrical services strip out, window replacement and re configuration and upgrade of partitions and services of the 12 wards within the hospital tower block. Access at all times will be externally from our scaffolding with the other wards not affected by our works fully operational at all times.

KEY RESULTS

- Ensuring that as far as is practically possible the hospital functions as if we were not there.
- Ensuring that when completed sections are handed over, they are as much as possible defect free as they will be immediately occupied by patients.



CONSULTANT TEAM

CWM TAF NHS TRUST
Client

NEC OPTION C
Contract Form

NIGHTINGALES
Lead Consultants



FORWARD THINKING:
INVESTING OVER

£1MILLION

EACH YEAR
IN R&D

GRACEFIELD GARDENS STREATHAM, LONDON

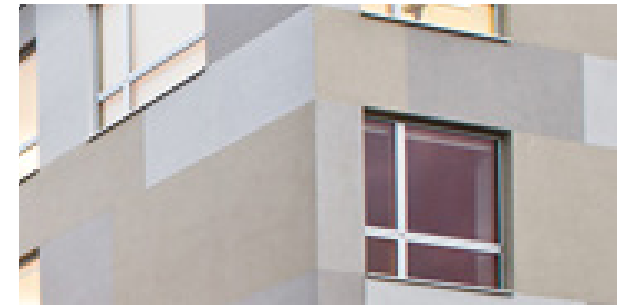
74 WEEKS | HEALTH | £8M

Part of a £30 million LIFT investment agreement to transform the provision of health and social care in Lambeth, Southwark and Lewisham, the Gracefield Gardens Primary Care Centre will provide modern fit-for-purpose facilities for healthcare services including GPs, health visitors, district nurses, school nurses, speech & language therapists and chiropodists. It will also incorporate a council-run Joint Services Centre.

The building includes a new basement, piled foundations and a four storey reinforced concrete frame. Various cladding systems offer a variety of textures including brick and blockwork, metsec and render systems plus windows and curtain walling. A green ballast roof was used and a new sub-station was incorporated into the basement area.

KEY RESULTS

- Design and construction of a new Health Centre over five storeys and approx. 4450sq m
- Building features incorporated into the fit out of the space
- Space planning suitable for different health care services



86%
- THE AVERAGE CUSTOMER
SATISFACTION RATING
OF ACROSS ALL PROJECTS

AIRDALE HOSPITAL WEST YORKSHIRE

5 YEARS | HEALTH | £8M

Airedale NHS Foundation Trust is a small acute hospital located between Keighley and Skipton in West Yorkshire, on the edge of the Yorkshire Dales. Its vision is to be the hospital chosen by the community for putting patients first, providing excellent, innovative and diverse services.

We will partner with the Trust to deliver its Capital Construction Programme, commencing in 2011 for five years. The works include refurbishing and upgrading the existing facilities within Airedale General Hospital including the Accident & Emergency Department and the Ward Improvement programme.

KEY RESULTS

- To develop both existing and new service provision, changing the models of service delivery
- Commitment to complying with sustainable development and environmental requirements/initiatives
- The provision of safe, secure and appropriate buildings.

"By completing this project to such a high standard and improving the birthing environment so dramatically it will have a hugely positive impact on so many women and their families' experiences"

Claire Mathews, Head of Midwifery & General Manager

PROJECT DETAILS

1. Five year programme under the Clinical Implementation plan. The works involve refurbishing and upgrading the existing facilities within Airedale General Hospital including the Accident & Emergency Department & support facilities and the Ward Improvement programme.
2. Develop the FBC and delivery of the Endoscopy Unit
3. Commission extended to include the Maternity Unit.

SUCCESSFUL PERFORMANCE

- Successful relationships established through open and regular dialogue with the Trust and Unit staff.
- Flexibility to respond to service demands and changes to programme.
- Clear and open communication: facilitating the smooth running of the project giving the Trust confidence in the team.
- Quality of delivery providing first class facilities for the Trust.
- Commission extended to include delivery of the Maternity Unit. This was due to our successful performance on the Endoscopy Unit.
- Challenging design: Our health planners identified issues relating to privacy and dignity with the 1:200 plans produced prior to our appointment, which were subsequently amended.
- Early engagement with specialist suppliers to size the process areas/endoscopy rooms enabled accurate calculation of heat loads.
- Minimising disruption through thorough planning and clear communication of scheduled work.

CONSULTANT TEAM

AIRDALE NHS FOUNDATION TRUST
Client
CAPITA SYMONDS & WD
Contractor



JOHN RADCLIFFE HOSPITAL OXFORD

60 WEEKS | HEALTH | £8.2M | 10,000 SQ FT

Oxford Radcliffe Hospitals is one of the largest NHS teaching trusts in the UK. As part of their service to provide a range of clinical services and medical education, training and research, we will be delivering two projects within their Estate Redevelopment Scheme:

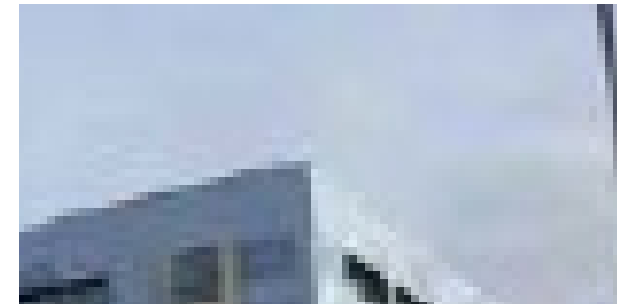
The Kadoorie Centre Extension:
This project consists of a rooftop extension of 256m² over the main entrance of the JRH and the refurbishment of 150m² of existing accommodation at Level 3. It will provide research office accommodation and high specifications including photovoltaic roof panels and high specification walling.

Neo-natal Intensive Care Unit Extension: This project consists of a horizontal extension at Level 2 to the existing neo-natal unit to provide a 16 cot intensive care unit.

The new unit will be constructed above a new plant room at Level 1 ground floor. Total gross internal area of proposal approximately 606m² of which approximately 540m² will be new build.

KEY RESULTS

- Sensitivities around working next to an operational neo-natal unit



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

LISTER HOSPITAL - INTENSIVE CARE STEVENAGE

24 WEEKS | HEALTH | **£1.8M**

As part of the 'Our Changing Hospitals' Phase 4 programme of works, we were appointed for the refurbishment and reconfiguration of the wards located within the Lister Hospital Tower Block.

The Intensive Care Unit has been reconfigured and expanded to provide inpatient accommodation to support the increase in activity following the consolidation of acute services on the Lister Hospital site. We delivered a 10 bedded extension to the existing ICU and refurbished part of the department.

KEY RESULTS

- Fast tracked design and construction to address critical bed space requirements by ENHT
- A metal faced acoustic and fire rated hoarding system sealed at both floor and soffit levels
- A new electrical supply to serve the new ICU from the main board in the basement via an existing riser.



FORWARD THINKING:
INVESTING OVER
£1MILLION
EACH YEAR
IN R&D

BSUH BRIGHTON & HAYWARDS HEATH

60 WEEKS | HEALTH | £10M

Brighton and Sussex University Hospitals (BSUH) is the regional teaching hospital working across two sites: the Royal Sussex County Hospital in Brighton and the Princess Royal Hospital in Haywards Heath.

Both hospitals provide many of the same acute services for their local populations. In addition, the Princess Royal is the centre for elective surgery and the Royal Sussex County Hospital is the centre for emergency and tertiary care. Their specialised and tertiary services include neurosciences, paediatrics, cardiac, cancer, renal, infectious diseases and HIV medicine.

KEY RESULTS

- The Brighton campus is a particularly restricted location, surrounded by private housings and with limited parking. Our work takes these issues into account to ensure minimum disruption to patients, visitors, staff and local residents
- The Haywards Heath campus is less congested, however similar care and attention has been paid to ensure minimum disruption to the same groups.



CONSULTANT TEAM

BRIGHTON & SUSSEX UNIVERSITY
HOSPITAL NHS TRUST
Client



EVERY
SQUARE FOOT
MATTERS

PLACE OF SAFETY, SLaM NHS TRUST LONDON

11 WEEKS | HEALTH | £2.0M | 3,993 SQ FT

WDI were appointed to carry out the refurbishment and conversion under the SCAPE Framework for the creation of a new Centralised Place of Safety (CPoS) hub for South London and Maudsley NHS Foundation Trust (SLaM).

The existing office space in Eileen Skellern House is being converted into a new section 136 Place of Safety Suite comprising of six seclusion rooms and ancillary areas.

The refurbishment works consist mostly of the installation of new reception deck and staff office, new assessment rooms with en-suites, new high dependency units (HDU) with en-suites and shower facilities,

new interview rooms and utilising the existing plant room to house new plant etc.

The external works comprise of forming new drainage works, a new ambulance canopy structure and an extension to the existing floor plan layout.

KEY FEATURES

- Strict security procedures
- BIM Level 1

CURRENT CONTRACT



CONSULTANT TEAM

NORR ARCHITECTS
Architect

ARTELIA
Cost Consultant

TURNER & TOWNSEND
Project Manager

WSP PB
Service Engineer



THINK LOCAL:

60%

OF PROJECT SPEND WITHIN A
35 MILE RADIUS

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

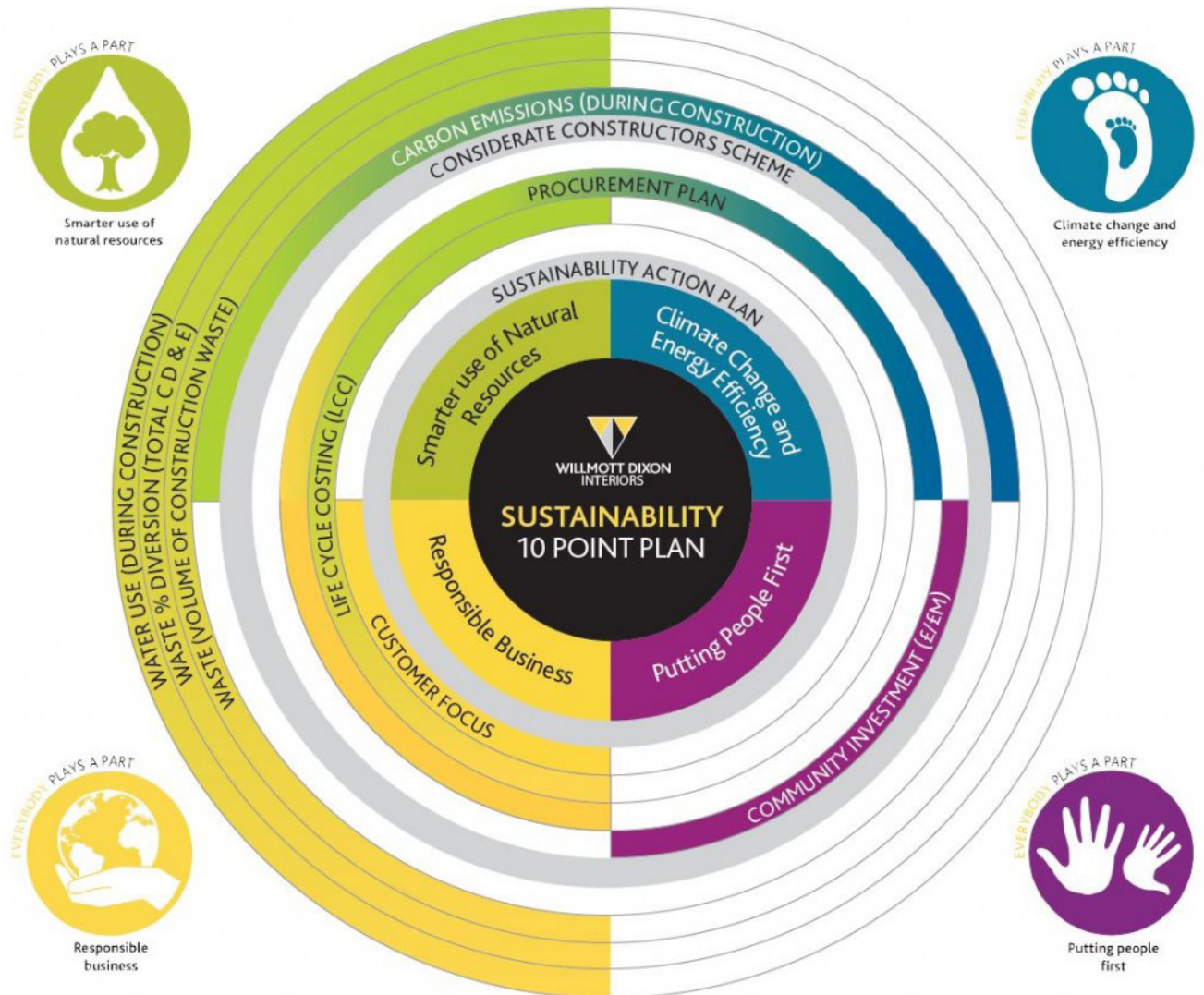
54%

OF OUR WORK HAS BEEN FOR
REPEAT CLIENTS!

OUR 10 POINT SUSTAINABLE PLAN



INVESTOR IN PEOPLE



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