



# Together we can

**Fit out** and **refurbishment** specialists

Paragon, a Tilbury Douglas business





# Who **we are**

**Paragon is a leading fit out business and a specialist division of Tilbury Douglas.**

**We bring our same **can-do attitude** to every project, using our skill, experience and ambition to deliver **fit out and refurbishment projects** with a lasting impact.**

**Our ability to understand and meet our clients' technical needs ensures that we always deliver high-quality, innovative and cost effective solutions.**

Our reputation for working effectively and efficiently across the UK stems from our straight-talking and customer-focused values. They enable us to meet our clients' aspirations, working in collaboration with them and their consultant partners to achieve results that redefine boundaries.

Functioning as a dynamic unit ensures we consistently deliver projects on time, within budget and with the least amount of disruption to all stakeholders.

Our strength is our people. We are a team of multi-discipline experts, with the specialist skills required to deliver complex and challenging projects - regardless of the size, logistical constraints, security clearance or building services requirements.

This technical strength, paired with our can-do attitude, allows us to provide stress-free and seamless project delivery, time and time again. This is why over 80% of the projects that we deliver are for repeat clients.

## **Contact us**

To find out how we can help with your project, please contact us at:

<https://tdparagon.co.uk/>



We are a business built on our people.  
People who bring their **can-do attitude** to work every day.

Whatever the challenge, our team have the **skills and ambition** to deliver efficient, impactful and cost-effective solutions.

**Collaborative / Trusted / Dedicated**



We have experience of delivering projects in a multitude of sectors and in all conditions, be it occupied, high security or in multi-tenanted environments.

Our staff have pride in their work, are driven to achieve excellence and have the personality to make the experience fun and enjoyable for all involved.

To visit one of our sites and see them in action for yourself contact:  
[WeDeliver@tilburydouglas.co.uk](mailto:WeDeliver@tilburydouglas.co.uk)

*"Our open and honest approach is what sets us apart. We are a skilled team of problem solvers that redefine the boundaries with our can-do attitude."*

**Danny Izatt**, Director of Paragon



# How **we deliver**



## **Technical expertise and a 'can-do' attitude**

Our workspaces are becoming more technically advanced than ever before.

To remain resilient and thrive in the ever-evolving market, our professional team provide technically sound solutions using their experience and know-how to instil client confidence and delivery to the highest quality and standards.

**We are a team  
of makers and doers.**



## **A culture of quality**

Our culture of quality is underpinned by our ISO 9001, 14001 and 45001 management systems, quality processes and trusted specialist supply chain. Our knowledge of the design and construction phases means we're experienced enough to anticipate any issues and mitigate risks, providing proactive solutions whilst eliminating and rectifying defects. Our straightforward, problem solving and client-focused process for delivery maximises quality every step of the way.

**Defect free delivery is not a sales  
strategy, it's what we expect.**



## **Health and safety performance**

Creating a safe and healthy working environment is fundamental to our business. We promote a safety first culture across all our activities, working with our clients and supply chain partners to improve behaviour, improve communication and ensure the implementation of best practice.

With a focus on continuous improvement, performance is monitored through regular senior management inspections on site and health and safety audit scoring.

**Safety is always  
our first priority.**



## People, Planet, Performance

We work to our People Planet Performance Strategy, managing and responding to social challenges and economic pressures to create a brighter future for all.

Our projects provide social value outcomes that help improve the lives of people in the communities in which we work. This includes engaging local suppliers and SMEs, providing training, and investing in local people. We also support local community and charity schemes wherever possible.

**Building a better future  
for everyone**



## Net zero carbon

We are committed to achieving net zero carbon, not only in our operations and build, but also in how we design developments to be utilised by the end user. We benchmark our company wide carbon emissions via the Certified Emissions Measurement and Reduction Scheme (CEMARS). Independently audited, CEMARS enables us to monitor, measure and understand our carbon footprint. It is pivotal to our carbon emissions reduction scheme.

**Building towards Carbon  
Net Zero**



## Tilbury Douglas backing and support

Paragon is the specialist fit out division of Tilbury Douglas.

Paragon combines our innovative, fast paced 'can do' attitude and knowledge of the fit out market with the strength, stability and capability of the wider Tilbury Douglas group (formerly Interserve).

This includes Tilbury Douglas Construction and Tilbury Douglas Engineering. With this in mind you can be confident that your project is in safe hands.

**Financial strength, stability and  
technical excellence**

# Commercial office fit out

Our collaborative approach leads to award-winning interiors. At Paragon **we prioritise the relationships we build with our clients and their consultants**, which makes turning their aspirations into successful completed projects instinctive to us.



Since our inception in 2005, we have delivered hundreds of fit outs for many of the world's leading organisations, in both the public and private sectors. We have transformed empty shells in buildings of all ages, embodying each client's unique brand identity. Over 85% of our projects have been delivered in live and occupied environments and we are adept at working without impacting the building's usual day-to-day activities.

## **Cat A fit out**

We are frequently tasked with returning space back to Cat A for handing back to the Landlord, or for subletting when our customers' business requirements change.

We also take newly constructed or refurbished buildings from shell and core to Cat A for building owners and developers. Our fit out services include structural modifications, such as the installation of staircases to connect floors, and infilling of atriums to create additional lettable space.

## **Cat B fit out**

We've delivered Cat B fit outs in all sizes of buildings, refurbished offices in occupation, upgraded mechanical, electrical and technical services, and decommissioned space when our client has reduced their headcount or reached the end of their lease. Our corporate clients represent some of the world's most well-known organisations in industries that include finance, law, insurance, professional consulting, media and communications.

All our projects include a significant mechanical, electrical and data works. We have extensive experience of incorporating cutting-edge technical services, plant and equipment, integrating these seamlessly with building management systems.

## **Awards**

Our fit out work has been recognised with various industry awards, including BCO, RIBA, Lighting Design Awards, APM Project Management Awards and CCS awards.



Confidential Client  
Nova South, Victoria



Value / Confidential  
Size / 24,000 sq ft

We created a high quality fit out with a number of bespoke architectural elements, including a feature staircase and elliptical boardroom, all delivered with outstanding acoustic quality. The works were delivered in the landmark Land Securities building alongside a number of other fit outs which were taking place at the same time and with tenants in occupation.

Addison Lee  
The Point, Paddington



Value / £1.85m  
Size / 22,000 sq ft

We delivered the Cat B fit out for Addison Lee's new customer facing workspace at The Point. Having delivered the building Cat A works for the landlord, we were able to use our existing knowledge of the building to deliver a bespoke fit out in line with the Addison Lee brand and values to a fast track programme.

Framestore  
28 Chancery Lane, Holborn



Value / £8m  
Size / 100,000 sq ft

We delivered the Cat B fit out of over 100,000 sq ft of high quality office and media production space for the Bafta and Oscar-awarding winning creative studio. The new space has allowed them to consolidate all their staff into one grand HQ that perfectly represents their vision and showcase what they do best, bringing extraordinary ideas to life!



## Confidential client

### Nova South, Victoria, London

With two floors of the prestigious Nova South building secured, our client wanted a new international headquarters with the ability to impress staff, clients and visitors alike.

Working closely with the clients professional team, we delivered a high quality Cat B fit out, complete with a stunning new reception, client meeting suites, elliptical boardroom and new feature staircase.

The works were delivered in an occupied building whilst concurrent works were taking place across a number of floors.

The project spanned two floors in the new landmark building and was delivered to a fast track programme to meet client move in dates.



We delivered:

- ✓ A new feature reception, finished with bleached ash joinery and porcelain tiling
- ✓ Client hospitality areas including meeting suites and fine dining areas
- ✓ An elliptical boardroom, complete with a hand crafted board table, feature ceiling and lighting
- ✓ A feature staircase spanning two floors with a bespoke Coreten balustrade
- ✓ A commercial kitchen
- ✓ Food preparation areas
- ✓ Café serveries and tea points
- ✓ Two comms rooms (with international connectivity)
- ✓ High end IT and AV installations throughout

*"The project benefited from the Paragon team's collaborative work style, knowledge of the building and their relationship with the building's management and security.*

*Despite the pace of the programme and challenging logistics, Paragon delivered a high quality project that met all of our client's discerning standards"*

**Chris Maddison**

*Partner, Seven Partnership (client advisory)*

**Client** / Confidential

**Location** / Nova South, Victoria, London

**Value** / Confidential

**Sector** / Offices

**Size** / 24,000 sq ft

**Duration** / 25 weeks

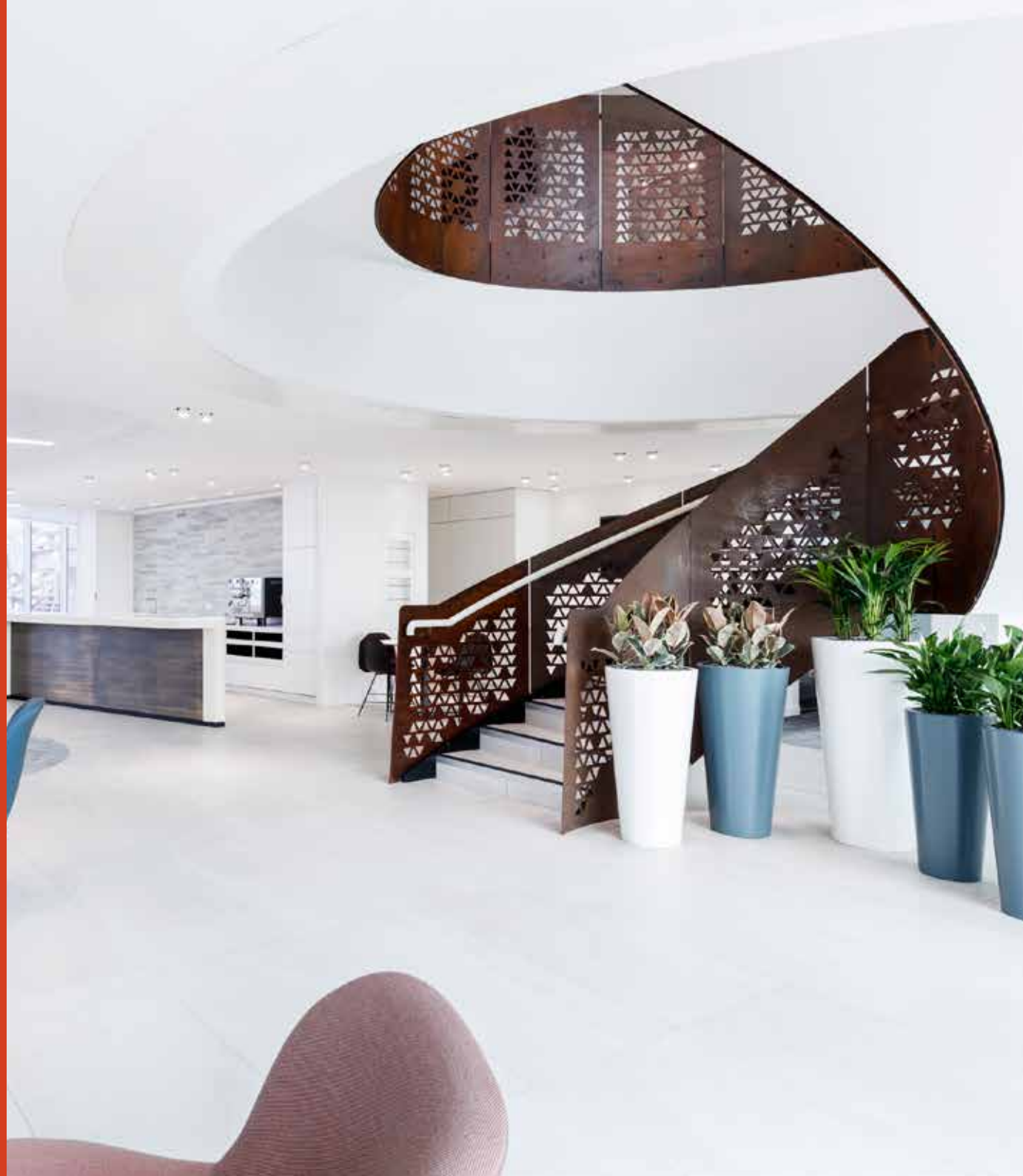
**Contract** / JCT 2011 Standard

**Project Manager** / Knight Frank

**Quantity Surveyor** / Knight Frank

**Architect** / TP Bennett

**MEP Consultant** / Troup Bywaters + Anders



A wide-angle photograph of a modern office interior. The space is bright and open-plan, featuring a reception desk on the right with a curved front and vertical wood slat detailing. The desk has a white top and is set against a white wall with the company logo and name. To the left of the desk is a kitchen area with light wood cabinetry. In the foreground, there is a dark blue sofa and a yellow armchair. The background shows a dining area with tables and chairs, separated by a vertical wood slat partition. The ceiling is white with exposed wooden beams and several green pendant lights hanging from it. The floor is light-colored wood.

**Client** / Addison Lee  
**Location** / The Point, Paddington  
**Value** / £1.85 million  
**Sector** / Commercial Office  
**Size** / 22,000 sq ft  
**Duration** / 14 weeks  
**Contract** / JCT 2016 Intermediate  
**Project Manager** / Trilogy CRE Limited  
**Quantity Surveyor** / Trilogy CRE Limited  
**Architect** / MCM Architectural Limited  
**MEP Consultant** / Hurley Palmer Flatt

# Addison Lee

## The Point, Paddington, London

Addison Lee took advantage of several lease break events to consolidate their teams from a number of locations into one main office in Paddington.

Having delivered the building Cat A works for the landlord, we were able to use our existing knowledge of the building to deliver a bespoke fit out in line with Addison Lee's brand and values.

We delivered the works to a fast track programme, working with the occupied building, without impacting on The Point's existing tenants or staff.

One half of the floor consists of open plan desking, tea points, print/copy stations with break out and collaboration spaces at the apex of the floor plate. The other half provides an enclosed Control Centre for 40 people, alongside meeting room spaces and a boardroom; all with high acoustic properties.

We also provided a soft landing for the client including furniture, move migration and post-completion support.

We delivered:

- ✓ A new feature reception space, finished with specialist joinery
- ✓ Open plan and cellular office space
- ✓ Meeting spaces and boardroom
- ✓ Client hospitality areas including meeting suites
- ✓ Kitchen facilities and tea points
- ✓ Specialist joinery
- ✓ Furniture coordination
- ✓ High end IT and AV
- ✓ MEP modifications



# Framestore

28 Chancery Lane, Holborn, London

**Client** / Framestore

**Location** / 28 Chancery Lane, London

**Value** / £8m

**Sector** / Commercial office

**Size** / 100,000 sq ft

**Duration** / 30 weeks

**Contract** / JCT 2011 Standard Building Contract without quantities

**Project Manager** / Colliers International

**Quantity Surveyor** / BAP

**Architect** / Spacelab

**MEP Consultant** / Cundall

We were delighted to deliver media giant Framestore's new office, creating over 100,000 sq ft of open plan space, allowing them to consolidate their five London offices into one grand headquarters that perfectly represents their vision and showcases what they do best, bringing extraordinary ideas to life!

We delivered:

- ✓ Soft strip out of the existing Cat A
- ✓ The removal of a staircase from the glass atrium
- ✓ New auditorium
- ✓ Cat B fit out of the lower ground floor, the reception at ground floor, floors 1 to 4, part of the 5th floor and the 7th floor
- ✓ Open plan office space, cellular office space, meeting rooms, boardroom, tea points, break out areas, canteen, staff lounge and external terrace
- ✓ Concept lighting
- ✓ Specialist IT/AV facilities including VFX rooms, a high specification motion capture viewing room and presentation suites
- ✓ New reception
- ✓ Specialist comms room including an MER fed via its own tertiary heat exchangers, which serviced CRAC units, based on a cold aisle arrangement





*“Our new Holborn home is absolutely the right place for us to continue our journey.”*

*The area has a real buzz about it and is the ideal environment for us to work in close collaboration with our clients, providing support and expertise at every stage of the creative process.”*

**Sir William Sargent**  
CEO and Founder, Framestore

# Public sector fit out

Whether we are delivering a one-off project, or working as part of a framework agreement, we recognise the **importance of upholding the protocols** associated with working for our public sector clients.

From the earliest tender stages, we make sure that we thoroughly understand our clients' objectives and criteria for success.

We have successfully value engineered projects to meet critical budgets and deadlines, without compromising the quality of the project journey and end product.

We know that our public sector projects have a myriad of stakeholders, and that every aspect of the project is open for scrutiny.

We take this responsibility seriously. Our teams have a proven track record for public sector delivery; providing timely and accurate cost information and programme updates, adhering to strict security and confidentiality mandates and maintaining a safe, well presented and secure construction site environment.

## Delivering in secure environments

Our public sector team have developed a comprehensive understanding of the security environment, delivering over 1,000,000 sq ft of secure public sector fit out in the last five years.

We understand the sensitivity and restrictions of working in these environments, both in the design and construction, and in the handling of information.

Through consistently delivering a number of highly secure and sensitive projects for clients, including Ministry of Justice and The Home Office, a large number of our staff already hold CTC, SC and higher government clearances.

All our staff undergo regular BPSS clearance checks and sign the Official Secrets Act. We understand and have policies and procedures for dealing with handling information ranging from Official, Official Sensitive and higher.

## Awards include:

- ✓ RIBA Award - Science Museum - Dana Research Centre
- ✓ RIBA Award - Science Museum - The Winton Gallery
- ✓ World Interiors 'Project of the Year' Finalist - Science Museum - The Winton Gallery
- ✓ Transformation 'Project of the Year - Confidential Government client
- ✓ Numerous CCS Awards (including runner up for the National 'Most Considerate 2018')



**Confidential Government Client**  
Westminster



Value / Confidential  
Size / 60,000 sq ft

Following the successful completion of nine previous projects for this client, we were chosen to complete the refurbishment of the existing reception area and fit out of 11 floors in this fully occupied, high security building.

**Confidential Government Client**  
Nova South, Victoria



Value / Confidential  
Size / 40,000 sq ft

We were appointed to create new office headquarters for a government department. The high security project was delivered in the newly built Nova Estate, a Land Sec development, located on busy Victoria Street.

The site was occupied as well as being subject to a number of concurrent works.

**Ofsted**  
Clive House, Westminster



Value / Confidential  
Size / 18,000 sq ft

We delivered our first project for Ofsted within Clive House, which entailed the refurbishment and fit out of 18,000 sq ft at their UK headquarters.

The project involved the Cat B fit out to Level 4 within an occupied building, inclusive of mechanical and electrical services alterations to suit new layouts.



# Confidential Government Client

## Westminster, London

We delivered the complete refurbishment of a front of house facility, followed by the fit out of 11 floors in an occupied, high security building.

Key to delivery was our security cleared delivery team and supply chain, enabling us to meet the quick programme and our ability to manage the works without impacting on the security or day-to-day building operations.

### Reception works

The initial 23 week project scope commenced with the strip out of existing areas to shell and core. Our fit out programme included:

- ✓ New mechanical and electrical services
- ✓ New ceilings, floor and wall finishes
- ✓ Replacement of raised access floor
- ✓ Flexible meeting rooms with moveable walls
- ✓ Updated security including access control, IT, new reception desk and four security portals

### Fit out works

The additional fit out works across 11 floors were carried out on a phased basis with staff remaining in occupation. Works included:

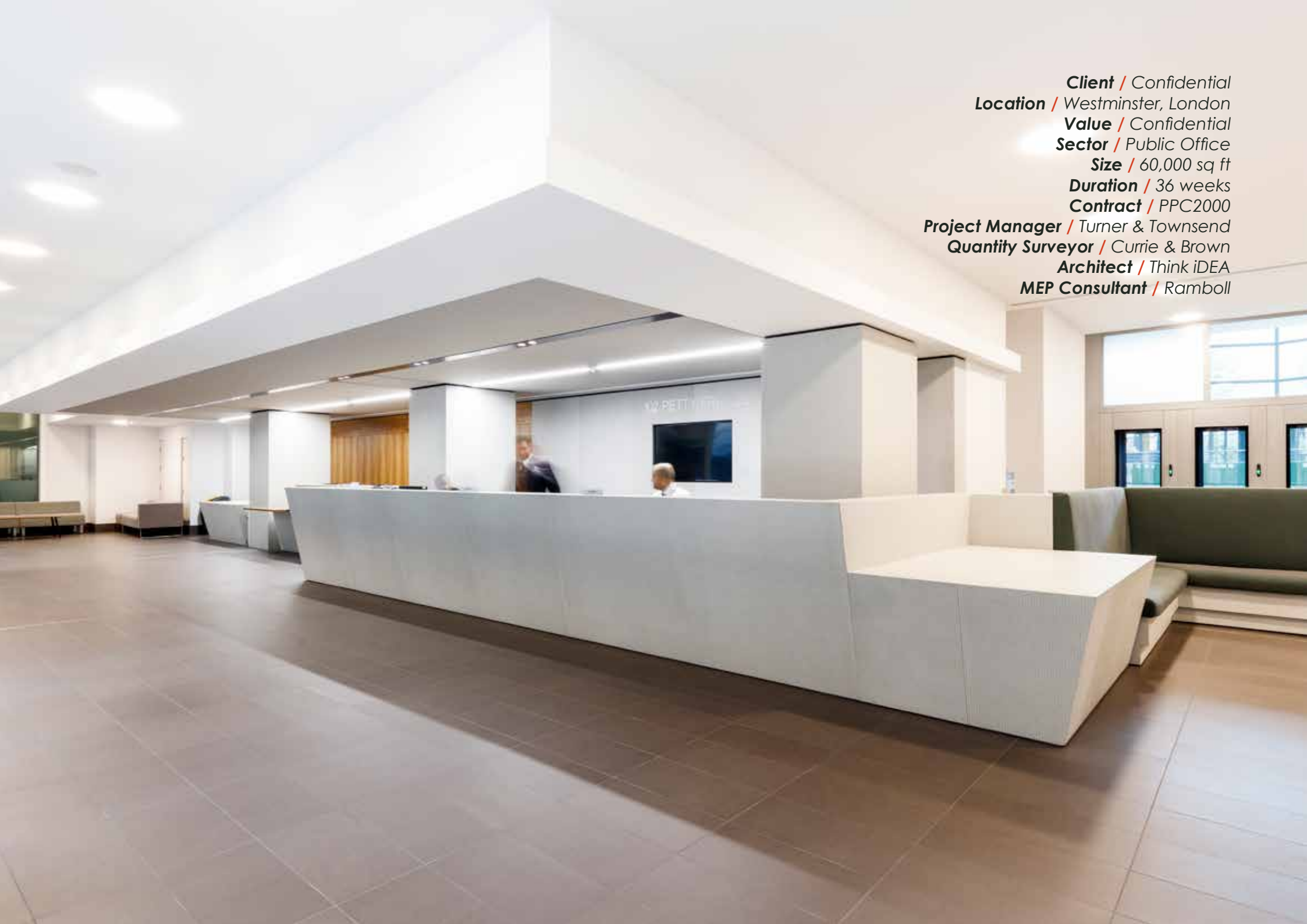
- ✓ Cat B fit out of open plan and cellular office space, meeting rooms and ancillary areas
- ✓ New mechanical and electrical services
- ✓ New ceilings and flooring
- ✓ Bespoke joinery

*"The team led were highly professional and delivery focused and, responded well and positively to change and challenge throughout.*

*Paragon delivered a high quality outcome within budget and to programme, and more importantly, within a large active HQ with circa 4000 staff present on most days.*

*They have done a great job for us."*

**Andy Mills**  
Chief Property Officer,  
Estates Directorate, MOJ



**Client** / Confidential  
**Location** / Westminster, London  
**Value** / Confidential  
**Sector** / Public Office  
**Size** / 60,000 sq ft  
**Duration** / 36 weeks  
**Contract** / PPC2000  
**Project Manager** / Turner & Townsend  
**Quantity Surveyor** / Currie & Brown  
**Architect** / Think iDEA  
**MEP Consultant** / Ramboll

# Ofsted

## Clive House, Petty France, Westminster

For our first project at Petty France, we delivered the 18,000 sq ft Cat B fit out of Ofsted's head office.

The project was delivered to a fast track programme within a live, occupied building without impacting the day to day operations of the government building.

We delivered:

- ✓ Strip out of existing tenant fit out
- ✓ Cat B fit out of office space and ancillary areas
- ✓ Modifications to mechanical services
- ✓ New power and lighting
- ✓ New data infrastructure throughout
- ✓ A new flexible modular meeting suite
- ✓ New flooring
- ✓ The installation of client issue furniture

**Client** / Ofsted

**Location** / 70 Petty France, Westminster

**Value** / Confidential

**Sector** / Public Office

**Size** / 18,000 sq ft

**Duration** / 17 weeks

**Contract** / NEC 3 FM Framework

**Project Manager** / Client PM

**Quantity Surveyor** / Carter Jonas LLP

**Architect** / Think iDEA

**MEP Consultant** / KB Wilde Consulting







**Client** / Confidential client  
**Location** / Westminster, London  
**Value** / Confidential  
**Sector** / Public office  
**Size** / 170,000 sq ft  
**Duration** / 34 weeks  
**Contract** / PPC2000  
**Project Manager** / Turner & Townsend  
**Quantity Surveyor** / Currie & Brown  
**Architect** / Think iDEA  
**MEP Consultant** / Ramboll

*"I just wanted to formally say an extended thanks to the team for what you have delivered at Petty France, Clive House and Albany House over the last year.*

*I don't know of anyone that is not impressed with the quality of the work that Paragon have delivered at each of the sites."*

**Ian Pearce**  
National Programme Director,  
Estates Cluster

# Confidential Government Client

## Estates Development, Westminster, London

Having successfully completed the delivery of several previous projects at Petty France, We were delighted to be appointed for a further estates development programme.

This involved the phased fit out and refurbishment of three government properties in Westminster, spanning over 500,000 sq ft with 20 separate areas of work carried out across 13 floors.

The works were carried out in live government buildings, housing over 4,000 people, with challenging infrastructure and an incumbent FM provider in place.


We delivered:

- ✓ Strip out and asbestos removal
- ✓ Cat B fit out of open plan and cellular office space, meeting rooms and ancillary areas
- ✓ Re-configuration of existing office space to match the needs of incoming departments
- ✓ New and reconfigured mechanical and electrical services (including new heating and cooling)
- ✓ Installation of a new meeting booking room system
- ✓ New ceilings and flooring
- ✓ Bespoke joinery
- ✓ New reception (Clive House) including new flooring and wall alterations
- ✓ Specialist security
- ✓ BIM L2 Bronze
- ✓ Government Soft Landings compliant (GSL)



# Refurbishment

The refurbishment of a building is an opportunity to make it work more efficiently. **As a team of technically-driven refurbishment professionals, we can take on any engineering challenge.**



Our refurbishment offering is extensive - from enabling works and strip-out, through to the structural rejuvenation of entire buildings, including extensions, alterations and additions.

We work on buildings of all ages, including heritage and listed schemes with rich historical significance. Our projects include refurbishment to Cat A, as well as full Cat B fit outs that create spaces ready for immediate occupation.

We are experienced in creating street appeal, including the re-cladding of entire buildings, window replacements and the retention or construction of entrances, façades and porticoes.

Our work incorporates full plant and infrastructure upgrades, relocation and new installations, tailored to complement the building's new design.

As part of our commitment to sustainability, we work with leading mechanical and electrical consultants to generate efficiencies and seek out the latest and most environmentally-friendly solutions.

The majority of our projects are delivered in the vibrant heart of London, so we are used to working safely and discreetly in occupied buildings and on busy thoroughfares.

Safety is always our first priority. We provide a safe and secure environment for all our works, ensuring the wellbeing of all internal and external stakeholders.



**Greycoat Real Estate**  
3 Minster Court



**Value** / £44m  
**Size** / 280,000 sq ft

We delivered the strip out and full refurbishment of this 1980's office complex, breathing new life into the landmark building.

The works included the refurbishment of the entire 280,000 sq ft over 11 floors, including the showpiece full-height, eight storey central atrium.

**BT**  
The Point, Paddington



**Value** / £3.8m  
**Size** / 80,000 sq ft

We were delighted to deliver the strip out, enabling works and Cat B fit out of BT's space at The Point. We transformed four floors of unused call centre space into high end Cat A space for tenant leasing.

The works were carried out in an occupied building without disruption to the existing tenants.

**Helical**  
New Loom House, Whitechapel



**Value** / £6m  
**Size** / 150,000 sq ft

Working for Helical, we carried out the transformation of this former Victorian era wool warehouse, transforming the building into 150,000 sq ft of high quality modern commercial office space.



**Client** / Greycoat Real Estate  
**Location** / 3 Minster Court, Mincing Lane, London  
**Value** / £44M  
**Sector** / Commercial office  
**Size** / 280,000 sq ft  
**Duration** / 90 weeks  
**Contract** / JCT 2011 Design & Build  
**Project Manager** / Client Project Manager  
**Quantity Surveyor** / WT Partnership  
**Architect** / Buckley Gray Yeoman  
**MEP Consultant** / Waterman Building Services Ltd

# Greycoat Real Estate

## 3 Minster Court, London

We were delighted to deliver the complete fit out and refurbishment of 3 Minster Court for Greycoat Real Estate.

We transformed the 280,000 sq ft space, breathing new life into the existing office building to create an exceptional new tenant environment.

The project was been short listed for a number of awards including a prestigious BCO nomination.

We delivered:

- ✓ Strip out and enabling works including the removal of the largest staircase in Europe
- ✓ 280,000 sq ft of Cat A fit out with specialist finishes including armourcoat polished plaster, feature lighting, bespoke reception desk and Jesmonite flooring
- ✓ 65,000 sq ft of café, restaurant, bar and shops
- ✓ Balcony conversions and infills to create new office space
- ✓ Creation of a double height reception
- ✓ Curtain walling and glazing
- ✓ Refurbishment of the eight storey, 70 metre high atrium
- ✓ Refurbishment of the core areas including lifts, toilets and stairwells
- ✓ A complete overhaul and upgrade of all mechanical and electrical services
- ✓ BREEAM 'Very Good'



**BT**

## The Point, Paddington, London

Since 2011, We have delivered eight successful projects for BT.

At The Point, four of the building's floors, from lower ground to level 2, had previously operated as an administration and call centre. We delivered the strip out and the carried out the high quality Cat A fit out of the floors, transforming the space into a highly desirable modern office space in readiness for sub-letting to new corporate tenants.

The Point was a hive of activity. In addition to several occupants, there was a fit out for a new tenant on level 8 underway, as well as tenants moving out on levels 3 and 4. We worked closely with building managers, Tishman Speyer, building tenants and the concurrent contractors to develop our methodology and ensure successful delivery to a quick programme.

Our zero impact approach allowed us to minimise noise, dust and vibration at all times and deliver with no interruption to day-to-day operations or working environment of tenants within the building.

We delivered:

- ✓ Strip out of the existing administration and call centre areas
- ✓ Enabling works
- ✓ 80,000 sq ft Cat A fit out
- ✓ New raised access flooring
- ✓ LED lighting with Delmatic lighting control
- ✓ SAS chilled ceiling systems
- ✓ Sprinkler relocation
- ✓ Services modifications including the addition of new AHUs
- ✓ Refurbishment of toilets, cores and atrium





**Client** / BT Group Plc  
**Location** / The Point, Paddington, London  
**Value** / £3.8 million  
**Sector** / Office  
**Size** / 80,000 sq ft  
**Duration** / 26 weeks  
**Contract** / NEC  
**Project Manager** / BT  
**Quantity Surveyor** / Core Five  
**Architect** / Carey Jones Chapman Tolcher  
**MEP Consultant** / Hurley Palmer Flatt





# Helical

## New Loom House, Whitechapel, London

We carried out the refurbishment of this former Victorian era wool warehouse, transforming the building into 150,000 sq ft of high quality modern commercial office space.

As the building remained occupied during the refurbishment, we developed a phased to enable the building's existing tenants to carry on their day to day activities uninterrupted.

**Client** / Helical

**Location** / The Loom, Gowers Walk, London

**Value** / £6.0 million

**Sector** / Office

**Size** / 150,000 sq ft

**Duration** / 46 weeks

**Contract** / JCT Standard

**Project Manager** / Blackburn & Co. Ltd

**Quantity Surveyor** / Exigere

**Architect** / Duggan Morris

**MEP Consultant** / GDM

We delivered:

- ✓ Creation of 150,000 sq ft of Cat A office space
- ✓ Refurbished WCs and core areas including all common corridors and stairs
- ✓ Creation of new in house café area including all finishes
- ✓ Major structural alterations including structural openings and the removal of dividing walls converting smaller internal units into larger units for letting purposes
- ✓ Installation of a large internal staircase
- ✓ Removal and installation of new lifts
- ✓ Reconfiguration of a 6-storey central atrium
- ✓ Provision of new bicycle store and shower rooms
- ✓ Creation of new sub-station and major structure work around existing sub-station
- ✓ Creation of new roof top plant deck and installation of new fresh air system throughout the building

**The project was recognised with a national RIBA award, and was a finalist in the 2017 British Council for Offices awards.**



# Hospitality and leisure

Our extensive **fit out and refurbishment** offering has seen us deliver **award winning schemes** for a range of owners and operators in the hospitality and leisure sector. These include hotels, restaurants and leisure centres, as well as visitor attractions, museums, galleries and theatres.

With London welcoming millions of visitors each year, we have found that our attention to detail and high quality delivery in the nation's capital translates perfectly to the hospitality sector.

Our projects include all facets of guest accommodation; from creating impressive reception areas, to dining and catering facilities, and luxurious bedrooms and bathrooms.

Our visitor attraction projects include visually and technically ambitious schemes to house engaging exhibitions with priceless artefacts.

We have a glowing track-record delivering projects for renowned museums including the Science Museum, Science Gallery and The Wallace Collection. This includes delivery of over £28m of exhibition, research, library and office space delivered for museum clients in London alone.

We are experienced in delivering the exacting requirements for these areas, including specialist lighting and audio visual installations with the latest in acoustic and sound-proofing technology, through to flexible walls to demarcate and maximise space.

We know that our considerate and collaborative approach, combined with our experience of working with conservation organisations and funding bodies, has been an important factor in our success.

Over 85% of our hospitality and leisure projects are delivered in live buildings and we implement stringent measures to ensure the safety of all stakeholders, as well as installing aesthetically designed hoarding to achieve optimum discretion and minimal attention.

## Awards include:

- ✓ RIBA Award - Science Museum - Dana Research Centre
- ✓ RIBA Award - Science Museum - The Winton Gallery
- ✓ World Interiors 'Project of the Year' Finalist - Science Museum - The Winton Gallery
- ✓ Numerous CCS Awards (including runner up for the National 'Most Considerate 2018')



## Science Museum Group Mathematics: The Winton Gallery



Value / £2.2 million  
Size / 5,400 sq ft

We delivered the multi-award winning refurbishment of The Winton Gallery whilst the museum remained open to the general public. The project was shortlisted by World Interiors for their 'Interior of the Year' Award and won 'Hospitality, Leisure and Faith Project of the Year' at the Lux Awards, where it was recognised for being the most outstanding project in the sector.

## Science Museum Group Dana Research Centre and Library



Value / £775,000  
Size / 5,000 sq ft

We delivered the fast track refurbishment that included creating a new reception, research library and office space using a phased methodology that segregated our works and kept the Gallery operational. The Dana Centre project was recognised with a RIBA award and short listed for a Lighting Design Award for the Daylight Project of the Year.

## Sellar Developments The View from The Shard



Value / £2.8 million  
Size / 2,000 sq ft

We have delivered multiple projects across several phases at The Shard, which included the construction of their new visitor attraction, The View from The Shard. Working from shell, we delivered the architect's vision for a contemporary space that incorporated a high-degree of technical services to support the AV facilities.

# Science Museum Group

## Mathematics: The Winton Gallery, Science Museum, Kensington

We worked closely with architect Zaha Hadid and an international team to create this award winning space. The project was delivered simultaneously with our Wonderlab gallery project in a live museum campus.

The gallery includes a full sized 1929 Handley Page aircraft suspended from the ceiling with lighting installations showing air movement patterns resulting from its flight.

We delivered the project in a live museum environment that continued to welcome visitors to other nearby attractions.

### Award winning quality

The Winton Gallery received a RIBA Award and was short listed for the World Interiors 'Interior of the Year' Award for the quality of the installation.

It achieved further recognition at the Lux Awards, which celebrate and reward creativity and sustainability, winning the award for 'Hospitality, Leisure and Faith Project of the Year', beating over 200 other nominees!

We delivered:

- ✓ Strip out and asbestos removal
- ✓ New ceilings, partitions and flooring
- ✓ Structural modifications
- ✓ Installation of a ceiling mounted two-ton 1929 Handley Page aircraft
- ✓ Feature lighting and airflow model
- ✓ Mechanical and electrical alterations including creating new risers and the installation of new plant on the building's roof, including a new AHU
- ✓ Specialist IT/AV





*“Can you hang a two ton plane from a ceiling?”*

*Sure we can.*

**Client** / Science Museum  
**Location** / Exhibition Road, London  
**Value** / £2.2 million  
**Sector** / Leisure and education  
**Size** / 5,400 sq ft  
**Duration** / 49 weeks  
**Contract** / JCT Standard  
**Project Manager** / Lendlease Consulting  
**Quantity Surveyor** / Gardiner & Theobald  
**Architect** / Zaha Hadid Architects  
**MEP Consultant** / Arup

# Science Museum Group

## Dana Research Centre, Kensington

The Dana Centre was our first project for the Science Museum Group.

We delivered the award winning Cat B fit out of 5,000 sq ft over a 16 week period with staff and visitors in occupation throughout.

Working from shell, we created a new reception and research library on the ground floor, as well as an administrative office space on level one.

### Award winning quality

The Dana Centre was recognised with a RIBA award and short listed for a Lighting Design Award for the 'Daylight Project of the Year.'

We delivered:

- ✓ New ceilings, partitions and flooring throughout
- ✓ New lighting and small power modifications
- ✓ Mechanical improvements including the installation of new air handling units to accommodate the revised layout
- ✓ Library with specialist joinery and oak flooring
- ✓ Installation of a large feature canopy
- ✓ Extension of the structural steel mezzanine floor
- ✓ Modifications to the existing staircase



**Client** / Science Museum Group

**Location** / Kensington, London

**Value** / £775,000

**Sector** / Leisure and education

**Size** / 5,000 sq ft

**Duration** / 16 weeks overall

**Contract** / JCT 2011 Standard Building Contract

**Project Manager** / Lendlease Consulting

**Quantity Surveyor** / Lendlease Consulting

**Architect** / Coffey Architects

**MEP Consultant** / SVM Consulting



# Sellar Developments

## The View from The Shard, London Bridge Street, London

The View from The Shard is a tourist attraction located 69 storeys up, showcasing the best views of the city skyline.

After completing several projects across The Shard for owners Sellar Developments (including Cat A works to several floors and works to the Shangri La), we were excited to deliver this new visitor attraction in the landmark building.

Working from shell, we delivered a full Cat B fit out that met the architect's vision for a contemporary space that incorporated a high-degree of technical services to support the extensive AV facilities.

**The View from The Shard welcomes over one million visitors each year.**

We delivered:

- ✓ Installation of back of house tea point and offices
- ✓ Specialist AV installations
- ✓ IT control room
- ✓ A high volume of AV and data interface
- ✓ Entry and exit doors and screens
- ✓ Visitor security area and ticketing desks
- ✓ Installation of public WCs
- ✓ Re-programming the KONE Engineering lifts to meet the new requirements of the attraction
- ✓ Installation of containment and cabling for the restaurant and viewing gallery
- ✓ High quality finishes throughout

**Client** / Sellar Developments

**Location** / St Thomas Street, London

**Value** / £2.8m

**Sector** / Hospitality

**Size** / 2,000 sq ft

**Duration** / 16 weeks

**Contract** / JCT 2011 Design & Build

**Project Manager** / Turner & Townsend

**Quantity Surveyor** / Davis Langdon

**Architect** / Renzo Piano

**MEP Consultant** / Troup Bywaters + Anders





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