

Interiors

Our experienced team of engineers provides advice and fit-out design services to tenants and building users. This dedicated focus enables our team to provide solutions that deliver true value and flexibility.





We combine our established expertise in engineering services for major projects with a dedicated focus and empathy for end-users and their requirements. We recognise that each end-user client has a unique set of requirements and key criteria to support their business strategy and objectives. Our approach is to develop close working relationships with our clients to gain a full understanding of their business requirements in order to deliver successful projects.

Interiors



People and Workplaces

On the surface, the primary costs of premises are about design and construction, the economic use of space, rent and rates. In practice, for most office based business, people are both the major asset and the dominant cost.

When good people are hard to find, let alone keep, a pleasant and comfortable office environment can make the critical difference. Optimising the workplace makes serious economic sense. High quality lighting design combined with the appropriate environmental conditions can make a major contribution to people's comfort and productivity.

Premium Space

In fit-out, both quantity and quality of space are at a premium. Our designers understand the economic, aesthetic and operational value of space. Wherever possible, we advocate compact, simple and fault tolerant solutions that minimise service space demands, maximise lettable area and provide flexibility in operation.

We regularly review with our clients how we can add value, beyond just the engineering services, to the way they operate and use space. Our approach of providing technically effective solutions, whilst minimising plant space and maximising lettable area, is a good example of how we can significantly add value.

A Whole Life Approach

The price of churn is often underestimated. Some financial services firms reorganise their departments as frequently as once every six months. Even with an average churn rate of once per four years, the total price of workplace change can easily exceed the initial costs over the life of the fit-out.

We develop designs to optimise flexibility and maximise value over the entire life cycle of the installation. This not only results in lower total costs and reduced disruption at times of churn, but also represents the most sustainable option through avoiding obsolescence and reducing energy costs. We carry out post occupancy reviews to gain feedback on the environment created to ensure that systems are performing to optimum levels in terms of energy use and occupant comfort.

- Air Conditioning
- Critical Cooling
- Extract Systems
- BMS
- Power
- Sprinklers
- UPS
- Public Health
- Standby Generation
- Lighting & Controls
- CT
- Security
- Fire Detection and Alarms

We utilise the full scope of our in-house specialist capabilities, where appropriate, to provide coherent solutions that cover all aspects of the client's engineering requirements including fire strategy, ICT, AV and security.



Specialist Advice

Our knowledge of all building systems and experience in both base building design and fitting out ensures that we deliver expert advice at all stages of any project. Our depth of knowledge and experience allows us to deliver consistently creative and innovative solutions that employ current technologies but with an awareness of future trends and their likely impact on the building and its systems. Our vendor independence ensures truly competitive tendering and procurement.

Team Focus

Close working relationships with our clients and effective communications are essential to the delivery of a successful project. We take a proactive role in establishing the brief and developing the design.

Change is an inevitable part of the fit-out process and we respond to all our clients' concerns or changing requirements in a professional manner. In many instances, end user clients are new to the construction process and we can help them by explaining industry best practice. We will also advise on the most appropriate procurement route and many other strategic issues.

Our dedicated team fully understands the programme criticality of this type of work and is geared up to respond and deliver to meet this challenge.



- Veritas HQ, Reading
- Morgan Stanley, London
- Boots Headquarters, Nottingham
- Guardian News HQ, London
- Landesbank Baden Wurttemberg HQ, London

•• Strategic Advice

- Appraisal of client existing facilities
- Assist in formulation of client objectives
- Set appropriate design criteria
- Benchmarking against best practice
- Risk analysis and mitigation strategy
- Assess resilience strategies
- Sustainability and life cycle costing
- Audits of host buildings

•• Design & Implementation

- Feasibility reports
- Options analysis
- Scheme layouts
- Tender analysis and recommendation
- Contract administration
- Monitoring of site activities
- Witness testing and commissioning
- Post occupancy reviews

•• Specialist capability

- Audio visual installations
- BMS systems
- Environmental modelling
- Fire strategy advice
- ICT / security
- Lift analysis
- Lighting design
- Maintenance and aftercare



Selected Projects

BDO Stoy Hayward HQ, London
Blackstone HQ, London
Churchill Place, Docklands
Citigroup HQ, London
Coca-Cola GB & I HQ, London
Davidson House, Reading
ECHQ, Jahn Court, London
Eurobrokers, London
Guardian News, London
Guildford Civic Centre
IFSC, Dublin
ITVA, London
J Walter Thompson, London
LBBW HQ Bishopsgate, London
Mistral Building, Reading
MOD HQ, Whitehall
New Zealand House, London
One Canal Street, Dublin
Palace of Westminster, London
Picturetel, Slough
Reykjavik City Hall
Scottish Equitable, Edinburgh
Terminal 3, Heathrow Airport
Veritas HQ, Reading
Wyeth HQ, Reading

Selected Clients

Aberdeen Asset Management
Barclays
BBC
Bloomberg
Boots the Chemist
British Airports Authority
British Gas
Cable and Wireless
Cargill Investment Services
Commerzbank
Commercial Bank
First National Bank
Heller Financial
HSBC
Independent Television News
JP Morgan Chase
Kent County Council
Lloyds TSB
Lovells LLP
Mitsubishi
Morgan Stanley
Reuters
Stonemartin Plc
Standard Life
Towers Perrin

**[grontmij.co.uk/
buildingservices](http://grontmij.co.uk/buildingservices)**

**[building.services@
grontmij.co.uk](mailto:building.services@grontmij.co.uk)**

**Grontmij
1 Bath Road, Maidenhead,
Berkshire, SL6 4AQ**

T: +44 (0) 1628 623 423



Registered Office:
Grontmij
Grove House,
Mansion Gate Drive
Leeds, LS7 4DN