



INTRODUCING BROWN & BANCROFT

OUTSTANDING DELIVERY WITH A PERSONAL TOUCH

**Brown
& Bancroft**
INTERIORS



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**Brown
Bancroft**
INTERIORS



INTRODUCTION





Paul Brown
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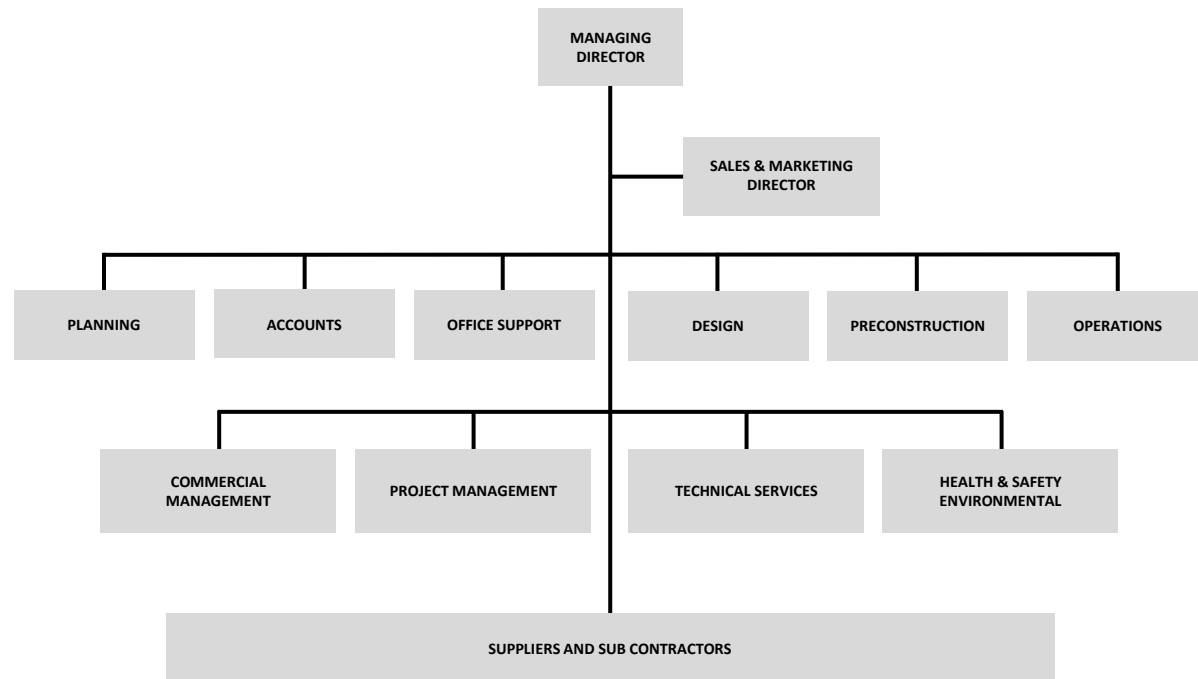


Jill Bancroft
M: 07415 253313

Having spent the last thirty years of our careers in the fit out and refurbishment industry we now run our own independent specialist fit out and refurbishment business which provides our clients with access to a proven quality supply chain together with a team of high calibre individuals enabling us to provide an outstanding level of service and quality in all the projects we deliver with total commercial transparency.

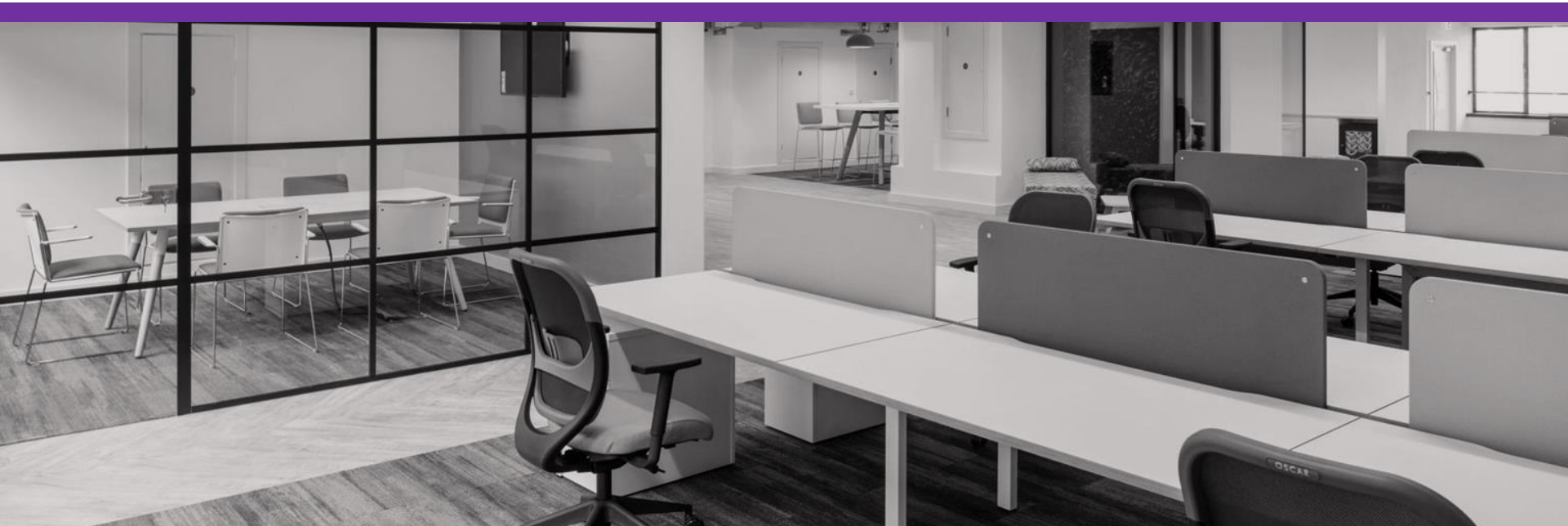
Our aim is simple: to be recognised in our market as a team of committed, talented individuals respected for their knowledge and experience in delivering high quality fit out and refurbishment projects. This handpicked team has a real desire and responsibility to ensure that every project is delivered to the highest standard, on budget and on time to the client's complete satisfaction.

COMPANY STRUCTURE

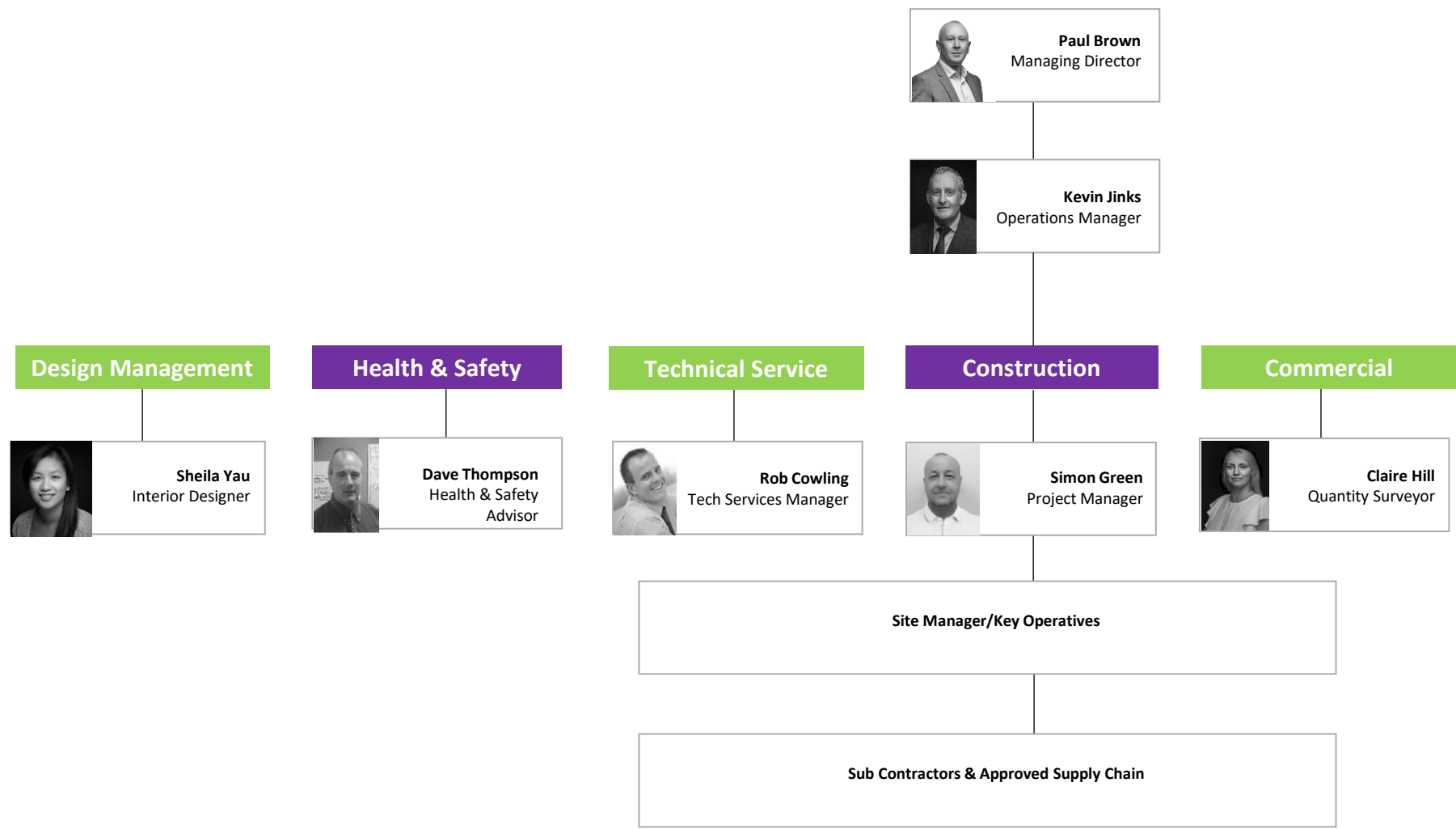


We have listened carefully to our clients and consultant colleagues over many years to ensure that our values and requirements underpin the foundations of our business and delivery philosophy, we will always:

- Employ the best, most experienced and talented people
- Always ensure we are easy to do business with
- Keep our processes simple but effective
- Ensure that every project journey is an enjoyable experience for all
- Deliver exceptional quality
- Always ensure we go the extra mile to ensure we have a satisfied client
- Create strong relationships with our supply chain to ensure we are their preferred choice of contractor
- Provide commercial transparency for open and honest relationships
- Ensure a safe working environment for all



TYPICAL PROJECT MANAGEMENT TEAM



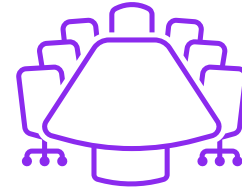
At Brown & Bancroft we offer a **flexible project** approach and aim to work with our clients to ensure we best meet their requirements, expectations and budget. We offer a **full turnkey solution** including a complete design & build package utilising our **in-house design capabilities**. As part of our wide portfolio of past projects we have experience working in a variety of project teams and our role often includes **main contractor, project manager and principal designer**. Alongside our extensive experience with design & build projects we are also open to projects acquired via the **traditional route** and have frequently worked with external designers, architects and project managers.

We will be responsible for taking the design and transferring it to practical working instructions which are clear, unambiguous and co-ordinated between trades by:

- Producing approval schedules/programmes for drawings.
- Producing approval schedules for off site factory visits
- Producing approval schedules for samples, technical submittals, etc.

This collaborative approach also applies to any client directs involved in the contract.

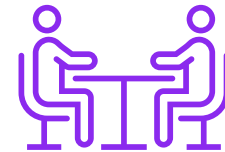
THE DESIGN & BUILD PROCESS



DISCUSS CLIENT REQUIREMENT



CREATE THE DESIGN CONCEPT



DEVELOP THE DESIGN WITH THE CLIENT



CLIENT SIGN OFF OF DRAWINGS & FINISHES

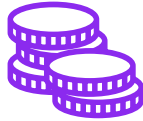


BEGIN ON-SITE

INTRODUCTION – DESIGN & BUILD APPROACH



THE BENEFITS OF DESIGN & BUILD



COST: Construction cost realised and fixed from initial design phase.



CONTROL: Less owner resource requirement.

TIME: Construction can overlap design sign off, reducing project schedule.



RISK: Reduced risk and liability with one team.

DESIGN: Efficient and effective updates with true understanding of cost implications.



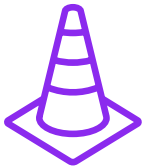
COMMUNICATION: Single point of contact throughout the project.

QUALITY: High quality finish.

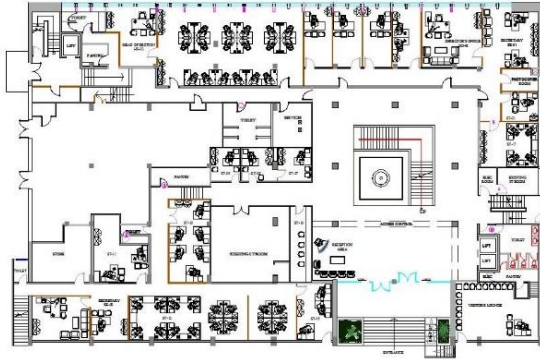


VALUE: Value engineering fast and transparent.

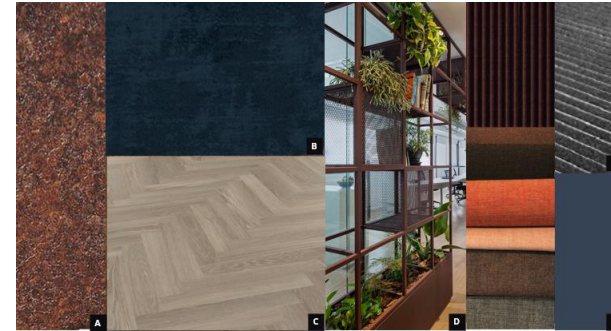
FLEXIBILITY: Speed and simplicity in accommodating required client variations with designs and cost being produced simultaneously.



INTRODUCTION - DESIGN & BUILD APPROACH



INITIAL LAYOUT



FINISHES BOARD



DIGITAL CONCEPT BOARD



DETAILED FLOOR PLAN



CONCEPT DEVELOPMENT



CGI



EXPERIENCE

**Brown
& Bancroft**
INTERIORS

PRIMARY SECTORS



CAT A FIT OUT

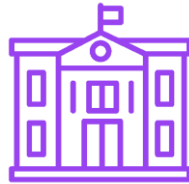
We have extensive experience with Cat A fit outs. These projects often include a high level reception area, wayfinding, toilets, lift lobbies and Cat A commercial office space.



CAT B OFFICE

Cat B office fit out and refurbishment is our primary project type and we often offer a fully turnkey solution for our clients. This package often includes M&E, flooring, wall finishes, furniture and bespoke joinery.

WE ALSO OFFER...



EDUCATION

We have experience in the higher education sector including universities and sixth forms. We feel our skills are particularly transferable to this sector which mirrors elements of office best practice.



HEALTHCARE

Health centres and amenity spaces are the primary areas we operate in within the healthcare sector. We strive to make these spaces welcoming and accessible for service users and providers.



RETAIL

Shopping centre refurbishments, shop fitting and fit outs of retail chains are all services we offer. Our supply chain offers an extensive range of bespoke solutions for retail refurbishment.



HOSPITALITY

Restaurants, bars and hotel amenity spaces are all projects we have the required experience and supply chain to complete. This sector also mirrors modern office space in many ways.



RESIDENTIAL

We do not currently offer services for living spaces however we do provide amenity space fit outs and refurbishments including receptions, lounges, gyms, bookable kitchens and meeting rooms.



FF&E

Alongside our fit out and refurbishment offering we provide extensive furniture packages which include powered desking, booths, floor lamps, artwork and interior dressing.

Location
Liverpool

Contract Period
10 weeks

Project Manager
Chris Worswick

Description of Works

The refurbishment of The Keel, a gated residential development located on Liverpool's waterfront, aimed to transform the ground floor reception space to create a welcoming environment for residents and improve the building's current amenity offering. The ground floor now consists of a variety of spaces including a central lounge area, 'zoom room' and bistro seating.

The bespoke joinery package included plush banquette seating, a striking reception desk and a media/storage wall used as a coffee station to further encourage use of the resident's lounge.

The central area of the main floorplate, highlighted with contrasting flooring, consists of loose furniture to enable the layout to be adapted as needed.

The building now hosts multiple private events in their new reception to support a sense of community for residents. Since completion the resident reaction has been overwhelmingly positive and the ground floor is now being used for relaxing, working and socialising and in essence as an extension of their home.

"Brown & Bancroft exceeded our expectations and delivered our vision for a brand new reception and amenities space. They were extremely easy to work with and happy to help throughout the project. The whole process felt very non-contractual and Brown & Bancroft's approach was extremely flexible, they were also considerate whilst working in an occupied residential building and caused minimal disruption to our residents"

Joseph Cooper, General Manager – The Keel





Location
Bootle

Contract Period
20 weeks

Project Manager
Martin Starkie

Description of Works

May Logan in Bootle is a healthy living centre serving the local community with a variety of health and support services. Brown & Bancroft Interiors were appointed by Onward Homes to refresh the space and breathe a new lease of life into the centre.

The project aimed to create an inviting health centre to encourage usage and provide an enjoyable environment to work in and visit. Works included the refurbishment of most centre facilities, including reception space, contemporary treatment rooms,

outdoor play area, nursery, Alder Hay Unit, offices, meeting rooms and kitchens. A vibrant colour scheme was adopted including a full height mural in the main reception area to create a colourful focal point on arrival at the building.

A bespoke reception desk, meeting room furniture were added to elevate the reception and put visitors at ease. The project was completed through a phased programme whilst the building remained occupied and operational throughout.

"This refurbishment has transformed May Logan and made it a welcoming space to serve the local community. We've received some excellent feedback from both service users and providers and feel the new design has visibly made a huge impact whilst also being extremely functional."

Peter Bowe, Regional Buildings Manager – Onward Homes





Location
Leeds

Contract Period
14 weeks

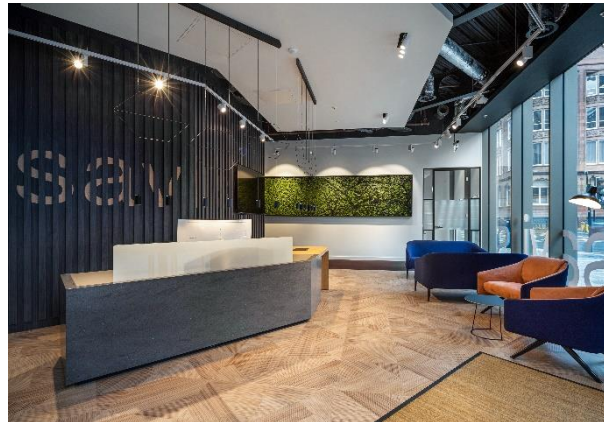
Description of Works

International real estate advisor, Savills, chose Brown and Bancroft Interiors for the fit out of its new office in Leeds back in the summer of 2019. The 6,339 sq ft ground floor unit at 3 Wellington Place was transformed into modern working environment featuring a large open plan workspace, exposed ceilings, collaboration zones, client meeting rooms and a striking reception area separated from the main office area with a full height glazed panel.

Savills relocated to the BREEAM Excellent building in the heart of Leeds city centre from City Point and joins existing occupiers including Mazars, Investec, Shulmans and Irwin Mitchell Solicitors. As well as high quality office floorplates, 3 Wellington Place also offers tenants electric car charging points, a bike maintenance station and a rooftop terrace.

"At tender stage Brown & Bancroft were extremely proactive and were able to demonstrate alternative products and finishes which allowed us to achieve the overall concept design prepared by BlueSky and meet the proposed budget for our project. We are delighted with the end result which provides our staff with a great facility and our clients with the right image for our business."

Richard Mitchell, Project Manager - Savills





Location
Horsforth, Leeds

Contract Period
30 weeks

Description of Works

Bartlett Group, an independent insurance and financial solutions specialist, appointed Brown and Bancroft Interiors to deliver a £2m refurbishment project at its Leeds HQ. The 20,000 sq ft office space has been transformed into a modern working environment which allows staff a choice in how and where they work.

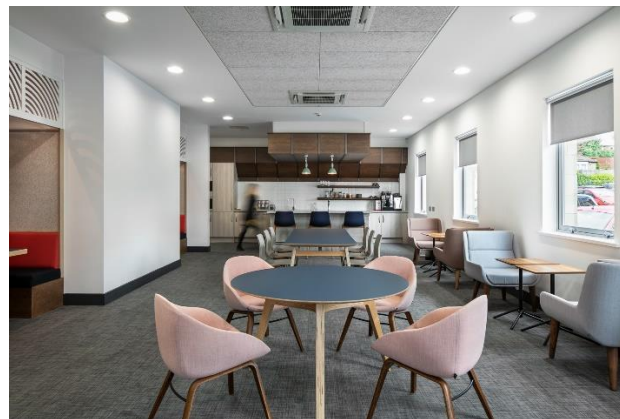
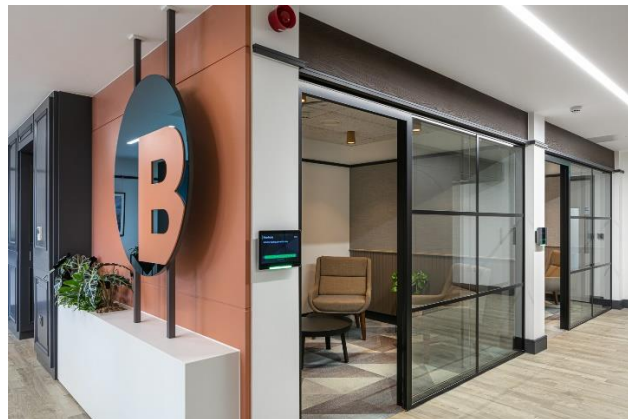
On-site facilities have been improved throughout the building to give the workforce access to great meeting spaces, the latest IT infrastructure, a library, quiet working zones, a large canteen and gym with washrooms.

In addition, a new front of house area provides a striking reception space alongside small meeting rooms, formal boardroom and a large business lounge which has been created to cater for more personal meetings in a relaxed setting.

A new training facility has also been introduced to provide a dedicated area for guest keynote speakers and in-house knowledge sharing sessions.

"We have been on a fantastic journey to update the overall design of our head office at Broadway Hall. We are delighted that Brown & Bancroft were appointed following a selection interview their approach and proactive attitude to delivering our project cannot be underestimated. We truly recognise and appreciate the benefit in selecting Brown & Bancroft early in the process, their transparent approach has been invaluable."

Richard Bartlett, Managing Director - Bartlett





Location
Manchester

Contract Period
12 weeks

Description of Works

Tower Twelve is a landmark building within the Spinningfields area of Manchester. Previously home to the acclaimed restaurant, Manchester House, the 5,300 sq ft twelfth floor has now been completely transformed from high-end eatery to sleek, modern office accommodation with stunning views of the cityscape. Project managed by in4m and designed by incognito, the 12 week build programme saw the Brown & Bancroft team bring two outdoor terraces back into internal use and total refurbishment of the space to Cat A Standard.

The project included new flooring, ceiling, lighting scheme, wall finishes, lift lobby and wash rooms. All designed to elevate the space and create a stylish, blank canvas for any potential occupier. Now complete, the space will be re-launched to the open market by OBI and it is hoped that it will achieve a good return on investment for the landlord.

"We are delighted with the quality and finish on this project which will set the standard for the building going forward, the project presented some interesting challenges bringing existing high rise outside space back inside the building, all of which Brown & Bancroft managed perfectly."

Michael Robinson, Partner in4m





Location
Sedbergh

Contract Period
12 weeks

Project Manager
Chris Worswick

Description of Works

Brown & Bancroft Interiors was appointed to work alongside Jasper Sanders + Partners on the refurbishment of the beautiful Queens Hall at Sedbergh School in the Lake District.

The independent boarding school had a vision to create a new Sixth Form Centre and study hub for its senior pupils and earmarked the 3,500 sq ft hall as the home of this new facility.

The space was transformed to create a futuristic learning environment complete with quiet booths for individual and a large collaboration zone for group working and presentations.

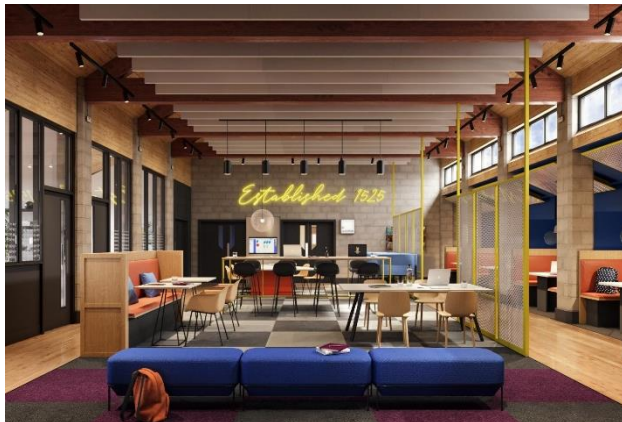
Two classrooms and a social hub have also been created as part of the project which aims to support pupils through their A-levels.

A nod to the school's 500-year history has not been forgotten, so amongst the ultra-cool neon lights and contemporary furniture are traditional oak panels and exposed brickwork features.

BBI was responsible for a full strip out of the space before fit-out work began and the team managed the installation of new partitioning, flooring, lighting, M&E, wall finishes and furniture. BBI is excited to have been invited back for phase two works later in 2021.

"Brown & Bancroft Interiors were easy to work with and we felt fully informed throughout the process. The refurbishment of Queen's Hall has been well received by our sixth form students and we wouldn't hesitate to use Brown & Bancroft in the future."

Glen Dugdale, Head of Estates – Sedbergh School





EXPERIENCE – 340 DEANS_GATE

Location
Manchester

Contract Period
8 weeks

Description of Works

Brown & Bancroft Interiors were instructed by Schroders to refurbish the ground floor reception space together with two floors at 340 Deansgate – an office block constructed in 2007 at the southern end of Deansgate in Manchester city centre.

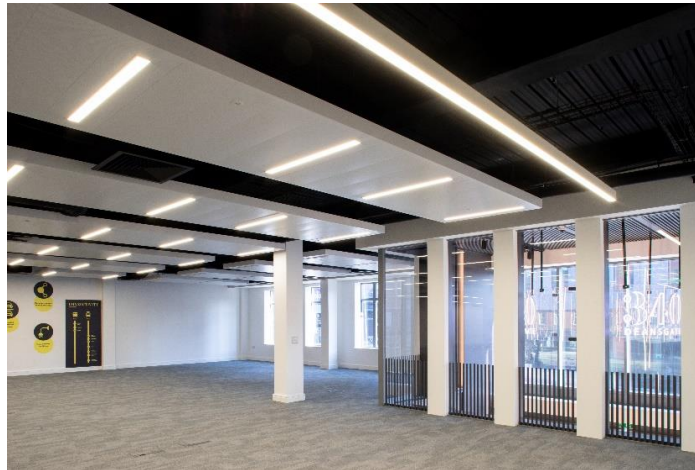
The eight week programme, which completed at the beginning of October, saw 340 Deansgate completely transformed from a lost corporate outpost into a striking addition to the Manchester office market. The two office floors were taken back to Cat A with exposed ceilings and services, the quality of

which is evident, bringing a totally different design aesthetic to the ceilings.

The reception area now boasts the very latest technologies including a simulated lightwell and statement LED lighting installations which have been used to bring the building to life. In addition, a sculptural concierge desk, contemporary winter garden and informal meeting zone have been introduced to give the property a unique identity, curb appeal and desirability within a competitive marketplace.

"It was key to us that our tenants were not affected by this complete redesign and refurbishment of the reception space at 340 Deansgate. Brown and Bancroft worked tirelessly to ensure that all our stakeholders were happy and that disruption was minimised at all levels"

Angela Seddon, Project Manager – In4m





Location
Swinton

Contract Period
5 weeks

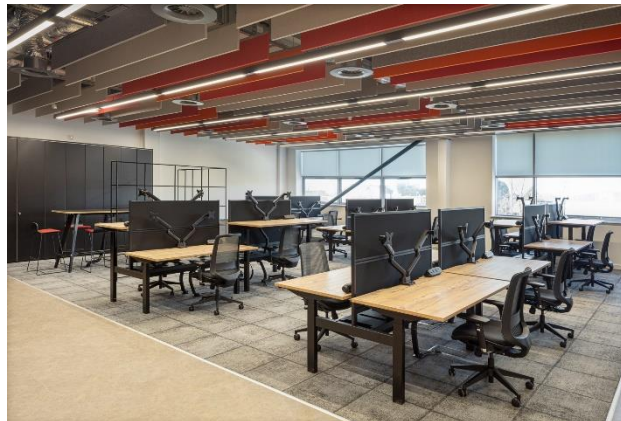
Description of Works

Brown and Bancroft Interiors has completed its first project of 2021 with the successful fit out of a new regional head office for Master Builder Solutions, a leading supplier of construction chemicals and solutions. BBBI's role was to design and fully specify the interior of the company's new premises in Swinton. The instruction saw BBI design and deliver a modern, flexible office which aims to support activity-based working with the introduction of a variety of workstations alongside a

large 'heart space' located in the centre of the floorplate offering an open, informal area for collaboration and socialising. A full suite of meeting rooms were also included. BBI managed the procurement and installation of all fixtures, fittings, finishes and a complete furniture package on behalf of the client.

"We had long term links with FlecherRAE architects and Gardiner & Theobald Project management, and it was really strong recommendations from these two companies that lead us to Brown & Bancroft for the design of the interiors. We found straight away there was a great rapport with Jill and her team, and she provided many options and ideas, and was always open to hear our thoughts. The large illustrations and 3D boards created allowed us to have a real vision of what the final result would look like, and that enabled us to be much bolder with choices than we would have been. We have been so delighted with the final results and our team are excited to come to work every day, and use all the spaces created."

Geoff Birchall, Head of Operations UK and Ireland





Location
Birmingham

Contract Period
32 weeks

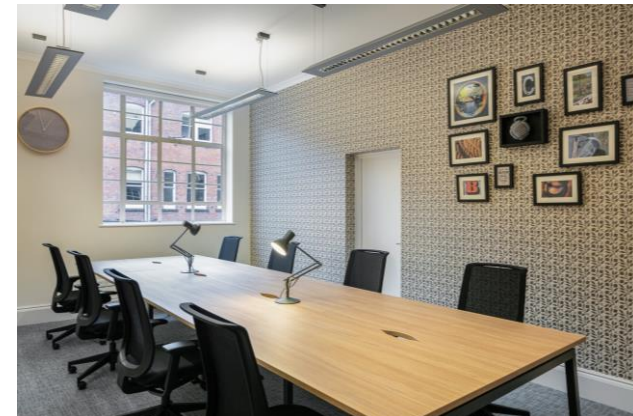
Description of Works

Bruntwood appointed Brown & Bancroft in 2019 to deliver a transformational refurbishment of Cornwall Buildings' 15,000 sq ft of Grade II listed commercial office space in the heart of Birmingham's Colmore Business District. Completed over 32 weeks, the project is the result of significant investment from the client which saw the creation of a brand new reception and entrance area on the ground floor, as well as upgraded facilities across floors 1, 2 and 3, and the introduction of a new co-working suite.

The property now boasts a unique arrival space complete with coffee station and soft seating area, and a range of office suites, all individually designed and ideal for SME's looking for a characterful home. Communal facilities such as a large business lounge and meeting rooms make client hospitality, team collaboration and social interaction with neighbours easy. In order to complete the scheme, Brown & Bancroft's fit-out specialists were required to draw upon their vast experience of working within a listed property.

"The project has huge importance for the property as it has significantly improved the look and feel of the space as well as adding to the facilities available to our occupiers. Now the spaces are fully open we have had great feedback from existing tenants and we have seen a phenomenal response from the market in terms of new enquiries and take-up."

Rob Valentine, Director at Bruntwood





Location
Liverpool

Contract Period
12 weeks

Description of Works

Onward Homes, a leading provider of affordable homes to rent across the North West, chose Brown & Bancroft Interiors to deliver its new head office in Liverpool. Spread over two floors of the Watson Building on Renshaw Street, the new workspace was designed by 5plus Architects and comprises two large open plan office spaces as well as a variety of social and collaboration spaces. Modern furniture and paint finishes have been used to create a bright, airy place to work, while refreshment areas open to the main

floorplate provide a central heart space for team meetings, 1-2-1 catch ups or lunch with a colleague. Established in April 2018 and previously known as Symphony Housing Group, Onward Homes has brought together five housing associations so the relocation from Hanover Street was particularly important for the company to bring its workforce together under one roof and to increase opportunities for collaboration.

"Having had our team spread across many floors and enclosed suites for some time, we knew that bringing them together would help establish a stronger team spirit and encourage the collaborative approach to working that we know we can benefit from. It really felt like we were working as one team to reach completion and everyone is thrilled with the result."

Chris Morris, Head of Asset Management – Onward Homes





EXPERIENCE – PEAKS & PLAINS

Location
Macclesfield

Contract Period
14 weeks

Description of Works

Brown and Bancroft were appointed to refurbish the 11,500 sq.ft. of office space for Peaks & Plains in Macclesfield.

The works involved totally stripping back the office space to the shell and then introducing new lighting, air conditioning, flooring and decoration.

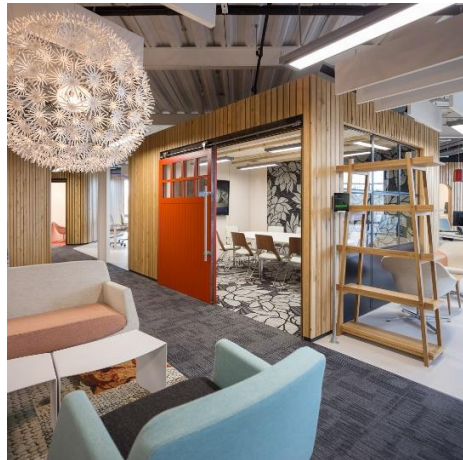
The curved meeting rooms and pod spaces were all created from bespoke larch clad timber partition system with integral acoustic ceiling. Internal finishes in these meeting rooms were paint, vinyl and carpet creating a stunning effect to the overall space.

The flooring concept provided a vinyl surface for the office areas with individual designed carpet for each of the meeting pods. Furniture enhanced the overall concept by providing integral soft spaces to promote collaborative work areas.

Two kitchen spaces were incorporated with a very unique design to the wall areas, key clamp shelving and vinyl graphics added to the cupboard doors.

"Brown & Bancroft's positive attitude and enthusiasm has impressed me, from the tender stage, the team on site, through to completion of the project"

Tim Pinder, Chief Executive – Peaks and Plains Housing Trust







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**Brown
& Bancroft**
INTERIORS