



# Office refurbs & fit outs

Passionate about  
building standards



# About Harwood



Since 2005, Harwood Building Control has provided a proactive, responsive and knowledgeable building control service, enabling clients to deliver on their programmes of work within the ever-changing building regulatory framework. Our highly qualified, Registered Building Inspectors provide a service tailored to the requirements of each client. Proving services across the UK, our growth is based on the solid values on which Harwood has always conducted business: professionalism, investment in talent, and reliability.

**Year established**

**2005**

**Projects delivered**

**20,000+**

## Our values



**Visionary**



**Passionate**



**Fair &  
ethical**



**Trustworthy &  
supportive**



**Personable &  
responsive**



**Customer-  
centric**



**Knowledgeable**

## What our clients say

“Reds10 and Harwood have a great working relationship. Both companies particularly value efficiency and clear communication, which is apparent in our work together. It’s been a pleasure having Harwood onboard for our work on the NetCAP scheme.”

Tom Hook Senior Project Manager (NetCAP),  
Reds10



# Why choose us?

Choosing Harwood for your office refurb & fit outs projects guarantees expert guidance in the world of building control services. With Harwood's deep understanding of strict adherence to regulations and extensive experience in delivering a multitude of projects, you can trust that your project is in capable hands.

## Our areas of expertise



### Compliance

Adherence to all building regulations, ensuring your project meets required safety and environmental standards.



### Tight Timeframes

With expertise in construction methods like Modular, Harwood is adept at meeting the strictest of deadlines.



### Collaboration

Harwood ensures early involvement in project planning, helping to circumvent potential hurdles and secure a smoother execution.



### Sustainability

Meeting the growing need to build sustainably, we have the knowledge and expertise to adhere to regulations such as Part L & Part O.

## Don't just take our word for it...

"Harwood have demonstrated their extensive knowledge and expertise throughout the various projects we've worked on together. The knowledge and guidance we've received from Harwood has cut projects' bureaucracy, saved us onbuild time, and proved cost-effective, too."

Andy Miles, Project Director,  
Quinn Estates

"We're delighted to have got the project to this point, and we couldn't have done it without the help and support from Harwood, it's been very much a collaborative process."

Keith Owen, Director at  
OSG Architecture



# Thought leaders and industry experts

## Bringing offices up to scratch

A recent forecast from Glenigan indicates a significant rise in office refurbishments, with an estimated growth of 12% in 2025 and 4% in 2026. This trend aligns with the increasing return-to-office practices, highlighting the importance of adaptable and sustainable workspaces.

Professional guidance is essential from the outset, ensuring compliance with building control and health regulations, especially concerning energy efficiency and environmental standards. As businesses seek to enhance office functionality without relocation, the focus on employee wellbeing and stringent sustainability criteria drives demand for high-quality, versatile office spaces, reflecting changing tenant expectations in the evolving work landscape.



**“Workplace schemes are one of the largest growth sectors”**

Glenigan

Workplace schemes  
expected to increase  
by

**12% in  
2025**

according to Glenigan

Workplace schemes  
expected to increase  
again by

**4% in  
2026**

according to  
Glenigan



# Thought leaders and industry experts



## Ensuring compliance across the commercial sector

A knowledgeable building control partner is essential for the successful execution of commercial sector projects, including offices, shops, and public spaces.

With a growing emphasis on modern methods of construction and sustainability, our expertise ensures compliance with evolving regulations.

As of April 2024, we became Registered Building Control Approvers, enabling us to support clients effectively. Our commitment to collaboration and attention to detail is showcased through our diverse projects portfolio. We understand the importance of meeting deadlines and compliance, positioning ourselves as a trusted ally throughout every project phase.



“Whatever the specifics of the project, we look forward to working closely with our partners, supporting them in the confident and compliant implementation of their vision.”

**Ben Cheeseman**  
Commercial Director at Harwood



# Thought leaders and industry experts

## Will your revamped office be as accessible as it should be?

Approved Document M emphasises building accessibility and usage for all individuals, including those with disabilities. It covers specific requirements for commercial properties, focusing on ensuring unhindered access to services and facilities.

We advise clients to consult a local access group or a qualified Access Auditor during the building process to ensure a best practice approach is followed. When this approach isn't taken, there are some areas which could be overlooked in error.



### Approved Document M compliance for offices

#### Key considerations

- Maintaining accessibility during refurbishments
- Creating functional reception areas, accessible toilets, kitchen and tea points
- Ensuring safe evacuation routes for wheelchair users

#### Areas often overlooked

- Fire safety strategies
- Appropriate door and corridor widths
- Features supporting individuals with sight and hearing impairments, such as colour contrast and induction loops



# Our projects



## Churchill Court, Westmoreland Road, Bromley

Contractor - Neilcott Construction

Architect - Calfordseaden

### Our scope

This office at Churchill Court, Westmoreland Road, Bromley, is undergoing a significant fit-out project.

Supporting phases 1 & 2, the fit-out at the existing office building will provide a modern office, civic, and public areas.

We're working with Neilcott Construction to ensure the project complies with all relevant building regulations.

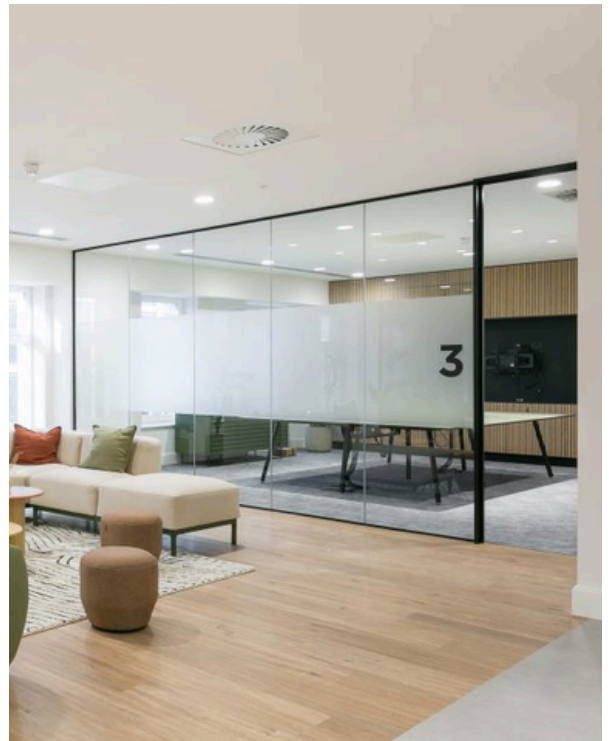
## Level 4, 7 Bishopsgate, London

Contractor - Virtus Contracts Ltd

### Our scope

This office is undergoing a comprehensive refresh fit-out to create a modern workspace. The project includes a variety of workspaces, such as open-plan desks, private offices, two boardrooms, three meeting rooms, and multiple breakout spaces.

Collaborating with Virtus Contracts Ltd, we'll be supporting the transformation of these spaces with our building control expertise.





# GET IN TOUCH.



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