

# Case study: An innovative fit-out package for a landmark office building



Ensuring maximum fire safety in Birmingham's tallest office development

## About

Country:  
**United Kingdom**

Customer:  
**103 Colmore Row**

Location:  
**Birmingham**

Industry:  
**Commercial office buildings**

103 Colmore Row is an architectural tour de force. This landmark building – the tallest office development in Birmingham – offers 230,084 sq ft of office space. There's also an extensive restaurant on the top two floors, giving occupiers unrivalled views of the city.

## Challenges

In this busy, 26-storey development, fire safety is of paramount importance. We received briefs from occupiers of a number of floors, requesting us to modify the fire suppression system to ensure safety and compliance.

We were asked to deliver the fit-out package in accordance with LPC Rules incorporating BS EN 12845. The layout included new offices with walls, partitions, pods and suspended ceilings.

Since these finishes were design-led, we had to work with the fit-out contractor and architect to align their design aesthetic with the sprinkler layout.

Completing the fit out within the defined project schedule and budget, while delivering maximum efficiency, was a challenge.

## Solutions

With nearly 140 years of innovation behind us, we're world leaders in sprinklers, fire suppression systems and wider integrated solutions. Using this expertise, we designed a fit-out package to meet our customers' goals – ensuring maximum fire safety and compliance.

Since 103 Colmore Row is a finished, occupied building – not a building site – the biggest challenge was logistics. We had to work closely with the landlord to plan routes, split deliveries and protect our routes to the floor. We needed to do all of this at agreed times to minimise disruption to the other tenants. Having installed the base build, we already understood the building and had a strong relationship with the landlord, which was a great benefit.

The importance we placed on our relationship and communication with stakeholders was key. This allowed us to work closely with the fit-out company to understand their programme and sequence of work. We became an extension of their team, working alongside them to complete the programme.

Owning the supply chain also played an important role in delivering the project on time. We had the ability to place a call-off order for materials on the same day, which is essential in a project of this nature. We worked with our supply chain partners to meet the programme demands of the site. Due to the nature of the work, we needed to be flexible with labour – which our use of subcontractors allowed for.



## Results

By fostering close working relationships with the fit-out company, we were able to deliver the package on time and within budget. To ensure compliance with LPC Rules incorporating BS EN 12845, while respecting the architectural finishes of the building, we took a consultative approach with the client. Our specialists were able to integrate sprinkler modifications into the architect's design – resulting in a safe, cohesive environment that meets our customers' needs.



"One of the key things for us when we are looking for supply chain partners is a company that is very accommodating, flexible and personable in their approach to delivering quality for our clients. This is one of the reasons why we chose Johnson Controls who were excellent at being flexible with the design and dealing with all changes on site. They were great in maintaining that we finished on time."

**Richard Geraghty**  
Contracts Manager, Intex Projects