

# Financial Institutions

Case Study



Building Services Design  
Consulting Engineers



Legg Mason  
Investments,  
75 King William St.  
London



## The Requirements

Legg Mason had two separate offices in the Docklands and wanted to bring them together to operate on a single floor within the heart of the City of London.

Legg Mason required smart and professional client presentation facilities, and good accommodation for its staff with break-out areas and light, open plan work spaces. A purpose designed reception area was also part of the fit out.

## The Solution

BSD carried out a detailed pre-acquisition survey of the floor, to aid the client in securing additional funding contributions for the fit out from the landlord. BSD then designed the M&E for a 14,000 sq ft open plan banking floor, cellular offices and a meeting room with state-of-the-art video conference and presentation facilities. Extensive feature lighting and custom-made dimmable 'daylight' luminaires formed part of the design, to give a natural daylight feel to the bank's trading area.

## Total Project Value

£2,750,000

## Design Team

Architect: Edge LSM

Project Management: Interactive Space

Main Contractor: Denton Associates

“ BSD's design for lighting was integral in helping us to achieve the client's objective of portraying a feeling of quality in its office accommodation. The reception area, the open plan spaces and the meeting rooms are all light, airy, and professional. ”

David Atkinson.  
CEO, Interactive Space.

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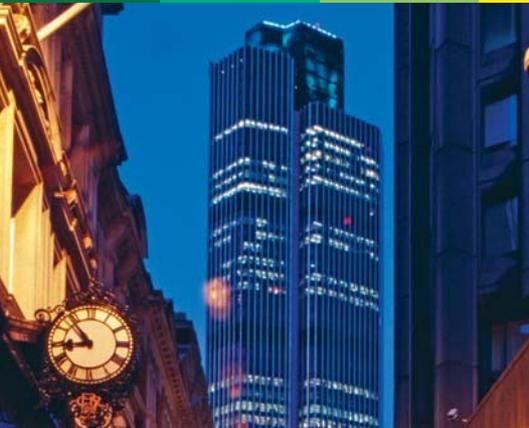
Project Experience



**Building Services Design**  
Consulting Engineers



- Customer:** Legg Mason Investments, 10 Exchange Square, London  
**Total Project Value:** £750,000  
**The Requirements:** Design and fit-out of a banking floor in a brand new building in Broadgate with a boutique feel, in line with the corporate guidelines defined by the US Group company  
**The Solution:**
- Concept M&E design
  - Extensive reception and meeting room suite with high-end feature lighting



- Customer:** Pictet Bank, Tower 42, London  
**Total Project Value:** £1,200,000  
**The Requirements:** Fit out of Levels 36 and 37 in this landmark building  
**The Solution:**
- Full M&E design
  - Comfort cooling



- Customer:** EFG Bank, Berkeley Square, London  
**Total Project Value:** £900,000  
**The Requirements:** Refurbishment of a Grade II Listed building  
**The Solution:**
- Full M&E design
  - Sympathetic to the building
  - IT and communications room



- Customer:** CapVest Bank, Pall Mall, London  
**Total Project Value:** £1,100,000  
**The Requirements:** 4th Floor refurbishment, including gymnasium  
**The Solution:**
- Full M&E design
  - Ventilation
  - Air conditioning
  - IT and communications room