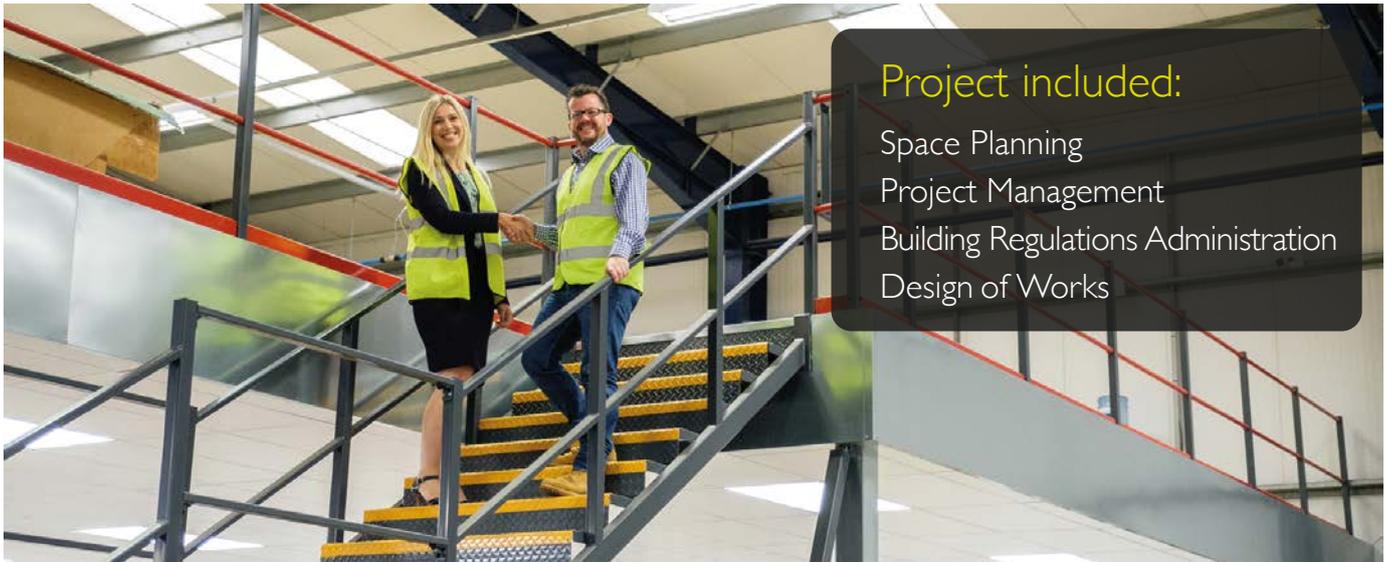


How a retrospective mezzanine fit out helped this business meet the needs of their expansion - Formwise Washrooms



### Project included:

- Space Planning
- Project Management
- Building Regulations Administration
- Design of Works

### Who's the customer?

Established in 1992 and based in Wellingborough, Formwise Washrooms has a wealth of knowledge and experience in the washrooms industry. Fitting everything from toilet and shower cubicles to changing room lockers and benches in just about every industry across the UK, they pride themselves on delivering projects for their customers on time and within budget.

In 2016 the customer identified a need to create more space in their warehouse to make room for new machinery and then again in 2017, further changes were required to handle the growing demands of the business' expansion.

### What was the brief?

In 2016 we were contacted by Formwise Washrooms who needed a mezzanine floor to increase the space in their warehouse. This would allow them to relocate some of their stores items and create space for new machinery to be housed underneath the new structure. This was very much a short term fix for the customer, who was expanding and knew that further additional space would be required in the next 12 months or so.

Jump forward to 2017 and the requirements of the customer included a change of use for the previously built mezzanine, which now needed to house an extra meeting space and staff canteen facilities, as well as the installation of a new bigger mezzanine to respond to the needs of the business expansion.



This customer needed more useable space quickly



### What did we propose?

When we had designed and constructed the first mezzanine, knowing this was a short term solution, we advised the customer on a mezzanine that would provide 74.8m<sup>2</sup> of additional floor space but had a weight capacity of 4.8kN per square metre. This would provide Formwise with flexible floor usage in the future, without the additional expense and disruption of having to brace the floor at a later date to house additional weight. The mezzanine floor was also installed with all relevant fire protection to the elements of the structure to allow personnel to work on the floor for indefinite periods of time.

In 2017 when the customer was ready for stage two of their expansion plans they approached us again to quote for a further mezzanine floor for the other side of their production facility, and to fit out their existing mezzanine to create additional meeting space and welfare facilities that were lacking as the company head count rose to meet the expansion of the business. A 330m<sup>2</sup> mezzanine floor was designed and installed by us.

### What happened before the project got started

Once the planning, design and schedule of works for installation was agreed with the customer, we communicated with Building Control on all necessary matters; building regulations for each mezzanine and one to cover the partitioning works.

### About the project

We retrospectively fitted out both a meeting room and canteen area for Formwise on their first mezzanine, using composite partitioning; a completely demountable and reusable system that can easily be reconfigured should the customer require further changes in the future. Further works included dry lining the external walls, providing a suspended ceiling, lighting, electrics, smoke detection and relevant flooring.

The second larger mezzanine project was slightly complicated by a spray booth that was cited underneath the proposed mezzanine space that couldn't be moved. Our solution was to modify the column grid to cantilever over the booth to minimise disruption to production.

During the installation of the second mezzanine we had a Health & Safety inspection from our H&S consultants Sphere RHSM - who certified our work.

The project was finally completed in September 2017 by a professional team comprising of mezzanine installers and fire protection specialists for both projects, plus partitioning fitters and electricians that were required for the retrospective fit out. The installation of the second mezzanine and retrospective fit out of the first mezzanine took a total of 3.5 weeks.



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**Customer said:**

2016 mezzanine install-

*"Cubex were recommended to me by a supplier who knew we were looking to have a mezzanine floor installed in our factory. I have been super impressed with their service from the initial quotation stage where they recommended quite a few things I had not considered right the way through to the install. The installation team worked fast, kept the areas clean and tidy and most importantly, safe for the guys working in the factory around them.*

*The finished mezzanine has far exceeded my expectations, so much so that I am currently considering another mezz floor at the opposite end of the factory.*

*Thank you all once again."*

**Tim Jupp**

*Technical Director, Formwise Washrooms Ltd*



View from the top of the mezzanine (2016)



Pallet "up and over" gate in position (2016)



Mezzanine install in progress (2016)



Creation of meeting room and canteen area - part of the retrospective fit out, and look the pallet gate has vanished! (2017)



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## New mezzanine installed in 2017



Before the build



During the build



Structure is starting to appear



On top of the new mezzanine



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