

Creating the perfect new space for a successful business - Langley Waterproofing Systems Ltd

Project included:

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

Who's the customer?

Langley Waterproofing Systems Ltd is a leading flat roofing and waterproofing systems company based in Daventry, UK. They supply world class products and manage installations for clients across various sectors including housing, education and commercial.

The company were renting space in local serviced offices and had grown organically quite quickly. They had also started a sister company, Langley Eco Ltd, renewable technology providers, who had also experienced rapid growth. The customer found they were no longer in a position where they could fit both businesses into their current premises.

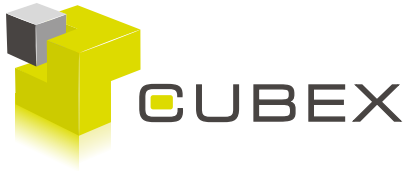
What was the brief?

Having identified a three story building not far from their current offices, with approximately 664 square metres of space, the customer got in touch with Cubex Contracts to see if we could help. Although the premises were in sound repair they had not been dilapidated by the previous occupants. The existing partitions were a combination of composite and stud partitioning systems, and whilst being in a reasonable condition did not suit the proposed usage for Langley Waterproofing Systems Ltd and Langley Eco Ltd. It was important to them that we reuse as much of the existing fabric of the building as possible, whilst



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This customer needed a new space adapting to suit their growing needs



achieving a high level of finish, befitting their corporate identity, but also keeping costs to a realistic level.

The customer requested a 'state of the art' eco friendly air conditioning and heating system, and asked if we could manage the air conditioning contractor, of their choice, within our management fees - which we were happy to do. Langley Eco Ltd were also going to provide an intelligent lighting system as part of the fit out.

What did we propose?

We carefully considered all the customer's needs and put together a plan to utilise the new space in the best way possible. Our plan incorporated using the existing partition layout and the creation of additional offices. We recommended a redecoration and re-trimming of those existing partitions to align the finish on all floors. A high end timber framed glassed partition, similar to that seen at Mulberry, was to be used to create the access doors from the ground floor lobby and the reception area within the main ground floor office.

The customer had appointed their HR Manager and Marketing Manager to jointly oversee the project. We understood that these staff members were already fully employed in business critical tasks, as well as managing the business relocation. As a project such as this can commandeer a considerable amount of time in terms of planning and management, we suggested that we take on the responsibility of Principle Contractor. By taking on this role we would be in the

best position to advise and guide the internal project managers through the process with as little stress as possible.

As all our projects are run within the CDM regulations, as part of our role as Principle Contractor we liaised with the HSE and building control on behalf of our customer. Our proposal also included provision of facilities and services for all contractors on-site, including the air conditioning contractor team chosen by Langley.

About the project

The project was completed in September 2014 over a period of 5 weeks and included the following scope of works:

- Removal of current offices and construction of a suite of 7 offices across two floors
- Removal of current tea points and kitchenettes
- Relocation of built in cupboards
- New ceilings throughout
- New sanitary wear in all of the toilets on the ground and second floors
- New kitchen and canteen facility
- New reception area with ceramic tiling, and solid ash and glass partitioning
- New flooring throughout – carpet tiles or vinyl depending on location
- Redecoration throughout



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- New floor boxes and electrics / data points throughout
- New access/control alarm system throughout
- Fire detection throughout
- Outside works to include cleaning and repainting of entrance canopy, weeding, clearing and repairs to paths and landscapes areas / fencing, repair of outside guttering and clean down of brickwork to remove algae.



WATCH THE VIDEO

www.cubexcontracts.com/langley-waterproofing-systems-ltd-office-refurbishment/

Customer said:

"Cubex Contract's greatest strength was that they were able to manage the project from beginning to end. They highlighted what we needed to do, how long it would take, and guided us through the whole process."

"We are absolutely over the moon with the finished results of our office refurbishment, it exudes the quality feel we believe our offices should have. We are looking to grow the business further, and have already approached Cubex to help us again."

Megan Nelson

*Marketing Manager,
Langley Waterproofing Systems Ltd and Langley Eco Ltd.*



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