

Growing Cheesecake Company expands operations with help from Chalcroft

An artisan producer of cheesecakes, cupcakes and speciality bakery treats is due to move into a bespoke, expanded headquarters following the completion of a new production facility by specialist construction company Chalcroft.

The English Cheesecake Company creates a variety of cakes including its namesake cheesecakes for food service, weddings, corporate and private orders. Due to growing demand, the company required larger premises from which to serve its sweet-toothed customers and recently acquired an existing facility in Brent Cross, London which required a full refurbishment and fit out to bring it up to food hygiene standards.

As Principal Contractor, Chalcroft took on the £1.3m contract which included the demolition of existing offices and interior walls, followed by refurbishment to create new kitchens and product development areas, to allow The English Cheesecake Company to continue to expand its range. Chalcroft has provided a complete high-care drainage system for the facility, as well as finishing the project with high specification hygienic surfaces, including white walling and resin floors. A new mezzanine level further increases the production space available, which now totals approximately 1,600m².

Ed Getley, Contracts Manager at Chalcroft, explained: "The English Cheesecake Company required much larger premises to meet customer demand and will move into the new facility in January following the annual festive shut-down. It was therefore imperative that the new building was fit for purpose well in advance of the Christmas rush and with the high-care, hygienic fit out now complete, production staff will be ready to hit the ground running and continue baking operations with no interruption to cheesecake supply."

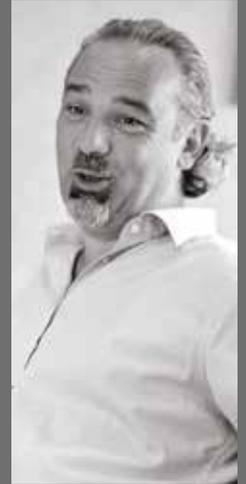
Josh Laurier of The English Cheesecake Company added: "We started small, pleasing one customer at a time with our creations, but as word spread and demand grew we needed much larger premises as well as a dedicated space in which to design new taste inventions. With Chalcroft's expertise in food manufacturing construction, as well as their understanding of food safety and hygiene regulations, we knew we had the recipe for a successful new build and look forward to moving into our new Cheesecake HQ."

The English Cheesecake Company's Red Velvet Cheesecake



welcome...

...to the autumn edition of **Building Partners**. This issue ably demonstrates the breadth of experience we have in industrial and commercial construction, looking at projects as varied as a high-care production facility for cheesecake, to a new UK headquarters for a manufacturer of ATMs. We also take a look at the science behind food factory construction and our regular focus on our Small Works and Special Projects divisions. We're always delighted to hear from our readers and if there are any topics you'd like us to cover in future, please email me at markreeve@chalcroft.co.uk with any suggestions or questions you may have.



Mark
Mark Reeve,
Managing Director

The art and science of food factory construction

In planning a new facility or extending an existing factory, many manufacturers will naturally give priority to output and efficiency – however, this production-led approach may mean decisions negatively impact on hygiene and cleaning.

With industry leaders predicting imminent growth of 3-4% in the food manufacturing sector, investment in new facilities is also set to increase and manufacturers must ensure that new structures meet hygiene standards

to take advantage of growth opportunities. This is why we believe in a collaborative approach between the production team and the Principal Contractor (PC), as we can weave in provision for legislative compliance from the outset, allowing the finished factory to meet both production demands and hygiene standards.

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▶ As just one example, waste stream design should be considered early to ensure waste water cannot run from low-care into high-care drainage systems. Careful specification of essential items such as drain filters might not be a top priority for those designing workflow, but if a drain overflows and contaminates a high-care area then production will be affected. The benefits of working closely with a specialist in hygiene can therefore help prevent costly downtime, emergency cleaning and contamination.

Another example is in the specification of wall, floor and ceiling finishes. Cleanability vs slip resistance is often a sticking point, as the granulated surface that prevents slippage is more difficult to clean. Other solutions may need to be specified, such as hygienic matting or additional drainage to help reduce water on the surface. Finishes should also be compatible with adjacent surfaces as for example, when joining a white wall to a resin floor, the correct sealing procedure must be followed to prevent collection of water, bacteria and contaminants.

In recent years we've seen an increase in refurbishment and extension projects over standalone new builds, meaning manufacturers also need to consider futureproofing. Take a look at the available land. If the only possibility for future expansion lies to the south of the existing structure, and yet the workflow and drainage is set up to travel south (high-care) to north (low-care), the drainage system may need to be entirely replaced should an extension be progressed.

Early collaboration between manufacturer and contractor ensures a harmonious and functional design, incorporating all the priorities of the production team, balanced with legal requirements for hygiene, and the health and safety required of food manufacturing facilities.

To find out more about how early involvement delivers excellent results for our clients in the food manufacturing sector, check out the case studies section of our website at www.chalcroft.co.uk/case-studies/



Hat-trick of ISO accreditations

Chalcroft's commitment to Quality, Environmental, Health & Safety (QEHS) has recently been rewarded as we add ISO 9001 and 14001 to our existing ISO 18001 Health and Safety accreditation, emphasising our position as an employer and construction partner of choice.

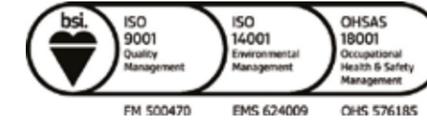
ISO 9001 demonstrates Chalcroft's ability to meet the needs of clients in a robust and professional manner, in the management and construction of commercial and industrial builds. Alongside this guarantee of quality, Chalcroft has also achieved ISO 14001 for the same scope, which sets the criteria and framework for an environmental management system.

Todd Hallam, Chalcroft's Quality, Environmental, Health & Safety (QEHS) Director explained, "Once accreditation has been achieved, it's vital to maintain standards daily."

We've developed robust testing and inspection regimes as well as implementing training and progress meetings for all professionals in our team, and rare non-conformances are extensively analysed to prevent reoccurrence and ensure our high standards are consistently upheld."

The accreditation renewal achieved by Chalcroft is BS OHSAS 18001, which sets the minimum standard for occupational health and safety management.

For further information on our QEHS policies, please visit www.chalcroft.co.uk/quality-environmental-health-and-safety/



Environmental, Health & Safety



Asbestos eradication proposal for all public and commercial buildings

While the use of asbestos as insulation and fire protection has ceased since the 1980s, many buildings still contain this dangerous fibre. As a result, the European Parliament has proposed the removal of asbestos from all European public buildings by 2028. Todd Hallam, Chalcroft's QEHS Director, explains more...



Asbestos facts:

- Extensively used in construction between the 1950s & 1980s
- The import and use of blue and brown asbestos was banned in 1985
- 1999 saw the final, complete banning of all types of asbestos
- 2,535 deaths attributed to mesothelioma in 2012
- 2,145 new cases of mesothelioma assessed for Industrial Injuries Disablement Benefit in 2013
- 80% people diagnosed with mesothelioma are men
- Asbestos is a naturally occurring material and is still mined today - in Russia, Brazil, China and Kazakhstan.

Sources include rospaworkplacesafety.com and the HSE

An estimated 2,000 deaths from lung cancer are attributed to asbestos exposure each year, and another illness associated with asbestos, mesothelioma, is sadly on the rise. The European Parliament is therefore considering introducing a complete removal of asbestos particles in public and commercial buildings to prevent illness - policies which Australia and Poland already have in place.

For business landlords planning to refurbish or extend their premises, the deadline may come around a lot sooner as building work typically uncovers asbestos in buildings of more than 30 years old. With Chalcroft's experience in refurbishing properties as diverse as food manufacturing facilities, clean rooms, temperature-controlled warehouses and commercial premises, it's a situation we encounter frequently and can instantly deploy an asbestos management plan which we have developed in line with Health & Safety Executive (HSE) regulations and guidance. Our highly trained site managers and supervisors, working with licenced contractors where required, can handle the isolation of the area, provision of correct respiratory protection equipment (RPE) and sampling and surveys.

The disposal process must be very carefully managed, from the complete removal of the materials to the transportation to a licensed facility for destruction. To complete the process, we provide complete documentation but the work doesn't stop there - on any refurbishment project we are constantly assessing structures for the presence of asbestos.

The two-storey office building will comprise of both open plan and cellular offices, meeting rooms and amenities, as well as a custom production and warehousing facility, housing high-quality manufacturing, equipment maintenance and a testing workshop.

The building's exterior will feature two kinds of textured cladding, with large expanses of glass curtain walling incorporating accent panels in DC Payments' corporate orange. Inside will be full-height glazed partitions with minimal frames and a mix of sliding glass and American walnut doors.

James Dipple, Chief Executive Officer, MEPC Ltd added:

“Chalcroft demonstrated a wealth of expertise in handling projects of this size and scope,”

and we are very confident that DC Payments will receive a modern and bespoke headquarters of which to be proud. We look forward to welcoming them to Milton Park. We continue with our ambitious development plans to ensure that businesses thrive in our leading business location and that there is continued investment into Oxfordshire.”



Courtesy of MEPC Ltd.

New HQ for global ATM firm



Left to right: Shaun Bedford (Chalcroft Quantity Surveyor), Matt Goodier (Chalcroft Contacts Manager), Ben Leefield (Senior Development Manager at MEPC), Mark Richards (Ridge and Partners LLP), David Beckett (SRA Architects LLP), Tim Wilder (Managing Director from DC Payments) and Barrie Herbert (Chalcroft Site Manager).

In another major contract win demonstrating our versatility, Chalcroft has been awarded a £2.5m contract for the design and build of a multi-purpose headquarters for a major ATM provider. The new project is situated within the Government's Enterprise Zone at Milton Park, Abingdon, which is managed and developed by MEPC Ltd.

DC Payments is the UK division of a Canadian ATM products and services provider and, after deciding to consolidate its two existing sites in Abingdon, chose Milton Park as the location for its new 1,854m² headquarters.

MEPC selected Chalcroft for the design and build contract after being impressed by our track record in industrial and commercial developments and collaborative approach.

{in brief....}

Gateway to South Wales project awarded to Chalcroft

Chalcroft are working with the UK's leading regeneration specialist, St. Modwen Properties PLC, to build a speculative 4,474m² warehouse and industrial unit on the Celtic Business Park in Newport - known as the gateway to South Wales. Project scope includes office accommodation, together with associated external works, car parking and landscaped areas.

Bespak clean room collaboration continues to next phase

Following the completion of a new clean room for Bespak Europe Ltd, which has since been confirmed by independent specialists, GMP Validation Consultants, as the largest clean room in the UK, Chalcroft has been awarded an additional contract with Bespak. The scope of work covers the extension of an existing high-care facility by a further 640m², to include an enlarged clean room, associated pass through air lock, and metrology facility.



Chalcroft cream of the crop

for waste water treatment plant

Chalcroft's Special Projects division have recently been deployed to install civils works for the refurbishment of a waste water treatment facility at a major dairy supplier.

Aquabio Ltd, which provides solutions for industrial wastewater treatment, reuse and recycling, commissioned Chalcroft for the provision of specialist concrete internal surfacing, drainage, high pressure pipework systems and multiple process tank plinths. Also included in the scope of the £350,000 project were concrete access roads, HV trenching and re-cladding of an existing masonry structure.

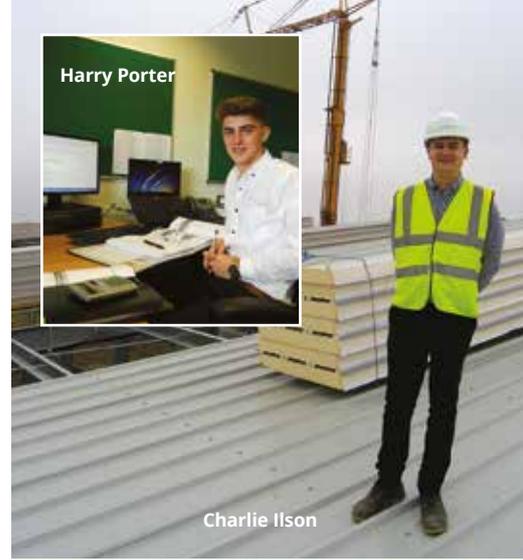
Anthony Spencer of Chalcroft explained: "Our work will lay the foundations for the system which will treat all the waste water products generated by the processing of milk, butter, yoghurt and cheese, to enable river discharge and partial reuse of water to potable



Internal filtration system (top), typical yard and plinth works (bottom).

standards. Our surfacing and plinths will hold equalisation and aerobic digestion tanks, and the Aquabio process will allow the end client to reduce daily water consumption by up to 1,500,000 litres per day through reuse."

Chalcroft's Special Projects division also works within security-critical sectors, on both new build and refurbishment projects. To discuss your project, please email anthony Spencer@chalcroft.co.uk



Harry Porter

Charlie Ilson

Quality training for Quantity Surveyors

Aspiring Quantity Surveyors (QS) are taking advantage of Chalcroft's commitment to supporting the construction professionals of the future through our traineeship scheme.

Charlie Ilson, the first of our trainees, has recently achieved double distinction in his BTEC Level 3 Diploma in Construction while working with us, and he is currently studying BSc Hons in Quantity Surveying & Construction Commercial Management at Nottingham Trent University whilst continuing to support our qualified QSs. Following in his footsteps will be Harry Porter, who has just completed his A Levels and will begin studying for his Level 3 Diploma by attending college and working on real-life Chalcroft projects for the remainder of his time.

Charlie explained: "I wanted a varied career for myself, with the opportunity to get out of the office and regularly spend time with customers. Quantity Surveying has given me all that and more. My targets for the coming year centre around the successful completion of a major year-long project I'm supporting on, which will give me the experience to progress to the next level."

New recruit Harry added: "I have family ties in the construction industry which led me to consider a career in the sector. The traineeship will enable me to build a strong foundation for further training and qualifications and while I know there will be a great deal to learn, it's a challenge I'm looking forward to - after just a few weeks I feel I've learnt a great deal both about the industry and my personal aptitude for Quantity Surveying. I'm very keen to see what the future holds for me at Chalcroft and from what I've seen already within the business, the future is very exciting."

Charlie and Harry support a team of nine Quantity Surveyors. For information about careers at Chalcroft, please contact recruitment@chalcroft.co.uk

Small Works, big impact

Tackling refurbishment, maintenance and minor build projects, the Small Works team is deployed nationwide to high-care and live sites. We checked in with Rob Copeman, (Small Works Manager) to put the spotlight on the work of this crucial division.

As we're part of a larger construction company handling multi-million pound new builds, customers can be assured that the same level of expertise of high-care construction also applies to our refurbishment projects. In fact, most of our present work is within food manufacturing facilities and we regularly return to clients to extend or repurpose buildings we've previously constructed for them.

The work we're most often called on to complete is regular maintenance - ensuring flooring, drainage and walling are in perfect condition is vital in preventing bacterial growth or cross-contamination. However, not all of the work we do focuses on hygiene - we're frequently called in to complete work that changes the workflow of a factory or repurposes an existing space.

Small Works projects last anywhere from a week to around three months and we enjoy a lot of variety. Regardless of the nature of the job, we focus on two main principles: maintaining the



Chalcroft Small Works team (left to right): Matt Curtis (Assistant Build Manager), Chris Tyler (Small Works Manager), Steve England (Director Special Projects) and Rob Copeman.

integrity of high-care facilities through following correct live site procedures, and ensuring that our work doesn't affect the daily operations of the customer. To this end, all our staff are regularly trained for live site working.

The Small Works Division is at its most effective when we become part of a project from the outset, advising clients on matters as varied as the HVAC chosen for an extension, to the design of a mezzanine. This type of collaborative working is the reason customers keep coming back for their refurbishment and upgrade projects.

Further information on Chalcroft's Small Works and Special Projects capabilities can be found at www.chalcroft.co.uk/sectors/special-projects