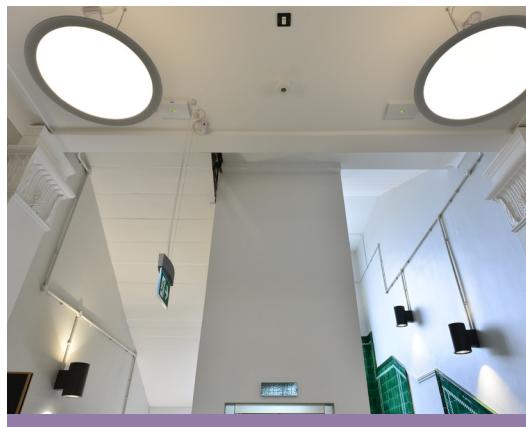
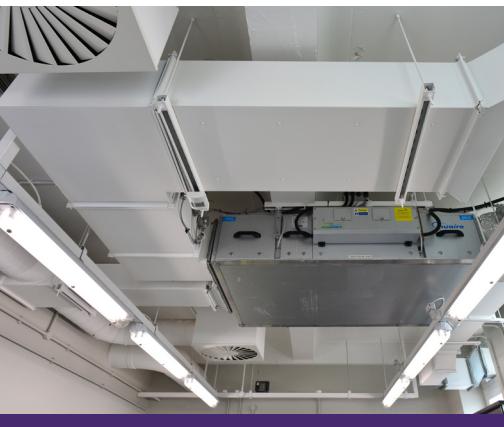


CASE STUDY

UNIVERSITY OF LEEDS: SCHOOL OF FINE ART, HISTORY OF ART AND CULTURAL STUDIES



HEADLINES

MODERN

day building services retrofitted in a facility constructed in 1930

OVERCAME

a mid-programme redesign of the mechanical plant

3 WEEKS

extension to overcome the weak roof structure

RE-USED

steam generated from the plant room boiler house as the primary heat source



KEY FACTS

Project title: University of Leeds: School of Fine Art, History of Art and Cultural Studies
Location: Leeds
Client: University of Leeds
Services: Mechanical & Electrical Design and Build

Contractor: Sewell Construction
Value: £1.2 million
Duration: 32 weeks
G&H divisions: Building Services

CASE STUDY HOW WE DID IT



This intricate scheme saw us retrofit modern day building services into a Grade II listed facility constructed in 1930. The University of Leeds' Old Mining Building spans four-storeys including an extension that was added in the 1970s and required a complete fit out as it underwent a change of use.



We worked closely with Sewell Construction and a conservation officer to retain as many of the building's existing features. With such an old building, walls were not true and straight so feeding pipework and power was problematic but we overcame this by stripping back the walls to the source and rebuilding.

This presented different challenges: firstly, it meant a redesign of other internal features affected by the change, requiring us to use more natural ventilation. Secondly, it impacted on our timetable of works resulting in an extension of three weeks giving us a short period of time to stay on programme.

Other challenges included creating a building conducive to inspiring students who require space to display works in an aesthetically pleasing form so many services were concealed allowing for cleaner lines.



The mechanical plant was initially designed to be installed on the roof but we were subsequently informed there was too much weight for the building to bear. We were on-site at this stage and had to redesign a crucial part of the scheme and retrofit the heat recovery unit inside the existing building with some of the ductwork being fed through windows.

The long-term sustainability of the building was of paramount importance in our designs and included re-using the steam generated in the plant room boiler house as the primary source of heat, LED lighting and natural ventilation.

“ CLIENT REACTION

G&H carried out the mechanical and electrical installation on this project and, as in previous projects I've worked on with them, they were very proactive and user friendly. The quality of their work is very good.

Mark Dodgson, Project Manager Sewell Construction

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