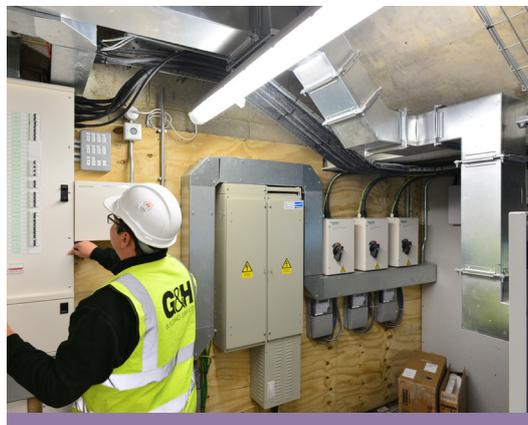


# CASE STUDY CONCORDIA WORKS, SOVEREIGN STREET, LEEDS



## HEADLINES

### HIGH RISE

office block in a city centre location  
required meticulous planning

### FOUR

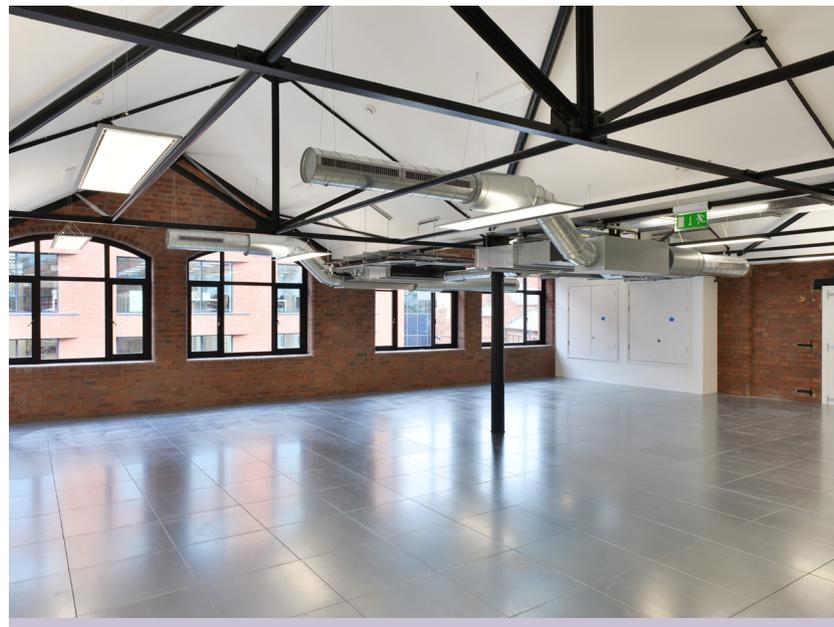
hour road closure managed to enable the  
mechanical plant to be craned onto the roof

### OVERCAME

challenging logistics and no on-site storage  
space for equipment

### CREATED

a contemporary office development while  
retaining period features



## KEY FACTS

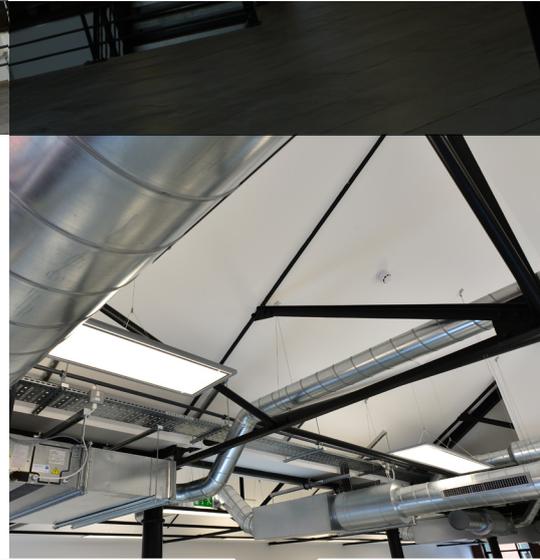
Project title: Concordia Works, Sovereign Street  
Location: Leeds  
Services: Mechanical and Electrical build  
Value: £600,000

Client: Boulton Brooks Real Estate  
Contractor: Firecrest Construction  
Duration: 18 weeks  
G&H divisions: Building Services

# CASE STUDY HOW WE DID IT



Located in the heart of Leeds city centre, this British Council for Offices award winning scheme saw us rejuvenate the mechanical and electrical services in Concordia Works to create a cutting edge contemporary office development. Built in the 20th century, Concordia Works in Sovereign Street is a former yarn and cord warehouse that spans almost 14,000 sq ft.



The striking property is set over five floors and situated close to Leeds City Station and the retail centre. This had significant implications for our work. It meant vehicular access to the site was severely restricted and there was no space for on-site storage of materials so deliveries had to be scheduled at precise times with equipment taken directly to the floor it was needed on arrival.



This involved permanent management and liaison to ensure there was no downtime with engineers waiting for equipment and goods arrived when needed. We also had to minimise disruption in the immediate vicinity while installing large-scale pieces of plant. An example can be seen with the roof mounted mechanical ventilation system.

In order to install this and ensure the highest standards of health and safety, we organised and managed a four-hour road closure while the plant equipment was craned onto the roof. Maintaining Concordia House's existing structure and original period features saw us install services that gave a contemporary feel while having the majority of them exposed retained reference to the building's industrial past and added to the luxurious feel.

All rooms on every floor we made identical to create a striking, uniform design impression with high quality products such as lighting and sanitaryware sourced from across Europe.

This presented its own challenges as we had to schedule deliveries into our programme despite the arrival date of products being vague, typically taking between six and eight weeks.

Other services installed included the installation of air conditioning, mechanical ventilation, lighting, emergency lighting, CCTV, fire alarms, small power and data and heating and water.

The result is the creation of one of the most attractive, contemporary, cutting-edge office developments in Leeds city centre.

## CLIENT REACTION

"Thanks to all of you for playing your part in transforming a unloved building into something very special.

"It's rare to work on a project where everyone involved is so enthusiastic and passionate about delivering a great product.

"The early letting and brilliant feedback at today's launch is testament to that team effort."

James Whitcher, Asset Management Director, Boulton Brooks Real Estate

## KEY CONTACT

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