

# The Centre @ Burnholme

Multi Libraries and Archives

## CASE STUDY

# THE CENTRE@BURNHOLME



Burnholme Nursery

Tang Hall SMART

York Community Church

Activity base Burnholme



## HEADLINES

### CO-ORDINATED

Elements of the programme around the Christmas break to minimise downtime

### CONSIDERATION

Given to local residents while still meeting all deadlines

### WORKED

In partnership with the main contractor and end client

30+

G&H engineers on-site

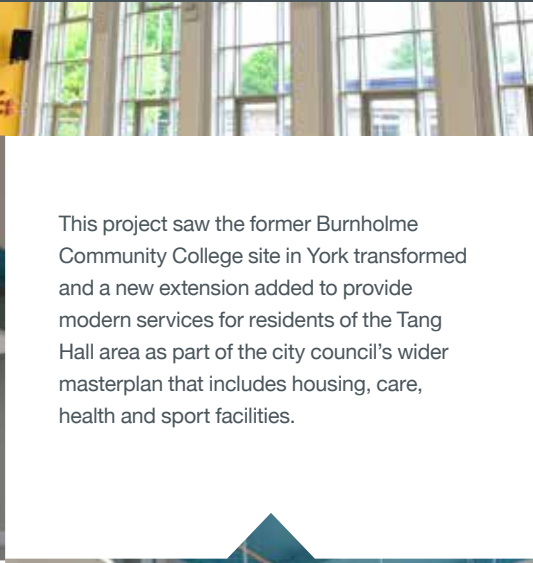


## KEY FACTS

Project title: The Centre@Burnholme  
Services: Mechanical & Electrical Design and Build  
Client: City of York Council & Explore

Contractor: Sewell Construction  
Value: £650,000  
Duration: 26 weeks  
G&H divisions: Building Services

# CASE STUDY HOW WE DID IT



This project saw the former Burnholme Community College site in York transformed and a new extension added to provide modern services for residents of the Tang Hall area as part of the city council's wider masterplan that includes housing, care, health and sport facilities.

Named The Centre@Burnholme, it is managed by Explore York Libraries and Archives and features a library and reading café, learning spaces, local history services, community meeting rooms for hire, a nursery, conference room and main hall.

Community groups including York Community Church and social enterprise Tang Hall SMART – which offers services for adults with learning difficulties - have a permanent residency.



Appointed by the main contractor, Sewell Construction, we provided full mechanical and electrical design and build services.

Our role saw us carry out extensive liaison with Sewell Construction to manage and lead the M&E aspect of the build process to create bespoke services for visitors, staff and volunteers alike.

Our full M&E package including heating, ventilation, air conditioning, underfloor heating, hot water, domestic water, sprinkler system, lighting including feature lighting, fire alarms, CCTV, door access, security, data, small power, induction loop, BMS controls and gas works.

Limited space in the existing building structure required us to work creatively to design and install services to fit as part of the refurbishment section of the works.

The installation of the underfloor heating is an example of the high level of our planning; once the piping had been installed, the floor was screeded and was unable to be used for two weeks so we programmed this into our works to coincide with the Christmas shutdown to minimise downtime.

The installation of M&E services to the ground floor café and library area saw ceiling rafts showing exposed services, which required the installation to be of the highest standard and co-ordinated with other trades on-site.

This was achieved by taking a very methodical approach and using detailed design and cross-sectional drawings.

As part of Sewell Construction's considerate approach to nearby residents, we minimised disruption and noise by only working during core hours and due to good planning, completed on time and on budget.

## CLIENT REACTION

"We have worked with G&H on numerous projects over the last few years and have always found them to be incredibly professional and proactive throughout the whole build process.

"The Centre@Burnholme was no exception. G&H developed and designed the M&E installation and worked side by side with Sewell and the rest of the delivery team, completing a scheme which took into consideration all of the user groups' requirements."

**Mark Dodgson, Project Manager, Sewell Construction**

## KEY CONTACT

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