



CASE STUDY OPERA NORTH, LEEDS

PROJECT

Opera North

VALUE

£3.5 million

SERVICES

Mechanical, Electrical & Public Health Design and Build

CLIENT

Opera North

CONTRACTOR

Henry Boot Construction

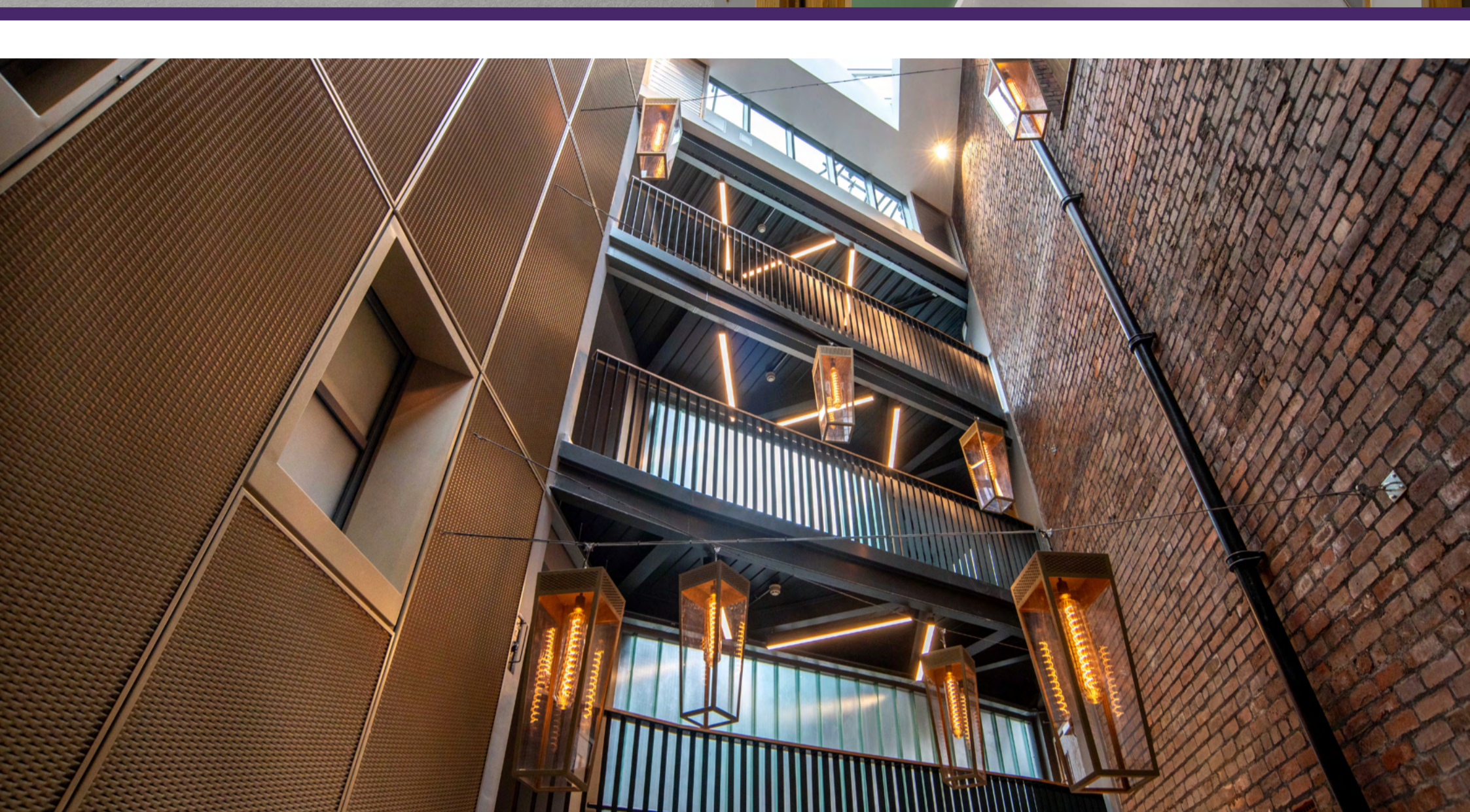
DURATION

2 years

G&H DIVISIONS

Building Services

Air Conditioning



GRADE II

listed building required extensive planning to install services

BUSY

city centre location logistics managed

SPECIALIST

MEP services provided for the venue and musical instruments

DELIVERED

during Covid-19

Opera North is a leading UK arts organisation with an international pedigree based in Leeds city centre.

In line with its ongoing ambition to provide world-class facilities and support the regeneration of the New Briggate area of the city, Opera North embarked on a redevelopment programme called Music Works.

As part of this, G&H Building Services was appointed by the main contractor, Henry Boot Construction, to transform Opera North's headquarters.

The new facility was named The Howard Opera Centre after philanthropist Dr Keith Howard CBE who gave a personal gift of £11.25 million towards the overall Music Works scheme.

MEP work was designed and installed for a new education studio, a rehearsal studio, a costume workshop, offices and a suite of music coaching rooms.

A restaurant and bar has replaced a row of four vacant shops underneath Opera North's chamber venue, the Howard Assembly Room and a new, dedicated entrance and box office next to the restaurant has been created.



A new atrium space providing direct staircase and lift access was also powered by G&H.

A range of bespoke MEP features were installed such as lighting that makes best use of natural daylight and the use of the latest energy saving LEDs with emergency lighting in internal escape routes.

CCTV, access controls, voice, data, fire and disabled toilet alarms and small power were provided too while mechanically, heat recovery and ventilation plant was installed in busy areas such as offices, bar, kitchen, washrooms and rehearsal spaces.

A new plant room was also fitted encompassing boiler plant, cold water storage and associated distribution pipework.

The Howard Assembly Room required us to maintain a specific minimum temperature so we diverted heat on a temporary basis during the removal of the old plantroom and connection of the new system.

The history of the building – Grade II listed – meant we could not work in or alter certain areas. To overcome this required extensive design and planning to identify, and then resolve, alternative routes for installing services.

This created a heavily engineered programme that needed extensive management from both co-ordination and delivery perspectives, working closely with the main contractor.

The scheme was an overwhelming success, transforming Opera North and the Howard Assembly Room into a contemporary and aesthetically outstanding venue with an array of state-of-the-art facilities allowing artists, audiences and staff members to enjoy the best possible conditions all year round.

