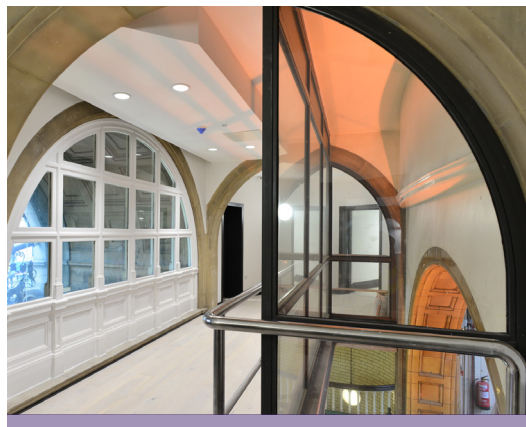


CASE STUDY

LEEMING HOUSE, LEEDS



HEADLINES

GRADE 1 LISTED

building saw us sympathetically introduce modern building services while respecting existing architecture

HERITAGE

areas saw us delicately run new pipework through floor spaces to feed floor-mounted AC units

CITY CENTRE

location with limited access required careful planning for deliveries

OFFSITE

working by G&H Fabrication provided bespoke solutions, saved time and freed space onsite



KEY FACTS

Project title: Leeming House
Location: Leeds city centre
Services: Mechanical and Electrical design and build
Client: Freshwater Group

Contactor: CBRE
Value: £1.2 million
Duration: 22 weeks
G&H divisions: Building Services
Fabrication

CASE STUDY HOW WE DID IT



This project saw a comprehensive regeneration of a Grade I-listed building in the heart of Leeds city centre with contemporary building services retrofitted in a sensitive manner to complement the existing, 1904 architectural features.



The work at Leeming House saw the creation of 29,000 sq ft of workspace over four floors arranged on top of 17 existing ground floor retail units. The building was originally conceived as a traders' office for Leeds City Markets and it formed part of the famous Leeds Victorian Market Hall.



Our brief was to provide a complete design and build mechanical and electrical package to create an interior of modern, minimalist Scandinavian influence while respecting original features such as original oak walling and ceiling mouldings.

Electrically we refurbished power to all four floors splitting the areas into dedicated self-contained office spaces with each metered to allow the client to rent each office space separately while still offering use of communal and private kitchenettes, showers and WCs, the reception and breakout areas.

The stairwells were also fully refurbished and LED lighting introduced throughout.

Close liaison with the electricity supplier was vital to ensure a smooth transfer from the existing to new supply.

Other challenges faced included feeding new pipework through existing floor spaces and floor joists and running refrigerant pipework through the existing heritage areas to feed floor mounted air conditioning units.

Deliveries to site required careful planning due to the busy city centre location and limited drop off and parking areas, all of which were compounded by the work coinciding with the adjacent £165m Victoria Gate development. To help free space in and around the site, G&H Fabrication modified the existing gas pipework to provide a bespoke solution to suit the new boiler layout and working offsite, built the mechanical header for the plant room skid.

“ CLIENT REACTION

G&H were involved in the Leeming House project at a very early stage so we could use their vast knowledge and experience to value engineer the project to meet the client's tight budget and expectations. Moving from design stage to construction stage with G&H was a seamless event and they continued to perform onsite in both electrical and mechanical disciplines to complete the project on time and in budget. The proactive and professional nature of G&H made this project a great success and we look forward to moving onto the next phase with them.

Wayne Haddon, Senior Project Manager, CBRE



KEY CONTACT

David Davis
Pre-Construction Director
daviddavis@ghbs.me
0113 255 6433