

# CITY SQUARE HOUSE

BARNETT WADDINGHAM



## Location

Leeds

## Value

£1m

## Duration

14 weeks

## CLIENT

Barnett Waddingham are a leading independent UK professional services consultancy at the forefront of risk, pensions, investment and insurance.



## BRIEF

Working with the clients nominated architect, deliver the CAT B works to fit-out the 1st floor office space in the newly built City Square House.

## PROJECT DELIVERY

With the paint from the CAT A works hardly dry, there were a few teething issues with the Mechanical installation that needed to be resolved before we could start our modifications.

Strip out works were mainly areas of ceiling to expose the M&E services, including the fixed pipe high pressure mist sprinkler system that required careful setting out to work with the new reception and client meeting rooms. With a high importance to achieve good acoustic qualities, the partitions and ceilings were carefully constructed using 70mm stud profiles.





## PROJECT DELIVERY cont.

This allowed more insulation between sound absorbing plasterboard. Together with tight build tolerances and floor to slab construction where appropriate we were able to achieve this. The design included a large open reception area, with a welcoming area to wait and sit in comfort. This was all housed under a large acoustic timber ceiling system from Topakustic with feature LED lighting. The delicate material had to be carefully planned and installed to coordinate all the services presented through the ceiling, leaving very little room for error.

The same ceiling design was reflected into the adjacent three meeting rooms that were divided by two Modernn Glide acoustic moving walls. Additional steelwork was designed and installed onto the buildings steel structure to allow the walls to be stored in dedicated storage areas away from each room.

A large tea point and cafeteria space was created to divide the two main office spaces. A mix of Howdens units, solid surface worktops, glass splashbacks and a bespoke solid timber topped island unit set this space off alongside further bespoke niche meeting booths and various seating/tables created a lively space for staff to relax and informally work / meet.

The challenges of having to deal with material access into the city centre site sometimes meant midnight deliveries, alongside making modifications to a newly built property, the project programme was extended. Weekly Teams meetings and twice monthly site meetings ensured a steady stream of communication between the project teams of client and contractors.

