

M&E Refurbishment

In the heart of Leeds, an ambitious transformation breathes new life into an 8-storey office block, now reborn as a residential complex with 133 modern apartments. The development showcases Quartzelec's mastery in evolving urban spaces into premium living accommodations for students and young professionals, merging quality, sustainability, and modern amenities seamlessly.

WESTGATE POINT | RESIDENTIAL | LEEDS, UK

Our Customer's Brief

The project in focus was a comprehensive redevelopment of an 8-storey office block, originally constructed in 1980, located in the heart of Leeds. This ambitious undertaking aimed to transform the existing structure into a modern residential complex, offering 133 studio and one-bedroom apartments tailored to the needs of students and young professionals. Positioned closely to Brotherton House, a similar project previously accomplished by Quartzelec in 2022.

Westgate Point was refurbished to respond to the urban demand for high-quality residences. Beyond the technical scope, the development was designed to enhance the living experience through the inclusion of modern amenities. These amenities encompass private dining areas, communal lounges, study spaces, and a breakfast area, each contributing to setting a new benchmark for urban living standards.

The Quartzelec Solution

Quartzelec was entrusted with the pivotal role of executing the £3.1m Mechanical & Electrical (M&E) installation for this transformative project, in collaboration with the main contractor, Colbre Projects. Spanning over 12 months, our commitment was not just to meet the project timeline, crucial due to the eager anticipation of future tenants, but also to uphold the highest standards of quality throughout the installation process. This rigorous approach was maintained through detailed quality signoffs at each stage, allowing our engineers to progress seamlessly to subsequent phases without compromise.

Our comprehensive scope of responsibilities encompassed the installation of low voltage distribution, sophisticated lighting solutions, a secure door entry system, and access control, alongside the provision for electrical vehicle charging points—a nod to the growing importance of sustainable transportation options. Furthermore, we implemented critical safety measures, including fire alarm systems and generator & life safety supplies, ensuring a safe living environment for all residents. The project also demanded the installation of domestic hot and cold-water services, sanitary ware, smoke ventilation systems, above-ground drainage, low-pressure hot water (LPHW) heating, ventilation systems, and air conditioning units, each tailored to meet the specific requirements of the residential complex.



The Quartzelec **Solution** (continued)

The successful completion of these installations not only underscored Quartzelec's expertise and reliability in handling large-scale residential projects but also reinforced our commitment to delivering excellence and innovation in every task we undertake.

Project Installation **Highlights**

The Westgate Point refurbishment project, a transformation of an 8-storey office block into a modern residential complex, showcased Quartzelec's expertise and commitment to excellence through a series of key installation highlights.

- **Sophisticated Lighting Solutions:** Installation of advanced lighting systems to enhance both aesthetics and energy efficiency.
- **Secure Door Entry and Access Control:** Implementation of high-security door entry systems to ensure resident safety and privacy.
- **Electrical Vehicle Charging Points:** Provision of charging infrastructure to support sustainable transportation options for residents.
- **Fire Alarm Systems and Life Safety Supplies:** Comprehensive safety measures installed to protect residents in case of emergencies.
- **HVAC Systems:** Installation of high-efficiency heating, ventilation, and air conditioning units to provide comfort and sustainable living conditions.
- **Smoke Ventilation:** Advanced smoke ventilation systems designed using Computational Fluid Dynamics for optimal safety.
- **Sanitary and Water Services:** Modern hot and cold-water services and sanitary installations tailored to meet the specific needs of the residential complex.



Order Value
£3.1 m

52 week
refurbishment
programme

133
Apartments

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