

# Leeds College of Music

## Leeds College of Music

Quarry Hill  
Leeds

**Sector**  
Education

### Client

Unite Integrated Solutions PLC

### Value

£7.8m

### Size (sq ft)

70,000

### Procurement

JCT 98 With Contractor Design

### Programme

75 weeks



## Introduction

Leeds College of Music is the UK's largest independent music college.

## The requirement

The client wanted to expand teaching space and provide much needed student accommodation. They required a high quality statement building at an economical cost.

## The project

The project consisted of a 13 storey steel frame structure. The lower four floors connect into the existing college to provide additional teaching and administration spaces. ISG had previously constructed the existing building, the car park of which provided the building plot for the new structure.

The lower teaching floors are clad in a blue engineering brick to contrast with the existing structure and to compliment the adjacent BBC building which is used by the college as a performance venue.

The accommodation complex comprises 190 study/bedrooms, all with en-suite facilities. These upper levels are clad in a striking curtain wall system incorporating different coloured glazed panels. However, the internal rooms of the student flats maintain traditional windows.

The building footprint filled the available site. This necessitated negotiations with Leeds City Council to secure the use of adjacent roads and land for temporary site accommodation, compounds and space for the tower crane.

## The added value

As the development partner ISG worked with UNITE Group plc to offer a comprehensive construction service from development to build. We assembled the partners, formulated the legal framework structure, liaised with planning, procured the design, construction and funding of this new building and acted as a development facilitator between the college and UNITE. All of this meant that we also bore a certain amount of risk on the deal.

We developed client's design brief to provide an efficient operational space offering best value for money. In conjunction with the client and their partnered supplier, we advised the use of bathroom pods for the en-suite bedrooms. This not only had programme and construction advantages, but also guaranteed reduced maintenance costs for the client.

All works were undertaken in a 'live' campus environment. The new structure had to be physically integrated into the existing building's fabric whilst retaining full operation of the college. To minimise disruption we carried out floor "breakthroughs" and connections to existing services during the holidays.



Restricted site conditions

Occupied throughout works

Completed on time and on budget

Considerate Contractor Scheme certified