

Project: Chancery Place

Client: Chancery Place

Location: Manchester

Programme: 16 weeks

Sector: Workspace



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Brief

Hurst was appointed to provide the M&E and tiling services for Chancery Place, a state-of-the-art business centre located in the heart of Manchester.

The project involved the M&E fit-out of the 14th floor, transitioning the existing Category A installation to a client-specified Category B fit-out. It also included M&E works for the building's double-height main reception and lift lobby areas, along with the tiling of these spaces.

Result

Hurst delivered key M&E services in the extensive refurbishment of both the 14th floor fit-out and the main lobby areas, upgrading services and installing new provisions to enhance the functionality and security of these contemporary and social work spaces. Our in-house tiling team also tiled the main reception, lift lobby areas and accessible WC, ensuring a seamless and contemporary finish for these spaces.

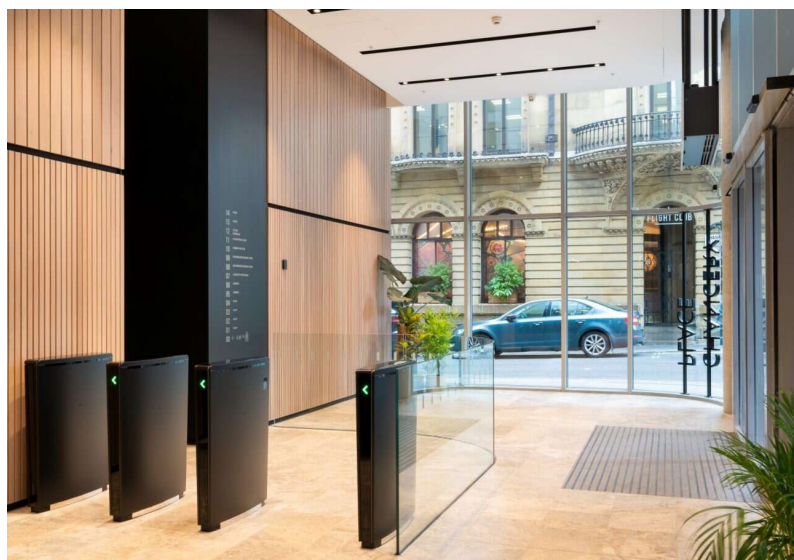
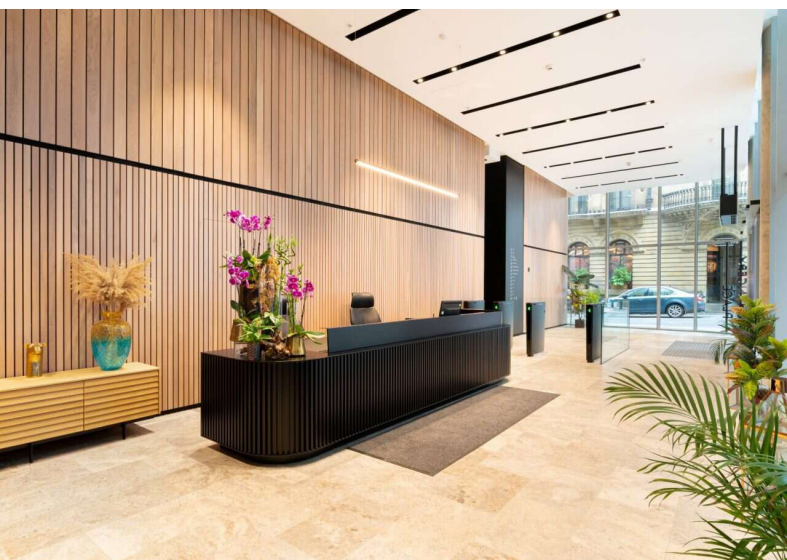
Throughout the process, Hurst closely collaborated with the client to ensure the services provided met both the project's high standards and the client's budget.

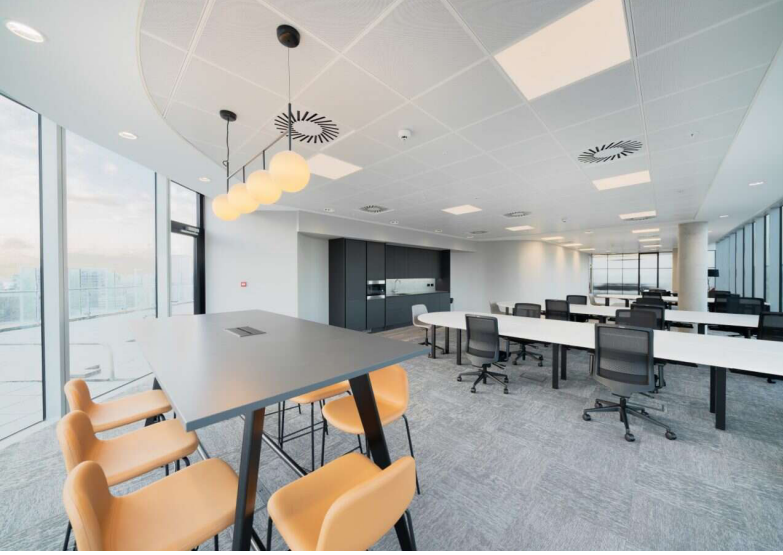
14th Floor - Category B Works

- » General & feature lighting to reception, breakout area and board room
- » LED cove lighting, Data & AV points
- » Underfloor busbar power distribution
- » New floor boxes to suit desk layout
- » Power & domestic services to Tea Point
- » Door Access, Fire Stopping & Fire Alarm
- » Ventilation & sprinkler modifications

Main Reception & Lobby Works

- » New high-level and feature lighting
- » Power, data and new floor boxes to reception desk and waiting areas
- » Modifications to CCTV and fire alarm
- » Door Access & pedestrian control
- » New fan coil units providing heating and cooling to the reception area
- » New overdoor heater and air conditioning to Management suite.
- » Services to temporary reception area
- » Silver travertine tiling installed in ground floor reception
- » Hampton Ash porcelain tiles installed across lift lobbies and accessible WC





Challenges

Appointed to replace a previous contractor, Hurst revised the original proposal to bring M&E services in line with the client's budget. Our team provided value engineering, proposing alternative lighting, fan coils, and over-door heaters to meet the client's budget without compromising on quality. As a result, we successfully delivered the project to the performance specification, on time and within budget.

A further challenge was keeping the reception area fully operational and accessible. To manage this, Hurst carried out the works in three phases, ensuring safe access to the lifts and staircase during operational hours. Additionally, the temporary reception area was relocated overnight to minimise disruption to building occupants during the day.

Solution

Hurst adapted the existing 14th floor M&E services and provided new lighting for the reception, breakout area, and boardroom, underfloor power distribution, and essential power and data provisions. Upgraded fire safety and ventilation systems were installed alongside firestopping provision.

Progressing to the refurbishment of the double-height, reception and lift lobbies, our team enhanced these spaces with new high-level and feature lighting, power and data provision, heating, ventilation and air-conditioning systems and modifications to the fire and security systems. Services were extended to the temporary reception area while works were ongoing. Our in-house tiling team installed tiles throughout the ground floor reception, lift lobby areas, and accessible WC. Hurst ensured Health and Safety measures were in place to ensure the safety of the public whilst the works were carried out.





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