

**PROJECT CASE STUDY:**

**Kirkstall Place Residential  
Development**

**CLIENT:**

**Artisan Real Estate**

**CONTRACT VALUE:**

**Approx. £1.6 million**

**PROGRAMME DURATION:**

**September 2025 - March 2026**



**BACKGROUND**

The Kirkstall Place project delivered a high-quality residential development in the heart of Leeds, transforming a constrained urban site into a contemporary living environment. Commissioned by Artisan Real Estate, the scheme comprised a mix of residential units with associated hard and soft landscaping, forming part of the wider urban regeneration of the Kirkstall area.

The development was strategically located close to local amenities, transport links, and community facilities, offering modern, energy-efficient housing while revitalising previously underutilised urban land.

Howard Civil Engineering (HCE) was appointed to deliver the essential civil engineering works, supporting the broader construction programme managed by Artisan Real Estate and coordinated with specialist subcontractors including Abstract and SLK Scaffolding. Works were delivered on a tightly managed schedule.

The project was valued at approximately £1.6 million and formed a key element of Artisan Real Estate’s ongoing residential portfolio, providing long-term housing and contributing to local economic and community growth.

**SCOPE OF WORK**

HCE’s civil engineering package was integral to the project’s structural and drainage requirements, including:

- Construction of FRC retaining walls to support the site’s varying ground levels.
- Installation of FRC ground floor slabs and strip footings for all residential units.
- Comprehensive internal and external drainage solutions, including soakaways and connections to the public network.
- Application of Fosroc waterproofing systems to protect foundations and basements.
- CFA piles, pads, and ground beams to provide robust structural support for the development.
- Installation of two retaining walls (each 3.5m high x 30m long) to the courtyard areas.



**KEY DELIVERY ELEMENTS**

**Site Logistics & Tight Access Management**

The Kirkstall Place site presented significant logistical challenges due to its restricted urban footprint. HCE carefully coordinated deliveries, plant movement, and material storage to minimise disruption and maintain programme momentum. Different access points and egress routes were planned in collaboration with the main contractor and other subcontractors, ensuring safe, efficient movement of personnel, materials, and equipment.

**Specialist Techniques & Equipment**

HCE deployed CFA piling rigs and sheet piling techniques to provide deep, structurally secure foundations within the constrained site. The combination of reinforced concrete ground slabs and retaining walls ensured long-term structural integrity, while Fosroc waterproofing protected below-ground elements from water ingress.

For the retaining walls in the courtyard, HCE used AG’s Vertica system designed for steep, sloping hillsides and other traditionally difficult installation areas. The system has built-in alignment locators and a near vertical rise for less excavation and land loss.

**Subcontractor Coordination**

Close liaison with Abstract and SLK Scaffolding ensured alignment of concrete pours, brickwork, scaffold erection, and other key construction milestones. HCE’s proactive planning and sequencing were designed to avoid conflicts, reduce waiting times, and maintain high safety and quality standards across the site.



**PROJECT CHALLENGES**

- Extremely tight site with limited storage and operational space.
- Complex sequencing of deliveries to match ongoing construction activities.
- Coordination of multiple subcontractors and concrete operations, including pumps, wagons, and plant movements.
- Ensuring safety and programme continuity in a constrained urban environment.

HCE navigated these challenges through meticulous planning, staged deliveries, and continuous engagement with all stakeholders, ensuring minimal disruption while maintaining quality and safety.

**OUTCOME**

The Kirkstall Place project demonstrated Howard Civil Engineering’s capability to deliver complex residential civil engineering works in tight urban sites. Through the integration of specialist techniques such as CFA piling, sheet piling, and reinforced concrete systems, alongside precise coordination with multiple subcontractors, HCE delivered the project safely, on time, and to the highest quality standards.

The completed development provides high-quality residential accommodation, supports the regeneration of Kirkstall, and contributes to long-term community and economic growth within Leeds.