

Spinners Yard, Leeds

Complete

Area

Client

Architect

2025

UK England

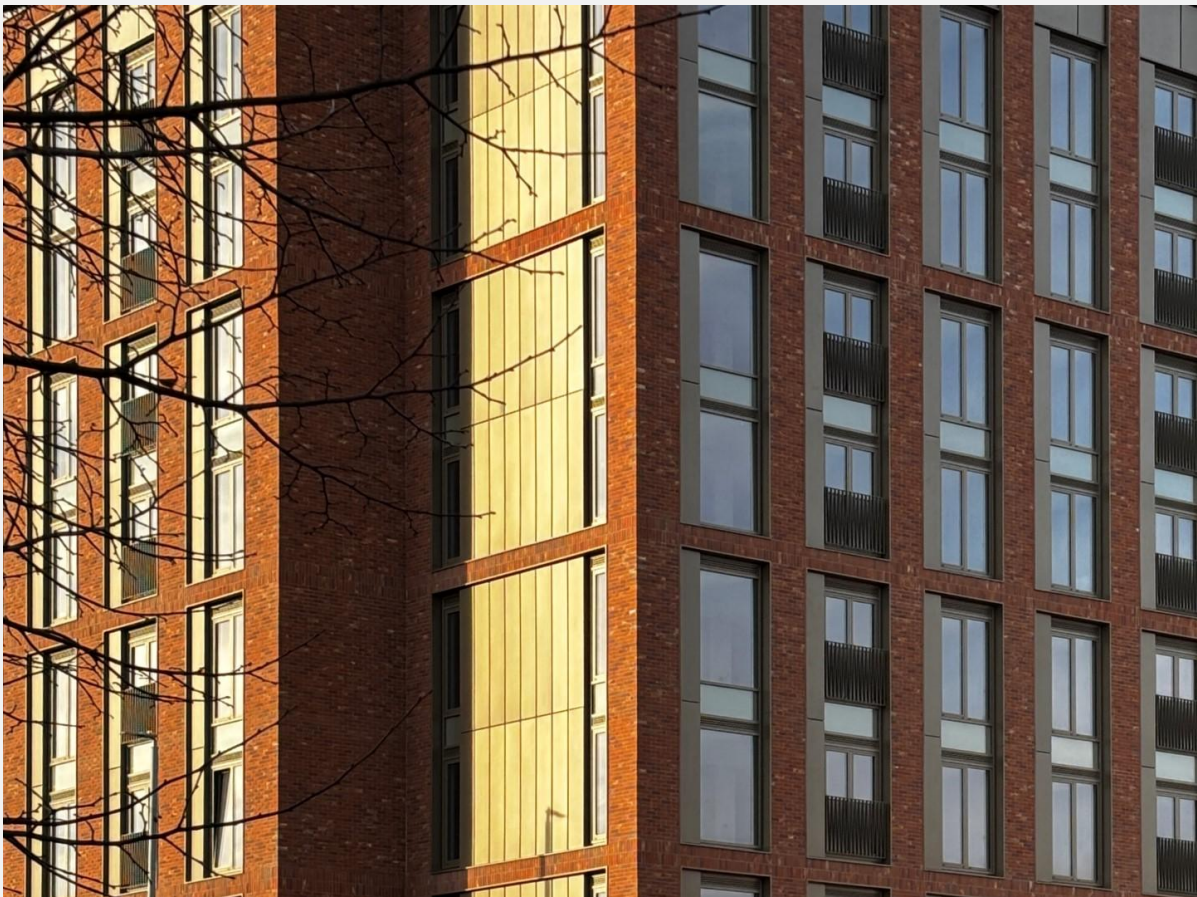
Clegg Construction Ltd
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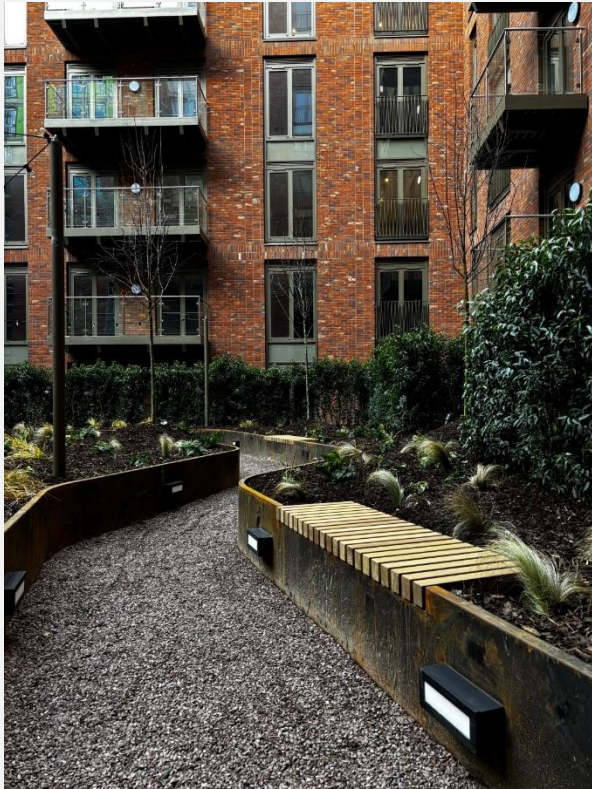
Spinners Yard is a 185-unit build to rent residential development in the Mabgate area of Leeds City Centre. Transforming a brownfield site into a sustainable residential community, the development offers a range of one, two, and three-bedroom apartments in diverse sizes and layouts to accommodate varied housing requirements.

The residences span 10 storeys and feature ample ground-floor amenities, including coworking spaces, a gym, and recreational facilities, injecting vibrancy into the surrounding streetscape.

The development includes a landscaped communal courtyard, a rooftop terrace on the 10th floor, and private residential balconies and terraces.



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Sandy Brown was appointed from RIBA Stage 3 to completion to ensure optimal acoustics throughout. Our scope of services included environmental noise survey works, 3D modelling to determine facade noise levels, building envelope design, enhanced internal sound insulation standards for the apartments, as well as the design of amenity spaces including a cinema screening room, lounge space and gym. High performance facade elements were required due to the proximity of a busy main road, immediately adjacent to the site.

An overheating assessment was carried out in line with the guidance provided within the Acoustics, Ventilation and Overheating Guide to provide input to a TM-59 assessment.

Site inspections were carried out during the construction stage to ensure that the installed elements and details were in line with the acoustic specifications.

Pre-completion acoustic testing was carried out at the site which demonstrated compliance with the planning conditions relating to noise ingress and the enhanced sound insulation standards.

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