

Case Study

Project:
Conversion
of offices
into
Student
Flats

Product:
Thermio®
MAX FD
E2C

ANHYDRITEC - UK
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Conversion Project: East Parade, Leeds

Project Summary:

A former office building on East Parade, Leeds, is being converted into over 100 self-contained student studios. The scheme includes ensuite units with kitchens and shared facilities such as study areas, recreation spaces, and laundry rooms, each requiring suitable flooring.

The Challenge

Converting the building created several issues: achieving level floors on existing variations between 30mm and 80mm, integrating underfloor heating within height restrictions, meeting tight deadlines, and ensuring strong thermal performance.

The Solution

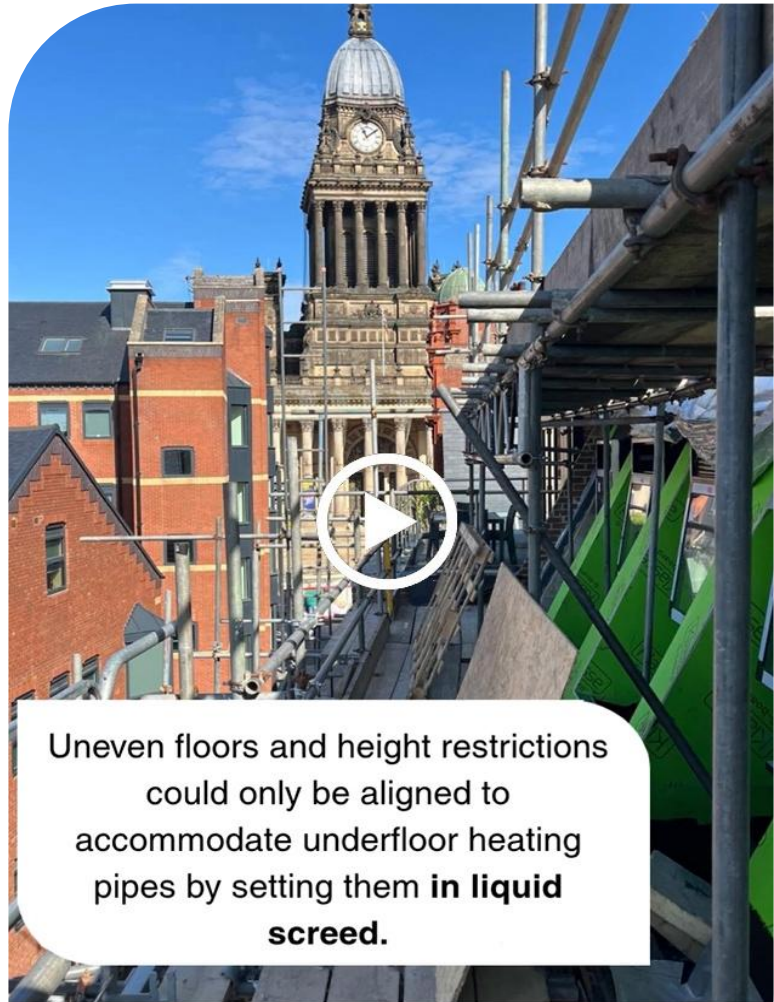
[Gyvlon Thermio MAX FD E2C](#), our high-performance flowing screed designed for underfloor heating, resolved all challenges. Installed unbonded at 10mm above the 16mm pipes, it achieved a minimum screed thickness of 26mm, effectively correcting level variations and allowing for UFH to be installed without adding unnecessary floor height on this renovation project. This advanced screed solution not only accelerates drying times, allowing subsequent trades to begin work sooner, but also significantly enhances heat transfer efficiency.



Case Study



East Parade Student Accommodation, Leeds



Uneven floors and height restrictions could only be aligned to accommodate underfloor heating pipes by setting them **in liquid screed.**



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Outcome

THERMIO MAX FD E2C supports an underfloor cooling option, making it ideal for refurbishment projects. The project successfully delivered sustainable reuse of an existing building in a highly accessible, brownfield city-centre location. The East Parade scheme demonstrates how advanced screed technology, combined with specialist UFH expertise, can overcome the challenges of office-to-residential conversions.

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