

Case Study: Baron's Quay, Northwich

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Photos: Paul McMullin

Kawneer glazing systems bring a contemporary new look to a historic town centre

Three types of Kawneer's curtain walling have been used on an exciting new retail and leisure quarter designed to rejuvenate the historic town centre of Northwich in Cheshire - AA[®]100 fire-rated* curtain walling with 50mm sightlines and AA[®]110 curtain walling with 65mm sightlines, in mullion-drained and capped as well as SSG (Structurally Silicone Glazed) versions.

Building: Baron's Quay

Location: Northwich, Cheshire

Architect: Broadway Malyan

Main Contractor: Balfour Beatty

Installer: Continental

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A trio of curtain wall systems feature at Baron's Quay

Designed by architects Broadway Malyan and formed from a series of simple, elegant buildings with three major new public spaces connected by a network of retail streets, the Baron's Quay scheme aims to bring shoppers and visitors back to the town with the provision of a major food store, shops, multi-screen cinema, hotel, restaurants and bars.

Constructed by main contractor Balfour Beatty for Cheshire West and Chester Council, the £80 million 40,000m² project also features Kawneer's AA®720 fire-rated* doors. These and the curtain walling were installed by Continental Installations. It comprised the construction of seven buildings containing more than 30 retail units including shops such as M&S and Asda, restaurants and the five-screen Odeon cinema. Here, the cinema typology has been reinvented from the usual 'blank boxes' to a feature glazed foyer overlooking the River Weaver and a glazed promenade leading to the screens, creating a landmark building with a strong sense of civic presence.

External dining spaces and a series of seating steps have been designed along the riverside to enhance the scheme's sense of place and to increase footfall and dwell time. The development underpins the council's regeneration and growth plans for Northwich. Balfour Beatty worked closely with the local council, a local social enterprise company and Job Centre Plus to provide 50 jobs and more than 100 training and apprenticeship opportunities for local people.

Inspired by the town's distinctive black and white architecture and its Victorian structures, including the Town Bridge and Anderton Boat Lift, its contemporary design includes dark stone cladding, white vertical fins and exposed black steel frame alongside the extensive Kawneer glazing. Continental Installations' estimating manager Dave Slater said: "We were appointed by principal contractor Balfour Beatty Construction to design, manufacture and install the glazed aluminium façade on this prestigious retail development.

"The scheme presented the logistical difficulty of working in a town centre environment, with part of the development adjacent to the river, but our experienced site team and project management delivered within the agreed programme."

Extensive public realm improvements included high quality granite paving, steps and benches incorporating feature LED lighting throughout. Sustainable measures included roof-mounted photovoltaic solar panels which provide more than 10% of the retail scheme's electricity needs.

Nicholas Pollard, Balfour Beatty Construction Services UK chief executive officer, said: "We were delighted to work with Cheshire West and Chester Council to deliver a scheme that will help regenerate Northwich town centre and provided jobs and opportunities for local people and businesses. Our commitment to building sustainably, engaging with local stakeholders and employing a local supply chain is key to our success."

Baron's Quay regenerates 26 acres of land adjacent to the existing town centre and post development was forecast to rank Northwich 52nd in the regional ranking of centres. It was also forecast to boost the market for high-value retail purchases for Northwich to £70.8 million. Northwich was one of only two north west towns to feature in the Sunday Times list of '101 Best Places to Live in Britain' in both 2013 and 2014.

* Compliant with the latest European standards offering 30-minute insulation and integrity.

Please contact our Architectural Services Team if you have a project you would like to discuss: Tel: 01928 502604 / Email: kawneerAST@arconic.com

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For a fly-through video on the scheme go to:
<https://goo.gl/vvBrDM>

