

# Case Study: The Shoe Factory, Leicester

029/Apr14



Photography supplied by Pearmain Ltd

## Kawneer systems make a perfect fit for £6million residential redevelopment

Framing systems and windows and doors by Kawneer proved the perfect traditional as well as contemporary fit for the redevelopment of a shoe factory in Wolsey Island, Leicester into luxury apartments, as part of the city's regeneration masterplan.

**Building:** The Shoe Factory

**Location:** Leicester

**Architect:** Metropolis Architecture

**Main Contractor:** Hallam Contracts

**Installer:** Norman & Underwood

[WWW.KAWNEER.CO.UK](http://WWW.KAWNEER.CO.UK)

 **KAWNEER**  
AN ARCONIC COMPANY

## Kawneer helps the shoe fit

Kawneer's 451PT thermally broken framing system has been used over four of the The Shoe Factory's five storeys as the centrepiece of a dramatic new concave ceramic façade and is complemented by the company's 190 heavy duty commercial entrance doors. In addition, Kawneer's AA®605 swing doors have been used on the apartment balconies and AA®601 top-hung casement and AA®603 tiltturn windows on the front and rear elevations. These windows are in turn complemented by Kawneer's GT70 slimline renovation windows which were specified by Metropolis Architecture for their slim sightlines to replace the original steel windows in the main façade and internal courtyard.

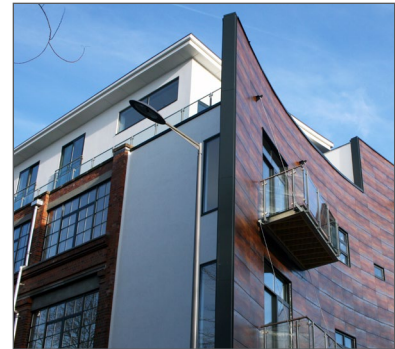
Metropolis' brief from developer Pearmain Developments was to provide a variety of contemporary living opportunities from Hill and Cunningham's 1919 shoe factory, formerly known as Boston House, while retaining and exposing the best parts of the simple industrial aesthetic and contrasting them with simple, contemporary additions.

The 18-month project by main contractor Hallam Contracts has resulted in 44 apartments ranging from one-bedroomed units to three-bedroomed duplex penthouses built of steel and lightweight metal framing on the roof of the original building. All have wraparound terraces to make the most of their enviable location on the banks of the River Soar overlooking Abbey Park in Leicester.

Metropolis wanted to keep the narrow bar format of the original steel windows for the main industrial facades. "And Kawneer's GT70 system gave us that," said director Mark Guyatt. "The Kawneer system was one of only two narrow bar systems for steel replacements and was offered by local installer Norman & Underwood."

The glazing division of the Leicester-based and Kawneer-approved specialist contractor was on site for five months. An unusual element to the contract was the use of internal and external-applied glazing bars to the existing openings using the GT70 window system. Mark Guyatt added: "The Kawneer systems keep the original aesthetics on the retained facades and provide modern, simple lines to the new additions. They have certainly enabled our initial design concepts to be realised on site."

Throughout all the units, the emphasis is on modern living, using the building's expansive floor-to-ceiling heights, open-plan interiors, industrial aesthetic and large Kawneer windows. The Shoe Factory is the first of six planned phases of building activity by Pearmain to transform Wolsey Island into an exciting residential area in line with the Leicester Regeneration Company's masterplan.



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

Kawneer UK Limited, Astmoor Road, Astmoor Industrial Estate, Runcorn, Cheshire WA7 1QQ  
Tel: + 44 (0)1928 502500 Fax: + 44 (0)1928 502501

[WWW.KAWNEER.CO.UK](http://WWW.KAWNEER.CO.UK)