

# Case Study

The Shoe Factory,  
Leicester

Residential

Shape  
your vision

# Traditional Aesthetics Meet Contemporary Performance

Novastruct systems proved the perfect traditional as well as contemporary fit for the redevelopment of a five-storey shoe factory in Wolsey Island, Leicester into luxury apartments, as part of the city's regeneration masterplan.

GT 70 S 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, in addition to DSX 190 TB heavy duty commercial entrance doors.



## “Part of the city’s regeneration masterplan”



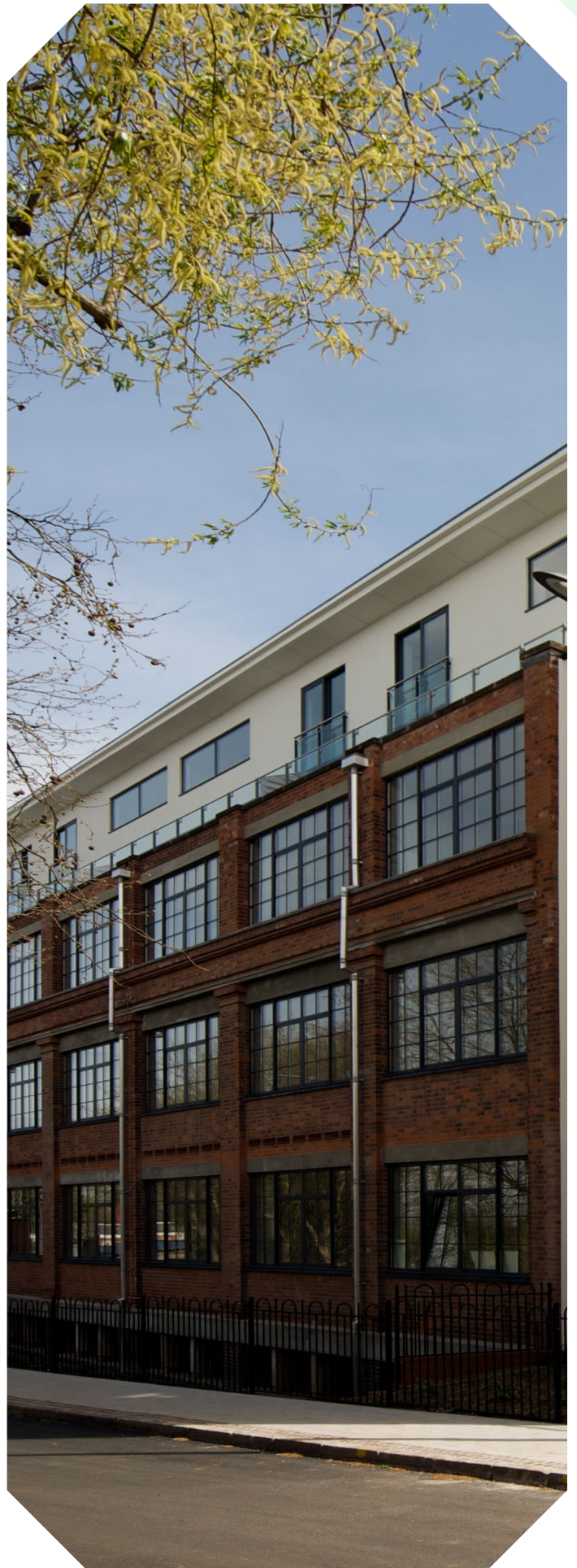
Building: The Shoe Factory  
Location: Leicester  
Architect: Metropolis Architecture  
Main Contractor: Hallam Contracts

# An Envable Location

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 Novastruct's GT 70 S system gave us that," said director Mark Guyatt. "The Novastruct system was one of only two narrow bar systems for steel replacements."



# Realising Initial Design Concepts

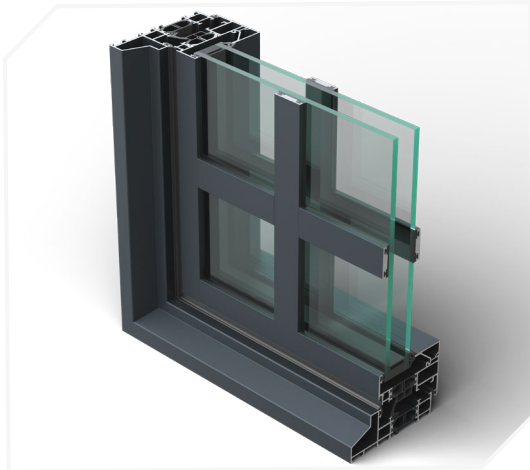
An unusual element to the contract was the use of internal and external-applied glazing bars to the existing openings using the GT 70 S window system. Mark Guyatt added: "The Novastruct systems keep the original aesthetics on the retained facades and provide modern, simple lines to the new additions. 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 and industrial aesthetic.

The Shoe Factory was 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.



# Product Specification Highlights



**GT 70 S Open-In Window**



**DSX 190 TB Door**

Project Photos: Pearmain Ltd

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