

# CASE STUDY

**Client:** NU-OPENINGS

**Product:** LOGIK

**Main Contractor:** PADMORE CONSTRUCTION

## Derelict Warehouse Transformed Into Modern Apartments Using Logik 70mm System

- **Redevelopment in Leicester transforms a derelict warehouse into new apartments**
- **The Logik 70mm chamfered system in Black Ash specified as a sustainable alternative to aluminium**
- **With a U-value of 1.2, the Logik 70mm system met the aesthetic and acoustic standards required**
- **Logik, which contains 32% recycled PVC-U, helped reduce the project's environmental footprint**

### Challenges Encountered in Redeveloping a Derelict Site

The redevelopment of a derelict warehouse, alongside the construction of three new apartment blocks in Leicester city centre, presented several significant challenges. Initially, brown aluminium was specified to align with the area's aesthetic. However, the project's primary goal was to transform the neglected site into modern, high-quality apartments that would contribute to the wider regeneration efforts in the city centre. In response, Nu Openings proposed the Eurocell PVC-U 70mm Logik Chamfered system in Black Ash and Syncro sliding doors as a more cost-effective and sustainable alternative to aluminium.

This specification change introduced the need for careful adherence to local planning protocols, collaboration with architects, and compliance with Building Regulations. Additionally, the derelict state of the warehouse added complexity to the project. On-site safety during the measurement of every window was paramount, and the team also had to contend with structural irregularities and environmental factors, such as the presence of pigeons.

### Innovative Solutions for Modern Apartment Design

Nu Openings, contracted to install the windows and doors, worked closely with Padmore Construction and Eurocell's Commercial team to overcome these challenges. The choice of the Logik 70mm system was driven by its exceptional thermal performance, achieving a U-value of 1.2, while offering significant cost savings compared to aluminium. Eurocell's foiled Black Ash finish provided the ideal solution, balancing the need to match local architectural aesthetics with energy efficiency goals.

"Eurocell's Technical team was instrumental in showcasing the energy efficiency, durability, and design of Logik 70mm. Their expertise simplified complex planning approvals, ensuring the new specifications exceeded expectations and secured stakeholder confidence."

**Steve Carvell**

Head of Commercial Sales  
from Nu Openings

**eurocell**



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Steve Carvell from Nu Openings, who spearheaded the specification change, noted the challenge of ensuring that PVC-U could meet both the aesthetic and functional requirements of the project. Eurocell's Technical team collaborated closely with architects, providing detailed technical drawings and support to secure planning approval, ensuring the project's success.

Steve shared:

"Convincing the planners and architects to switch from aluminium to PVC-U wasn't easy. It wasn't a straight swap - we had to make sure the new material met all the aesthetic, structural, and thermal requirements.

"Eurocell's Technical team played a crucial role in this process, providing detailed drawings and performance data to demonstrate how Logik 70mm could deliver on energy efficiency, durability, and design. The team's expertise helped us navigate complex planning approvals and ensured that the new specifications not only met, but exceeded expectations, ultimately securing the confidence of all stakeholders involved."

Despite the derelict state of the existing building, which required creating new structural openings for window installations and precise on-site measurements, the installation of over 220 frames has been successfully completed. The project involves more than 1,000 frames, with 90% of the installation carried out internally. This approach has minimised the need for external scaffolding, streamlining the process and reducing the impact on pedestrian safety around the site.

## **Delivering Cost Savings and Sustainability**

Although the project is ongoing, the decision to shift from the originally specified aluminium to the Logik 70mm system has already yielded significant cost savings, while delivering high-performance, energy-efficient windows. The chosen design seamlessly integrates with the surrounding architecture, preserving the city's identity while offering a modern, sustainable solution.

Kelly Hibbert, Head of Commercial at Eurocell, highlighted the critical role of acoustic performance in the project, with bespoke glazing solutions designed to meet rigorous noise reduction standards:

"This project extended far beyond aesthetics - the windows needed to comply with strict acoustic requirements. The successful collaboration between planners, architects, and Nu Openings enabled us to meet every aspect of the design brief, transforming a derelict site into modern, energy-efficient apartments."

"In addition to the performance benefits that the Logik 70mm system brought to this development, Eurocell's sustainability credentials were also a key advantage. Our products, containing an average of 32% recycled PVC-U, contribute to the construction sector's increasing focus on environmental responsibility and the complex journey towards achieving Net Zero."

The redevelopment of the derelict warehouse, along with the construction of three new buildings as part of this project, aligns seamlessly with the broader initiative to enhance both the functionality and aesthetics of the city.



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