



# Karndean Spaces



**RESIDENTIAL**  
GRAMERCY HOUSE APARTMENTS

# THE BRIEF

Gramercy House is the latest development to join Kamani Property Group's global residential portfolio, offering ten deluxe apartments in the vibrant heart of central Manchester. Run-down and empty for many years, the Victorian warehouse has been given a new lease of life with a streamlined contemporary interior that pays homage to its hard working industrial past.

Samantha McBurney, property executive at Kamani Property Group, said: "We wanted to bring Gramercy House back to life. For too long this imposing 19th century former warehouse had lain dormant. Designed inhouse, we wanted to offer a modern take on Victorian style."

**Sector:** Residential

**Client:** Kamani Property Group

**Flooring Contractor:** Brian J Watts Flooring Specialists Ltd

**Area:** 1100m<sup>2</sup>



# THE CONCEPT

Looking to transform the neglected building into sophisticated loft-style apartments, the design team at Kamani were keen to provide the luxurious and convenient city lifestyle that their clients desired yet also retain the personality and charm of the iconic building.

The converted Victorian warehouse has been given a fresh on-trend industrial look with white walls and woodwork complemented by charcoal glazing, pale wood design flooring and exposed brick walls. This minimalist scheme has been continued throughout the building for a streamlined sense of flow and a striking juxtaposition against the restored exterior with its ornate feature brickwork and stone door jambs.



## Products used:

### Below

Korlok | Texas White Ash **RKP8105**



### Above

Korlok | Texas White Ash **RKP8105**

# THE LOOK

A simple monochrome scheme in shades of grey and white creates a clean airy feel and a relaxing ambiance in the open plan living spaces. With original red brick walls left bare in each room, the apartments have been given an authentic yet ultra-modern warehouse character. Comfortable furnishings in tactile materials add a homely feel to the pared back interior while a wood design flooring offers a quiet and hygienic surface with a natural ash grain that effectively links the grey colour palette to the warm tones of the brick walls.

Samantha explained: "We used Texas White Ash from the Korlok range throughout the entire building. This product suits the style we were aiming to achieve with a durable and long-lasting finish and so we chose to install this flooring in all of the apartments. The warm wood tones of Texas White Ash provides us with a practical surface but still maintains the modernised warehouse look we desired."

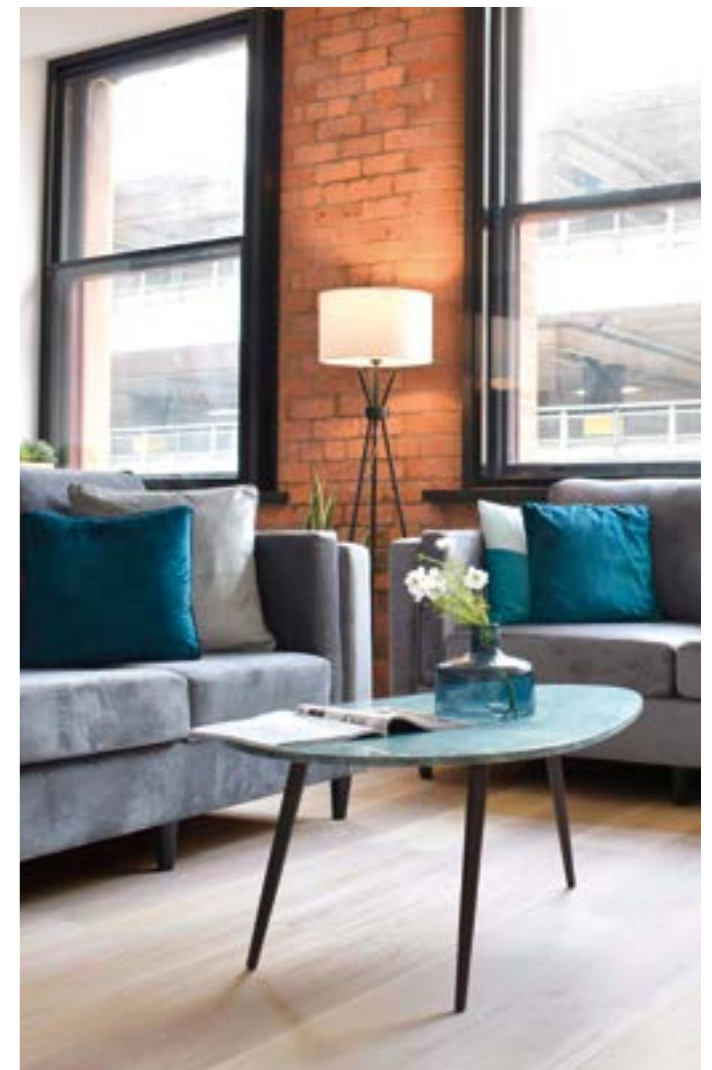
Korlok was the ideal flooring format for this warehouse conversion with its click-locking mechanism and rigid core construction suitable for fitting over uneven sub-floors that needs to be preserved. Additionally, an enhanced acoustic backing reduces noise transfer to floors below by 21dB, meeting building regulations for noise.



**Right**  
Korlok | Texas White Ash RKP8105



**Above and right**  
Korlok | Texas White Ash RKP8105



# FEELING INSPIRED

We have a variety of tools available to help you achieve the look you desire for your project:



## Commercial Floorstyle

Check out our interactive room viewer, Floorstyle. Play around with different floor designs, laying patterns and design features using either our examples of typical commercial settings or upload a photo of a project you're currently working on to choose a floor to suit.

[karndean.com/commercialfloorstyle](http://karndean.com/commercialfloorstyle)



## CGI

We invite you on a journey. An exploration. A chance to experience our products in an unparalleled way. Whether specifying for work, life or play, this immersive CGI tool puts you at the centre of a 360-degree virtual environment. Helping you visualise flooring in a real-world setting.

[karndean.com/interactivejourney](http://karndean.com/interactivejourney)

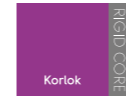






## Commercial brochure

Showcasing photography spanning all sectors, our commercial brochure is a comprehensive guide to all of the products we offer.

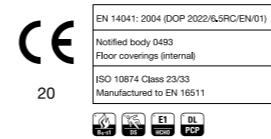
[karndean.com/commercialbrochure](http://karndean.com/commercialbrochure)

# PRODUCTS SPECIFIED



	Standard	Result
 <b>Size</b>	EN ISO 24342	1420 mm x 225 mm
 <b>Thickness</b>	EN ISO 24346	6.5 mm
 <b>Wear layer</b>	EN ISO 24340	0.55 mm
<b>Guarantee</b>	Commercial Residential	15 years* Lifetime guarantee*
 <b>Bevelled edge</b>		Micro

\* Subject to terms. Please speak to your Commercial Specification Manager for more information.



To view the full technical specification for each of our product ranges visit our website: [karndean.com/commercialtechdata](http://karndean.com/commercialtechdata)

## Front cover

Korlok | Texas White Ash **RKP8105**



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# Karndean

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