

# Case Study



Woodberry Down  
Phase 2 Block B

*“We’ve always valued the quality of Sapphire’s end product and open communication.”*

Berkeley Homes, Woodberry Down Phase 2



# Woodberry Down Phase 2 Block B

**Client:** Berkeley Homes

**Contractor:** Dantaag

**Architect:** Hawkins Brown Limited

**Location:** Finsbury Park, London

**Balconies:** 228



## History

In the heart of Haringay, Finsbury Park has a rich history of immigration and sport. Located near Arsenal Football Club's Emirates Stadium, Finsbury Park benefits from a diverse culture of people from across the globe, open green spaces and opportunities for live music, such as London's Wireless Festival.

Woodberry Down is a housing development in Finsbury Park fitted with 228 of Sapphire's cantilever Glide-On Cassette balconies and the opportunity for more housing in the area can only bolster the vibrant nature of the area itself.



## Challenge

Woodberry Down was presented with various challenges from the design stage. Firstly, due to a section of this project being designed to feature affordable housing, a slight design variance was required. The floor build-up in this section meant that the decking height was different and so the fascia element would have been inconsistent. Furthermore, one elevation on this project was a challenge due to a major tree in the way of the project and town planning not allowing this tree to be cut down.



## Solution

To solve these challenges, several elements were included from both a design perspective and an installation perspective. To solve the challenge with differences in fascia elements, a screen-printed design feature was included on the balcony fascias to keep the design visually consistent across the building. Secondly, to avoid the elevation of the building where a major tree was an obstacle, Sapphire's Glide-On™ Cassette® balconies were used, which when lifted could avoid the tree completely.

# Rigid.Ready.Right.

## Step 1

Cast-in anchors were cast into the slab & incorporated thermal break connections offering superior rigidity to the balconies.

## Step 2

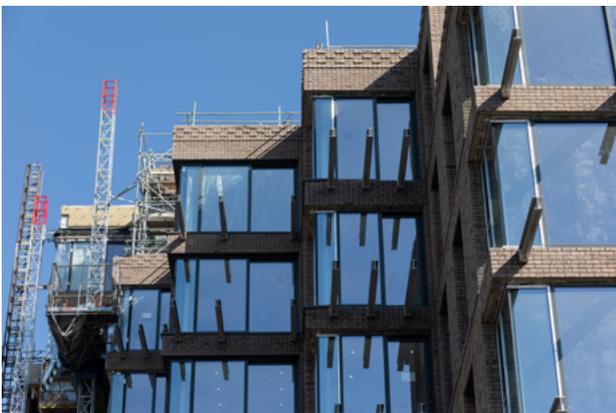
Cassette® balconies were preassembled offsite, including the balustrades, decking & soffits.

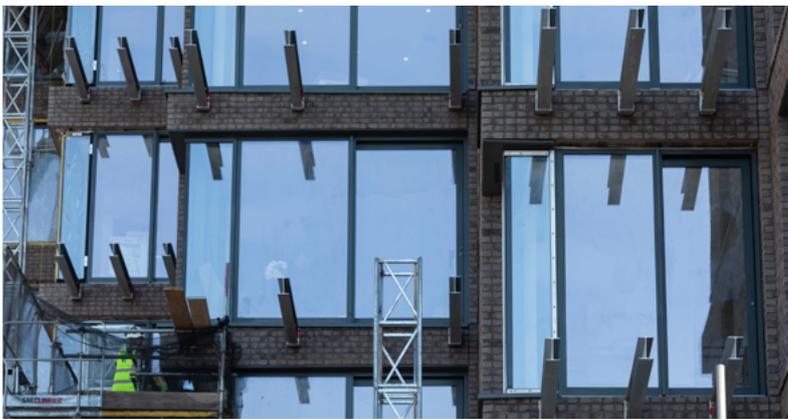
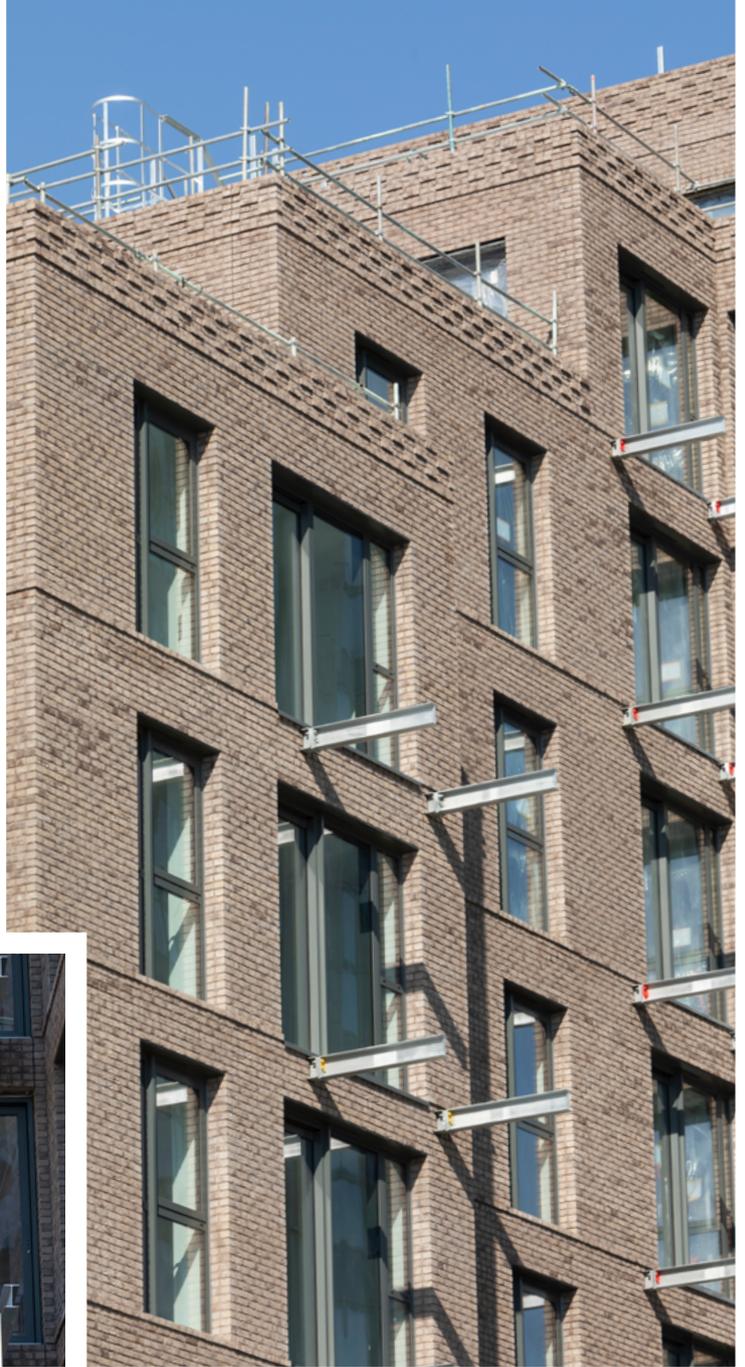
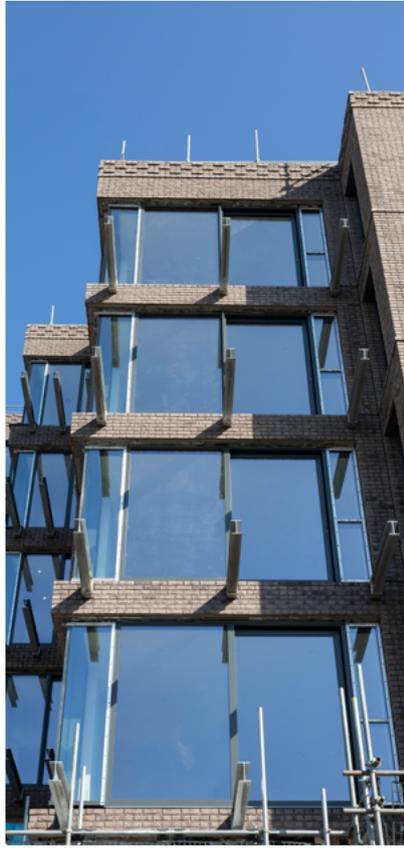
## Step 3

Cassette® balconies were transported with balconies 'nested' onto each pallet making transport both cost-effective & safe. Balconies were pre-slung offsite and ready for installation upon arrival.

## Step 4

Once lifted into position, the Cassettes® simply Glide-On™ to the pre-erected support arms, before completing the simple mechanical fixings.





# NBS Specification

## Woodberry Down Phase 2 Block B

**Manufacturer:** Sapphire Balconies Ltd, 11 Arkwright Road, Reading, RG2 0LU  
0344 88 00 553  
[sales@sapphire.eu.com](mailto:sales@sapphire.eu.com)  
<https://balconies.global/>

**Reference:** Glide-On™ aluminium Cassette® balconies with Crystal® frameless, structural glass

**Balcony anchor:** M30 cast-in anchors incorporating thermal breaks

**Arms:** 2-piece galvanised steel

**Cassette® structure:** Standard 400mm modular Glide-On™ Cassette® balconies

**Soffits:** Polyester powder-coated aluminium controlled draining soffits

**Deck finish:** MyDek RAL 7016 aluminium decking fixed with hidden clips

**Toprail:** 27 x 23mm (nominal) 'U' shaped satin anodised aluminium capping to the top of the glass

**Guarding:** 21.5mm clear toughened laminated heat-soaked structural glass panels PVB interlayer

**Base fixing:** Mechanically fixed to Cassette®

**Fascias** Polyester powder-coated aluminium fascia trim to conceal glass fixings/edge of balcony frame





Sapphire reserves the right to alter specifications and designs without prior notice. Most designs are owned / registered by Sapphire most of which are protected by registered designs, trademarks and patents. All details are given as guidance only and may vary according to project application.

© All rights reserved, no part of this publication may be reproduced in any material form (including photocopying or storing it in any medium by electronic means and whether or not transiently, or incidentally to some other use of this publication) without the written permission of the copyright owner. Application for the copyright owner's permission to reproduce any part of this publication should be addressed to Sapphire.

All facts have been carefully collated and were accurate when researched; these may become out of date. Sapphire takes no responsibility for this. MD241122SE

0344 8800 553  
<https://balconies.global/>  
[sales@sapphire.eu.com](mailto:sales@sapphire.eu.com)

Sapphire Balconies Ltd  
11 Arkwright Road, Reading, RG2 0LU

