



# 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

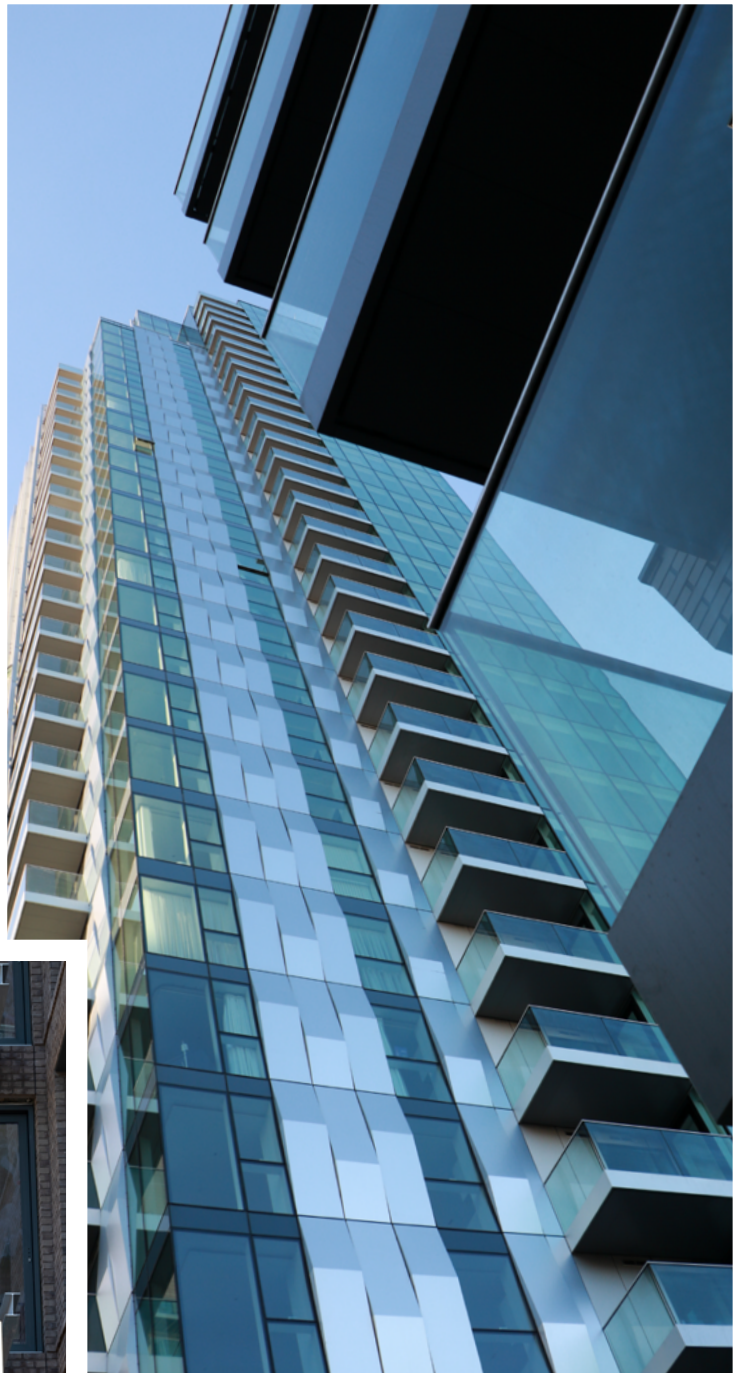
Cassette® balconies were transported with balconies 'nested' onto each pallet making transport both cost-effective & safe. Balconies were pre-slung offsite and ready for installation upon arrival.

## 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









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