



Case Study



SAPPHIRE

300 Harrow Road

*“ The experience with
Sapphire has been good,
you’re a really good
company to work with.”*

Senior Site Manager, 300 Harrow Road



300 Harrow Road

Client: Willmott Dixon Construction (Hitchin)

Contractor: Willmott Dixon Construction (Hitchin)

Architect: Child Graddon Lewis Limited

Location: Westminster, London

Balconies: 71 balcony lifts



History

Situated in Westminster and supported by Westminster City Council, 300 Harrow Road featured over 1,400 metres of community facilities, 112 new homes, 50% of which are designated as affordable. Willmott Dixon have made engaging with the local community a key part of the development of 300 Harrow Road, ensuring that this, the first major scheme completed under Westminster City Council's Fairer Westminster strategy, sees studio and one-bed homes become available under both social and affordable intermediate rent for the public.



Streamlined by Experience, Delivered by Sapphire

With such a large amount of residential work in hand for the development at 300 Harrow Road, Willmott Dixon aspired for their development to become a stable, affordable set of apartments for the Westminster community. Having worked on large-scale developments before, Willmott Dixon's primary goal was to make sure the production of every element was tightly controlled.



Given the nature of the project being the first under Westminster's Fairer Westminster scheme, Willmott Dixon were understandably constrained by needing the support of not only companies they could trust but by needing to work with companies who could help with standardisation and bringing down costs where needed to ensure that 300 Harrow Road truly could be an affordable scheme.

Sapphire was pleased to be able to streamline this project by experience – having worked with Willmott Dixon before, we understood their project aspirations and were able to assist in standardising each building's balconies, both keeping aesthetic design in mind but bringing down excess cost and helping Willmott Dixon to make savings across the board, whilst making sure each balcony adhered to sustainability and affordability standards.



NBS Specification

300 Harrow Road

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
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support@balconies.global
www.balconies.global

Reference Glide-On™ aluminium Cassette® balconies with flat infill vertical bar balustrades

Balcony anchor Cast-in M30 & M16 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 Vista® A2 decking fixed with hidden clips

Toprail 60 x 30 mm tapered profiled aluminium handrail

Guarding 40 x 12 mm flat infill vertical bar balustrades

Base fixing Mechanically fixed to Cassette®

Fascias Polyester powder-coated behind vertical bar aluminium fascias



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