



Case Study

 **SAPPHIRE**[®]

Watford, Riverwell

The full Riverwell development in Watford transformed 70 acres of formerly contaminated industrial land into a vibrant and rejuvenated community. When completed, the redevelopment area will include 750 residential units, office, leisure and retail space. As part of the project the banks of the river Colne were transforming this brown site into a family-friendly living space with access to 4.5 acres of green open space.

*“ Very good
efficient company
and product is first
class ”*

Project Manager – Jarvis Contracting Ltd



Riverwell, Watford

Client: Kier Property / Watford Borough Council

Contractor: Jarvis Construction Ltd

Architect: Lewis and Hickey Architects

Location: Watford

Balconies: 84 Cassettes®



Challenge

Time constraints were a major challenge for this project and all trades needed to work efficiently to keep to the schedule. To keep the programme running smoothly the balconies needed to be ready to be delivered to site on time and installed quickly without delay.

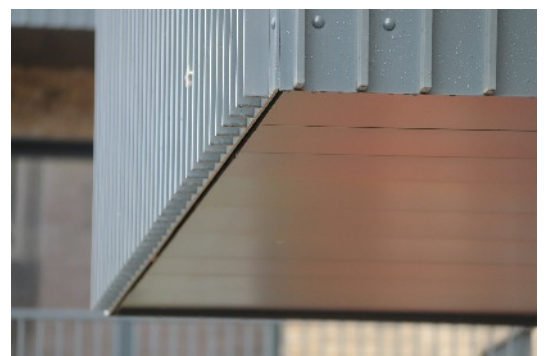
In addition to this, Schoeck cast-in anchors had been installed in incorrect positions posing a challenge for the Sapphire accredited installers



Solution

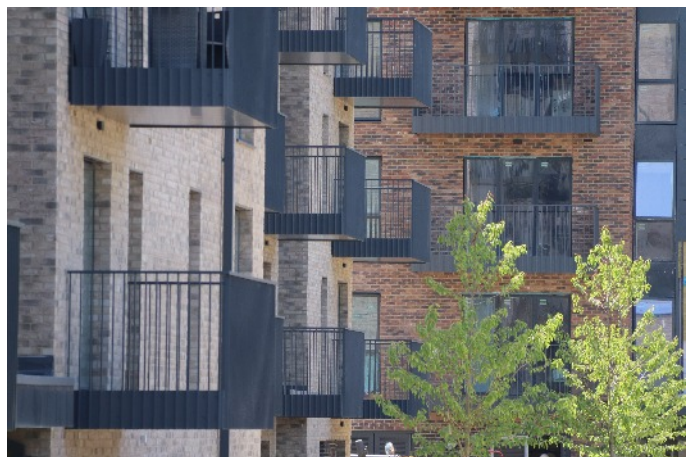
Thanks to our Rigid.Ready.Right. brand promise all 84 balconies were manufactured and securely stored ready to be called to site according to the project's needs. Once the site was ready to receive them the balconies were loaded onto Sapphire lorries and transported to site. From there the Glide-On™ system meant the balconies were installed quickly and easily preventing costly delays associated with traditional bolt-on balcony systems.

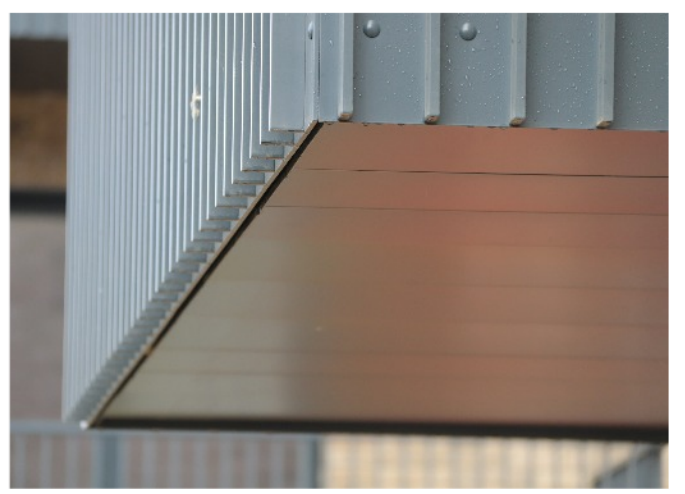
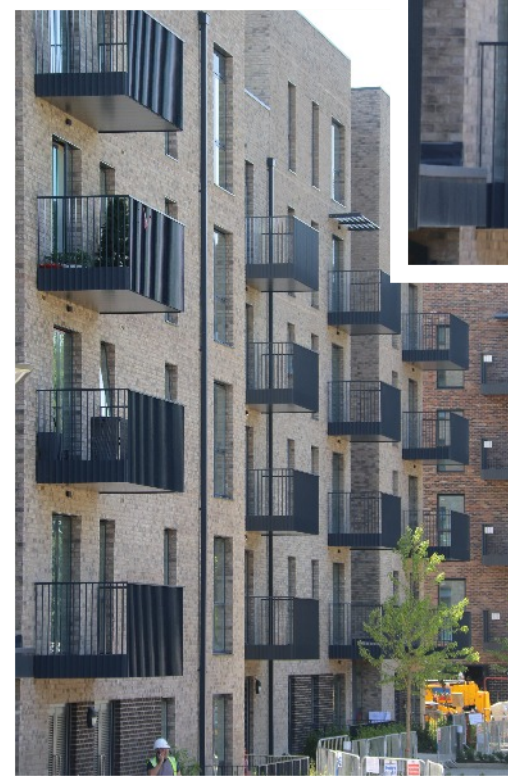
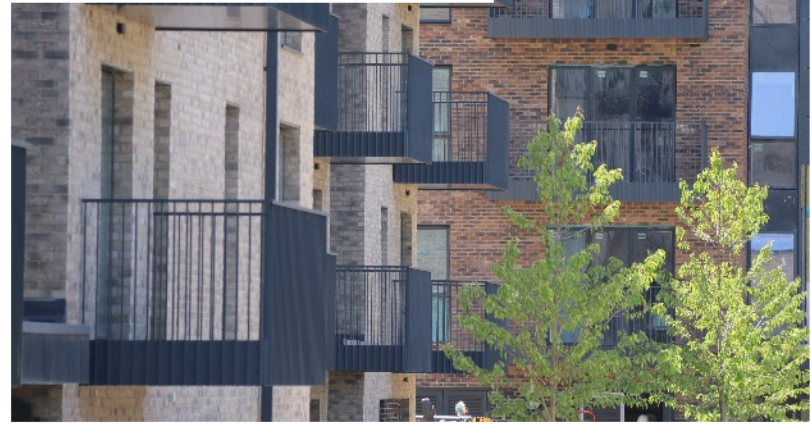
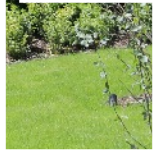
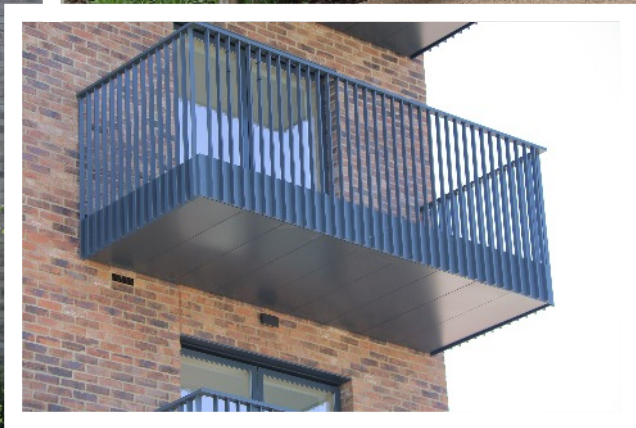
While incorrectly positioned anchors would cause significant delays with traditional balcony systems, our innovative Glide-On™ Cassette® system allows for a tolerance of up to +/- 20mm. This meant the balconies could be fitted correctly first time without the need for difficult on-site adjustments.



Rigid.Ready.Right.

- Step 1** The scheme used cast-in Shoeck anchors to provide a thermal break and Sapphire's arms connected directly to these, taking the bracket from the thermal break within the cavity to outside of the finished façade.
- Step 2** Cassette® balconies were prefinished 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 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

Riverwell, Watford

Manufacturer	Sapphire Balconies Ltd 11 Arkwright Road Reading RG2 0LU 0844 88 00 553 sales@sapphire.eu.com www.sapphire.eu.com,
Reference	Glide-On™ aluminium Cassette® balconies with 40 x 12mm polyester powder coated aluminium flat vertical infill bars..
Balcony anchor	Cast-in Schoeck® KS14 anchor incorporating thermal breaks.
Arms	1-piece galvanised steel
Cassette® structure	Standard 400mm modular Glide-On™ Cassette® balconies
Soffits	Polyester powder coated aluminium soffits controlled draining to front edge
Deck finish	Enjura WPC composite decking fixed with hidden clips.
Toprail	Profiled polyester powder coated aluminium with safety incline towards balcony deck.
Guarding	40x12mm Aluminium vertical bars spaced at 106mm centres and to RAL 7016M, guarding height of 1150mm (polyester powder coated).
Base fixing	Mechanically fixed to Cassette®
Fascias	Polyester powder coated aluminium fascia fixed behind vertical bars extending 40mm above FFL to provide a kickplate around the balcony.





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All facts have been carefully collated and were accurate when researched; these may become out of date. Sapphire takes no responsibility for this. MD270919NRH

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