



Case Study



Kerwin House
(Chequers Lane), Dagenham

“ I’ve been working with Sapphire for around 10 years. Good as gold and wish every company would take a leaf out of your book. 10/10. ”

- Project Manager, Hollybrook Limited



Kerwin House (Chequers Lane), Dagenham

Client: Hollybrook Limited
Telereal Trillium

Contractor: Hollybrook Limited

Architect: Ambrose McCallum Architects
Collado Collins Architects

Location: Dagenham, London

Balconies: 91 balcony lifts



History

Developed in tandem with Transport House, Kerwin House (formerly the Chequers Lane development) was a redevelopment of the Ford Stamping Plant in Dagenham, East London. The London Borough of Barking & Dagenham worked alongside developer Hollybrook to deliver approximately 3,000 residential units across all phases, as well as a 10FE Secondary School, the plan was also developed with the London Plan in mind, seeking 'zero carbon homes' across the whole development.



Streamlined by Innovation, Delivered by Sapphire

With the London Plan for sustainable development in mind, developer Hollybrook aspired to create a series of new, environmentally friendly, MMC-built residential developments in Dagenham fit for both now and the future. Hollybrook & Sapphire had collaborated in tandem on other developments in the area such as Transport House, so building upon the previous relationship was a crucial starting point.

A constraint of this development was the requirement for a balcony on the first-floor level



over 'hunched' stubs, whilst a separate elevation required a balcony on the ground floor over deep roof insulation.

Sapphire streamlined this development by innovation, using our StubGuard® over the 'hunched' stubs to protect the continuity of the fire barrier and benefit the thermal performance across each balcony.

We also created a 'free-standing' balcony on the ground floor level to sit over deep roof insulation. The balcony was designed to sit on four galvanised steel support posts, designed by Sapphire. The balcony was lifted and fitted to these posts and, once the steel beams within the balcony cassette were bolted to the posts, the final lining and levelling of the balcony was completed.



NBS Specification

Chequers Lane, Dagenham

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
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Reference Glide-On™ aluminium Cassette® balconies with flat infill vertical bar balustrades

Balcony anchor Cast-in M30 and 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 on most types and with RWP drainage on types 3 and 3a

Deck finish Innova decking fixed with hidden clips

Toprail Profiled aluminium extrusion, polyester powder-coated, chosen from Sapphire's standard range

Guarding 40 x 12 mm flat infill vertical bar balustrades

Base fixing Mechanically fixed to Cassette®

Fascias Polyester powder-coated behind vertical bar aluminium fascia trim



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