



Case Study



Gascoigne West,
Phase 1



Gascoigne West, Phase 1

Client: London Borough of Barking and Dagenham

Contractor: Wates Construction Limited

Architect: TP Bennett Partnership (London)
White Arkitekter (London)

Location: Barking, Essex

Balconies: 179 balcony lifts



History

Gascoigne West Phase 1 marks a significant development in the landscape of urban housing, showcasing the power of collaboration between leading construction and architectural firms. Invited to join forces with Wates, TP Bennett Architects, and structural engineers, Sapphire Balconies embarked on a mission to enhance the project through meticulous design rationalisation and engineering precision. This collaboration aimed to not only meet the stringent requirements of the London Plan but also to elevate the quality and feasibility of balcony designs within the scheme.



Streamlined by Innovation, Delivered by Sapphire

Sapphire's involvement brought a focused approach to optimising the balcony design, specifically in terms of sizing and fixing key principles such as anchor spacing and balcony dimensions. By aligning the design closely with the London Plan's sizing requirements and leveraging cost-effective material sizes, Sapphire facilitated a more streamlined and efficient construction process. One of the standout achievements of this collaboration was the ability to significantly reduce the weight load imposed by the balconies on the building's structure.



This reduction was instrumental in aiding the structural engineers with the main superstructure design, allowing for a leaner and more cost-effective approach to the building's construction. Through detailed analysis and strategic planning, Sapphire helped to ensure that the balconies not only adhered to regulatory and design standards but also contributed positively to the structural integrity and economic viability of the project.

The collaborative effort on Gascoigne West Phase 1 exemplifies how integrated teamwork between architects, engineers, and balcony specialists can lead to significant advancements in construction methodology. By rationalising the design from an early stage, Sapphire and its partners were able to navigate the complexities of urban development, delivering a project that is both compliant with urban planning regulations and optimised for structural and economic efficiency. This project stands as a beacon of how thoughtful engineering and design collaboration can achieve superior outcomes in modern urban housing developments.



NBS Specification

Gascoigne West, Phase 1

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
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Reference Glide-On™ aluminium Cassette® balconies with vertical bar balustrades in 3 colours across the scheme

Balcony anchor Cast-in M16 & M30 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 top aluminium extrusion, polyester powder-coated, 3 colours across the scheme

Guarding 40 x 12 mm polyester powder-coated aluminium vertical bar balustrades

Base fixing Mechanically fixed to Cassette®

Fascias Polyester powder-coated behind vertical bar aluminium fascia trim



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