



# Case Study



**SAPPHIRE**

Green Man Lane  
Phase 3

# Green Man Lane Phase 3

**Client:** Rydon Construction  
(Green Man Lane)

**Contractor:** Rydon Construction  
(Green Man Lane)

**Architect:** Gibberd Limited

**Location:** West Ealing, London

**Balconies:** 84 balcony lifts



## History

Green Man Lane, Phase 3, marks a continuation and evolution of a residential development that not only adjoins but also distinguishes itself from the earlier phases of the project. Situated in a dynamic urban environment, this phase was designed to seamlessly connect with the architectural and community fabric established by its predecessors, yet introduce its own unique style. Despite the cohesion with past phases, the development team encountered new regulatory challenges that threatened to disrupt the project's continuity. The updated 'Part B' Fire regulations in the UK, following the Grenfell tragedy, introduced stringent requirements that inadvertently complicated the use of glass in balcony designs by omitting laminate glass from the exemption list for facades.



## Streamlined by Collaboration, Delivered by Sapphire

Sapphire Balconies, having been instrumental in the balcony designs of the earlier phases, was once again approached to devise a solution that aligned with the new fire safety standards without compromising the aesthetic and functional integrity of the development. The primary challenge was to create balconies that would comply with the A2-s1, d0 fire rating required by the updated regulations while ensuring that the balconies did not feel detached from those in the adjacent phases.



Leveraging its expertise and innovative approach, Sapphire transitioned from the initially planned glass balustrades to a railing system that met the requisite fire rating. This pivotal adjustment ensured that the balconies remained fully compliant with the new fire safety standards. Despite this change in material and design, Sapphire maintained the Cassette approach, along with the drainage trays and decking used in previous phases, ensuring a coherent visual and functional link across the development. This strategic adaptation allowed Sapphire to provide a fully A2-s1, d0 fire-rated balcony solution that harmonized with the established aesthetic of Green Man Lane, effectively navigating the regulatory landscape without sacrificing design continuity or buildability.

Through close collaboration with the architects and contractors, Sapphire Balconies demonstrated their commitment to innovation, safety, and design excellence. The successful integration of the new railing system into Phase 3 of Green Man Lane stands as a testament to the ability to overcome unforeseen challenges while maintaining the essence and integrity of a multi-phase residential development.



# NBS Specification

## Green Man Lane Phase 3

**Manufacturer** Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU  
0344 88 00 553  
[support@balconies.global](mailto:support@balconies.global)  
[www.balconies.global](http://www.balconies.global)

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

**Balcony anchor** Cast-in anchors incorporating thermal breaks

**Arms** 1-piece galvanised steel

**Cassette® structure** Standard 400mm modular Glide-On™ Cassette® balconies

**Soffits** Polyester powder-coated aluminium positive draining soffits

**Deck finish** MyDek Vista range, fully non-combustible Class A aluminium decking with non-slip PPC coating

**Toprail** Profiled non-metallic polyester powder-coated aluminium

**Guarding** 40x12mm non-metallic polyester powder-coated aluminium flat vertical infill bars

**Base fixing** Mechanically fixed to Cassette®

**Fascias** Non-metallic polyester powder-coated aluminium fascia trim to conceal glass fixings/edge of balcony frame



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 0344 8800 553  
 [www.balconies.global](http://www.balconies.global)  
 [support@balconies.global](mailto:support@balconies.global)

Sapphire Balconies Ltd  
11 Arkwright Road, Reading, RG2 0LU

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