Case Study

SAPPHIRE

Imperial 2, Clockhouse, Bromley-by-Bow

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Client: Danescroft Land Ltd
Contractor: Henry Construction Projects Limited
Architect: Assael Architecture Limited
Location: Bromley-by-Bow, London
Balconies: 79 balcony lifts

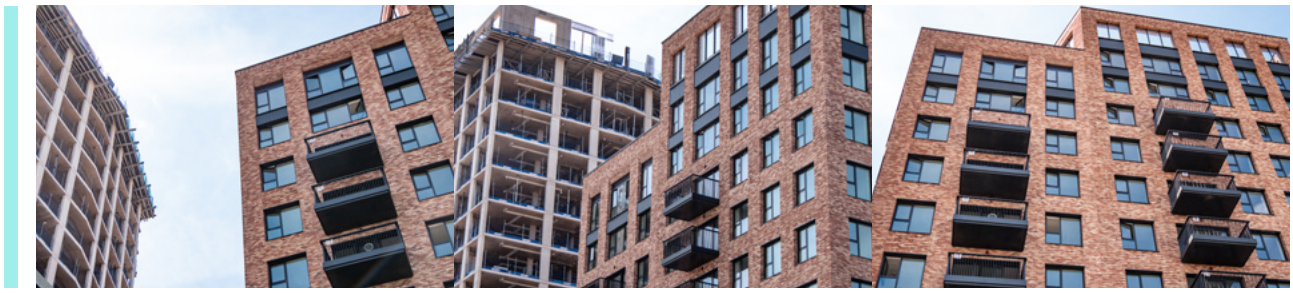
History

An ambitious project, supporting the delivery of a new district centre in Bromley-by-Bow, Imperial Clockhouse aims to regenerate a former scaffolding yard and a group of derelict low-rise industrial buildings, vacant since 2011. The project, consisting largely of affordable housing, features 79 of Sapphire's Glide-On balconies, on which we were pleased to be able to collaborate with Danescroft and Assael Architecture.

Streamlined by Design, Delivered by Sapphire

Developer Danescroft Land Ltd and architect Assael Architecture Limited aspired to develop what was once a 'complex brownfield site', consisting of a former scaffolding yard and derelict low-rise industrial buildings, into a new local community for the Bromley-by-Bow area. The land, already surrounded by community space, was envisioned as the next step in a vibrant community plan, creating living and office space.

The constraints that Danescroft and Assael felt however were due to the design of the project itself. Adherence to London Home Building Standards and NHBC guidance meant that

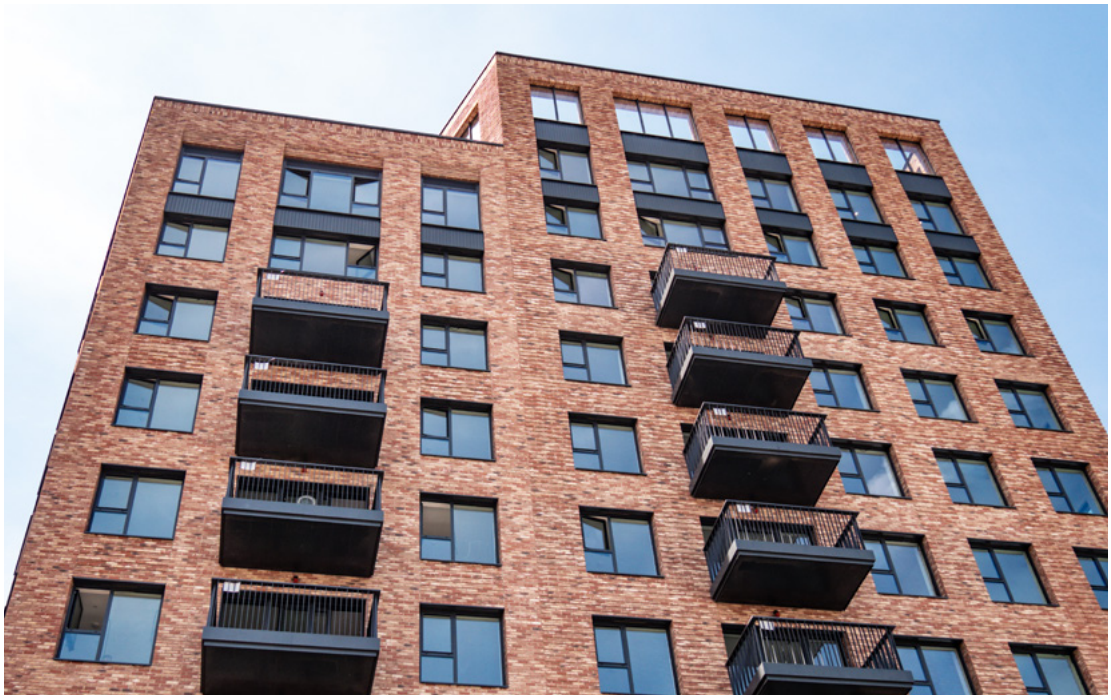


designs had to be strict and affordable housing needed to hit a minimum requirement of over 13% in order for plans to be approved. With this in mind, cost-saving measures needed to be taken, whilst also ensuring that the properties could still be sustainable and attractive to potential buyers.

Sapphire came on board at an early stage to assist in the project becoming streamlined by design. By using a lightweight aluminium design with an aesthetically pleasing patterned bar design, the project was able to keep costs relatively low whilst boosting the attractiveness to buyers from the street.

Rationalisation has a significant role in reducing costs throughout construction from design to finished project. By eliminating unnecessary variation through reducing design complexity and taking advantage of processes like BIM, CAD and MMC approaches to construction, costs can be reduced through reducing design and manufacturing hours.

Sapphire's patterned bar designs are simple to design and construct in our offsite manufacturing facilities, meaning projects can be streamlined by design from an early engagement stage.



NBS Specification

Imperial 2, Clockhouse, Bromley-by-Bow

Manufacturer	Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU 0344 88 00 553 support@balconies.global www.balconies.global
Reference	Glide-On™ aluminium Cassette® balconies with vertical bar balustrades
Balcony anchor	Cast-in M30 & M16 anchors incorporating thermal breaks
Arms	2-piece galvanised steel
Casette® structure	Standard 400mm modular Glide-On™ Cassette® balconies
Soffits	Polyester powder-coated aluminium-controlled draining soffits
Deck finish	A2 fire-rated decking fixed with hidden clips
Toprail	100 x 30 mm aluminium extrusion, polyester powder-coated
Guarding	40 x 12 mm vertical bar balustrades, polyester powder-coated
Base fixing	Mechanically fixed to Cassette®
Fascias	Polyester powder-coated folded sheet-stepped aluminium fascia trim

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SAPPHIRE®