



Case Study

 **SAPPHIRE**

Irwell Riverside,
Salford

Irwell Riverside, Salford

Client: Ideal Modular Homes

Contractor: Ideal Modular Homes

Architect: Shed KM (London)

Location: Salford, Greater Manchester

Balconies: 20 balcony lifts



History

Irwell Riverside represents a groundbreaking project where modern construction methods and innovative design solutions converge to create a sustainable and efficient residential development. The project's core involved a Cross-Laminated Timber (CLT) framed construction, a method chosen for its environmental benefits and rapid construction capabilities. Manufactured in Liverpool, the volumetric units were then transported to the site, embodying the principles of modern modular construction. Recognising the need for specialised balcony solutions that could complement this unique building framework, the modular manufacturer sought the expertise of Sapphire, drawn by their reputation for rapid install success and the offsite benefits their systems offer.



Streamlined by Innovation, Delivered by Sapphire

Sapphire's involvement in the Irwell Riverside project began with an invitation to provide early support and advice, a testament to their known efficiency and the adaptability of their systems to modern construction methods. Sapphire's response was the introduction of their CLT bracket connection system, a solution specifically designed to interface seamlessly with CLT constructions. This system had not only undergone extensive testing in Sapphire's R&D Lab but had also been proven in real-world applications on other CLT projects, ensuring its reliability and performance.



The CLT bracket connection system presented a perfect match for the modular nature of the Irwell Riverside development. It allowed for a rapid and secure method of attaching balconies to the CLT frame, significantly simplifying the installation process. This innovative approach facilitated a streamlined construction timeline, aligning with the modular manufacturer's goals for efficiency and minimised on-site labour. Furthermore, Sapphire's early involvement ensured that the balconies could be designed and manufactured offsite, ready for quick assembly upon delivery, further enhancing the project's efficiency and reducing the overall construction schedule.

Irwell Riverside stands as a prime example of how collaboration between modular construction experts and specialised balcony manufacturers like Sapphire can lead to the successful integration of cutting-edge building techniques with practical, stylish outdoor living solutions. Sapphire's CLT bracket connection system exemplifies the potential for innovative engineering to meet the challenges of modern construction, ensuring that projects like Irwell Riverside not only achieve their sustainability and efficiency goals but also provide high-quality, desirable living spaces for residents.



NBS Specification

Irwell Riverside, Salford

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
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Reference Glide-On™ aluminium Cassette® balconies with frameless, structural glass

Balcony anchor Bespoke connection onto laminated timber and steel frame construction – design by others but to connection loads specified by Sapphire. 15mm full face Farratt TBL thermal pad.

Arms 1-piece galvanised steel

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

Soffits Polyester powder-coated aluminium-controlled draining soffits

Deck finish A1 decking fixed with hidden clips

Toprail 23 x 23 mm aluminium extrusion, satin anodised

Guarding 10+10 (+1.5 PVB interlayer) clear, frameless toughened glass

Base fixing Mechanically fixed to Cassette®

Fascias 2mm aluminium folded sheet, polyester powder-coated, variations over 3m to have vertical joints in fascia



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