

Kenavon Drive, Reading

Client: Bellway Homes

Contractor: Bellway Homes

Location: Reading, Berkshire

Balconies: 82 Cassettes® and 71 Juliette balconies

Value: £1m



Challenge

The project in Kenavon Drive consisted of several different types of balconies. The customer wanted anchor solutions that would work for each application, particularly the complex corner balcony details. Corner balconies were also included in the plans which meant a non-standard bracket was required. During the install, some balconies had to be installed without a crane.



Solution

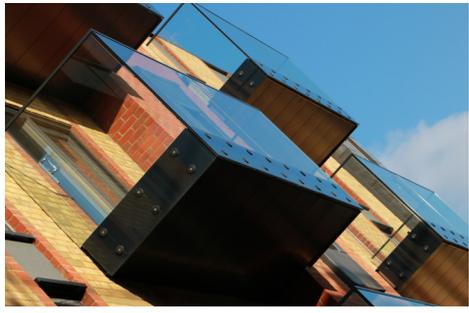
To ensure the framework contractors could cast the brackets in with ease, Sapphire used preassembled one-piece arms with templates and built-in shutters. As the corner balconies were installed in two sections, the install had a leading edge, so a special Syam harness system was used to ensure safety could be maintained. Several of the balconies, including the smaller last block could not be installed by crane, so these were installed, some using a telehandler and some a hiab lorry.



Installation process

- Step 1** Sapphire developed an innovative corner arm and two-piece corner balconies, to overcome the potential deflection issues and the complex interface at the corners.
- Step 2** All balconies were manufactured at Sapphire's offsite production facility in Winchester. Using a lean management one-piece flow production method.
- Step 3** The balconies were transported from Winchester to Reading when required on-site, using a mixture of flat bed lorries, some with hiabs.
- Step 4** Using the Glide-On™ system, the balconies were installed quickly and efficiently. The site workers installing the corner balconies using a Syam harness system which provides a temporary harness location, which can enable required works while preventing falls from the leading edge.





NBS Specification

Kenavon Drive, Reading

Manufacturer	Sapphire Balustrades Ltd 11 Arkwright Road Reading RG2 0LU 0844 88 00 553 sales@sapphire.eu.com www.sapphire.eu.com
Reference	Glide-On™ aluminium Cassette® balconies with Crystal® frameless, structural glass.
Balcony anchor	Sapphire cast-in anchor, pre-assembled with thermal breaks.
Arms	One piece galvanised steel arms.
Cassette® structure	Standard 400mm modular Glide-On™ Cassette® balconies
Soffits	Polyester powder coated aluminium soffits and gutter to Ral 9010 matt, positively draining to rear of balcony, with gutter feeding to down pipe.
Deck finish	WPC composite decking fixed with hidden clips. Colour S8 with PO2 grain finish.
Toprail	Polyester powder coated aluminium capping fixed on top of glass to Ral 7015Matt.
Guarding	10+10mm thick clear toughened Crystal® structural glass panels laminated together with a clear 1.5mm PVB interlayer.
Base fixing	Mechanically fixed to Cassette® using bobbin point fixings.
Fascias	Ceramic screen printed band fascia band on glass, with matching polyester powder coated aluminium discs to Ral 7015 matt.

