



Case Study



Northway House
Whetstone, London

*“ Sapphire balcony’s
are an excellent
design, resulting in
high quality and
rapid installation. ”*

Project Manager, Durkan Limited



Northway House

Client: Redrow Homes

Contractor: Durkan Limited

Architect: RMA Architects Ltd.

Location: North London

Balconies: 165 Cassettes®

Value: £1.4m



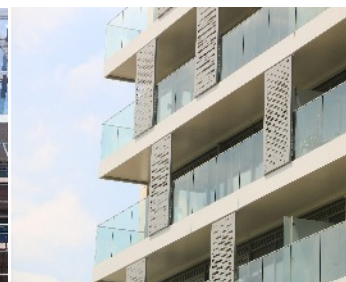
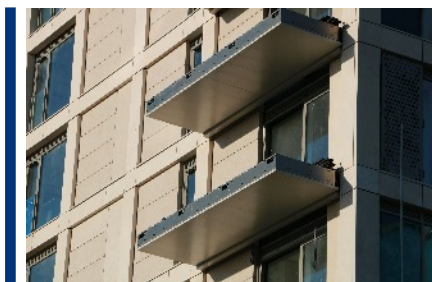
Challenge

Built in the 1970s as an office building, Northway House in the North London suburb of Totteridge and Whetstone, came with a unique set of challenges. Being renovated into a dynamic residential development in the sought-after neighbourhood, conveniences such as balconies were a must. Due to the existing concrete slab, Sapphire were unable to use their preferred cast-in anchors. Large L shaped continuous balconies covered most sides of the building, with some balconies having full height privacy screening and others winter gardens.



Solution

Sapphire's was able to use a strengthened bolt on anchor that provided the necessary and rigid connection between the existing slab and each balcony. The Cassettes® were delivered as preassembled structures, with laminated glass balustrades, powder coated capping, fascia, soffits and gutter for positive draining drip trays positively draining to downpipes. Sapphire was able to overcome the potential problem of limited access on site by delivering seven balconies per flatbed lorry. Using the company's fast-track install method, featuring its pioneering Glide-On™ connectors, it was possible to install all the balcony sections for one floor's L-shaped walkway in a day.



Rigid.Ready.Right.

Step 1

Bolt on anchors are secured to existing slab and the balcony arms are directly connected to the anchors.

Step 2

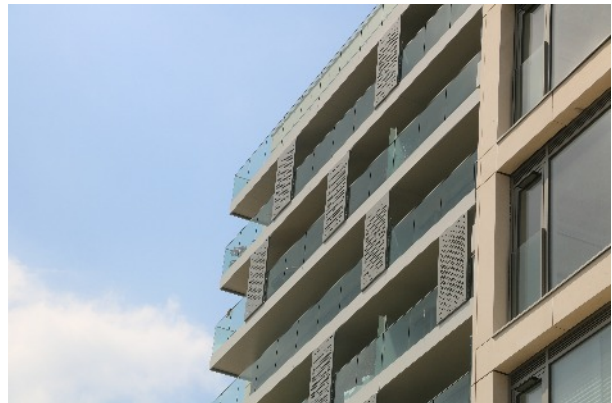
Cassette® balconies for Northway House were manufactured at Sapphire's Thetford production facility while associated works were being completed to the building facade.

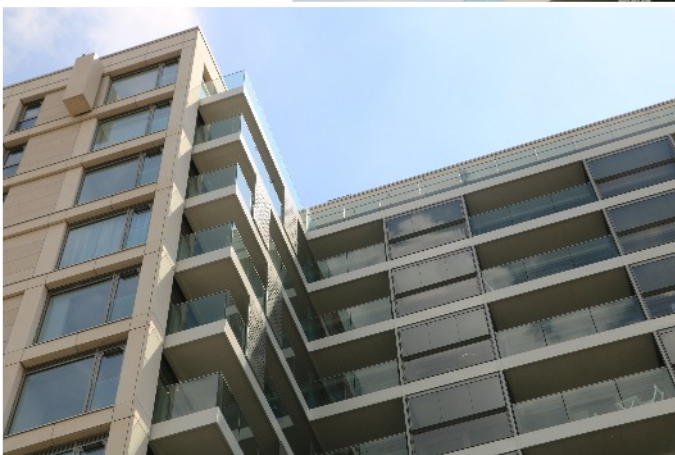
Step 3

Off-site production enables the assembled balconies to be delivered to site, seven at a time, ready for the install team.

Step 4

Using Sapphire's Glide-On™ connectors, it was possible for the site team to install all the balcony sections for one floor's L-shaped walkway in a day.





NBS Specification

Northway House

Manufacturer	Sapphire Balconies 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 post fix anchors with thermal break, extending from slab to bring thermal break in-line with main thermal envelope.
Arms	1-piece galvanised steel. Arms to winter garden areas have provision for mast climber attachment.
Cassette® structure	Standard factory assembled aluminium 400mm modular Glide-On™ Cassette® balconies. With integral deck and soffit.
Soffits	Polyester powder coated aluminium, draining into continuous gutter which has outlets at appropriate locations. Downpipes to others.
Deck finish	Enjura WPC composite decking fixed with hidden clips.
Toprail	25x25mm (nominal) 'U' shaped satin polished stainless steel capping to top of glass.
Guarding	21.5mm clear toughened laminated structural glass panels.
Base fixing	Concealed point fixings to balconies. Polyester powder coated aluminium dry wedge fit channel system to terraces.
Fascias	Polyester powder coated aluminium fascia trim to conceal glass fixings/edge of balcony frame.





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All facts have been carefully collated and were accurate when researched; these may become out of date. Sapphire takes no responsibility for this. MD100818RJ

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