



# Case Study



Queenshurst,  
Kingston upon Thames

*“ Sapphire have a good product & have always been diligent in fulfilling their commission.”*

Technical Manager, Berkeley Homes



# Queenshurst, Kingston

**Client:** Berkeley Group

**Contractor:** Berkeley Group

**Architect:** Carey Jones Chapman Tolcher

**Location:** Kingston upon Thames

**Balconies:** 225 Cassettes®



## Challenge

Queenshurst, at the former Kingston Gas Works site, had a unique stone effect band that wrapped around the building. This band needed to look like actual stone to compliment the facade and total building envelope. This project included a range of projecting and inset balconies, as well as some corner balconies. The majority of the balconies had frameless glass balustrades, all except one elevation which included gold coloured solid side panels.



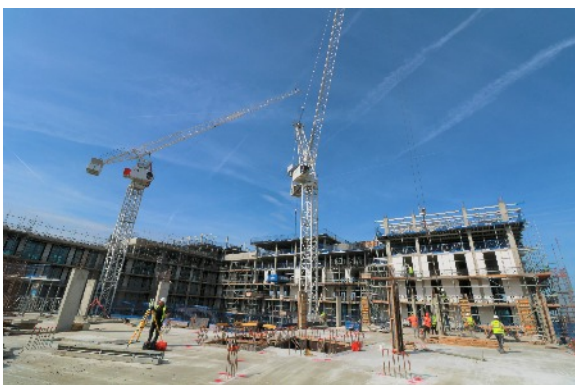
## Solution

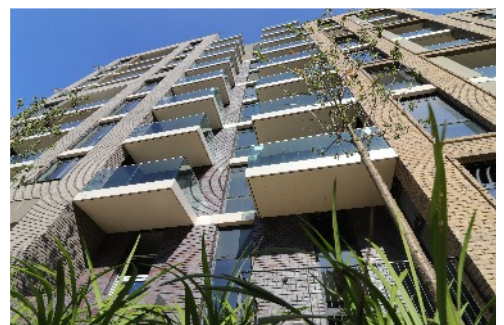
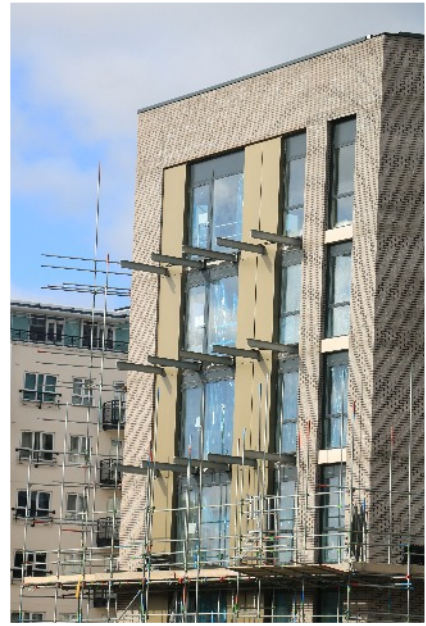
As a solution to the unique stone effect band, Sapphire developed a purpose mixed powder coating for the fascia's and soffits, to enable them to blend seamlessly with the façade detail. This bespoke solution to achieve the required effect is an example of Sapphire's bespoke yet simple innovation to overcome client needs whilst meeting the client's requirements. Glide-On™ balconies are manufactured offsite meaning bespoke sizing adjustments can be manufactured accurately in a quality-controlled factory. The corner balconies at Queenshurst were not the typical 90° angle and the bespoke angle requirements were successfully designed and manufactured to ensure install could be completed quickly and accurately.



# Rigid.Ready.Right.

- Step 1** ○ Balcony bespoke design and GRC effect power-coating created meeting client expectations for the stone effect band on the façade.
- Step 2** ○ Sapphire anchors incorporating thermal breaks are cast-in to the slab and 1-piece steel arms connected to anchor.
- Step 3** ○ Balconies are manufactured at our Thetford production facility and then assembled and stored at our Winchester facility.
- Step 4** ○ Using Sapphire's innovative Counter Balance Lifter (CBL) balconies were installed rapidly, with installers safely inside the apartments, and without need to install soffits afterwards.





# NBS Specification

Queenshurst, Kingston upon Thames

<b>Manufacturer</b>	Sapphire Balconies Ltd 11 Arkwright Road Reading RG2 0LU  0844 88 00 553 sales@sapphire.eu.com www.sapphire.eu.com
<b>Reference</b>	Glide-On™ aluminium Cassette® balconies with Crystal® frameless, structural glass.
<b>Balcony anchor</b>	Cast-in Sapphire anchor incorporating thermal breaks. Supplied by Sapphire installed by others. These included templates for use by RC frame contractor to assemble, set out and cast in these brackets.
<b>Arms</b>	1-piece galvanised steel arm.
<b>Cassette® structure</b>	Standard 400mm modular Glide-On™ Cassette® balconies. Factory assembled aluminium slide on cassette with integral deck and free draining soffit
<b>Soffits</b>	Controlled draining polyester powder coated aluminium with visible colour matched fixings
<b>Deck finish</b>	Enjura FRS wood/plastic composite decking boards.
<b>Toprail</b>	22 x 22mm (nominal) 'U' shaped satin anodised aluminium capping to top of glass
<b>Guarding</b>	21.5mm clear toughened laminated structural glass panels.
<b>Base fixing</b>	Mechanically fixed to Cassette® using bobbin point fixings.
<b>Fascias</b>	Stone effect PPC aluminium fascia to conceal glass fixings and balcony frame.



QUEENSHURST  
A NEW STUDENT COMMUNITY

Berkeley

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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. MD311018RJC

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