



Case Study



SAPPHIRE.

Roneo Corner

“ Sapphire came forward with solutions when needed and can't see any problems on this project either. I'll give you a 10 overall! ”

- Senior Site Manager, Hollybrook Limited



Roneo Corner

Client: Hollybrook Limited

Contractor: FP McCann (Grantham)

Architect: Helix Architecture (London)

Location: Romford, London

Balconies: 32 balcony lifts, relatively simple



History

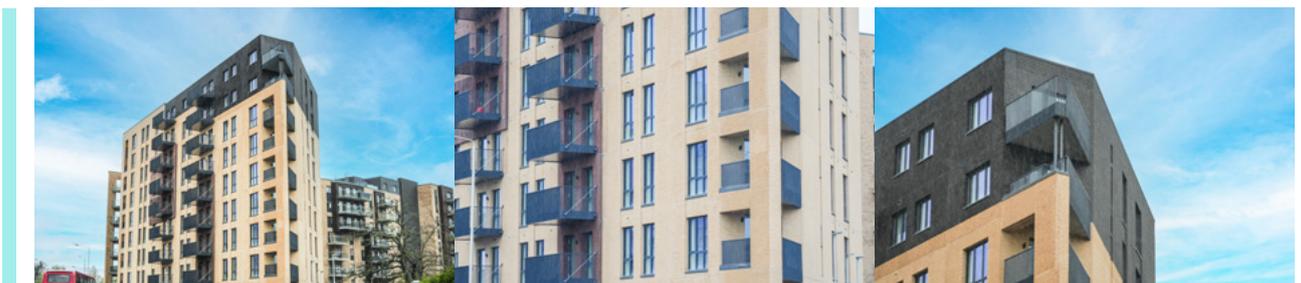
Romford has a storied history in North East London, originally the administrative centre of Havering and with good road links to the centre of London. Over time, this small suburb shifted towards light industry and grew throughout the 20th century to become one of the largest commercial, retail, entertainment and leisure districts in London. Sapphire were pleased to provide the balconies to Speedwell House (formerly known as Roneo Corner), a new major development in Romford providing 48 new residential units to this thriving neighbourhood.



Streamlined by Collaboration, Delivered by Sapphire

Sapphire worked on this development alongside its sister project, Transport House, also developed by Hollybrook Limited.

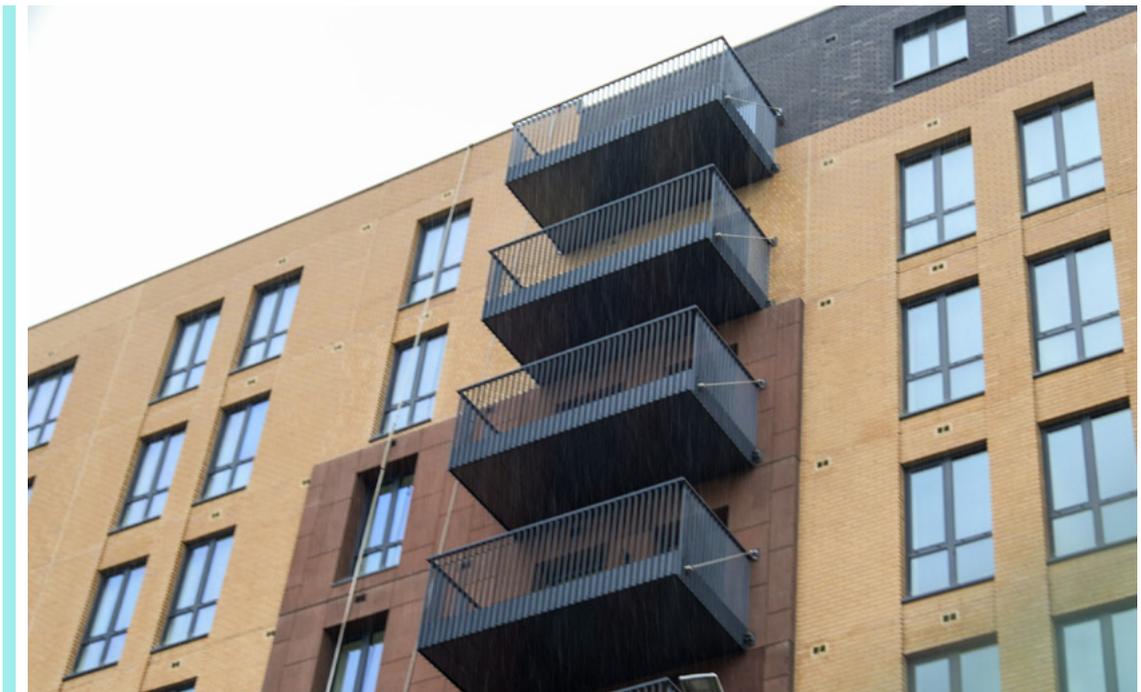
Hollybrook aspired to create a balcony system that could work in conjunction with FP McCann's pre-cast façade system, eliminating the complexities of integrating a traditional balcony connection system to concrete panels. FP McCann and Hollybrook were eager to look into a Tie-Rod system that was both safe and easy to install to their structural sandwich



panel system. Aesthetically, Helix Architecture and Hollybrook were keen for the balconies to play a strong visual role on the project and for the 'industrial' panels to give the impression of shipping containers.

Due to a cantilevered balcony exerting so much moment force, the panel design would have been constrained as there would have needed to be sufficient concrete to structurally support the balcony. One of the key challenges was to reduce balcony loadings enough to be able to design the optimum 'O' panel, commonly referred to as the 'donut' panel – making the windows and doors fully enclosed in the panel and making onsite installation much easier.

Sapphire's unique panel and cross member design, crossed with our innovative Clip-On® Tie-Rod balcony connection allowed for safe installation practices as well as reducing the loading on the precast sandwich panels enough to allow for the 'donut' panel design. We worked alongside Hollybrook and Helix Architecture to come up with an integrated thermal break in the anchor and splice plate tie rod, along with a secondary hook plate, installed once the pre-cast panels were in place. Thanks to this innovative design and collaborative effort, both time on site and money was saved, making sure this development could be delivered from concept to completion in a speedy 20 months.



NBS Specification

Roneo Corner

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
0344 88 00 553
support@balconies.global
www.balconies.global

Reference Tie-Rod attached aluminium Cassette® balconies with sandwich panel, both modular panel and vertical bar balustrading.

Balcony anchor Cast-in M16 anchors connected to precast façade panel, accommodating tie-rod connection.

Arms Not applicable – Tie-Rod connection used

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

Soffits Polyester powder-coated aluminium-controlled draining soffits

Deck finish Innova® decking fixed with hidden clips

Toprail 60 x 35 mm aluminium extrusion, polyester powder-coated with sloped top

Guarding 40 x 12 mm aluminium flat vertical bars at 100 mm centres, polyester powder-coated

Base fixing Mechanically fixed to Cassette®

Fascias Polyester powder-coated behind vertical bar fascia with 50 mm kicker plate behind all vertical bar balustrades



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 0344 8800 553
 www.balconies.global
 support@balconies.global

Sapphire Balconies Ltd
11 Arkwright Road, Reading, RG2 0LU

