

# Case Study



Malgavita,  
Merrick Road

*“Sapphire’s level of design is great. It’s so reassuring to know that everything has been thought of before the product arrives on site.”*

*Gary Wales, McKean*



# Malgavita, Merrick Road

**Client:** Redrow Homes (West London) Limited

**Contractor:** Redrow Homes (West London) Limited

**Architect:** Boon Brown Architects

**Location:** Southall, Middlesex

**Balconies:** 92 balconies, privacy screens included. Split lift inset balconies – two cassettes lifted and joined with a privacy screen in between.

Infill box behind the column on the splayed wall.

Southall's local factories and proximity to Heathrow Airport meant that in the 1950s, the once-small town experienced a boom in popularity. This brand new development is situated just a stone's throw from the pristine Southall station of the Elizabeth Line, Malgavita (currently known as The West Works) is a collection of 2-bedroom apartments, fitted with Sapphire's cantilever Glide-On Cassette® balconies.



## Challenge

Malgavita, Merrick Road, as a project, moved slower than expected so balconies were sent as needed. The project was being developed just as the MyDek Non-Combustible board came out, meaning that balconies that had been specified with Class C decking needed to be changed over to Class A MyDek on-site post-installation, as well as changing the balconies already in production.



## Solution

The team at Sapphire Balconies designed innovative stainless-steel brackets to fix wide tolerance in the new GRC fascia, which had movement tolerance in all directions. Working closely with MyDek, the client and the installer was paramount to getting Malgavita finished on time and to the new specifications set out by the installer. Changing the decking over to the new Class A Non-Combustible range whilst facilitating Client install dates was a key solution for this project. Changing the decking over the last minute meant that Sapphire could ensure a level of proactiveness to ensure safety on the project for not just the client but for the end user too.





### Step 1

Cast-in anchors were cast into the slab & incorporated thermal break connections offering superior rigidity to the balconies.

### Step 2

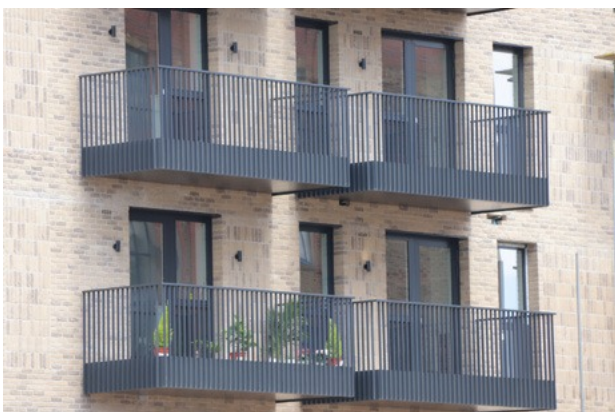
Cassette® balconies were preassembled offsite, including the balustrades, decking & soffits.

### Step 3

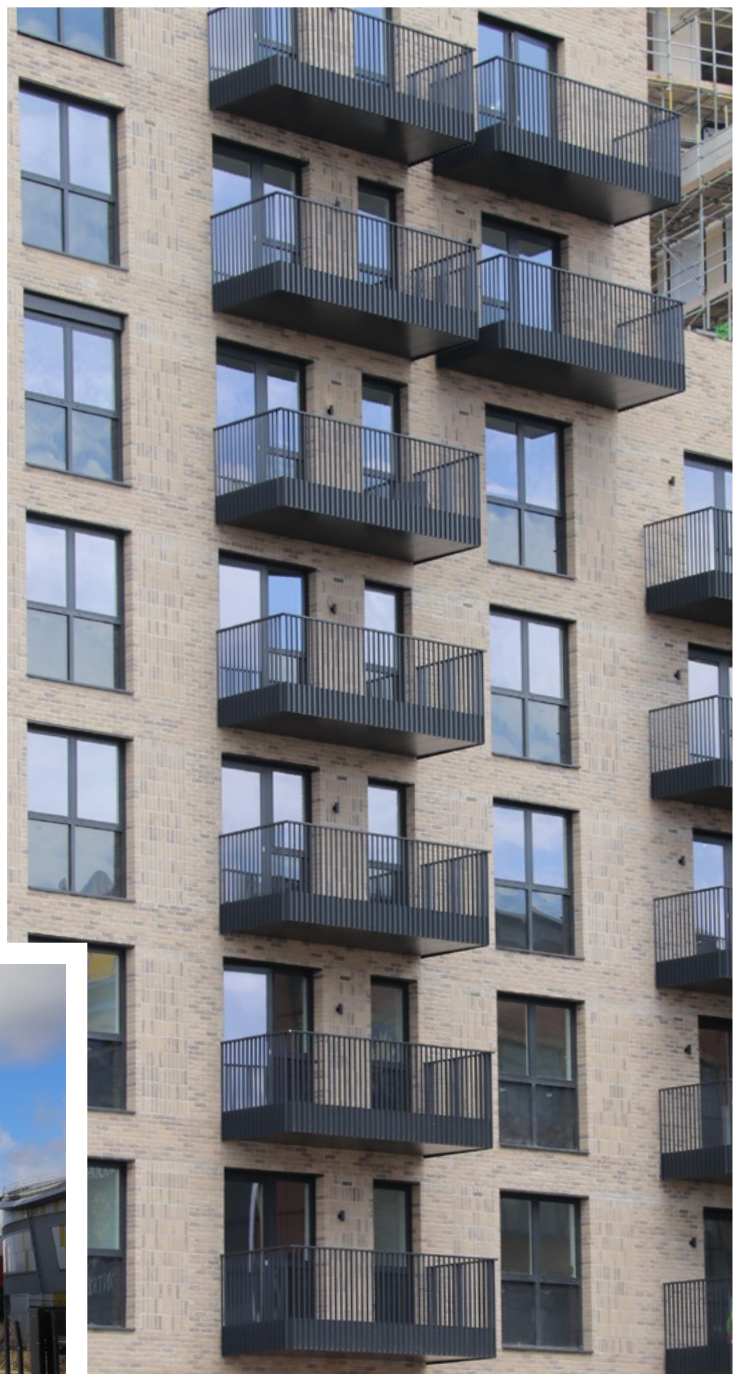
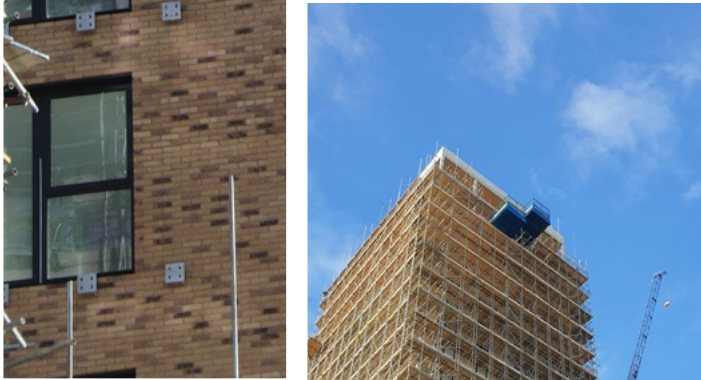
Cassette® balconies were transported with balconies 'nested' onto each pallet making transport both cost-effective & safe. Balconies were pre-slung offsite and ready for installation upon arrival.

### Step 4

Once lifted into position, the Cassettes® simply Glide-On™ to the pre-erected support arms, before completing the simple mechanical fixings.







# NBS Specification

## Malgavita, Merrick Road

**Manufacturer:** Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU  
0844 88 00 553  
[sales@sapphire.eu.com](mailto:sales@sapphire.eu.com)  
<https://balconies.global>

**Reference:** Glide-On™ aluminium Cassette® balconies with vertical bar balustrades

**Balcony anchor:** Cast-in anchors incorporating thermal breaks

**Arms:** 2-piece galvanised steel

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

**Soffits:** Polyester powder-coated aluminium controlled draining soffits

**Deck finish:** MyDek Vista decking fixed with hidden clips

**Toprail:** Profiled polyester powder-coated aluminium. – U-shaped 60x30 mm flat top

**Guarding:** 40 x 12mm polyester powder-coated aluminium flat vertical infill bars with  
100mm polyester powder-coated aluminium kicker plate trim behind bars

**Base fixing:** Mechanically fixed to Cassette®

**Fascias:** Polyester powder-coated aluminium fascia trim to conceal the edge of balcony  
frame fascia raised above the level of the decking to provide a safety kick plate for  
vertical bars









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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. MD070923SE

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