



Case Study

 **SAPPHIRE**

Watkin Road,
Wembley

“Supply and install was very good - very easy to work out any issues and overall a smooth operation from start to finish.”

Will Quibell, Barratt Homes, Watkin Road, Wembley





Watkin Road, Wembley

Client: Barratt Homes Limited

Contractor: Dantaag Ltd

Architect: De Metz Forbes Knight Architects
Limited

Location: Wembley, London

Balconies: 230 balcony lifts



History

Watkin Road, a Barratt London development, is located in the shadow of the iconic Wembley Stadium, drawing inspiration from the area's rich history, notably the ambitious but unsuccessful attempt by Mr. Watkin in the 1800s to construct a tower rivaling the Eiffel Tower. Unlike "Watkin's Folly," the Watkin Road project represents a successful integration of modern living spaces within a historic context. This development was focused on creating cost-effective and simplistically detailed balconies, aligning with the overall architectural vision while ensuring safety and efficiency.



Streamlined by Discovery, Delivered by Sapphire:

Sapphire's involvement in the Watkin Road project was pivotal, especially in addressing one of the most critical aspects of modern construction: fire safety. Working closely with Barratt London, Sapphire introduced its thoroughly tested StubGuard® fire-stopping detail, a solution designed to enhance fire barrier continuity across the balconies. This innovation was integral to the fire engineer's strategy for the building, providing a reliable and effective fire stop that reduced the reliance on the variable skill levels of operatives installing fire-stopping and fire protection measures.



The introduction of pre-manufactured firestops by Sapphire not only simplified the installation process but also ensured a consistent and high level of fire safety across the development. This approach highlighted Sapphire's commitment to delivering solutions that meet stringent safety standards while accommodating the practical needs of construction and installation. By integrating these fire stops into the balcony design, Sapphire helped streamline the balcony journey, ensuring that the balconies were not just aesthetically pleasing and cost-effective but also compliant with the latest fire safety regulations.

The Watkin Road development stands as a testament to the successful collaboration between architects, developers, and balcony specialists. Sapphire Balconies' contribution, particularly in the realm of fire safety, underscores the importance of innovative solutions in modern construction, ensuring that new developments like Watkin Road can provide safe and desirable living spaces within historical and culturally significant areas.



NBS Specification

Watkin Road, Wembley

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
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Reference Glide-On™ aluminium Cassette® balconies with vertical bar balustrades and Crystal® frameless, structural glass behind bars

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 Fire Class A polyester powder-coated aluminium textured PPC plain colour decking with secret clip fixings, single board extension into door reveals

Toprail Non-metallic profiled polyester powder-coated aluminium

Guarding 40 x 12mm Non-metallic polyester powder coated aluminium flat vertical infill bars 6+6mm clear toughened laminated glass behind bars

Base fixing Mechanically fixed to Cassette®

Fascias Non-metallic polyester powder-coated aluminium side fascia behind bars side fixed to balcony frame, with visible front edge of balcony frame with colour-matched visible fixings



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