



Woodberry Down Tower

Client: Berkeley Homes

Contractor: Lindner Façades Ltd

Location: Finsbury Park, North London

Balconies: 157 Cassettes®

Value: £1.2m



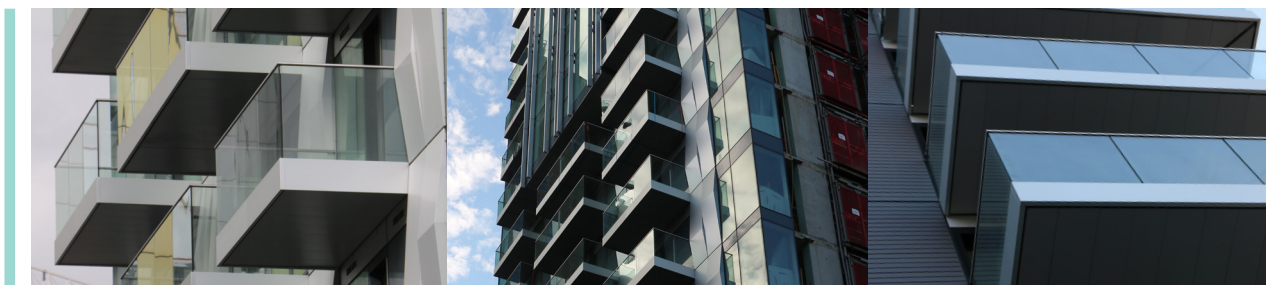
Challenge

Sapphire took control of the project at Woodberry Down after a competitor had ceased trading. Over 150 Glide-On™ balconies were manufactured and installed by Sapphire for Skyline, the development's 30-storey residential tower. Due to a goods hoist which was still erected, 30 balconies could not be installed until it had been taken down. By this point the tower crane had also been removed, adding further complication.



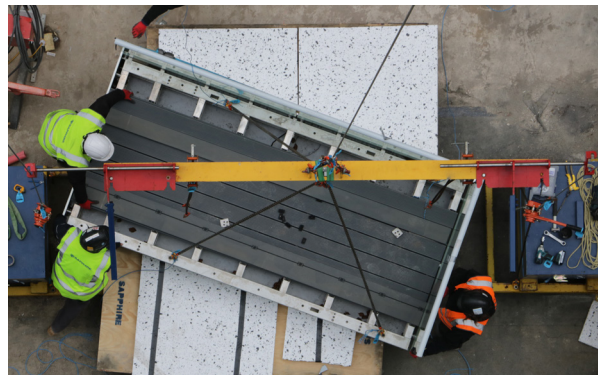
Solution

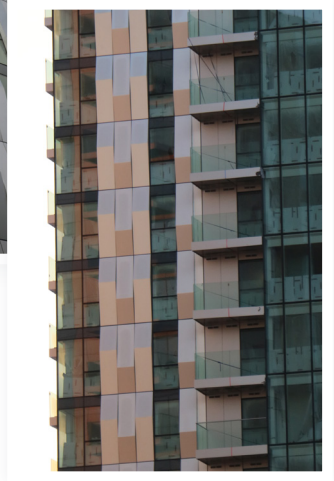
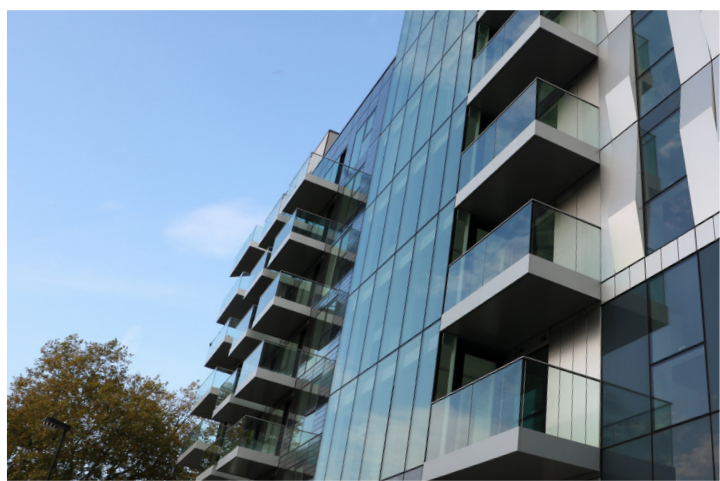
The competitor had intended to install bolt-on balconies, but after they ceased trading Sapphire redeveloped the standard arm design so that the Glide-On™ balconies would still work. As a result, Sapphire could then use the competitor's connections while using the Glide-On™ Cassette® arms. To install the final 30 balconies, Sapphire created an innovative roof hoist to enable installation after the crane had gone. Once finished, the hoist could be dismantled and taken down in the internal goods lift.



Installation process

- Step 1** Balconies were manufactured offsite in Sapphire's production facility then stored allowing time for connections to be completed.
- Step 2** The pre-assembled balconies complete with glass balustrade and fully finished Cassette®, were transported to site on flat bed lorry trailers.
- Step 3** The majority of the balconies were installed using the crane until it was taken offsite. This included two part corner balconies to the mid-rise parts of the development.
- Step 4** The final 30 balconies were installed using Sapphire's specially developed roof hoist to avoid conflict with the goods hoist.





NBS Specification

Woodberry Down Tower

Manufacturer	Sapphire Balustrades 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	Cast-in anchor, pre-assembled with thermal breaks.
Arms	Two piece galvanised steel stubs and arms, with arms fitted after unitised façade installation.
Cassette® structure	Standard 400mm modular Glide-On™ Cassette® balconies
Soffits	Polyester powder coated aluminium soffits to Ral 9006 matt, free draining to front of balcony.
Deck finish	WPC composite decking fixed with hidden clips. Colour S8 with PO2 grain finish.
Toprail	Satin polished 50mm diameter 316 grade stainless steel handrail fixed on top of glass.
Guarding	10+10mm thick clear toughened Crystal® structural glass panels laminated together with a clear 1.5mm PVB interlayer.
Base fixing	Mechanically fixed to Cassette® using bobbin point fixing clamps.
Fascias	Anodised aluminium fascias to match soffits, cladding all sides of balcony to hide fixings.

