



Ash House, Staines

Contractor: ISG PLC

Location: Staines

Balconies: 34 Cassettes® and 7 Juliet Balconies

Value: £356k



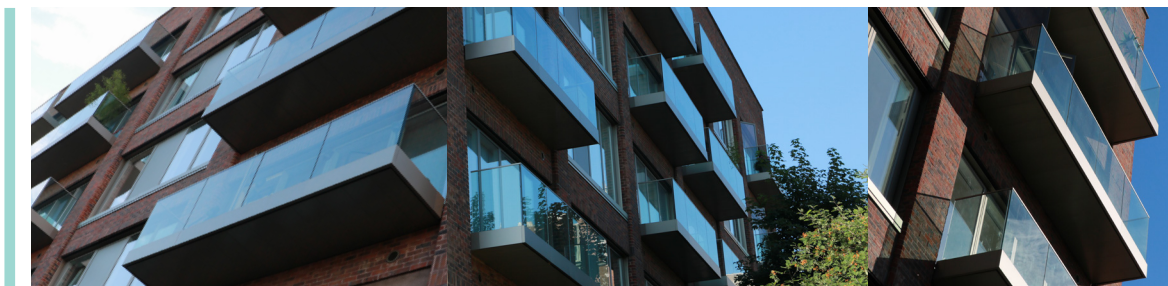
Challenge

A regeneration project which saw an old office block converted into 41 residential apartments. Unlike a new build, it was not able for brackets to be cast in because there was an existing slab and façade. This project also included a very narrow balcony projection and anodised fascias and soffits.



Solution

Sapphire used post-fixed brackets which were fixed through the existing slab. Specialist lifting equipment was also used to ensure the safe handling and install of balconies. For the fascias and soffits, a special aluminium grade was used, giving more consistency for anodising.



Installation process

- Step 1** Post-fixed brackets were fixed through the existing slab. These were the back filled with grout to ensure voids didn't effect the structural performance.
- Step 2** The balconies were manufactured at production facility in Winchester, where they were stored until required on-site.
- Step 3** As the balconies were relatively narrow, they were transported to site sitting in pairs side by side to minimise transport movements.
- Step 4** Using specialist lifting equipment ensured safe handling of the final installation. Tree close to the building meant that the lifting operations were very tricky, so very long chains had to be used from the counter balance.





NBS Specification

Ash House, Staines

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	Sapphire Bolt-on brackets, fixed through slab using resin fixings. With grout poured into voids after fixing.
Arms	One piece galvanised steel arms, fitted with thermal breaks after bolt on brackets.
Cassette® structure	Standard 400mm modular Glide-On™ Cassette® balconies
Soffits	Polyester powder coated aluminium soffits bespoke colour to match bronze anodise, free draining to front of balcony.
Deck finish	WPC composite decking fixed with hidden clips. Colour S8 With P02 grain finish.
Toprail	Square bronze anodised aluminium capping 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	Bronze anodised aluminium fascias to hide all fixings.

