



# Case Study

 **SAPPHIRE**<sup>®</sup>

Ocean Estate,  
Stepney Green

Ocean Estate site H was part of an award winning £50 million regeneration scheme in Stepney Green. Ocean Estate was once one of the country's most deprived neighbourhoods and the scheme aimed to rejuvenate the area into a safe, pleasant place to live in.

Balconies on this project were unique with the use of aluminium panels not only to the sides of the balcony, but the front too. This provides additional privacy and security to residents whilst maintaining the added light and views offered by the laminate glass panels.

# Ocean Estate, Stepney Green

**Client:** Higgins construction

**Contractor:** McKean Construction

**Architect:** Levitt Bernstein

**Location:** Stepney Green, London

**Balconies:** 68 Cassettes®



## Challenge

The project had high standards and required unique details to deliver homes that were just right down to the finest details.

The client requires a bespoke wide handrail and a very specific high gloss level to the powder coating on the aluminium panel balustrades and soffits. The use of front and side aluminium panel balustrades was a first for us and brought a unique look to the project.

The project also featured winter gardens which needed to match seamlessly with the balconies.

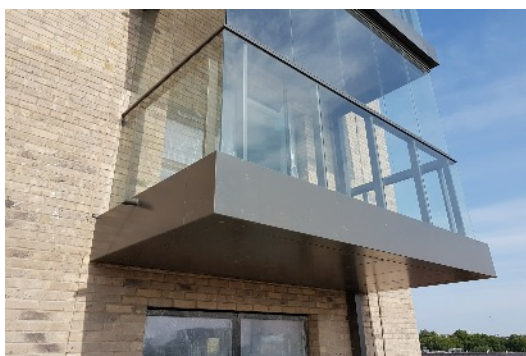


## Solution

We designed the wide handrail to the client's exact specification.

Glide-On™ balcony Cassettes® arrived on site prefinished with high gloss aluminium panel balustrades and soffits safely nested to protect them during transit.

To ensure uniformity across the project the high gloss powder coating on the aluminium soffits and balustrade panels was matched to the colour of the winter gardens. This coordination between the supplier of the winter gardens and Sapphire gave a seamless finish to the building with the benefits of the Glide-On™ system.



# Rigid.Ready.Right.

## Step 1

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

## Step 2

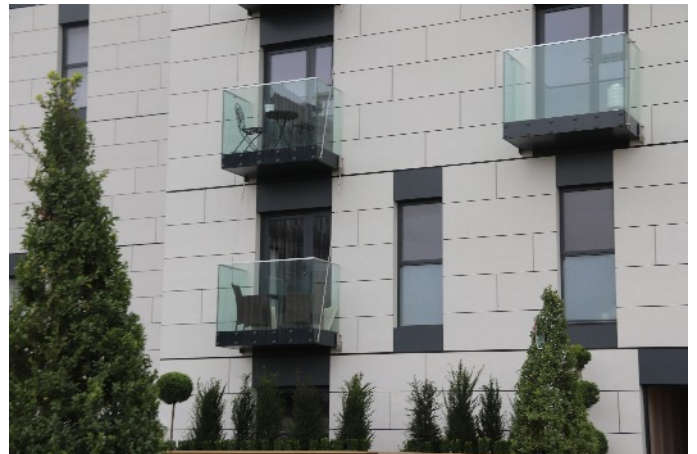
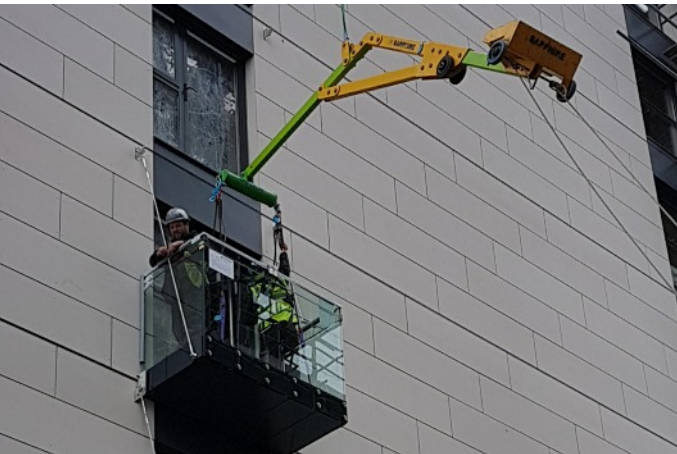
Cassette® balconies were preassembled offsite, including the balustrades, decking & soffits.

## Step 3

Cassette® balconies were transported with balconies 'nested' onto each pallet making transport both cost effective & safe. Balconies

## 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

Ocean Estate, Stepney Green

|                            |   |
|----------------------------|---|
| <b>Manufacturer</b>        | Sapphire Balconies Ltd 11<br>Arkwright Road Reading<br>RG2 0LU<br><br>0844 88 00 553<br>sales@sapphire.eu.com<br>www.sapphire.eu.com  |
| <b>Reference</b>           | Glide-On™ aluminium Cassette® balconies with Crystal® frameless, structural glass.  |
| <b>Balcony anchor</b>      | Cast-in Schoeck® KS14 anchor incorporating thermal breaks.  |
| <b>Arms</b>                | 1-piece galvanised steel.   |
| <b>Cassette® structure</b> | Standard 400mm modular Glide-On™ Cassette® balconies  |
| <b>Soffits</b>             | Polyester powder coated aluminium, draining to outlet for connection to RWP   |
| <b>Deck finish</b>         | Enjura WPC composite decking fixed with hidden clips.   |
| <b>Toprail</b>             | 22 x 22mm (nominal) 'U' shaped polyester powder coated aluminium capping to top of glass.   |
| <b>Guarding</b>            | 21.5mm clear toughened laminated structural glass panels PVB interlayer. Solid panels formed of polyester powder coated aluminium to the sides and front of some balconies. |
| <b>Base fixing</b>         | Stainless steel mechanically fixed to Cassette®   |
| <b>Fascias</b>             | Polyester powder coated aluminium fascia trim to conceal glass fixings/edge of balcony frame.   |





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