



# Case Study



Eastlands  
E01 & E02

*“[Sapphire are] a reliable balcony provider with a quick easy install who will make the job safer and quicker... everyone raves about the quality. ”*

Project Manager - Wates



# Eastlands E01 & E02

**Client:** Wates

**Contractor:** Wates

**Architect:** PRP Architects

**Location:** Wembley, London

**Balconies:** 610

The Madison, Eastlands E01 & E02, is one phase of a substantial development of Wembley Park surrounding Wembley Stadium. Wembley Park is an 85-acre development by Quintain comprising of an astounding 8,400 new homes, a 7-acre park and extensive office and retail space totaling 8.8 million sq ft. Wembley Park is set to be an exceptional place to live with bustling shops and venues and, of course, the stadium right on the doorstep. Block E01 & E02 was constructed by Wates and designed by PRP Architects.



## Challenge

The Madison's central location meant limited storage space on site so offsite manufactured modular balconies were essential. Given the project's location the site had strict procedures in place for deliveries, maintaining a high level of security. Delivery slots were booked in advance in order to access the holding area meaning there was no time for delay in logistics.

The Madison, Eastlands E01/02 required agility in both production and install due to the tumultuous time the nation faced while the project was ongoing. COVID-19 restrictions were at their height during the install process with social distancing measures to abide by whilst many sites across the UK closed the gates entirely. Changes in the specification during production required agility in manufacturing which would be costly with traditional balcony methods.



## Solution

Working closely with the site team our logistics team were able to coordinate deliveries to arrive just as they were needed, which were then installed quickly and easily. Delivery slots were booked in advance to access the holding area and maintain the exceptional levels of site security at Eastlands. This meant there was no time for delays en route to



Wembley as our logistics team remained in close contact with drivers and site teams throughout.

One of the ways the logistics and design team worked together to ensure smooth deliveries to site was by redesigning our double stacking trailers. These in addition to our 'nesting' techniques allows for fewer deliveries to site and drastically cuts emissions. With deliveries of balconies daily the project manager was impressed by the volume which were delivered in "a short space of time".

The majority of the balconies were fitted during the height of the COVID-19 lockdowns while many of the nation's projects ground to a halt. Although some other companies on site were called off due to social distancing restrictions, the install of our Glide-On™ balconies continued due to the ease of the system.

Through a system of close coordination between our logistics team and the installers on site all 610 balconies were installed quickly and safely. Our accredited installers Steelbuild maintained exceptionally high standards of safety on site with rigorous COVID checks of all staff. Their standards were so high they won the Wates supply chain award for Health, Safety and Wellbeing for their work at The Madison.

The decking chosen for the balconies was upgraded to the MyDek Vista range which was changed without difficulty due to our nimble offsite manufacturing and storage facilities. Our offsite manufacturing method also allows for exceptional QA standards, guaranteed by our Rigid.Ready.Right. brand promise, the project manager commented "everyone raves about the quality".

The project manager also described Sapphire as "a reliable balcony provider with a quick easy install who will make the job safer and quicker".





RigidReadyRight.

### Step 1

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

### Step 2

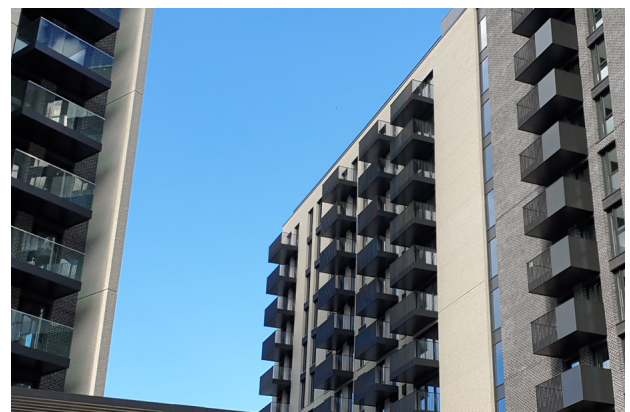
Cassette® balconies were preassembled offsite, including the balustrades, decking & soffits.

### Step 3

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

## Eastlands E01 & E02

<b>Manufacturer:</b>	Sapphire Balconies Ltd, 11 Arkwright Road, Reading, RG2 0LU 0844 88 00 553 <a href="mailto:sales@sapphire.eu.com">sales@sapphire.eu.com</a> <a href="http://www.sapphire.eu.com">www.sapphire.eu.com</a>
<b>Reference:</b>	Type 1 – Glide-On™ aluminium Cassette® balconies with vertical bar balustrades with solid infills  Type 2 – Glide-On™ aluminium Cassette® balconies with Crystal® frameless, structural glass balustrades
<b>Balcony Anchor:</b>	Cast-in anchors incorporating thermal breaks
<b>Arms:</b>	2-piece galvanised steel
<b>Cassette® structure:</b>	Standard 400mm modular Glide-On™ Cassette® balconies
<b>Soffits:</b>	Polyester powder coated aluminium controlled draining soffits
<b>Deck finish:</b>	Some MyDek Vista range aluminium decking, some Enjura Class B WPC decking both fixed with hidden clips
<b>Toprail:</b>	Type 1 – 22 x 22mm (nominal) 'U' shaped satin anodised aluminium capping to top of glass  Type 2 – Profiled polyester powder coated aluminium
<b>Guarding:</b>	Type 1 - 21.5mm clear toughened laminated structural glass panels PVB interlayer  Type 2 – 40 x 12mm polyester powder coated aluminium flat vertical infill bars
<b>Base Fixing:</b>	Mechanically fixed to Cassette®
<b>Fascias:</b>	Type 1 – Polyester powder coated aluminium kickplate set behind vertical bars  Type 2 – Polyester powder coated aluminium fascia trim to conceal glass fixings/ edge of balcony frame









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