



# Case Study



**SAPPHIRE**<sup>®</sup>

Greenwich Millennium  
Village - Phase 5

*“Sustainability and inclusivity are at the heart of the project, creating eco-friendly homes for the existing and growing community in Greenwich”*



# Greenwich Millennium Village - Phase 5

**Client:** Bennett Construction

**Contractor:** Bennett Construction

**Architect:** Jestico Whiles & Associates

**Location:** Greenwich, London

**Balconies:** 71

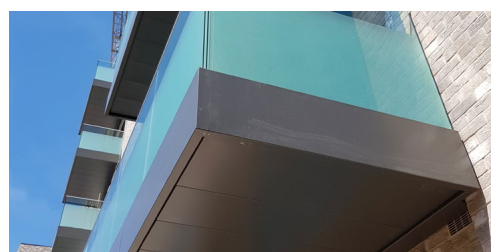
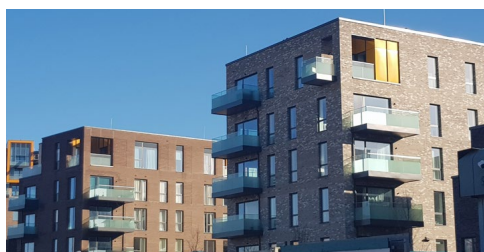
Greenwich Millennium Village phase 5 is a joint venture between developers Countryside and Taylor Wimpey, in association with the Mayor of London. This multi-phase development will create up to 3,600 new homes and mixed-use real estate on the Greenwich Peninsula, alongside its very own ecological park. Sapphire was invited to design, manufacture and supply the balconies for the fth phase of the development, which had its own individual character.



## Wider Project

Greenwich Millennium Village phase 5 is the first of the government's Millennium Communities. This initiative set out to construct seven new 'villages', which are intended as models for 21st-century community living. Greenwich Millennium Village phase 5, which is located at the southern end of the formerly industrial 300-acre Greenwich Peninsula, is also part of the extensive Thames Gateway regeneration project. Currently, it is considered to be one of the largest regeneration projects of its kind in London.

Sustainability and inclusivity are at the heart of the project, creating eco-friendly homes for the existing and growing community in Greenwich. The developers and architects combined innovative design, construction and planning to create a variety of housing types and tenures alongside excellent amenities and green spaces. This gives a vibrant, mixed community everything they need to thrive, from schools and play areas to an IMAX cinema, all within walking distance.







## GMV 5

We worked on the fifth phase of the Greenwich Millennium Village phase 5 development, which included four new, independent blocks consisting of 62 apartments, 11 maisonettes and 23 affordable homes. The new phase also consists of 16 new townhouses ranging from two to four storeys. The entire development was built according to the Code for Sustainable Homes, Level 4, ensuring that the development works alongside the ecological park to restore nature to this former industrial site.



## Challenge

Each building in the Greenwich Millennium Village phase 5 development has its own unique character. The balconies were a particular feature of this new phase, giving apartments an attractive, valuable patch of outdoor space. However, the principal challenge of the GMV phase 5 development was the delivery time. During construction, the project programme was shortened so the development could be completed ahead of schedule.

This meant that the balconies had to be delivered quickly and efficiently, without compromising on precision and quality control.





## Solution

In this scenario, our design and offsite manufacture capabilities were integral to the project's success. After the confirmation of the reduced deadline, we were able to manufacture, prepare and store the balconies at our offsite location. This meant that the complete balconies could be delivered efficiently and to time while saving the client storage space onsite. Meanwhile, our Glide-On™ Cassette balconies could be installed rapidly and easily once delivered.







RigidReadyRight.

### Step 1

Anchors were cast into the slab and incorporated thermal break connections, offering superior rigidity to the balconies.

### Step 2

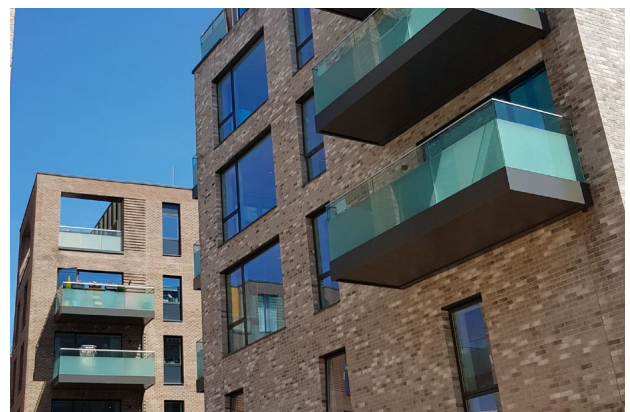
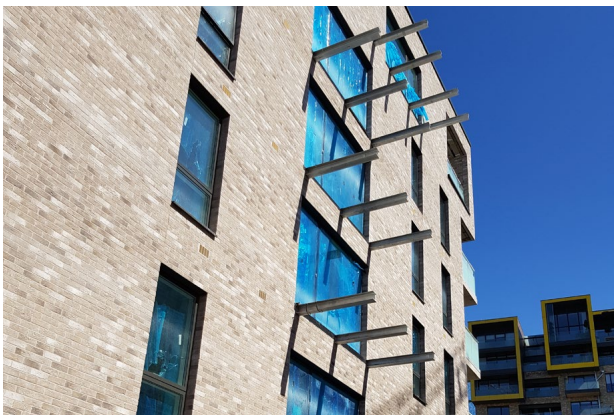
Cassette® balconies were preassembled offsite, including the balustrades, decking and soffits.

### Step 3

Cassette® balconies were transported with balconies 'nested' onto each pallet making transport both cost-effective and 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.







## Results

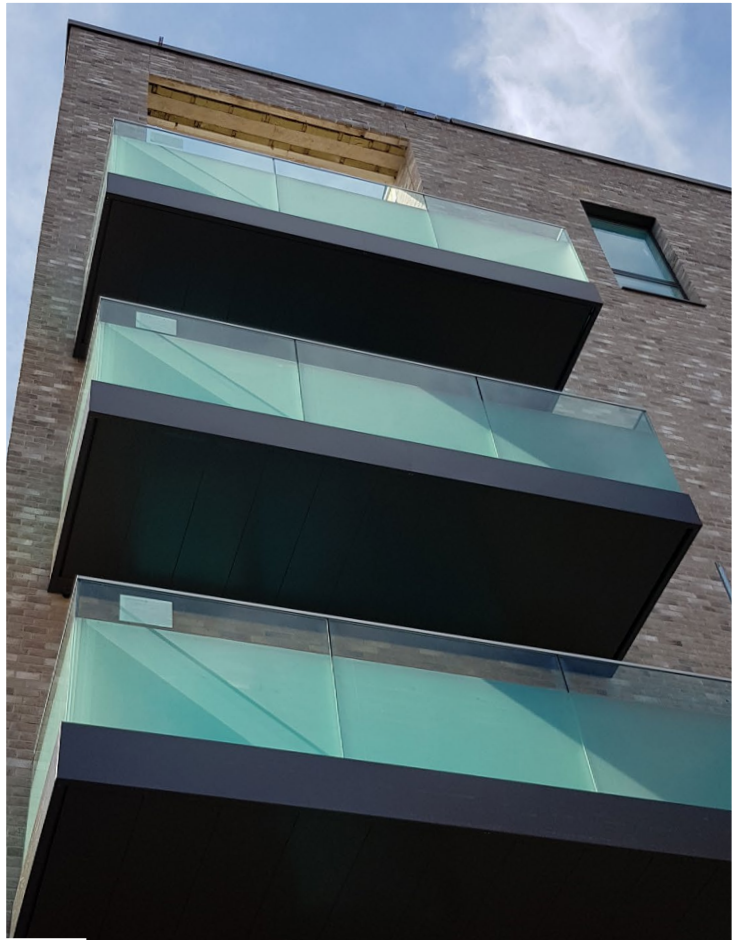
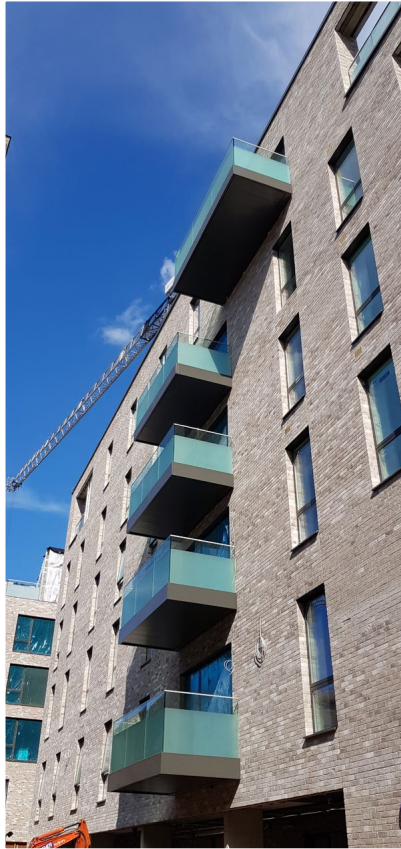
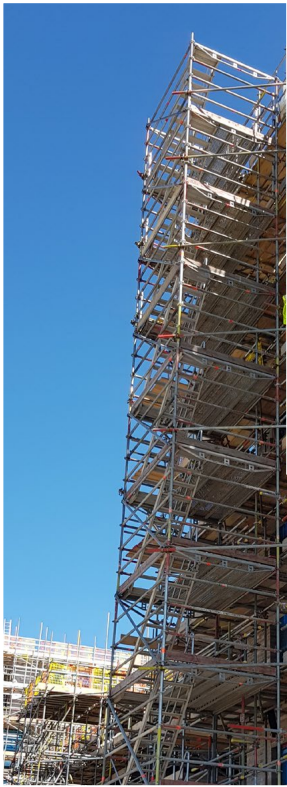
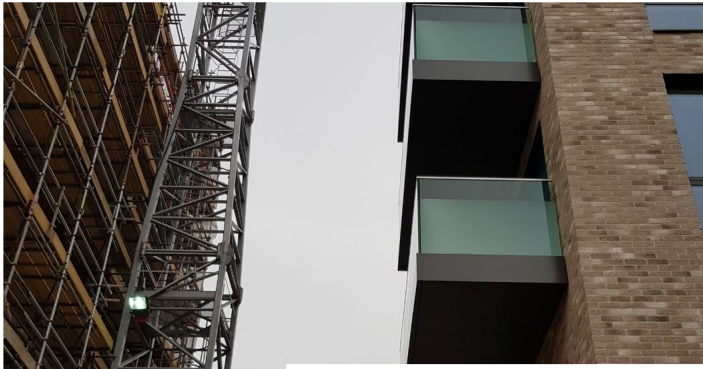
Thanks to our storage and logistical capabilities, we were able to deliver the project to time, even in light of the reduced deadline. Furthermore, the ease of installation meant fitting the balconies was swift and hassle-free. This quick turnaround was achieved without compromising on quality – Sapphire’s balconies twice the rigidity specified in the British Standards and beautifully finished. The result was an attractive addition to these characterful contemporary apartments, adding yet more desirable yet affordable real estate to the Greenwich Millennium Village.











# NBS Specification

## Greenwich Millennium Village Phase 5

<b>Manufacturer:</b>	Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU 0844 88 00 553 sales@sapphire.eu.com www.sapphire.eu.com
<b>Reference:</b>	Glide-On™ aluminium Cassette® balconies with Crystal® frameless, structural glass.
<b>Balcony Anchor:</b>	Cast-in anchors 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 positive draining soffits.
<b>Deck finish:</b>	Enjura WPC composite decking fixed with hidden clips.
<b>Toprail:</b>	22 x 22mm (nominal) 'U' shaped satin anodised aluminium capping to top of glass.
<b>Guarding:</b>	21.5mm clear toughened laminated structural glass panels PVB interlayer with obscure sandblasted glass.
<b>Base Fixing:</b>	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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