



Case Study



Greenwich Millennium
Village Phase 6



Greenwich Millennium Village Phase 6

Client: Bennett Construction Limited
Contractor: Bennett Construction Limited
Architect: Jestico Whiles & Associates
Location: Greenwich, London
Balconies: 84

The Greenwich Millennium Village Phase 6 is a venture by Bennett Construction Limited designed by Jestico Whiles & Associates. Sapphire was invited to design, manufacture and supply the balconies for the sixth phase of the development. This particular project was a little tricky as there were various challenges arising due to limited space on site. Our team at Sapphire had to work around obstacles on site in order to install the 84 Glide-On™ balconies for this project.

Greenwich Millennium Village 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. GMV, 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.



Challenge

The primary challenge for the site team was navigating through tricky access conditions for the installation of the balconies. Some of the balconies had to be installed around a bike shelter, leaving very little room of only about 4 inches clear for carrying out the installation process.

Installation of the balconies had to be put on hold due to the space constraints onsite as there was other work going on that could not be interrupted.



Solution

In order to navigate the limited space on site we brought in specialist lifting vehicles to assist and ensure the smooth fixing of the cassettes onsite. The last few cassettes were sent on a lorry with a hiab crane so that they could be installed on time without obstructing other work on site.

Our Glide-On™ balconies are manufactured and preassembled in a factory and require minimal onsite finishing, essential when working with limited space and tricky access for the installation. Since our balconies are preassembled and delivered ready for installation, they reduce the amount of work and time onsite and require minimal space for the installation process. The factory-controlled environment that they are manufactured and assembled in ensures premium quality. The aluminium cassettes are lightweight compared with steel and reduce the number of façade penetrations required to fix them on the building. The balconies were designed with obscured Crystal® laminate glass balustrades providing residents with greater privacy and shading in the warmer months.



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 primarily with balconies 'nested' onto each pallet making transport both cost effective & safe. The final few were transported on a hiab lorry in order to navigate the limited space on site. 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

Greenwich Millennium Village Phase 6

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| Manufacturer: | Sapphire Balconies 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 anchors incorporating thermal breaks |
| Arms: | 1-piece galvanised steel |
| Cassette® structure: | Standard 400mm modular Glide-On™ Cassette® balconies |
| Soffits: | Polyester powder coated aluminium soffits positive draining to downpipes |
| Deck finish: | Enjura WPC composite decking fixed with hidden clips |
| Toprail: | 22 x 22mm (nominal) 'U' shaped satin anodised aluminium capping to top of glass |
| Guarding: | Clear toughened PVB laminated glass to meet 0.74kN/m loading with obscure sandblasted glass with easy clean coating screen printing effect required up to 800mm above balcony fascia/decking |
| Base Fixing: | Mechanically fixed to Cassette® |
| Fascias: | Polyester powder coated aluminium fascia trim to conceal glass fixings and balcony frame |





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All facts have been carefully collated and were accurate when researched; these may become out of date. Sapphire takes no responsibility for this. MD100521MM

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