



Case Study



SAPPHIRE

Tottenham Hale
Building A

Tottenham Hale Building A

Client: Wates Construction Limited

Contractor: Wates Construction Limited

Architect: A&Q Partnership Limited
Hawkins Brown Limited

Location: Tottenham, London

Balconies: 164 balcony lifts



History

Tottenham Hale represents a landmark development in the heart of a major road junction, featuring a skyscraper that stands as a testament to architectural and engineering innovation. Wates, the project's main contractor, enlisted Sapphire to collaborate on this iconic building, which boasts a unitised facade—a construction method that demanded a unique approach to balcony installation. The project's location and its structural complexities required a solution that not only supported the architectural vision but also adhered to rigorous safety and efficiency standards.



How Sapphire Made It Simple

Sapphire's contribution to the Tottenham Hale project was characterized by their development of a unique bracket system, tailored specifically to the building's unitised facade. This system required a three-part approach to ensure seamless integration with the facade while maintaining the integrity of the thermal break:

Cast in Element: A foundational component embedded within the concrete structure to provide a secure anchor point for the balcony installation.



Unitised Zone Integration: This section accounted for the thermal break, crucial for energy efficiency and comfort, seamlessly integrating with the facade's prefabricated units.

Balcony Connection: The final step involved the secure attachment of the balconies to the building, utilising Sapphire's innovative remote locking device.

The remote locking device, a key feature of Sapphire's technology suite, exemplifies the cutting-edge solutions that garnered the company the 'Tech Company of the Year' award for the Thames Valley region. This robotic mechanism allowed installers to safely connect balconies from within the building using a remote controller. The device not only automated the locking process but also provided immediate feedback when the connection was secure, ensuring safety and efficiency.

This technology played a crucial role during the construction phase, especially amid the challenges posed by the Covid-19 lockdowns. By enabling the balcony connections to be prepared in the factory setting, Sapphire significantly reduced the need for onsite labour, allowing for the building's construction to proceed with minimal personnel onsite. This approach not only adhered to health and safety regulations during the pandemic but also streamlined the installation process, setting a new standard for efficiency in construction.

The distinct shape of the balconies and the ceramic screen print on the glass further enhanced the building's aesthetic, allowing the architects to introduce a unique pattern that contributed to the skyscraper's visual identity. Through close collaboration with Wates and the project's architects, Sapphire Balconies demonstrated their capability to address complex engineering challenges with innovative solutions, making a significant contribution to the success of the Tottenham Hale project.



NBS Specification

Tottenham Hale Building A

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
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Reference Glide-On™ aluminium Cassette® balconies with Crystal® frameless, structural glass

Balcony anchor Cast-in anchors incorporating thermal breaks

Arms 2-piece galvanised steel

Cassette® structure Standard 400mm modular Glide-On™ Cassette® balconies

Soffits Polyester powder-coated aluminium-controlled draining soffits

Deck finish Enjura® decking fixed with hidden clips

Toprail 27 x 23mm (nominal) satin anodised aluminium capping to the top of glass balustrades

Guarding Clear toughened PVB laminated glass with bespoke screen-print pattern to levels 2-11 Standard clear toughened PVB laminated glass to levels 12-32 all to meet 0.74kN/m loadings

Base fixing Mechanically fixed to Cassette®

Fascias Polyester powder-coated aluminium fascia trim to conceal glass fixings/edge of balcony frame



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