



Case Study



Bridge House,
Uxbridge

“*Good service all round!*”

Doug Willsher, Senior Project Manager, Xone Kontrol



Bridge House, Uxbridge

Client: Xone Kontrol

Contractor: Xone Kontrol Limited

Architect: Leonard Jones

Brooks Murray Architects

Location: Uxbridge, Greater London

Balconies: 110 balconies, dark grey finish
with average complexity



History

Uxbridge is a town drenched in British history. Home to both Brunel and Buckinghamshire New University, a stretch of the Grand Union Canal and the Colne Valley Trail, Uxbridge is a dense metropolitan area with a rich history, once home to the Battle of Britain Bunker, Hillingdon House and The Crown & Treaty, a public house used as the base of negotiations during the English Civil War.

Bridge House is a six-storey residential block situated adjacent to the very source of Uxbridge's name – Wixan's Bridge – proudly displaying 110 of Sapphire's Glide-On Cassette® balconies over the quiet walks of the Grand Union Canal towpath.



How Sapphire Made It Simple

Once an office building over the Grand Union Canal, Bridge House has been transformed into a residential complex that marries convenience with modern living.

Understanding the logistical and structural constraints of the busy urban area, Sapphire Balconies proposed a solution that would not only respect the building's architectural integrity but also streamline the installation process. Opting for lightweight aluminium



balconies, Sapphire facilitated the addition of outdoor spaces with minimal connections required, thereby preserving the building's facade and reducing the load on the structure.

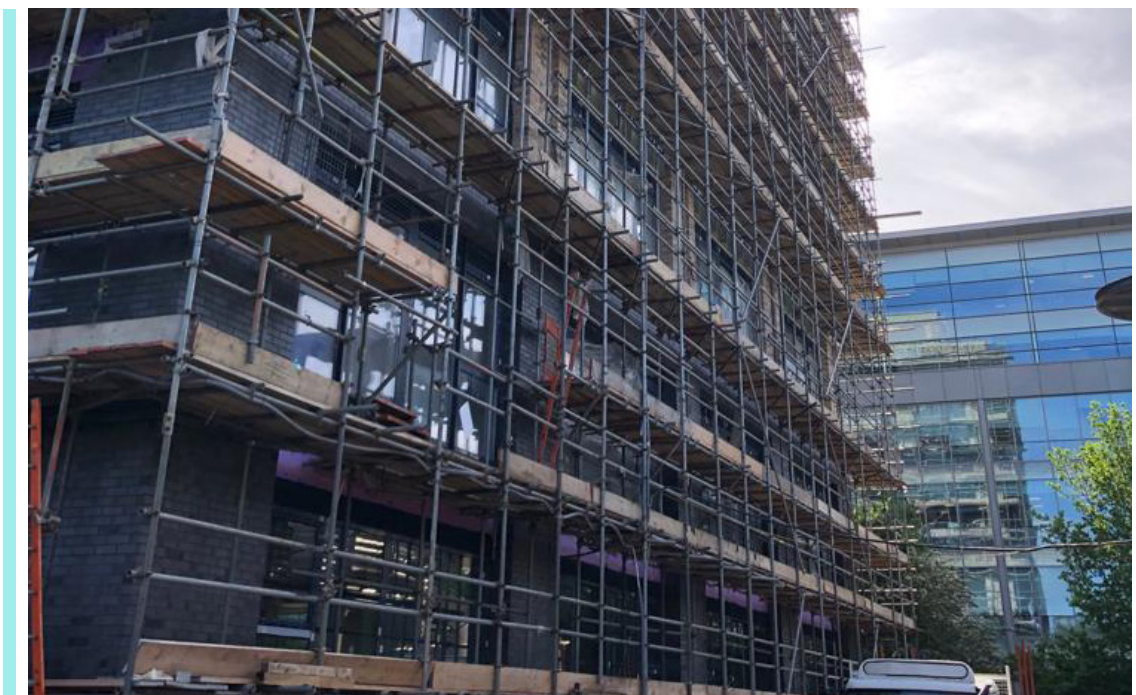
To address the complexities of attaching balconies to the existing structure, Sapphire introduced 'post-fixed' brackets, which employed a 'bolt-on' connection sitting atop the slab. This method proved to be not just innovative but also incredibly efficient, allowing for quick and secure installations with minimal impact on the building's exterior.

The project's logistics were meticulously planned, taking advantage of a multi-storey car park behind the main building for storage and laydown of balconies ahead of their installation. This strategic use of space ensured that transport and logistics would not hinder the installation process, setting the stage for a groundbreaking attempt at a record balcony installation.

Sapphire's approved installer, D&A, executed the ambitious plan flawlessly, achieving a record-breaking installation of 62 balconies in just one day. The momentum continued into the second day, with the remaining 48 balconies installed, culminating in a total of 110 balconies fitted in merely two days. The efficiency of the process was highlighted further when a single balcony installation was completed in an astonishing 1 minute and 34 seconds, documented with video evidence.

This remarkable achievement not only demonstrated the effectiveness of Sapphire's installation strategy but also resulted in significant cost savings for the contractor. The rapid installation pace reduced crane hire expenses and condensed weeks of planned balcony installation into two days, significantly accelerating the project timeline.

Bridge House, Uxbridge, exemplifies how innovative engineering and strategic planning can overcome the challenges of modernising existing structures. Sapphire Balconies' approach to the balcony installation at Bridge House not only preserved the architectural heritage of the building but also enhanced the living experience for its residents. This case study stands as a testament to the potential for efficiency, innovation, and cost-saving in the construction industry, setting new standards for future projects.



NBS Specification

Bridge House, Uxbridge

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
0344 88 00 553
support@balconies.global
www.balconies.global

Reference Glide-On™ aluminium Cassette® balconies with vertical bar beams

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 MyDek Vista decking. 144 x 20 mm, 150 mm centres

Toprail 60 x 30 mm flat extruded aluminium handrail with coated visible fixings. 30% gloss

Guarding 40 x 12 mm extruded aluminium vertical bars at 100 mm centres. 30% gloss

Base fixing Mechanically fixed to Cassette®

Fascias 6 mm thick aluminium behind bar fascia



Sapphire reserves the right to alter specifications and designs without prior notice. Most designs are owned / registered by Sapphire most of which are protected by registered designs, trademarks and patents. All details are given as guidance only and may vary according to project application.

© All rights reserved, no part of this publication may be reproduced in any material form (including photocopying or storing it in any medium by electronic means and whether or not transiently, or incidentally to some other use of this publication) without the written permission of the copyright owner. Application for the copyright owner's permission to reproduce any part of this publication should be addressed to Sapphire.

All information has been carefully collated and efforts were made to ensure accuracy at the time of publication. Sapphire takes no responsibility for inaccuracies after the date of publication. MD140324SJE

 0344 8800 553
 www.balconies.global
 support@balconies.global

Sapphire Balconies Ltd
11 Arkwright Road, Reading, RG2 0LU

 **SAPPHIRE**[®]