



# Case Study



Solar Serena Sunrise  
Court, Havering



*“The project went very smoothly with help from Sapphire.”*

Keith Ward, Project Director, Wates Group



# Solar Serena Sunrise Court, Havering

**Client:** Wates Construction Limited

**Contractor:** Wates Construction Limited

**Architect:** JTP (John Thompson & Partners Limited)

**Location:** South Hornchurch, Havering

**Balconies:** 155 balcony lifts. 2 types of balconies, very simple job



## History

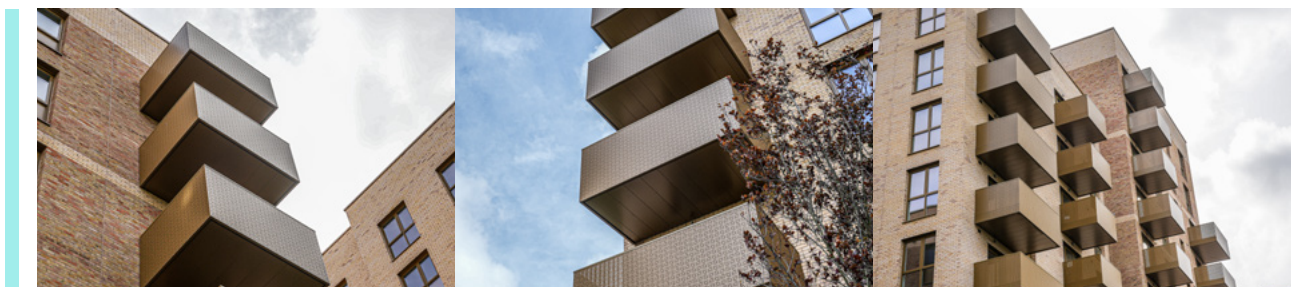
Solar Serena Sunrise Court (currently known as Park Rise), Havering is a modern residential development constructed by Wates and designed by JTP Architects. Often known as a 'garden suburb', Havering is home to a wide range of culture, from theatre and cinema to shopping districts, all of which focus on making Havering a much sought-after place to live.

The project aimed to deliver high-quality living spaces, with a focus on providing durable and aesthetically pleasing balconies. Wates, motivated by Sapphire Balconies' success in delivering rapid installation and structurally sound balconies at Wembley Park, initiated an early engagement with Sapphire to bring their expertise into the design process.



## How Sapphire Made It Simple

From RIBA Stage 2, Sapphire was involved in the project through collaboration with the developer, architects and structural engineers. Through these initial meetings, Sapphire brought forward its insights into the potential complexities and risk areas of the balcony design and installation process. We provided valuable recommendations aimed at enhancing balcony rigidity while simultaneously seeking avenues to reduce costs.





A pivotal recommendation from Sapphire involved replacing the initially considered anchor system with Sapphire's M30 Anchors. This innovation addressed the challenges posed by moment forces on the balconies. While the conventional approach would have necessitated the use of four anchors per balcony, the introduction of the M30 Anchors meant that the majority of balconies could be adequately supported with just two anchors. This strategic alteration not only streamlined the installation process but also led to a reduction in the anchor package cost by half, marking a significant saving compared to what could have been made if post-tender was the trigger to making the adjustments.



# NBS Specification

## Solar, Serena, Sunrise Court, Havering

**Manufacturer** Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU  
0344 88 00 553  
[support@balconies.global](mailto:support@balconies.global)  
[www.balconies.global](http://www.balconies.global)

**Reference** Glide-On™ aluminium Cassette® balconies with perforated sheet panels in gold

**Balcony anchor** Cast-in M30 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 Innova decking fixed with hidden clips

**Toprail** Polyester powder-coated handrail fixed to top of perforated aluminium sheet and vertical bars

**Guarding** 'Hole punched' perforated 3mm aluminium sheet to the outside face only of vertical bars with perforations extending to the bottom of the balcony

**Base fixing** Mechanically fixed to Cassette®

**Fascias** 'Hole punched' perforated 3mm aluminium sheet to the outside face only of vertical bars with perforations extending to the bottom of the balcony



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 0344 8800 553  
 [www.balconies.global](http://www.balconies.global)  
 [support@balconies.global](mailto:support@balconies.global)

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

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