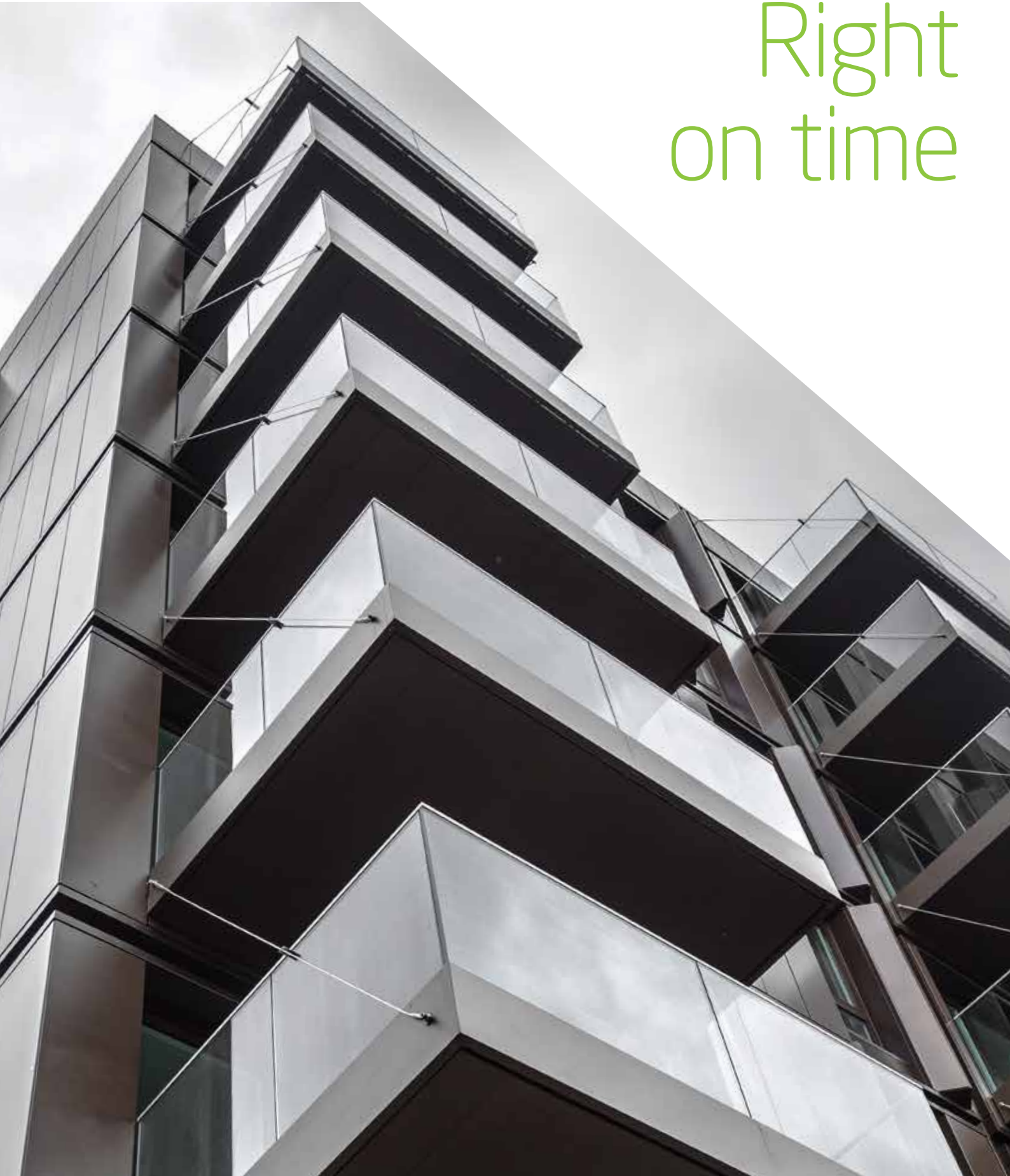


INSIGHT



THE NEWS MAGAZINE FROM SAPPHIRE Q4 2018

Right
on time



SAPPHIRE does it right

FOR BERKELEY'S ROYAL ARSENAL APARTMENTS

Sapphire has kept its promise to supply balconies Right for this high rise tower project at Royal Arsenal, London; producing a total of 588 balconies, including both projecting and inset.

The slimline Cassette® balconies are designed to very tight tolerances to suit the project specification and assist rapid and rigid installation. Coupled with this Sapphire has developed specialist lifting equipment for use by fitting teams and also provides site equipment for balconies as part of its comprehensive support.

Unlike traditional steel balconies that need elements such as soffits added after install, Sapphire delivers a snagged, prefinished product that is ready to fit, says the Project Director of Berkeley Group at Royal Arsenal. "With Sapphire you get a complete offsite-manufactured balcony that can be installed with very

little fuss," he comments. "This pioneering approach means minimal finishing is required on site – saving time and reducing the risk of damage to apartments that are predominantly completed by this stage of the build".

Sapphire takes its promise to supply each balcony 'Right' seriously investing in a number of its own trailers, specially adapted to allow double stacking of balconies to minimise vehicle movements, emissions and transport costs. Trailers also have pre-fitted guardrails and certified slings are attached at the point of dispatch to enable quick offload without having to climb onto each of the balconies.



With Sapphire you get a complete offsite-manufactured balcony that can be installed with very little fuss,

PROJECT DIRECTOR OF BERKELEY
GROUP AT ROYAL ARSENAL

Bespoke balconies by Sapphire are right on time for Kingston apartments

Sapphire's ability to combine bespoke design with the benefits of modular offsite production has ensured a beautiful balcony solution for Queenshurst, a new Berkeley Homes development on a former gasholder site in Kingston-upon-Thames.

A mix of projecting, inset and corner glazed balconies for over 200 apartments have been manufactured in Sapphire's dedicated production plant using its pioneering Cassette® balcony system with Glide-On™ connectors. Working closely with the project architect, Sapphire was able to create a customised stone-effect coating for the balcony fascia that blends seamlessly with the development's distinctive band of light stone cladding.

Balconies for Queenshurst mainly consist of projecting balconies incorporating frameless structural glass balustrades from Sapphire's Crystal system. Sapphire's experienced design team was also able to design Cassettes® for a number of complex corner balconies. The installation is completed with complementary Cassette® balconies which are inset into brick reveals, adding an interesting architectural feature that breaks up the building façades.

Each balcony Cassette® has been delivered to site preassembled and factory finished ready for install. All Sapphire balcony units are designed to very tight tolerances to suit individual project specifications and assist rapid and rigid installation. "Although a lot more elegant, you could say that our pioneering balcony concept is as simple as lifting a pallet with a forklift," comments Nick Haughton, Sapphire's Head of Marketing. The Cassette® frame is a deck made with oversized holes to receive pre-erected arms when craned into position on the outside of the building. The balcony is fitted with lifting

hooks, which are attached to Sapphire's Counter Balance Lifter (CBL), part of the specialised lifting equipment developed by the company for use by fitting teams.

The CBL offsets the crane hook and provides the freedom to install one balcony beneath another, rather than having to install from the ground upwards. The CBL keeps the balcony level while it is being lifted into position. Once in range, installers inside the apartment use guidance rods to draw the balcony inwards and then 'glide' it onto the support arms - a much safer method than having people under the balcony to guide it in. The crane can then be unhooked and moved on to the next balcony.

In addition to these benefits, Sapphire balcony Cassettes® are made of aluminium, which is much lighter than a traditional steel balcony. As a result the number of connections to the building is reduced – saving construction time and cost. Also, fewer connections back to the building mean issues with cold bridging and moisture damage are less likely to occur.

Summing up, Nick Haughton says: "A patent-protected innovation, Sapphire's offsite manufactured Glide-On™ Cassettes® have revolutionised the way high-rise residential balconies are designed and installed. Our brand promise is to make balconies that are Rigid, Ready and Right for every project., it's no wonder Sapphire is fast becoming the preferred choice for the UK's leading residential developers and contractors."

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NICK HAUGHTON, SAPPHIRE'S HEAD OF MARKETING

PARTNER FEATURE FROM OUR SUPPLY CHAIN

The rise of superdurable powder coatings

There was a time not too long ago when trying to locate a building using superdurable polyester powder coating was akin to navigating through a 'Where's Wally' book. Today, however, it's difficult not to walk or commute through town and city centres without noticing a new development being decorated by enhanced durability finishes.

Super durable polyesters have been in existence since the early 1990's, but for a while, super-durable specifications were preserved only for prestigious landmark buildings. Up until the start of this decade, standard polyester was very much the default position for specifiers owing to cost and relative specification inertia – people were used to it and accepted its durability credentials.

However, as those buildings from the late 70's to early 90's started to age, the limitations of standard systems became increasingly visible through colour fading and premature loss of gloss. This coincided with the rising expectations of a buildings design Life and the need for the full façade envelope to offer a longer service life.

Ultimately, the goal is to ensure the building looks good for as long as possible without the need for repainting: this is the primary function of super durable polyesters. The most illustrative way in which these technologies can be compared in the 'real world' is through analysing coated panels that have been externally exposed in a natural weathering station in south Florida.

The diagram highlights two panels that have been exposed to the UV for a period of 5 years. On the left is a panel coated in standard polyester. The panel to the right is formulated in the advanced durability polyester. The top



quarter of the panel has been masked off whilst the remaining face is exposed at a 45° angle south facing elevation. The original colour and gloss specifications are identical.

The differential in aesthetic performance is clearly evident and is largely determined by the composition of the polyester resin which essentially acts as a layer of sun block. To provide some context, a year's exposure in Florida equates roughly to 10 years in Northern Europe terms. This is largely down to both the number of days of sunshine these panels are subjected to in a calendar year and the relative strength of the UV itself.

Superdurable powder coatings are continually evolving with a number of aesthetic finishes demonstrating variations in colour and patination. Realistic alternatives to GRC, stone, and brickwork can now be realised, offering significant reduction in building weight and cost, whilst enabling a more straightforward installation process.

These products are used on a number of Sapphire's powder-coated balconies.



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Ask the expert

With an increasing reduction in skilled site labour and need to minimise site overheads, the necessity for products being delivered to site 'Right' grows. Sapphire has faced this challenge head on by making a brand promise of delivering balconies Right. Here we answer your questions on how the company does it.

Q

How can I be sure that the balconies I specify have passed quality testing?

A

Each Sapphire balcony has a unique identity and is subjected to a series of individual quality checks to ensure it meets the required standard. Each balcony is issued with a 'passport' with every stage of QC checks captured on the 'passport' and the balcony cannot leave the factory without a complete traceable history.

Q

What if I have different standards to others?

A

We like to build prototypes ahead of time so that clients can visit and agree on what their required standard is.

Q

What if my balcony isn't delivered Right?

A

In the highly unlikely event that one of your balconies isn't perfect, all you have to do is report it. We will investigate it according to which part of the promise applies, and once resolved will implement our goodwill guarantee.

Q

What's the goodwill guarantee?

A

We know the most important action, if a problem has occurred, is to resolve the issue. Once rectified, our goodwill guarantee, a refund of £100 per balcony affected (up to £300 per balcony), is given to you as an apology for not delivering our high standards of Rigid.Ready.Right. first time.

For more information, please visit www.sapphire.eu.com/right



Ask us a question

If you have questions about a specific topic for our team of experts then please visit www.sapphire.eu.com/ask

New home registrations up in October says NHBC

The NHBC reports an increase in the number of new homes registered with NHBC in October was 14,579.

Private sector registrations were up 7% at 11,097 compared to 10,383 in 2017 and the affordable sector was up 12%, 3,482 compared to 3,099 in 2017.

Overall there is growth in eight out of 12 UK regions, including Yorkshire & Humberside (+34%), London (+31%) and the South West (+24%).

Commenting on the figures, NHBC chief executive Steve Wood said: "Despite a slow start to the year because of the extreme weather conditions, it is very pleasing to report that the upturn in registrations we saw over the summer is continuing."

"Although there is some caution as we all wait to see what happens on Brexit, we are hopeful that this strong end to the year will be maintained, as the industry strives to build more new, high-quality homes that the UK needs."



Government launches new guide to fire safety for balconies

The Government has published regulations banning the use of combustible materials in external walls of high rise buildings, and confirmed this now includes balconies.

It is now mandatory that balconies located within 1m of a relevant boundary or situated more than 18m above ground level must have non combustible decking. The new regulations came into force on 21 December 2018. The regulations do not apply where an initial notice has been given to, or full plans deposited with, a local authority before that date.

Learn more about how this affects balconies visit:
www.sapphire.eu.com/cladding-ban

Tackling UK Balcony Fires



On 3rd December we hosted an event for architects, specifiers and contractors aimed reducing the fire risk on balconies on high rise residential buildings.

The Thought Leadership presentation was split into two separate CPDs, Balcony Fires and Balcony Design.

Balcony Fires CPD

The all-day event was held at one of London's most prestigious tall buildings – The Gherkin. To start the day, Sapphire hosted a roundtable breakfast discussion on reducing the incidence of balcony fires. Attended by 8 key individuals from all areas of the construction industry including architects, structural engineers, developers, a representative from the Ministry of Housing, Communities and Local Government, and other industry bodies. This was an excellent opportunity for an essential cross industry discussion.

This presentation offered clarity on current fire regulations, including guidance from the recently announced Cladding Ban and its effect on balconies. It also looked at current case studies of balcony fires, explored common causes and offered design solutions to reduce the danger.

Balcony Design CPD

The second part of the day was a series of Thought Leadership presentations, interspersed with valuable networking sessions, allowing each delegate to discuss individual technical information. The event attracted around 100 delegates.

In the absence of a balcony specific standard we, at Sapphire have explored the thousands of pages of various regulations, and added our findings to deliver a clear understandable presentation which explores the requirements that need to be met as well as innovative solutions for balcony design

To find out more or to book your own CPD:
visit www.sapphire.eu.com/cpds



CABS is believed to be an industry 'first', flowing from a lengthy investigation into what specifiers find simplest and most beneficial in designing balconies

Simplifying the balcony design process

Sapphire Balconies has launched CABS 3.0, an upgrade to its unique online balcony design tool. This latest upgrade offers Stage 3 and Stage 4 reports along with enhanced edit capabilities.

Speeding up the specification with CABS

More than 25 years' experience of working with architects and builders has given Sapphire Balconies deep insight into what the market wants – and what helps specifiers get the results they are looking for. Sapphire's unique online tool, CABS – Computer Aided Balcony Specifier – was born out of a desire to make compliant balcony design as simple as possible.

CABS guides the specifier through a number of choices, many of which are editable, with the progress to full specification visible in a 3D, CGI representation alongside. All elements of the CGI are 3D BIM compatible objects.

Eight standard shapes are possible, but user-selected variations of corner angles extend the range considerably. Balconies may be up to six metres long at the rear and project up to 2.4 metres. As these variables are entered, CABS calculates the outside area of the balcony and its usable area.

The tool offers three standard balustrade heights – 1,100mm, 1,200mm and 1,400mm – and a choice of glass or metal bars for infill on the front and sides. There are also choices for glass type, capping style and fascia trim.

Finally, the tool asks for colour of decking as well as colour of the surrounding wall, to maximise CGI realism. The view angle of the CGI image can be adjusted to suit individual requirements.

Bespoke balcony designs can be achieved in as few as 15 clicks. At the end, the tool will generate a dimensioned PDF drawing with a complete NBS-style specification, 3D perspective renders of the design, downloadable 2D CAD drawings, together with reports.



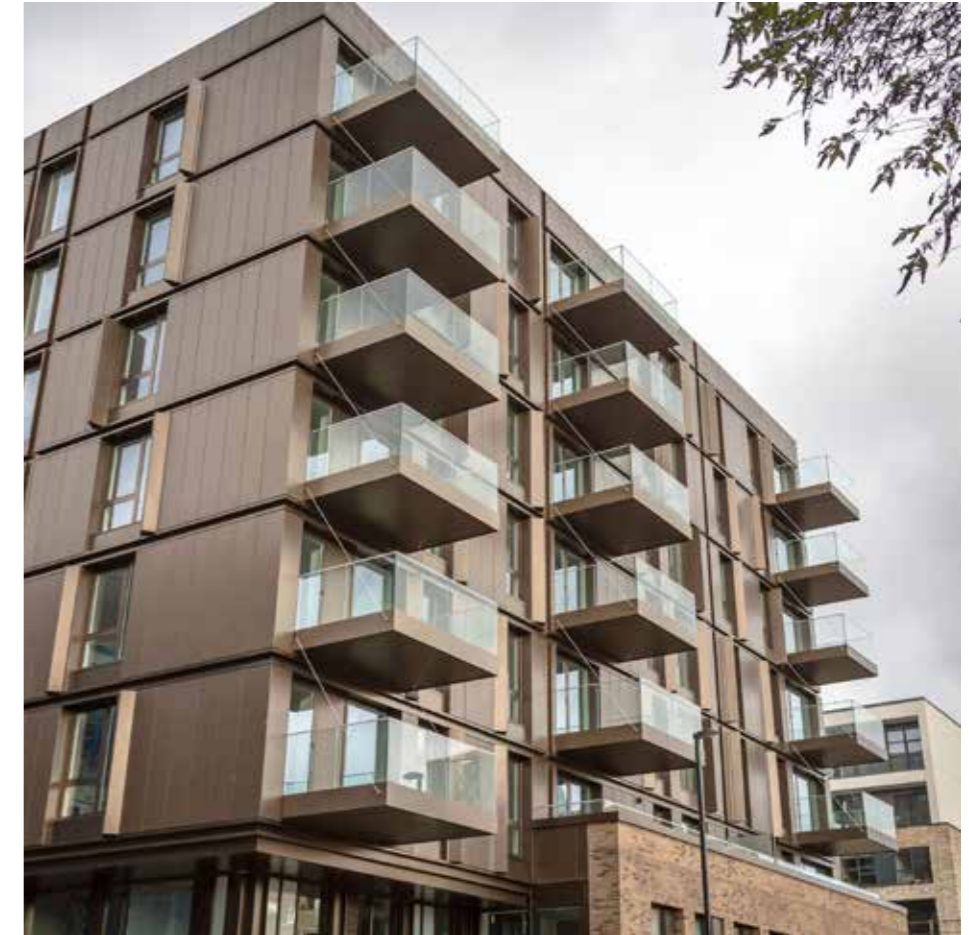
Sapphire says CABS is believed to be an industry 'first', flowing from a lengthy investigation into what specifiers find simplest and most beneficial in designing balconies. Not content to rest on its laurels, Sapphire sees CABS as a constantly evolving tool, and promises continued development of the program to meet the growing demands of designers.

IN BRIEF



DEPTFORD FOUNDRY, DEPTFORD

Balconies on this project have tie rods and dark fascias to blend with the building façade.



HAMBROOK HOUSE, LOCATION

Part of an extensive development in Lambeth, these balconies provide residents with private outdoor space.



NEW WRITTLE STREET, CHELMSFORD

This respectable development's balconies give residents a view over the Essex cricket grounds.

KENAVON DRIVE, READING

A stack of positively drained balconies on a project built to NHBC standards.



A photograph of a modern building with multiple levels of balconies. The balconies have glass railings and dark frames, creating a geometric pattern against a clear blue sky. The building's facade is composed of light-colored panels and large glass windows.

FREE
3D balcony
designer

[www.sapphire.eu.com/
balcony-configurator](http://www.sapphire.eu.com/balcony-configurator)

Your challenge, our solution

Your challenge

Finding a partner who'll bring your balcony designs to life with high standards – on time and in budget.

Our Solution

From our patented, light-weight, Glide-On™ Cassette® balconies to our brand promise of Rigid. Ready. Right. You can be sure Sapphire delivers a quality solution every time.

Call 0344 88 00 553 | www.sapphire.eu.com