

1've been working with Sapphire for around 10 years. Good as gold and wish every company would take a leaf out of your book. 10/10.

- Project Manager, Hollybrook Limited





## Mistory

Developed in tandem with Transport House, Kerwin House (formerly the Chequers Lane development) was a redevelopment of the Ford Stamping Plant in Dagenham, East London. The London Borough of Barking & Dagenham worked alongside developer Hollybrook to deliver approximately 3,000 residential units across all phases, as well as a 10FE Secondary School, the plan was also developed with the London Plan in mind, seeking 'zero carbon homes' across the whole development.

## Streamlined by Innovation, Delivered by Sapphire

With the London Plan for sustainable development in mind, developer Hollybrook aspired to create a series of new, environmentally friendly, MMC-built residential developments in Dagenham fit for both now and the future. Hollybrook & Sapphire had collaborated in tandem on other developments in the area such as Transport House, so building upon the previous relationship was a crucial starting point.

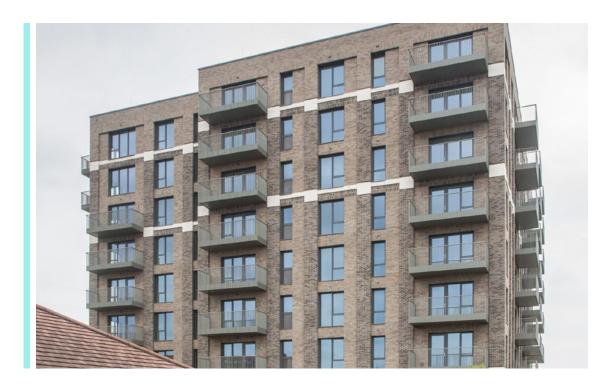
A constraint of this development was the requirement for a balcony on the first-floor level



over 'hunched' stubs, whilst a separate elevation required a balcony on the ground floor over deep roof insulation.

Sapphire streamlined this development by innovation, using our StubGuard® over the 'hunched' stubs to protect the continuity of the fire barrier and benefit the thermal performance across each balcony.

We also created a 'free-standing' balcony on the ground floor level to sit over deep roof insulation. The balcony was designed to sit on four galvanised steel support posts, designed by Sapphire. The balcony was lifted and fitted to these posts and, once the steel beams within the balcony cassette were bolted to the posts, the final lining and levelling of the balcony was completed.



## **NBS Specification**

## Chequers Lane, Dagenham

Manufacturer	0344 88 00 553 support@balconies.global www.balconies.global
Reference	Glide-On™ aluminium Cassette® balconies with flat infill vertical bar balustrades
Balcony anchor	Cast-in M30 and M16 anchors incorporating thermal breaks
Arms	2-piece galvanised steel
Casette® structure	Standard 400mm modular Glide-On™ Cassette® balconies
Soffits	Polyester powder-coated aluminium-controlled draining soffits on most types and with RWP drainage on types 3 and 3a
Deck finish	Innova decking fixed with hidden clips
Toprail	Profiled aluminium extrusion, polyester powder-coated, chosen from Sapphire's standard range
Guarding	40 x 12 mm flat infill vertical bar balustrades
Base fixing	Mechanically fixed to Cassette®
Fascias	Polyester powder-coated behind vertical bar aluminium fascia trim

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



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) wit1the 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. MD190225SJE

- **\** 0344 8800 553
- www.balconies.global

Sapphire Balconies Ltd 11 Arkwright Road, Reading, RG2 OLU

