



# Case Study



Kennet House,  
Reading

*“ Crest Nicholson appreciate the effort Sapphire went to in meeting the pressures professionally*



# Kennet House Reading

**Client:** Crest Nicholson

**Contractor:** Crest Nicholson

**Location:** Reading, Berkshire

**Balconies:** 14 Cassettes®



## Challenge

Kennet House was an office-to-residential refurbishment on the river Kennet in Reading. A major challenge for this project was the location, the building was surrounded by the river on two sides posing a logistical challenge.

In addition, because the project was a refurbishment of an office building anchors needed to be fixed to the existing slab, rather than cast-in. This posed the challenge of ensuring balcony rigidity while the slab strength was uncertain.

The programme by the time balcony install was required, posed a challenge as timescales were particularly tight as a result of delays elsewhere in the build. This meant all the balconies needed to be installed in one day to allow residents to move in the next day.



## Solution

Post-fixed brackets were chosen to connect our innovative 1-piece arms to the existing slab. This meant our Glide-On™ Cassette® could be quickly and easily installed while keeping deflection to a minimum.

The efficient and fast install of balconies was particularly essential on this project as delays with other trades left only one day for install before residents moved in the following day. To meet this extremely tight deadline installers worked into the evening to ensure the apartments would be ready for occupation. This was possible thanks to the innovative design of our modular Glide-On™ Cassette® balconies and offsite manufacture.

The logistical complications of the river Kennet on two sides of the building was overcome by a carefully planned delivery schedule. In addition, all balconies arrived to site prefinished minimising on-site labour needed prior to install



# Rigid.Ready.Right.

## Step 1

Post-fixed brackets were fixed through the existing slab.

## Step 2

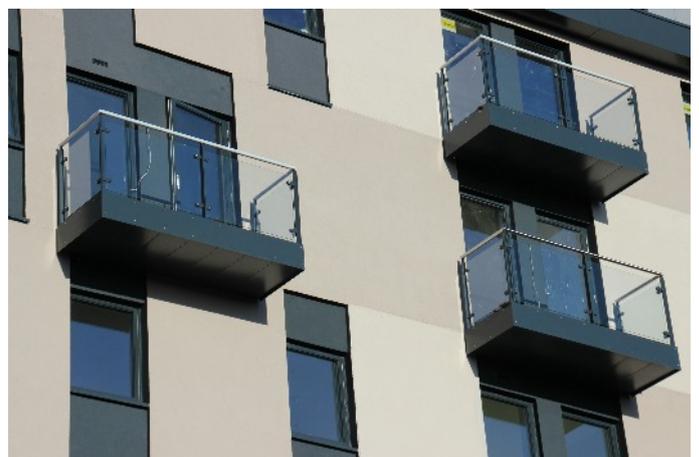
Cassette® balconies were preassembled offsite, including balustrades, decking & soffits.

## Step 3

Cassette® balconies were transported to site ready for installation upon arrival.

## Step 4

Once lifted into position, the Cassettes® simply Glide-On™ to the pre-erected support arms, before completing the simple mechanical fixings.





# NBS Specification

## Kennet House

<b>Manufacturer</b>	Sapphire Balconies Ltd 11 Arkwright Road Reading RG2 0LU  0844 88 00 553 sales@sapphire.eu.com www.sapphire.eu.com
<b>Reference</b>	Glide-On™ aluminium Cassette® balconies with Jasper® framed glass balustrades.
<b>Balcony anchor</b>	Post-fix anchors incorporating thermal breaks.
<b>Arms</b>	2-piece galvanised steel.
<b>Cassette® structure</b>	Standard 400mm modular Glide-On™ Cassette® balconies
<b>Soffits</b>	Polyester powder coated aluminium free draining soffits
<b>Deck finish</b>	Composite decking fixed with hidden clips.
<b>Toprail</b>	Polyester powder coated 50mm diameter tubular stainless steel
<b>Guarding</b>	10mm clear toughened glass panels
<b>Base fixing</b>	Mechanically fixed to Cassette®
<b>Fascias</b>	Polyester powder coated aluminium fascia trim to conceal edge of balcony frame





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