



Case Study



Bishops Gate,
Fulham High Street

“ Approached behind a pair of meticulously restored historic gatehouses, Bishops Gate forms a new focal point for the Fulham High Road, with striking architecture. ”

Bishops Gate - Savills





Fulham High Street

Client: Meyer Bergman Fulham Ltd
Contractor: Bennett Construction
Architect: David Gallagher Associates
Location: London
Balconies: 40

Bishops Gate or Fulham High Street includes 49 high end apartments and 10 townhouses with many featuring Sapphire balconies. The development is in a prime London location offering residents unmatched access to the sprawling capital.

The site retained 2 listed gatehouses which now create a grand entrance to the development behind retaining the cultural and historic legacy of the area.



Challenge

The type of build at Bishops Gate, Fulham High Street featured a precast hollow core slab substituting our cast-in anchors for our top-fixed solution. Fixing to such substrates always raises the question of how to ensure optimum rigidity in the final balconies without casting-in. Due to the location of the project a full crane could not be used to install the balconies, so an alternative had to be found. The location, a busy high street, also meant that deliveries needed to be made in harmony with the local area to maintain public safety and satisfaction.



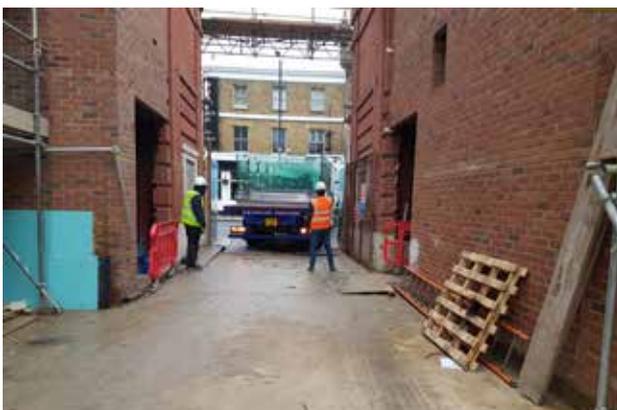
Solution

To overcome the precast hollow core slab Sapphire opted for a top-fixed anchor which takes a different approach in dealing with the moment forces transferred back to the slab therefore maximising rigidity to the final balconies.

To overcome the difficulties of the high street location deliveries were carefully coordinated with Bennett Construction's logistics manager. The site team were keen to ensure no traffic built up along the high street and our team ensured balconies were quickly unloaded and installed with minimal disruption. Our offsite balconies helped the team reach their goals by drastically reducing the logistical difficulties of the area. To work with the logistical constraints on site a mobile crane was used to quickly and efficiently install the balconies. All balconies were installed over just 2 days freeing up the crane for use with other trades and accelerating the whole project programme.

Rigid.Ready.Right.

- Step 1**  Top-fixed anchors were attached to the slab offering superior rigidity to the balconies.
- Step 2**  Cassette® balconies were preassembled offsite, including the balustrades, decking & soffits.
- Step 3**  Cassette® balconies were transported with balconies secured to each pallet making transport both cost effective & safe. Balconies were pre-slung offsite 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

Bishops Gate, Fulham High Street

Manufacturer	Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU 0844 88 00 553 sales@sapphire.eu.com www.sapphire.eu.com
Reference:	Glide-On™ aluminium Cassette® balconies with Crystal® frameless, structural glass.
Balcony Anchor:	Top-fix 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:	Enjura WPC composite decking fixed with hidden clips.
Toprail:	22 x 22mm (nominal) 'U' shaped satin anodised aluminium capping to top of glass.
Guarding:	21.5mm clear toughened laminated structural glass panels PVB interlayer.
Base fixing:	Mechanically fixed to Cassette®
Fascias:	Polyester powder coated aluminium fascia trim to conceal glass fixings/edge of balcony frame.





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All facts have been carefully collated and were accurate when researched; these may become out of date. Sapphire takes no responsibility for this: MD090120MM

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