

GLAZED BALCONIES

– the key to attractive living



BALCO



WELCOME TO BALCO

Investing in glazed balconies is a major decision. Many people are involved in the decision-making process, and a whole host of questions will crop up along the way. It is always easy to miss something. We are therefore happy to help you through the whole construction process. High quality and long experience combined with sound and solid finances make us a reliable and stable partner.

FROM IDEA TO REALITY

Our design department works not only on improving existing products, but

naturally on developing new ones as well. Over the years, this has resulted in a number of exclusive patents, solutions that you will only find on our balconies. One example is Balco Clean-Line®, a unique patent for optimum drainage. The idea came to us when we saw that many façades had lost their shine due to ugly stains from rain and dirty water from window cleaning. The solution was simple: instead of the water running freely down the front of the balcony, we lead it away along integral channels down to the

ground. Read more about all our unique patents at www.balco.se.

WE DEAL WITH STRICT RULES AND REQUIREMENTS EVERY DAY

Ten engineers in our design department work on ensuring that all the details are just right, creating a finished result that will last for many years. A fundamental part of our work is constantly testing materials and designs. This allows us to ensure the quality of every individual detail. We also keep up to date with all the requirements and regulations applicable in

» High quality and long experience combined with sound and solid finances make us a reliable and stable partner. «



every country where we operate. In addition, we are a member of the Nordic Balcony Association, which means that we are committed to following the association's guidelines regarding delivery of safe balconies of high technical quality.

SOLID BASIS FOR DECISIONS

Working with an architect, consultant engineer or in direct dialogue with our clients, we first agree on the design of the balconies, along with the colours and materials to be used. This generally results in a photo montage showing how the proposed balcony solution could look on the existing building. It is important to be able to see what the finished result might look like right from the start!

EVERYTHING HAS TO BE RIGHT

A great deal of information has to be collated before the final construction work can begin. For instance, we make detailed calculations, with fixings and other technical details adapted to the various load requirements which may exist. These can vary a great deal depending on where the balcony is to be located, geographically as well as on the actual façade. Although the balconies may look identical, each balcony design is in fact unique.

PRODUCTION IN SWEDEN

All production takes place at our modern and efficient Swedish headquarters in Växjö, where we carry out all the welding, finishing of aluminium profiles,

lacquering and assembly.

Our production process is certified in line with ISO 9001, ISO 14001 and ISO 3834-2. This means that high quality is maintained throughout production and that we show great consideration for the environment. To ensure our high quality and reliable deliveries, we also invest heavily in machinery and expertise.

INSTALLATION TIME

Once all the components are ready, they are put together and delivered to their final destination. Work on the building is likely to have already started before the material delivery. All the old balconies and railings will probably have been

removed and the façade may also have been renovated. Of course the residents receive information on when the work will be carried out on their building. You will possibly also have had a few block meetings to go through all the details and schedules. Final installation of the balconies is carried out by specialist fitters who work under an installation manager. After the balconies have been installed, it is time for the final inspection. Once that is done and everything has been approved, the construction process is completed.

A LONG-TERM INVESTMENT



» A glazed façade can cut a property's heating bills by up to 10%. «

Glazed balconies can work wonders on the dullest façade, as we have seen time after time. Our unique balcony solutions are an investment that will help strengthen the character of the building and make the living environment more attractive. In partnership with an architect, individual blocks or a whole estate can be given a well-deserved facelift. The visions our customers have are a constant source of inspiration, driving us to produce new innovations.

ENVIRONMENTAL FOCUS

Our production process is ISO 14001 certified, which means that we follow all

the international standards regarding ecolabelling, environmental audits and environmental management systems. However, our commitment to a better environment doesn't stop there. We are constantly seeking out new solutions to help give our production and products a lower impact on the environment. One example of this is our new way of manufacturing all our balconies in modules to minimise unnecessary transportation. The modular system also makes the final installation more efficient. This may not have a direct impact on the environment, but it is certainly an important consideration.

SUSTAINABLE MATERIALS

The majority of the materials we use in our glazing systems are maintenance free and recyclable. After oxygen and silicon, aluminium is the most abundant element in the earth's crust. It is also a light metal that gives our glazing systems a low overall weight. Glass is also a fantastic material that lets in light, cuts down noise and allows us to maintain contact with the outside world. Together, these materials are an unbeatable combination that helps our balcony systems to last so well.

SAVING ENERGY

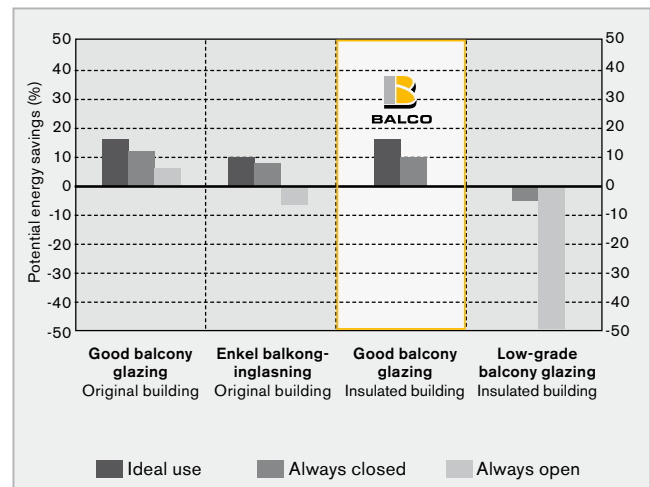
Obviously, glazing protects the balcony and the property's façade from wind and weather. What many people don't realise is that a glazed façade can also cut the property's heating bills by up to 10%! The windows and air in the balcony act as insulation, meaning that incoming air is warmed up before it reaches the apartment. The result is fewer drafts and a higher indoor temperature.

SCOPE TO SAVE ENERGY

Cutting our reliance on electricity and finding alternative forms of heating for our homes are becoming increasingly important. Since we work closely with many property owners, we want to be a key partner on these issues too. We know that our

glazing systems can already help to reduce energy use, but we want to achieve more. We are therefore closely monitoring all the research in the field. Contact us to find out more about how we can help reduce energy costs in your building.

Potential energy savings in a building with south-facing glazed balconies, divided according to the building's standard of insulation, type of balcony glazing and how the balcony door is used.



ALL-IN CONTRACT

Investing in open balconies for a building or a whole estate is a major decision. Many people are involved in the decision-making process, and a whole host of questions will crop up along the way. It is always easy to miss something. With Balco, you get a reliable, stable partner through the whole construction process, from the first tentative questions to the final warranty inspection.



GLAZING THE FAÇADE – A SOUND DEAL IN GÅRDSTEN

GÅRDSTEN,
GÖTEBORG

ADDRESS:

Kastanjegården 3

NO. OF BALCONIES: 288

NO. OF RAILINGS: 64

DRAINAGE:

Balco CleanLine®

PARAPET/GLAZING:

Balco Air/Laminate

OPENING: Sliding glass



» Whoever glazes in Gårdstensbostäder's balconies will have to deliver a turnkey product that offers excellent quality, with all the work from start to finish included. «

Michael Pirosanto, property manager at Gårdstensbostäder

"I'm pleased that Balco has managed to secure a number of contracts from us against major competition from other suppliers," comments Michael Pirosanto, property manager at Gårdstensbostäder. "Since we knew exactly what we wanted, we were able to clearly specify our requirements in the invitation to tender. "In our experience of Balco, the products offer high quality, with a sleek and attractive look, a top finish, well thought-out design, simple use and a

long life. Balco is also excellent at sticking to deadlines, plus the fitters on site and the managers are reliable and easy to deal with."

FINANCIALLY SOUND

Does it make financial sense to glaze in balconies? According to Michael Pirosanto, there is only one answer to that question: "Of course it does. Our experience of glazed balconies on the Solhusen renovation project has shown the profitability of the move."

The glazing is part of a wider-ranging solution drawn up together with Professor Jan-Olof Dalenbäck at the Chalmers University of Technology to redesign the ventilation in the access balconies. Glazed balconies give tenants an "extra" room for a modest increase in rent. The property also gains an extra wall, which helps make the original balcony wall, often poorly insulated, suddenly no longer feel cold and draughty. The result is an improvement in

the thermal climate indoors while also minimising future maintenance of the balcony and outer walls. "We are definitely going to carry on glazing in balconies," concludes a happy Michael.



SO MUCH MORE THAN BALCONIES



FAÇADE PROTECTION

Glazed balconies protect the façade, which cuts the need for future maintenance not only of the façade but also windows and doors.



NOISE PROTECTION

Are residents disturbed by noise from a nearby motorway or railway line? Glazing offers effective sound damping, which increases the comfort of residents.



CLIMATE PROTECTION

The windows and air in the balcony act as insulation, meaning that incoming air is warmed up before it reaches the apartment. The effect is a better thermal climate indoors.



INSULATING PROTECTION

When the budget is tight, balcony glazing, coupled with low-cost insulation of the roof and floor, is an attractive alternative to full supplementary insulation.

GNESTAHEM CHOSE AN UPGRADE



“We decided to upgrade the whole residential area to improve its attractiveness,” explains project manager Tomas Norström of Gnestahem. “We took away shrubbery and changed the entrances. And our existing balconies and railings were in such poor condition that they needed full refurbishment. “An architect helped us to come up with a look and a colour palette, and this proposal then formed the basis of our invitation to tender,” continues Tomas.

“Since Balco was able to extend the floor modules and fit the glazing externally from scaffolding, we were able to minimise disruption to tenants – a key consideration for us. Working together has gone extremely well, with a good dialogue throughout the construction process. We and the residents are very pleased with the end result. And the best thing of all is that the whole area is seen in a new light. We now actually have a waiting list for the apartments.”



THE PATH TO ATTRACTIVE LIVING

“The cornerstone of our major regeneration work has been to create comfortable and safe housing that makes our tenants feel proud of their choice of residential development. The extension and glazing of the balconies has been one of many popular measures,” explains Göte Nilsson, who was Managing Director of Burlövs Bostäder when the work was carried out.

SITUATION

“When I took over as Managing Director, we had numerous empty apart-

ments, worn out properties and widespread vandalism. We felt it was time to take a more general approach and try to analyse the deepseated problems,” says Göte. “And so, in partnership with the board and staff, we drew up a vision for the future, which then paved the way for an action plan.”

SOLUTION

“I worked very closely with our current property and environmental manager, Ronnie Sjöberg, during that time, and to create a coherent look for the whole residential area we organised

RENOVATION NEEDS

Façade renovation, replacing windows and balcony doors, replacing floor modules and railings.

WITH A TRADITIONAL RENOVATION, YOU GET:

- New façade
- New windows
- New floor module
- New railing

WITH A BALCO RENOVATION, YOU GET:

- New façade
- New windows
- New floor module
- New railing



PLUS:

- Supplementary insulation
- Noise level reduction of >20 dB
- Energy savings of >10%
- A glazed extra room
- Increased attractiveness
- Fewer people moving out
- Comprehensive quality and function warranties

an architectural competition. We decided to prioritise measures that could increase safety and security in the area and properties, for example by upgrading the façades and entrances,” continues Göte. “We also decided to raise the standard of the apartments, not least by putting in new bathrooms and kitchens.”

BALCONIES

“But we knew that we could do more to improve the general look and standard of the area,” comments Ronnie. “That was when we started looking more closely at the existing balconies. We quickly realised that the balconies were small and used more for storing crates of drink and winter tyres than as a lovely outdoor oasis. After a couple

of unsuccessful meetings with other contractors, we contacted Balco. Since then, they have helped us to extend and glaze in many of our balconies.

“The fact that we also chose to extend the existing balcony floor has made the space much easier to furnish,” says Ronnie. “The new balconies have not only breathed new life into the façades. They have also given our tenants an extra room that they can enjoy from early spring until late autumn. There are many reasons why we chose Balco’s balcony system in particular. First and foremost, they are skilled and experienced suppliers, whose robust glazing systems can handle the high winds that you get hitting high-rise blocks. The

choice was also helped along by the fact that their balcony system is user-friendly, sustainable and maintenance free,” states Ronnie.

END RESULT

“It is wonderful to see that our efforts have really produced the results we were looking for. We don’t have any empty apartments now. Plus we have also seen a substantial drop in vandalism and people moving away.

“The reduction in vandalism is due in part to us being able to fund various types of youth activity and enjoyable events for our tenants. This has also generated greater happiness and pride about living in our properties,” conclude a satisfied Göte and Ronnie.



Göte Nilsson
former MD of Burlövs Bostäder

THE INVESTMENT THAT PAYS FOR ITSELF

- From 240 empty apartments to 0.
- From 25% of tenants moving out to 10%.
- From repairs to activities for residents.
- From balconies as storage space to an extra room.
- From rows of tired properties to vibrant residential areas.

SAVING ENERGY

Obviously, glazing protects the balcony and the property’s façade from wind and weather. What many people don’t realise is that a glazed façade can also cut the property’s heating bills by up to 10%!



SKOGSVIOLEN, SÖDERTÄLJE

The need for renovations became acute when the existing balconies were condemned in an inspection. Everything was removed and new, larger glazed balconies were fitted. The investment made the area more attractive, which has led to a reduction in the number of people moving away.

ADDRESS:

Lundbygatan 36-38

NO. OF BALCONIES: 60

DRAINAGE:

Balco BaseLine

PARAPET/GLAZING:

Balco Air/Balco Vision

OPENING:

Folding glass without frame



KNALLEN, BORÅS

De The open balconies were replaced with glazed balconies, which residents could enjoy sheltered from the wind.

ADDRESS:

Skogshyddegatan, Borås

NO. OF BALCONIES: 139

DRAINAGE:

Balco CleanLine®

PARAPET/GLAZING:

Balco Space

OPENING:

Full-height sliding glass



OPEN BALCONIES AND ACCESS BALCONIES

Our complete range for open balconies includes railings, roofing and side screens. We also have cost-effective solutions for

adding glazing to existing private and access balconies – all offering the same quality you will find in our glazing systems.



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