

Make room for life

BALCONY SYSTEMS AND GLAZED BALCONIES



BALCONIES
FOR
GREATER
LIVING



THE BALCO STORY

IT STARTED WITH A BICYCLE...



Like many good stories, ours begins with a dream of success. The dream of a driven entrepreneur who, after several tough setbacks, refused to give up and decided to show the world that anything is possible – with a good measure of Småland stubbornness and genius.

In the spring of 1987, Lasse Björkman was in debt following bankruptcy and was living under very meagre conditions. One day he heard about a main contractor's plans to build 500 balconies for public housing apartments in the neighbourhood of Skatan in Växjö, Sweden. A major project worth in the region of 5 million Swedish Krona. 'This is something I can do,' thought Lasse. He took his bike, his sketch and a piece of sheet metal on his luggage rack and pedalled down to the contractor's office in town. A sceptical group of men listened and gave him four weeks to produce a specimen balcony. Lasse accepted the challenge and with the help of scrap materials, steel wool and anything else that he could find, he devoted his holiday to developing his prototype. The contractor liked what he saw and Lasse landed his first order. The company was launched.

The financial crisis of the 1990s was a baptism of fire for the growing company. A number of structural changes were forced through which laid the foundation for Balco's future. Procedures and products were developed and several patents

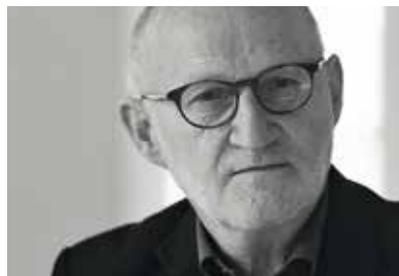
granted. In the mid 90s the market was once again looking brighter and the orders started coming in again. The journey now begins in earnest and several key projects put Balco on the map. During the 2000s, growth continues steadily and Balco establishes itself in several European countries. The outstanding product development and many strong patents ensures Balco its position as industry leader. The awards start to pour in and the rest, as they say, is history.

Despite the fact that Lasse Björkman is no longer active in Balco, his tenacity, dedication and passion for new challenges lives on in the company. At Balco nothing is impossible. This is the legacy that we work with every day. The fact that all employees at Balco are shareholders in the company guarantees quality. Here everyone contributes to ensuring that the results are as good as possible. This is the way Lasse built up the business almost 30 years ago. And this is how it still works today.

Balco – Balconies for greater living



THE BOUNDARY BETWEEN INDOORS AND OUT
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THE SMARTEST SYSTEM ON THE MARKET
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”The new balcony was like an extra room for the apartment. Now we are even able to sit out there in early spring and late into the autumn”

STOCKEN HOUSING ASSOCIATION / KARLSTAD SWEDEN

Enjoy the boundary between indoors and out

THE BALCONY HAS A SPECIAL place in our hearts. It is hardly a coincidence that one of the most frequent requests when people are looking for somewhere to live is whether there is a balcony. This unique place, right on the boundary between outdoors and indoors, adds an exciting dimension to your home. A place for relaxing, socialising, enjoying hobbies and lots more besides. We will ensure that you can use your balcony in the best way possible all year round. With Balco’s smart balcony system it’s you who sets the limits.

”I am able to enjoy the warmth of a summer evening, then I can shut out the cold and wind when autumn comes and still sit there enjoying myself.”

BÅTEN HOUSING ASSOCIATION / VÄSTERVIK SWEDEN

An open balcony that you can close

IN SOME WAYS IT SEEMS STRANGE to talk about glazed balconies as something separate from open balconies. We see our solutions as open balconies that can be closed. The benefits are many. Glazing protects against noise, wind and weather – whilst still allowing contact with the outside world. You can sink comfortably into your favourite armchair, even if the wind is howling and the rain beating against the glass. Should the sun break through, you yourself decide how much sunlight you want to let in with the use of an awning or a roller blind. An everyday luxury that everyone should be able to experience.









“The balcony provides light and air to the apartment, it is also useful and attractive”

ANNERO HOUSING ASSOCIATION / SMÅLANDSSTENAR SWEDEN

A lighter home

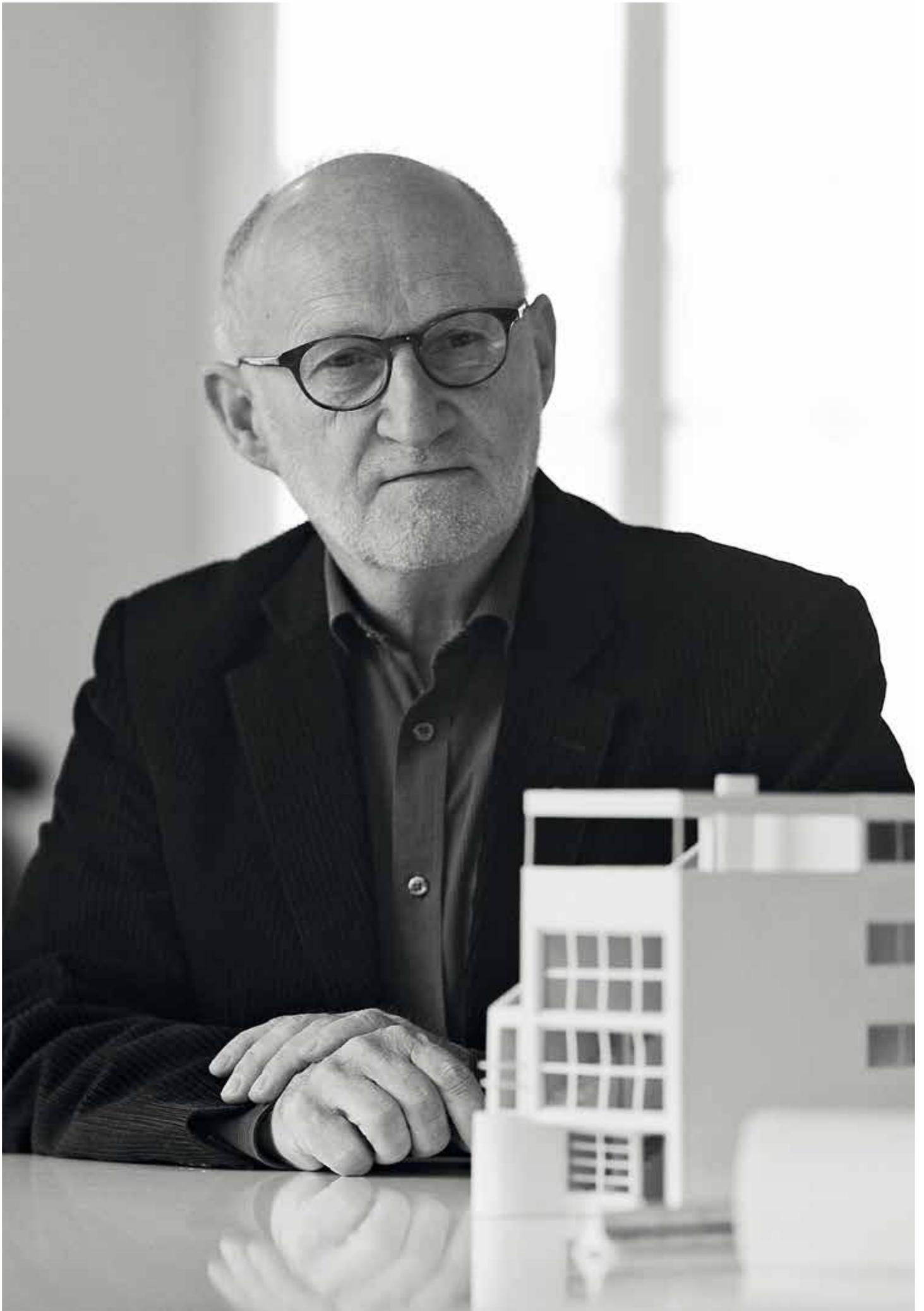
CONTRARY TO WHAT many may think, a glazed balcony can help to make both the balcony and the apartment lighter. For best results, it is important that the balcony is properly designed and that the choice of materials are as light as possible. The balcony's location, angle and materials help to ensure maximum light capture in the best possible way.





Endless possibilities

BALCO'S PRODUCTS OFFER a wide range of options when it comes to design, drainage, window systems, glass, colours and materials. This flexibility places high demands on us as manufacturers and suppliers. Therefore, our engineers have strong technical skills and our project managers have extensive experience. Properly designed, our balcony systems become an important part of the architecture, where the glass contributes to a better living environment and closer contact with life outside.



FINN ØRSTRUP

Associate Professor Emeritus, Architect MAA, Danske Ark

Finn Ørstrup has worked as an architect for 40 years, across both Danish and international projects. He divides his daily life between his own architectural firm and his role as researcher and associate professor at The Royal Danish Academy of Fine Arts, School of Architecture in Copenhagen. Whatever the assignment, his vision is crystal-clear.

"I always strive to create quality and added value; something beautiful that people will enjoy."

Finn came into contact with Balco about 10 years ago through his Norwegian architect colleague and friend Pål Jørgensen. Together they carried out a project with balcony glazing north of the Arctic Circle, in Narvik, Northern Norway.

"Working so far north is a very special experience. In the winter it is dark throughout the day and in the summer the sun never goes down. This makes the conditions for handling light very special. The temperature never exceeds 15-16 degrees so, in principle, glazed balconies are essential here.

Large parts of Narvik were bombed during the Second World War. When the city was built up again, they enlisted the help of some of Norway's foremost architects. It is important to take care of this architectural heritage", says Finn Ørstrup.

"You have to approach the buildings carefully, taking into consideration the history of the buildings and the surrounding

"Everything will be better. As I see it, glazed balconies should be standard in northern Europe"

FINN ØRSTRUP

environment. My work often involves a transformation from an older design into something new and modern, and that's a big responsibility."

When designing balconies, light is crucial. Everyone wants to have sun and light on their balcony. So, to help him, Finn Ørstrup has developed something called a sun diagram, which creates simulations that enable him to see exactly how the light will fall on a building at all times of the day and at different seasons of the year.

"Sometimes just a ray of light along the floor lights up the entire space. The sun diagram helps me to create light where I need it and, from there, I can give the balconies the right proportions and design."

"The role of architect involves meeting and listening to the client's needs", says Finn Ørstrup.

"Many people have no idea what glazed balconies involve. There is often a need to start from scratch when renovating a balcony and when I explain what is possible to do instead of a traditional

concrete renovation, the clients are often very surprised. Money must still be used for renovation so why not invest in something that gives so much more? With a glazed system you don't just get a balcony; you get an entirely new space which can be used for whatever you want for most of the year. You save energy and reduce maintenance costs while boosting the value of the apartment. Everything becomes better. As I see it, glazing should be standard in northern Europe."

Finn has chosen to work with Balco's glazed balcony systems for several reasons.

"Balco's systems are flexible and give me the opportunity to do what I want. The choices are wide in terms of design, drainage, window systems, glass and colours. The systems are also reliable and have impressive precision. I recognise that Balco has a good reputation, customers are well cared for and there are almost never any problems with their products. Balco's systems deliver what they promise – elegant Swedish industrial quality at its best."

YOUR BEST INVESTMENT

Of course it's nice to sit on a glazed balcony and relax. But Balco's glazed balcony systems also have a number of other benefits. Apart from the balcony increasing the value of the apartment, energy costs are reduced and the balcony's life can be extended by up to 50 years. A more pleasant investment is difficult to imagine.

Create space for life: Balco's glazed balcony system offers the opportunity for larger balconies. Usability increases and the home is given a wonderful extra dimension.

Protect the façade: The life of a glazed balcony from Balco is extended by up to 50 years compared with an unprotected concrete slab. Glazed balconies don't just protect the façade but also reduce the need for maintenance on windows and doors

Reduce noise: Glazing effectively suppresses disturbing traffic noise from a nearby motorway or railway. An integrated glazed system from Balco reduces noise by up to 20 dB.

Improve the indoor climate: Glazed balconies heat the surrounding air before it enters the apartments. The effect is a better thermal indoor climate.

Let in the light: Properly designed, glazing can make both balcony and apartment lighter. The balcony's location, angle and materials help to capture the light.

Reduce energy costs: Glazed balconies reduce the property's heating bills by up to 20 percent.

Increase comfort: Glazed balconies are used more than an open balcony. They make homeowners or tenants feel happier to stay at home and less inclined to relocate

Increase value: Glazed balconies make properties and apartments more attractive. They contribute to an increase in market value making the investment profitable in the long-term.

Increase security: As residents spend much of their time on their glazed balconies, there is an increase in passive surveillance, which contributes to a reduction in the risk of vandalism.

Results are drawn from a study undertaken by Rambøll, Scandinavia's leading engineering, design and consultancy company. According to consultants at Rambøll there are a number of important reasons why you should invest in glazed balconies from Balco as an alternative to traditional balcony and concrete renovation.



QUIET AND PEACEFUL



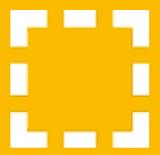
PROTECTION AGAINST WIND AND WEATHER



A LIGHTER HOME



MONEY LEFT OVER



LARGER BALCONY



Enclosed balconies lead to reduced energy costs.

That glazing protects the balcony and the property's façade against wind and weather is obvious. What many do not know is that a glazed façade can also cut the property's heating bills by up to 20 percent. The balcony's doors and air within the balcony acts as insulation for the main building, which means that the incoming air is warmed up before it enters the apartment. The result is reduced draught along the floor and increased indoor temperature.

NATURAL WARMTH

Reducing our need for electricity and finding alternative forms of domestic heating is becoming increasingly important. As we work closely with property owners, we want to be an effective partner on these issues. We know that our

glazing systems can already help to reduce energy consumption, but we want to achieve more. So, we are carefully considering all research available in this area and are particularly interested in solar energy research. Combined with our existing balcony systems, it gives us new opportunities to use the cladding and façade to further reduce energy costs.

Balco has been involved in projects where the architect has integrated solar cells in the façade in order to store and make use of the energy provided by the sun. By serial connecting solar cells and connecting them to the grid, it is possible to utilise the sun's energy for heating. By integrating the solar panels with the façade, it is possible to create exciting architecture. Feel free to talk energy with us.



*Integrated solar panels, laminated in glass.
Here, the glass in the cladding is used to generate energy.*







We bring the façade to life

Glazed balconies can work wonders on the dullest façade. We have plenty of evidence of this. Our unique balcony solutions are an investment which enhances the character of the building and makes the living environment more attractive. For residents, however, it is probably the inside that is most impacted. The balcony gives the home an extra dimension and provides a new protected space for socialising and enjoyment.

A RESPONSIVE PARTNER

It is not always easy to develop attractive glazing that is also functional. This is why we take a flexible and innovative approach to each project and remain constantly open to ideas and suggestions. We are not content simply with standard solutions. For us, each project is unique and should be designed according to the building's specific conditions.

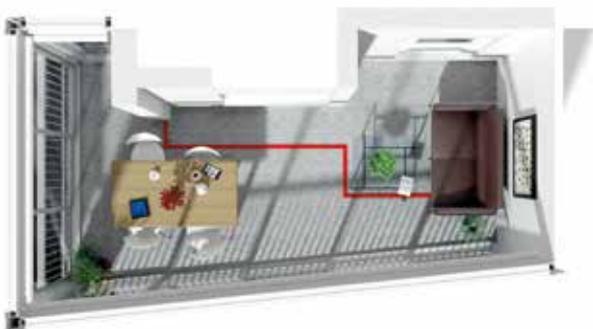
Our customers' and partners' ideas are a source of inspiration for us, challenging us to create new innovations.



BEFORE

A peaceful oasis in a busy city

The 180 apartments on Danmarks plass in Bergen have had a major facelift with totally renovated façades and large soundproofed balconies.



The balconies on the apartments in Krohnsminde are 3 to 4 times larger as a result of renovations.

The red line marks the balcony railing of the previous balcony.

The façade on the four tower blocks in Krohnsminde, along the southern main entry road to Bergen, was in great need of renovation. The busy entry road also made the need for noise-reducing glazing necessary. Together with the architect, Pål Jørgensen, Balco developed an attractive and functional solution. The result exceeded all expectations. Apart from an oasis where the 180 householders could relax protected from traffic noise, wind and weather, their balconies were as much as 3 to 4 times larger than before. The largest measure a full 19 m². In conjunction with the balcony and façade renovation, the green areas around the properties were refurbished. The stately Krohnsminde has become an eye-catcher and a dignified entry to the city.



STERTE COURT,

POOLE HOUSING PARTNERSHIP
POOLE, UK

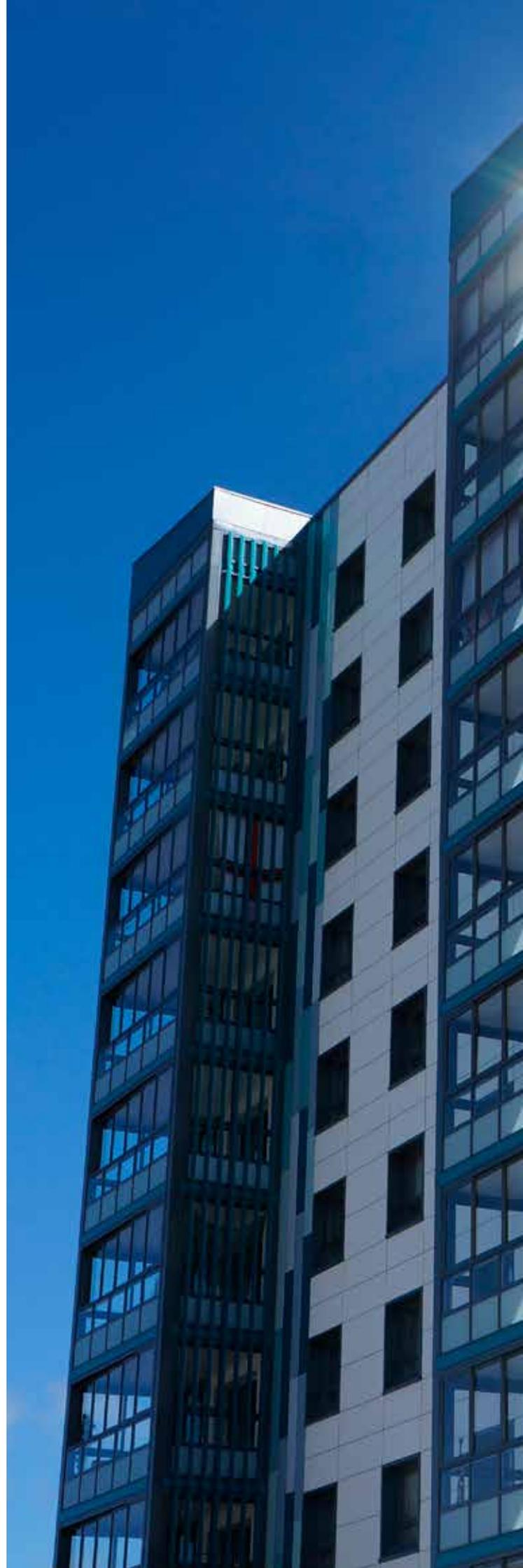
A smart investment

Glazed balconies improve quality of life while contributing significantly to reduced heating costs.

Balco's balconies helped not only to improve the architecture of Sterte Court's prominent buildings but also to deliver much-needed improvements to energy efficiency and water tightness. By replacing the 114 existing concrete cantilever balconies with new 9.5m² fully glazed spaces, the floor area in residents' homes was increased by up to 20%. The new weather-proof balconies enable residents to better enjoy the views of Halls Bay all year round. This major renovation project won an award from the National Federation of ALMOs for its efforts to "create greener homes and reduce fuel poverty".



BEFORE









"Our solutions will make everyday life better and more pleasant for those who invest in our system."

MARTIN LAMME / ARCHITECTURAL ADVISOR, BALCO

Not even drawings, in all their glory, can compete with photo-realistic images of your property.

Martin Lamme works as Architectural Advisor at Balco.

As the link between architect, salesperson and client, Martin transforms ideas into something that works in reality.

"I create a computer generated image based on the client's or the architect's ideas. As part of the process, I take into consideration the building's age and style, and try to pick out any important elements that give the building character. Our solution must maintain the integrity of the building, both functionally and aesthetically."

For Balco this 3D visualisation plays a key role in our dialogue with our clients as we work towards the right solution for them. The client gets a clear picture of the end result and this creates a common platform for the project. Something that often surprises the client is how much bigger the balconies can be with Balco's systems.

"Our clients are always our focus through the design process. Our solutions should make everyday life better and more pleasant for those who benefit from our systems. A large glazed balcony does not only increase comfort and usability, it also saves energy and reduces the need for future window and façade renovations."



SAVE MONEY ON A RENOVATION THAT WILL LAST FOR 15 YEARS. OR MAKE A GOOD INVESTMENT THAT LASTS A LIFETIME.

Many residential areas around Europe face major and costly renovation needs. But there is an alternative to traditional renovation when the façade, windows and balconies are in poor condition. Balco's Climate Wall is a cost-effective and sustainable solution.

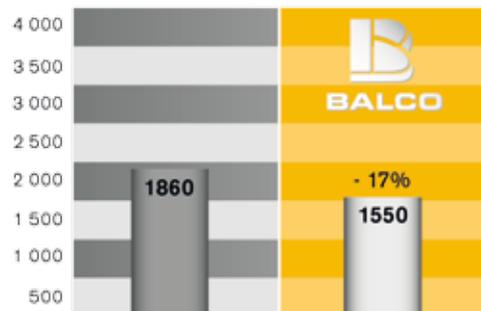


Traditional renovation of open balconies is expensive and time consuming and must be repeated about every 15 years.

TRADITIONAL RENOVATION

An open balcony leaves windows and façades unprotected against wind and weather. In addition, the balcony must be repaired approximately every fifteen years as the external environment causes acidification to the balcony's concrete base. The reinforcing steel begins to rust, cracks form and pieces of concrete come loose.

With a traditional renovation, you get a balcony of the same size and design as before. The windows are replaced and the façade is renovated, possibly with additional insulation. It is an expensive and time-consuming procedure that also has to be repeated again within a few years.



*Independent studies show that Balco Climate Wall can provide energy savings of almost 20 percent.**

BALCO CLIMATE WALL

The alternative is what we call Balco Climate Wall. It is a cost-effective and long-term solution that involves an integrated glazed enclosure, mounted at the front of the balcony's concrete base. The glazed enclosure protects the concrete base and in this way extends the balcony's lifespan by up to 50 years.

The glazed balconies also function as a climate-proofing shell for the property, resulting in lower energy costs; less need for maintenance; and reduced noise from the surroundings.

By choosing to rebuild the balcony rather than renovate the existing one, many also choose to enlarge the balcony space. This new, bigger space offers increased comfort and usability, while increasing the value of the property. It's quite simply a sustainable investment.



Dyre Vaas Vei (Sandnes, Norway) chose to glaze the entire façade instead of the traditional balcony renovation. The result can be enjoyed for at least the next 50 years.

We take responsibility throughout

Balcony projects are complex. In order to ensure as good a result as possible, Balco works with turnkey projects. This means that we help the client throughout the entire construction process, from the first tentative questions to the final warranty inspection.

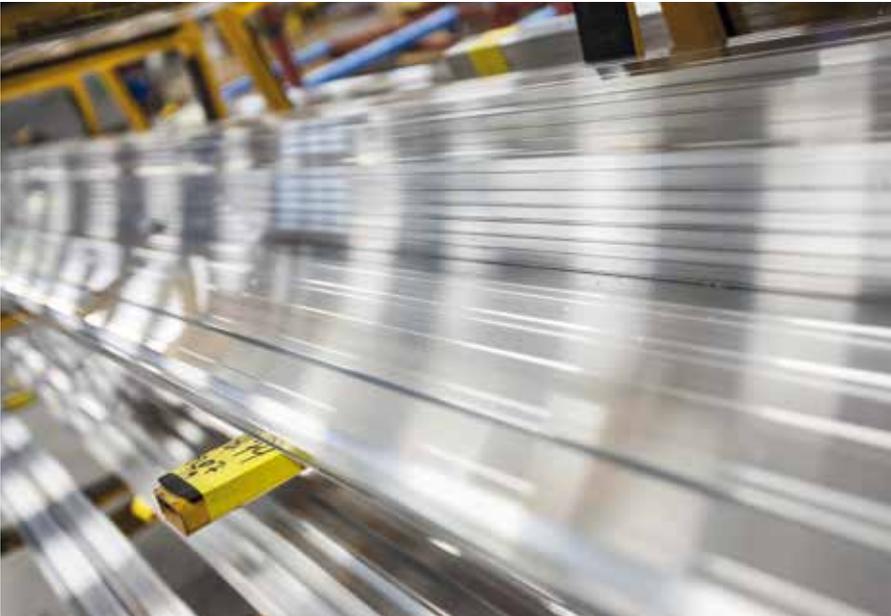
There are several advantages to this approach. The customer gets one point of contact responsible for all aspects of the process. Balco has full control over all elements and can therefore issue generous warranties on the systems delivered. As a full service supplier, we also offer various forms of financial solutions.

A PERSONAL CONTACT

For us it is not just the end result that counts. We want you to feel confident in our abilities from the first contact. Therefore, every project involves only one salesperson and one project manager, who remain your personal contacts throughout the project.









Reliable and solid partner

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 could be easy to miss something.

There are obvious advantages of choosing an established player. We have carried out many projects and accumulated knowledge few companies can match. Our extensive experience, combined with sound and solid finances, makes us a reliable and stable partner. We remain and continue to take responsibility for our balconies long after they have been installed.

INNOVATION HAS MADE US MARKET LEADERS

Balco has been supplying smart balcony solutions since 1987. At the beginning, we had few resources, but enthusiasm and hard work will take you a long way. Today we are market leaders and our open and glazed balcony systems are in demand across Europe. We are proud of the innovative solutions and elegant design that has given so many people improved quality of life.

WE LOVE BALCONIES

At Balco we are driven by our passion for balconies. Quality, innovation and professionalism are values that permeate our work on a daily basis. All employees are shareholders in the company, so you can rest assured that we care about every aspect of your project.





From concept to reality

It is said that a chain is no stronger than its weakest link. Therefore, we place great emphasis on constantly developing our products. Sometimes the improvement is hardly visible, but we know that even a small detail can make a big difference.

Our customers challenge us with new questions and requirements – and we like challenges. Our design department therefore works not only at developing new products but also at improving existing ones. Over the years, this has resulted in many exclusive patents and solutions that you will only find in our balconies.

WE DEAL WITH STRICT RULES AND REQUIREMENTS EVERY DAY

In our design department, numerous engineers work to ensure that every detail is covered so that the resulting product lasts the years. A fundamental part of the work is consistently testing materials and designs. We do this to ensure the quality of every individual detail. We also keep up to date with all the requirements and regulations applicable in every country we operate in.

COLLABORATIVE WORKING APPROACH

We work alongside an architect and a consultant engineer, as well as in direct dialogue with our clients, to agree the design of the balconies, including the colours and materials to be

used. This approach generally results in us creating a photo montage of how the proposed balcony solution could look on the existing façade.

ATTENTION TO DETAIL

A great deal of information has to be collated before the final construction work can begin. This includes making detailed calculations to determine the various load requirements that exist so that fixings and other technical details can be appropriately adapted. Loads can vary a great deal depending on where the balcony is to be located. As a result, although the balconies may look identical, each one is in fact unique.

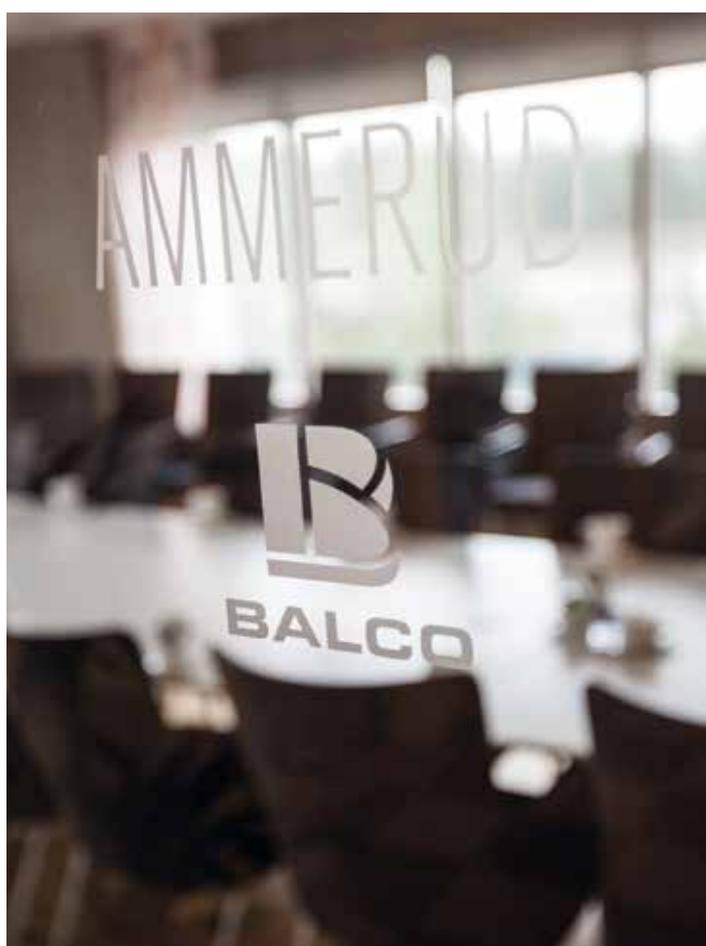
STEP BY STEP DRAWINGS

Once all the information has been processed, it is time to start the drawings. The complete balcony, along with each individual detail, is drawn in two and three dimensions. With the drawings approved, production preparations start and detailed instructions are compiled for the final installation.



INSTALLATION TIME

Our work on a building is likely to have already started before the main material delivery. In the case of refurbishment, all of the old balconies and balustrade will probably have been removed and the façade may also have been renovated. Of course, you and any residents will receive information regarding when the work on the building will be carried out. Whether a refurbishment or a new build project, there will be in-depth meetings to go through all details and schedules. Final installation of the balconies is carried out by approved contractors who work under an installation manager. Then, after the balconies have been installed, it is time for the final inspection. Finally, once that is done and everything has been approved, the construction process is complete.



BEST IN THE INDUSTRY

*All production takes place in
modern and efficient premises at our
Swedish headquarters.*

All production takes place in modern and efficient premises at our Swedish headquarters in Växjö. Our production process is certified in accordance with ISO 9001, ISO 14001 and ISO 3834-2, making us unique in the industry. It involves a high level of quality throughout all areas of production and Balco gives careful consideration to the environment. In order to ensure our high quality and reliability of delivery, we also continuously invest in machinery and expertise.

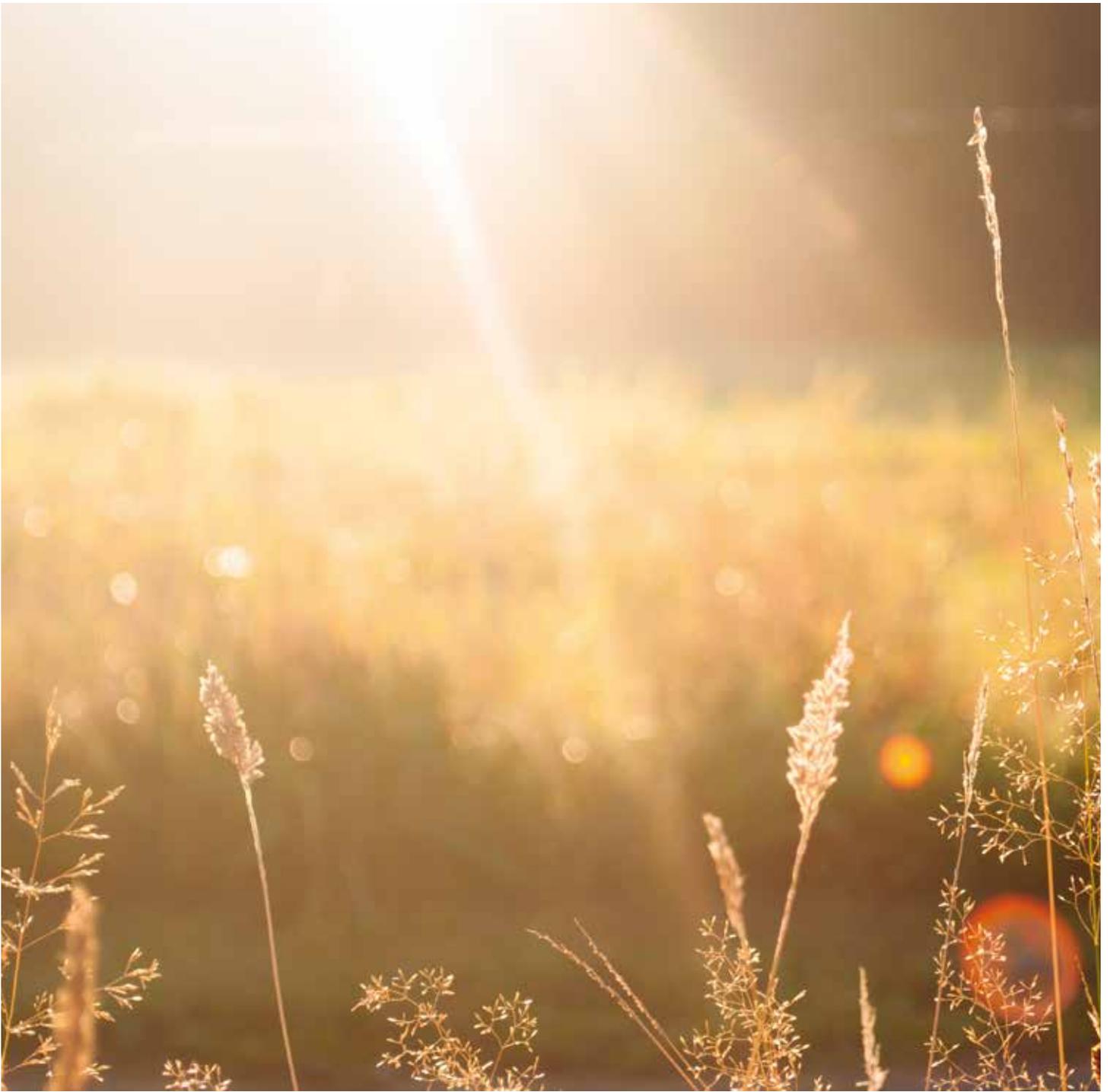
WITH FOCUS ON THE ENVIRONMENT

Our environmental management system ensures we comply with all international standards relating to environmental labelling, environmental audits and environmental management systems.

Throughout production, only electricity from renewable sources is used. Our commitment to a better environment does not stop there. We are constantly seeking new solutions that can help our production and our products contribute to reduced environmental impact.

ONGOING PRODUCT DEVELOPMENT

Environmental and sustainability issues are ever present in our product development. For example, the majority of the materials used in our glazing systems are maintenance-free and recyclable. Materials with long life and robust structures help to make our products sustainable. In addition, we manufacture all of our balconies in modules to minimise unnecessary transportation.



QUALITY AND INNOVATION

Balco's products are not only top quality. Our aim is to be at the forefront of technology. One example is Balco Cleanline® which is a unique patent for efficient drainage. The design diverts dirty rainwater via channels in the parapet directly down to the ground, thereby preventing the formation of ugly drip marks.

BALCO VISTA™

Balco Vista™ gives the balcony a beautiful panoramic view and a modern architectural look. The glazed corners allow in maximum light. Balco Vista™ is also available with self-cleaning glass for minimal maintenance. It is a unique design that can be combined with several different Balco systems.

BALCO DESIGN™

Balco Design™, glass doors without a frame, used in combination with glazed corner Balco Vista™ is an aesthetic option that creates the impression of a single glass surface. For residents, the effect is a lighter outdoor space with an unobstructed view.

BALCO TWIN®

No special tools are required to operate our unique patented window – Balco Twin®. All it takes is a light grip on the window frame to slide the window to the side and when you want to fold it in, simply use the handle concealed discreetly in the window frame. Another unique function is the ability to fold in an individual pane at any point along the track, which is great when you want to let in air or clean the glass.

These are just some examples of technical innovations that have made Balco market leaders. Read more about our patents and smart technical solutions on our website.

ONLY THE BEST WILL DO

As your safety is our highest priority, we make sure we comply with all building regulations when choosing materials for our glazing systems.

Glass is a fantastic material that allows in light, suppresses noise and allows us to maintain contact with the outside world.

After oxygen and silicon, aluminium is the most abundant element in the earth's crust. It is also a light and maintenance-free metal that gives our systems a low overall weight and long lifespan.

Together, these materials constitute an unbeatable combination.

Detailed information on all our products is available in our Technical Brochure.

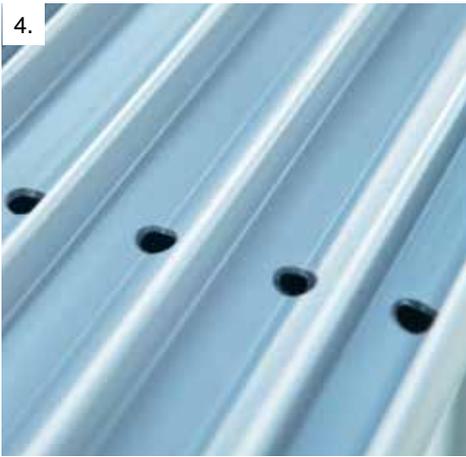
ADVANTAGES OF BALCO

At Balco we do things our own way. Here are some of the advantages that have made us market leaders.

- *In-house design department*
- *In-house construction department*
- *Highest quality products*
- *Construction to withstand high wind loads*
- *The only balcony company certified in accordance with ISO 9001, ISO 14001 and ISO 3834-2*



Balco Cleanline® with glazed corners (Balco Vista™) and folding frameless glass doors (Balco Design™).





11.

Details that make the big picture



12.



13.

1. READY FOR ROLLER BLINDS

All of our systems have an integrated bracket and cover for roller blinds. As roller blinds are an optional extra you can order it from the start or add it at a later date.

2. IMPROVES THE OVERALL IMPRESSION

External decorative edging allows you to create a custom design.

3. PANORAMIC VIEW

Balco Vista's glazed corners allow in maximum light while providing a great panoramic view. This unique design can be combined with several different Balco systems.

4. BALCO CLEANLINE®

There are drainage holes in the track that capture and lead away rain, dirt and waste water from the balcony system's corner posts. This alleviates the formation of dirty streaks on the glass and parapet cladding.

5. DRAINAGE

A built in channel acts as reserve drainage, leading water away from the floor and out into the drainage system Balco Cleanline®, in case you should forget to close the window.

6. GLASS WITHOUT FRAME

Folding glass windows without a frame in combination with glazed corners give the impression of a single expanse of glass.

7. AWNING

We have a range of powered awnings with or without wind/sun control that can be fitted to complement your balcony.

8. READY FOR WINDOW BOXES

The fronts can be fitted with window boxes in various sizes and matching colours. The window boxes can be fitted internally or externally.

9. SOLID AND SEALED

The central glazing bar runs through the vertical profile, making the front stable. All fittings are covered by a colour-coordinated adjustable profile on the floor.

10. THE WINDOWS RUN SMOOTHLY

The sealed stainless steel ball bearings ensure that each window runs smoothly on the rail.

11. CHOICE OF CLADDING MATERIAL

Cladding comes in a number of different colours and materials to match or accentuate the architecture. The most common is opalised glass, which can be coloured to your requirements.

12. A FURTHER DETAIL – RAILING

Balco Space allows you to open your balcony windows from floor to ceiling. Outside is a railing, which can be designed to meet your requirements.

13. FOR SAFETY'S SAKE

On all of our window systems there is the option to fit an extra lock. This is perhaps especially reassuring for those of you with children at home.

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BALCO

