

# Balco Access™



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



# ACCESS BALCONIES

Rain, snow and cold can be a nasty combination if you have open access balconies on your property. Not least because it takes a lot of extra work to stop the walkways becoming

slippery. Glaze in the access balconies with our unique Balco Access™ system for effective weather protection that will open automatically in the event of a fire. The glazing also makes the

access balconies a buffer zone that warms up the cold air before it enters the apartments, leading to lower energy consumption.

# WE MET THE CRITERIA

Everyone at this property in Lübeck, Germany, was fed up with cold and icy access balconies. In looking for a solution to their problem, they contacted architects Roden & Kuhfeldt. They immediately set about the design work, but soon realised that this was going to be trickier than they had thought. There were two main factors that made their work more difficult. The first was that all the steps had to be placed at different heights, which was quite an architectural challenge. Then there was the fact that a glazed-in access balcony

counts as a new room, which means tougher regulations on air conditioning and fire safety.

## UNIQUE SOLUTION

After a little detective work, the architect concluded that the only supplier who could meet all the demands and save the project was Balco. Together, we soon found a solution that worked both practically and architecturally. The project was quickly completed and now the property owner and residents are extremely happy with their glazed and ice-free access balconies.



## OPEN AND UNPROTECTED

The dingy old entrance and the open access balconies were not exactly inviting.

# A NATURAL ELEMENT

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.

An unbeatable combination.





## ARCHITECT ROLF KUHFELDT OF RODEN & KUHFELDT IN LÜBECK

"This was a tough project, since all the steps were placed at different heights. Then there was the fact that enclosed access balconies are classed as another room, which means special

regulations on air conditioning and fire safety. As far as I know, Balco are the only ones who meet these criteria. Another benefit was that Balco's solution allows the windows to open for

ventilation as required. I enjoyed working with Balco and am pleased with the unique solution that we created together. It is cheaper & quicker than rebuilding, while also being

practical, smart and visually attractive. We will certainly be partnering up again on similar projects."

## WEATHERPROOFING

Many property owners dream of finding a way to protect access balconies from wind & rain and cutting heating costs at the same time. Balco Access™ makes that dream a reality. Congratulations on a smart investment.

### ADDRESS:

Schaumburger Straße 18,  
Wedemark-Mellendorf



## NON-SLIP

At sheltered housing it is, of course, even more important that the access balconies are dry and safe. That's why the decision was taken to invest in our glazing system Balco Access™. Our first project of this kind was in Hamburg, but it will doubtless not be the last!

**ADDRESS:** Dortmunder Straße 9,  
Hamburg





## SOUND INVESTMENT

Water on the access balconies increased the risk of people slipping over in the winter. With Balco Access™ this risk disappeared. What's more, the glazing solution cut energy costs. A sound investment that also included the building of glazed balconies at the back of the property.

**ADDRESS:** Goethestraße 5+7, Braunschweig



## INCREASED SAFETY

Lots of older people live in this property. It was therefore even more important to enclose the access balconies to keep them free from water and frost. Our unique solution considerably cut the risk of slipping, which made the residents feel much safer.

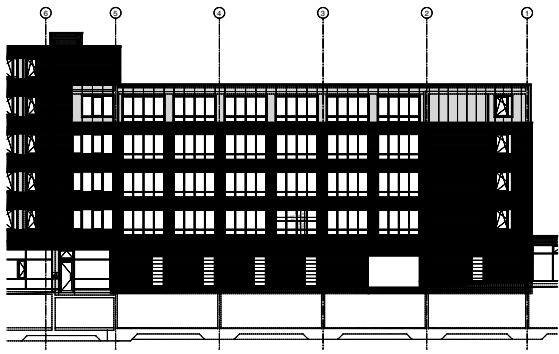
**ADDRESS:** Alsterdorfer Straße 529, Hamburg



## FINALLY!

The property owner had long been looking for a glazing system, but none were approved by the fire service. With Balco Access™ he was finally able to keep his promise of a dry, non-slip access balcony that had the approval of the fire service and residents alike.

**ADDRESS:** Löwenberger Straße 2, Ronnenberg



#### SEAMLESS ADDITION

The glazing system melts into the façade and helps to create a coherent architectural look.



#### CLIMATE PROTECTION

Balco Access™ acts as a buffer against the external climate, cutting the property's heating costs.

## SAVED THE BUDGET

As the architects were designing this property in Hannover, they were aware that a number of older people would be living here. It therefore felt only natural to glaze in all the access balconies, to make them safer for the residents and their carers. However, what they didn't realise was that all the strict regulations, particularly regarding fire safety, were going to tear the budget to pieces. It was then that the architects were tipped off about our unique glazing system – Balco Access™.

#### COST-EFFECTIVE

After a brief presentation of our company and our concept, we were commissioned to deliver a more cost-effective solution that would meet both the legal and the budgetary constraints. The result was welcomed by everyone involved. The architects got a finish that was in keeping with their vision. The property owner got a climate buffer that cut heating costs, and the residents got a safe, non-slip access balcony that also served as a sheltered meeting place. What did we get? Praise and a good reference that has generated new business opportunities.

## SAVE 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%!







2

1

3

- 1 Detector
- 2 Electromagnet
- 3 Switch
- 4 Handle



# Balco Access™

A unique glazing system specially designed for access balconies. In the event of a fire, the windows open automatically, allowing

noxious smoke to vent out and making it easier for the rescue. Four out of five windows in each section can also be opened at will.

## THE DETAILS ARE KEY

### 1. SMOKE DETECTOR

If smoke forms, signals are sent from the ceiling-mounted smoke detector to an electromagnet located on each window section.

### 2. ELECTROMAGNET

When the electromagnet receives signals from the smoke detector, the force between the magnets is broken. A concealed wire system then slides the windows to the side automatically.

### 3. MANUAL OPENING

If you want to open the windows for ventilation or to enjoy the warmth of summer, simply press the window switch. The windows will slide to one side automatically.

### 4. STURDY HANDLE

Of course, the windows can also be opened by hand. The sturdy handle and the easy sliding action make it easy.



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