



Case Study



SAPPHIRE[®]

One Lime Street,
Block 2, Dublin

“ We take real pride in delivering our projects. The products we received from Sapphire were of the highest quality.

Sapphire were the innovators in relation to the product - they are the brand of choice. ”

Pat Connolly, Construction Director, BAM Ireland





One Lime Street, Dublin

Client: Marlet Property Group

Contractor: BAM Ireland

Architect: Henry J Lyons & Partners Architects

Assigned Certifier: Henry J Lyons & Partners Architects

Location: Dublin, Ireland

Jurisdiction: Dublin City Council (DCC)

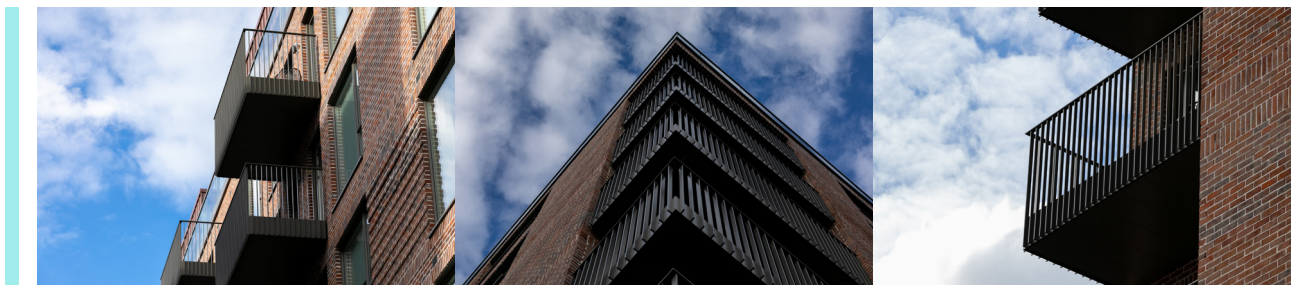
Balconies: 164 balconies



History

Located in the vibrant Docklands area, One Lime Street, Dublin has transformed from an industrial hub into a modern, tech-driven district known as Silicon Docks.

One Lime Street is a recently completed residential development comprised of 216 one- and two-bedroom apartments, designed with a strong focus on modern living, offering high-spec interiors, and completed to a high standard.





Executive Summary

- Fulfilling Aspirations: All balconies were manufactured in Ireland three months in advance, allowing the project to be completed on time, to programme.
- Precast Structure Connections: Bespoke anchors were used to work with the precast wide slab.
- Water Management: Under the strict jurisdiction of Dublin City Council (DCC), a robust water management strategy was implemented and agreed with the assigned certifier Henry J Lyons & Partners, allowing controlled drainage to be used on all balconies, saving money and time.
- Offsite Manufacturing / Storage: Balconies were stored in advance of installation, saving time on-site after installation, 100% snag-free.



Streamlined by Collaboration, Delivered by Sapphire

Fulfilling Aspirations

Marlet Property Group, in collaboration with BAM Ireland, sought to deliver a project that exceeded market standards, despite the unique challenges posed by the COVID-19 pandemic. The development of One Lime Street was driven by an aspiration to create a best-in-class residential scheme in Dublin's rapidly growing Docklands area. The scale of the project was unprecedented compared to previous developments, which required a high level of trust and confidence in the processes and technologies being employed, particularly given the restrictions on in-person visits and meetings during the pandemic. Despite unique challenges posed by the COVID-19 pandemic, Sapphire manufactured all the balconies, in Ireland, three months ahead of schedule, which were then on site and on time to complete the project on programme.



Precast Structure Connections

A primary constraint faced during the construction of One Lime Street was the integration of precast structure connections, specifically the successful implementation of balconies, which required innovative solutions and meticulous planning to ensure the structural integrity of the building. We worked alongside Flood Precast to ensure that our balcony connection details were not just suitable for the precast concrete frame but would support balconies at every elevation up to and beyond regulation deflection tolerances of L/360.

Water Management

Secondly, water management was a key concern for Marlet and BAM Ireland, so we took steps in the design process to ensure that controlled positive drainage could be integrated on all elevations, including the inset balconies. This meant Marlet and BAM Ireland were able to avoid using rain water pipes (RWPs), which could have been ungainly, aesthetically, and come at an extra cost to install over the project masterplan.

Offsite Manufacturing / Storage

Finally, at Sapphire, we manufacture and store all of our balconies at offsite facilities. The balconies for One Lime Street were manufactured and stored off-site at factories in both Wexford and Lisburn, avoiding significant material delays. Manufacturing and storing balconies in advance of installation means that customers' programs or site challenges, weather, delays, needing to change sequencing, or even a global pandemic, can all benefit from working to store rather than a 'just-in-time' delivery method which lacks flexibility. Learn more about transport innovation on our website: <https://balconies.global/global/transport-innovation-for-balconies/>

One Lime Street was streamlined by collaboration between Marlet Property Group, BAM Ireland and Sapphire Balconies.



NBS Specification

Lime Street Block 2, Dublin

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
0844 88 00 553
support@balconies.global
www.balconies.global

Reference Glide-On™ aluminium Cassette® balconies with flat vertical bar infill balustrades

Balcony anchor M30 precast wall system anchors for hybrid slab detail

Arms 2-piece galvanised steel

Cassette® structure Standard 400mm modular Glide-On™ Cassette® balconies

Soffits Polyester powder-coated aluminium controlled draining soffits

Deck finish MyDek Innova® decking fixed with hidden clips

Toprail Profiled handrail chosen from Sapphire's standard range fixed to top of vertical bar balustrades

Guarding 40 x 12 mm extruded aluminium flat vertical infill bar balustrades

Base fixing Mechanically fixed to Cassette®

Fascias 6mm polyester powder-coated aluminium fascia trim to conceal edge of balcony frame



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