



Case Study

 **SAPPHIRE**

8th Lock
Apartments, Dublin



Aspiring for *a fast programme using MMC.*

Constrained by *connecting balconies to a precast slab.*



Streamlined by *Innovation,*
Delivered by Sapphire.

“ It’s been a great experience working with Sapphire. Great design, great product, great service - supply has worked well. ”

Sean Walsh, Project Manager, Ballymore Properties



8th Lock Apartments, Dublin

Client: Ballymore Properties Limited

Contractor: Bennett Construction Limited

Architect: Reddy Architecture and
Urbanism

Location: Rathoath Road, Dublin

Balconies: 361 balcony lifts



History

Named after the closest lock on the Grand Canal, Ballymore Properties' 8th Lock Apartments project is located on the site of the former Ormond Printworks in Ashtown. 8th Lock has been developed as a new suite of apartments alongside the Royal Canal in Dublin 11, just a stone's throw from the city centre. The project, wonderfully designed by Reddy Architecture & Urbanism, features 361 balconies manufactured and supplied by Sapphire Balconies, which overlook a stretch of Dublin whilst allowing for a sense of community between residents.



Streamlined by Innovation, Delivered by Sapphire

Ballymore's dilemma arose from the need to use pre-cast connections on the slab whilst still maintaining a rigid balcony.

Sapphire's collaboration with Ballymore Properties on the 8th Lock Apartments introduced a streamlined approach through product innovation thanks to early engagement between our team and the design team at Ballymore. We envisioned using full assembly connections, pre-cast into the concrete slab to allow for a smoother installation process throughout.



Sapphire worked alongside Ballymore to add our thermally broken anchors at each stage of the slab pour. Once the pour was complete and the building façade had finished being installed, our balconies were delivered to the site as and when needed to be installed via our Glide-On™ connection method, which allowed for a quick and efficient installation process.



NBS Specification

8th Lock Apartments, Dublin

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
0344 88 00 553
support@balconies.global
www.balconies.global

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

Balcony anchor Cast-in M30 & M16 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 Innova® aluminium decking fixed with hidden clips

Toprail 60 x 35mm sloped anodised aluminium capping to the top of vertical bar balustrades

Guarding 40 x 12 mm flat infill vertical bar balustrades

Base fixing Mechanically fixed to Cassette®

Fascias Polyester powder-coated aluminium fascia trim to conceal edge of balcony frame



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