





Mistory

Located just east of Dublin's city centre, Adamstown is a suburban development aiming to be the first new town in Ireland since Shannon Town in the 1960s. The development currently consists of residential housing projects and links to the city centre. One of the newest developments is The Crossings, a sprawling development by Quintain, featuring over 300 balconies manufactured and supplied by Sapphire Balconies.

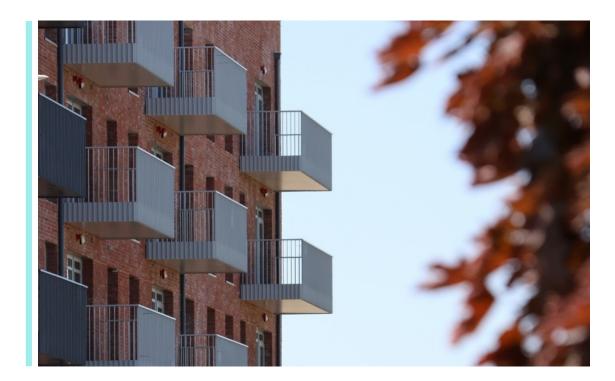
## Streamlined by Innovation, Delivered by Sapphire:

Quintain aspired for The Crossings, Adamstown, to be something of a blueprint for the larger development taking place in the area. This meant working with different types of façade, developing different design aesthetics for the balconies, and various connection methods, such as hollow core slabs in this case.

Connecting to hollow core slabs was crucial for this project, and Sapphire's experience with different types of connection meant we were able to choose different types of preapproved products for our balcony connections but also were able to rationalise the design of the balconies where possible to reduce the overall cost.



This approach allowed for flexibility in the design, meaning different colours and effects on different elevations of the project, all whilst avoiding extra cost due to the overall design rationalisation.



## **NBS Specification**

## The Crossings, Adamstown

Manufacturer	Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU 0344 88 00 553 <u>support@balconies.global</u> <u>www.balconies.global</u>
Reference	Glide-On™ aluminium Cassette® balconies with flat infill vertical bar balustrades and frameless structural glass
Balcony anchor	Cast-in M30 & M16 anchors incorporating thermal breaks
Arms	2-piece galvanised steel
Casette® structure	Standard 400mm modular Glide-On™ Cassette® balconies
Soffits	Polyester powder-coated aluminium-controlled draining soffits
Deck finish	Vista® aluminium decking fixed with hidden clips
Toprail	60 x 35mm sloped-top aluminium capping to the top of vertical bar balustrades. 27 x 23mm (nominal) 'U' shaped brushed anodised capping to top of glass.
Guarding	40 x 12 mm flat infill vertical bar balustrades. Toughened & laminated glass with PVB interlayer.
Base fixing	Mechanically fixed to Cassette®
Fascias	Polyester powder-coated behind-bar aluminium fascia trim to conceal edge of balcony frame



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