



Case Study



O'Neill Court
(Belmayne Phase 4)

“ No problem with Sapphire. You’re always good – love working with you guys! ”

Shaun Mylles, Project Manager, John Sisk & Son Limited





O'Neill Court (Belmayne Phase 4)

Client: Bartra, Kajima Europe, John Sisk & Son Limited

Contractor: John Sisk & Son Limited

Architect: McCrossan O'Rourke
Manning Architects

Location: Belmayne, Dublin

Balconies: 186 balcony lifts



History

O'Neill Court (previously known as Belmayne Phase 4), a significant residential development in Dublin, marks a step forward in sustainable construction, led by a joint venture between Kajima and Bartra, with John Sisk & Son as the design and build contractor. Named O'Neill Court, this 258-home scheme not only emphasizes green living but also showcases the innovative use of pre-cast elements in construction, aimed at achieving a LEED Gold rating for sustainability. The development, designed by McCrossan O'Rourke Manning Architects, features three buildings surrounding podium gardens, offering a mix of one-, two-, and three-bedroom homes along with ample amenity spaces for residents.



Streamlined by Innovation, Delivered by Sapphire:

Sapphire's collaboration with Sisk on the Belmayne project introduced streamlined and sustainable solutions for the balcony design and installation, aligning with the development's green funding criteria. Recognizing the project's sustainability goals, Sapphire implemented its bracket connection with cast-in RLD (Remote Locking Device) anchors. This innovative approach eliminated the need for arms projecting from the balcony, allowing for internal installation within the balcony cassette. This not only



facilitated safer installations from within the building but also significantly reduced the balconies' embodied carbon by 34% compared to conventional concrete balconies, with approximately 20% of the thermal break surface area.

Furthermore, Sapphire's use of inset balconies installed around the structural columns simplified the construction process. This method allowed for the columns to be fully completed without the need to work around finished balconies, introducing an innovative two-piece section that seamlessly infilled around the columns. This approach not only enhanced the aesthetic integration of the balconies with the building's overall design but also contributed to the project's sustainability objectives by minimizing material usage and optimizing thermal performance.

Belmayne's O'Neill Court stands as a testament to the collaborative effort between developers, contractors, and balcony specialists to create a sustainable and efficiently constructed residential community. Sapphire's involvement brought about a significant reduction in design costs and improved thermal performance, showcasing how innovative engineering solutions can contribute to the success of green building projects. With its commitment to sustainability, community-focused design, and innovative construction techniques, Belmayne is set to become a model for future developments in the Irish living sector and beyond.



NBS Specification

Belmayne Phase 4

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
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Reference Glide-On™ aluminium Cassette® balconies with flat infill vertical bar balustrades

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 30mm aluminium extrusion 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 behind-bar aluminium fascia trim to conceal edge of balcony frame



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