



Case Study



Citywest Phase 3
(Cooldown Commons)

“Well ahead of the programme and going well. Working with Sapphire as a company has been a good experience. Our next project will be using Sapphire Balconies, and I’m looking forward to working with you again.”

Donal Dockery, Project Director, Cairn PLC





Citywest Phase 3 (Cooldown Commons)

Client: Cairn PLC

Contractor: McKeans Developments

Architect: Reddy Architecture & Urbanism

Location: Tallaght, Dublin

Balconies: 335 balconies



History

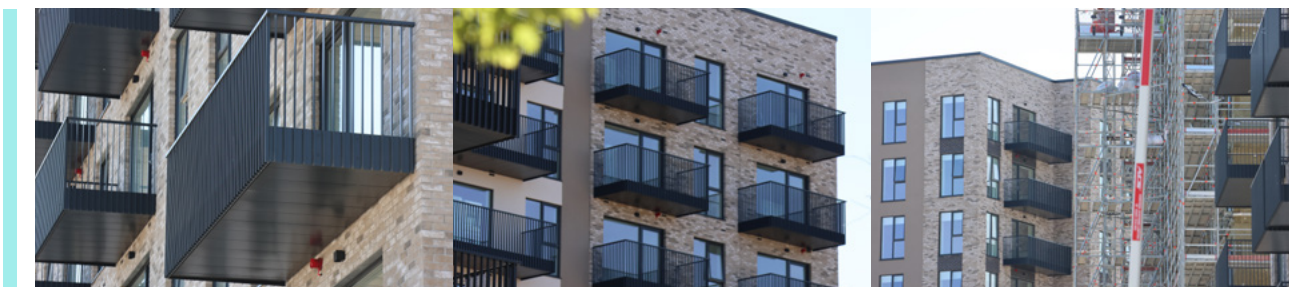
Tallaght is the largest county town of South Dublin and one of the largest settlements in the area. Tallaght has seen a rise in modern development since the late 1960s, with cutting-edge arts centres and amenities all within reach of brand-new residential developments. One of these new developments, Cooldown Commons (previously known as Citywest Phase 3), features 335 of Sapphire's innovative balconies.



Streamlined by Discovery, Delivered by Sapphire:

Sapphire worked closely with Cairn PLC to deliver on their aspiration of building a sustainable yet cost-effective series of balconies for the Citywest project. Meeting the two requirements can often take time and concessions have to be made, but Sapphire was able to meet the brief without needing to reduce quality in aesthetics, structure or sustainability.

Cairn worked from an early stage with Sapphire. We were able to streamline the balcony journey by using our experience in the balcony industry. We brought the aspirations of cost-effectiveness and sustainability together, taking the weight off the balcony structure.



Creating a lightweight balcony meant needing fewer connections to the building. In turn, both operational and embodied carbon were reduced.

Lightweight balconies don't lose anything in rigidity, however. We work to less than half of the allowed deflection stated in EU standards, meeting a minimum of $L/360$ deflection.



NBS Specification

Citywest Phase 3 (Cooldown Commons)

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 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 Standard aluminium capping chosen from Sapphire's range 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 behind-bar fascia trim



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