



Case Study



SAPPHIRE

One Lime Street
(Lime Street Block 2, Dublin)

“It’s been good working with Sapphire on One Lime Street.”

Benny Fogarty, Operations Manager, BAM Ireland



One Lime Street (Lime Street Block 2, Dublin)

Client: Marlet Property Group

Contractor: Cornelius UK Limited

Architect: Henry J Lyons & Partners
Architects (Ireland)

Location: Dublin, Ireland

Balconies: 164 balcony lifts



History

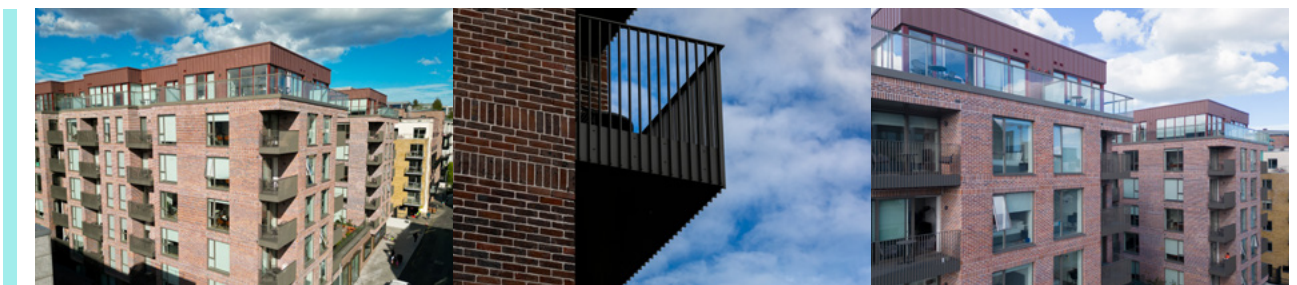
Lime Street, Dublin, located in the Docklands, has historically been tied to the city's industrial past, named after lime kilns that operated there in the 18th and 19th centuries. The area has since transformed from an industrial hub into a modern, tech-driven district known as Silicon Docks.

One Lime Street is a recently completed residential development located in Dublin's vibrant Docklands area, in the heart of the Silicon Docks. The development comprises 216 one- and two-bedroom apartments, designed with a strong focus on modern living, offering high-spec interiors, stylish bathrooms, and are fully furnished to a high standard.



Streamlined by Innovation, Delivered by Sapphire

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.

One of the primary hurdles faced during the construction of One Lime Street was the integration of precast connections, specifically the successful implementation of balconies, which had not been achieved on previous projects. This required innovative solutions and meticulous planning to ensure the structural integrity and aesthetic appeal of the building. Despite these challenges, at Sapphire, we were committed to overcoming these obstacles, leveraging our experience and expertise to deliver a high-quality outcome for Marlet Property Group & BAM Ireland.

The success of the project was largely attributed to the strong trust and collaboration between all parties involved, including the client, contractor, and architects. By demonstrating the reliability and effectiveness of the systems in use, the team was able to instil confidence and streamline the development process. This collaborative approach ensured that the project not only met but exceeded the expectations of all stakeholders, setting a new benchmark for residential developments in the area.



NBS Specification

One Lime Street (Lime Street Block 2, Dublin)

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

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

Balcony anchor Cast-in M16 and M30 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 Aluminium 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 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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