



Case Study



SAPPHIRE[®]

Malahide Road

*“10 out of 10 -
Very happy overall
even from an early
design stage.”*

John O'Connell, Contracts Manager, Gem Construction





Malahide Road

Client: Gem Construction

Contractor: Gem Construction

Structural Engineers: Barrett Mahony

Installers: D&A Engineering

Architect: John Fleming Architects

Location: Dublin, Ireland

Balconies: 229 balcony lifts



History

Commencing work in 2022, Malahide Road was part of a €72m vision for Dublin 17, bringing a mix of apartments, duplexes and amenities just outside of Clarehall. Malahide Road is part of a new development of build-to-rent apartments, each one fitted with one of Sapphire's innovative balconies.



Streamlined by Innovation, Delivered by Sapphire:

Gem Construction had a vision of an aesthetically "seamless" balcony balustrade on the Malahide Road project, with glass panels connecting seamlessly to the Cassettes™.

Due to an unconventional "horseshoe" shape on some of the balcony elevations, Sapphire designed privacy screens in certain aspects to maintain the privacy of the end users. Inset balconies were also used on some elevations. Thanks to Sapphire's tried-and-tested inset balcony system, these Cassettes™ were connected quickly and efficiently.



Sapphire worked closely with Gem Construction to rationalise the balcony designs, keeping costs down whilst making sure their vision for aesthetics was met.



NBS Specification

Malahide Road

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
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Reference Glide-On™ aluminium Cassette® balconies with laminated structural glass

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 Enjura® aluminium decking fixed with hidden clips

Toprail 22 x 22mm (nominal) 'U' shaped satin anodised aluminium capping to the top of glass

Guarding Clear toughened PVB laminated glass at 1100mm above FFL

Base fixing Mechanically fixed to Cassette®

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



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