



# Case Study

 **SAPPHIRE**

The Grange,  
Dublin

*“ [Sapphire’s] commitment to staying on site and reschedule their ferry home twice is much appreciated. The professional manner on how Sapphire approach their works is acknowledged and applauded. ”*

Gerry O’Brien, Site Manager, John Paul Construction



# The Grange, Dublin

**Client:** John Paul Construction

**Contractor:** John Paul Construction

**Architect:** O'Mahoney Pike Architects

**Location:** Dublin, Ireland

**Balconies:** 250 balcony lifts



## History

The Grange Residences sits in Stillorgan, a few kilometres outside of Dublin's city centre. The town has featured many new housing developments since the early 1930s, amenities and an old village centre, and exists now as a community-driven residential area a stone's throw from Dublin itself. The Grange is a brand-new residential development that features 250 balconies manufactured and supplied by Sapphire Balconies.



## Streamlined by Discovery, Delivered by Sapphire:

Sapphire worked closely with John Paul Construction to assist in realising their aspiration for 'picture-framed' balconies, without the need for structural support columns. Their dilemma was that support columns would require extra groundwork, extra time on-site, and a potential extra cost to manufacture.

With the task in hand to remove the need for structural columns whilst still 'framing' the balconies, Sapphire streamlined this project through ingenuity. We created non-structural columns for the balconies, manufactured off-site. The balconies were initially lifted into position as on a normal Glide-On™ job, after which the outside columns were brought in to



be fitted, framing the balconies as requested, without taking any of the weight of the balconies, which were fully supported by the building without any strain on the structure.



# NBS Specification

The Grange, Dublin

**Manufacturer** Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU  
0344 88 00 553  
[support@balconies.global](mailto:support@balconies.global)  
[www.balconies.global](http://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 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



Sapphire reserves the right to alter specifications and designs without prior notice. Most designs are owned / registered by Sapphire most of which are protected by registered designs, trademarks and patents. All details are given as guidance only and may vary according to project application.

© All rights reserved, no part of this publication may be reproduced in any material form (including photocopying or storing it in any medium by electronic means and whether or not transiently, or incidentally to some other use of this publication) without the written permission of the copyright owner. Application for the copyright owner's permission to reproduce any part of this publication should be addressed to Sapphire.

All information has been carefully collated and efforts were made to ensure accuracy at the time of publication. Sapphire takes no responsibility for inaccuracies after the date of publication. MD050624SJE

 0344 8800 553  
 [www.balconies.global](http://www.balconies.global)  
 [support@balconies.global](mailto:support@balconies.global)

Sapphire Balconies Ltd  
11 Arkwright Road, Reading, RG2 0LU

 **SAPPHIRE**<sup>®</sup>