



Case Study



The Crossings,
Adamstown

*“It’s been grand!
All good, with the
project on schedule.”*

Richard Sweeney, Project Manager, Elliott Group



The Crossings, Adamstown

Client: Quintain Ireland

Contractor: Walls Construction
Elliott Group (Ireland)
Townmore Construction

Architect: Henry J Lyons & Partners
Architects (Ireland)

Location: Dublin, Ireland

Balconies: 345 balcony lifts



History

Located just east of Dublin's city centre, Adamstown is a suburban development aiming to be the first new town in Ireland since Shannon Town in the 1960s. The development currently consists of residential housing projects and links to the city centre. One of the newest developments is The Crossings, a sprawling development by Quintain, featuring over 300 balconies manufactured and supplied by Sapphire Balconies.



Streamlined by Innovation, Delivered by Sapphire:

Quintain aspired for The Crossings, Adamstown, to be something of a blueprint for the larger development taking place in the area. This meant working with different types of façade, developing different design aesthetics for the balconies, and various connection methods, such as hollow core slabs in this case.

Connecting to hollow core slabs was crucial for this project, and Sapphire's experience with different types of connection meant we were able to choose different types of pre-approved products for our balcony connections but also were able to rationalise the design of the balconies where possible to reduce the overall cost.



This approach allowed for flexibility in the design, meaning different colours and effects on different elevations of the project, all whilst avoiding extra cost due to the overall design rationalisation.



NBS Specification

The Crossings, Adamstown

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 and frameless 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 Vista® aluminium decking fixed with hidden clips

Toprail 60 x 35mm sloped-top aluminium capping to the top of vertical bar balustrades. 27 x 23mm (nominal) 'U' shaped brushed anodised capping to top of glass.

Guarding 40 x 12 mm flat infill vertical bar balustrades.
Toughened & laminated glass with PVB interlayer.

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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