



# Case Study



**SAPPHIRE<sup>®</sup>**

Brickfield Square,  
Dublin

*“The design process has been very easy and the quality of details, drawings and engagement from Mark has been a joy for us to work with. Ten out of ten.”*

Brian Dempsey, Senior Project Manager, Brian M Durkan & Co. Ltd.







# Brickfield Square, Dublin

**Client:** Brian M Durkan & Co. Ltd.

**Contractor:** Brian M Durkan & Co. Ltd.

**Architect:** John Fleming Architects

**Location:** Dublin 12, Ireland

**Balconies:** 271 balconies



## History

Located in the south of Dublin, Brickfield Square is a new development in Crumlin, bordered by the Grand Canal to the north and east. The development is comprised of 282 apartments over four blocks, providing residents with numerous amenities, green space on their doorstep and a Sapphire balcony to step out onto.



## Streamlined by Innovation, Delivered by Sapphire:

Traditional concrete balconies have drained via a rear pipe, risk ingress and require frequent maintenance. Brian M Durkan & Co Ltd aspired to prevent these issues from arising for their residents for the design life of the building.

Water ingress has long been a point of conversation when it comes to balconies. Incorrectly drained rainwater can lead to damage to the building façade, foundations, and the balcony itself. Contemporarily, balconies have used either a controlled edge draining system or a rear water pipe draining system (RWP) to alleviate any concerns arising from drainage.

Sapphire's balconies have, as standard, included a streamlined drainage solution, whereby the water collecting on the balcony could drain through the small gaps between the



decking boards, flow forward and drain at the front edge thanks to the controlled edge draining soffit system. Sapphire's experience in balcony drainage meant that a pre-existing knowledge of drainage principles could be applied to each balcony type for the best outcome for each elevation.



# NBS Specification

Brickfield Square, 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 vertical bar balustrades and custom privacy screening

**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** Profiled aluminium capping to the top of vertical bar balustrades

**Guarding** 40 x 12 mm vertical bar balustrades

**Base fixing** Mechanically fixed to Cassette®

**Fascias** Polyester powder-coated aluminium behind-bar fascia trim



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 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

