



## APARTMENTS AT DOMINIC STREET, DUBLIN

Five storey over basement, residential development

**Client: Dublin City Council**

### SUMMARY:

**Value:** €9.6 million  
**Architect:** Dublin City Architects  
**Status:** Complete

**Services Provided:**  
Project Management  
Planning Submissions  
Detailed Design  
Construction Supervision

The development is a five storey over basement, residential development with 90 units varying from 1 to 3 bedroom apartments. The existing site was a warehouse over basement in the central city area.

Some Interesting design features incorporated in the scheme were:

(a) Minimising the number of entry doors to apartments from single corridors. This results in the provision of additional access stairs and entrance points; (b) Step back of the balconies as the stories rise to achieve maximum sunlight to the apartments; (c) The use of a steel framed structure with precast concrete slabs. This was suited to the restricted site conditions. Structural materials can be installed direct from the lorry. The other benefits include a reduced construction period in comparison to insitu concrete frame, allowing the frame to be complete prior to constructing the in-fill walls, reducing the external cavity construction by using 100mm inner leaf; (d) There is a curved clad roof utilising lightweight curved steel sections.

A new basement structure was provided for use as car parking, archive storage and waste vehicle depot. A new internal waterproof wall and basement slab was constructed with insitu concrete columns to support the suspended concrete ground floor slab. The demolition of the existing building was carried out by specialists, separate from the main construction contract, enabling this element of the work proceed in advance. Nicholas O Dwyer was responsible for the project management of this enabling works contract.

