



118A KINCORA GROVE CLONTARF, DUBLIN 3

COMPLETED January 2023

Client: Private
Architect: Abode Design



Summary

The project consisted of the construction of a new, two-storey, three-bedroom, flat roof, detached dwelling, in an infill site in Clontarf. Abode Design's cleverly designed contemporary response to this challenging context maintains the existing building line and provides private, south-facing open space to the front of the property.

Key Issues

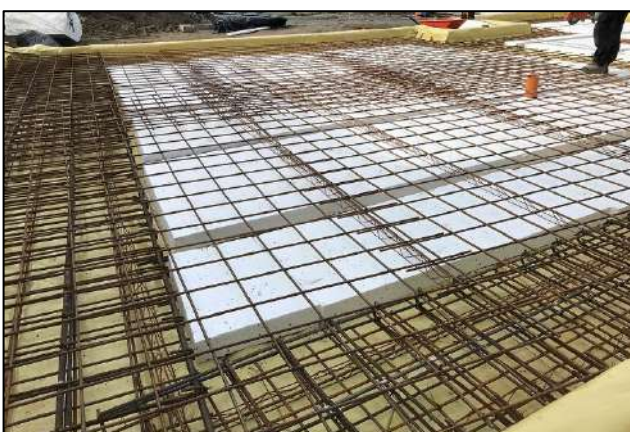
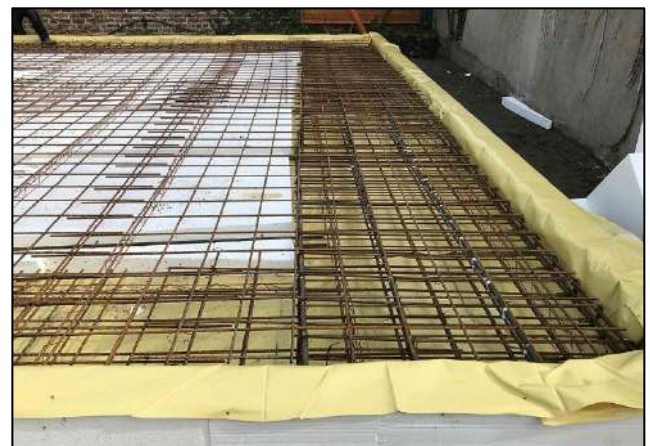
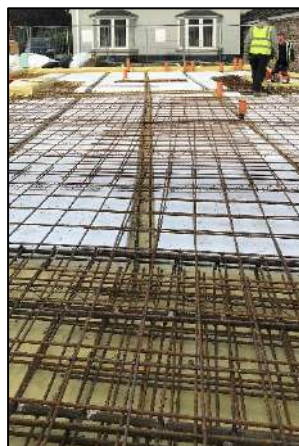
- Site is in a confined infill context, with existing buildings on three sides, requiring a detailed condition survey of all adjoining properties, including crack monitoring for the duration of the works.
- Restricted access to site requiring detailed traffic management plans and careful coordination of all deliveries, including structural steelwork.
- To ensure the safe delivery of the project we also prepared and managed risk assessments, method statements, communications plans, liaised with local authorities, ESB, Bord Gais and Eircom
- The project utilises the innovative KORE's Insulated Foundation System, designed for ground floor applications to insulate the foundation and floor, a silicone-based Webber acrylic external wall system and Futura triple-glazed windows.
- Installation of complex structural steel frame.
- Installation of extensive energy efficient Mechanical and Electrical package including underfloor heating at ground floor and a Mitsubishi, high efficiency air filtration and ventilation system, creating an environment of constant clean and healthy air.
- The house successfully obtained a Building Energy Rating (BER) A2 Certificate.
- The project achieved NZEB (nearly zero-emission building) rating, meaning that the building has a very high energy performance, while a very low amount of energy required should be covered to a very significant extent by energy from renewable sources.
- Bespoke joinery throughout.

Site Preparation – Groundworks











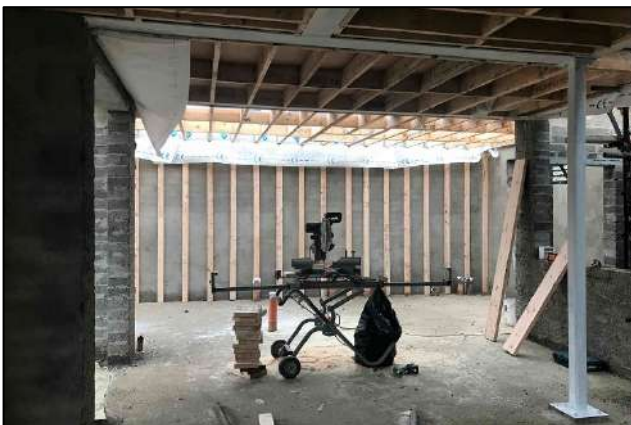
Blockwork / Steel Frame









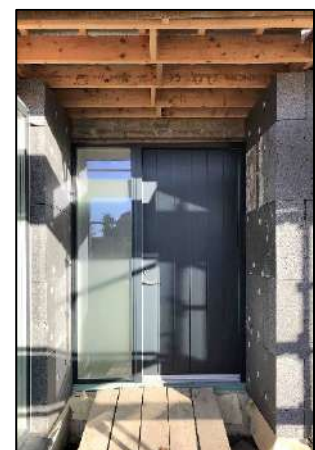
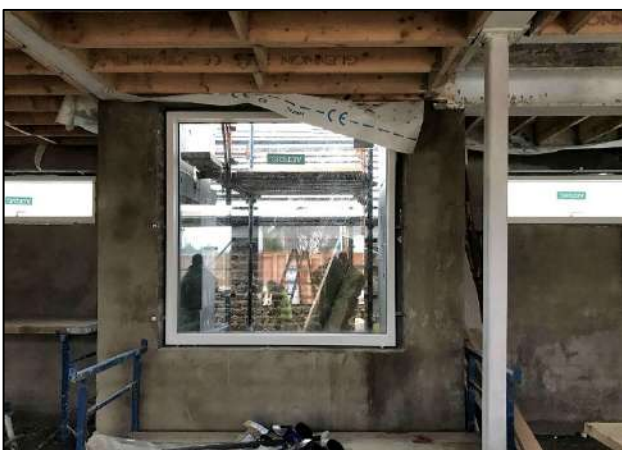
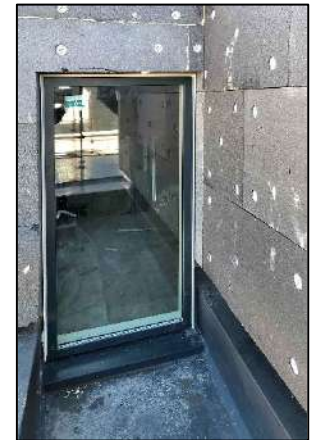


Flat Roofs / Rooflights / External Insulation

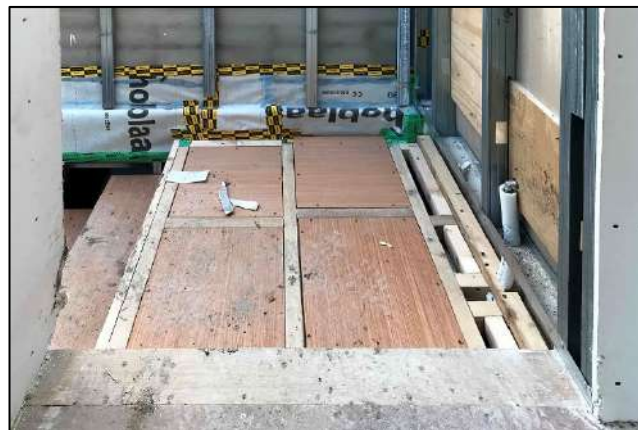






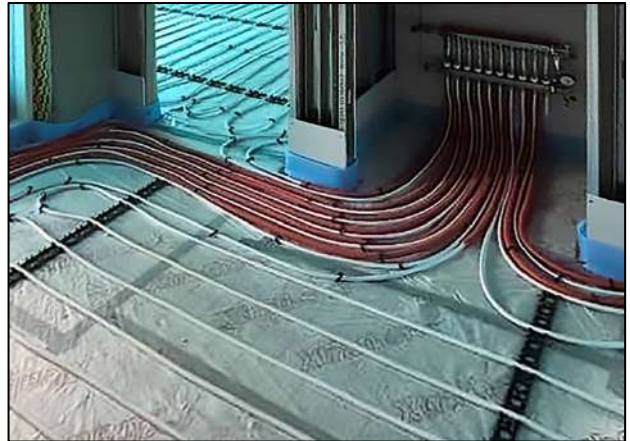




















Completed Project



