



PRIVATE RESIDENCE

DALKEY AVENUE, CO. DUBLIN

COMPLETED MAY 2013

Client: Private
Architect: De Blacam and Meagher
Contract Used: RIAI Yellow Form



View of residence from Dalkey Avenue

Summary

The project consisted of the construction of a new three / two-storey over basement detached family residence in Dalkey, Co. Dublin.

Key Issues

- Bulk excavations, including disposal of contaminated material
- Reinforced concrete basement construction, reinforced concrete floor slabs, blockwork walls
- floor to ceiling high spec triple glazing aluminium windows, and glazed curtain walling system
- Extremely high standard of finish internally and externally, including bespoke joinery and an award-winning brickwork finish.

Roof works consisted of a mixture of natural slates and Zinc Cladding to the ends and flat roof part. We also installed the complete M & E package including an energy efficient boiler and the building was completely air tested upon completion.

External works consisted of drainage, including manholes, services installation, including chambers, a rainwater harvesting system, granular fill, granite kerbs & paving, and a tarmacadam driveway. On top of the natural stone wall we provided new but old fashioned wrought iron gates and railings.

In order to ensure the safe delivery of the project we prepared and managed risk assessments, method statement, traffic management plans, communications plan, liaised with local authorities, semi state bodies, ESB, Bord Gais, and Eircom.

The project entailed decorative featured external brick cladding. Upon completion the project was nominated for, and won, the 2014 Brick Awards for the Best International Project.

De-Blacam & Meagher Associates are an Internationally acclaimed Architectural practice, who insist on the delivery of top quality works. In order to guarantee the delivery of same we prepared a site specific QA Plan and conducted weekly HSEQ audits.



2014 Brick Award Winner
Best International Project



Excavations and Site set up



Installation of Concrete Reinforcement



Basement Slab and retaining reinforced concrete wall



Installation of Concrete Reinforcing





Front façade, with bespoke curved glazing





Side elevation, featuring 8 meter long window, 25mm joints with lime mortar, 35mm peps, natural slate cills and a brick-and-a-half hanging detail





Main Entrance lobby with natural oiled Iroko finish to doors



External Staircase, with natural slate cills



Study, with feature brick fireplace



Bespoke Main Entrance oak doors
Brass insert trim to entrance matwell



Bespoke oak timber handrail



Solid fuel brick fireplace in entrance lobby, with Slivester buff polished granite floor



2nd floor balcony, with suspended granite capping.
Slate and lead roll drip under granite capping



Bespoke internal glazed Crittal partitions



Kitchen / Dining Area