



# ELLIS COURT, SOCIAL HOUSING SCHEME

## BENBURB STREET, DUBLIN 7

COMPLETED February 2023

**Client:** Tuath Housing Association / Dublin City Council

**Architect:** Coady Architects

**Contract Value:** € 8.2 Million



*Looking West on Benburb Street*



*Main Entrance to scheme from Benburb Street*

### Summary

Total refurbishment & extension to Ellis Court, one of the first purpose-built Dublin Corporation flat complexes, constructed in the 1880s. The listed complex comprised a four-storey block & 3 no. terraced two-storey town houses arranged either side of an external courtyard space. The site's context is an extremely busy, constrained inner city site, proximate to the Luas Red Line, requiring extensive traffic management throughout the project's duration.

The works consisted of the total refurbishment & extension to the existing four storey block & refurbishment of the 3 no. townhouses to provide six one-bed apartments, thirteen two-bed apartments, two two-bed townhouses & one three-bed townhouse, an ancillary service building & relandscaped courtyard space.

### Key Issues

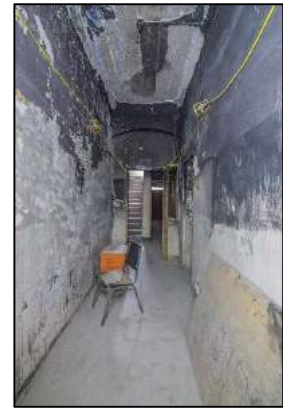
- Extensive demolitions, structural opes, piling & enabling works, including temporary façade support further to removal of internal floors.
- Removal of Asbestos, Guano, Toxic Mould & Lead Paint
- Installation of 11 no. new balconies & associated support structures
- Repointing of existing brickwork, lime render & Diathonite Render
- Restoration & reinstatement of original sash windows, selected internal joinery & cast-iron rainwater goods.
- Re-roofing of original slate roof, including new lead-flashings
- Installation of 2 new internal lift cores to existing stairwells
- Repair and replacement of all granite cills and copings.
- Total relandscaping of external courtyard area.
- Installation of new fireproofing, electrics, lighting, drainage, heating & ventilation systems



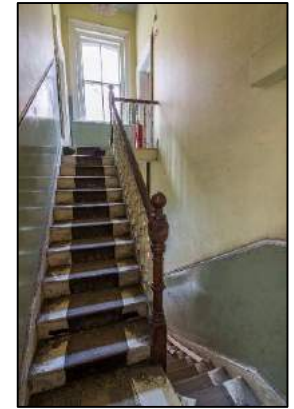
Commencement on site













Demolitions / Temporary Works

















Refurbishment – Apartment Block



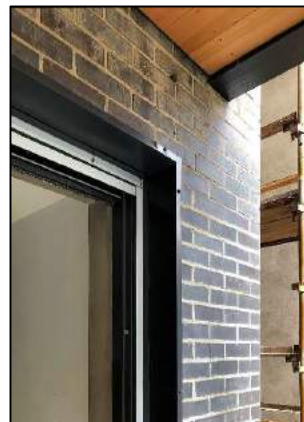










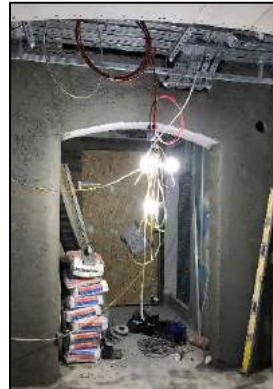




Stairwells / Common Areas – Apartment Block



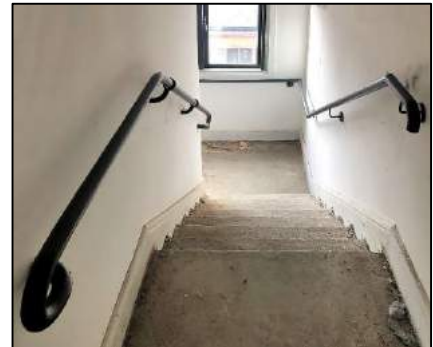






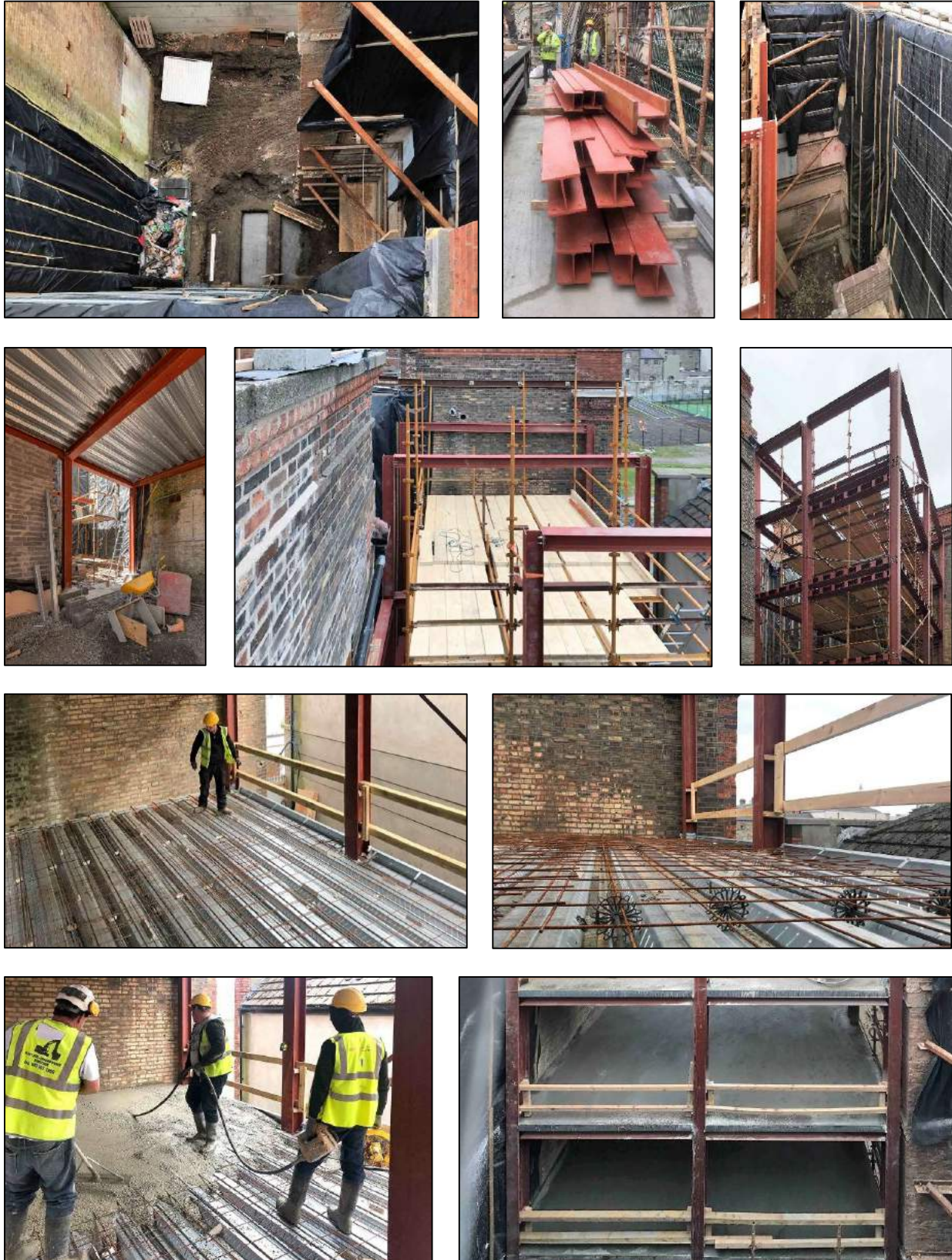








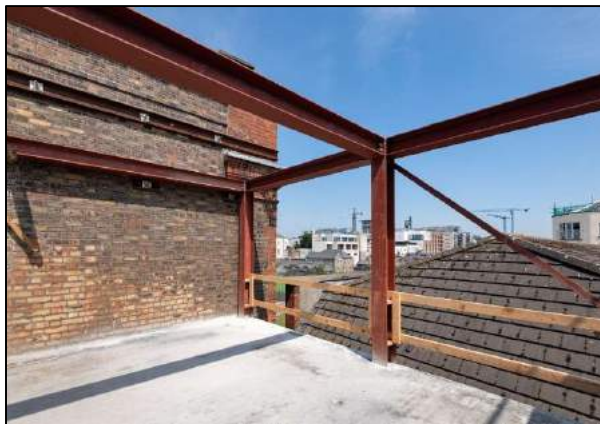
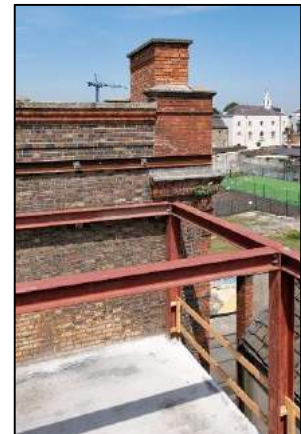
### Steel Frame Extension – Apartment Block









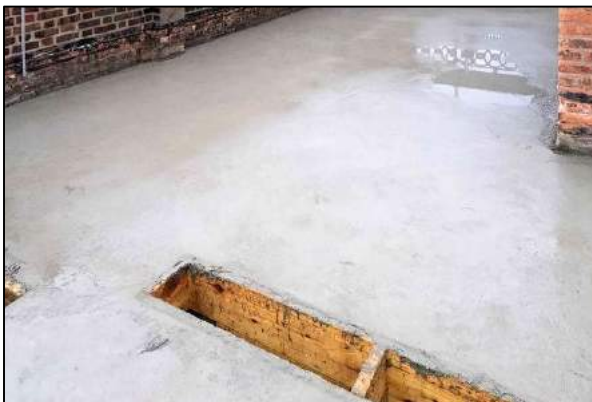




New Concrete Roof – Apartment Block

















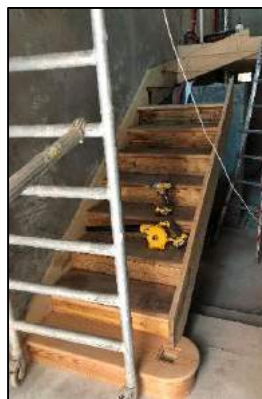
Refurbishment – Townhouses



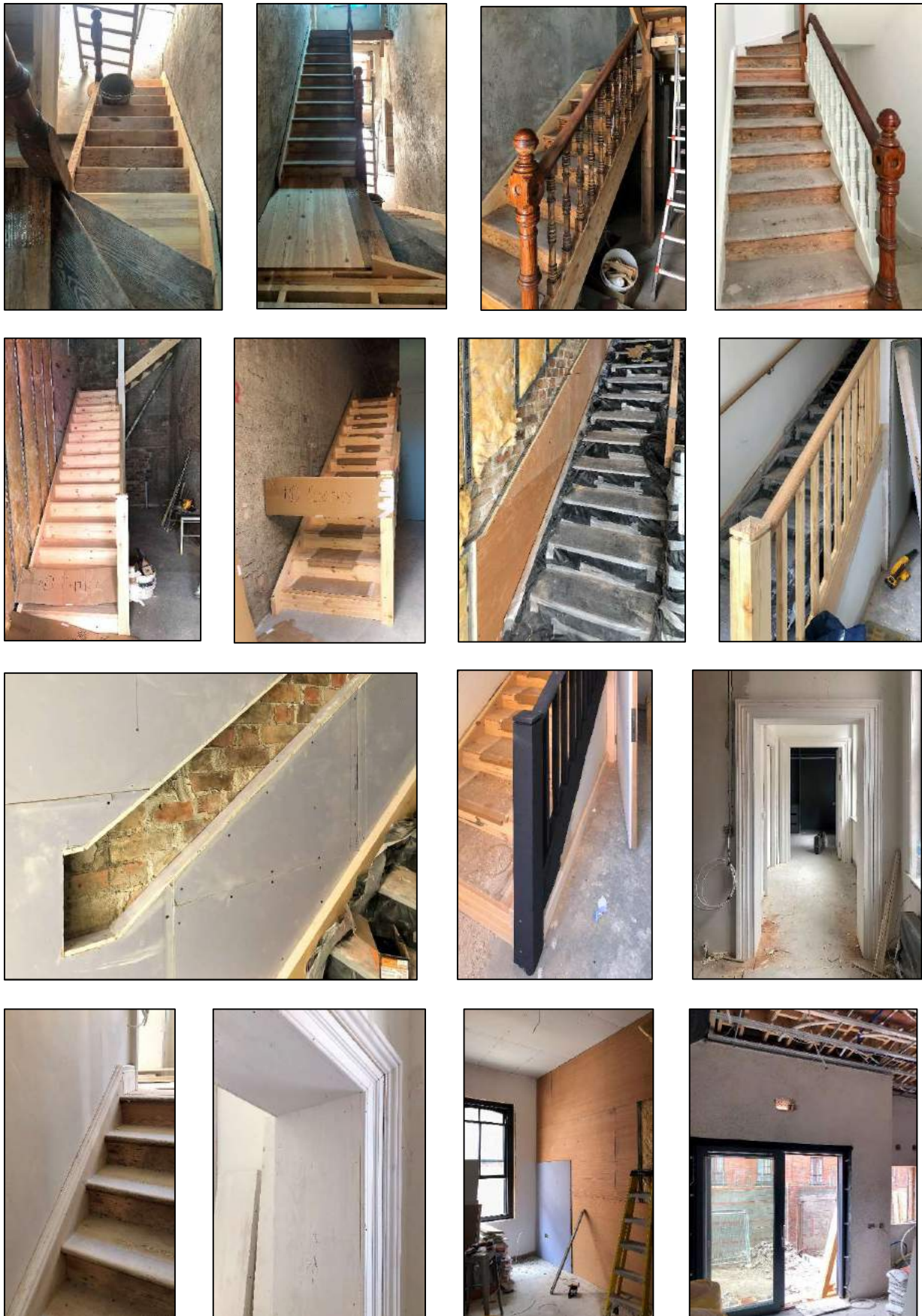














New Timber & Slate Roofs – Townhouses + Apartment Block





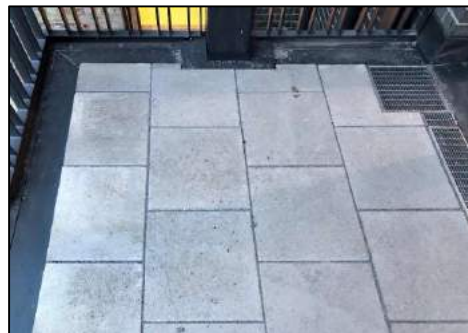
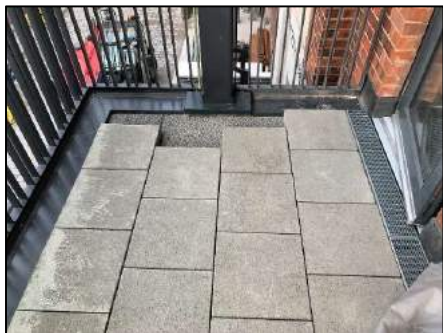




Balconies









Refurbishment of Original Shopfront





External Works







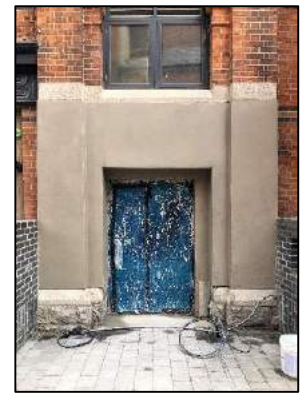




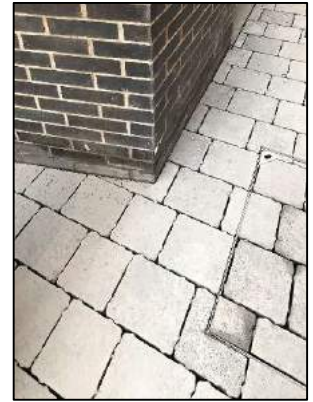


























Completed Project







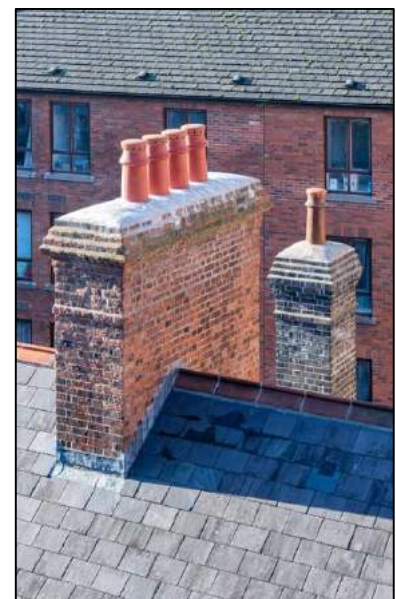














Apartment Block





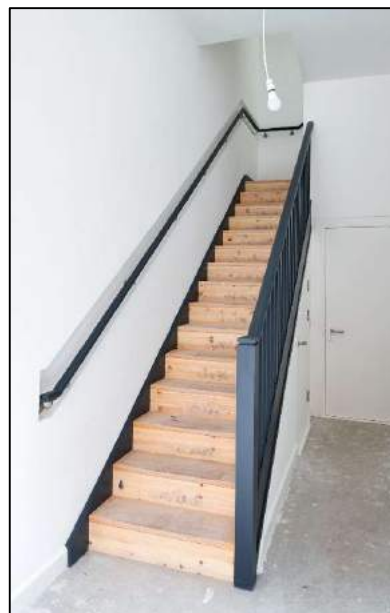
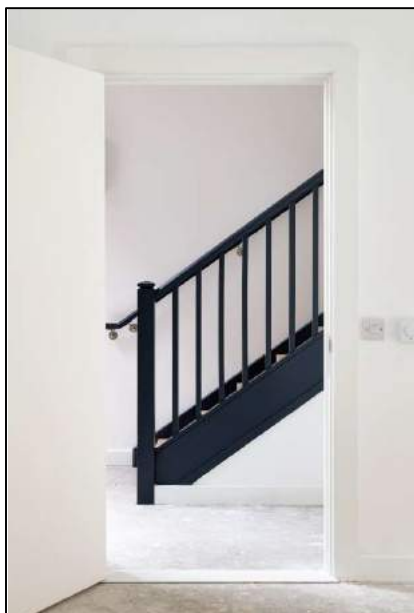
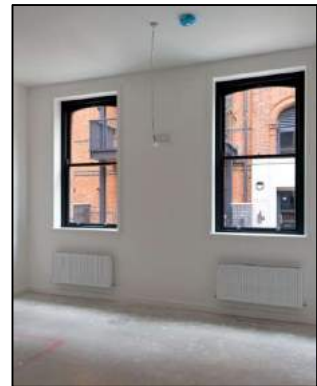
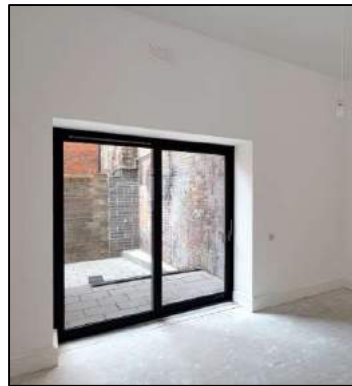








Townhouses







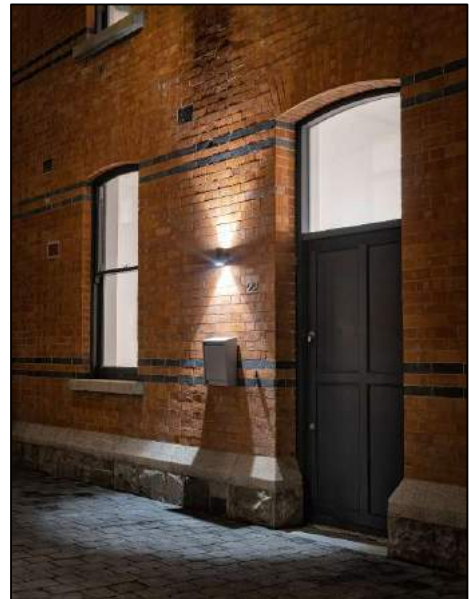
















*Minister for Housing, Local Government & Heritage Darragh O'Brien cuts the ribbon at the official opening ceremony, accompanied by Lord Mayor of Dublin Caroline Conroy and members of Tuath Housing*



