



Project Fact Sheet

**CHERRY ORCHARD, WOODBANK DRIVE AND RATHVILLY PARK,
DUBLIN.**





Project: Cherry Orchard, Woodbank Drive & Rathvilly Park, Dublin.
Value: €18M
Client: Dublin City Council
Stage: Completed.

FACTFILE

This contract was procured by Dublin City Council as part of the completion for 3 sites to design, deliver, construct and project manage 88 no. rapid build housing units at; Cherry Orchard (72 Units), Woodbank Drive, Finglas (3 Units) and Rathvilly Park, Finglas (13 Units).

The enabling works for the site including roads and services was part of the scope works constructed by ABM and these enabling works were designed directly by Dublin City Council's design team

SCOPE OF WORKS

The houses were designed to provide an A3 energy rating and to be constructed using off-site modular construction techniques to deliver the houses in a very short time period.

The main structural frame comprises panelised light gauge steel frames (LGSF) built off and delivered flat packed to the site for installation. The LGSF system includes frames to form wall panels which have a PIR insulation board fixed to the steel studs that form the frame and have a polyurethane foam spray applied to the inside of the insulation board to provide continuously sealed frame to enhance insulation properties and air tightness.



The external façade of the houses is built with an external leaf either brick or plastered blockwork tied back to the LGSF frame with abbey slot channels and masonry ties. The floor joists span from party wall to party wall and are comprised of studs configured to form a 250mm deep truss with internal opens to allow services through and an OSB timber board is used to tie the joists at 600mm nominal centres to form a cassette.

The roof structure is formed using metal studs configured as an A-frame steel truss spanning from front external wall to rear external wall. The LGSF building frames supported on a concrete floor and rising blockwork walls supported on in-situ reinforced concrete foundations.

The building fabric incorporates a high standard of insulation, triple glazed windows, Photovoltaic Solar panels and air-tight membranes to meet an A3 energy rating. All conduit includes metal trunking and all pipework is built in copper to meet Dublin City Council maintenance requirements.

Party walls and structural elements are insulated and treated to meet fire regulations and enhanced acoustic requirements to meet Dublin City Council requirements.

A compliance sample was designed and built for approval of Dublin City Council prior to construction on site to demonstrate all major junctions within the building fabric and demonstrate the interfaces between materials and components meet fire, thermal, noise, radon protection and air tightness requirements.



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ABM Contractors
Unit 2b, Feltrim Business Park
Drynman Road, Swords, Co. Dublin.

Tel +353 (0)1 890 0919
Email: info@abmcontractors.com



www.abmcontractors.com