

BUILDING FOR THE FUTURE

Project Experience Fact Sheet

**Community Nursing Unit  
Clonskeagh, Dublin 14.**

Health Service Executive





**PROJECT:** Community Nursing Unit (100 Bed)  
Clonskeagh, Dublin 14.

**CLIENT:** Health Service Executive (HSE)

**VALUE:** €12.7 million

**STAGE:** Completed

#### DESCRIPTION:

The Clonskeagh development consisted of the demolition of two existing single-storey buildings and the construction of a community nursing unit at the south western corner of the site, comprising a part two-storey, part three-storey circulation tower, two L-shaped wings, one two-storey and one 3-storeys high to the south and north, containing an entrance hall, dining, day and treatment rooms, 100 no. bedspaces in single and shared rooms with ensuite bathrooms, support facilities, and associated site works including adjustments to an existing private road entered from Clonskeagh Road to the North, hard standing and 29 no. car parking spaces, new garden courtyards, service yard, service compound and ESB sub-station, measuring a total of 4,586sqm in area.



#### SCOPE OF WORKS:

The Community Nursing Unit at clonskeagh was constructed to hospital standards on the grounds of Clonskeagh Hospital Campus which remained operational throughout construction. ABM implemented an effective Traffic Management Plan in order to facilitate the ongoing day-to-day workings of the hospital.

The building design was driven by efficiency without compromise to quality so a light weight steel structure was employed to deal with this challenge. This system, manufactured by Fusion Building Systems, formed the inner leaf of the building and supports the upper composite steel/ concrete floors and roof with rendered blockwork external leaf, maintaining a more traditional cavity for weathering.

Internal finishes included painted walls, Tarkett flooring (Tarkett), MF and proprietary suspended ceilings (where access is required),

Prefabricated bedroom ensuite pods were installed, which were manufactured offsite by Polypod, a pod manufacturing company located in Blanchardstown. A high standard ironmongery, sanitary ware, tiling, light fittings, switches, accessories, mechanical services and internal finishes were incorporated into all pods. Each pod on leaving the factory was fully fitted, fully tested and built to exact specifications, with every detail considered and checked.

All windows, door and roof system was prefabricated offsite, Window glazing consisting of thermally broken aluminum profiles, 24mm double glazing with low 'e' argon filled units were installed. Advanced planning composite door sets were used. The roof system was finished using a prefabricated Kingspan KS1000 Kingzip roof panel with colour coating.

The landscaping consists of a linear planting bed with mixed planting, comprising shrubs of no more than 800-1000mm in height. Raised beds are provided throughout the outdoor spaces with mixed shrub planting with aromatic, tactile and strong visual qualities. These beds could also be used by patients for therapeutic horticultural activity.

## COMMUNITY NURSING UNIT, CLONSKEAGH



**ABM Contractors**  
Unit 2b, Feltrim Business Park,  
Drynam Road, Swords,  
Co. Dublin. K67 TX95

[www.abmcontractors.com](http://www.abmcontractors.com)

T: +353 (0)1 890 0919

E: [info@abmcontractors.com](mailto:info@abmcontractors.com)

