



Client Name :
Glenkerrin Investments
Eamon Corcoran
Tel: 087 2587778

Architect:
O'Mahony Pike Architects
Tom Sweetman
Tel: 01 2027400

Quantity Surveyor:
Kerrigan Sheanon Newmann

Duration:
August 2013 - August 2014

Contract Value:
€9.5m



The Grange Mixed Use Residential & Commercial Development

Description

Block G, The Grange, Dublin

The contract was for the completion of 122 number apartments over 9 floors and the extension of the existing basement structure of over 1,000m² inclusive of the public space podium above at the Grange Block G, Brewery Road, Blackrock, Co Dublin.

Works on this apartment block had ceased several years earlier and the new contract had to return the building to satisfactory compliance levels structurally, fire protection, façade and roofing works before any of the internal fit out works were able to commence.

The Block comprises apartments arranged around 4 no. access cores. Main entry to the cores was at grade (basement level) on the North side of the building via one storey projecting entrance lobbies (security provisions were as per existing blocks).

There is a podium (at ground floor level) to the South which is at the same level to the landscaped podium to the east of the site (where pedestrian access was obtained at the same level to the rest of the Grange Complex – all other constructed blocks). The basement was extended to the south as part of the works and part of the podium was constructed with edge protection treatment (to prevent vehicles driving off). The perimeter of the basement to the south comprised hoarding with mesh to provide dual purpose of adequate ventilation to the basement and a fully secure basement. To the south of the podium perimeter a section of ground (within the site boundary) was re-graded and a meadow planted in the short term before construction of Block D (block to South of Block G) which was envisaged to be constructed subsequent to Block G.



JJ Rhatigan & Company Project Overview



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The new works included the following

- The reinstatement of the roof covering complete this was supervised and certified by Moy Materials
- The removal of substantial portions of the glazing system repairing and up grading
- The complete removal and reinstatement of all fire protection works including the shot blast of all structural steel elements and repainting with intumescent paints.
- The complete removal of all of the original electrical installation and reinstatement complete.
- The provision of all mechanical works including underfloor heating, boilers and all works to underground site services were conducted with the agreement of the relevant local authority, the building owner and the Grange Management Company as appropriate– We were responsible for obtaining agreement from the relevant parties.
- The existing attenuation tank had to be extended and completed and JJR had to coordinate all requirements for picking up surface water drainage from Block C.

Landscaping:

New soft and hard landscaping works to be provided by the Contractor to the North, South (podium to the South – waterproofing / drainage / fully landscaped etc.), West of site (associated planters / furniture / equipment / vents to basement/ provisions for services to maintain etc.) and JJR were responsible for some landscaping work on Brewery Rd after removal of the existing temporary structures and remedial works to road and path. A play area was provided to the Southeast of the building with play equipment and soft play surfaces. New perimeter fencing was required to the Northwest of the site with security gates integrated into the campus security system.

There is a Concierge Office in The Grange Development and all relevant systems were linked to existing Building Management System. Directional vehicular signage was provided in accordance with Planning/ Fire Safety requirements to illustrate Fire Truck Routes as necessary (on podium & perimeter in general).

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