



The Paddock, Bushy Park Road, Rathgar, Dublin 6



Customer

Red Rock Developments,
Crosthwaite Park South,
Dun Laoghaire,
Co. Dublin

Construction Period

November 2019- September 2020

Design Team

Architect

ODOS Architects,
37 Drury Street,
Dublin 2.

Structural Engineers

Garland Consultancy,
Garland House,
28-30 Rathmines Park,
Rathmines,
Dublin 6.

Cost Consultants & Quantity Surveyors

Duke McCaffrey Consulting,
24 Baggot Street
Lower,
Dublin 2.

Description

This project involved the construction of eight contemporary premium homes located in one of Dublin's most sought after addresses. The Development consists of eight spacious homes built to an exceptionally high specification. There are a mix of four and five bedrooms, over a single storey basement, with south facing rear gardens. Landscaped private courtyards and balconies form part of the bespoke design.

Each house is constructed using pre-cast concrete wall panels and floor planks with an external brick façade. Under Floor Heating, driven by Air the Water heat pumps, along with a high level of airtightness and insulation will ensure an extremely high Energy Rating. All houses will be fitted with HRV Ventilation along with triple glazed windows and doors.

The brief from Red Rock Developments at the outset of this project was to deliver an exceptionally high quality finish together with a very high Energy performance. Thus, all of the houses are built to NZEB Standards.

Key Features

- Extremely high quality and specification
- Fully concrete built from pre-cast panels, manufactured off site
- NZEB standard of construction
- Underground Basements with secant piling embankment retention system with full Bentonite – geotextile waterproofing system provided by Cetco Ireland.