



## 27 and 28 Ballybough House

Lisaderg Construction will start work in the week of Monday 30<sup>th</sup> November on numbers 27 and 28 Ballybough House, combining the two flats together to make one three bedroom flat.

The new flat will be to the same space standards as a new apartment. It will have one double bedroom and two single bedrooms, a large living and dining room, and a kitchen.

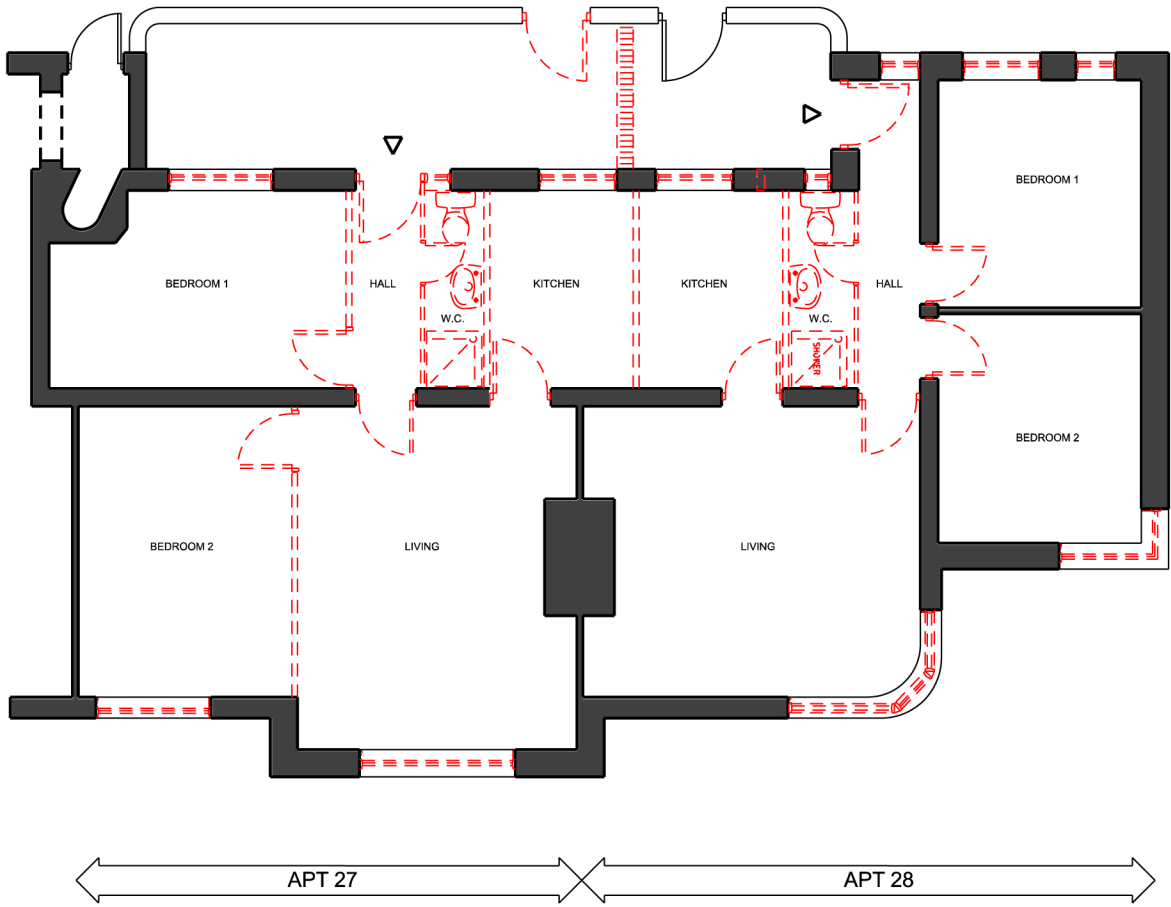
It will be very well insulated, and will be heated with an electric heat pump instead of a gas boiler. The flat's Energy Rating will be B1, which means the cost for heating and hot water will be reduced by 80% from the present rate. The new flat will be considered to be a "Nearly Zero Energy Building".

Ballybough House is part of the history of Ballybough, and gives Poplar Row its character. The 1930's building was designed by the famous City Architect Herbert Simms. At the time Dublin was suffering an acute housing crisis and The Irish Free State set about an ambitious building programme to remedy the situation. During the sixteen years he was the Corporation housing architect, Simms was responsible for the design and erection of some 17,000 new homes, ranging from striking blocks of flats in the central city, to extensive suburban housing schemes such as those at Crumlin and Cabra.

The combining of numbers 27 and 28 is being done to demonstrate how all flats like the ones in Ballybough House could be improved, without changing anything about the building that is important to its history and to its character.

Dublin City Council

EXISTING LAYOUT



PROPOSED LAYOUT

