# Oliver Bond House Estate Renewal

### Protected Structures and Buildings of Historic Interest Pilot Project

#### **Ballybough House Pilot Project**

Designed in 1940s by renowned City Architect, Herbert Simms.

Building is solid, improvements made over 80 years, but flats are below space standards for new, expensive to heat and at risk of condensation.

Pilot will amalgamate 2 flats into 1 and deep renovate to demonstrate it is possible to improve accommodation while respecting fabric

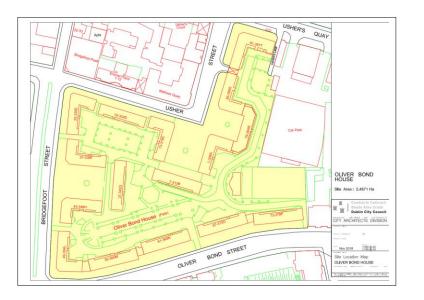
#### **Renovation measures**

- Walls insulated internally with cork-based lime plaster
- PVC windows from 1980s replaced with historically appropriate aluminium glazing.
- Heat pump will replace the gas boiler
- Achieve B1 BER (NZEB for retrofit)
- Cost estimated at about 50% of equivalent new build

#### **Renovation learning**

20 similar complexes. Learning applicable to at least 2,000 flats (Protected Structures)





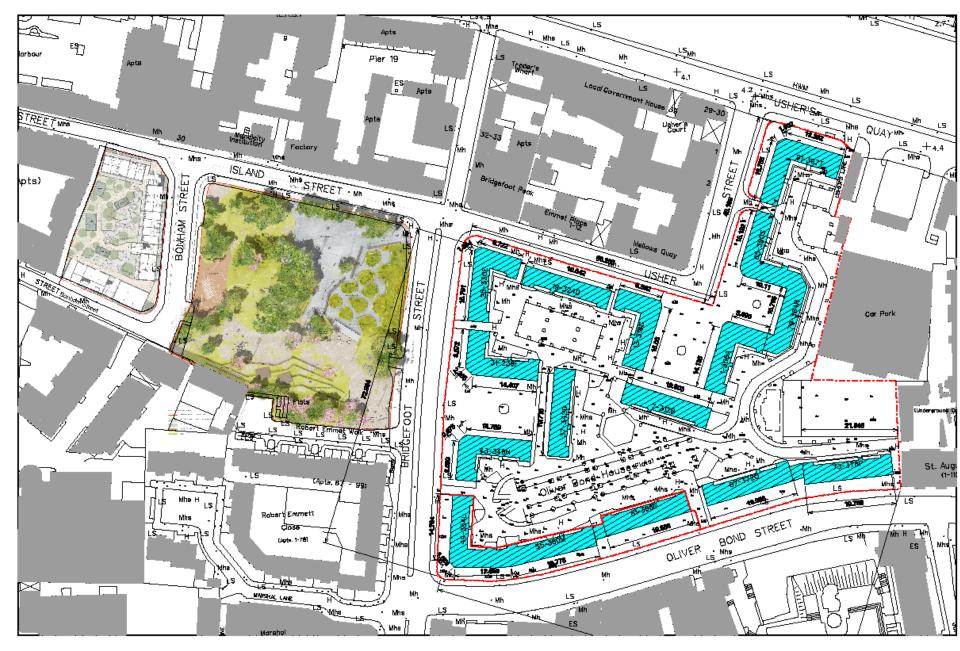


Aerial View

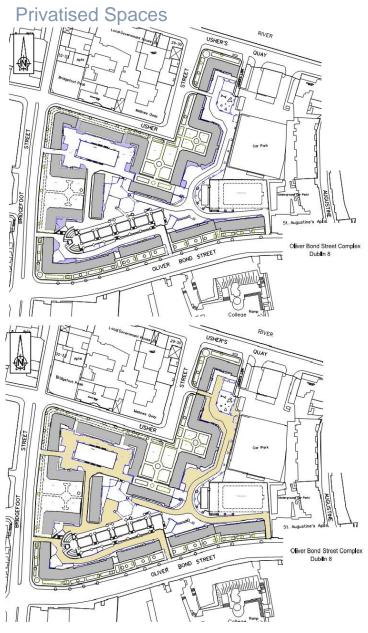
Site plan



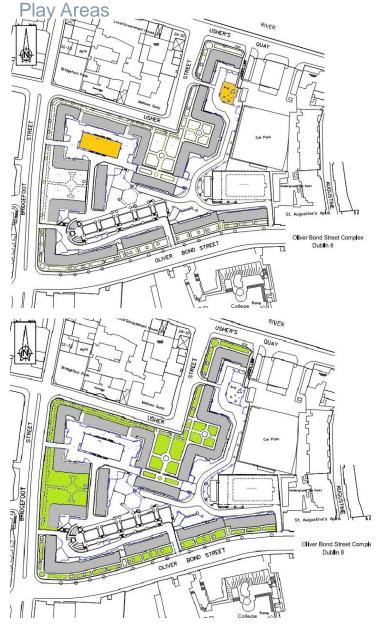
A91 Oliver Bond House, Dublin 8 (by HG Simms)						
Construction Date:	1936					
Number of units:	391 Number of bedsits: 4					
Number of bed space	s: 1292					
Site Area:	2.487 ha					
Density:	157 units/ha 519 bed spaces/ha					
Audit Date:	Jan 2019					
Priority:	Group SP					



### Bonham St. and Bridgefoot Street Park



Vehicular Circulation



**Green Areas** 

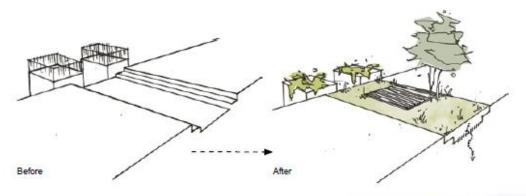


#### Dublin City Council City Architects Division

Short Term works: Environmental works- Greening

#### use of space creating more green space







### Short Term works: Existing view of Oliver Bond's large central courtyard space. Environmental works- Greening



Short Term works: Environmental works- Greening Regularising Parking Provision of Bin Enclosures



Short Term works: Environmental works- Greening, Regularising Parking Provision of Bin Enclosures



Long Term works: Environmental works- Greening/ Parking / Bin Enclosures / Dublin City Council City Architects Division
Re-instating Community Centre/Relocation of Football Pitch



Long Term works: Environmental works- Greening/ Parking / Bin Enclosures / Publin City Council City Architects Division
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#### **Block L- Existing**

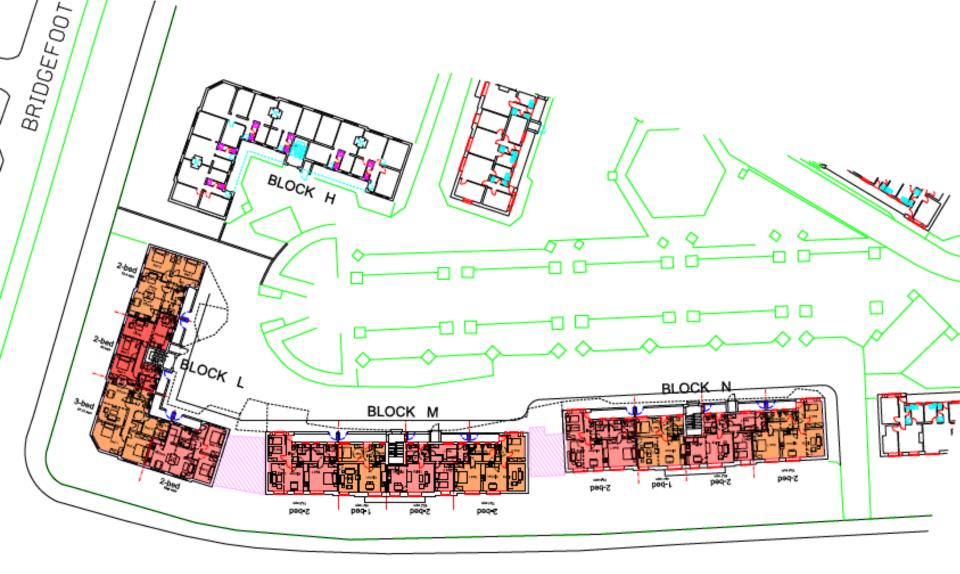
THIRD FLOOR	Apt-349/2B 52.86 sqm	Apt-350/2B 47.18 sqm	Apt-351/1B 38.44 sqm	Apt-352/2B 57.09 sqm	Apt-353/2B 51.73sqm	Apt-354/2B 48.60 sqm	THIRD FLOOR
SECOND FLOOR	Apt-249/2B 52.86 sqm	Apt-250/2B 47.18 sqm	Apt-251/1B 38.44 sqm	Apt-252/2B 57.09 sqm	Apt-253/2B 51.73sqm	Apt-254/2B 48.60 sqm	SECOND FLOOR
FIRST FLOOR	Apt-149/2B 52.86 sqm	Apt-150/2B 47.18 sqm	Apt-151/1B 38.44 sqm	Apt-152/2B 57.09 sqm	Apt-153/2B 51.73sqm	Apt-154/2B 48.60 sqm	FIRST FLOOR
GROUND FLOOR	Apt -49/2B 52.86 sqm	Apt-50/2B 47.18 sqm	Apt-51 /1B 38.44 sqm	Apt -52-2B 57.09 sqm	Apt -53/2B 51.73sqm	Apt -54/2B 48.60 sqm	GROUND FLOOR
Nett Area	211.44 sqm	188.72 sqm	153.76 sqm	228.36 sqm	206.92 sqm	194.4 sqm	1183.36 sqm

4 no. 1-beds8 Bedspaces20 no. 2-beds60 Bedspaces24 no. Apts68 Bedspaces

Block L- Proposed	THIRD FLOOR	Apt-349	Apt-350	Apt-351/352	Apt-354/353	THIRD FLOOR
		2B	2B	3B	2B	
		72.4 sqm	63 sqm	87.12 sqm	69.4 sqm	
	SECOND FLOOR	Apt-249	Apt-250	Apt-251/252	Apt-254/253	SECOND FLOOR
		2B	2B	3B	2B	
		72.4 sqm	63 sqm	87.12 sqm	69.4 sqm	
	FIRST FLOOR	Apt-149	Apt-1502B	Apt-151/152	Apt-154/153	FIRST FLOOR
		2B	2B	3B	2B	
		72.4 sqm	63 sqm	87.12 sqm	69.4 sqm	
	GROUND FLOOR	Apt -49	Apt-50	Apt-51 / 52	Apt -54/53	GROUND FLOOR
		2B	2B	3B	2B	
		72.4 sqm	63 sqm	87.12 sqm	69.4 sqm	
	Nett Area	289.6 sqm	252 sqm	348.48 sqm	277.6 sqm	1167.68

4 no. 3-beds20 Bedspaces12 no. 2-beds48 Bedspaces16 no. Apts68 Bedspaces

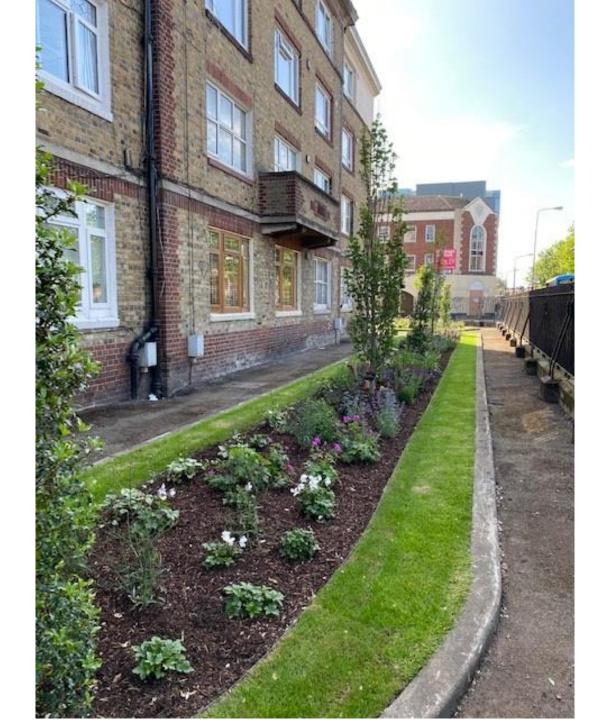
#### Long Term works: Amalgamation of Apartments



## Amalgamation Proposal- Blocks L, M and N

Long Term works: Amalgamation of Apartments

### Environmental Improvements-Summer 2020



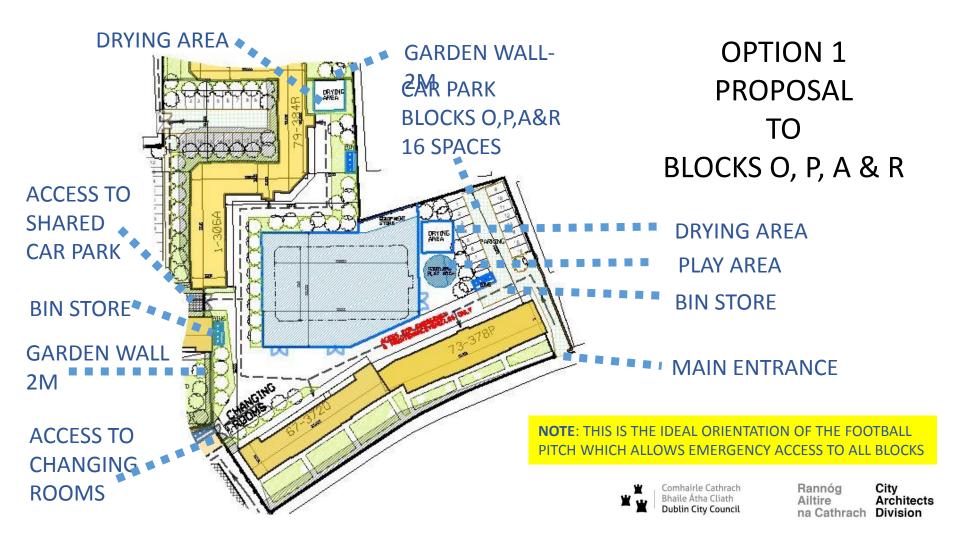


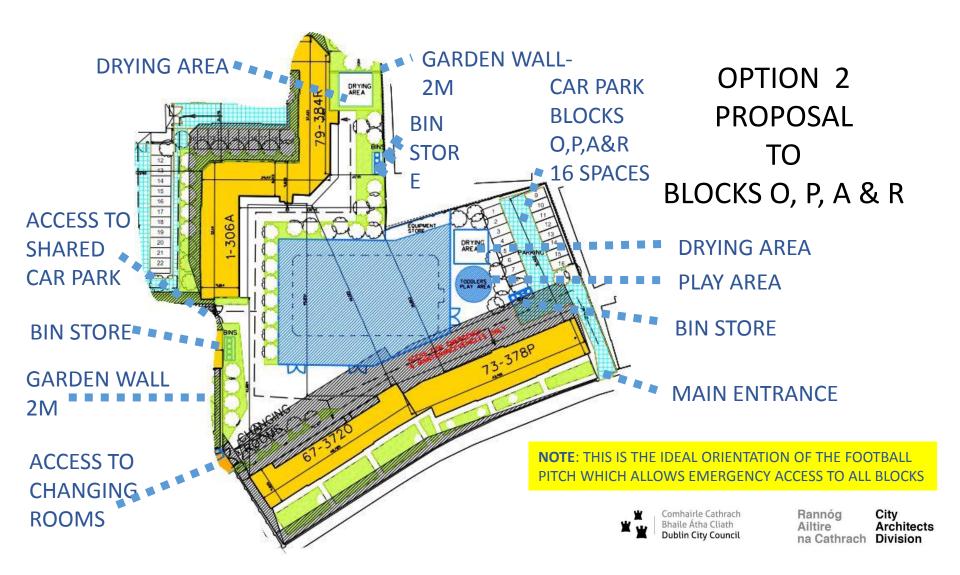


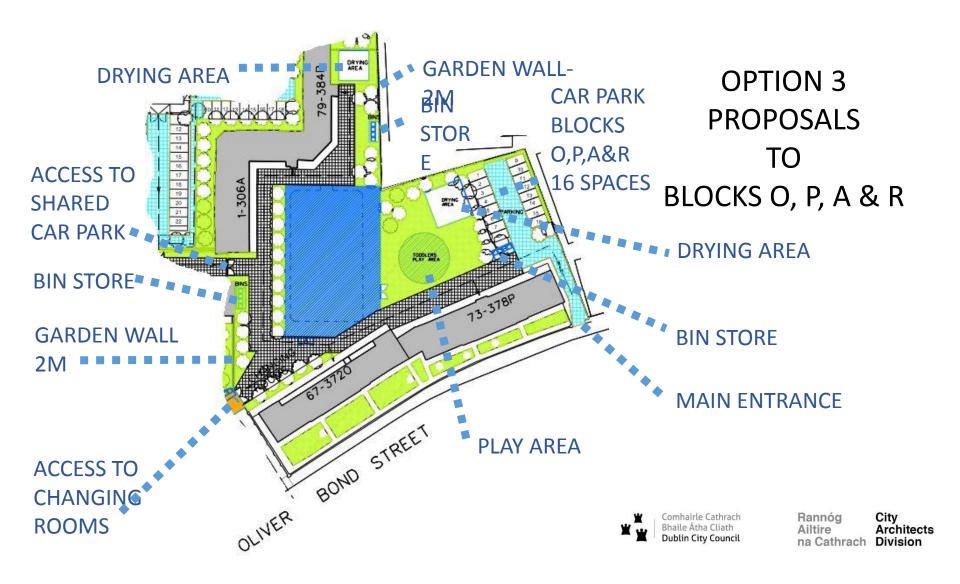
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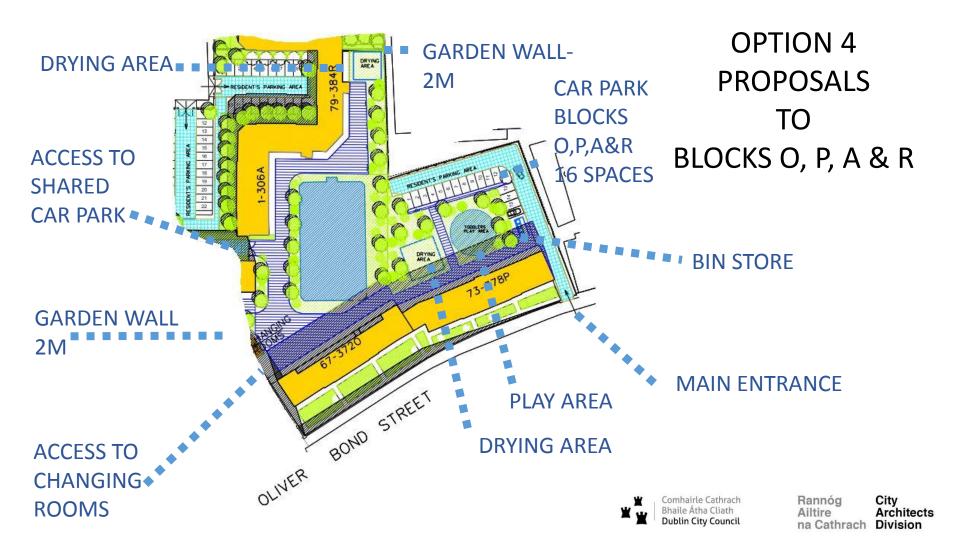
Rannóg Ailtire

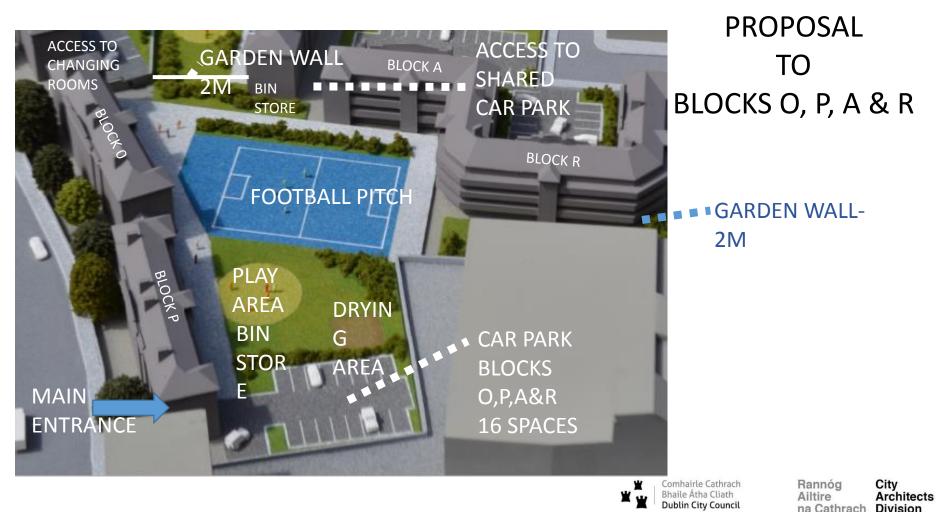
City Architects na Cathrach Division



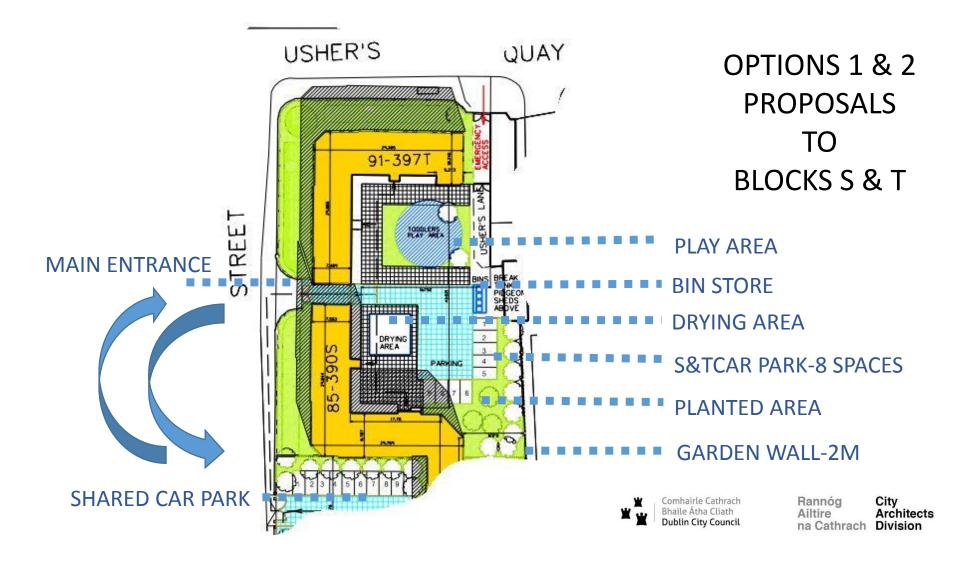


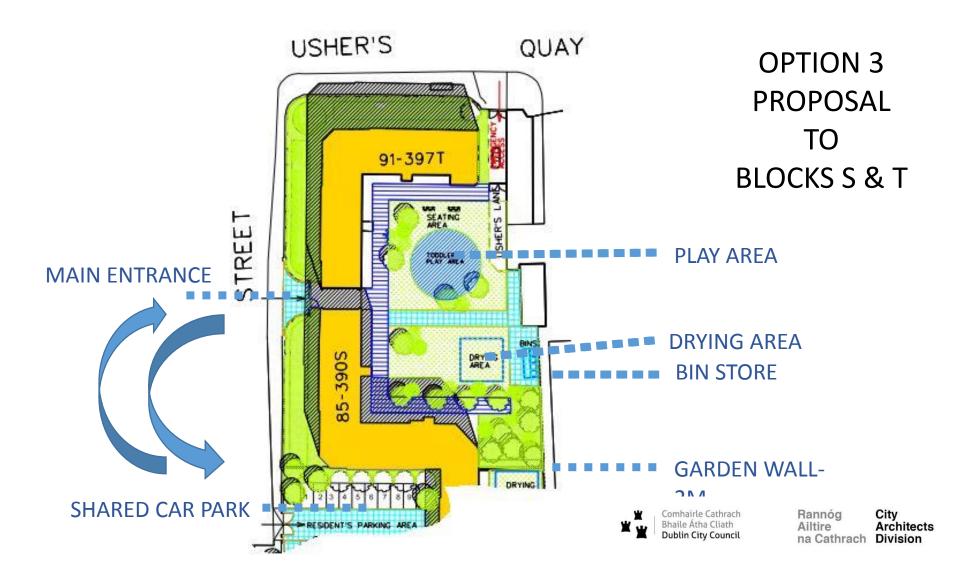






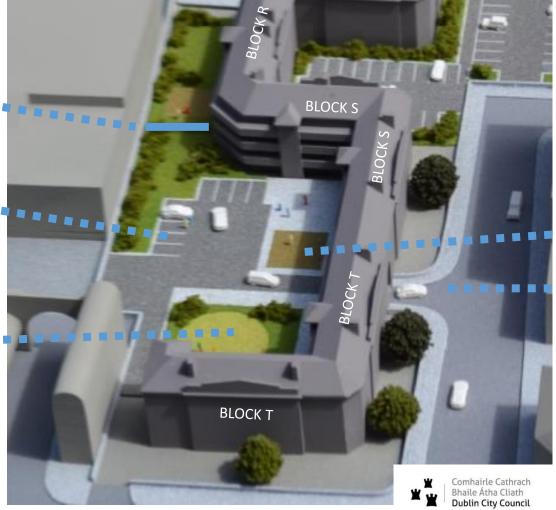






**GARDEN WALL-**2M **S&TCAR PARK** 8 SPACES

PLAY AREA



**OPTION 3 PROPOSAL** TO **BLOCKS S & T** 

DRYING AREA MAIN ENTRANCE

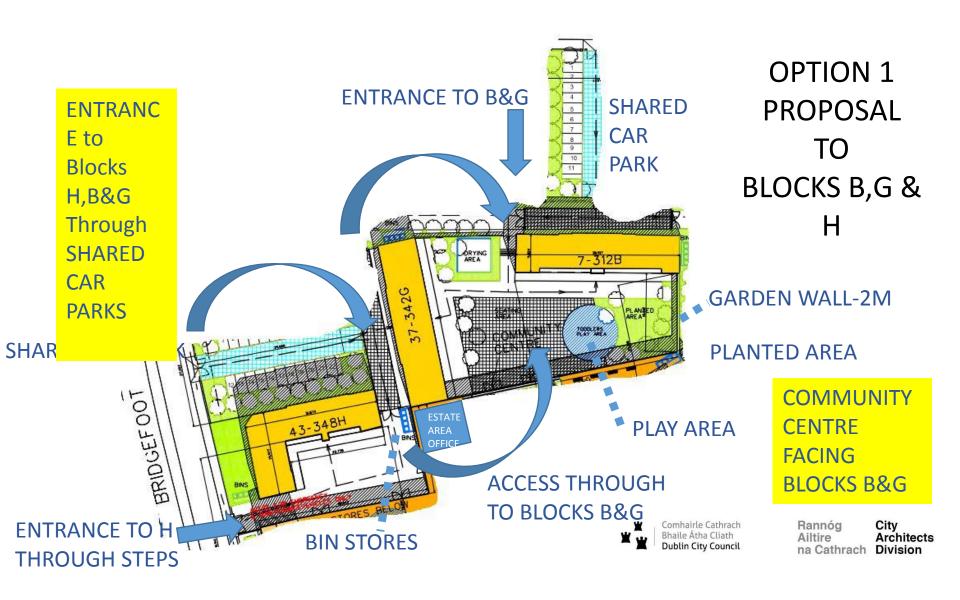
City Architects Rannóg Ailtire na Cathrach Division

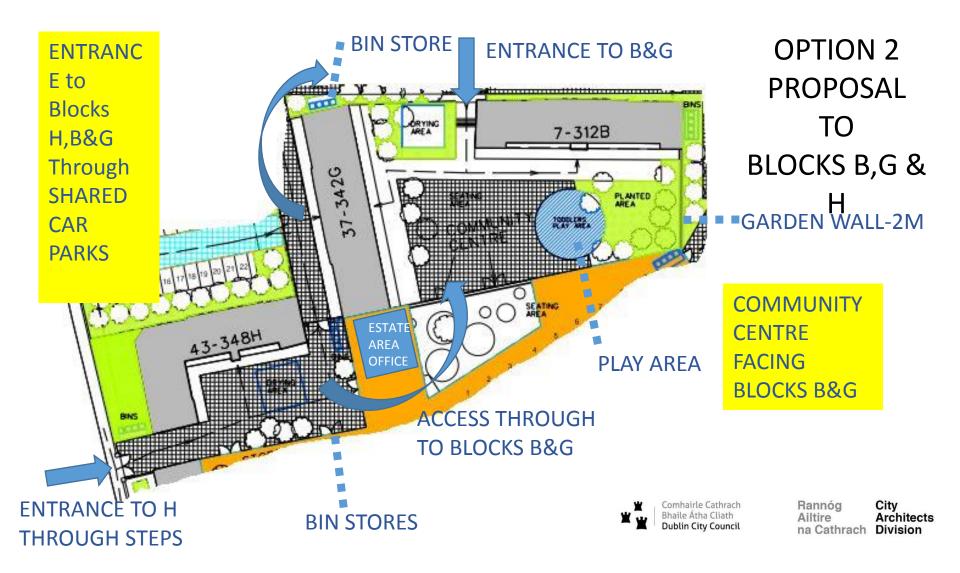
#### OLIVER BOND HOUSE- LONG TERM PROPOSALS FOR DISCUSSION AND CONSULTATION

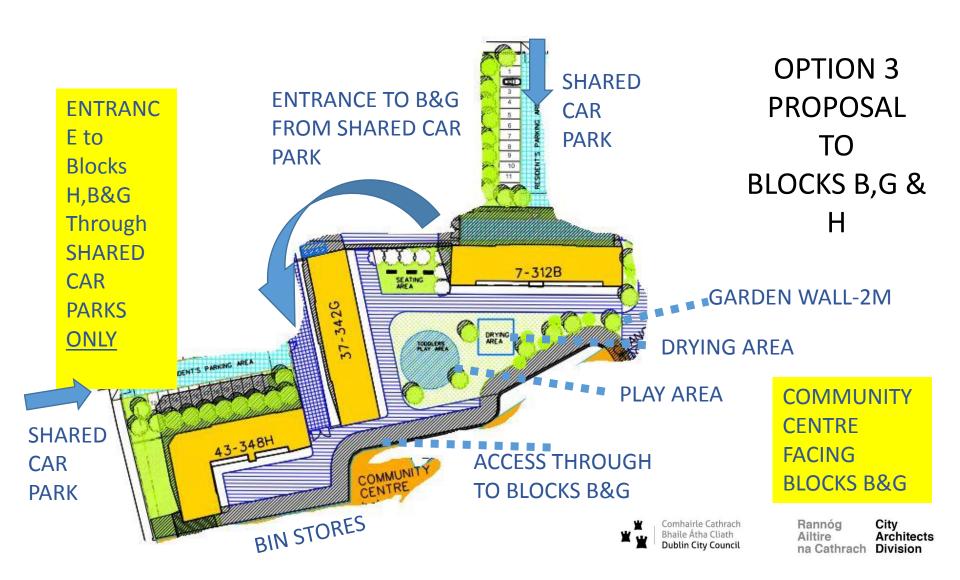




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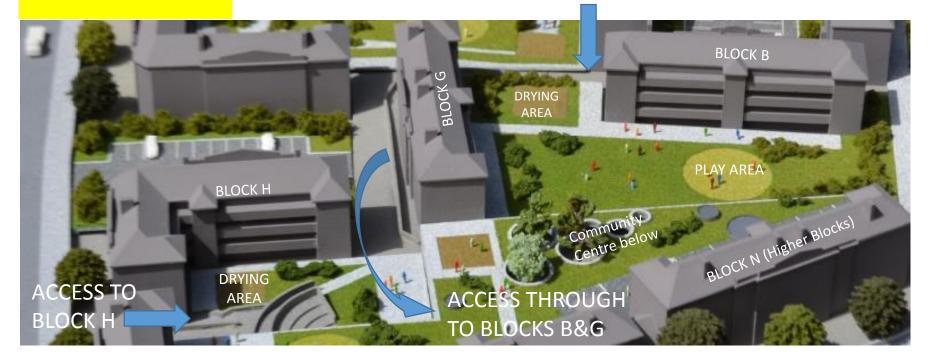






ENTRANCE to Blocks H,B&G Through SHARED CAR PARKS <u>ONLY</u>

### PROPOSAL TO BLOCKS B,G & H

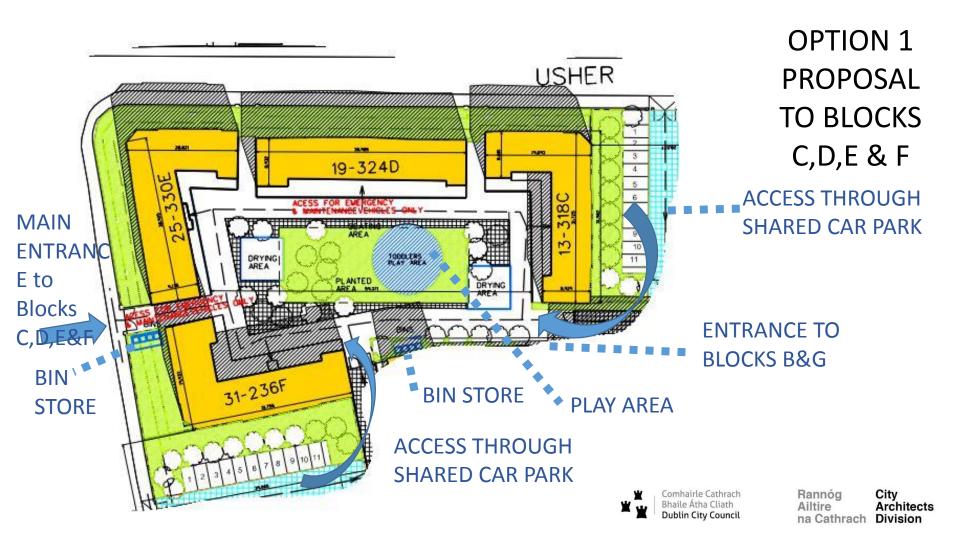


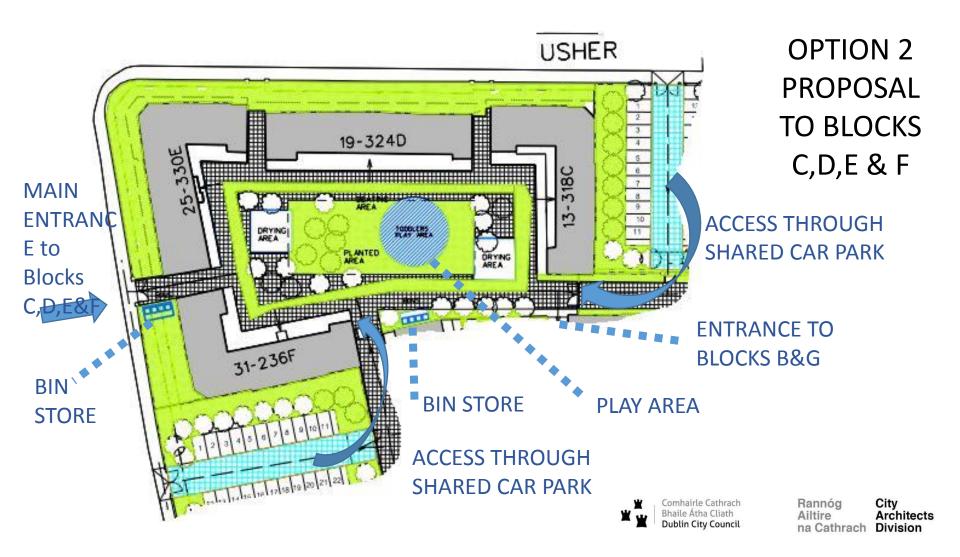
**ACCESS TO** 

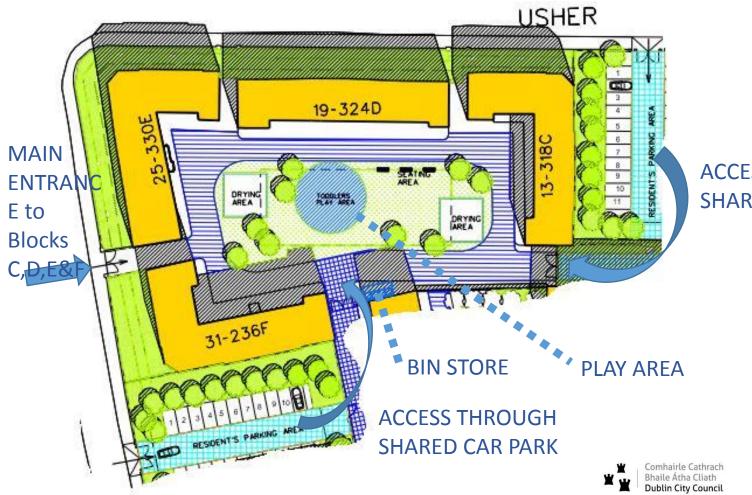
**BLOCKS B&G** 











**OPTION 3 PROPOSAL TO BLOCKS** C,D,E & F

ACCESS THROUGH SHARED CAR PARK



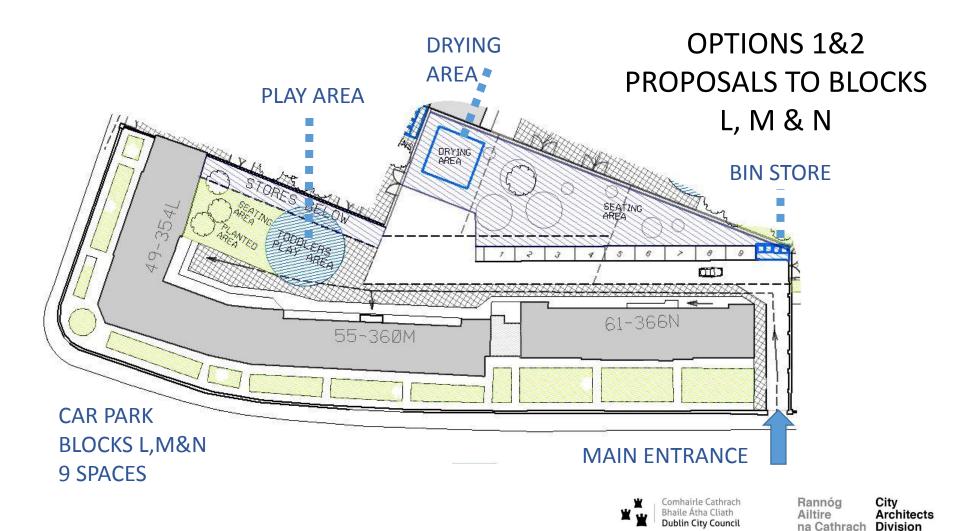
### PROPOSAL TO BLOCKS C,D,E & F

NO PARKING PROPOSED IN COURTYARD. ALL PARKING AVAILABLE IN SHARED PARKING SPACES

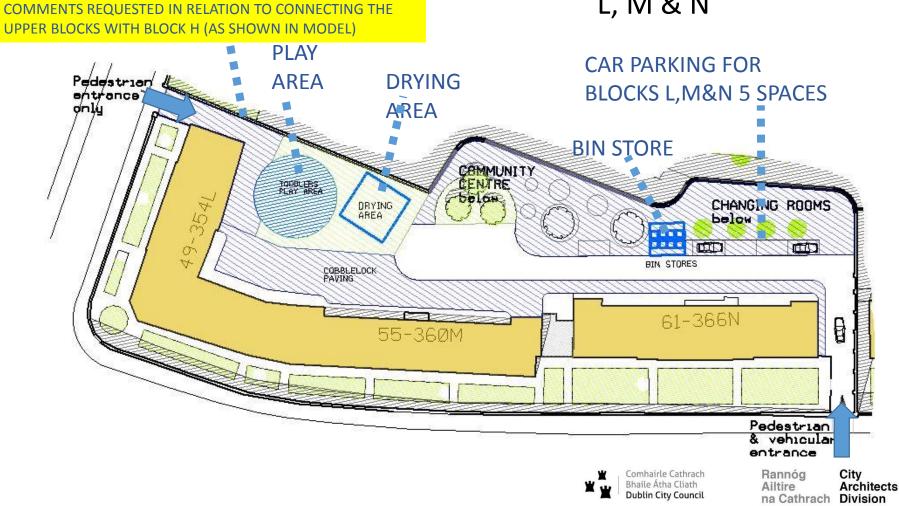




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### OPTION 3 PROPOSALS TO BLOCKS L, M & N







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