



BALLYMUN STUDENT ACCOMMODATION

BALLYMUN ROAD, DUBLIN 11



ARCHITECTS

PROFESSIONAL TEAM

Project Manager:
Lafferty

Consulting Engineers:
Barrett Mahony

Services Engineers:
IN2 Building

Landscape Architects:
Austen Associates



This development brings life and vibrancy to this north quarter of the Ballymun town centre.

CLIENTS VISION

MCA were employed by Lidl Ireland as Executive Architect to deliver this project. Located on Dublin City Council lands at the heart of Ballymun, the 6 storey and 10 storey residential blocks with active street frontages and a large Lidl Retail unit, this development brings life and vibrancy to this north quarter of the Ballymun town centre, left vacant following the demolition of the last residential tower blocks.

UNIQUE CHALLENGES

Following a lengthy planning process Lidl Ireland, as the key client, were eager to ensure delivery of their 1500m² store in the heart of Ballymun in as short a period as possible. Completion of the entire development in a single phase was a planning and contract agreement. As a result, delivery of the more complex 10 storey 12,000m² student accommodation was a requirement to enable the operation of the Lidl retail unit. MCA Architects were employed for our process driven expertise and technical know-how ensuring delivery on time and budget of this 24 month expedited design and building programme.

SOLVING THE CHALLENGES WITH DESIGN

Early in the detail design process it was proposed that the quickest mechanism for project delivery was a Design-Build tender with novation of the design team to the selected Design-Build Main Contractor. This early engagement with

Walls Construction allowed agreement on the exact nature of construction based on their construction expertise and supply chain. The building was designed as a cross wall precast concrete construction and required meticulous coordination and site and construction constraints. MCA's expertise in stakeholder engagement came to the fore as the interior design for the AIG team and end operator was designed, developed and implemented within the agreed predefined budget.

HOW CHALLENGES BECAME INNOVATIONS

The precast construction type resulted in a central spine and external inner leaf being constructed in precast concrete panels. With the early introduction of the window system, this allowed the brickwork outer leaf to be taken off the critical path, the building to be weathered, and for the vast interior fit-out to progress at an early stage. MCA's technical team chose to deliver an accurate Revit model to the construction team that allowed the early design of the structural and precast model.

The budget allowed for interior design that required much innovation while ensuring delivery of the expected level of quality. Working between the End Operator requirements, building owner expectations and the Main Contractor's financial constraints, MCA managed to deliver a high quality interior meeting all the teams expectations.

Client	AIG & Lidl Ireland GmbH
Value	€45M
Start Date	2018
Finish Date	2020
Size	130,000ft ² / 12,000m ²

MCA

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