



# BEAR MARKET COFFEE

COMPLETED April 2019

**Client:** Bear Market Coffee  
**Architect:** Design Urbanism Architecture (DUA)



## Summary

The project consisted of the total refurbishment and internal fit-out of an existing retail unit in a busy city centre location at the corner of Dame Lane and South Great Georges's Street, Dublin 2

## Key Issues

- An extremely tight programme required that the works be completed within a six-week programme.
- The site, being in a busy urban centre location, required detailed pedestrian and traffic management plans to ensure safety.
- Complete strip out of all existing internal finishes.
- Structural augmentation to ground floor beams with additional metal columns in basement, to allow for additional loading to ground floor café unit.
- Total internal fit-out of Ground Floor retail unit, including innovative use of structural steel rebar to spatially define the café and form seating and product display areas.
- New bespoke, copper-clad counter with marble countertop.
- Installation of significant new mechanical and electrical packages.
- Upgrading works to existing shopfront.



Strip out of existing unit



Strip out of existing unit



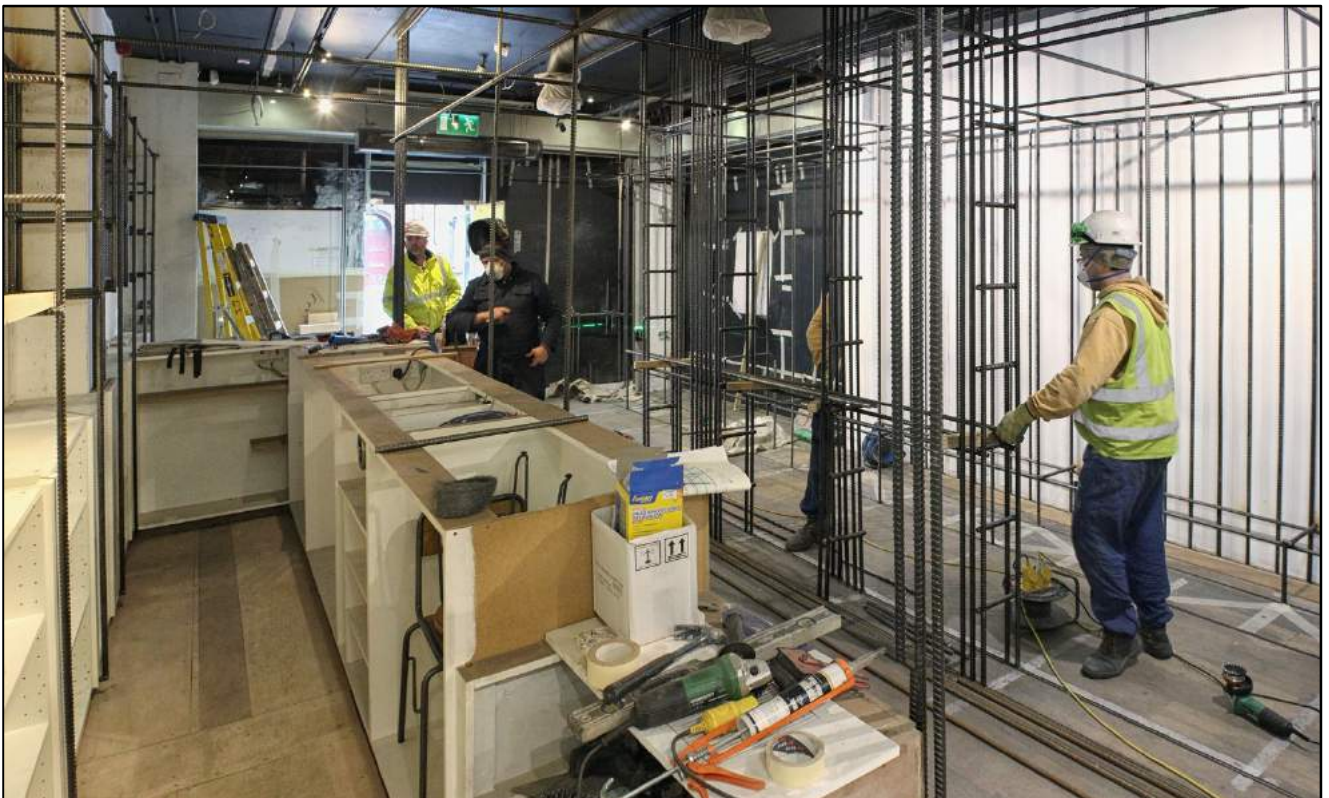
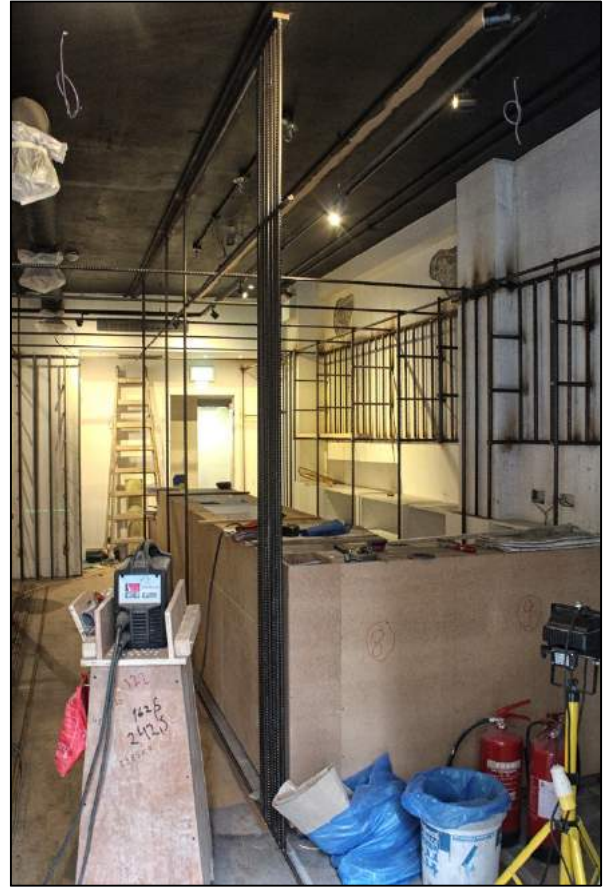
Augmentation of existing ground floor structure with additional columns in basement



Customer WC facilities

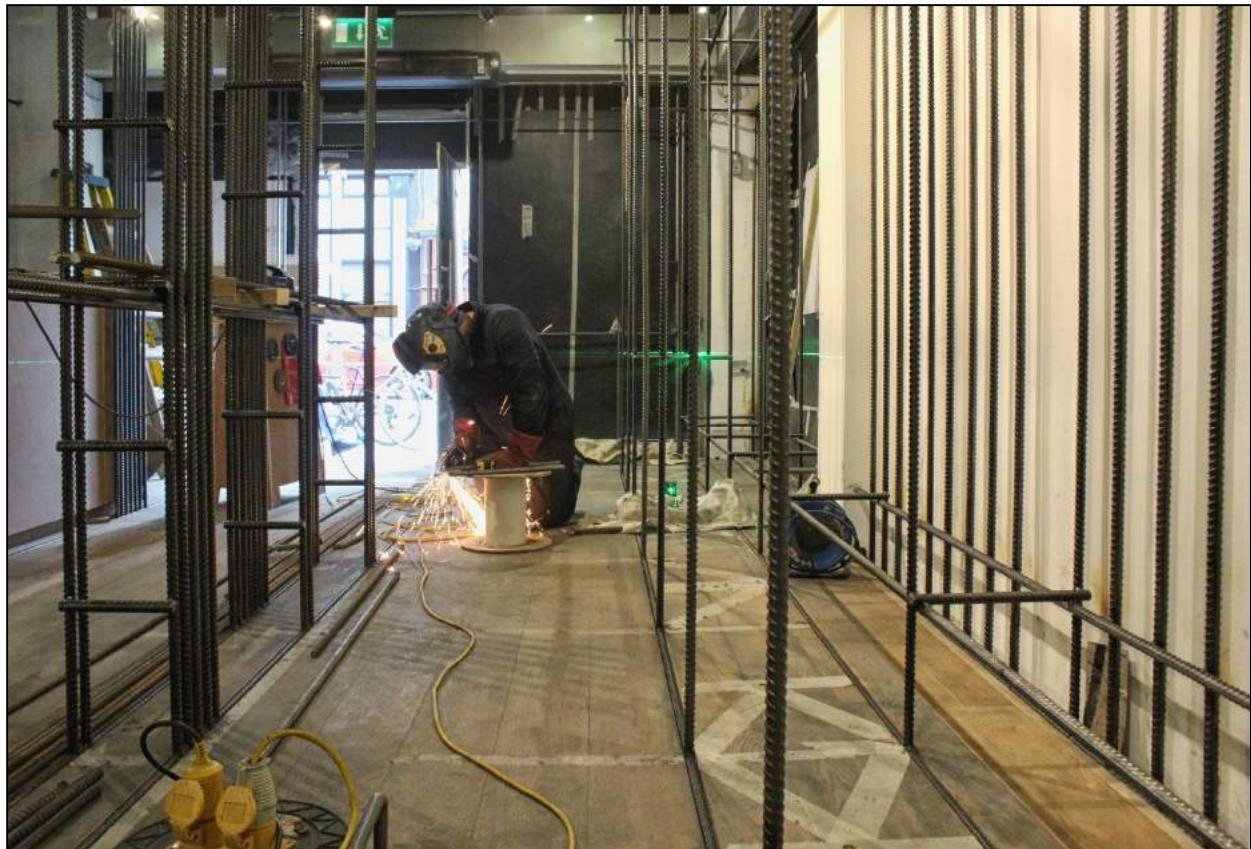


Installation of rebar throughout interior

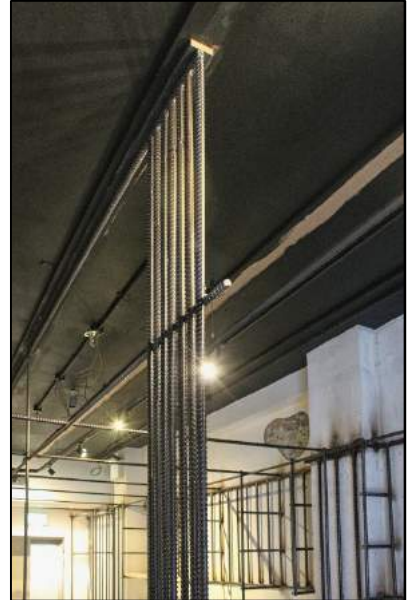


Installation of rebar throughout interior





Innovative usage of rebar to spatially define the café and form seating and product storage areas



Various details: note rebar inset into existing timber floorboard















