

SELECTED COMMERCIAL PROJECTS

KAJJAL RESTAURANT MALAHIDE, CO. DUBLIN

COMPLETED October 2008

Client: Kinara Group
Architect: John Duffy Architects
Contract Used: RIAI Yellow Form



Summary

The project consisted of the complete turn-key fit-out of a bar and restaurant from a concrete shell and core ground floor corner unit in a tight urban site requiring detailed traffic and site management.

Key Issues

- Installation of new fire walls, doors, fire suppression and alarm systems
- Installation of significant Mechanical and Electrical packages.
- Installation of €250,000 bespoke commercial kitchen.
- Extremely high level of finish required including bespoke joinery to bar area, private dining booths, wine storage areas, fabric covering to internal walls and recessed feature lighting fittings



Bar Area



Private dining booths



Dining Areas

KINARA KITCHEN RANELAGH, DUBLIN 6

COMPLETED February 2011

Client: Kinara Group
Architect: John Duffy Architects
Contract Used: RIAI Yellow Form



Ground Floor Bar Area

Summary

The project consisted of the complete turn-key fit-out of a ground and first floor bar and restaurant. The project required the stripping out of an existing ground floor restaurant and first floor apartment.

Key Issues

- New ground floor extension and first floor external terrace area.
- Full turn-key fit-out including installation of new commercial kitchen, all to a fixed opening date.
- Bespoke joinery and furnishings throughout.
- New timber shopfront, windows and doors to street.
- Significant upgrading of fire-protection to the premises including new fire stopping, fire doors, alarm and suppression system.
- Installation of significant Mechanical and Electrical packages.



Ground Floor Bar Area



Ground Floor Dining Area



Ground Floor Dining Area



New Shopfront

KINARA RESTAURANT

CLONTARF, DUBLIN 3

COMPLETED March 2016

Client: Kinara Group
Architect: EEDI Architects
Contract Used: RIAI Yellow Form



Ground Floor Dining Area



Ground Floor Bar

Summary

The project consisted of the sectional fit-out and hand over of a restaurant and bar in 5 phases, while ensuring that normal working hours for the premises were maintained at all times.

Key Issues

- Significant demolition works, including major new structural opens.
- New ground floor extension, first floor function room and first floor external glazed terrace area, new guest w.c. facilities.
- Bespoke joinery and furnishings throughout, including installation of new bar to the ground floor extension and installation of new commercial kitchen.
- Installation of significant Mechanical and Electrical packages.



Ground Floor Dining Area



Ground Floor Bar Area in new extension

BENTLEYS / CLIFF TOWNHOUSE ST. STEPHEN'S GREEN, DUBLIN 2

COMPLETED December 2010

Client: Richard Corrigan
Architect: John O'Neill Partnership London
Contract Used: RIAI Yellow Form



Bar Area

Summary

The project consisted of turn-key restaurant and bar reconfiguration and fit-out in a listed Georgian building .

Key Issues

- Restricted site access, and challenging deadline with a fixed opening date
- Bespoke joinery and furnishings throughout.
- Installation of new guest w.c. facilities.
- Installation of substantial new Mechanical and Electrical packages

WOLFE'S ARTISAN BISTRO

CAPEL STREET, DUBLIN 2

COMPLETED April 2008

Client: Private
Contract Used: Design Build project



Front Façade



New shopfront

Summary

The scheme involved the refurbishment, extension and new fit-out of the ground and first floors of a mid-terrace Georgian building for use as a café / restaurant

Key Issues

- Restricted site, requiring detailed site access and traffic management plans.
- Significant demolition works to allow for new opes through historic fabric.
- Installation of new external seating area and associated timber clad guest w.c. facilities.
- Installation of new high specification commercial kitchen
- Installation of new Mechanical and Electrical packages
- New shopfront, featuring glass to glass corner
- Bespoke joinery throughout, including fixed seating and storage units



Ground floor, featuring window seat and service area



First floor dining room featuring new period window surrounds



External heated seating area and guest disabled accessible w.c. facilities

ELM PARK GOLF CLUBHOUSE

RANELAGH, DUBLIN 2

COMPLETED November 2009

Client: Elm Park Golf Club
Architect: Bluett O'Donoghue Architects
Contract Used: RIAI Yellow Form



Summary

The project comprised of refurbishment works to a golf clubhouse within Nutley House, a nineteenth century manor house

Key Issues

- Significant demolition to provide new opens through existing historic fabric
- The works were carried out in a live working environment, requiring detailed planning and coordination with the golf club management and members.
- The building, while not a protected structure, contained important historical interiors and features which required protection during the works.
- Refurbishment works to existing bar involving stripping out of existing bar, replacement with new bespoke bar counter and back bar storage. A temporary bar area was also set up for the members in a section of the property unaffected by the works for the duration of the project. The internal finishing of the bar area was carried out to best conservation practices.
- Construction of new porch to bar and new bar terrace area.





O'NEILL'S PUBLIC HOUSE

SUFFOCK STREET, DUBLIN 2

COMPLETED Feb 2011

Client: The O'Neill Group
Architect: Fionuala Lennon - The Pub Design Company
Contract Used: RIAI Yellow Form



Front Facades

Summary

The project consisted of general improvements to an existing listed Victorian bar, while maintaining normal hours at all times, requiring night-time and holiday working shifts.

Key Issues

- Investigative works to basement required to establish structural condition.
- Replacement of a structural ground floor column, requiring on-site welding.
- Repair works to internal finishes including ceilings and bar counter
- Coordination with maintenance engineer to ensure existing services were maintained at all times to allow business operate normally during the works.

MCNAMEE'S PUBLIC HOUSE

MULLAGH, CO. CAVAN

COMPLETED December 2013

Client: Nupita Limited
Contract Used: Design / Build project



New corner entrance

Summary

The project consisted of the change of use and extension of an existing semi-detached residential property to a ground floor public house, associated external patio and first floor office space.

Key Issues

- Significant demolition works to allow for open plan bar area at ground floor, connection to ground floor rear extension and new bar entrance on the corner.
- Complete turn-key fit-out of bar, including bar counter, storage, all bespoke joinery, built-in furniture, new bar shopfront, new timber sash windows.
- Installation of new fireplaces. Exposed stone and brick internal feature walls.
- Installation of significant Mechanical and Electrical packages.
- New extension including guest male, female and disabled w.c.s, bar office accommodation and bar storage area.



CLONABREANY HOUSE & COURTYARD

CROSSAKIEL, CO. MEATH

COMPLETED October 2009

Client: Nupita Limited
Architect: Paul Arnold + Associates Architects
Contract Used: RIAI Yellow Form



View of Courtyard from Clonabreany House

Summary

The project consisted of the conservation, refurbishment, upgrade and conversion of an existing, derelict, listed Georgian country house and associated courtyard into a modern day wedding venue and ten high specification, energy efficient passive houses. This project won "An Taisce" award for "Excellence in Conservation."

Key Issues

- Stripping off the remaining parts of the old roof, salvaging slates & stones, stripping down the old stone walls and re-pointing in pebbled lime render, breaking out openings (Minor Demolition) for new doors and windows, salvaging demolished stonewalls to build sections of old damaged walls to the complete installation of a new roof in traditional slates all to conservation best practices.
- The interior block walls were finished using a combination of lime render and re-pointed pebbled lime pointing to the existing stone walls
- All houses were finished to a very high standard. All houses to the rear of the courtyard complex were finished with Zinc and timber Cladding & Zinc Roofs.
- Extensive landscaping throughout the site.
- Installation of substantial mechanical and Electrical packages



Courtyard complex prior to commencement



Courtyard complex after development



Courtyard complex after development



Clonabreany House prior to commencement



Clonabreany House after development

ABBAY THEATRE

ABBAY STREET LOWER, DUBLIN 1

COMPLETED December 2010

Client: The Abbey Theatre
Architect: John Keogh Architects
Contract Used: RIAI Yellow Form



View from Abbey Street

Summary

The project consisted of general improvements to the existing structure, with regards to access, services and fire and sound proofing.

Key Issues

- Restricted site and working hours, allowing for continuous operation of theatres, requiring night-time shifts.
- Installation of new disabled access, new passenger lift and UPS system
- Installation of new significant Mechanical and Electrical packages
- Installation of new guest w.c. facilities
- Upgrading works to top floor offices to improve sound-proofing
- Removal and installation of approx. 100 fire door sets

DUBLINIA

CHRISTCHURCH, DUBLIN 8

COMPLETED March 2009

Client: Dublinia
Architect: Paul Arnold Architects
Contract Used: RIAI Yellow Form



Front Facade

Summary

The project consisted of the upgrading of visitor w.c. facilities and associated corridor space in a protected detached stone building proximate to Christchurch Cathedral

Key Issues

- The works were carried out under in a live environment requiring detailed health and safety plans. The works were also to be completed within an extremely challenging deadline to ensure that a scheduled exhibition was not negatively affected.
- Stripping out of existing w.c. facilities, exploration works and installation of new w.c. facilities and associated electrical and mechanical packages, all sensitively incorporated into the historic fabric, to conservation best practices.

ALL HALLOWS COLLEGE DRUMCONDRA, DUBLIN 9

COMPLETED June 2013

Client: All Hallows College
Architect: EML Architects Limited
Contract Used: RIAI Yellow Form



Front Facade

Summary

The project consisted of the restoration, refurbishment and fit-out of a live educational, listed building, requiring detailed management plans & risk assessments

Key Issues

- Repair work carried out on site to lime plaster, stuccowork, timber sash windows, doors and internal timber panelling.
- Installation of significant new Mechanical and Electrical package, all incorporated sensitively into the historic fabric
- Upgrading works to damp-proofing, fire protection, sound-proofing and thermal insulation.



IRISH BANK RESOLUTION CORPORATION ST. STEPHEN'S GREEN, DUBLIN 2

COMPLETED April 2015

Client: IBRC
Architect: Michael Collins Architects
Contract Used: RIAI Yellow Form



Front Facade

Summary

The project comprised of fire upgrading works to basement, ground, first & third floors of an existing live office building, requiring detailed planning and risk assessments

Key Issues

- Installation of fire stopping, fire dampers, fire doors, ceiling cavity barriers and upgrading internal ducting
- All internal finishes required protection as the works proceeded in a live working environment, to an extremely challenging deadline which was successfully met without incident.

FINE GAEL HEAD OFFICE

UPPER MOUNT STREET, DUBLIN 2

COMPLETED December 2010

Client: Fine Gael
Architect: Brasil Associates Architects / John Redmond Conservation Architect
Contract Used: RIAI Yellow Form



Front Façade



MD Niall Daly with Taoiseach Enda Kenny

Summary

The project consisted of the complete refurbishment, conservation, upgrading and modernisation of a listed live office building, handed over on a phased basis.

Key Issues

- Project required detailed dilapidation and structural surveys, management plans and risk assessments.
- Decommissioning of live services. Demolitions, including new floor and wall opes
- Stripping out, wall and floor strengthening, new stud partition walls, new Trocal falt roof, full Mechanical & Electrical installation valued at €0.35M incl. lift upgrade and a full audio visual and international video conferencing system.
- Maintenance of existing client IT and security services during the works.
- Conservation works including refurbishment of existing timber sash windows, architraves, cornices and lime render throughout.
- Full turnkey project including floor & wall finishes, painting and decoration, wall papering, suspended ceilings, plastering & rendering, part raised floors, office furniture fit out to final clean and handover and external works including live services and sewer connections in the main busy live Mount Street.

CHUBB HEAD OFFICE SANDYFORD, CO. DUBLIN

COMPLETED April 2015

Client: Chubb Ireland
Architect: CPA Architects
Contract Used: RIAI Yellow Form



Front Facade

Summary

The project comprised of the reconfiguration and upgrading of a live office building, maintaining normal working hours for staff at all times.

Key Issues

- Installation of internal glazed partitions, fire doors, fire walls and fire stopping.
- Detailed planning required to ensure normal working hours were maintained throughout the duration of the works including temporary partitions and a phased handover of sections to the client.
- Asbestos removal required in a number of locations.
- Complete turn-key office handover

PRICE'S LANE RANELAGH, DUBLIN 6

COMPLETED April 2015

Client: Phase 1: Robert McGovern - Phase 2: Locum Link
Architect: John Duffy Architects
Contract Used: RIAI Yellow Form



Front Facade

Summary

The project comprised of the construction of a new 3 storey mixed use development, involving 2 phases; Phase 1 construction of 3 storey building, including completion of 3rd floor apartment and shell-and-core finish to Ground and First floor office / medical centre. Phase 2 involved the turn-key fit-out of Ground and First Floor office / medical centre.

Key Issues

- Very restricted site, with construction bounded directly by 2 no. party walls and 2 no. roadways. Construction site was also proximate to a protected stone archway. Extensive planning and traffic management plans were required.
- In-Situ RC structural frame, cedar cladding, zinc cladding, brickwork (including hanging brick soffits) and acrylic plaster finish.
- Bespoke glazed internal partitions. Feature metal staircase with associated glass balustrades.
- Extensive M+E package, including 1 no. passenger lift.



GLENVILLE DENTAL SURGERY

DUNDRUM, DUBLIN 14

COMPLETED March 2016

Client: Niall O'Leary, Rathmines Dental Clinic
Architect: FKL Architects
Contract Used: RIAI Yellow Form

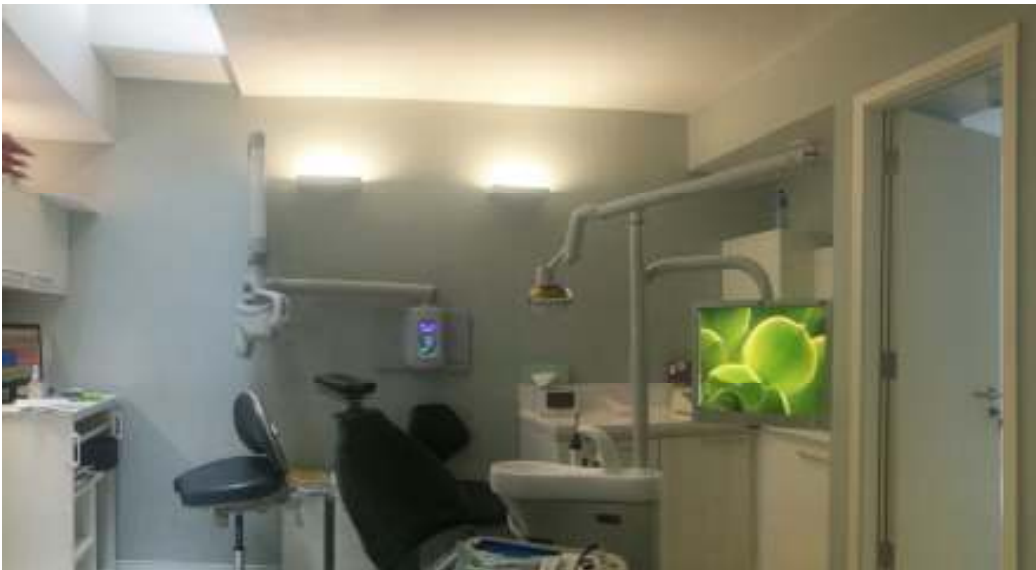


Summary

The project comprised of the complete turn-key fit-out and extension of a mid-terrace two-storey dental surgery

Key Issues

- Significant demolition works to allow for new connections to newly constructed two-storey flat-roof extension to the rear.
- Complete internal fit out of dental surgery, including waiting area, reception desk, 3 no. surgery rooms, disabled accessible w.c., staff room, sterile cleaning room, office and staff shower room.
- Installation of significant mechanical and electrical packages
- Major upgrading of fire safety measures throughout.
- Provision of disabled access
- Bespoke joinery throughout.



MIXED-USE SCHEME

16 CAPEL STREET, DUBLIN 2

COMPLETED April 2008

Client: Private
Architect: O'Briain Beary Architects
Contract Used: RIAI Yellow Form



View from Abbey Street Upper



Upper floor apartments

Summary

The scheme involved the refurbishment, extension and new fit-out of the upper floors of a listed five-storey over basement building, and an associated four storey early twentieth century framed workshop structure to the rear to provide seven one and two-bedroom turn-key apartments and shared rooftop terrace, all over a newly extended ground floor retail unit.

Key Issues

- Restricted site, requiring detailed site access and traffic management plans.
- Significant demolition works to allow for new opes through historic fabric
- Façade retention, demolition, stripping out, new blockwork walls, lime render, partitions, new ceiling joists, false ceilings, roof renewal, plasterboard & plastering, new timber sash windows, new doors, fire proofing, retail shopfront, bespoke glazed balustrades and canopy, and Tegral Pelicolor cladding
- Installation of new energy efficient Mechanical and Electrical packages.
- Access and circulation on each floor is by means of a long skewer corridor connecting by a spiralling steel framed stairs with timber treads. Floor finishes throughout are of rubber sheeting on a resilient underlay. All kitchens are bespoke birch ply doors and carcasses



Front Façade – Capel Street



Bespoke glazed balustrades, metal deck access with glazed canopy over



View of apartments from Upper Abbey Street



Detailed views of side elevation, featuring bespoke glazed balustrades, metal deck access with glazed canopy over and Tegral Pelicolor cladding



Timber clad, steel frame staircase



Metal deck access





Kitchens units are bespoke birch ply doors and carcasses



Floor finishes throughout are of rubber sheeting, on a sound impact underlay

LUTHERN CHURCH

ADELAIDE ROAD, DUBLIN 2

COMPLETED May 2013

Client: Lutheran Church Ireland
Architect: Corinna & Dr. Joachim Diestelkamp
Contract Used: RIAI Yellow Form



View from Adelaide Road



New structural Ope

Summary

The scheme involved the refurbishment, upgrading and modernization of an existing listed house. The works also included creation of new structural opes to the church building itself in preparation of a future extension to the building.

Key Issues

- Upgrading of existing sash windows, demolition & forming new structural openings to tie in with the new communal building. Significant demolition works to allow for new opes through historic fabric
- Internal alteration to walls, bathrooms, staircases, along with carrying out remedial works to existing roof and cooper valleys.
- Removal and authorized disposal of asbestos sheeting
- Installation of new reinforced concrete ground floor slab, complete with underground drainage and associated site works
- Liaison and co-ordination with German Specialist Sub-Contractors
- Forming new ope in Church building, entailing careful propping, the protection & retention of the existing stained glass windows, insertion of an architecturally exposed steel beam, and modifications to brick, granite and plaster reveals

UNIVERSITY CHURCH

ST. STEPHEN'S GREEN, DUBLIN 2

COMPLETED December 2010

Client: Catholic University Church
Architect: Paul Arnold and Associates
Contract Used: RIAI Yellow Form



Front Façade



Internal View towards altar

Summary

The scheme involved general conservation, restoration and upgrading works to a listed mid-19th Century Church.

Key Issues

- Careful repointing of brickwork and stonework in lime mortar; replacement of cast iron rainwater goods; removal, repair and refitting of important stained glass windows and frames, the restoration of wrought iron railings, new lime render, repairs to cornices and sculptures, new paintwork and wallpapering, cleaning, renewing & repairing some of the Church features.
- Significant upgrading and modernization to the Mechanical and Electrical systems, including installation of a new energy efficient boiler and completely upgrading of the heating system.
- Structural stabilizing works to existing building.
- The site is situated in St. Stephens Green, an extremely busy and frequently trafficked part of the city. Hence, deliveries and removals were planned for early morning before pedestrians and traffic frequented the area.