



Key Data:

Value: €25,000,000

Building Type:
Commercial

Programme Duration:
20 months

The site was formerly the old Eirebus depot fronting onto City Quay. This project involved the extension to, and the complete refurbishment of the offices of Keane Murphy Duff Architects. The roof of the building was removed and two additional storeys were constructed. The architects' practice then relocated to these two floors while the ground and first floors were refurbished. This was achieved without any disruption to KMD's activities whilst the construction of the adjacent office continued on site.

Constructed within a tight city centre environment the building consists of a steel frame and pre-cast concrete floor slabs over basement. Facades have been completed with hand-fixed granite, natural anodised aluminium windows (to the rear) and "Planar" glazing, incorporating glass fins to the front elevation. Stainless steel fins are expressed externally on the front elevation, referencing the former building modules of the Quays. The high standard of detailing and use of materials has created a distinctive landmark on the River Liffey.

The project demonstrates our staff at Elliott Group Ltd ability to carry out substantial refurbishment and construction work on a partially occupied building. Our staff understand how to deliver a project under a controlled environment and in a professional manner so as to not interfere with the clients everyday business.

Site Location: 22 —24 City Quay, Dublin 2	Proportion of Project Undertaken: All	Scale: 9,000 m ² office, 3,000 m ² refurbishment
Procurement: Design & Build	Status: Completed	Tender entity: Elliott Group
Start Date: January 2002	End Date: August 2003	Handover Date: August 2003
Date of issue of Defects Certs: August 2004	Date of Substantial: August 2003	
Role of Company in delivery of Project: Main Building Contractor	Architect: KMD Architects Quantity Surveyor: O'Byrne Jenkins M&E Engineer: RN Murphy Consulting Engineers Civil Engineer: O'Connor Sutton Cronin	