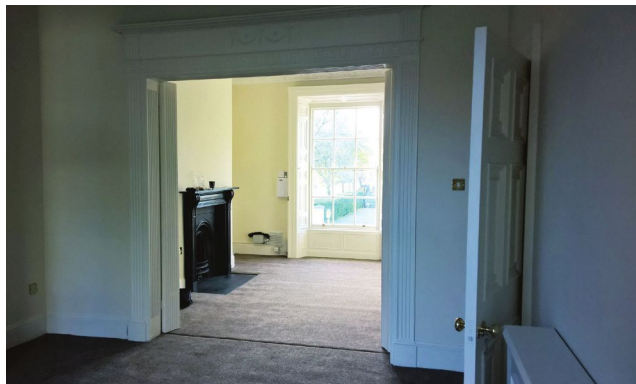




## OFFICE REFURBISHMENT

### Listed Building 36 Pembroke Road, Dublin 4



#### Customer

O'Callaghan Properties,  
Lavitts Quay, Cork

#### Construction Period

Feb 2015 – May 2015

#### Design Team

##### Architect

Henry J Lyons Architects  
51 – 54 Pearse Street, Dublin 2

##### Structural Engineers

MMOS Consulting,  
Monahan Road, Cork

#### DESCRIPTION

This project involved the stripping out of the existing finishes & replacing with new & contemporary fittings & fixtures. A new Air Conditioning system was installed on all four floor levels. Kitchenettes were provided in two floors with flexibility for multi-tenant occupancy.

#### KEY FEATURES

- The Architect detailed the new fit-out in a manner that complimented the existing Georgian features in this old listed Building.
- Particular care & attention to detail was given in the reinstatement of the old ceilings & cornicing.
- The restoration works included extensive mechanical and electrical upgrade work.