



Customer

Hines Real Estate Ireland Limited.,
Clanwilliam Place,
Dublin 2

Construction Period

April 2019 – June 2020

Design Team

Project Managers

Virtus Project Management,
11 Coke Lane,
Smithfield,
Dublin 7

Architect

Henry J. Lyons Architects,
51-54 Pierce Street, Dublin 2.

Structural Engineers

MMOS Consulting Engineers,
51 Bracken Road,
Sandyford,
Dublin 18

MEP Engineers

Baker O'Reilly,
Profile House,
Bray South Business Park, Bray,
Co. Wicklow

**Cost Consultants & Quantity
Consultants**

Virtus Project Management,
11 Coke Lane,
Smithfield,
Dublin 7

Description

This project involved the demolition of a number of existing Shop units together with the diversion of Gas & Sprinkler services to accommodate a new 5,000m² extension. The new structural frame, composite structural steel & metal decking, is clad with an Alucobond rain screen façade system on Kingspan Carrier insulated panelling. Pre-cast concrete Stair & Lift cores offer lateral stability to the Structural frame. A key element of the front façade is the use of Structural Planar glazing to form a large feature display glass box. Extensive design development was required to ensure that the specified Thermal Performance of the Building was achieved in conjunction with both Billings Design Associates & Geraghty Energy Consultants. The new structure includes, a new Anchor unit for TK Maxx on the upper three levels, five new Food & Beverage units at ground floor level, a new Management Suite with extensive Security systems, Lifts, Escalators & extensive shop fronts. Externally, the work scope includes extensive Services diversions, ESB Substation, Taxi Cabin, Shop Mobility facility, Glass Pod outlets and a new & modern paved Plaza area.

Key Features

- Extensive Structural Planar Glazing feature to the front elevation
- Working in a live & busy Retail outlet ensuring unimpeded Footfall to the Shopping Centre.
- Ensuring that noise levels were maintained so that the adjacent Tenants were not inconvenienced. This was overcome by working nights when necessary.
- Extensive liaison on a daily basis with Centre Management & Security.