

# Mellows Quay

35–39, Usher's Quay, Dublin 8

The scheme is a mixed-use Development constructed on a prominent city-centre brown-field infill site, adjacent to the River Liffey. The project is notable for its difficult site conditions which include working within an occupied space. Significant temporary works had to be implemented on this project to support the neighbouring buildings while the basement was constructed. The five-storey office fronts onto Usher's Quay, comprising circa 1,700 square metres of contemporary office space occupied by the LGMSB as their Headquarters. The building is organized around an atrium to the rear, which doubles as a café space. The scope of work included the full fit-out of the LGMSB space.

The residential scheme comprises 85 units with frontage on both the Liffey and Usher's Quay Street organised around a courtyard configuration ranging in various heights up to 6 storeys with associated external courtyards and landscaping to create a linkage between the various uses. Car parking is at basement level and is accessed by a ramp from Usher's Street for both office and residential.

Civil engineering works included the excavation and removal of contaminated soil, basement car park, removal and disposal of asbestos and demolition work. The Local Government Management Services Board took possession of their new offices five months before the entire project completion. Construction of the adjoining apartments continued with the offices were in use, demonstrating our ability to work in operational areas without disrupting the activities of the client.



Client:	Local Government Management Services Board (LGMSB)
Value:	€19,500,000
Size:	Office 1,700 m <sup>2</sup> / Residential 85 apartments
Duration:	24 Months
Architect:	Gilroy McMahon Architects
Services Engineer	Homan O'Brien Associates
C&S Engineer	O'Connor Sutton Cronin