

# Hubble Office

Rathmines, D6

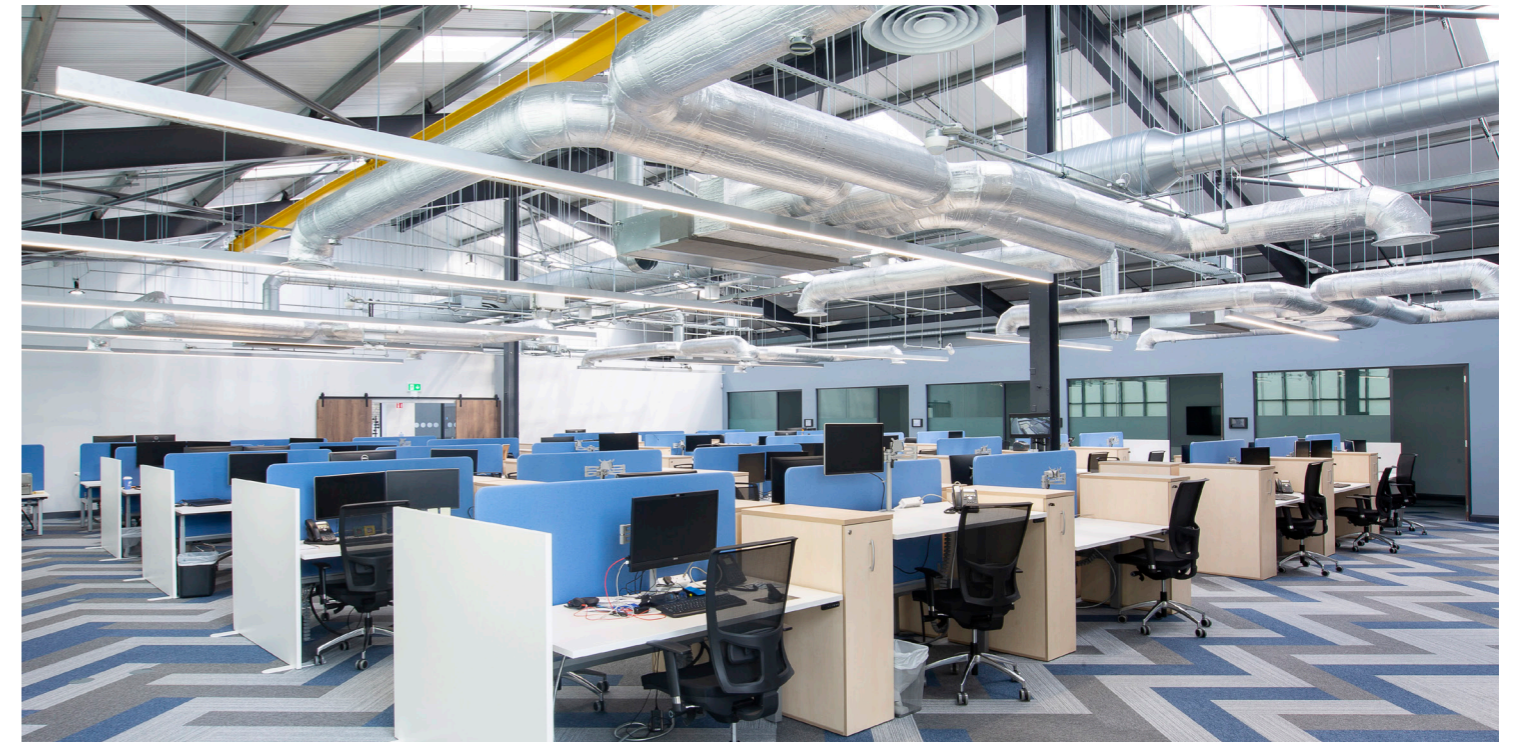
The building was originally occupied by Tyco and then lay vacant for over 10 years. The project consisted of a refurbishment of the steel frame, roof, envelope, glazing and external works. Phase two of the project consisted of a turn key fitout for the Tennant, QAD Precision. Our Design Manager, came up with the concept of all of the Interior Design and attended all of the site meetings to ensure that the concepts were followed through on site in conjunction with comments from the Tennant and Our Client.

The project started with the removal of all of the old envelope. Structural alterations took place to the existing steel frame in order to achieve compliance with Part L and M of the Building Regulations. The existing office block at the front of the building was constructed in RC concrete. New openings had to be formed in the slabs and roof for a new stair core, lift shaft and AOV. The roof membrane was completely replaced with a sedum roof build-up from Bauder. All windows and curtain walling were also replaced throughout the building. Air tightness membranes and tapes were placed on all junctions to give the building the re-quired performance to achieve BER A3.

The Architect and Services engineers took the interior design and developed the construction drawings. The interior design was based on the services being exposed so selecting aesthetically pleasing lighting, grilles and coordinating the routes in an orderly fashion was paramount to a successful delivery of on the project. Partitions were constructed from lab to slab, rather than top of raised flooring, to ensure high performance for fire and sound. Once the walls were 1st fixed, we then completed our void closure procedure on our QA system Procure.

The overall project consisted of a highly finished reception area, with bespoke reception desk and feature walls. New toilet facilities, meeting rooms and managers offices on the upper levels overlooking the 80 seat open plan double height space. The breakout space, kitchen and seating area were all situated at the end of the open plan space. Additional toilets and shower facilities were also provided near the kitchen space. As the tenant is involved in the IT logistics industry, the coms room was kept as an important separate space with full fire compartmentation and leak detection. The room was also fitted with AC and fire suppression. The open space was heated using HVAC heating and cooling system, whilst the signal offices were heated and cooled via A/C cassette units. All services were coordinated through the floors and then into the pre-agreed furniture layouts in conjunction with the furniture supplier.

The project was delivered with out incident and 4 weeks ahead of schedule and to the complete satisfaction of the Client and Tenant. The project got a four star rating under the considerate contractors scheme. This project demonstrates our ability to be involved at design stage and to recognise the importance of early contractor engagement and design coordination, in order to deliver a successful project across all criteria.



Client:	Creedon Group
Value:	€1,515,000
Size:	1245m2
Duration:	6 months
Architect:	Reddy Architects
QS	Brendan Merry & Partners
Services Engineering:	Renaissance Engineering Ltd



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