



Grangegorman Development Agency
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Architect:
Taylor Architects
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Quantity Surveyor:
AECOM

Duration:
October 2013 – May 2014

Contract Value:
4.7m



Refurbishment of Structure 08 – The Top House, Grangegorman

Description

The works involve the refurbishment of existing buildings including one protected structures on site, relating to:

- Structure 08 - Top House (Protected Structure RPS No. 3282)
- Structure 09 - GDA Offices (Ground Floor)

The total floor area of the above is approximately 5280m²

The works consist of internal alterations, which entails the removal of existing partitions, the provision of new internal partitions, the replacement of ceilings, the upgrade of corridors, stairs and floors to improve the fire performance of the structures, the provision of new doors, the provision of new floor finishes, the provision of new mechanical and electrical services, the provision of new toilet facilities, the refurbishment of existing windows, the refurbishment and repairs to the roofs and roof structure. The provision of a new glazed main entrance to structure 08.

The overall Grangegorman site is a live site with many of the buildings occupied. The occupied buildings in the vicinity of these particular works are Gortin (first floor Structure 08) and GDA Offices (First Floor Structure 09). The existing building is in excess of 200 years old and the brief was to convert it into an arts faculty for DIT. The Architect's requirement was to upgrade the Buildings Fire proof, health and safety and insulation qualities to modern day standards for a public building while maintaining and highlighting the old structure as much as possible.



JJ Rhatigan & Company Project Overview