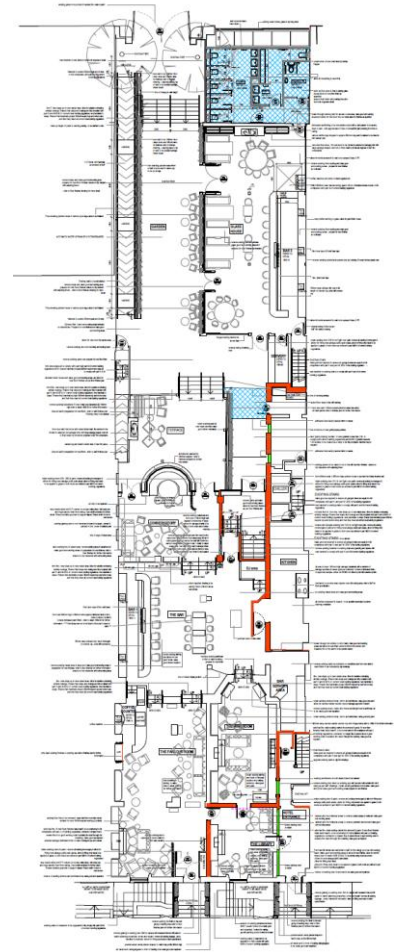


# Gardiner & Theobald & O'Donnell O'Neill Design Associates Project Award Entry - Fit Out Project of the Year – Leisure (Small)

## House, 26-27 Leeson Street, Dublin 2



### House Project Overview

<i>Project Name:</i>	House, 26-27 Leeson Street, Dublin 2
<i>Client Details:</i>	Sontsul Ltd
<i>Interior Designer:</i>	O'Donnell O'Neill Design Associates
<i>Conservation Architect</i>	Joseph Doyle Architects
<i>Quantity Surveyor &amp; Project Manager:</i>	Gardiner & Theobald
<i>Main Contractor:</i>	BD Carpentry and Construction
<i>Size:</i>	565 sqm
<i>Commencement Date:</i>	Design April 2013 Construction start 10 <sup>th</sup> June 2013
<i>Completion Date:</i>	30 <sup>th</sup> July 2013
<i>Contract Programme:</i>	8 weeks
<i>Contract Value:</i>	€500,000

### House: The creation of a unique atmosphere

House opened in August 2013 and occupies two Dublin Georgian Mansions at 27/27 Leeson Street dating back to 1836. House features two bars, and a Wine Room alongside a Conservatory, Terrace, Glasshouse and a fabulous Garden.

The objective was to create a new and exciting new leisure option in the heart of Dublin City Centre. A place with different spaces to work, relax and socialise, be it a quiet lunch for two in the parlour or a big night out in the garden.

## Project Execution, Concept & Brief

The Client took a very “hands on” approach to the project and was heavily involved in the design and decoration of the premises. The client and designers purchased a number of bespoke art pieces, salvaged finishes and decorations directly. These were incorporated in the design to create an amazing place.

O'Donnell O'Neill's knowledge and contacts within the salvage industry was critical in providing the authentic look and feel which the design has achieved.

The building is also a protected structure. This had an influence on the atmosphere created in House as some of the wall finishes were dictated by conservation constraints and had to blend in with the project scheme.

The team brought in the critical suppliers (Refrigeration, specialist lighting and light control, sound system, audio-visual specialist and bar operations manager) early within the project programme to ensure their installations were integrated at an early stage into the design process.

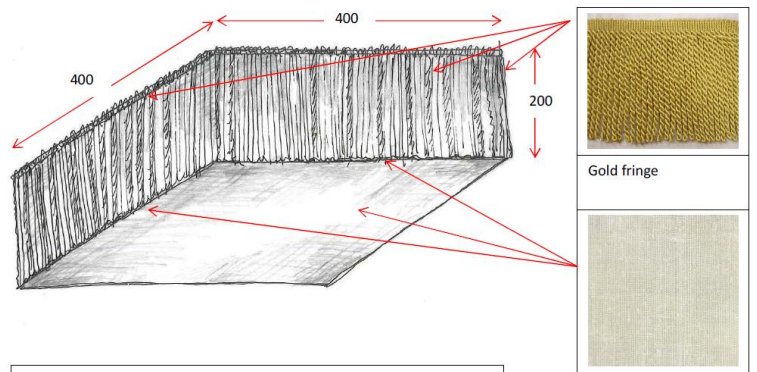
The early involvement of the main contractor also ensured that orders were placed to meet the tight deadline.

O'Donnell O'Neill created something absolutely unique by a clever use of the available space.

The customer enters into a warm inviting parlour room with beautiful salvaged wide oak floor boards and an original old fireplace.

The entrance area then leads into a central bar area. This is the focal point of the internal space and includes an antique mirrored back bar with a leather and timber clad bar counter and a salvaged parquet floor. The bar opens onto the conservatory and garden area which are beautiful bright spaces which contrast with the coziness found at the front of the premises.

Off the Garden is a glass house containing another long bar. The glass house and garden are filled generously with overflowing colorful flowers and plant boxes. Their walls are clad with wooden wicker panels and unusual tea cup lights are spread around the newly created ceiling rafters. The bar counter in keeping with the garden space is finished with distressed zinc cladding reminiscent of an old tin garden bucket.



House offers something special to everybody, whether you prefer the cozy interior feel of the interior space or the impressive glass house and garden.



The garden and conservatory are the selling points of the premises and were transformed from poorly decorated and serviced external areas to a most impressive and attractive glass house and garden.



### Construction

The construction carried out by BD Carpentry and Construction took approximately seven weeks in total. It required an extensive sample approval process for all the bespoke finishes in particular for the timber claddings, timber floors, fabric finishes and the treatment of the existing timber structure.

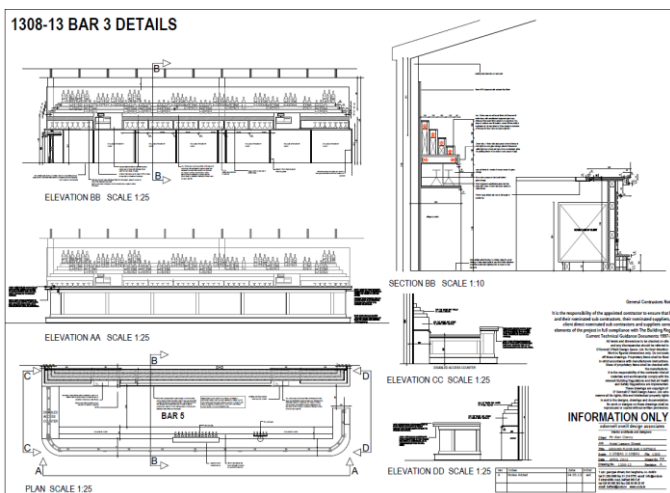
A significant part of the project also involved the replacement of critical fire safety and M&E installation throughout the premises to provide a compliant building. The existing mechanical and electrical installation was old and non-compliant. The unknowns associated with these installations in older premises can be particularly disruptive and only the most flexible and adaptive contractors and supply chain can react sufficiently quickly to prevent programme slippage and quality defects.

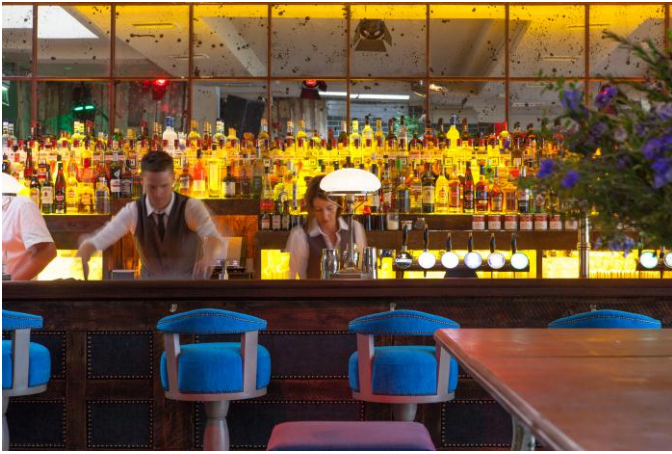
### Project Innovations

The project made the best of salvage yards and antique dealers to match old with new in a harmonious and well thought combination

To give the authentic look the designers used various methods to distress old brick work, steels and timbers:

- The brick slip finishes are achieved by cutting in half salvaged bricks rather than buy off the shelf brick slip products
- Steel has been aged by using the chemical process referred to as "Steel Rusting"
- New conduits have been aged by using an artist to apply a paint to provide an aged appearance





- Existing timbers were aged by careful application of paints following various samples and ageing method

The project integrated a number of original features and ceilings by coordinating all the finishes into a bespoke “ensemble”. The end result is a Fit Out which attracts the customers’ attention and will remain in their memory for ever.

The external areas use painted overlapping board and a variety of trees and greenery to generate the feeling of an outdoor/indoor garden. The design emphasizes the casual arrangement of orange and olive trees combined with a variety of flower arrangement providing refreshing burst of color.



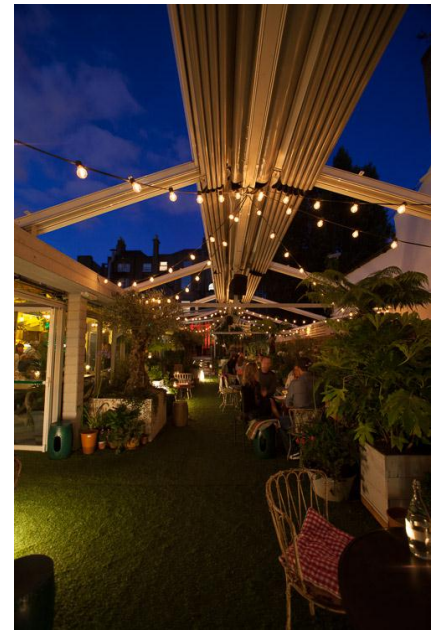
### Challenges

The project encountered significant challenges:

- The timescale for the project was extremely short and design and construction occurred simultaneously. However the pre-ordering of salvaged floors and timber, lights and furniture by the team mitigated the short timescale and allowed for the project to complete as required without compromising on the client opening dates.
- The conservation aspects and the protected structure status of the property posed challenges for fire safety and for some of the finishes, as an example the original scheme was to keep existing bricks hidden under the existing plastering in the entrance area. However this had to be replaced by a new plastered painted wall in keeping with Georgian finishes and materials.
- The Integration in the design of a large number of experts suppliers installations for sound systems, audio-visual installations, bar cooling equipment and pythons, specialist lighting, alarms, point of sales installation, kitchen equipment was particularly challenging for both the design and construction teams.



"We're delighted with how House has turned out and are extremely grateful to the team for delivering upon our vision of a truly unique space. So far, we've been overwhelmed by the reception it has been given and credit must be afforded for delivering this project so well, within a extremely short program with considerable constraints. The design and execution has allowed us to offer a world class product to the Irish market. Thanks you for all the hard work and congratulations on an amazing job."  
*James Burgess, Operations Manager, Sontsul Ltd.*



**Conclusion:**

The team which designed and built House managed to blend floor, wall & ceiling finishes, lighting, furniture and interesting art pieces harmoniously throughout the premises.

The difference between the original decor and the new could not be further apart.

The team delivered what is now a most outstanding entertainment venue in Dublin in a very limited amount of time and with significant technical constraints.

The layout created invites the customers into the heart of the premises and offers unique features and various bespoke areas that attract and appeal to the general public.

This Fit Out project has been a tremendous success with customers and staff alike and is in a world of its own within the already world famous leisure industry of Dublin City. It is without a doubt the best leisure venue fit out of 2013 in Ireland.

