

## Clery's Quarter, Dublin

### PROJECT TEAM

Architect: **Henry J Lyons**

Structural Engineer: **Waterman Moylan**

Steelwork Contractor: **Kiernan Structural Steel Ltd**

Main Contractor: **Glenbrier Construction**

Client: **Oakmount**



Constructed in 1922, the Clery's Building is a protected structure in the Neo-Classical style that has a particular architectural, historical, and social significance and was one of the first dedicated department stores. The reinforced concrete frame comprises columns on a 6.5m x 6.5m grid and beams encased in a protected coffered plaster ceiling. The significant O'Connell Street Portland stone façade comprises a floating colonnade, with stone columns stretching across first and second-floor levels, supporting stone cornices and stone cladding elements to the fourth floor. The original 1922 building was subject to significant alterations in both 1940 and 1978.

The architectural intent of the new scheme sought the repair, restoration and vertical extension of the original Clery's Building and the redevelopment of the overall site into a high-quality, mixed-use precinct of architectural excellence. The scheme included the removal of the 1940 and 1978 alterations to bring the protected structure back to its original 1922 architectural expression and the removal of the limited

level 03 and 04 behind the existing stone façade. The building has subsequently been vertically extended with new levels 03, 04, & 05, and a glass cylinder atrium, lift cores, and a bespoke curved roof structure have been added. Overall, the floor area has increased from 10,000m<sup>2</sup> to 16,500m<sup>2</sup>.

As the existing structure could not support the vertical extension, the new frame had to be threaded through the existing structure and supported on new micropile foundations. The new perimeter columns could only be positioned behind the existing columns to maintain the façade and minimise their impact on the existing floorplates.

The new levels 03, 04, & 05 were constructed using long-span cellular beams from the new columns adjacent to the perimeter façade to the internal core areas. The use of cellular beams facilitated service integration to maximise the beam depth, whilst minimising the floor zone. The curved bespoke roof structure was also constructed using cellular beams supported on the perimeter columns and internal core elements.

One of the fundamental design drivers for the project was to retain and reuse as much of the existing building as possible. Vertical extension of the building, with limited strategic demolition, offered a significant opportunity to create new useable floor space and contribute towards the circular economy through reduced material consumption and waste generation. Overall, there was a significant reduction in embodied carbon for the project as a whole, versus a scheme involving demolition and reconstruction.

### Judges' comment

This landmark building in the centre of Dublin was constructed in 1922. The architectural intent sought to repair and renew the original building, adding a sympathetic vertical extension, turning the former department store into high-quality mixed-use accommodation. A highly complex project involving strengthening of the existing concrete structure and adding three levels of steel framing above.