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STEELS LIMITED

Restoration Projects

Refurbishment of Glazed Door & Screen, Co. Dublin





Voting ID: #6598 | Restoration Projects

Refurbishment and Adaptive Glazed Door & Screen

Co. Dublin



Project Story:

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Leeson Lane Office Development

The Leeson Lane Office Development is a landmark achievement in combining heritage architecture with high-performance building design. The project included the construction of a new 7-storey over-basement government office building, integrated with the sensitive refurbishment of Spruce House, a former dispensary. The two structures connect at the rear, creating a flexible, multi-occupancy headquarters.

A central element was the restoration of the historic Leeson Place Laneway, preserving architectural character while enhancing the public realm. The building meets nZEB (nearly Zero Energy Building) standards and complies fully with the European Energy Performance of Buildings Directive. Passive strategies including natural ventilation and daylighting were incorporated through atrium design and layout.

A major scope of the project was the supply and installation of Schüco Jansen steel-framed glazing systems and doors, delivered by Irish Door Systems Ltd (IDS). These played a key role in achieving fire safety, acoustic insulation, energy performance, and design integration across new and heritage areas.

Key Challenges Overcome:

- Coordination with OPW, Duggan Brothers, and the design team to meet structural and fire standards
- Manual handling and installation of large bespoke units under restricted access and tight timelines
- Precision alignment of glazing systems for fire performance, acoustic control, and visual continuity
- Integration of access control, automation, and fire-rated components in off-site preassembly



Systems Used:

Janisol 2 EI30, C4 NR EI60, C4 Rebated EI90/EI120, Economy 60, Pyroguard fire glass, FACE Automation SW80, BEA Flat scan sensors, and Hotron touchless switches.

This project exemplifies sustainable innovation and heritage sensitivity. IDS's delivery and continued support position Leeson Lane as a model for modern public buildings – and a worthy Irish Steel Awards nominee.

Project Team:

Architect OPW (Office of Public Works) : Architects Website
<https://gov.ie/opw>

Project Architect : Eavan Meagher

Specialist Contractor/Fabricator : IDS Irish Door Systems Ltd

IDS Main Project contact : Mark Reddington

IDS Main Project Co-Ordinator : Seamus Griffin

IDS Main On-Site Project Manager : Adrian Lawless

Main Contractor: Duggan Brothers Ltd.

Client: OPW



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The Nominee thinks this deserves to win an award because:

This project exemplifies the highest standards of architectural design, innovation, and sustainability – making it a strong contender for an Irish Steel Award.

At its core, the development combines the construction of a 7-storey over-basement modern office building with the sensitive refurbishment of the historic Spruce House. The use of Schüco Jansen steel-framed glazing systems, expertly fabricated and installed by Irish Door Systems Ltd (IDS), was central to meeting both the aesthetic and functional demands of the project. These systems delivered outstanding durability, fire performance, acoustic insulation, and visual refinement.

The building design maximises natural light and airflow through an open atrium concept and full-height steel glazing. This passive approach reduces dependency on artificial lighting and mechanical ventilation, supporting long-term environmental goals.

Sustainability was embedded in every detail: recyclable and responsibly sourced materials, energy-efficient door automation systems, and compliance with nZEB and EU Energy Performance standards. The steel-framed systems play a critical role in lifecycle efficiency and integration with smart technologies such as magnetic locking systems linked to the building management system (BMS).

This is a flagship development for the OPW, setting a new benchmark for how structural steel can support forward-thinking, environmentally responsible construction. It demonstrates that heritage and innovation can co-exist, delivering performance without compromise.

As further recognition of the project's quality, IDS has also been nominated for the Schüco Excellence Awards 2025 – Refurbishment and Adaptive Reuse Project Award. This nomination highlights the exceptional craftsmanship, precision, and coordination achieved across the glazing package and the project as a whole.

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