



40 MOLESWORTH STREET

DUBLIN 2



PROFESSIONAL TEAM

Project Mangers:
Urban Solutions

Cost Consultants:
KSN

Services Engineer:
Homan O'Brien Building

Consulting Engineers:
DBFL



IPUT embraced the opportunities afforded by the original structure creating a landmark of character and architectural restraint

CLIENT'S VISION

IPUT as a landlord with a long term view on the commercial office market wished to produce a high quality building in keeping with company ethos of the highest quality representative of them as a company. Faced with the option of complete demolition or re-use of the existing building, IPUT embraced the opportunities offered by the original structure. Ultimately the building was salvaged and re-used, creating a landmark of character and architectural restraint.

UNIQUE CHALLENGES

Retaining the principle of the punctured façade evident in the super structure, this building was designed as a contemporary homage to Georgian Dublin. Over 6 floors and basement this building was to offer flexible, tenant friendly floor plates and the highest modern design standards to provide the ultimate occupier experience in a superb business location. Complete with external terraces on the top 2 floors this beautifully crafted brick building was an exercise in architectural restraint in our historical city.

SOLVING THE CHALLENGES WITH DESIGN

Planned as a brick façade the linear vertical opes of its previous life were returned to individual windows of a Georgian proportion. Each bay of 3 windows was divided by an expressed movement joint, a further nod to the city's historical terraces. This

proportional break up extends to the 2 penthouse levels where the expressed window caps further reinforce this break-up.

The handmade bricks are made up of 3 varying shades of bricks in a random selection. Every brick joint on the project was painstakingly designed and located by MCA to ensure the eye never wanders. Weather struck horizontal and flush perp joints ensure this linear clarity is accentuated.

This constrained site abutting St Anne's Church, success required relocation of all plant to the basement and rigorous services coordination to maximise each valuable floor plate.

HOW CHALLENGES BECAME INNOVATIONS

Faced with the option of complete demolition or re-use of the existing, MCA embraced the opportunities offered by the original structure. Re-use of a 1960s structure brings with it numerous challenges. For one, adding a contemporary airtight façade with very little construction tolerance and a handmade brick. Nothing was what it seemed with this building and every exercise seemed to involve placing a square inside a parallelogram.

With an efficient VRV air conditioning system, LED lighting responding in real time to the external lighting conditions and an air tightness less than 3 m³/m²/h far in excess of the standards, the target of LEED Gold was awarded.

Client	IPUT
Value	€14M
Start Date	2015
Finish Date	2017
Size	30,000ft ² / 2,800m ²

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