



EATON HOUSE

PEMBROKE ROAD, DUBLIN 4



PROFESSIONAL TEAM

Design Architects:
Pickard Chilton Architects

Structural Engineers:
Barrett Mahony Consulting Engineers

M&E Engineers:
Homan O'Brien

A substantial redevelopment
of a 1960s office block to
create a global headquarters
for the client.



CLIENT'S VISION

The client sought a medium sized office building that would act as its world headquarters building in Dublin and purchased the previous headquarters of IBM Ireland on Pembroke Road which was conveniently located between the main business core in the city centre and the embassy quarter to the south. MCA Architects worked in conjunction with Pickard Chilton, resulting in the substantial redevelopment of this late 1960s office block to bring it to a standard commensurate with the Client requirements for a world headquarter building. In addition, the Client also requested that the redeveloped building would sit comfortably within and further enhance the adjacent Georgian architecture along Pembroke Road. The project was envisaged as a turn key product with both its CAT A and B provision being carried out in tandem with a very high standard of finish throughout and with generous ancillary facilities in the form of boardrooms, catering facilities, external landscaping etc.

UNIQUE CHALLENGES

The site is sandwiched between Pembroke Road to the south and Baggot Lane to the north and between immediately adjacent residential units to the west and east which restricted access and proved challenging in terms of dust and noise control during the construction process.

The sensitivity of the existing streetscape and the transformative elevational treatment carried out to the existing 1960s façade required ongoing communication with Dublin

City Council Planning Department, the local residents' associations and other statutory parties; a process that continued from the inception of the project right through to its completion.

SOLVING THE CHALLENGES WITH DESIGN

The existing building is divided into two blocks (three and five stories over a basement car park level) and the scope involved major structural modifications to improve the massing of the building envelope externally and the layouts of the floor plates internally. This included the removal of stair cores, roof top plant rooms and other substantial base build elements.

Externally the existing brickwork façade and glazing was removed and reconfigured to provide a more context appropriate response to the sensitive architecture of the neighbourhood, whilst also reflecting the corporate nature of the intended use.

The interior of the building was also completely refurbished with a high-end specification being provided throughout all areas to reflect the prestigious nature of the project.

HOW CHALLENGES BECAME INNOVATIONS

The new stone cladding and vision glass/cast-glass block elements act as a contemporary reinterpretation of the materiality and proportions of the brickwork and window and door openings to the historic buildings adjacent the site.

Eaton House was also designed with sustainability in mind and has achieved LEED Platinum certification.

Client	Eaton Corporation
Value	€25M
Start Date	2013
Finish Date	2015
Size	53,800ft ² / 5,000m ²

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