



# NO 1 CUMBERLAND PLACE

DUBLIN 2

## MCA ARCHITECTS

### PROFESSIONAL TEAM

Project Manager:  
Lafferty

Quantity Surveyor:  
KSN Construction Consultants

Mechanical & Electrical Engineer:  
Metec

Structural Engineer:  
Casey O'Rourke Associates

Repurposing of a mid-20th century development into a new office campus to deliver building performance, commercial facilities and interior experiences, while respecting history and community.



### CLIENT'S VISION

Working in collaboration, Hibernia REIT (Landlord) and Twitter (Tenant) envisaged the refurbishment of a poor quality, mid-20th Century development with the aim to create a new office campus that delivered the highest possible environmental standards, commercial facilities, interior experiences, while respecting the existing building's past histories and the local residential community.

### UNIQUE CHALLENGES

The existing building was originally constructed to provide hotel accommodation. As a result the floor to ceiling dimensions were "residential" in scale and any inclusion of traditional commercial raised access flooring or suspended ceilings would have further reduced the available volume. The challenge for the design team was to provide a working environment that was competitive and functional, while omitting the need for service voids either above or below the open plan offices.

### SOLVING THE CHALLENGES WITH DESIGN

The risk of poor quality natural light and substandard head heights were mitigated through the following

design strategies. All raised floors and suspended ceilings were removed, existing band windows were replaced, and their height increased, and new services were exposed and designed to be as minimal in depth as functionally appropriate. In addition, and in lieu of underfloor services, all power, data and water services were surface mounted to the underside of the existing concrete floor slabs and fed via fire rated "Hubbles" to desking locations above. The result is an office environment that offers excellent special volume while providing LEED Platinum environmental accreditation.

### HOW CHALLENGES BECAME INNOVATIONS

To the ground floor an existing podium carpark dominated the site. To remove this element would have posed significant challenges, both technically and in terms of cost. However, an innovative design solution proposed a contemporary extension to the rear. This extension opens to a raised garden (once site of the previous carpark) offering tenants and visitors an enviable city centre amenity and adjoining residents a "greening" of their immediate area in keeping with the Georgian city gardens notable in the locally.

Client	Hibernia REIT & Twitter
Value	€37.3M
Start Date	2015
Finish Date	2016
Size	132,715ft <sup>2</sup> / 12,330m <sup>2</sup>

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