



3 DUBLIN LANDINGS

DUBLIN



PROFESSIONAL TEAM

Main Contractor:
SLT

Mechanical and Engineering
Consultants:
HOB

Fire Consultants:
MSA

Furniture:
Bob Bushell's

Acoustic Consultant:
AWN

An inspirational and aspirational space to work, socialise and collaborate in Dublin's Docklands. Balancing the needs of today with a flexible future focus.



CLIENT'S VISION

The client for 3DL incorporated both the landlord, IPUT and the tenant A&L Goodbody.

ALG would be occupying the 4no floors as a temporary swing space while their building on North Wall Quay undergoes extensive redevelopment. As such the needs of the landlord's future letting had to be considered within the design brief to ensure minimal change once ALG returned to their new office.

ALG, as tenant, wanted to ensure a high-quality finish was achieved in order to meet the needs of a leading legal firm.

The brief called for bookable workstations supported by various meeting rooms, breakout spaces, coffee points and lockers. This provided ALG the opportunity to test out a new style of working, replacing the traditional cellular office with a flexible / hybrid work setting. This in turn, provides flexibility for IPUT, allowing the space to be easily converted for future tenants.

UNIQUE CHALLENGES

One of the key challenges within the project was reconciling IPUTs need for neutral / flexible space to suit a wide range of potential future tenants with ALG need for a high-quality temporary environment which reflect their standard.

Another key challenge was developing the alternative working environments which would go on to inform how ALGs HQ redevelopment could be tailored to suit the changing workplace.

A further challenge faced was the pace of the project, with a timeframe of approx. 6 months from test fit to FDOB.

SOLVING THE CHALLENGES WITH DESIGN

Early engagement of the contractor to assist in streamlining construction works while the design was in development was key. We worked closely with the wider design team and consultants to ensure the speed of decisions and any changes were captured on site and in drawings.

The space also had to be designed in such a way to provide the tenant, ALG, with a suitable office fitout, while considering the future use for the floors. Details such as ceilings being designed separate from all partition walls so as to allow for future change were key.

HOW CHALLENGES BECAME INNOVATIONS

Careful consideration was given to social spaces which are located on each floor. They were designed with loose furniture, allowing for future adaptation. Being located at the entrance to the floor plate, consideration was given to them potentially becoming future reception spaces, allowing the floors to be subdivided.

A larger hub, located centrally, serves as a focal point for ALGs staff to socialise. By providing a variety of seating types we achieved a café / casual workspace atmosphere for staff to meet in. This in turn allows the space to be easily reimaged as a potential co working design for IPUTs future use.

Client	IPUT / ALG
Value	Confidential
Start Date	January 2022
Finish Date	August 2022
Size	5,872sqm

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