

Teamwork, Laganview House (Belfast)

Teamwork – ‘Working together. Beautifully’

£1m

/ Project value

June 2019

/ The project commenced

December 2019

/ The project was completed

Featuring a decorative hexagonal theme, in homage to the Giant’s Causeway, a “Snug” mimicking a traditional Irish pub, a “Jungle Room” adorned with hanging plants and swinging chairs, and “Phone Booths” with bifold doors, Teamwork’s new Belfast home is “no ordinary” workspace. Covering circa 8,870 sq. ft. across four floors of Laganview House, a landmark city centre redbrick property, it is the largest Teamwork office outside of its Cork headquarters. Over an intensive 13-week programme, we delivered a “stand out” Category B fit-out for the software as a service (SAAS) provider. Managing the design from concept through to completion, the c£1m project was completed on time and to budget, enabling Teamwork to accommodate up to 85 development and technical support staff.

The brief

Counting Disney, Netflix and Spotify among its expanding global client base, Teamwork has ambitious plans for growth. In line with its strategic objectives, we were tasked with creating a contemporary office environment that would promote a “connected” and “creative” company culture.



“This will be our largest location outside of Cork and we’re excited to build momentum in our Belfast office.”

Peter Coppinger
Teamwork Chief Executive Officer

“We are proud to have been part of the Teamwork team and to have delivered this unique office project which will provide the platform for its continued growth in the specialist software sector. Laganview House now features state-of-the-art design, modern facilities and collaborative workspace.”

Stephen Johnston
GRAHAM Contracts Director

The challenges

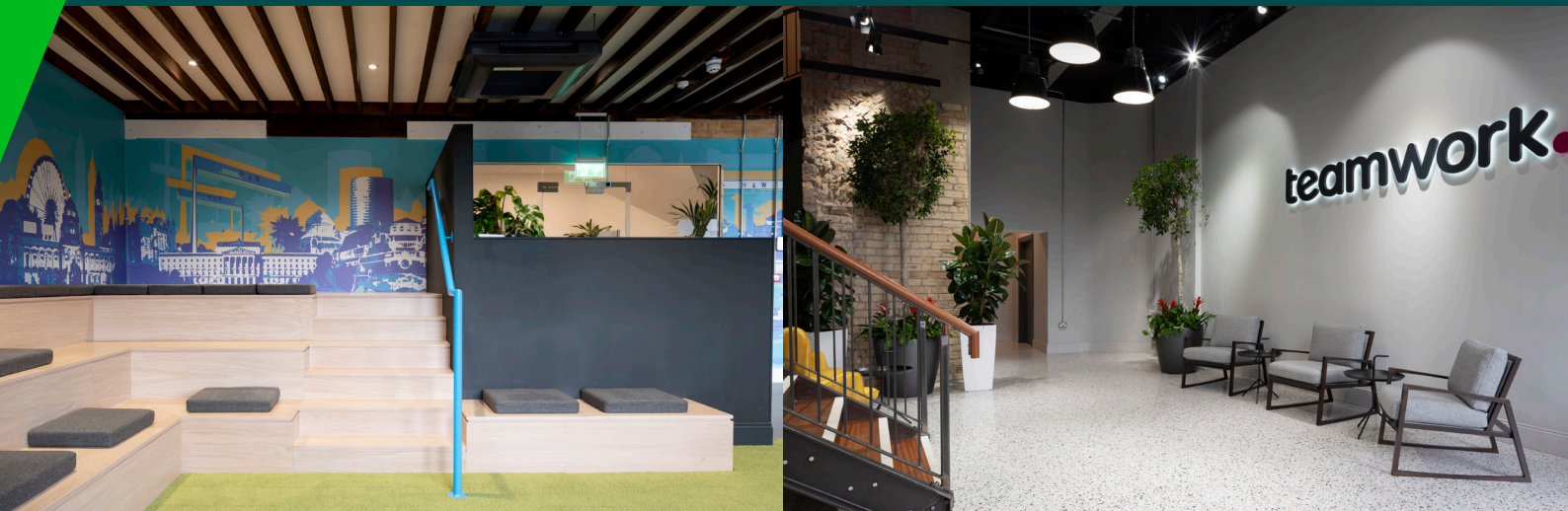
Located on the corner of Ann Street and Oxford Street, Laganview House is a “landlocked” Belfast city centre building which presented logistical challenges, namely no assigned loading areas and only minimal storage on site. To off-set these restrictions, we implemented a “Just in Time” delivery programme.

The solution

The perfect platform for Teamwork to “build momentum” in the region and further afield, Laganview House is a modern office development that includes a reception area, first and second working floors, and a third floor breakout and gaming area. We coordinated our specialist supply chain to meet the complex demands of a “unique” specification which incorporates exposed mechanical and electrical installations. Notably, a hexagonal theme is weaved throughout the building and creates a striking aesthetic feel within the third floor flooring, the stone back walls of the kitchen, the metal wall in the “Pink Room”, and the manifestations of the glazing. A reclaimed cast iron fireplace and recovered Belfast brick provide iconic decoration to the “Snug”, while album covers, an album cover table and cymbal light fittings ensure the “Music Room” hits the right note. Further eye-catching elements of the scheme include “automatic on air” lights when the “Phone Booths” are in use, and a stand-out graphic installed on the third floor as a tribute to famous local celebrities and sports personalities. Demonstrating our innovative approach, we fabricated reinforced steel mesh into panels, and painted and finished them with wire brushes to present an aging effect. They were subsequently hung from the ceiling with feature lighting and ivy draped around them.

Outputs & Benefits

- Delivery as planned:** The project was completed on time and to budget
- Unique materials:** We installed artificial grass walls to various areas, incorporated BuzziSkin acoustic wall coverings to the “Jungle Room” and used rough sawn stained oak wall cladding for the kitchen doors and worktops
- Sustainability:** We retained the existing exposed timber beams and some of the original brickwork into the modern concept
- Design:** We coordinated and managed the design from conception through to completion, achieving buildability and added value
- Collaboration:** The scheme was delivered in partnership with Virtus Project Management, Michael Barrett Partnership (QS), Henry J Lyons (architect) and OCSC (M&E)



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