

BT Communications Ireland – Sixth Floor Grand Canal Plaza

# Logging in to BT's 'connected world'

€1m

/ Project value

September 2019

/ The project commenced

December 2019

/ Completion

Our first ever interior fit-out partnership with BT, this €1m project has transformed the telecommunications company's regional headquarters in the heart of Dublin's commercial district. Completed over an intensive 12-week programme, the Category B scheme enabled BT to consolidate its operations into one floor of the Grand Canal Plaza (previously it occupied both the fifth and sixth floors), revamping 10,000 sq ft of space in the process. The creation of this 21st century office environment, with a striking industrial design throughout, reflects BT's aspiration to bring its "people together in brilliant spaces".

## The brief

BT's commitment to house its staff in "inspiring, future-fit offices" was central to this interior fit-out scheme. Having occupied its existing offices for over 15 years, the "outdated" space required investment and modernisation. In parallel, BT wished to reconfigure its Irish headquarters into one floor, with a view to increasing the volume of desk space.



"BT is an industry leader, renowned for its cutting edge, innovative approach, and we are proud to have delivered a 21st century office environment, incorporating the latest technologies, at its regional headquarters."

Stephen Johnston  
GRAHAM Contracts Director

“The BT contract is another high-profile addition to our office portfolio, which already includes clients such as Grant Thornton and KPMG. It is also further demonstration of our strength in the Republic of Ireland market, where we have previously completed multi-million pound schemes on behalf of Liberty IT, Primark and Dublin Airport.”

Stephen Johnston  
GRAHAM Contracts Director

### The challenges

The sixth floor location of the scheme presented a range of challenges, which were compounded by the dimensions of the lifts as they were too compact to transport materials. As part of a detailed Logistics and Disruption Management Plan, our solution was to install an external goods hoist at the side of the building which facilitated the seamless movement of components, deliveries and equipment. Importantly, this also reduced any potential disruption to the other tenants within the fully occupied Grand Canal Plaza building.

### The solution

Delivered as planned, on time and on budget, this state-of-the-art office accommodation fit-out has redesigned BT's regional headquarters "for the future". Based on an industrial theme, the design is notable for its exposed structural slab ceiling and services, with concrete effect floor finishes. Our 12-week programme consisted of a full Category B fit-out, inclusive of M&E installations, specialist joinery manufacture and decoration, as well as demolition. Key features of the development include three large meeting rooms, two of which can transition into one large conference room via a movable, bi-folding partition, and open planned office space with seven acoustic pods, acting as meeting rooms. Collaborative working areas, a new kitchen, washrooms, a lift lobby and communications room are further elements of the project that was completed in partnership with MMA Architects and White Young Green Design Consultants.

### Outputs & Benefits

- / **Delivery as planned:** The project was completed on time and on budget
- / **Future-fit office:** The modern office environment was equipped with acoustic pods, collaborative working spaces, flexible meeting rooms, and state-of-the-art services
- / **Mitigating disruption:** We installed an external goods hoist to transfer materials to the sixth floor without disrupting the existing tenants
- / **Unique design:** An industrial feel was created throughout and included exposed slab ceilings and services



For more information on how we're delivering lasting impact:

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