

Land Development Agency (LDA) Corporate Office

Designing a Workplace Where Privacy and Collaboration Coexist

VISION

AWN Consulting, a Trinity Consultants team, developed acoustic solutions for complex existing building conditions, including façade, ceiling, and partition interfaces, while controlling sound transfer between adjacent spaces.

PARTNERSHIP

Working with the design and construction team, acoustic criteria were integrated into the architectural and building services design, with performance verified through on-site sound insulation and reverberation testing.

VALUE-ADD

AWN combined acoustic design, multidisciplinary coordination, construction support, and commissioning to deliver a workplace with verified speech privacy, clarity, and acoustic comfort.

ARCHITECT

Reddy Architecture + Urbanism

CONSTRUCTION FIRM

Walls Construction Ltd

MEP FIRM

EDC

ACOUSTICS

Trinity Consultants

PHOTO CREDIT

Donal Murphy

The Land Development Agency relocated its offices to the ground and first floors of George's Court in Dublin city centre. The fit-out accommodates a varied workplace environment, including open-plan neighbourhoods, focus rooms, meeting and video-conferencing rooms, executive offices, a boardroom, reception and collaboration areas, a work café, wellness facilities and a dry gym.

The project sought to create a flexible, comfortable and productive headquarters that could support different ways of working within a single fit-out. Open and collaborative areas needed to sit alongside spaces intended for concentration, private discussion and video conferencing, without noise from neighbouring activities or building services compromising their use.

AWN Consulting, a Trinity Consultants team, was appointed by Reddy Architecture + Urbanism as acoustic consultant for the project. AWN provided design guidance from the developed-design stages through construction and carried out commissioning tests to verify the completed acoustic performance.

VISION

The existing building presented several detailed design challenges, including perimeter bulkheads, exposed deflection heads, hollow façade mullions, perforated ceilings and interfaces between new partitions and the existing shell and core. The proximity of the multi-purpose room to a meeting room also required careful consideration of airborne and structure-borne sound.

Acoustic performance was therefore considered across four connected areas: HVAC noise control, room acoustics, sound isolation and the open-office environment. The design aimed to limit distraction from mechanical services, provide suitable conditions for speech and audiovisual communication, protect privacy between sensitive spaces and maintain acoustic comfort without inhibiting collaboration.

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PARTNERSHIP

AWN worked closely with Reddy Architecture + Urbanism and the wider design and construction team throughout the project. The role included reviewing proposed construction details, establishing project-specific acoustic performance criteria and providing ongoing advice as layouts, finishes, building services and specialist systems developed. AWN issued Stage 3 and Stage 4 acoustic design reports and continued to support the team during construction through technical reviews and site inspections.

A key part of the collaboration was translating acoustic targets into practical details that could be co-ordinated with architecture, interior finishes and building services. AWN developed room-by-room criteria and marked-up plans, specified suitable wall, glazing and door performances, and provided guidance on full-height construction, perimeter sealing, service penetrations and flanking paths.

AWN's involvement extended beyond setting performance targets. The team identified acoustic risks arising from the existing building and proposed buildable responses before those conditions could become embedded in the completed fit-out.

This included detailed guidance for partition connections at façade mullions and structural soffits, acoustic seals at deflection heads, interfaces with existing wall linings, glazed-screen junctions, back-to-back audiovisual installations and cable or duct penetrations. These measures were intended to protect the overall performance of the separating construction in-situ.

The completed installation was then assessed through on-site acoustic commissioning. Testing covered airborne sound insulation between a representative selection of meeting rooms, focus rooms, open-plan areas, hot desks and the boardroom lounge, together with reverberation-time measurements in a range of enclosed and open workplace spaces.

VALUE-ADD

By combining early-stage criteria, detailed multidisciplinary co-ordination, construction-stage advice and final verification testing, AWN provided the project team with a clear line from acoustic design intent to measured performance. The result was a workplace in which privacy, speech clarity and acoustic comfort were supported across a broad range of working and collaboration settings.

ABOUT TRINITY CONSULTANTS

Trinity Consultants, a leading global environmental consulting firm, provides services and solutions in the EHS Regulatory Compliance, Built Environment, Life Sciences, and Water & Ecology markets. Founded in 1974, Trinity has the technical expertise, industry depth, and capabilities to help clients achieve their goals across the natural and built environments.

