Eckersley O'Callaghan

Priva e Houses



Our approach

Since 2004, Eckersley O'Callaghan has developed a diverse portfolioof private housing projects, establishing close relationships with architects, designers and contractors throughout the UK and beyond. We employ a collaborative approach to ensure the design team works effectively in delivering innovative, cost effective solutions to produce beautiful homes which exceed the client's expectations.

Whether it is an extension, a remodelling, or a new build home, we add value through our attention to detail, commitment to sustainable design and experience on working on complex projects.

Our work encompasses all structural materials, including brickwork, steelwork, timber and concrete, and newer materials from engineered timber - Cross Laminated Timber (CLT), glulam and timber SIPs to the more bespoke Corten steel, and carbon fibre. We also draw on the diverse experience of our practice to incorporate the latest structural glass and facade engineering principles.

We have engineered extensive basements for Victorian terrace houses to spectacular contemporary dwellings, from a cascading, concrete-framed house on the banks of the River Avon, to an exposed coastal residence with an elegant steel and glass structure. Our team has overcome exceptional site constraints in negotiating party wall agreements, works adjacent to an active railway line, and on active landslip zones.

Our expertise in redeveloping heritage structures means that we have also been responsible for a vast array of refurbishment and extension projects. These have included the transformation of structures in conservation areas and the sensitive redevelopment of listed buildings.

British Homes Awards 2020 Small House of the Year – Island Rest Large House of the Year – Folding House Mixed Use Development of the Year – EcoWorld Ballyr

USA Property Awards, Best Architecture Single Residence USA 2020 - Tuscaloosa Best Contemporary Renovation/Extension, Homebuilding & Renovating Awards 2017 - Hurdle House UK Property Awards 2017-2018 - The Crow's Nest The American Architecture Prize 2017 - Architectural Design | Residential Architecture- The Crow's Nest RIBA South East Award 2017 - Ness Point RIBA National Award 2015 - Levring House



42+ private homes awards

e (Skypool)

The Crow's Nest



Location: Dorset, UK **Client:** Private Architect: AR Design Studio Date: Completed 2016 Services Provided: Structural Engineering

UK Property Awards 2017 The American Architecture Prize 2017 Structural Awards 2017 - Shortlisted Ground Engineering Awards 2017 - Shortlisted

01 Structural steel frame laid on top of dwarf walls

Typical sequence for jacking process

05 02 The Crow's Nest sits Exploded diagram of structural solution on the clifftops of Lyme Regis

03 Jacked building responding to block movement

The owners of a house sitting in an active landslip zone on the clifftops of Lyme Regis were looking to extend the property. However, during the planning process, and following unprecedented rainfall in the winter of 2014, there was subsidence close to the building and the decision was made to replace it entirely.

Eckersley O'Callaghan engineered a structural solution for the new home to prevent future failure. A concrete foundation was cast into the ground with a series of strategically placed dwarf walls built on top of it. A structural steel frame was then laid on top of the walls to act as an adjustable raft in case of future movement. Beneath the frame, there are specific places for mechanical jacks to be positioned so that the house can be securely re-levelled.

Utilising reinforced concrete piles and grillage of ground beams, the foundations allow the building to sit lightly on the landscape while offering the necessary support in the event of movement due to landslip activity.

The lightweight timber frame superstructure is supported off the steelwork. Isolated steel elements exist in the superstructure to help create large open plan spaces and asymmetric roof profiles. This also provides framing for the sliding doors to give dramatic views over the clifftops and the sea beyond.





Island Rest

38 Eaton Place









Location: Isle of Wight, UK Client: James O'Callaghan Architect: Strom Architects Date: Completed 2019 Value: Confidential Services Provided: Structural Engineering British Homes Awards 2020 - Small House of the Year Award

Fairhaven is a single-storey family retreat built on a sloping site that leads onto Wootton Creek. Eckersley O'Callaghan provided structural and civil engineering services for the project, which includes five bedrooms, a large open plan kitchen and living room, a swimming pool, and a boat house.

The topography varies considerably across the site, so half of the house has been elevated on slender external columns. Designed to reduce construction time and costs, the structural system consists of a primary steel frame that forms a raised ground floor 'strong deck', supporting a series of loadbearing timber stud walls. The ground floor and roof infill are all built with timber joists. Another level of steelwork was required on the largely glazed north facade to achieve 10 metres of column-free windows that give access to a level terrace and swimming pool.

Eckersley O'Callaghan completed structural analysis and design of the steel and timber framing, and design and detailing of the connections. We also designed the boathouse, a simple loadbearing masonry and timber infill building, and the underground drainage system.

An absence of nearby public sewers and an inconclusive percolation test meant drainage had to be designed for discharge into the sea. A sewage treatment plant has been incorporated at the back of the property, ensuring a quality of effluent meeting the requirements of the local Environment Agency.





Location: London, UK Client: Undisclosed Architect: PDP Architects Date: Completion due 2021 Value: Undisclosed Services Provided: Structural & Civil Engineering

38 Eaton Place is a four storey, Grade II listed, building with a basement in the heart of the prestigious area of Belgravia in London. The building was most recently used as the Former Italian Consulate Building but is now undergoing a complete and complex structural refurbishment to transform it into a family home with a fresh new spa complex in the newly extended basement.

As the structure had gone through various modifications We have carried out the Structural and Civil Engineering in the past, we had to overcome many challenges for this high-end refurbishment which will breath new including relocating the reinforced concrete lift shaft life into this existing building. As part of the works, throughout the building and large volumes of concrete the existing lower ground floor level was lowered to infill in the new basement excavation. We also provided accommodate a RC pool structure, and the new upper an optimal design for the excavation of the various floors are now supported on a steel structure with stepping levels in the lower ground floor to reduce the metal deck concrete floors to give clear widths for all amount of excavation where possible, while providing of the rooms and spaces. A new roof terrace will be a suitable foundation for the superstructure above. accessed through a skylight to the top level with views All works were designed around the extensive and over the city. challenging temporary works scheme, which involved sacrificial temporary piles, propping across all floors and Although the structural works to re-support the new working in an extremely restricted site space.

Although the structural works to re-support the new elements were extensive, we worked to retain as much of the original structure of the building, including

 Top right:
 Bottom left:

 Temporary works
 3D structural models

 to central lightwell
 3D structural models

Bottom right: Plan of new structural interventions

Top right: 3D structural solution incorporating the hollow pot floor and concrete walls where possible. Sloping ground meant we used a pumped system for the below ground drainage. An existing central lightwell and Mews building will also be rebuilt to accommodate a large family room and kitchen with double height ceilings, skylights and external terrace.



The Crows Next Dorset, UK AR Design Studio "It was an invaluable lesson to work with Eckersley O'Callaghan from the very first concept, as it really helped to shape the design and make a better building"

Andy Rasmus Director, AR Design Studio

Medina House





Location: Hove, UK Client: Private Architect: Pilbrow & Partners Date: Completed 2020 Value: Undisclosed Services Provided: Structural & Civil | Facade Engineering

The new Medina House is a reconstruction with a modern twist of a dilapidated iconic Women's salt water pool & laundry building on Brighton's famous King's Esplanade seafront. The new home now features a facade of predominantly White Petersen brick, a new RC structure incorporating remnants of the former building, and a beautifully detailed, doubly curved signature arch which lifts the reconstruction of the building into the modern era. The steel-concrete composite floor is supported only at facade lines

We carried out the structural, civil and facade design for the new buildings on the site which comprises a three-storey building with a large pitched and hipped roof and the original Dutch gable facing the seafront and a large, covered courtyard. The structure of the new building is primarily reinforced concrete with a steel and timber crown and has been designed to be integrate remnants of the former swimming pool vaults At ground floor level, we designed a reinforced concrete corbel which is capable of carrying the whole facade. To ensure the architectural aspiration was maintained, we carried out an in-depth analysis to minimise the number of movement joints required for the structure. We have also designed a 7m high free-standing garden wall with non-load-bearing concrete arches and tall opaque glass windows.

The external wall and facade of the building has been designed in predominantly loadbearing white Petersen bricks which emulate the uneven finish of hand made bricks, however, there are 38 different types of brick in total. To get the effect of the signature, doubly curved arch above the feature window on the main elevation, a precast concrete lintel was modelled in 3D and then painstakingly cast with the negative of the brickwork pattern ready to glue the brick slips to its face.

Fitzroy Square



Location: London, UK Client: Private Architect: Thomas Croft Associates Date: Completion due 2021 Value: £10m Services Provided: Structural & Civil Engineering

33 Fitzroy Square is a 5 storey Georgian town house in the picturesque conservation area of Camden in Central London. Over its lifespan, the building has a wide and varied history being used as a, home, furniture workshop and foot hospital. As a consequence it has undergone many structural changes leaving it with a complex arrangement of supporting structure.
up to allow access to a glazed cupula below. A new timber spine wall has been inserted with what was believed to be the original timber construction to provide stability to the building.
Where the external skin of the wall had come away internal skin, we designed Helifix ties to be inserted

In its latest refurbishment, the building is now being returned to its original prestigious townhouse function, restoring it to its former glory. We are carrying out the structural engineering for the conversion which will include a facade retention scheme for the steel and masonry historic rear extension building, main house refurbishment with timber strengthening and a new services trench through existing basement.

In the main house, the majority of existing fabric has been retained through strengthening works to timber to allow underfloor heating to be installed. Additional timbers have had to be strengthened to allow four new, large chandeliers to be supported. We have designed a new flat roof terrace made from glass which raises

Top right: Facade comprising of 38 types of white Peterson bricks Bottom right: 3D structural model Left: Architectural render

Right: Facade retention works to extension Where the external skin of the wall had come away from internal skin, we designed Helifix ties to be inserted into walls to strengthen and preserve the walls. Chimneys were also repaired where masonry skins had begun to come apart.

The extension adjacent to Conway street was demolished leaving only the facade. We designed a temporary works sequence which was provided to the contractor to overcome this. We also monitored the movement of facade which registered at least 10mm of seasonal movement.

Ness Point

House of Four







Location: Dover, UK **Architect:** Tonkin Liu Architects **Client:** Private Date: Completed 2017 Service Provided: Structural Engineering



RIBA South East Award 2017 Grand Designs House of the Year 2017 - Shortlisted

The design intent for Ness Point was to replicate the appearance of the cliffs on which the new home sits.

The sinuous form of the masonry walls and the double curvature of the roof plane are formed primarily from simple adaptations of traditional masonry and timber construction. It pushes the limits of what can be formed with these construction methods and posed a complex challenge to both us as engineers and to the contractor on site.

A steel frame facilitates a large curved window to the main living and bedroom spaces.

The internal structure is a load-bearing timber frame which supports a green roof. The walls also accommodate sliding partition doors, and hidden service risers by virtue of being split into parallel lines of studwork. The structure also incorporates a reinforced concrete basement.







Location: London, UK **Client:** Private Architect: Undercurrent Architects Date: Completed 2017 Services Provided: Structural & Civil Engineering

Eckersley O'Callaghan provided structural and civil engineering services on this new private residential property in Hackney.

Built on a tight urban site on the contaminated ground of a former garage site, the project sinks a three storey residential dwelling into the ground to keep within rights of light envelopes of the surrounding houses.

The structure consists of a reinforced concrete lower ground floor box, with load bearing blockwork and brickwork walls above.

The unusual geometry of the open plan, staggered internal space upper levels are formed of a steel frame with infill timber joists. The steel and timber framed

2007 Grand Designs Best New Build House 2007 RIBA Manser Medal 2006 RIBA National Award 2006 The Wood Award, Private Houses 2006 CPRE Norfolk Award

Holly Farm Barn Norfolk, UK Knox Bhavan Architects 

Drag & Drop House

Hazeley Down Farm









Location: London, UK **Client:** Private **Architect:** Ashton Porter Architects Date: Completed 2016

Services Provided: Structural Engineering BUILD News best North London contemporary house 2016

Drag & Drop House is a new build contemporary family home in North London providing 700 square metres of accommodation.

The project responds to a sloping site with a twostorey elevation to the rear and a stepped three-storey elevation to the front. The rear of the house embeds itself into the landscape and a series of gabion walls provide a transition from the landscape into the main living spaces. A lower ground floor level is created by cutting into the sloping ground with a new retaining wall to the rear of the site.

The structure comprises a concrete basement box supporting a two-storey steel frame that's clad in timber. The scheme includes unobstructed internal open spaces and wide frameless glass sliding door entrances,

01 Structural steelwork Deflection analysis model

revealing an open corner facing the rear garden. We were challenged to engineer the structural steelwork to achieve the cantilevers and transfers around the perimeter. The house also features bespoke staircases with glass balustrades and cranked stringer supports.

The project was delivered within a tight programme. We produced construction information for the steelwork package, an alternative to a concrete solution, within a period of one month.





Location: Hampshire, UK **Client:** Private Architect: AR Design Studio Date: Completed 2017 Services Provided: Structural Engineering

Sited on sloping ground, this existing detached property has received a modern extension and contemporary makeover that has created light-filled open-plan spaces.

The old and new are joined by a glazed link that sits between the existing house and a new annexe surrounded by a large covered alfresco dining area. The terrace and pool, which sit centrally in front of the house, are tied in with a sweeping steel-framed canopy that reaches around the existing house.

The two-storey annexe houses a garage, plant room and en suite studio space at lower level, with open plan living room space and bedrooms above. The building comprised of a steel-framed structure situated on top

Steel framed canopy 3D view of structural model

of a reinforced concrete basement box. At the point that the extension reduces to a single storey, a movement joint allows the ground floor extension to be sat on shallow strip foundations, reducing excessive excavation for this aspect of the new works.

The ground floor to the single storey element was formed of a suspended beam and block structure, while the steel-framed roof was infilled in timber.

A full-width frameless glazing strip rooflight provided a visual separation between the original listed property and the modern intervention to the rear.

02

Montague House

Folding House







Location: Hayling Island, UK **Client:** Private **Architect:** John Pardey Architects Date: Completed 2019 Value: Undisclosed Services Provided: Structural & Civil Engineering

The sleek new, two storey Montague House is situated on the picturesque coastline of Hayling Island near Portsmouth. The house has a frontage onto the harbour and has views straight out over the sea. It was paramount that the structure did not impede this view.

Eckersley O'Callaghan carried out the Structural and Civil Engineering for the house which is built in loadbearing masonry combined with steel and timber framing on a concrete raft foundation. The external work included improvement of the sea wall and construction of a swimming pool.

Following the results of the UXO Risk Assessment, the site was considered as medium risk so shallow foundations have been designed to minimize the risk of encountering UXO. Additionally, the existing sea ramp retaining wall was in poor condition, so the team designed a new structure while conserving the existing ramp and sea wall. This work required staged underpinning of the both the existing sea wall and ramp.

The facade includes a combination of dark brick for the ground floor and hardwood timber cladding for

the 1st floor. The architectural intent of maintaining the alignment between these two cladding types lead the team to design clever structural connection details between the roof structure and the first floor. Furthermore, the team designed a special connection including thermal break along the perimeter of the 1st floor terrace.

A new drainage system was designed to accommodate the new house and external swimming pool, and create separative systems for rain and foul water. Foul and swimming pool water have been designed to be discharged to the existing sewer, while rainwater discharged directly to the sea. To do this, a special penetration detail had to be designed for the outlet through the existing sea wall.

As the site includes direct boat access to the sea, extra mitigation measures had to be taken to prevent any future rise in sea level due to climate change and backflow of sea water into the rainwater system under normal high tie conditions.





Location: Hampshire, UK **Client:** Private Architect: AR Design Studio Date: Completed 2017 Value: Undisclosed Services Provided: Structural Engineering

Cut into the existing slope, on the site of an existing house, this project sits on the bank of the River Avon in the popular Avon Castle Drive area of Ringwood. The form of the building is effectively open fronted cuboids stepped back as you rise up the slope to maximise the views of the river.

From the entrance to the site, the building emerges from the existing ground level, with a lightweight braced steel framed structure. This apparent single storey building provides no clues to the visual drama beyond. Looking back at the building from the river, the wrapped concrete form provides raft slab support of the building at the garden floor level with the walls providing soil retention to the sandy earth beyond.



British Homes Award, Large House of the Year 2020

Rising up the building, the slabs become suspended between the walls and internal columns forming the ceiling of the concrete "box" below and the floor of the space above. Setting back this box into the hillside also provides external terrace areas enclosed with glass balustrades to maintain sight lines.

Where the concrete form extends beyond the footprint of the building at lower ground and ground floor slab levels, these areas are supported on circular concrete columns founded on concrete pad footings. These areas create covered terraces and secluded zones to maximise the outside space adjacent to the house.

Shift House Sylling, Norway Julian Kinal 11



Oak Cottage











Location: Tiddington, UK Client: Private Architect: Studio Seilern Architects Date: Completed 2019 Services Provided: Structural & Civil Engineering

The new extension to the 19th Century Oak Cottage in Warwickshire was designed with a focus on sustainability. We carried out the Structural Engineering for the project.

The new two storey structure, connects to the existing cottage at the ground floor via a new link. The main extension structure comprises loadbearing masonry walls made from the innovative Durisol Woodcrete blocks, beam and block ground floor, timber joist floors on steelwork at first floor and roof. Lateral stability was provided by masonry walls and minimal steel cross bracing. Balconies at ground and first floors.

A variety of sustainable framing options were presented at concept stage including CLT, hempcrete, SIPs, modcell (straw bales), flint walls and rammed earth, however Durisol was chosen for their ease of

JI	02
Durisol Woodcrete	Construction o
olocks	Woodcrete ext
	wall

of Durisol Durisol Woodcrete tension walls with integrated insulation construction on site.

Use of the Durisol Woodcrete blocks - recycled waste wood bonded together with cement - as a sustainable and cost-effective alternative to traditional masonry construction. The system provides better thermal performance than traditional cavity and timber frame construction. The walls had integrated insulation to the outside of the wall.

The steelwork design and detailing for the first floor balcony required careful consideration to achieve the Architects design intent. A rainwater gutter was hidden along the outer edge of the balcony, with steelwork detailed to suit. The solution was developed in collaboration with the Architect and steel fabricator.







Location: East Sussex, UK Client: Private Architect: Ashton Porter Date: Completed 2017 Services Provided: Structural Engineering

The Highlands project comprises a rear extension to the Grade II listed house. This involved internal reconfiguration and framing to facilitate the removal of the existing rear walls and internal walls to create a large open plan area with minimal supporting structure.

We engineered the concealed steel framing required for an extension (L-shaped on plan) to create a spectacular column-free living space. Large steel picture frame structures hidden behind the finishes allowed the existing rear wall to be removed to provide a better transition between the existing and proposed spaces.



Working closely with the architects, we ensured the large expanses of glazing, both to the rear and side elevations and also within the roof, were uninterrupted by structure to give the extension a very delicate interface with the existing building and landscaping beyond.

The extension was completed with aluminium cladding panels to create a light, bright space.

Hurdle House







Location: Hampshire, UK Client: Jonathan Chambers Architect: Adam Knibb Architects Date: Completed 2016 Services Provided: Structural Engineering

The Daily Telegraph's Homebuilding & Renovating Awards 2017 - Best Contemporary Renovation Extension Sunday Times British Homes Award 2017 - Shortlisted

Eckersley O'Callaghan provided full engineering services for this modern extension to a Grade II-listed house in the Hampshire countryside. The extension respects the fabric of the original structure and provides a living room, dining room and bedrooms.

We provided full detailed design on the cross-laminated timber superstructure, including full connection design, which is normally provided by the contractor or a specialist timber engineering design consultant.

The extension is connected to the existing building by a frameless glass box, while the exterior is clad entirely in vertical timber boards for a clean, modern aesthetic.

We successfully met the client's expected delivery date of one week. The whole structure was prefabricated offsite to reduce build time and disruption, and was erected and ready for fitting out in just five days.

Warwick Place





02

Location: London, UK Client: Hosh Kane Architect: Wells Mackereth Date: Completed 2011

A remarkable collection of old buildings in the middle of Little Venice, including a stable block, a large workshop building and other ancillary buildings have been redeveloped. They had been used as a factory for many years.

The majority of the original stable block was retained, while most of the remainder of the site was demolished. The whole site was then redeveloped as a private house. A large double-height extension was added, making a spectacular main space. This required complex steel framing. A new basement was excavated

01 02 Construction of CLT Fram superstructure cont

Frameless glass box connects extension

01 Original stable block

Complex steel framing for double height extension



Services Provided: Structural Engineering The Daily Telegraph British Homes Award 2017 -Interior Design

beneath to create a large private cinema. A large proportion of our work involved the design of retaining walls, underpinning and framing to stabilise existing structures, and dealing with foundation movements around trees. We also worked closely with the architects to design the complex framing that forms the dramatic main space, as well as cantilevering bed platforms, hydraulic rotating doors and even chandelier structures.



"A demonstration of a labour of aspiration and love, by its owner, architect and structural engineers"

Michael Manser Architectural Journal New Build Nomination 2003

Levring House



Location: London, UK Client: Private Architect: Jamie Fobert Architects Date: Completed 2013 Services Provided: Structural Engineering

Camden Design Award 2015 RIBA National Award 2015 RIBA London Regional Award 2015 Blueprint Awards 2015 - Highly Commended

01 Central glass encased courtyard

02

04 d Basement occupying full footprint of

full footprint of building

Detail of brick support

Concrete ceilings and 05 walls connect the Det double-height spaces

03 Contiguous retaining wall Located in Bloomsbury on the former site of a vehicle maintenance garage, the project involved the erection of a four-storey family home, including a basement level.

The structure is designed with a reinforced concrete frame and has a contiguous piled retaining wall used to facilitate the excavation adjacent to the roads and neighbouring properties. The basement retaining structure is provided by a combination of waterproof concrete and external tanking, used to keep the basement dry.

The basement occupies the full footprint of the building and contains a 14m swimming pool lined with marble and break out area. A studio flat is also located at this level. The upper levels contain the main living areas as well as work spaces. An internal courtyard brings light beaming down into the basement space, terraces at various levels and an integral garage. The use of reinforced concrete is expressed in exposed downstand beams and floor slab soffits throughout. A feature stair wall and columns around the lightwell are also constructed of exposed fair faced concrete.

The concrete frame is augmented with Dutch handmade brick facades and bronze cladding to balustrades, roof pod structure and garage and entrance doors.

dug into the ground to use ground heat as a sustainable heat source for the swimming pool



Tarn Moor

Norwood









Location: Liphook, UK Client: Private Architect: Adam Knibb Architects Date: Completion due 2020 Value: £600,000 Services Provided: Structural Engineering

Located in picturesque countryside, Tarn Moor is a two-storey home that has been designed to minimise its environmental impact. The sloping site allows the building to sit within the landscape. Eckersley O'Callaghan provided structural design and below ground drainage design for the project, coordinating with several suppliers to integrate MVHR, solar panels, insulation and low carbon materials throughout.

The first floor of the property features the main living spaces, with an open plan kitchen, lounge and dining space benefiting from views out through large southfacing windows and access to a balcony that runs the length of the building. A strong desire to lower embodied carbon and achieve high thermal performance has influenced every aspect of the design. The team has carried out extensive exploration of environmentally sustainable structural solutions. Use of cement has been minimised wherever possible, with GGBS replacement concrete used in all elements. The foundations have been reduced to pad foundations, with unbound fill strip foundations between.

The primary structure is a glulam timber frame, with an exposed gull-wing glulam roof and tapered main beams. The roof features a sedum covering and integrated solar panels. Our team collaborated closely with the timber fabricator to ensure all connection



Location: London, UK Client: Private Architect: Adam Knibb Architects Date: Completion due 2022 Value: Undisclosed Services Provided: Structural & Civil Engineering

This new home, office and garage in Norwood South London, is only 3.2m wide and is surrounded on three sides by several existing buildings of varying height. The 13m long home and office is being built effectively on stilts to allow for an access route at ground level through to the area behind to be maintained and for use as a garage for off-street parking. Translucent polycarbonate cladding will be used for the first floor office and second floor apartment, with an external spiral staircase maximising the usable internal space. There will be an open terrace at roof level.

Eckersley O'Callaghan is designing the structure for the new mixed-use development. Due to the need to maintain access through the building, this precluded the use of a standard braced frame structure across the building, therefore a sway frame with stiff connections to ensure adequate resistance to lateral

Top Right: 3D superstructure analysis of loads and forces

01 3D view of engineered timber frame wind loads has been proposed.

Construction for the new building will be carefully sequenced to minimise impact on neighbouring structures. Several party wall awards are required for the building.

The team has also had to overcome the challenge of having several existing public drainage routes running directly through the site, limiting possible locations for foundations on the narrow plot. To mitigate this, drainage is to be temporarily diverted during construction as agreed with the local authority and sleeved mini piled foundations are proposed to bridge over the runs.



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