



## Heuston South Quarter incorporating the Brunel Building

The Heuston South Quarter Mixed Use Development was a Design & Build project consisting of the demolition of 9 large Industrial Units, asbestos removal by specialists and the removal of underground oil tanks by specialists in Dublin City Centre. The construction involved the creation of an entire new city quarter of approximately 120,000m<sup>2</sup> of accommodation to including, office accommodation over thirteen floors, luxury apartments, numerous bars, shops and restaurants, basement level car parking facilities of up to 1,200 spaces and public landscaped urban square.

**Client**  
Shorview Properties

**Architect**  
Anthony Reddy & Associates

**Project**  
Heuston South Quarter, Dublin

**Value**  
€162 million

The Brunel Building, with its sweeping curved glass façade, commands a pivotal profile onto Grand Central Square within the scheme and views to The Royal Hospital Kilmainham Gardens.

Key Features:

- 7,081 m<sup>2</sup> of corporate office accommodation over thirteen floors
- Double Height feature entrance and reception area
- Typical floor plates of 700 m<sup>2</sup> and High Specification finishes
- Centralised Heating system to ensure reduced carbon emissions and retain highest level of on going sustainability
- Superb balconies on upper floors providing iconic views
- 75 secure basement car parking spaces allocated to the Brunel Building
- A biomass powered community heating scheme that will counter balance the carbon emissions from occupiers
- Twin and triple skin facades to reduce the solar gain to corporate environments
- An integrated diverse mobility management plan to allow for all modes of transport and a reduction in carbon monoxide emissions
- Highest quality construction and fenestration standards in residential blocks ensuring maximum insulation and energy efficiency.

