



**Client Name :**  
Rhatigan Commercial  
Development Ltd.

**Architect:**  
Anthony Reddy & Associates

**Quantity Surveyors:**  
JJ Rhatigan & Company

**Contract Value:**  
162m



## Heuston South Quarter Mixed Use Development

### Description

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 120,000 m<sup>2</sup> of accommodation to include:-

1. Office Accommodation of thirteen floors
2. 343 luxury Apartments
3. 6,000 m<sup>2</sup> Retail Accommodation
4. Feature Glazed roof Lower Tier Restaurant, Public Bar and Cafes
5. 500 m<sup>2</sup> Crèche and Childcare facilities
6. 1 acre Public Landscaped Urban Square
7. 2 basement level Car Parking facilities with approximately 1,200 Car Spaces

### Brunel Office Building - December 2008 - October 2009 €25m

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
- Supberb 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



JJ Rhatigan & Company Project Overview



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Basement Carpark

Double basement, 301,392sq ft approximately.

Secant piled wall to its perimeter.

Approximately 157no. 900mm and 152no. 750mm dia secant piles.

Piles drilled to depths ranging from 12-15metres.

Reinforced concrete liner wall to the face of the secant pile wall.

It incorporates the use of anti-tension mini piles (ATM's) to deal with local ground water pressure.

Basement value approximately €35m, constructed using reinforced concrete.

Podium level completed using Precast concrete, sealed using 5 layers of asphalt.

This basement forms part of phase 1 in Heuston South Quarter development.

Also includes a basement smoke extract system.

Serves 343 residential units.

Provides parking and services for approximately 200,000sq ft of office space.

Incorporates a large plant room for the district heating system and biomass boiler.

