

THE HEYSHAM

73 NORTH WALL QUAY, DUBLIN 1



OPPORTUNITY AWAITS...

A BOLD, DYNAMIC, STATE-OF-THE-ART ADDITION TO THE NORTH DOCKS

The Heysham represents a stunning fusion of contemporary and Victorian Architecture set in the heart of Dublin's vibrant North Docklands.

The contemporary glazed structure extends seven floors above the existing two storey, red brick warehouse to provide a truly unique office setting.

The cutting edge design provides an exceptional waterfront office HQ over nine light-filled floors.

Locating your business here offers you the opportunity to rub shoulders with the world's most dynamic companies.

25,000 SQ FT / 9 STOREY / GRADE A /
LEED GOLD / BER A3

HISTORY REMAINS

The Heysham has a rich history dating back to 1864 when it first appeared on an Ordnance Survey Map.

The reclamation of the North and South sides of the Liffey, to create the modern day Docklands, largely took place between 1717 and 1760.

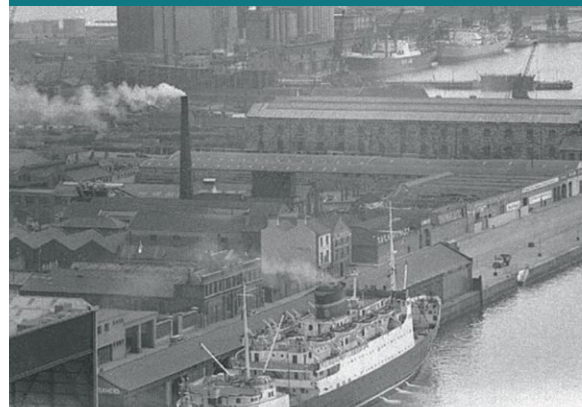
By the 1750s, the North Docklands was fully reclaimed with the distinctive grid street pattern, which remains to this day. The new railway era in the mid-19th century resulted in the expansion of the Docks for both freight and passenger trade.

From the 1850s onwards, the North Docks became a busy international port, with its plots occupied by timber yards, sawmills, cattle yards, vinegar works associated industries and shipping companies.



North Wall Quay c.1915.

Photo: National Library of Ireland



North Wall Quay with The Heysham building from 1958.

Burns and Laird Lines Ltd was one such shipping company. An amalgamation of two old established Glasgow companies, they pioneered steam services between Scotland and Ireland. Dating back to the early 1920s, Burns and Laird transported goods and livestock between Scotland and Ireland enabling trade from Glasgow directly to Northwall Quay with regular sailings each way.

More recently, the building was owned by one of the country's best known haulage companies, the Molloy & Sherry logistics and warehousing group.

BELONGING TO BURNS AND LAIRD, THE YARD WITH CONCRETE FLOOR WAS KNOWN AS THE “HEYSHAM YARD”

Extract from The Portal Inspection Order of 1924.



A poster advertising the shipping routes of Burns & Laird Lines from June, 1941.



HIGH PROFILE WATERFRONT HQ

STACKED WITH FEATURES AND VIEWS

25,000 SQ FT

9 STORIES

FEATURE WATERFRONT RECEPTION
WITH BUSINESS LOUNGE

2,500 TO 3,000 SQ FT FLOORPLATES

2.7 M FLOOR-TO-CEILING HEIGHT

ONE PER 8 SQ M DESIGN

INTELLIGENT BUILDING ENERGY-MANAGEMENT
SYSTEM WITH CLOUD-BASED CONNECTIVITY

60 BICYCLE SPACES

7 SELF-CONTAINED SHOWER/CHANGING ROOMS
INCLUDING ACCESSIBLE SHOWER



BER A3



SOUTH DOCKLANDS

1. AON

2. GRANT THORNTON

3. AUTODESK

4. TIKTOK

5. MCCANN
FITZGERALD

6. BEAUCHAMPS

7. DOCUSIGN

8. MATHESON

9. HINES

10. STATE STREET

11. ACCENTURE

12. AIRBNB

13. JP MORGAN

14. INDEED

15. LOGMEIN IRELAND

16. FISERV

17. BREW DOG

18. THE CUSTOM HOUSE

19. IFSC HOUSE

20. CHQ BUILDING

21. CITIBANK

22. A&L GOODBODY

23. AIG

24. DATADOG

25. THE CONVENTION
CENTRE DUBLIN

26. CREDIT SUISSE AG

27. SALESFORCE

28. CENTRAL BANK OF
IRELAND

29. NTMA

30. WEWORK

31. **THE HEYSHAM**

32. THE MAYSON

33. COOPERS CROSS

34. CITI

35. GILLEAD

36. INTERACTIVE BROKERS

37. THE GIBSON HOTEL

38. 3ARENA

39. AN POST

NORTH DOCKLANDS

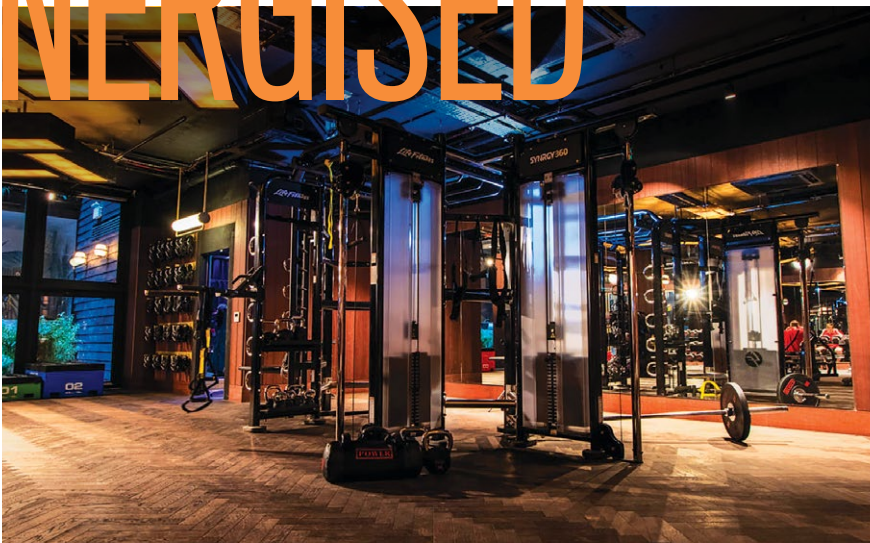


ENERGISED



VIBRANT

3Arena, North Wall Quay



Power, 81/82 North Wall Quay

Spencer Dock LUAS Station



CONNECTED

The Gibson Hotel, Point Square

HAPPENING



Dublin Bikes, North Wall Quay

LOCATED



CHQ Dublin, 1 Custom House Quay



The Mason, North Wall Quay

STYLISH

CULTURAL

ARCHITECTURE

CREATES...

A unique entrance through Victorian Arches immediately awakens your senses and creates an unforgettable space connecting old-world heritage and contemporary excellence.

BEAUTIFULLY
DESIGNED GLAZED
FACADE WITH
RIVERFRONT VIEWS

DESIGN

PERFECTS

4 PIPE FAN COIL AIR CONDITIONING

EXPOSED ACOUSTICALLY TREATED CEILINGS

LED LIGHTING

FLOOR-TO-CEILING GLAZING GENERALLY

RAISED ACCESS FLOOR, WIRED FOR POWER

GROMMETS 1 PER 8 SQ M

2 NO. PASSENGER LIFTS

1 NO. FIREFIGHTING / GOODS LIFT

MALE AND FEMALE WASHROOMS

TERRACES ON 2ND AND 8TH FLOORS

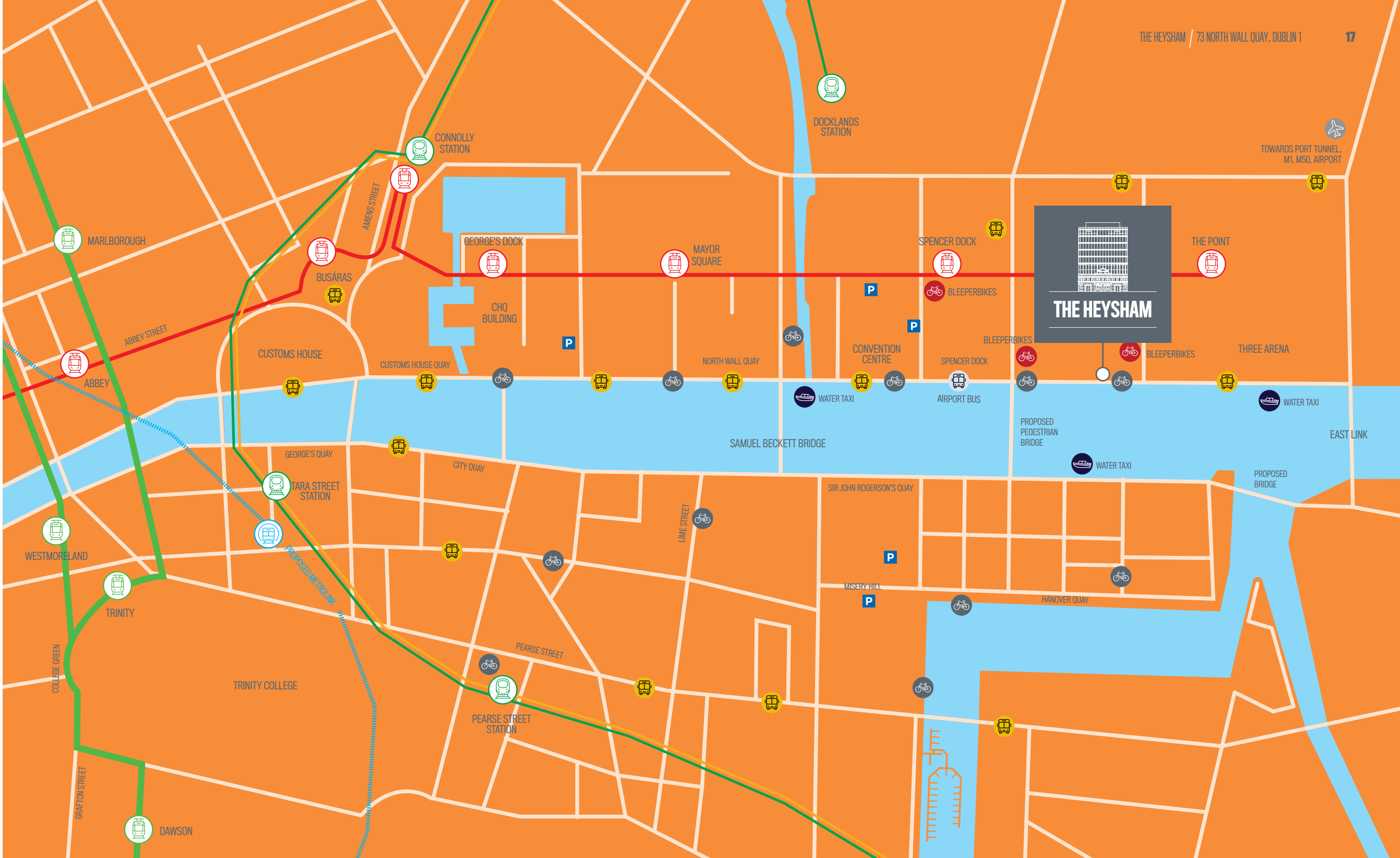


FLOOR PLATES
FINISHED TO
THE HIGHEST
STANDARDS



TRANSPORT CONNECTS...

SERVICED BY
ALL OF DUBLIN'S
MAJOR TRANSPORT
SYSTEMS



The Heysham is ideally situated in the centre of the North Docklands central public transport axis. Light Rail, Mainline Rail, Bus & Road Networks, Dublin Bikes and Water Taxis, make this Dublin's most connected place to live and work.



DUBLIN BIKES
1 MIN WALK



LUAS RED LINE
2 MINS WALK



DUBLIN BUS
2 MINS WALK



DOCKLANDS STATION
5 MINS WALK



DUBLIN AIRPORT
15 MINS DRIVE

...CULTURE FLOWS



Milano, 6 Excise Walk, Clarion Quay



Ely Bar and Grill, IFSC George's Dock



City Building, 1 Custom House Quay



East Restaurant, Spencer Hotel



The Mayson, North Wall Quay



3Arena, North Wall Quay



The Convention Centre Dublin

Cill Airne, North Wall Quay



A BUSTLING, REINVIGORATED AREA OF
THE CITY BURSTING WITH POTENTIAL

RESTAURANTS/CAFES

RYLEIGH'S
ROOFTOP GRILL

EAST
ASIAN FUSION
RESTAURANT



HOTELS

THE MAYSON

THE SPENCER

the gibson hotel

Hilton Garden Inn

CULTURAL



EPIC The Irish
Emigration
Museum

THE chq BUILDING

PANORAMIC VIEWS ACROSS THE CITY

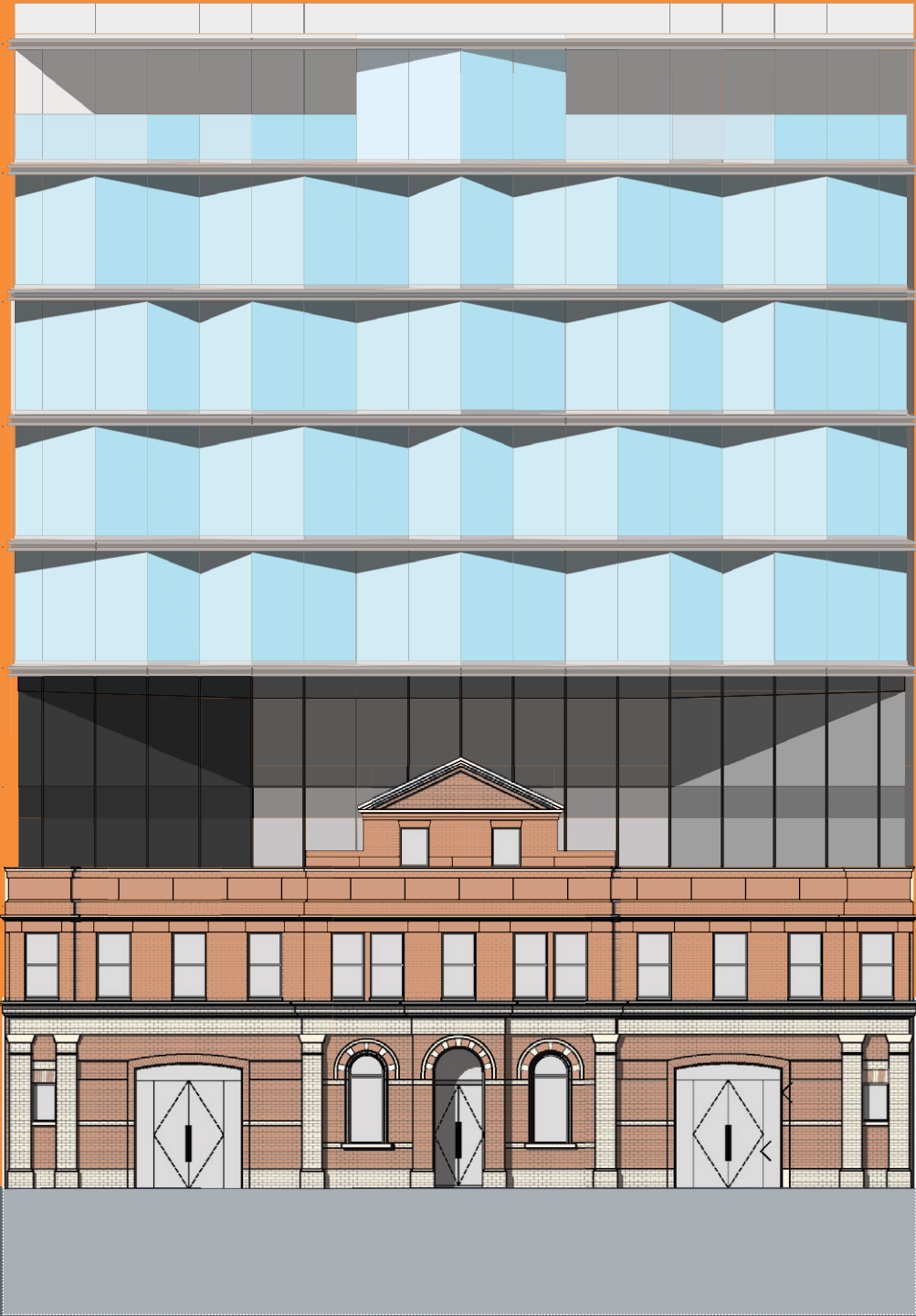




FEATURE BUSINESS LOUNGE

SCHEDULE OF AREAS

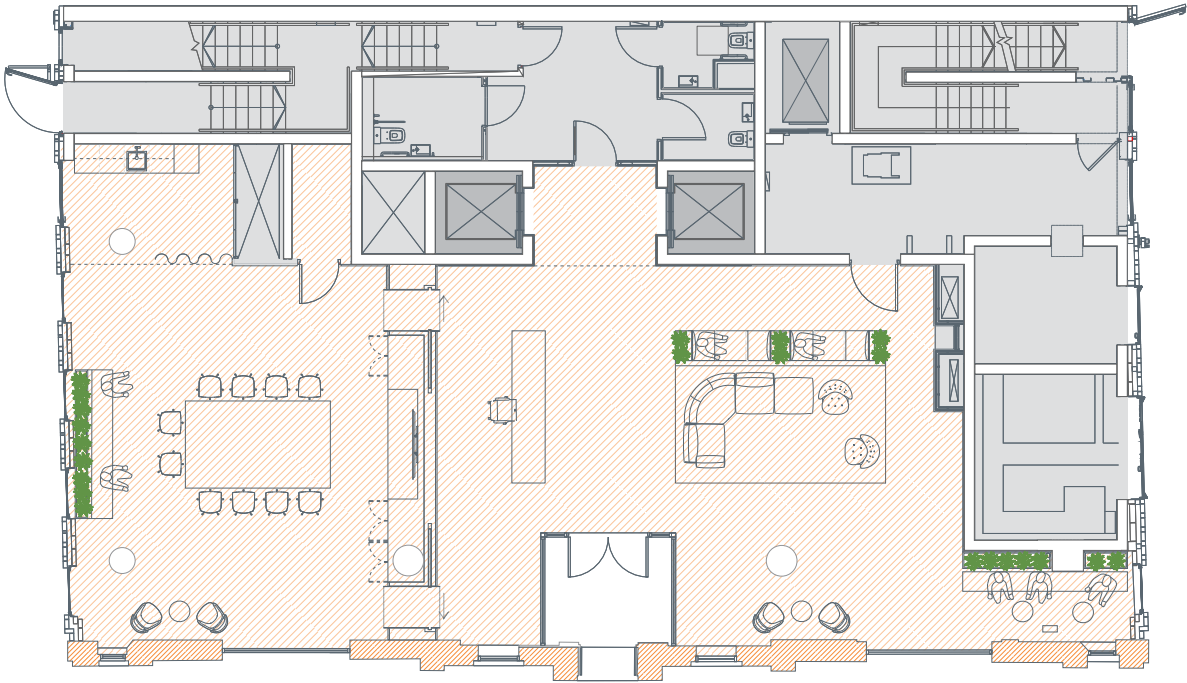
TOTAL	2,311 SQ M	24,872 SQ FT	TOTAL TERRACES 51 SQ M 549 SQ FT	
EIGHT FLOOR	244 SQ M	2,629 SQ FT	2 NO. TERRACES 31 SQ M 337 SQ FT	
SEVENTH FLOOR	282 SQ M	3,030 SQ FT		
SIXTH FLOOR	280 SQ M	3,012 SQ FT		
FIFTH FLOOR	281 SQ M	3,023 SQ FT		
FOURTH FLOOR	280 SQ M	3,017 SQ FT		
THIRD FLOOR	237 SQ M	2,550 SQ FT		
SECOND FLOOR	236 SQ M	2,537 SQ FT	2 NO. TERRACES 20 SQ M 219 SQ FT	
FIRST FLOOR	263 SQ M	2,826 SQ FT		
GROUND FLOOR	209 SQ M	2,248 SQ FT	RECEPTION 122 SQ M 1,316 SQ FT	BUSINESS LOUNGE 87 SQ M 932 SQ FT



BASEMENT

60 BICYCLE SPACES AND 7 SELF-CONTAINED SHOWER/
CHANGING ROOMS INCLUDING ACCESSIBLE SHOWER

The above net internal floor areas have been independently verified by Hollis.



GROUND FLOOR

209 SQ M
2,248 SQ FT

RECEPTION
122 SQ M/1,316 SQ FT

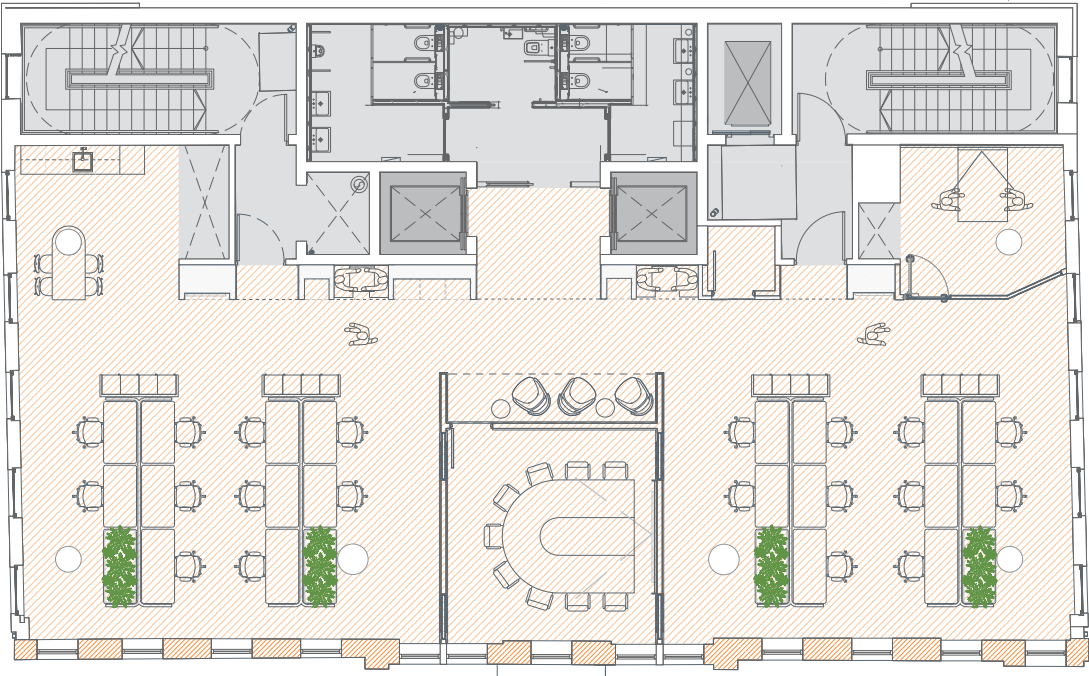
BUSINESS LOUNGE
87 SQ M/932 SQ FT



FIRST FLOOR

263 SQ M
2,826 SQ FT

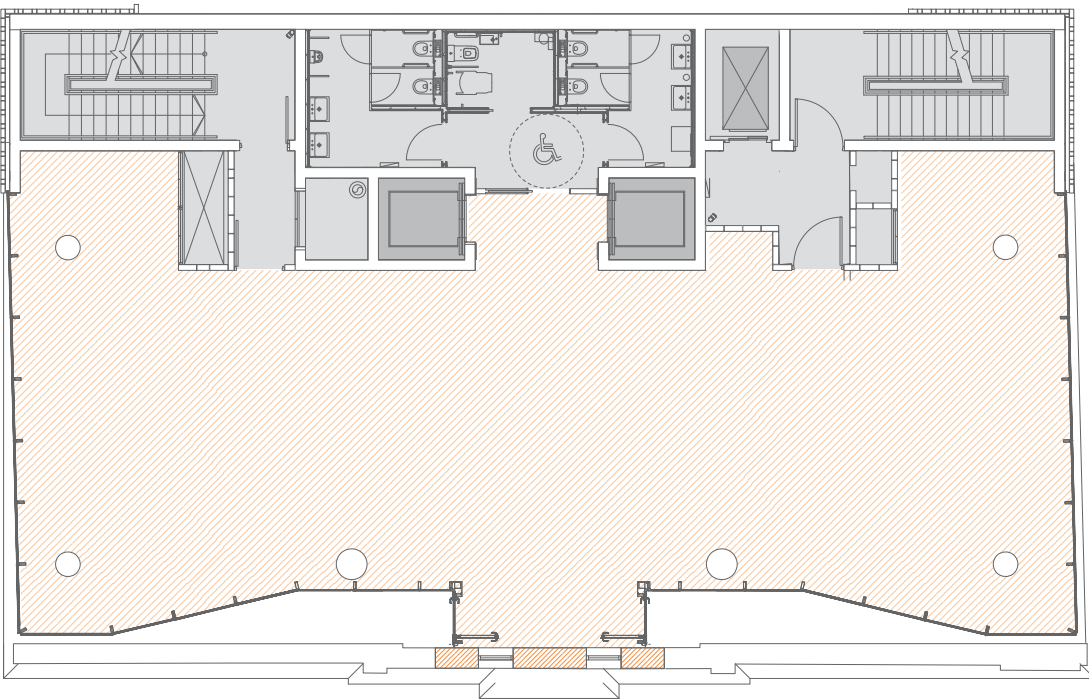
FULLY FITTED AND FURNISHED
SHOW FLOOR



SECOND FLOOR

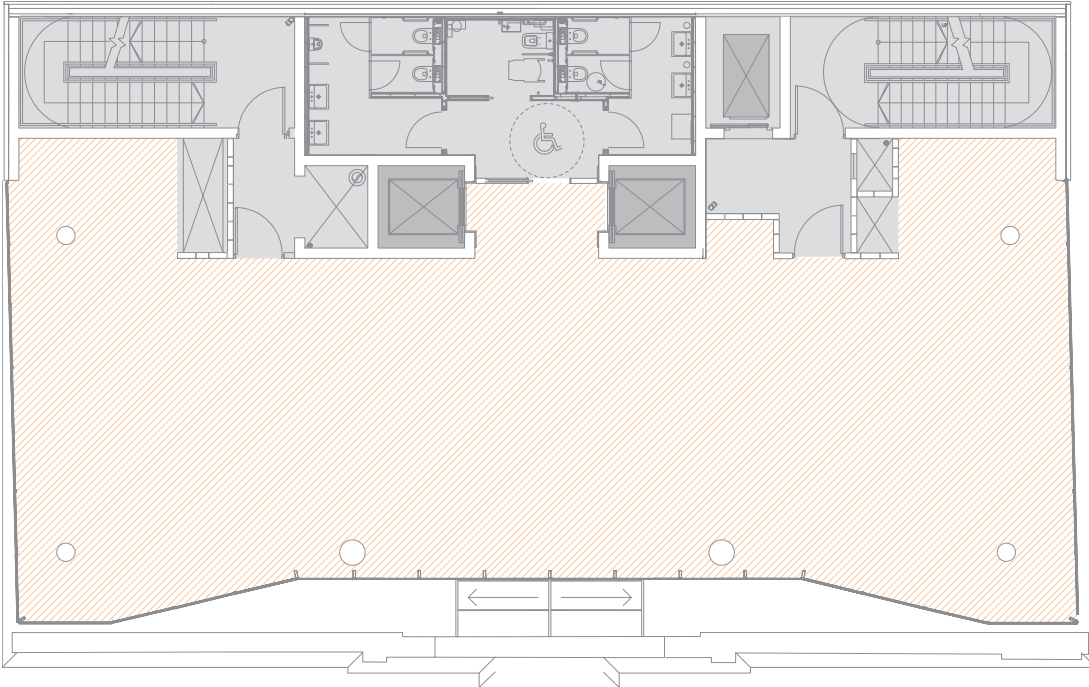
236 SQ M
2,537 SQ FT

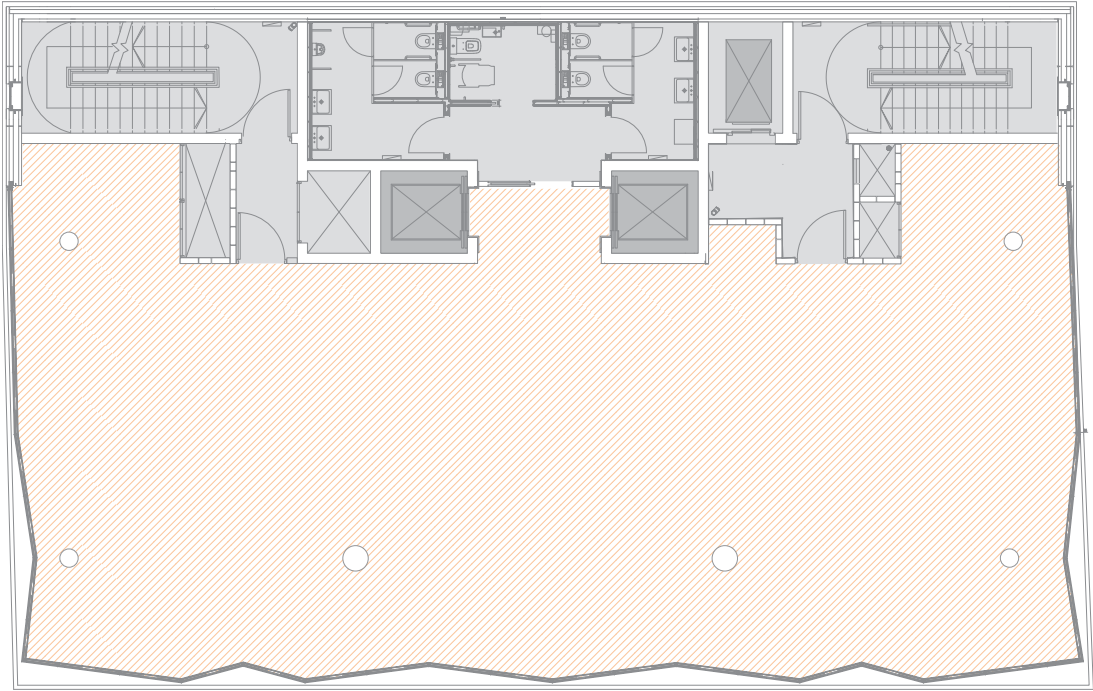
2 NO. TERRACES
20 SQ M
219 SQ FT



THIRD FLOOR

237 SQ M
2,550 SQ FT

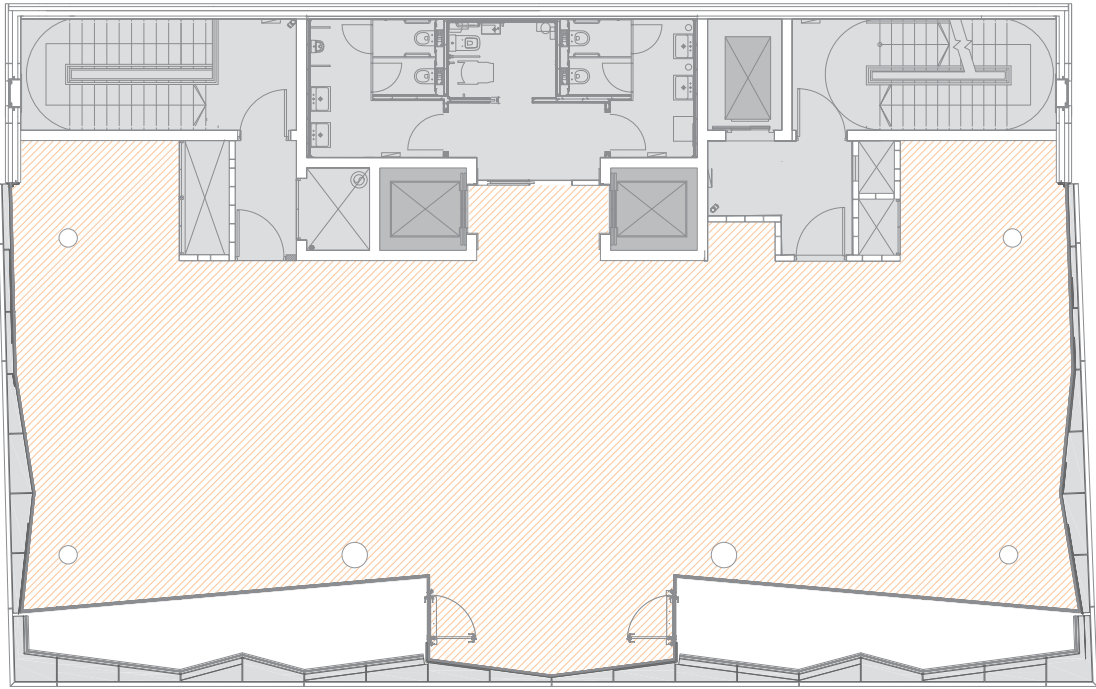




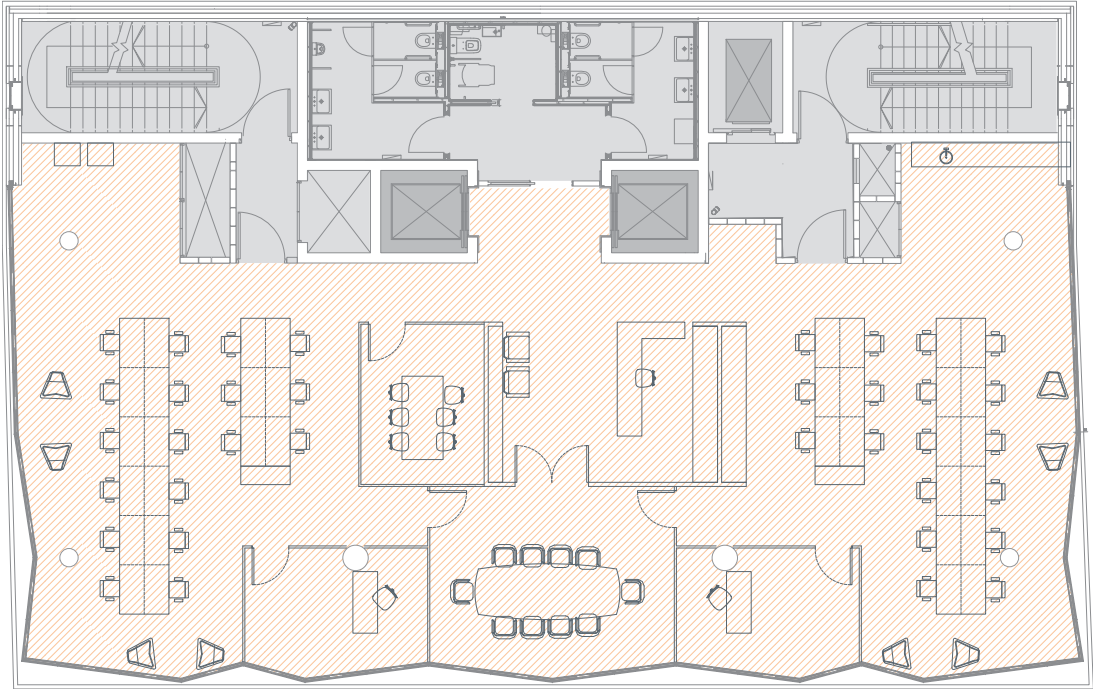
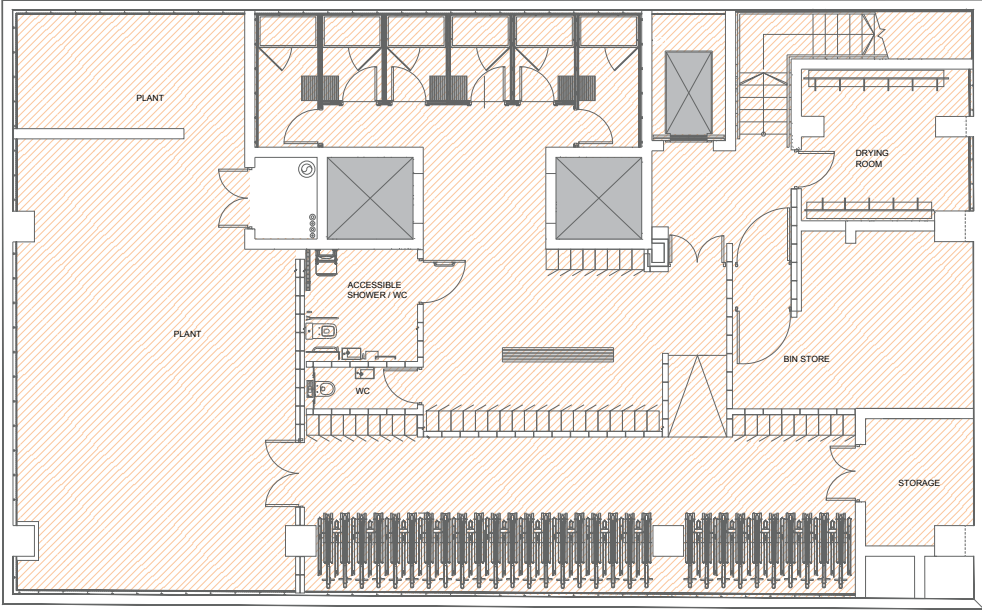
TYPICAL FLOOR
(FOURTH - SEVENTH)
280 SQ M
3,017 SQ FT



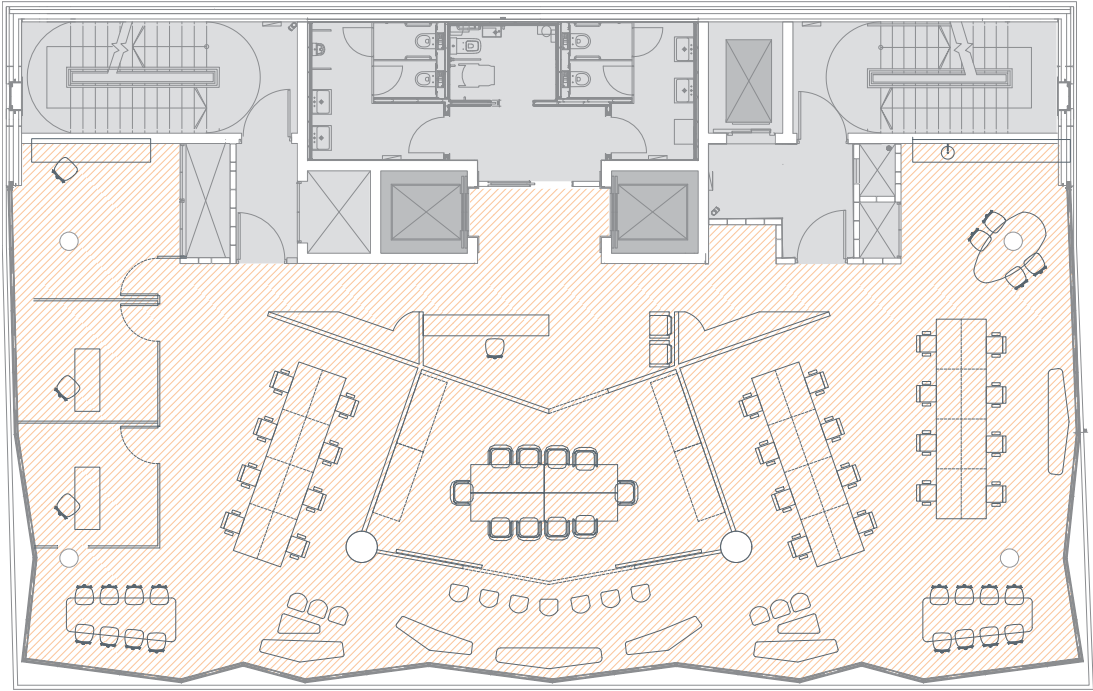
EIGHT FLOOR
244 SQ M
2,629 SQ FT
2 NO. TERRACES
31 SQ M
337 SQ FT



BASEMENT
60 BICYCLE SPACES
AND 7 SELF-CONTAINED SHOWER/
CHANGING ROOMS INCLUDING
ACCESSIBLE SHOWER



1:8 SQ M
SPACE PLAN
36 Workstations
2 Offices
2 Meeting Rooms
Breakout Spaces



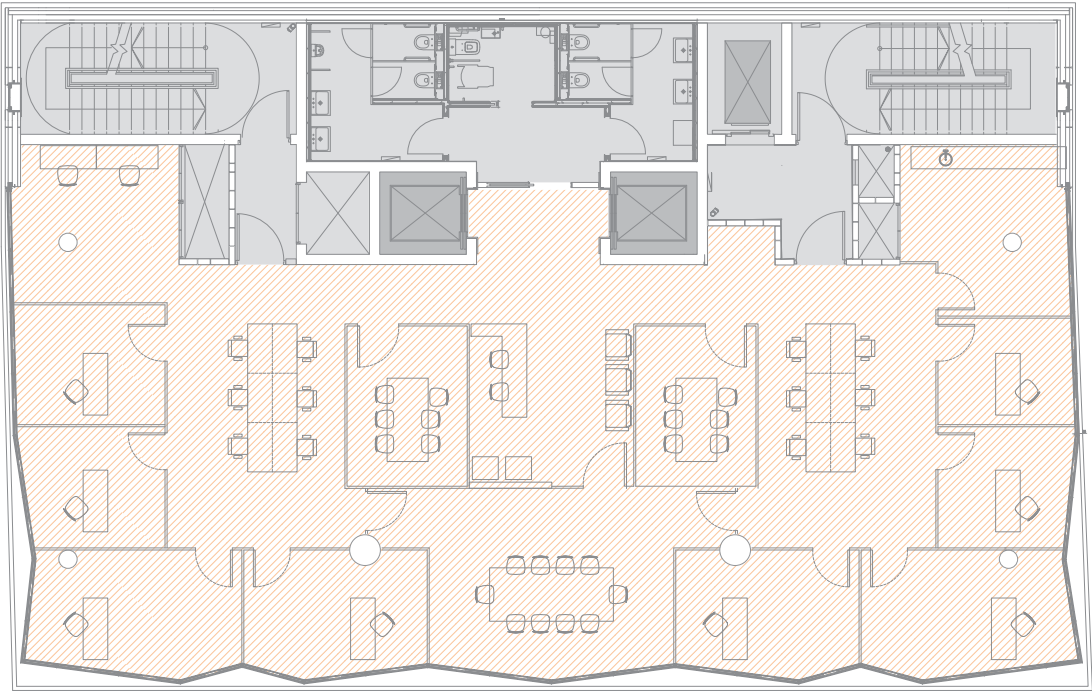
1:10 SQ M
SPACE PLAN

- 24 Workstations
- 3 Offices
- 3 Meeting Areas
- Reception (1 person)
- Breakout Spaces



1:12 SQ M
SPACE PLAN

- 12 Workstations
- 8 Offices (1 person)
- 1 Office (2 persons)
- 3 Meeting Rooms
- Reception (2 persons)



SPECIFICATION

SPECIFICATION SUMMARY

- Restored Historic façade from ground to 1st floor
- High performance thermal glazing from 2nd to 8th floor
- Private terraces on 2nd & 8th floors
- 3.4 m floor-to-ceiling height to reception area
- 2.7 m to upper floor offices
- 4 pipe fan coil unit air conditioning
- Flexible planning grid
- 1:10 base occupancy (person/m²)
- 4.0 kN/m² office floor loading
- 25 W/m² small power base load
- 2 no. passenger lifts serving all upper floors
- 1 no. firefighting / goods lift
- Lift waiting time <25 seconds
- 60 no. bicycle storage spaces
- 7 no. self-contained shower/changing rooms including a wheelchair-accessible shower
- Locker & drying room facilities
- Target LEED Gold & BER A3

OCCUPANCY

Means of escape:	1 person per 6 m ²
Internal climate:	1 person per 8 m ²
Lift provision:	1 person per 8 m ²
Sanitary provision:	1 person per 10 m ²

PLANNING MODULE

1.5 m square generally throughout

FLOOR LOADINGS

Office floors:	4.0 kN per m ² (+ 1.0 kN per m ² partitions)
Ground floor:	4.0 kN per m ²
Lift lobby & toilet areas:	4.0 kN per m ²
External terraces:	4.0 kN per m ²
Plant rooms:	7.5 kN per m ²
Areas of roof outside plant areas:	1.5 kN per m ²
Bicycle storage:	2.5 kN/m ²
Shower areas:	5.0 kN per m ²

FLOOR HEIGHTS

Ground to First Floor:	4.3 m
General Office Floor to Floor:	3.6 m
Raised Access Floor Zone:	Nominal 150 mm
Floor Construction:	Reinforced concrete flat slab

STRUCTURE

The new structural elements consists of reinforced concrete lift and stair core walls, reinforced concrete columns, and reinforced concrete flat slabs. Internal non-load-bearing walls will either be solid concrete blockwork or lightweight block. The façade on upper levels will consist of structured glazing and curtainwall glazing. On lower levels, the façade is a mixture of the retained heritage southern brick façade and new east and west brick facades with galvanised steel (SFS) framing system inner leaf.

EXTERNAL FINISHES

The building façades are composed of a combination of high quality materials consisting of brick, double-glazed aluminium windows, curtain walling, powder coated aluminium cassette cladding, concrete cladding.

Windows will be polyester powder coated, thermally broken, pressure equalised, discretely self-draining double-glazed aluminium windows.

Glazing will be high efficiency double-glazed units with solar control coatings.

The main entrance lobby will consist of full-height frameless glazing with a frameless glass door.

SPECIFICATION

INTERNAL OFFICE FINISHES (CAT A FLOORS)

Walls: Emulsion painted dry lining generally

Floors: 600 mm x 600 mm raised access flooring

Doors: Painted timber doorsets

Columns: Fair faced concrete

Ceiling: Exposed ceilings at central entry point and circulation areas, with suspended rafts over desks that include lighting, ventilation and safety systems. The soffit is acoustically treated to reduce noise, and suspended lighting highlights the main circulation routes.

INTERNAL OFFICE FINISHES (CAT B FLOOR - L01)

Walls: Retained exposed brick with bespoke joinery elements

Floors: Transitional carpet tile throughout with high performing modular vinyl to tea station

Doors: Glazed system to meeting room, crafted timber entry with discreet concealed door to the boardroom

Columns: Fair faced concrete

Ceiling: Open acoustic ceiling design with suspended panels that integrate modular lighting over workstations

RECEPTION & LIFT LOBBY

Floors: A mix of engineered oak plank and chevron flooring

Internal Walls: Walls finished with a blend of dark timber panelling, fluted timber detailing, and rich fabric acoustic panels for warmth and sound control

Ceilings: Acoustically treated ceilings with a combination of suspended spot and track lighting

Doors: Fire rated doorsets with bespoke sliding doors to the boardroom

TOILETS

Walls: Large format terrazzo/porcelain/stone tiles, inset mirrors and painted plasterboard

Floors: Large format terrazzo/porcelain/stone tiled floor

Ceilings: Metal mesh suspended ceiling system

Doors: Painted timber doorsets

WC Cubicles: Tiled full-height toilet cubicles

Vanity Units: Bespoke vanity unit with integrated basins & flush mounted mirror over

Sanitaryware: Wall hung WC pans and urinals with concealed cisterns

SHOWER & CHANGING FACILITIES

7 no. self-contained shower/changing rooms are being provided including 1 no. Universal Access shower room.

ACCESSIBILITY

Universal access is provided to the building from all entrances. All parts of the office accommodation are accessible from the internal circulation spaces. Accessible WCs are provided at each floor level. Additionally, ambulant disabled accessible cubicles are provided at each floor level. An accessible shower and changing room is provided at Basement Floor level.

BICYCLE PARKING

Bicycle spaces: 60 no. secure spaces located at basement level.

PASSENGER LIFTS

Manufacturer: To be confirmed.

Size: 2 no. 13 person – serving all floors

1 no. 13 person firefighting/goods lift

Passenger lift access control system

Waiting time: Passenger lift peak average interval is less than 25 seconds.

MECHANICAL & ELECTRICAL INSTALLATION

TELECOM PROVISION

Numerous Telco providers are located close to the proposed development. Telco access to the building will be at basement level and via two diverse locations.

ESB

A dedicated ESB Sub Station is located at ground floor level with the building main switchroom located adjacent.

GAS SERVICES

A new incoming gas supply shall be installed by GNI from their existing underground main on North Wall Quay Street. Gas will be made available for potential use by tenants.

DISTRICT HEATING SCHEME

A connection will be left available within the basement plantroom for future connection to the proposed Covanta District heating scheme.

DESIGN HEATING

- The heating requirement for the building will be provided by a Multipurpose Unit Compressor Heat Pump) located at roof level.
- Low pressure hot water will be pumped to the fan coil units, the AHU heating coils and the core area radiators.
- The LPHW pipework shall be distributed through the building in the core.
- Space heating shall be provided to the core areas via a steel panel radiator located at ground floor level.
- Variable speed low-energy pumps on all circuits.

COOLING

- Heating and cooling shall be provided to the office space via four pipe fan coil units.
- Each fan coil unit will have water side control, via a 2-port valve. Each fan coil unit will be provided with LPHW and chilled water services as described above.

- Each fan coil will also have a condensate drain piping system with is also routed through the false ceiling.
- Each fan coil unit shall consist of three/four, ducted branches, which shall supply heated/chilled air to the office space, via a plenum box and supply grille with variable speed low-energy pumps on all chilled water circuits.

VENTILATION

- Fresh air requirement min 12 l/s per person @ 1 person per 8 m². Fresh air is to be supplied to the office from an air handling unit located on the roof.
- The AHU will consist of a supply and extract unit complete with a heat recovery section. The supply air unit shall be complete with heating and cooling coil. Attenuation shall be installed on the ductwork.
- Heat Recovery in heating and cooling mode, Variable speed driven roof mounted AHUs.

BEMS

- An intelligent building energy management system with cloud based connectivity will be provided to control and monitor all functions of the HVAC and water systems within the building. The BEMS will interface with the building life safety systems.
- A standby generator is provided to give electrical backup to the fire lift and the building life safety systems.

LIGHTING

Energy Efficient LED lighting throughout, control of the lighting systems will be by means of an intelligent lighting control system which will provide occupancy / presence control and daylight harvesting.

DESIGN PARAMETERS:

Winter Temperature

Outside: -3°C dB saturated

Internal Office: 21°C ±2°C. No RH Control

Toilets: 19-21°C. No RH Control

Reception: 1°C ±2°C. No RH Control

SPECIFICATION

Summer Temperature

Outside: 26°C db 19.5°C wb

Internal Office: 22°C ±2°C. De-humid control only

Toilets: 22°C ±2°C. No RH Control

Reception: 21°C ±2°C. De-humid control only

Fresh Air Supply

Offices: 10 litres / sec / person at 1 person per 8 m²

Toilets: 10 Air Change / hr / Extract plus make-up air

Acoustics Level

Office: NR35

Toilets: NR40

Staircores: NR45

Reception: NR40

Water Services

24 hour Water Storage at 45 l/person

The building has an ESB Substation and provision for Multi-Tenant metered LV Power Supply – 1 meter per floor.

One Sub-Distribution Board is provided on each floor for Tenant use

ELECTRICAL INSTALLATIONS

DESIGN CRITERIA

One Person per 8 m²

Lighting: 7 W per m²

Small Power: 23 W per m²

Misc. Small Power: 20 W per m²

LIGHTING

Offices: Energy efficient LED modular recessed

Luminaires selection to comply with the design intent of CIBSE Lighting Guide LG7

Reception: Bespoke Lighting Design to reflect high quality Reception Area

Toilets: Low-energy lighting scheme provided

LIGHTING CONTROL

The main tenant lighting control system will be provided with presence / day light sensors.

Landlord areas will be controlled via standalone presence sensors.

Emergency Lighting to IS 3217.

BUILDING MANAGEMENT SYSTEM

Building Management System will control all primary Mechanical Plant and Environmental Systems on each floor. The system will be open network to allow interfaces with other systems.

PROTECTIVE INSTALLATION

FIRE ALARM SYSTEM

The proposed fire detection and alarm system to be provided will be designed, installed and commissioned in accordance with IS 3218: 2013 such to achieve minimum L1 category coverage.

SECURITY SYSTEMS

An IP based CCTV system will monitor external areas, entrance foyer and back stair. Wiring will be provided at tenancy doors, for future tenant access control system to interface with base build access control / security system at the reception.

COMMUNICATION

Incoming Eircom telecommunication services will be provided to each tenant floor. Spare underground ducts and cable tray distribution within the service risers will be provided to allow diverse connections to the building.

LEED & BER

Target LEED Gold & BER A3.



PROJECT TEAM

Developer	Fusion Investment Ltd
Architects / Lead Consultant	Mahoney Architecture
Project Managers	Lafferty - A Cumming Group Company
Contractor	Pure Construction
Planning Consultant	Brock McClure
Conservation Architects	Blackwood Associates
Civil & Structural	Barrett Mahony
Building Services	PMEP
Fire Consultant	Maurice Johnson Partnership
Façade Consultants	Murphy Façade Studio
PSDP	OLM Consultancy
Quantity Surveyor	MMP
Interiors	Henry J Lyons

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