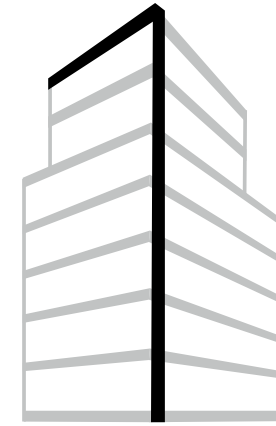


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NUMBER ONE  
BALLSBRIDGE

---

Building Three



# Building Three

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A landmark eight-storey trophy office building on  
Pembroke Road.





1,974 sq m (21,252 sq ft)  
office block setting the tone  
for the prestigious nature of  
the entire development.

---



Dublin is a thriving European Capital City, and Ballsbridge is recognised as its number one address. Ballsbridge offers something for everyone, with all amenities within walking distance.



For illustrative purposes only.













# Transport and Amenities

## Local Amenities

-  Restaurants
-  Pubs
-  Hotels

## Transport Options

301 cycle bays for tenants of Number One	 On site
220 basement car parking spaces	 On site
Lansdowne rail and DART station	 2 mins (on foot)
Bus stop	 2 mins (on foot)
Charlemont Luas stop	 20 mins (on foot)
Dublin Bikes station	 15 mins (on foot)
Shelbourne Road taxi rank	 2 mins (on foot)
Dublin Port Tunnel	 10 mins (by car)
Dublin International Airport (via Port Tunnel)	 20 mins (by car)
Courtesy Coach	 On site

## Transport Links

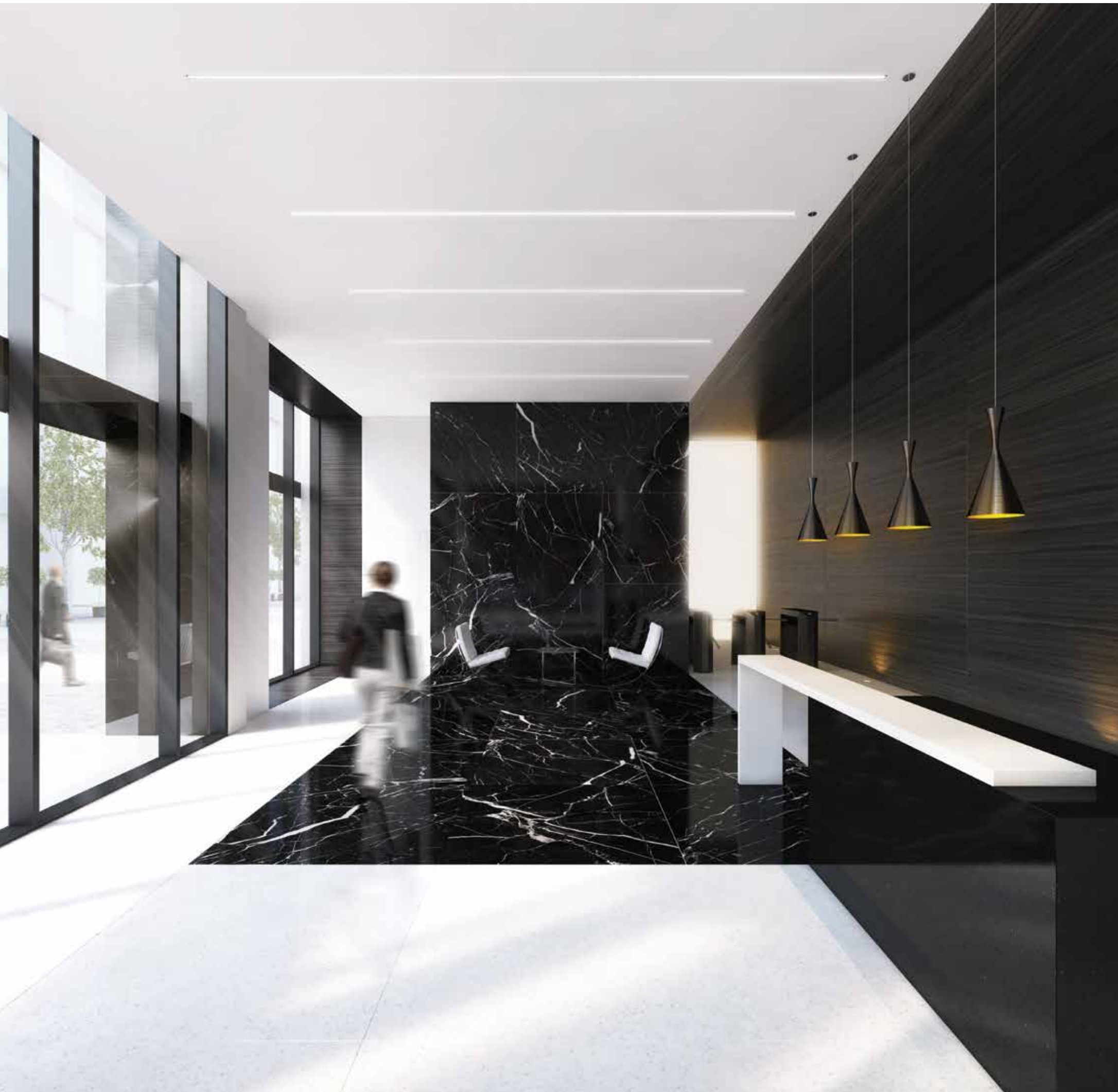
-  4, 7, 8 & 18 BUS ROUTES
-  46A, 7B & 84 BUS ROUTE
-  AIRCOACH TO AIRPORT
-  LUAS GREEN LINE
-  LUAS RED LINE
-  LUAS CROSS CITY
-  DART TRAIN LINE
-  DUBLIN BIKE LANE
-  LOCAL TAXI RANKS
-  DUBLIN BIKES

A distinctive presence in a very high-profile neighbourhood.

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Double height light filled impressive entrance lobby fronting Pembroke Road finished to the highest specification.

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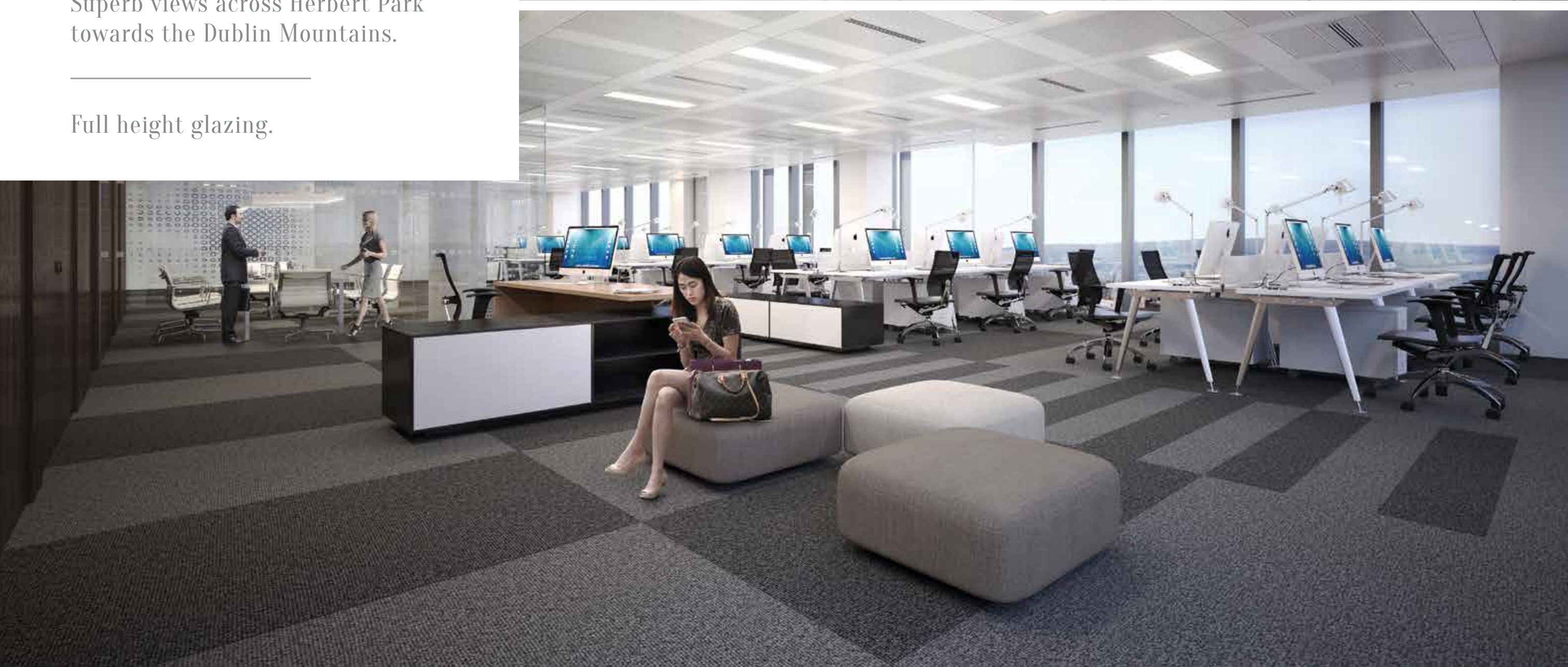
2.8m floor to ceiling height creating a bright and spacious working environment filled with natural light.

---

Superb views across Herbert Park towards the Dublin Mountains.

---

Full height glazing.



Double height floor  
to ceiling penthouse.

---



## Unrivalled On-Site Tenant Amenities

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Up to  
**4.5 m**  
X2 height basement  
at Level two to allow for  
potential car stackers



**6 male  
6 female**  
showers and lockers  
for Building Three



**11**  
retail units



**20**  
wheelchair spaces



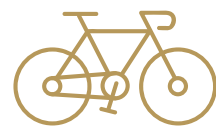
**8,000 sq ft**  
spectacular 10th floor  
roof space



**15,250 sq ft**  
spa and leisure that will be  
independently operated



**109**  
commercial car spaces



**29**  
bicycle spaces  
for Building Three in a  
dedicated enclosure



On-site  
courtesy coach

Significantly, Building Three offers 150.2 sq m (1,616 sq ft) of additional office space at basement level that can be utilised for a variety of uses including storage, staff training area or private amenity space.

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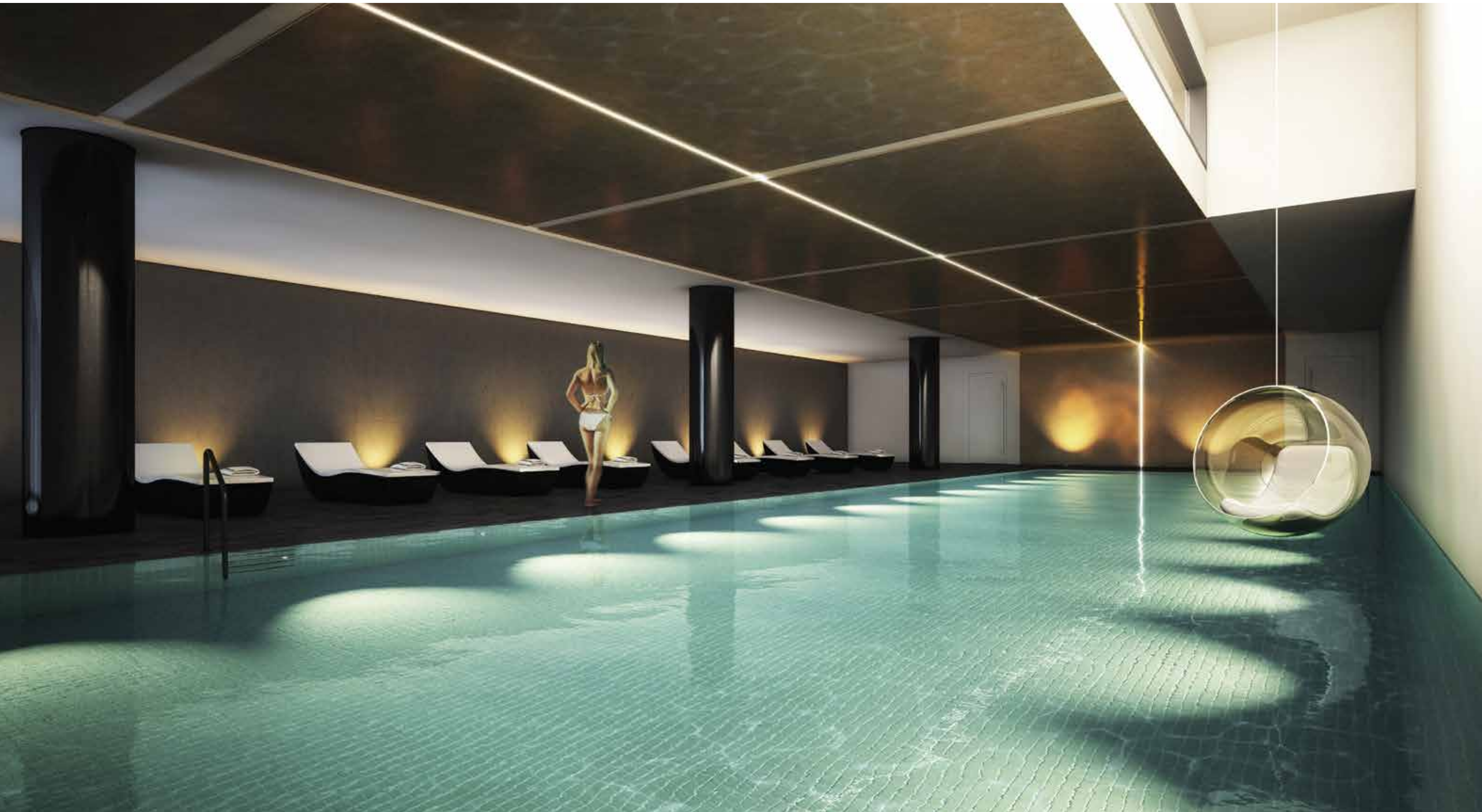


Separate male and female shower facilities and locker rooms.

---

On-site courtesy coach operated by the management company for the benefit of office and residential occupiers.

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One of the unique features of Number One Ballsbridge is the on-site leisure complex to include an independently operated gym, spa and pool area which will be finished to a 5-star standard.

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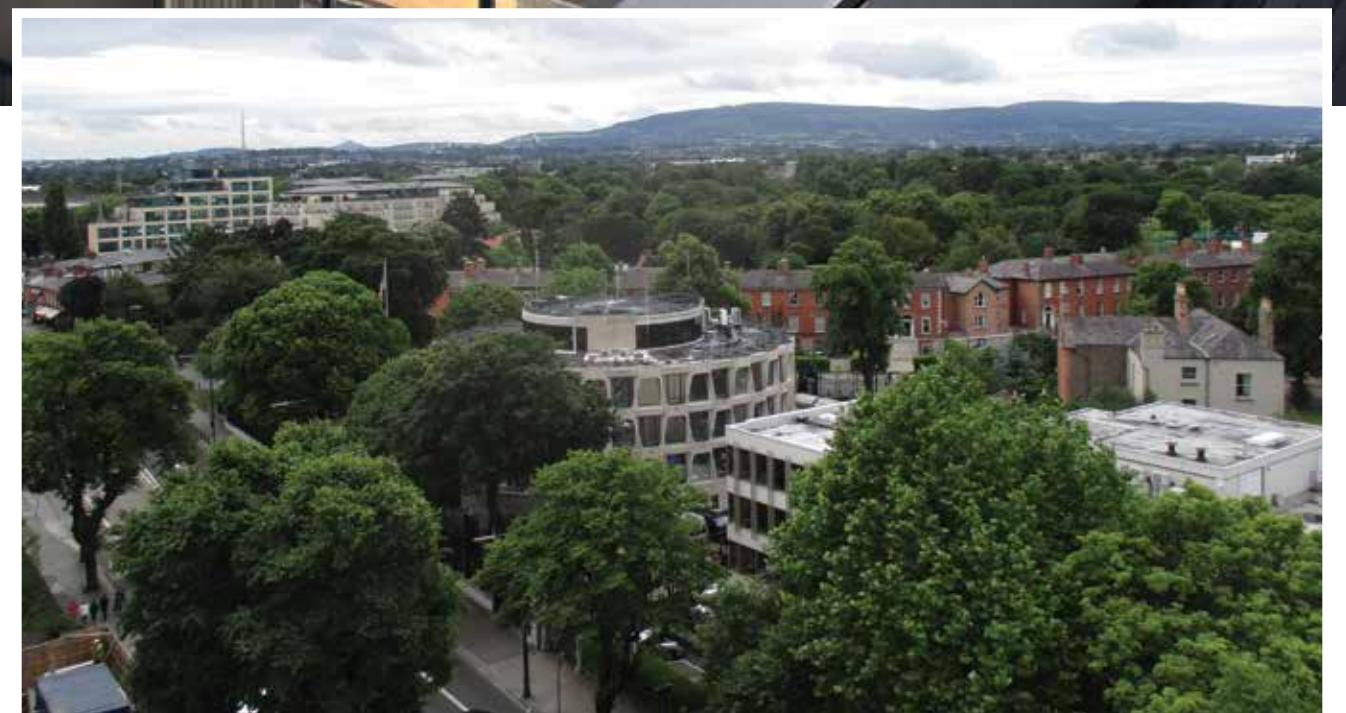
Beautifully designed terraced events area on the 10th floor of Building Three extending to a generous 8,000 sq ft with spectacular views of the city, perfect for corporate entertainment.

---



At 6th floor level there is an 800 sq ft roof terrace with fantastic views over Herbert Park towards the Dublin Mountains.

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The scheme will provide the first and only dedicated luxury retail scheme in Ballsbridge, envisaged to be a collection of cafés, lifestyle stores and high-end brands.

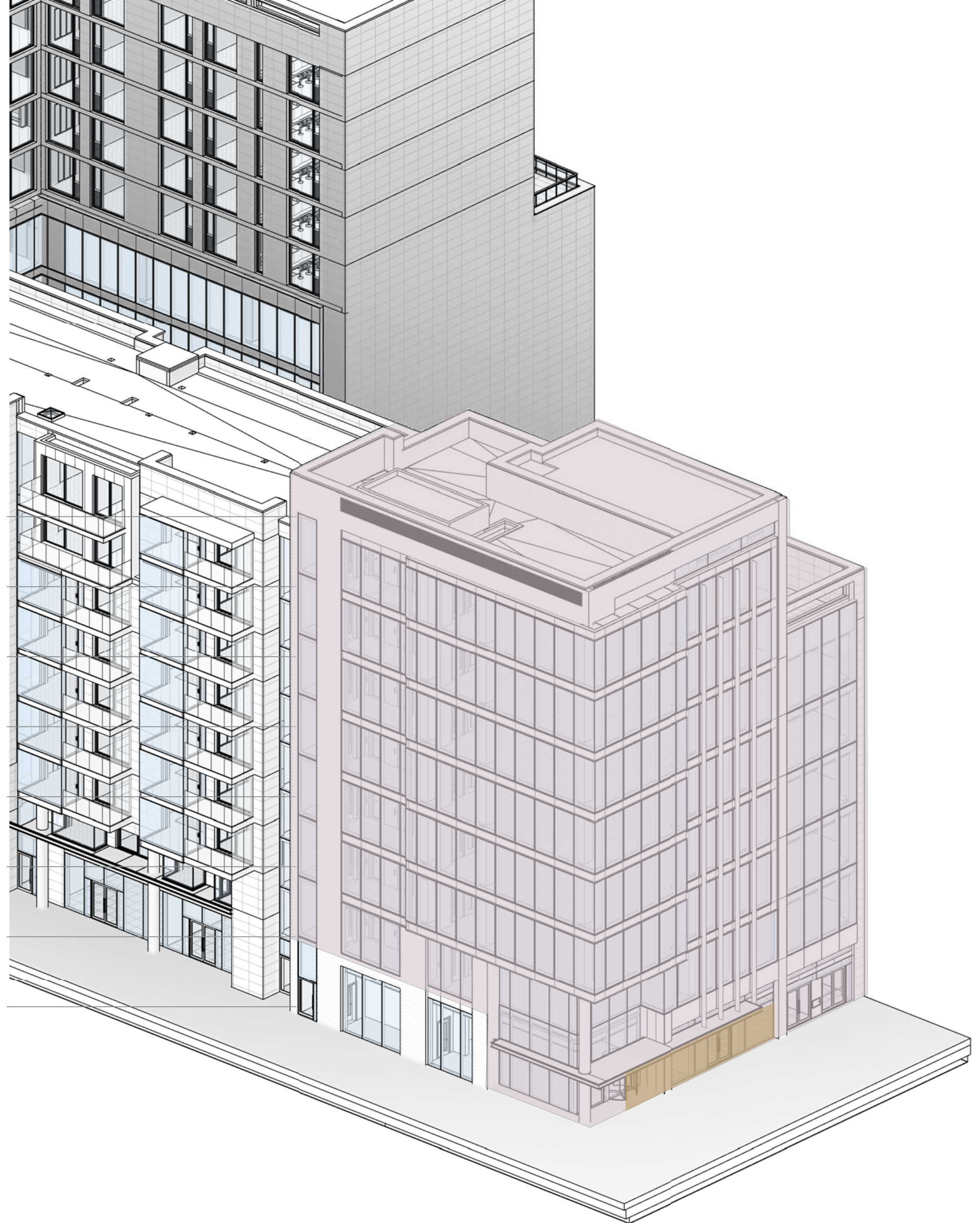
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## Schedule of Areas NIA

Seventh Floor	184.44 sq m	1,985 sq ft
Sixth Floor	184.44 sq m	1,985 sq ft
Fifth Floor	277.57 sq m	2,988 sq ft
Fourth Floor	277.57 sq m	2,988 sq ft
Third Floor	277.57 sq m	2,988 sq ft
Second Floor	277.57 sq m	2,988 sq ft
First Floor	254.01 sq m	2,734 sq ft
Ground Floor	91.2 sq m	982 sq ft
Basement	150 sq m	1,614 sq ft
<b>Total</b>	<b>1,974 sq m</b>	<b>21,252 sq ft</b>

Seventh Floor  
Sixth Floor  
Fifth Floor  
Fourth Floor  
Third Floor  
Second Floor  
First Floor  
Ground Floor

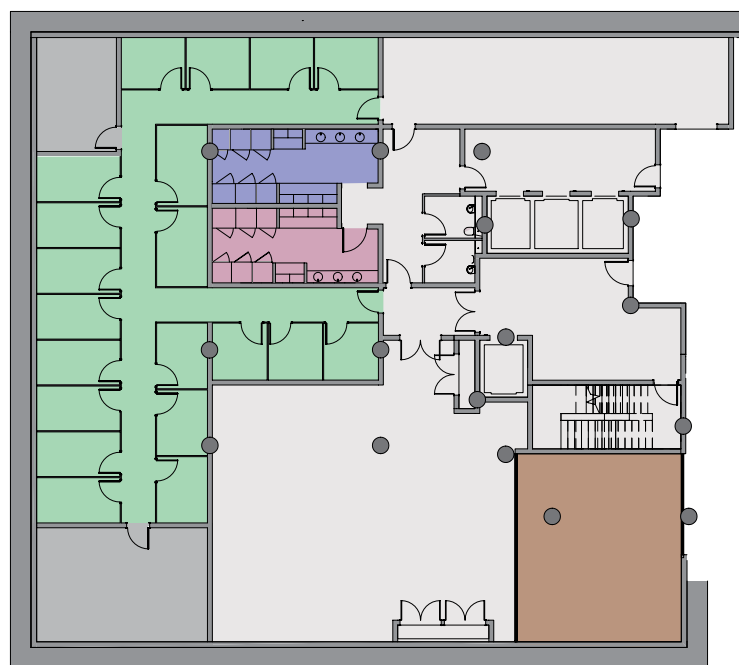


Office Space

Reception Area

Not to scale, for indicative purposes only.

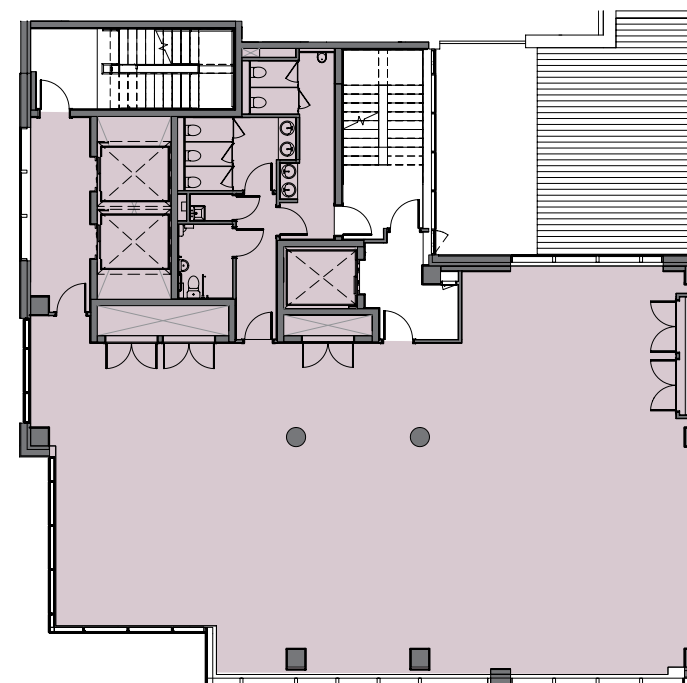




Basement

- Car Parking
- Residential
- Office Space
- Male Shower Room
- Female Shower Room

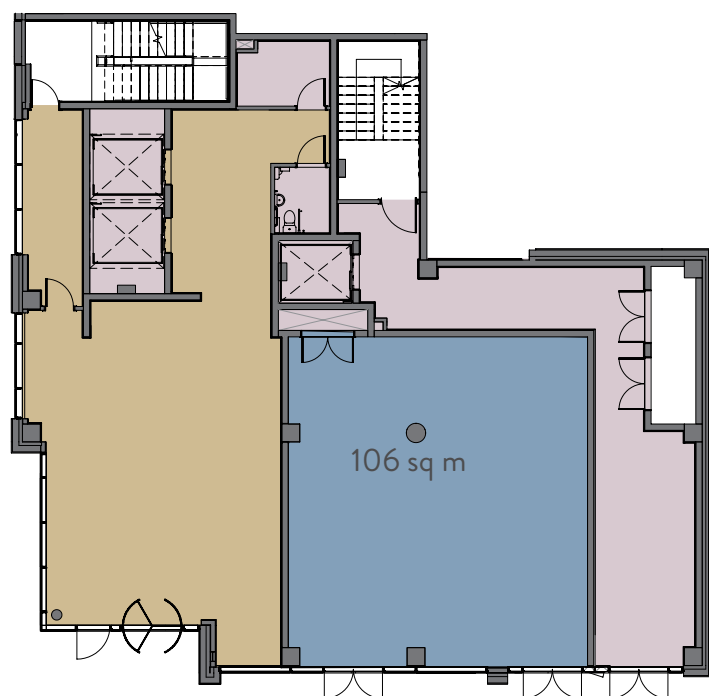
Not to scale, for indicative purposes only.



First Floor

254 sq m/2,734 sq ft

Not to scale, for indicative purposes only.



Ground Floor

91 sq m/980 sq ft

- Reception
- Retail Space
- Emergency Exit

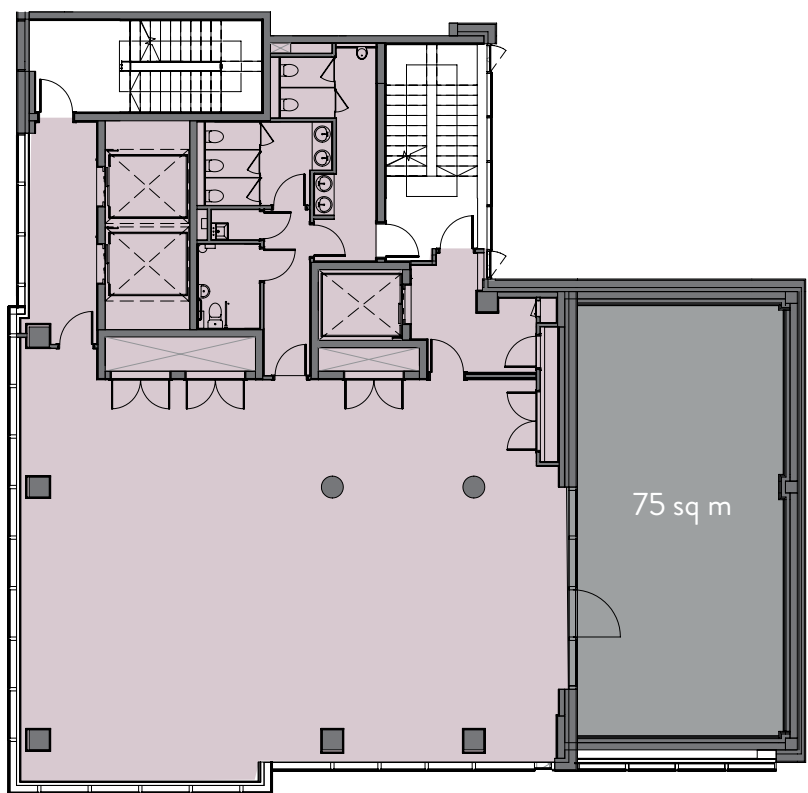
Not to scale, for indicative purposes only.



Second - Fifth Floor

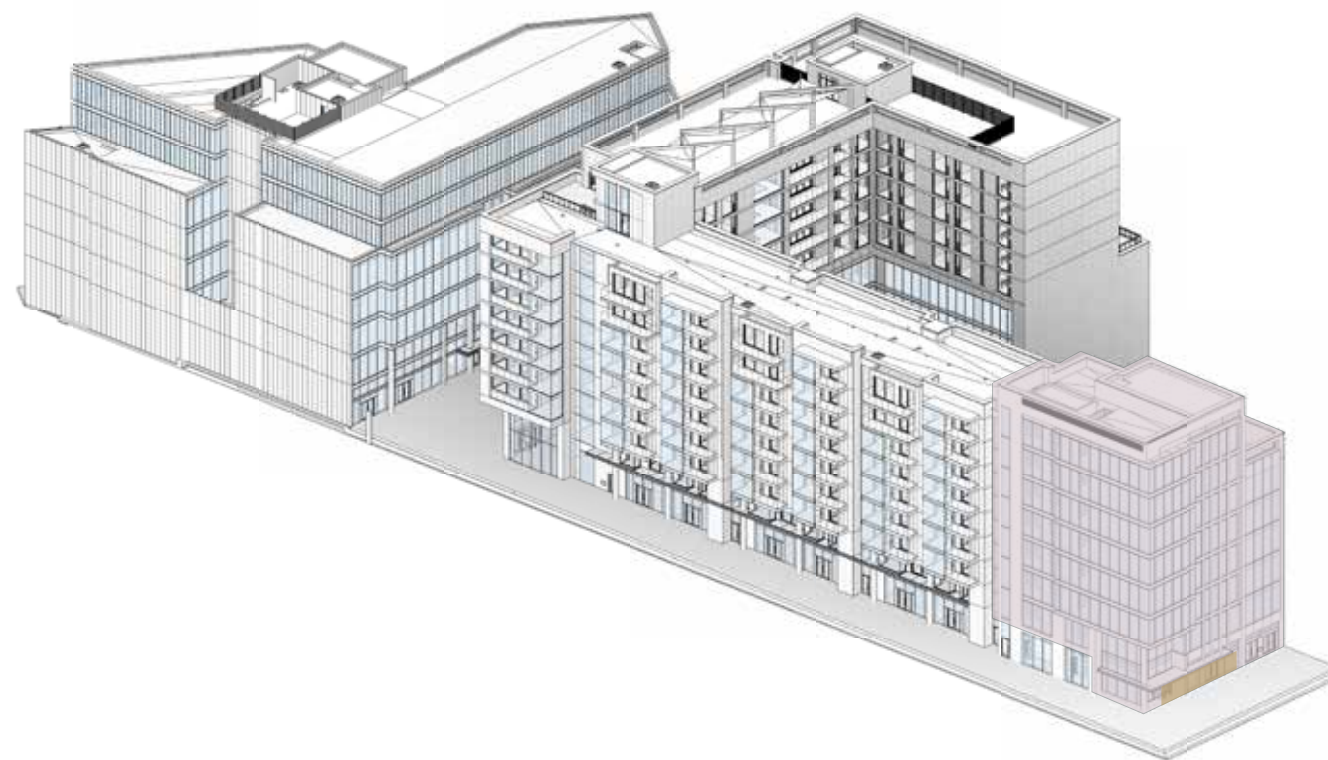
278 sq m/2,992 sq ft

Not to scale, for indicative purposes only.

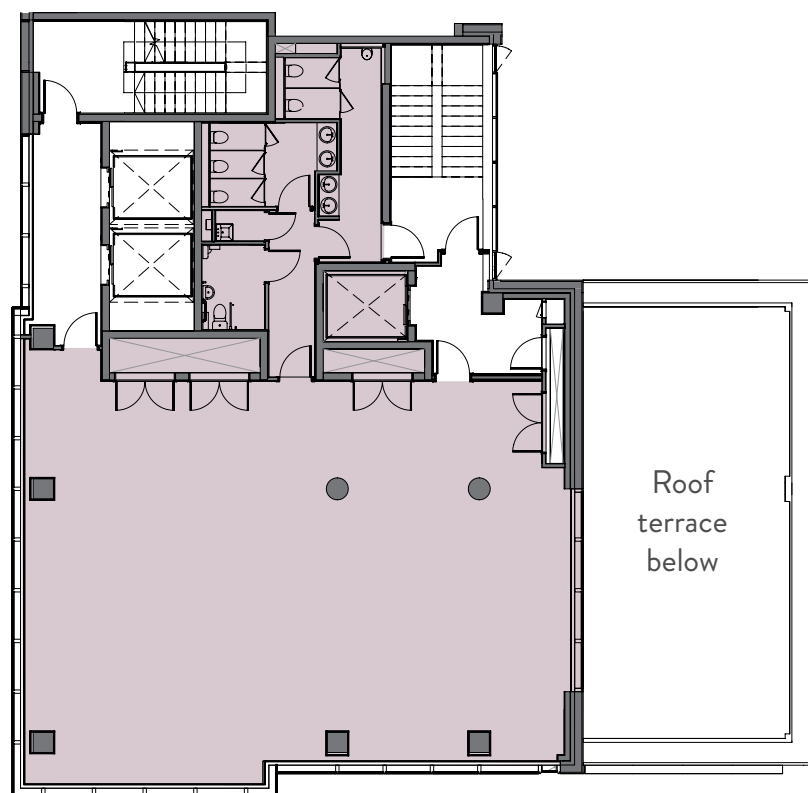


Sixth Floor  
184 sq m/1,981 sq ft

Roof Terrace  
 Office Space  
 Not to scale, for indicative purposes only.

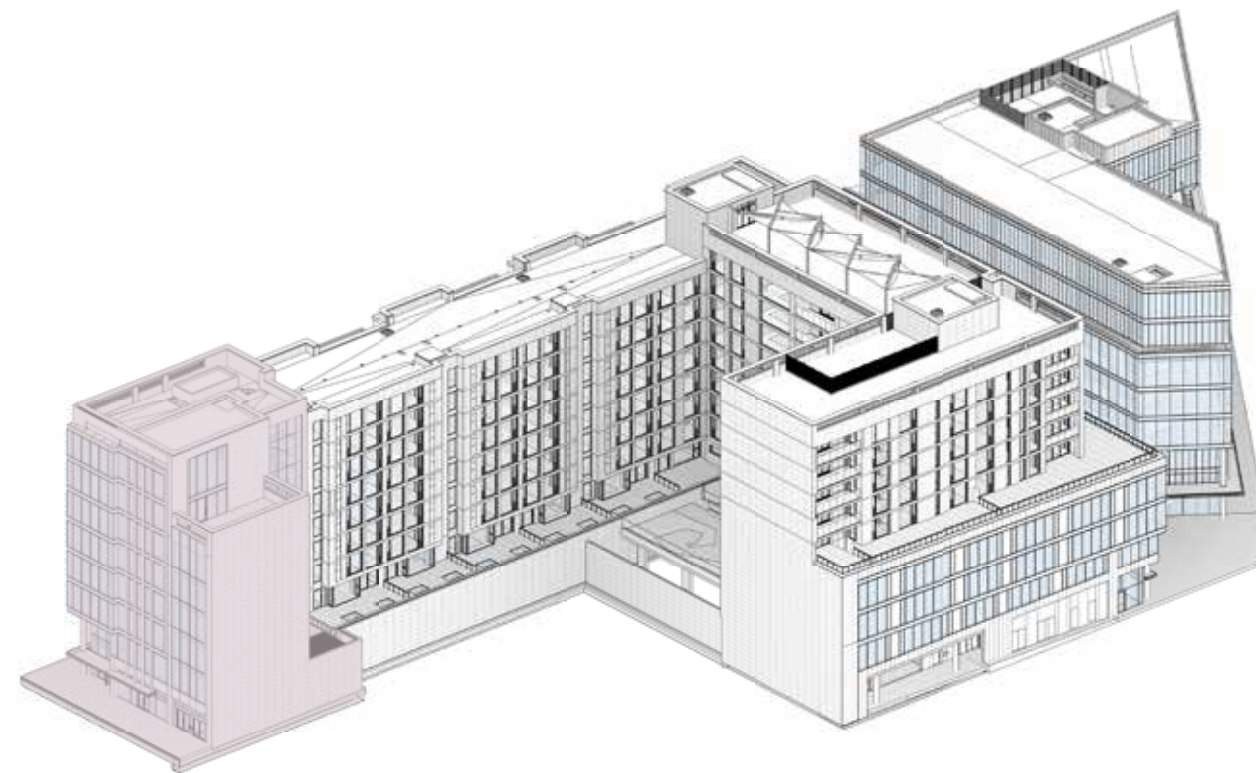


Office Space  
 Reception Area  
 Not to scale, for indicative purposes only.



Seventh Floor  
184 sq m/1,981 sq ft

Office Space  
 Not to scale, for indicative purposes only.



Building Three  
 Not to scale, for indicative purposes only.

# Office Specification

The Building Three Offices at Number One Ballsbridge were designed in accordance with the British Council of Offices Guide to Design and Specification (2005) at planning stage and fully updated to incorporate requirements of BCO 2009 and BCO 2011.

## Grid Planning

Building Grid Planning has been undertaken in accordance with BCO recommendations and achieve the following:

- Structural Grid: 7.5m/ 8.1m/ 9m
- Space Planning Grid: 1.5m
- Component Grid: 600mm, 500mm, 300mm
- Façade Grid: 1.5m

## Core Planning

Building Three core planning has been undertaken to building occupancy levels setout in the BCO recommendations. All office areas are accordingly provided with:

- Two Passenger Lifts
- Access stair (Part M ambulant compliant)
- Fire fighting core (lift, stairs and ventilated shaft)
- Male WC's
- Female WC's
- Disabled user WC
- Landlord riser space
- Separate tenant riser space

## Floor Plate Section

The typical Office level floor section has been designed within a dimension of 3.8m floor to floor. It is provided with the following build-up:

- 300mm RC Slab
- 200mm raised floor zone (including floor)
- 2800mm clear ceiling height
- 500mm suspended ceiling zone (including ceiling)

## Design of Facades

The façade is a unitized façade system, fabricated in controlled factory conditions and delivered to site as a pre-assembled item. Office areas are provided with a floor-to-ceiling aluminum façade by German façade system manufacturer Schuco, employing their UCC 65 SG façade with high-performance triple glazed units structurally-bonded to the frames. The triple glazed specification allows for enhanced thermal, acoustic and glare performance whilst losing little visibility from inside the office space.

Architectural trimming and framing elements are designed in a Natural portugese black granite. Flanking acoustic reduction between floors at façade interface is min. 45dB, in line with BCO Guidelines.

## Reception

### Floor and Skirting

- Natural stone flooring with flush satin stainless steel skirtings

### Walls

- Stone tile clad with feature walls in illuminated back-painted glass cladding panels
- Matt emulsion paint finish to walls and ceilings

### Ceiling

- MF plasterboard with stepped details at edges with hidden edge illumination at façade edges
- Aluminium demountable ceiling system to office floor plates
- Feature ceiling panels in receptions in solid hardwood

### Joinery

- Feature reception desk
- Flush solid-core veneered timber doors with recessed frames
- Architraves, skirting and timberwork in satin painted waterproof MDF

### Ironmongery

- Brushed stainless steel by d-line

### Furniture

- Reception furniture including lounge seating, coffee tables, feature lighting

## The Entrance

Building Three enjoys a commanding double height entrance onto Pembroke Road. It is setback by a generous dimension from Pembroke Road to allow for an entry plaza space, with seating and architectural lighting. Canopies are provided over the revolving entry doors to mitigate inclement weather and façade downdraft.

## The Sky Garden

At level six a Sky Garden is provided, south facing with impressive views over Dublin Bay and the Dublin Mountains.

## The Penthouse Suite

Building Three is provided with a particularly special penthouse suite, with an increased ceiling height and clerestory fenestration. The raised ceiling space enjoys a promontory viewing position and is glazed on all façade edges.

## The Lifts

The lifts are supplied by Kone from their Monospace range. The lifts are fitted out to premium finish within the Kone bespoke range, with natural stone floors and feature illuminated ceilings.

## Tenant Field Office Areas

- Sealed powerfloated concrete slab
- Recessed timber skirtings and drylined plasterboard skimmed and painted finish to core walls
- Flush solid core veneered timber doors with/ recessed frames to exit points
- Flush solid core veneered timber or paint grade doors with recessed frames to riser doors
- Fully complete external cladding system to include mullions ready to receive partitions
- Sealed underside of concrete slab or underside of metal deck
- SAS 330 perforated metal suspended ceiling tile within plasterboard bulkhead to perimeter
- Medium grade screw down raised access floor tile, by Kingspan
- Carpet tile to be provided as the finished raised access floor surface, by Interface Equilibrium

## Air-Conditioning System

- Four-pipe fan coil air conditioning system

## Office WC's

### Floor and Skirting

Ceramic tile finish to floors to R10 slip resistance

### Walls

Ceramic tile finish, full height to walls. Feature mirror over WHBs to one wall of WC.

### Ceiling

MF plasterboard with metal access panels and concealed feature lighting and ventilation service elements.

### Vanity Counters

Vanity Counters are supplied as a bespoke feature basin, to the full length of the washroom, they are formed in Corian, including splashbacks, with inset WHB's

### Joinery

Veneered timber cubicles and doors system by Thrislington, with laminated /veneered access ductwall behind WCs. Cubicle doors are full height to offer maximum privacy and discretion to users of the washrooms.

### Sanitaryware

Inset porcelain/stainless steel WHB's, back to wall hung WC's and concealed cisterns. All sanitary ware is supplied by the Swiss porcelainware manufacturer Laufen and complies with the sustainable water usage requirements of LEED Gold standard.

## Office Tenant Basement Facilities

Below ground, Number One Ballsbridge offers a comprehensive and well planned range of tenant support facilities, including:

- Dedicated and secure bicycle storage area, including use of the bicycle service and repair area
- Shower facilities, for both cycle users and general office use. Shower facilities are provided individually for each office building in a secure and private manner. Shower facilities are gender segregated and allow locker storage and full WC facilities. Wheelchair users are accommodated with dedicated facilities

Furthermore, the wider Number One Ballsbridge facilities management team can offer office tenants use of the wider development facilities:

- The exclusive gym, pool and spa facility
- Electric car charge points
- A generous provision of wheelchair accessible car parking spaces
- Out-of-hours basement access, though a secure lift, when office buildings are closed
- Secure and staffed, well-lit basement circulation areas
- Central control over CCTV monitoring

## New Streets, Places and Spaces

The offices of the Number One Ballsbridge development will sit in a public realm landscape that is high quality and planned to offer a new and comfortable urban environment.

- Shelbourne Road is to be redefined as a widened, tree-lined frontage with full provision of taxi drop-off and public realm lighting
- Shelbourne Plaza is a new southfacing plaza at the entry to Number One Ballsbridge
- A comprehensive plan of mature tree planting will offer a green and sheltered ground level experience
- All office entries are provided with illuminated canopy shelters over entry points, to mitigate inclement conditions and the effect of façade downdraft
- Inset feature lighting and lamp standards by Hess GmbH and Iguzzini are provided
- Escofet SA street furniture elements are provided
- The new public realm is capable of receiving vehicle traffic, however is restricted in use (by retractable bollards at entry points) to emergency vehicles and maintainance vehicles. The public realm is therefore a pedestrian priority environment

## Carparking and Basement Storage

All floor surfaces painted with coloured coded vehicle grade floor paint, identifying and differentiating between circulation areas, pedestrian routes, parking zones, directional markings and signage.

- Self finished walls and soffits
- Galvanized powder coated metal guarding to all wall bases, all openings and fittings, and all parking bays and ramps
- Proprietary factory finished metal doors
- Illuminated directional signage
- Mirrors to corners and dead ends to allow safe parking
- Reflective inserts to elements of structure, walls, corners to allow safe parking
- High quality ambient and directional lighting

## Support Areas - Core or Below Grade

- Safety vinyl flooring
- Coved vinyl skirtings
- Painted plasterboard or blockwork to walls
- Proprietary factory finished metal doors
- Plasterboard ceilings, metal access tile if required

## Technical Basis of Design Compliance

### Design/Construction

British Standards (BS)  
Euro Norm (EN)  
American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)  
BCO 2009

### Utility/Traffic/Waste Design

As defined by above standards and the Local Authority requirements

### Sustainability

LEED

### Security

'Security by Design' philosophy

### Health and Safety

Irish Construction, Employment and HSW at Work Regulations

### Signage

UK Disability Discrimination Act

### Area Measurement

RICS

# Green Credentials



BER A3 B1

Number One Ballsbridge is to achieve LEED Gold Accreditation and has been designed as a sustainable development in line with the LEED assessment criteria:

## Location and Transportation

To encourage development in locations shown to have multi-modal transportation choices or otherwise reduced motor vehicle use, thereby reducing greenhouse gas emissions, air pollution, and other environmental and public health harms associated with motor vehicle use.

The development allows **access to quality transit**. Number One Ballsbridge is located in a well serviced and connected brownfield city centre site. **Bicycle facilities** are provided to all areas of the mixed-use development, with associated shower and changing facilities. In accordance with LEED definition, a **reduced parking footprint** to minimize the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff has been integrated. Finally, **green vehicles** are designated 5% of all parking spaces used by the project as preferred parking for green vehicles. Installation of electrical vehicle supply equipment (EVSE) in 2% of all parking spaces is included in the project.

## Sustainable Sites

The construction activities of the site are undertaken in accordance with the Sustainable Site Activity identified by LEED, including **construction activity pollution prevention** to reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust; **environmental site assessment**, to protect the health of vulnerable populations by ensuring that the site is assessed for environmental contamination and that any environmental contamination has been remediated.

## Site Development

The mixed-use development design and execution seeks to achieve the correct site development principles seek out in the LEED assessment criteria, including the objective to **protect or restore habitats**, conserving existing natural areas and restore damaged areas to provide habitat and promote biodiversity; **open space**, to create exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities; **rainwater management**, to reduce runoff volume and improve water quality by replicating the natural hydrology and water balance of the site, based on historical conditions and undeveloped ecosystems in the region; **heat island reduction**, to minimize effects on micro-climates and human and wildlife habitats by reducing heat islands; **light pollution reduction**, to increase night sky access, improve night-time visibility, and reduce the consequences of development for wildlife and people.

Finally, a **site master plan** is to be put in place to ensure that the sustainable site benefits achieved by the project continue, regardless of future changes in programs or demographics, including **tenant design and construction guidelines** to educate tenants in implementing sustainable design and construction features in their tenant improvement build-outs.

## Water Efficiency

A general LEED requirement to reduce outdoor water consumption is being integrated into the development, including **indoor water use reduction**, **outdoor water use reduction** and **building - level water metering** to support water management and identify opportunities for additional water savings by tracking water consumption.

## Energy and Atmosphere

The development will include energy performance features including **enhanced commissioning and verification** to support the design, construction, and eventual operation of a project that meets the owner's project requirements for energy, water, indoor environmental quality, and durability; **building-level energy metering** to support energy management and identify opportunities for additional energy savings by tracking building-level energy use; **enhanced refrigerant management** to reduce stratospheric ozone depletion.

The development seeks to **optimize energy performance** to achieve increasing levels of energy performance beyond the prerequisite standard to reduce environmental and economic harms associated with excessive energy use and to support energy management and identify opportunities for additional energy savings by tracking building-level and system-level energy use. **Demand response** is integrated into the BMS to increase participation in demand response technologies and programs that make energy generation and distribution systems more efficient, increase grid reliability, and reduce greenhouse gas emissions.

Finally, **renewable energy production** to reduce the environmental and economic harms associated with fossil fuel energy by increasing self-supply of renewable energy is integrated in the development CHP plant.

## Materials and Resources

The construction and specification of the development includes **storage and collection of recyclables**, to reduce the waste that is generated by building occupants and hauled to and disposed of in landfills; **construction and demolition waste management planning**, to reduce construction and demolition waste disposed of in landfills and incineration facilities by recovering, reusing, and recycling materials; **building life-cycle impact reduction**, to encourage adaptive reuse and optimize the environmental performance of products and materials.

The specification of the development seeks **building product disclosure and optimization**, to encourage the use of products and materials for which life-cycle information is available and that have environmentally, economically, and socially preferable life-cycle impacts. To reward project teams for selecting products from manufacturers who have verified improved environmental life-cycle impacts.

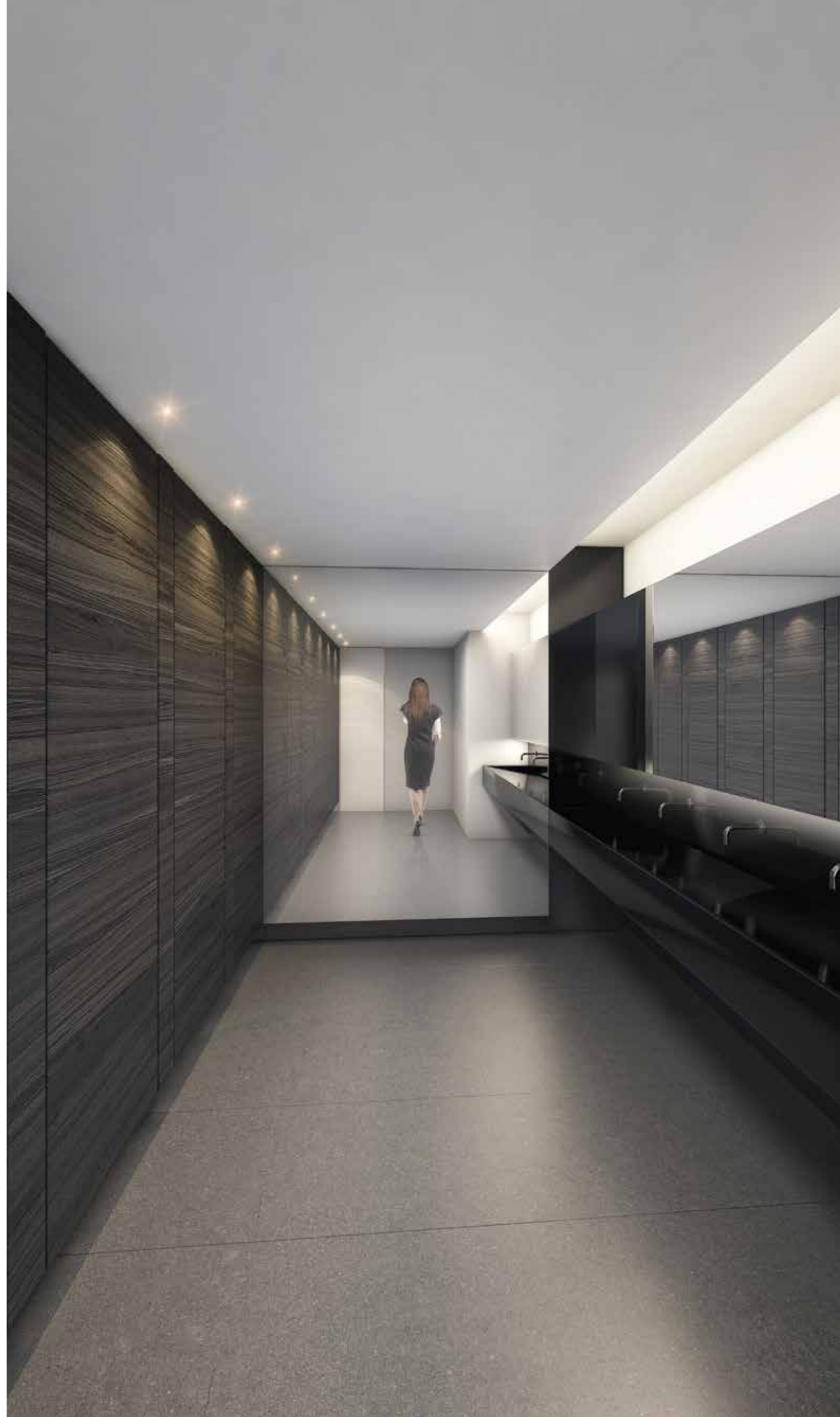
Building Product Disclosure and Optimization also looks to encourage the selection of products for which the chemical ingredients in the product are inventoried using an accepted methodology and for selecting products verified, to minimize the use and generation of harmful substances and to reward raw material manufacturers who produce products verified to have improved life-cycle impacts.

## Indoor Environmental Quality

The LEED accreditation requires the Number One Ballsbridge development to adopt **minimum indoor air quality performance**, to contribute to the comfort and well-being of building occupants by establishing minimum standards for indoor air quality (IAQ), to prevent or minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to environmental tobacco smoke and to promote occupants' comfort, well-being, and productivity by improving indoor air quality.

**Low-emitting materials** are specified, to reduce concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment. A **construction indoor air quality management plan** is in place to promote the well-being of construction workers and building occupants by minimizing indoor air quality problems associated with construction and renovation.

Other areas of indoor environmental quality to be delivered in the development, in accordance with the LEED assessment criteria, include **thermal comfort standards**, to promote occupants' productivity, comfort, and well-being by providing quality thermal comfort; **interior lighting standards**, to promote occupants' productivity, comfort, and well-being by providing high-quality lighting; **daylight standards**, to connect building occupants with the outdoors, reinforce circadian rhythms, and reduce the use of electrical lighting by introducing daylight into the space and **quality views**, to give building occupants a connection to the natural outdoor environment by providing quality views.





## A new flagship development from award-winning developers, The Comer Group

Number One Ballsbridge is brought to you by The Comer Group, a private luxury property development company founded over 40 years ago by the Comer brothers from Galway.

Today, the Comer Group is one of the United Kingdom's and Ireland's largest and most successful property companies with interests that extend into Europe and the United States.

Throughout its many projects in luxury residential homes, office parks, retail parks, hotels and leisure facilities there is a common theme of quality without compromise and that's something you'll see everywhere you look in Number One Ballsbridge.



Royal Connaught Park, Bushey, London

Award-winning regeneration of Grade 2 listed, period complex comprising 350 residential units, sitting on 100 acres of parkland.



Princess Park Manor, Royal Drive, Friern Barnet, London

Recognised as one of the finest regenerations of period Grade 2 listed buildings ever undertaken in London, comprising 400 residential units. Includes one of London's best leisure centres operated by Virgin Active.



Bradstowe House, Harrow, Middlesex, London

Town-centre development of 180 residential apartments over ten floors.



Die Pyramide, Berlin

This spectacular 23-storey complex is a landmark building located in the heart of the business district in Berlin and comprises 43,800 sq m.



North London Business Park, New Southgate, London

The largest business park in North London set within 16 hectares, comprising 382,000 sq ft of offices, education space and ancillary amenities with 1,300 parking spaces.



Behrens Ufer, Berlin, Germany

An urban regeneration project on the River Spree in south-east Berlin.

## MECHANICAL ENGINEERING SERVICES INSTALLATION

Air Condition & Mechanical systems Fresh air is provided by high efficiency thermal wheel heat recovery air handling unit located at roof level. The fresh air will be filtered and tempered with both heating and cooling as required. Local Air-conditioning has been designed on basis of four pipe coil air conditioning system.

### Heating

There are high efficiency gas fired condensing boilers to generate low temperature hot water (LTHW) to provide heating for the following applications.

- FCU's in open plan office & reception areas.
- Radiators in cores and back of house areas
- Air handling unit heating coil
- Hot Water Calorifer

### Cooling

The offices will be served by chilled water circuit served from a landlord central chiller. High efficiency air cooled chillers shall be installed to generate chilled water (CHW) to provide cooling for the following applications:

- FCU in open plan office and reception area
- Air handling unit cooling coil

### Water Services

Mains, cold and hot water will be piped to the toilet core on each level with a valved and capped supply for tenant tea station.

A hot water storage cylinder, served from the condensing boilers, to meet the requirements of the sanitary facilities, future fit-out tea stations, and cleaning facilities.

### Design Parameters

Winter Temperature	
Outside	-3°C, 100% RH
Internal	21°C +/- 20C

Summer Temperature	
Outside	26°C dry bulb - 19°C wet bulb
Internal	22°C +/- 2°C

Fresh Air Supply	
Offices	12 litres/second/person at 1 per 8 sq. m.
Toilets	10 air changes/hr/extract – Supply air via make up air from Office Space.

Acoustics Levels	
Office open plan	NR35
Toilets	NR40
Staircore	NR45
Reception Area	NR40

### Electrical Engineering Services Installation

The complex has a dedicated ESB substation, which will provide a new supply for the development at Low Voltage. There is an adjacent client switchroom which will house all tenant metering and switchgear. A Distribution Board is provided at each floor level for future tenant use.

### Design Parameters

One person per 8sq.m	
Lighting	12w per sq. m.
Small power	25w per sq. m.
Misc. small power	20w per sq. m.
Mechanical Plant	25w per sq. m.

### Lighting

The Lighting System to the Tenant areas will be designed in compliance with the “Code for Interior Lighting” as issued by the Chartered Institute of Building Services Engineers (CIBSE) and “Lighting Guide LG7, also issued by CIBSE and NSAI IS EN 12461-1.

- Offices – Energy efficient LED Modular Luminaries to comply with the design intent of CIBSE Lighting Guide LG7.
- Light Fittings to meet the energy requirements required for LEED Gold.
- Reception – Bespoke lighting design to reflect high quality reception area.
- Toilets- Low energy lighting scheme provided.

Lux Levels:	
General Offices	400-500 Lux
Circulation	200 Lux
Toilets	200 Lux
Plantrooms	150 Lux

### Lighting Control

The building shall be provided with an automatic lighting management and control system within the landlord and Tenant areas to provide flexibility of operation, minimize running costs, and maximize the usage of daylight and account for occupancy patterns.

The system, based on a series of controllers connected together on a data-bus will include passive infrared movement detectors in Staircases, Plantroom, Toilets and Corridors and Daylight Level Sensors in General Office Areas.

### Building Management System

A complete Building management system will control all primarily Mechanical plant and environmental systems. The system will be open network to allow interface with other systems.

### Protective Installation

#### Fire Alarm System

Fire Detection and alarm is in accordance with IS 3218 regulations. There are individual loops to each tenant floor.

#### Security Systems

An IP based CCTV system will monitor Landlord core areas. Base access control systems/security systems are designed to allow for future tenant interface. There are security turnstiles provided adjacent to reception.

#### Communication

An incoming telecommunication room will be served by two different Telecom duct networks to allow for diverse connections to the building. Each of these communication rooms has spare duct capacity in addition to the telecom service to the street for future connections to other providers. Cable tray distribution will be provided from the telecommunication room to IT riser which services the office floors.

### LEED

The building is targeting LEED Gold.



## A COMER GROUP IRELAND DEVELOPMENT

### MAIN CONTRACTOR



### CONSTRUCTION



### ARCHITECT



### M&E ENGINEERS



### PSDP



### PROPERTY CONSULTANT



### FIRE CONSULTANT



### STRUCTURAL ENGINEER



## FIND OUT MORE

Contact our team today for more information on Number One Ballsbridge.

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