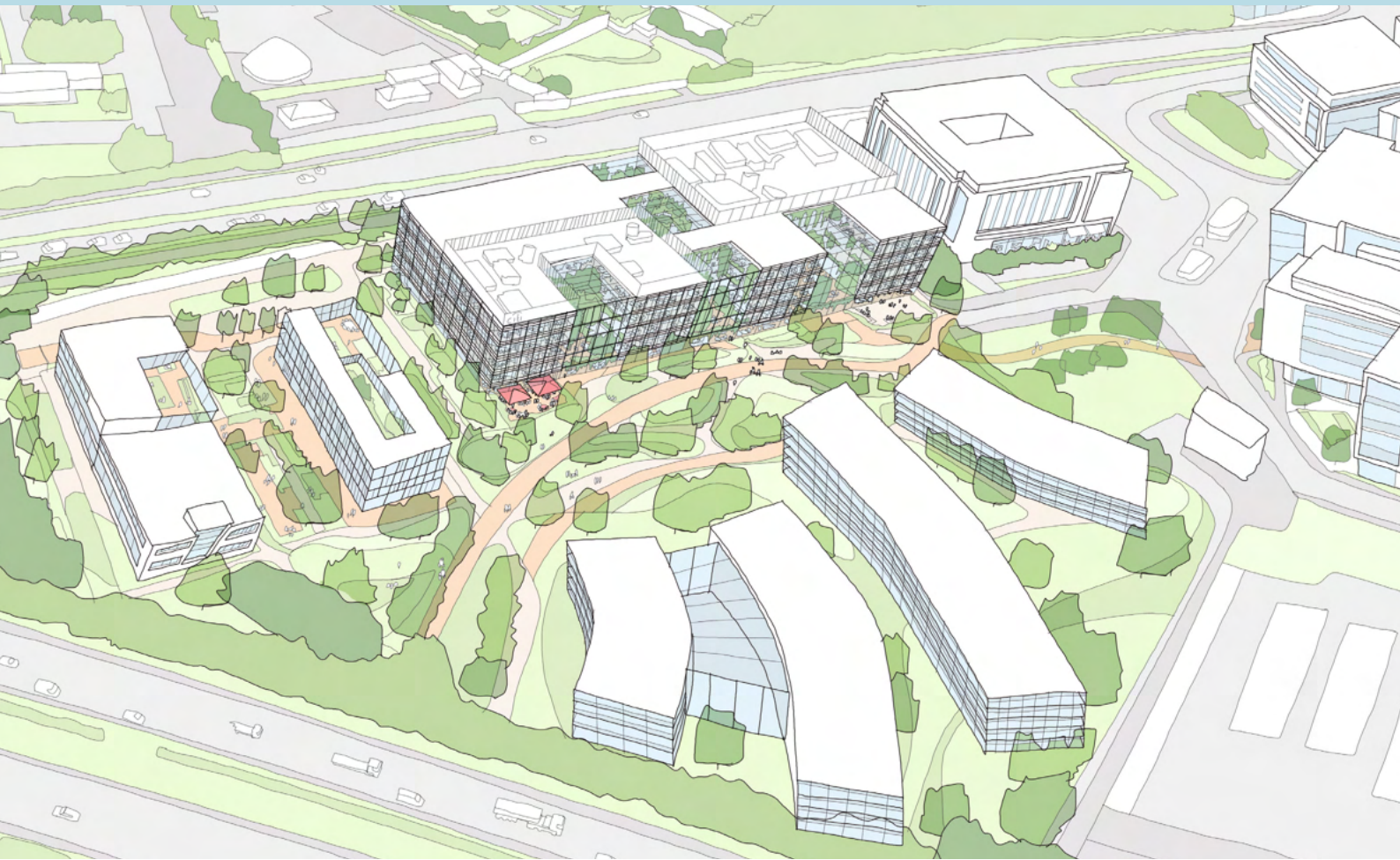


+ Sandyford Development

Dublin, Ireland



The Vision

Set within a generously landscaped green campus environment, the distinctive character and presence of the Osborne+Co proposal for Citi at Sandyford Central is without equal in terms of ambition and possibility.

Located in a prime, visible and highly accessible location in the heart of the premier business district of South Dublin, the vision for the proposed Citi building is one that captures the extraordinary developments, both technical and in human demand, that have evolved in workplace design over recent years.

The pandemic has accelerated these changes and the timely approach by Citi to relocate its headquarters has triggered an unprecedented opportunity to create the ideal 'workplace of the future' for Citi Ireland.

Green in both biophilic environment and in sustainable construction, the building will boast the highest sustainability accreditation standards including BREEAM and Net Zero whole life carbon.

The nature of evolving workplace design in the post covid era requires an optimized future workspace filled with flexibility and opportunity.

Our proposal sets the foundations for creating an irresistible environment with unmissable experiences that we believe will be the key to the success of future hybrid working.

There is clear evidence that the office is where promotion of corporate culture, mentorship and business progression is most effective. Providing a great variety of work choice support and collaborative environments, while supporting the needs of the individual, will be key to staff retention and productivity.

Sandyford Central has this vision at its core. Advantageously, the proposal is at the precise point where Citi, in partnership with Osborne+Co, can 'co-create a bespoke workplace' that is tailored precisely to Citi's requirements.



**LARGE COMPLEX
PLANNING AND BUILDING
ON A HYPER SENSITIVE SITE**



**GREEN AWARDS
WELL PLATINUM
BREEAM PLATINUM**



281,000 FT²



£60M

Concept, Creative & Efficiency

Almost all organisations are planning for a future which integrates the possibility of a hybrid working model. The purpose of the workplace is shifting increasingly to meeting, collaboration, learning and social contact environments and away from traditional focused work which can be carried out at home. The digital industrial revolution we are living through will utilize technology, artificial intelligence and machine learning to make many knowledge worker tasks redundant. This has generated the 'creatives', and their expectations of the workplace are unlike previous generations of workers.

An opportunity exists here to shape the building and its spaces to support the way Citi works; spaces which promote shared ownership and heighten experience. The office is increasingly less about being a container of desks - it is an 'experience supercharger'.

The emphasis is clearly shifting from work place density to workplace quality. Team space, flexi-rooms, debate spaces, project rooms, grow spaces, huddle rooms, training hubs, micro kitchens, auditoria, town hall spaces, event rooms, AV technology workshops, IT hubs, VC suites, Quiet rooms, the list of newly defined spatial types goes on and on. Flexibility in structural and servicing arrangements and variety of spatial typology is key. Environmental comfort, biophilia, natural ventilation, generosity of ceiling height and visual connectivity all promote collaboration and healthy wellbeing and add to positive perceptions and experiences.

In terms of core function, our proposal at Sandyford Central is designed to provide a next generation office environment in this premium location overlooking Dublin City to the North and the Dublin Mountains to the South. It is a demonstration that Dublin continues to compete and deliver world class workplace environments.

Design Approach

A simple rectangular form within which an endless variety of possibilities exist. Rectangular in shape and highly efficient in design the building is optimized for daylight, views, and environmental comfort.

At ground floor a central street forges a physical connection between the main entrance lobby and the market hall restaurant. Opportunity exists to provide a rich variety of workplace settings, amenity and support spaces, town hall, flexible conference and auditorium facilities rarely seen or possible in more confined developments in the city.

The buildings southerly orientation provides opportunity to bring the outside in and the inside out. A large sun terrace opens off the marketplace restaurant providing further valuable amenity and workchoice to the arrangement. The generous campus landscape facilitates outdoor working.

Inside the building at upper levels the floor plates revolve around a central pivot atrium which features connecting stairs and has easy access to the twin set of lift cores. Views permeate the flexible floor plates while wide, functional, bridges connect the building's outer edges and add to the overall spatial dynamic.

A deep and generous facade zone to the South provides natural solar shading and a series of stacked green atria are provided in support of each floor in the work space. A rational and elegant face provides a clear and distinctive identity to the building with considerable branding opportunities.

The plan also facilitates a series of individual subdivided floor plates allowing flexible sub tenancy or multi-tenancy arrangements. At lower levels, well organized car parking, ample cycle stores including electric bike charging, e-scooter and cycle repair stations, segregated changing and shower facilities complete the excellent end of journey facilities.



Design Detail

The project is set within a phased mixed use development with offices, a school and an institutional building set around a central campus style landscaped green space.

The site is part of the Dun Laoghaire Rathdown Green Infrastructure Strategy, which sets out a spatial framework to develop Green strategies in the County. The site will provide a link between the city and the Dublin mountains merging the built environment of the city with open space and nature.

The proposals respond to the Sandyford Urban Framework Plan 2011-2016/ 2016-2022, a plan that highlights the importance of building interfaces with public spaces, surfaces, entrances, street frontages and landscaping.

The entire building is designed to the highest standards of Smart building technology, sustainable principles and environmental comfort. The floor plates consist of a highly flexible structural grid that revolves around a series of active atria of various dimensions. Views to the Campus Green Space and mountains beyond permeate the generous floor plates adding to the overall spatial dynamic.

The layout allows a single large scale arrangement or multi tenancy sublets to co-exist. Up to two separate key reception spaces can be provided. The plan facilitates a series of individual subdivided floor plates allowing flexible sub tenancy or multi tenancy arrangements. Full British Council of Offices key criteria compliance means every square meter of the proposed new building is top quality 21st Century adaptable workplace. It is designed to be 'Long Life, Loose Fit & Low energy'. It is designed for adaptation into the future and is a Net Zero Carbon solution.

Site Plan

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Delivery

- 32 month delivery programme from April 2022
- Fully fitted delivery adhering to ESG principles
- Future on-site expansion capacity
- Developer controls the site and has finance to develop out the approved masterplan.

Delivery: 2022

Commence design development for planning application	April 2022
Design finalisation	June 2022
Lodge planning application	July 2022
Commence detail design of building	July 2022
Planning decision by Planning Department	August 2022
Third party appeal to An Bord Pleanala	September 2022
Start construction procurement process	October 2022
Negotiation with preferred construction contractor	December 2022

Delivery: 2023

Planning decision by An Bord Pleanala	January 2023
Appointment of construction contractor	January 2023
Construction commencement	February 2023
Commence fit out design	February 2023
Sub-structure commencement	April 2023
Sub-structure completion	June 2023
Start fit out procurement process	June 2023
Superstructure & façade commencement	June 2023
Negotiation with preferred fit out contractor	September 2023
Appointment of fit out contractor	October 2023

Delivery: 2024

Commence fit out	June 2024
Completion of superstructure & façade	December 2024
Fit out completion and final building hand over	December 2024

Sustainability

Osborne+Co.'s ambition for Sandyford Central is to create Ireland's first net zero carbon suburban office campus. The buildings will boast the highest sustainability standards both in terms of construction and operation. Further, the setting around them will be carefully and heavily landscaped to provide a calming environment with extensive outdoor meeting areas (equipped with wifi).

Well certification, while relatively new, is really a measure of good design. It builds on the principles of sustainable design (probably more closely related to the LEED (Leadership in Energy and Environmental Design) rather than the BREEAM system), and among other things it measures additional qualities such as access to daylight, air quality, water quality and quality of nourishment. BREEAM and Well require commitment for the sponsoring organisation but with a small amount of effort can make a significant improvement in the quality of the lives of staff, visitors, building users and the environment generally. This in our view should be considered an investment in the future.

The whole area of sustainability in construction goes much further than just energy performance and climate action and methods and techniques in building design and implementation are a core concern for our practice.

Concern for a Sustainable approach to the development has been a significant driver of our design response for the project. This includes a sustainable approach to the building design and the buildings in use.

Sustainable initiatives include:

- Energy efficient design with highly insulated facades and solar controlled high performance glazing.
- Solar voltaic and solar thermal energy gathering at roof level
- Use of air source heat pumps, potential for greywater and rainwater harvesting and irrigation, urban tree planting, flowering roof plants and electric charging points.
- A full Waste Management strategy will be implemented across the project.
- The strategy incorporates several SUDS features to reduce storm-water run-off, reuse of water and provide increased amenity. Typically, such features include extensive areas of green roofs and green podiums, blue roofs and permeable paving.

Comprehensive Design Methodology aiming to:

- reduce primary energy demand
- reduce carbon emissions
- maximise on-site sustainability measures
- Target Accreditations:
- Building Energy Rating of A2
- LEED Platinum rating
- WELL Platinum rating
- Wired Score Platinum rating
- Smart ready

