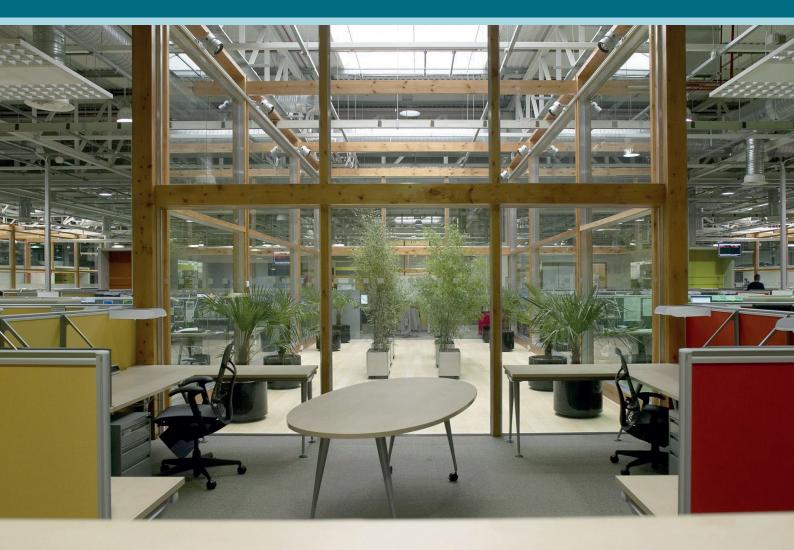# + Symantec European HQ
Dublin, Ireland

The What

By taking an innovative approach, we successfully repositioned an existing manufacturing facility into a modern new campus providing flexible workspace and facilities to accommodate Symantec's operational growth in Dublin for their expanding European Headquarters.

Overview

Osborne+Co are developers for the new Business Park, providing refurbishment and alterations of buildings and new build-to-suit buildings at Orion Business Park, Blanchardstown, Dublin, allowing a new campus for Symantec Limited.

The new campus provided additional workspace and facilities to accommodate Symantec's operational growth in Dublin for their expanding European Headquarters.

The site, when developed, will be Belfast's premier live/work/play destination and form Belfast's newest and most exciting quarter.

Osborne+Co acquired the site with partners the St. Francis Group and Graftongate. The site had no planning permission; we have secured outline planning permission for the entire and detailed permission for certain buildings within the scheme. Construction commenced on site in 2020.

The property and land were situated at the former 3-Com campus conveniently located on the existing Ballycoolin Business Park. The main current floor plate of the building was rectangular in plan with a high ceiling.

The development approach

We provided an innovative refurbishment of the existing manufacturing facilities into a new workspace environment to suit the forward-thinking needs of Symantec, including (but not limited to):
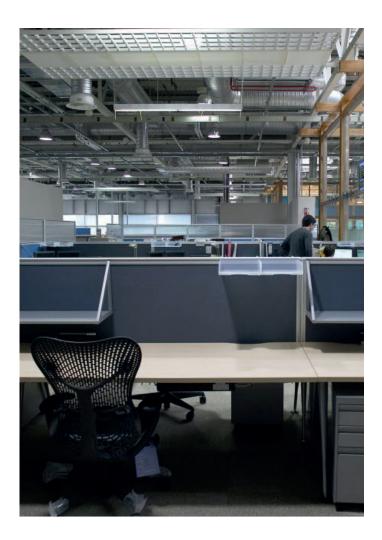
- Demolition and strip-out of various existing partition walls, suspended ceilings and of existing services (partial). Including existing north and south link structures
- Works to the building envelope to enhance the existing elevation treatments to be consistent with office use, and introduced glazing
- Introduction of roof lights and forming new internal "garden atria"
- Construction of a new entrance pavilion with linkway
- A new car park to accommodate Phase 1 office use with necessary surface water drainage and lighting
- Complete overhaul of existing building services plant and installations with modifications and enhancement to existing building services to suit the new use
- Construction of new Lab and Server Rooms
- Installation of supporting Electrical systems to support client equipment
- Installation of structured cabling, connection and testing

- Installation of power distribution systems
- Upgrade of CCTV security system
- Fire Alarm installation modifications
- Enhancement of sprinkler systems
- Enhancement of security systems to meet the requirements of the design of the office space
- Construction of internal partitions with associated building services installation
- Modifications to suspended ceilings were necessary to accommodate the new design. New ceiling features to high ceiling consistent with new design concepts
- Reconfiguration of canteen and kitchen facilities
- Decorative finishes to the constructed meeting rooms, enclosed offices and a general office area
- Workplace furniture installation and new "loose furniture" supply and installation system connection
- A new reception area in entrance pavilion
- Installation of Backup Generator
- Testing and Commissioning

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Key milestones

Nov/ Dec 2004	Planning submission
Mar 2005	Planning approval
Dec 2004	Formalise consultant appointments
End Jan 2005	Early Works start on site
Early March 2005	Main start on site
Feb 2005	Workplace mock ups
Mar 2005	Main building watertight
April/ May 2005	External car park complete
30 June 2005	Practical completion

Other information

Headquartered in California, USA, Symantec has facilities in more than 40 countries, 12 of which include Research and Development functions.

Symantec helps individuals and enterprises protect and manage their digital assets with innovative technology solutions and services. Symantec provides a wide range of solutions, including enterprise and consumer security, data management, application and infrastructure management, security management, storage and service management, and response and managed security services.

The company has been awarded various accolades, not least added to Forbes Magazine's list of 'The best-managed companies in the US', Fortune magazine's 'Most admired computer software companies list' and '100 best companies to work for'.

The Dublin project required the redevelopment of existing industrial buildings to create an appropriate contemporary working environment with aesthetics that would stand the test of time. "Symantec has a set of global standards that affect all aspects of global design, building, colour and furniture specified. We aimed to embrace Symantec's corporate standards whilst at the same time achieving local compliance".

The project recognised how people work and will work, the impact of technology on space, and how they can use an existing structure for practical and social purposes. Symantec, as a project, showed how a modern company could be an initiator of regeneration and change within their organisation.

As the existing building had large wall-to-wall dimensions, a key consideration was introducing natural light into the space. We successfully introduced numerous roof lights and created and formed new internal "garden atria" throughout the workspace.

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Symantec invited Osborne+Co to work with them as they identified the need to refurbish and upgrade existing facilities to accommodate business growth and provide flexible open-plan workspace accommodation with a minimum ten-year life span.

Symantec Ltd entered into a Development Agreement with Osborne+Co to undertake the design, procurement and redevelopment to create new office workspace accommodation.

The key business groups involved in Symantec Employer Requirements were identified as follows:

Business Group	Space Utilisation
Localisation and Transition	Laboratory focused space allocation with open plan office workspace and meeting room provision
Anti Spam	Open plan office layout with retreat rooms
SOC/NOCC	Focused space allocation with open plan office workspace and meeting room provision
Security Response Centre	Open plan office workspace with retreat rooms and meeting rooms
Customer Technical Response	Open plan office workspace with retreat rooms and meeting rooms
Sales and Online Marketing	Open plan office layout with retreat rooms

Symantec's Employers Requirements were fully developed by us and signed off with all parties to form agreed Design Documents representing Symantec's business needs.

The building demise underwent extensive refurbishment to provide modern open-plan workspace accommodation with meeting rooms, consultation and retreat rooms, restaurant and kitchen facilities and operational support space. We also created dedicated space to include IT infrastructure and Environmental Services infrastructure.

The external envelope of the premises and main entrance underwent re-cladding to increase the existing glazed to solid cladding ratio. A car park was created to the North of the premises along with all associated road works and external landscaping.

Critical analysis

We identified all the critical issues that may impact the overall programme completion and success. In particular, we prioritised any high and critical technology needs Symantec's business operations relied on. Via a risk management process, we successfully addressed all issues to allow overall practical completion of the project in a defect-free form, with all necessary elements being fully commissioned and operational to the requirements and expectations of Symantec.

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