



DELIVERING 1 HORGAN'S QUAY

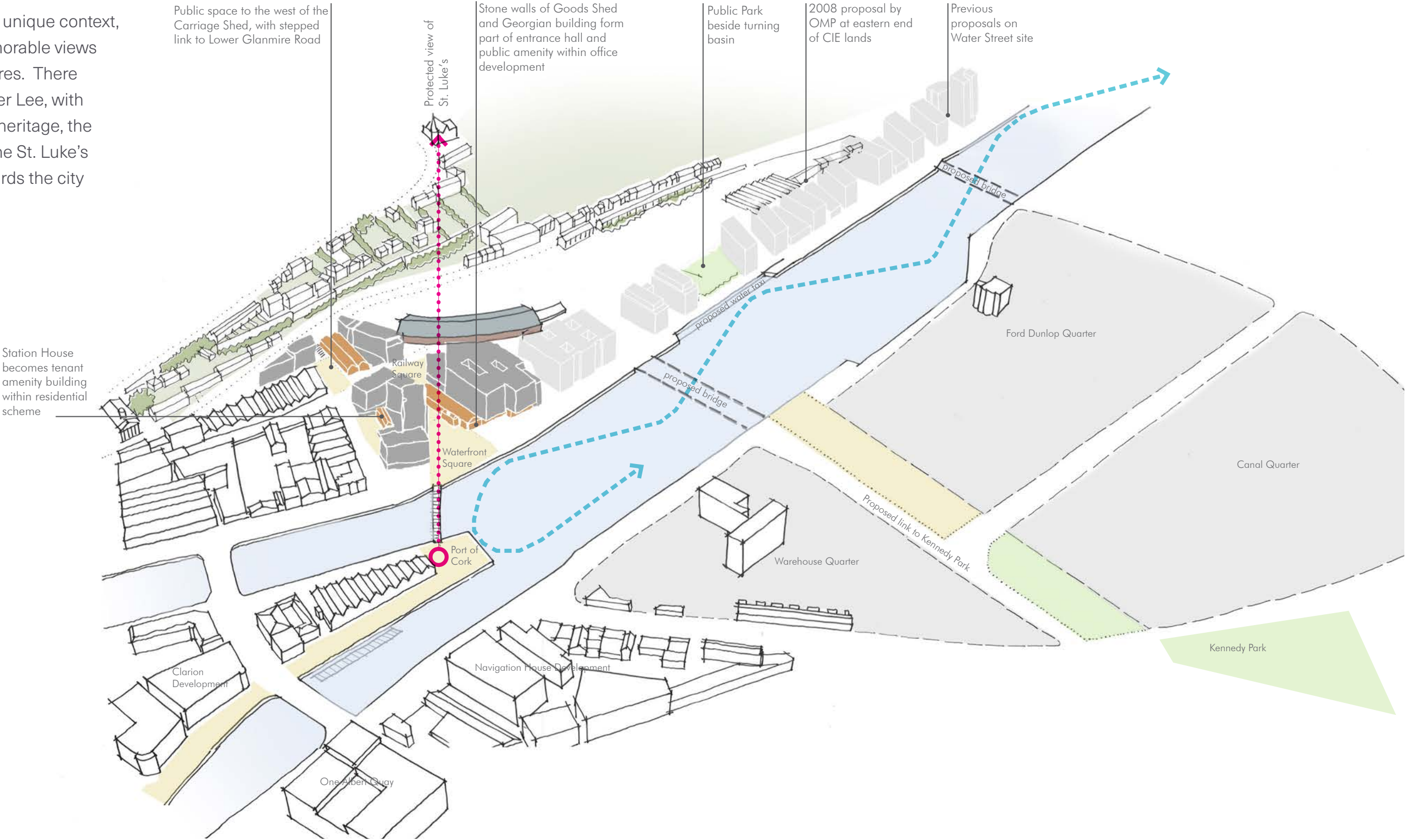
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A NEW URBAN QUARTER

DOCKLANDS CONTEXT

Horgan's quay enjoys a unique context, which already has memorable views and recognisable features. There are views along the River Lee, with its ships and industrial heritage, the dramatic backdrop of the St. Luke's hillside, and views towards the city centre.



OVERALL DEVELOPMENT

EXECUTIVE SUMMARY

- Three office blocks
- Phase 01 completed- 36,703m² of office space along with a 3 deck podium car park with space for 171 cars
- Phase 02 on site

- Residential quarter
- 302 apartments + 585.8m² tenant amenity
- 1,503m² retail space at ground floor level
- 55 car parking spaces located in a podium car park

- Northern Quarter
- 136 bed hotel
- the Carriage Shed house 1767m² of retail space
- 23 unit apartment building

- Overall Development
- Gross site area 3.07 ha (including significant public realm spaces)
- Net site area 1.92ha (excluding significant public realm spaces)

- Overall Development Area
- Residential Quarter 30,209.3m²
- Officer Quarter 43,496m²
- Northern Quarter (Hotel + Apartments) 11,162m²

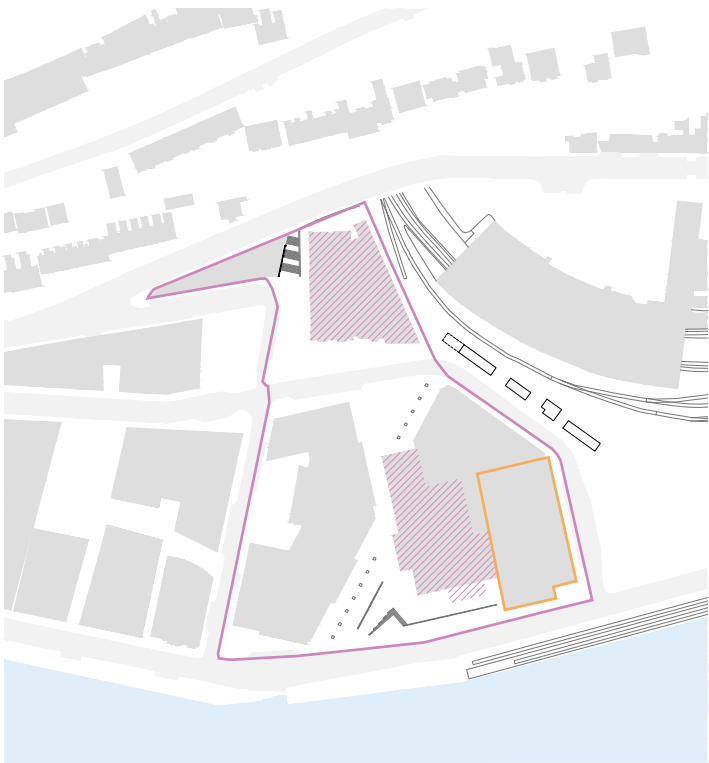


A NEW URBAN QUARTER

CURRENT CONDITION

Area plan outlining Horgan's Quay

- Permitted development at Horgan's Quay
- completed
- under construction



Phase 01

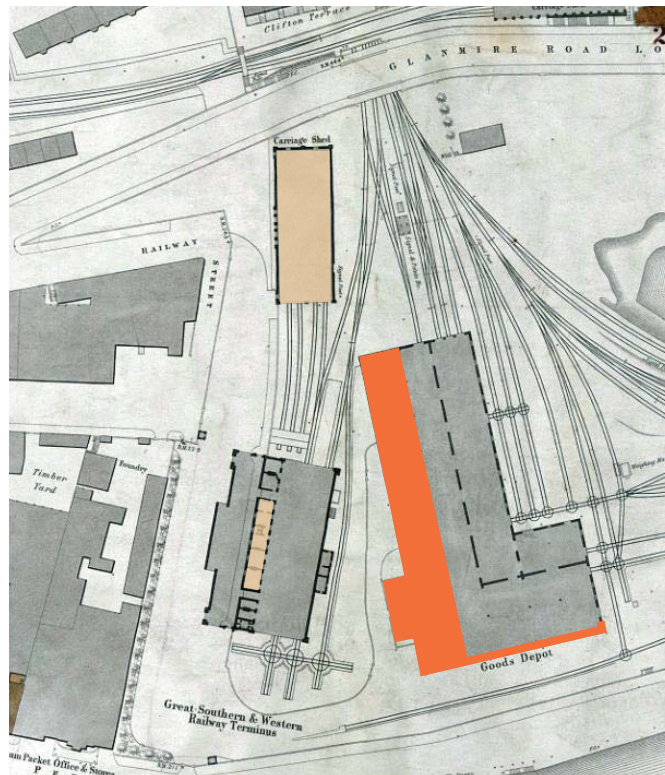
Phase 02

EXISTING SITE CONDITIONS

GOODS SHED

The Goods Shed was a significant part of Benson's plan for the railway complex. The original plan illustrated on the 1869 Ordnance Survey map was a large L shaped plan, split into three sections. A large extension was added c. 1920, which includes the single storey return taken off the north west corner of the shed towards Railway St.

Significant components of the Goods Shed were retained, these retained elements form part of the public realm of the scheme, adding distinctiveness and a strong sense of place to the project.



1869 Ordnance Survey map of the Great Southern and Western Railway Terminus

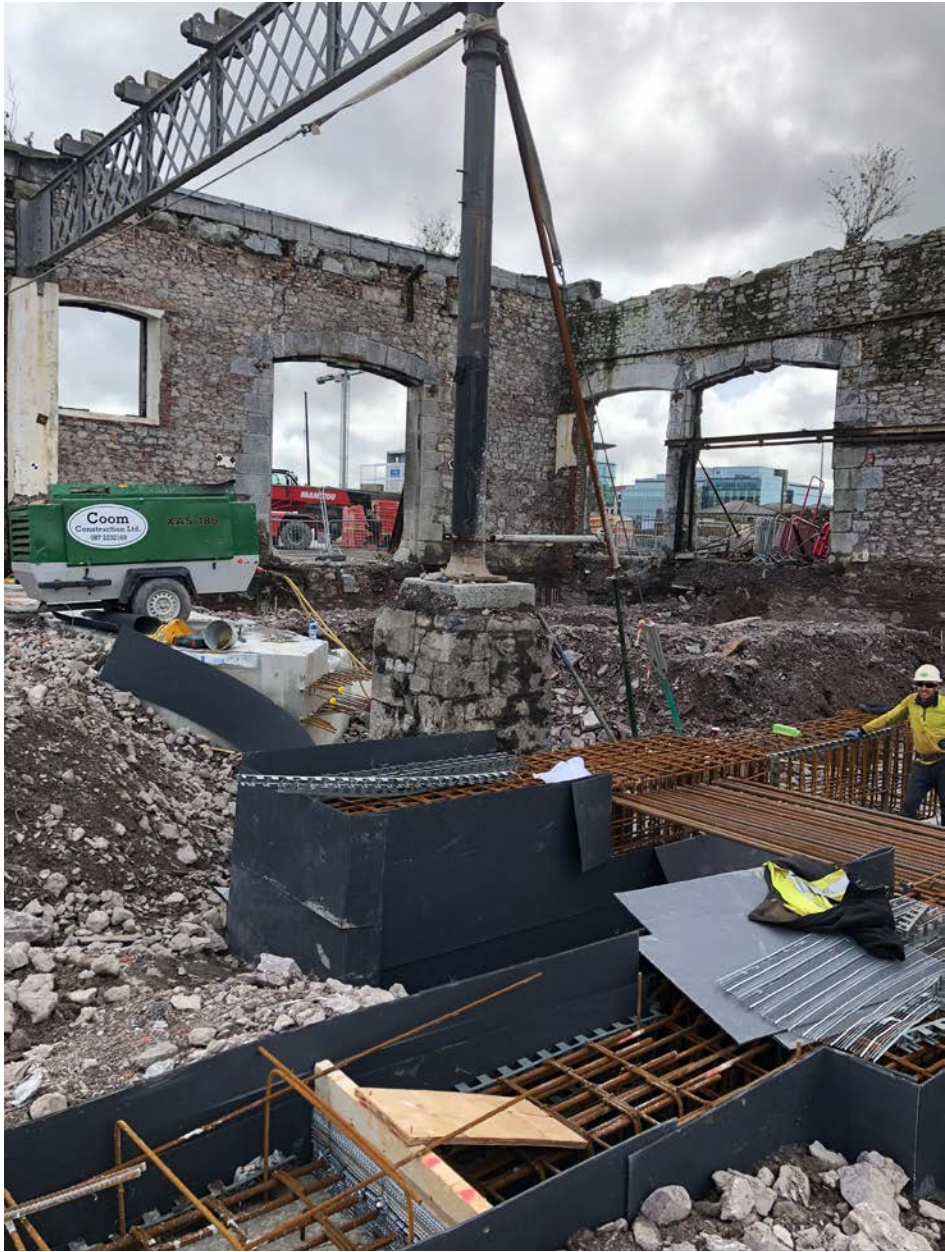


Details of the largely intact south facade of Goods Shed



19th century view of Goods Shed- National Museum of Ireland

GOODS SHED CONSTRUCTION



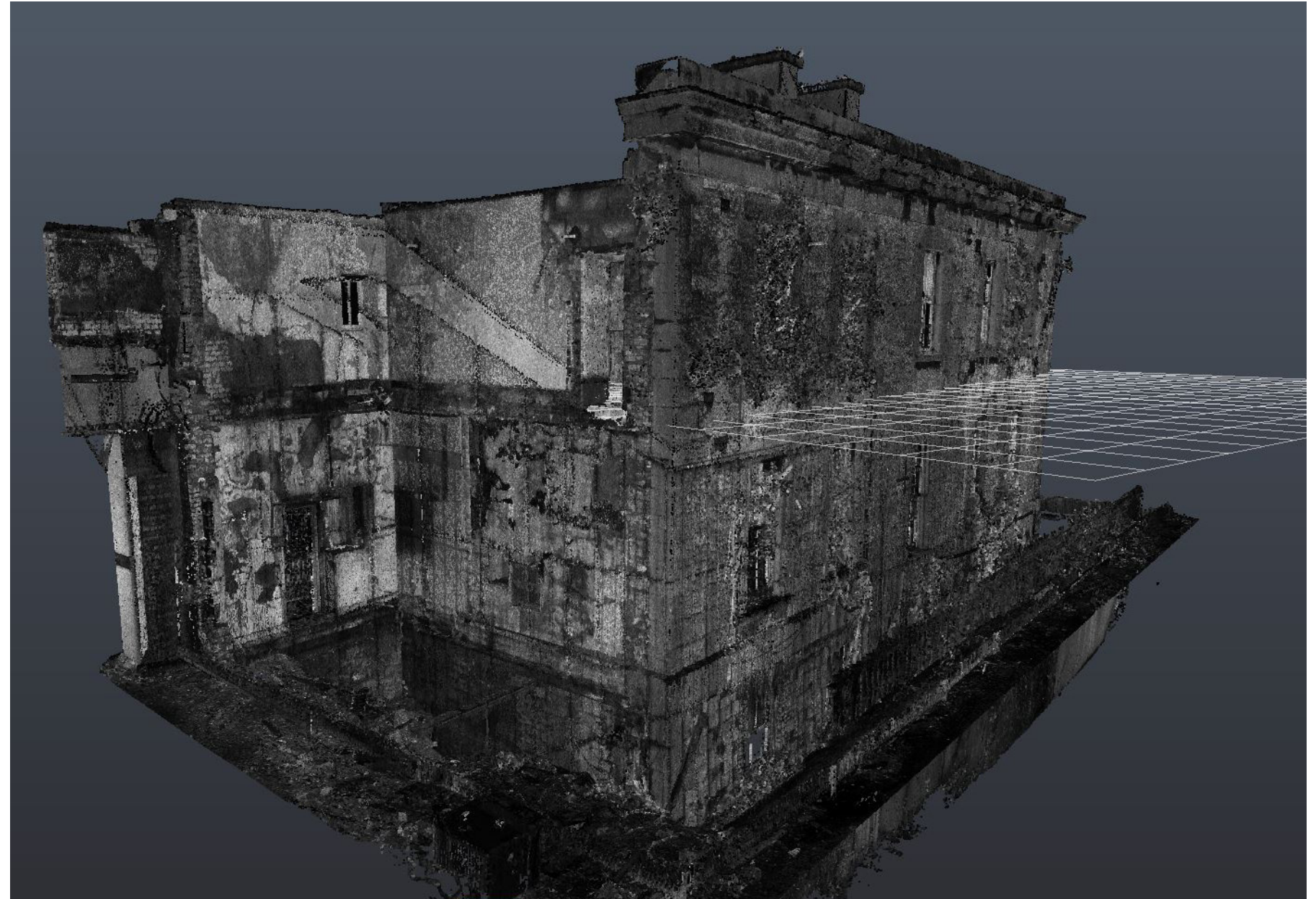
GOODS SHED CONSTRUCTION



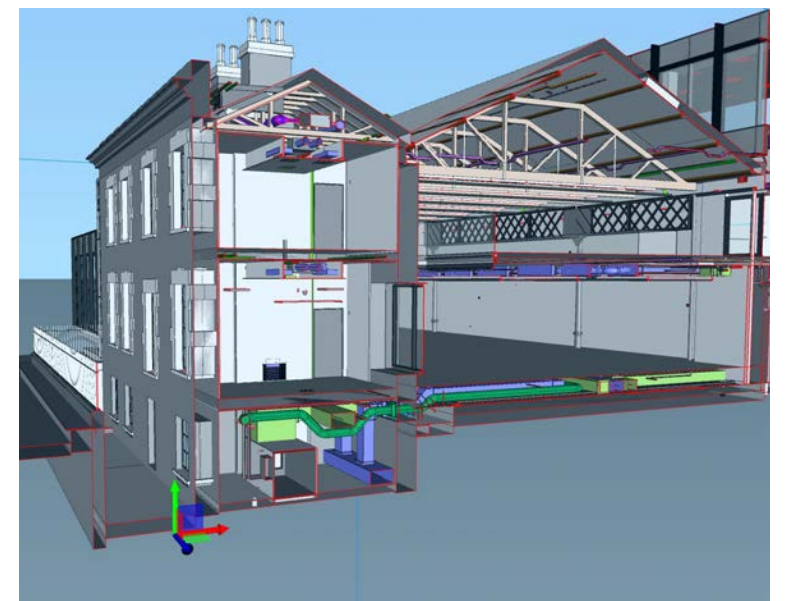
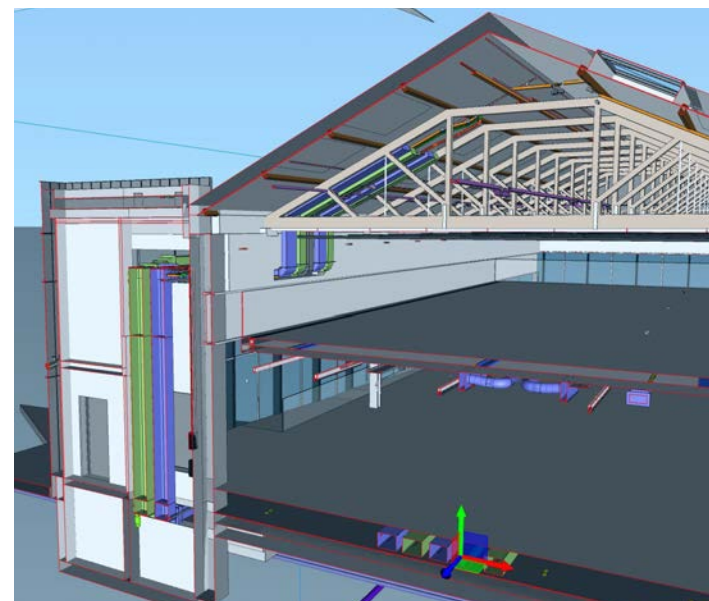
GOODS SHED CONSTRUCTION



GOODS SHED CONSTRUCTION



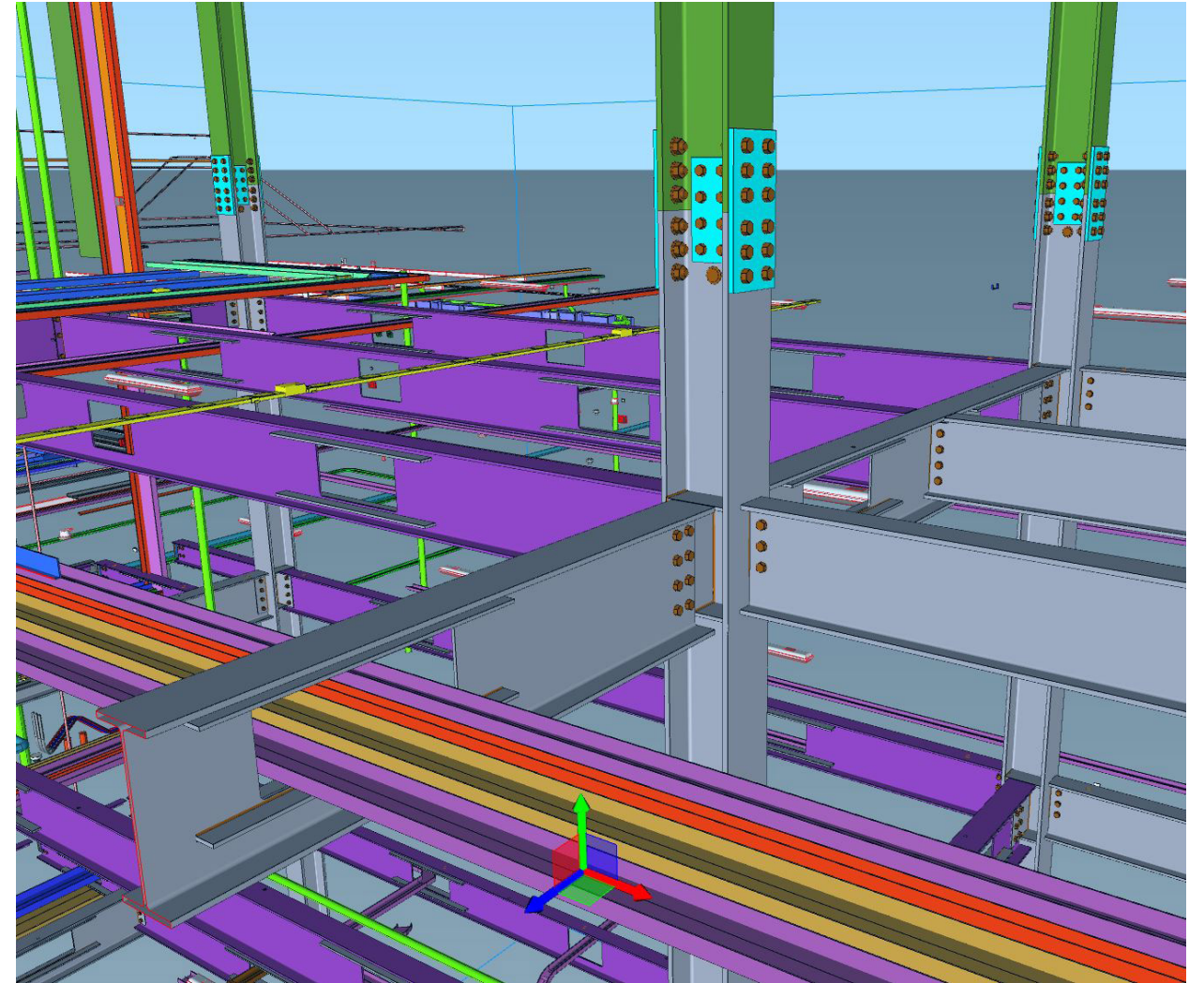
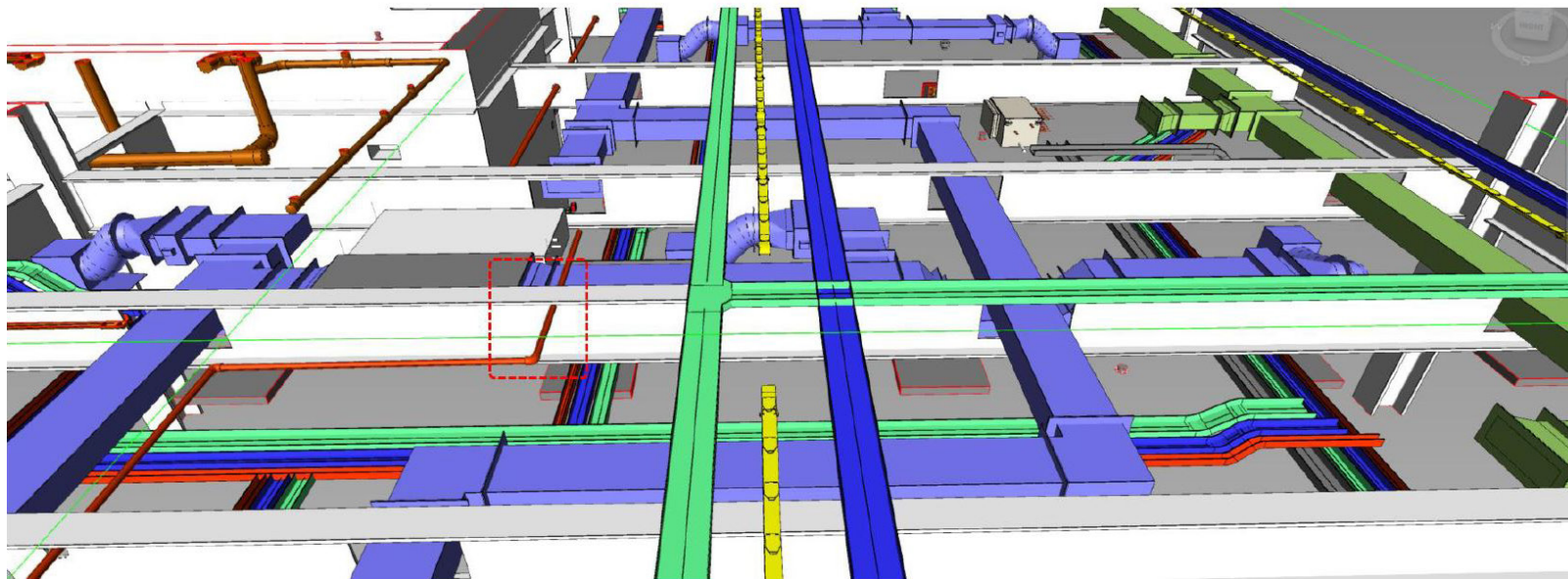
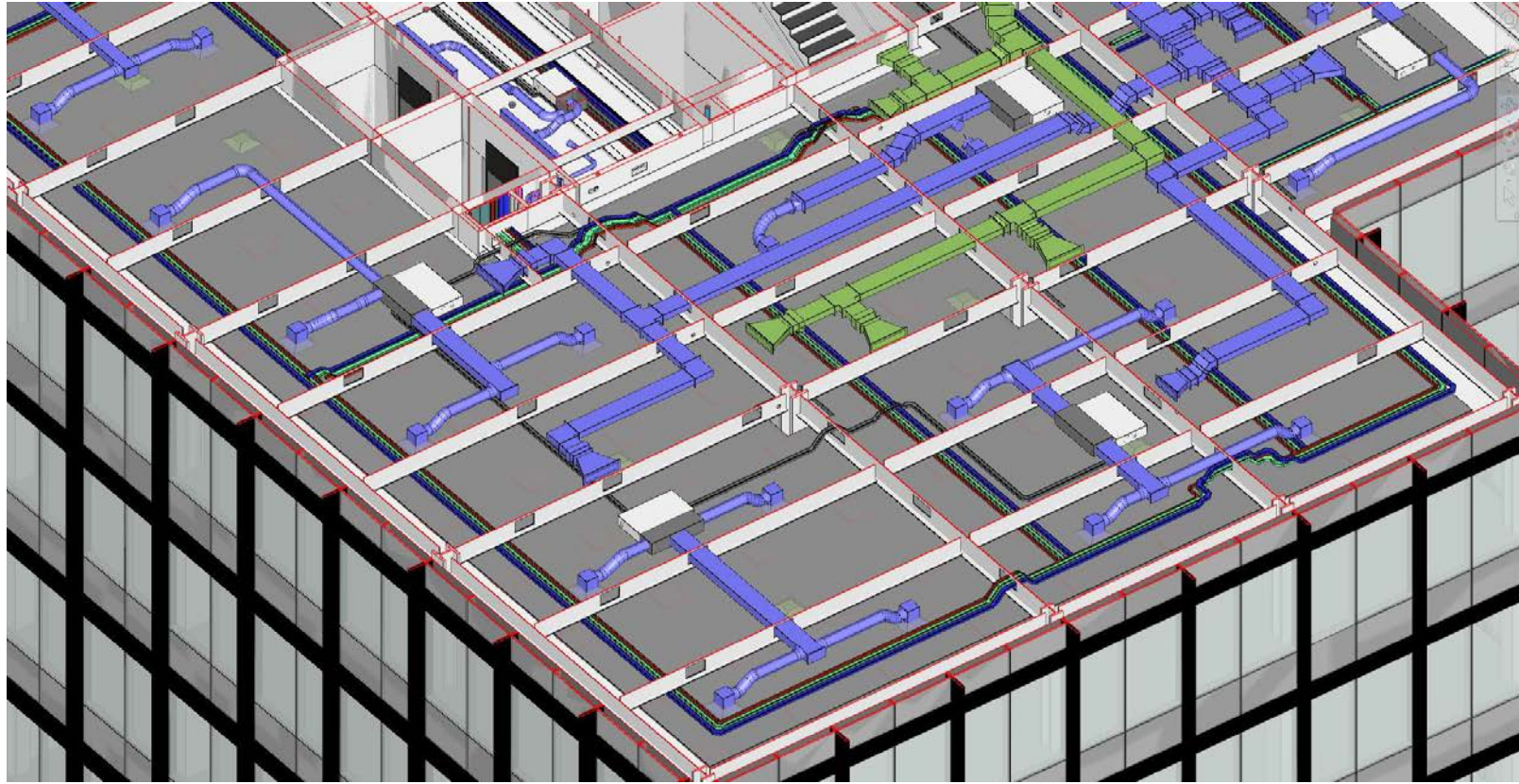
INTERACTION OF OLD + NEW



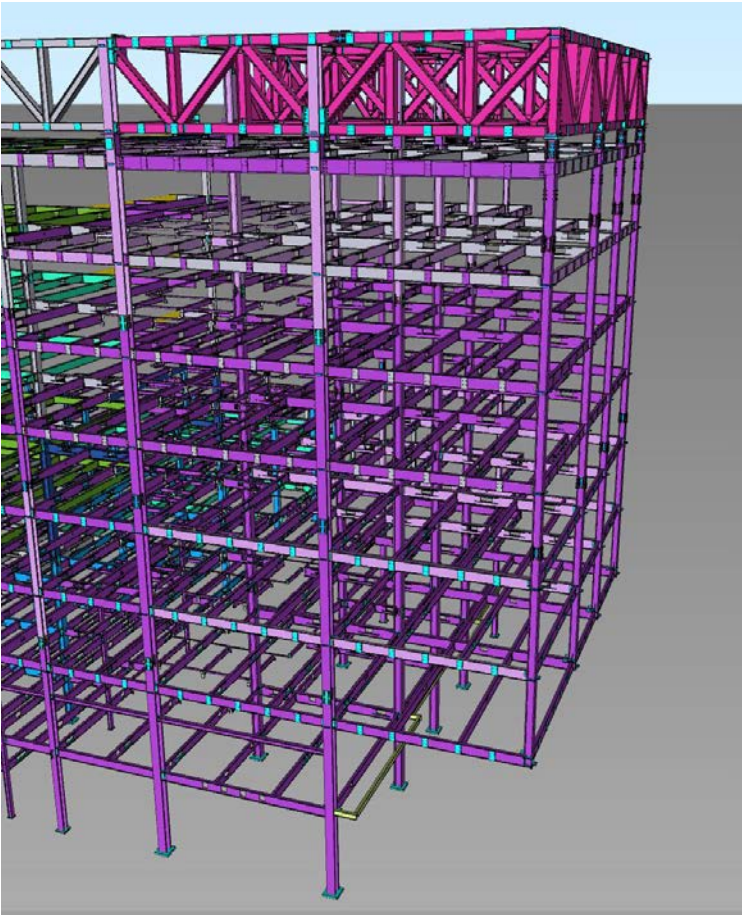




STRUCTURE + SERVICES COORDINATION

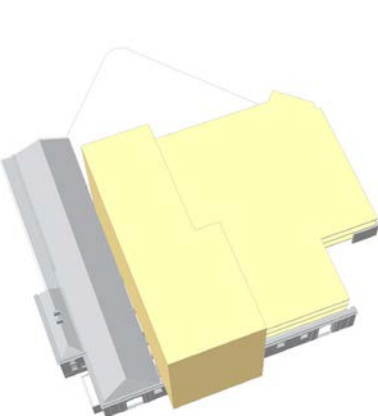
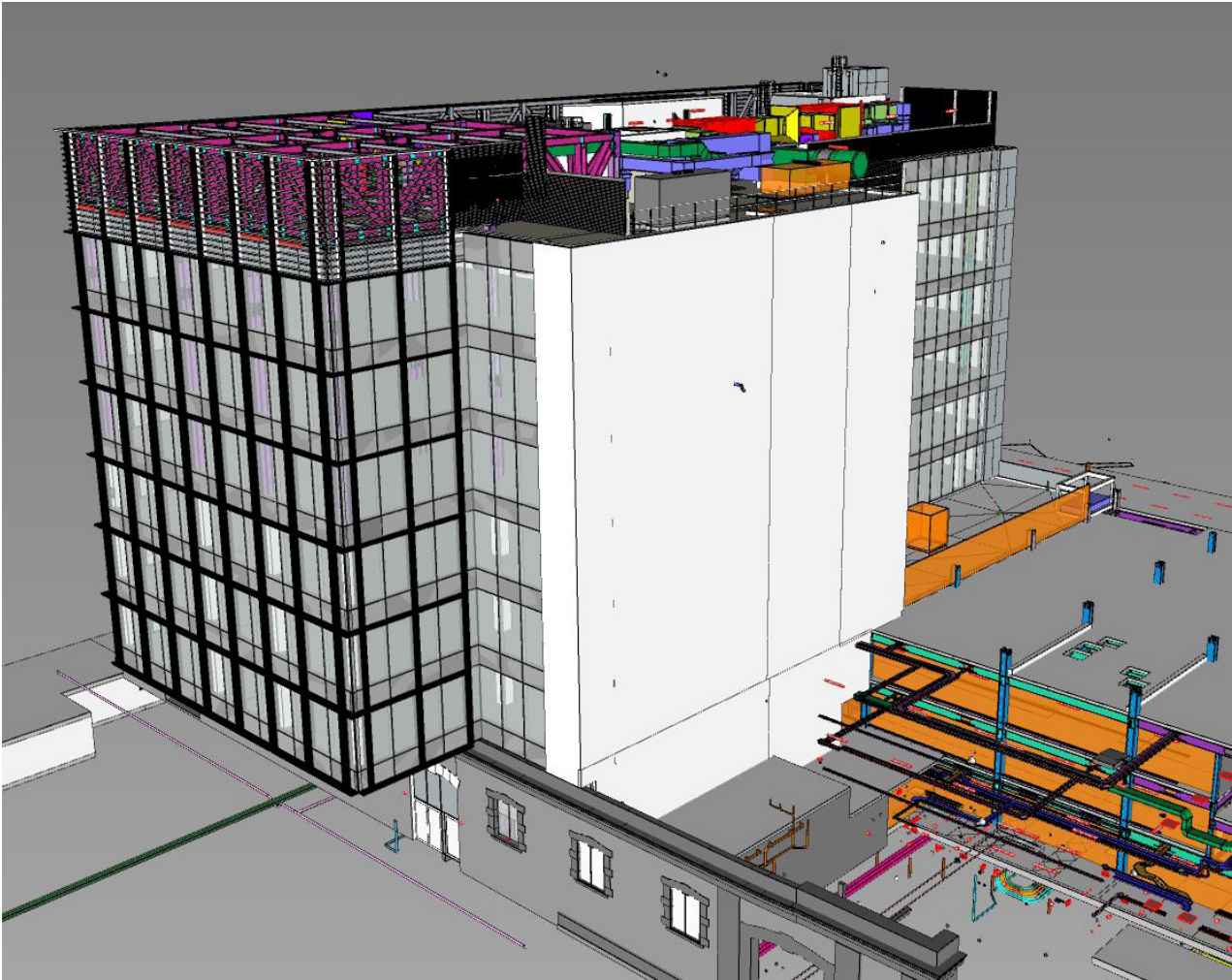


CANTILEVER

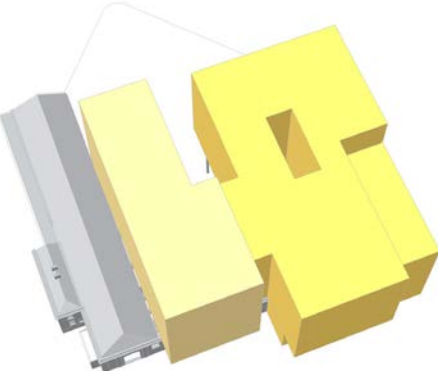




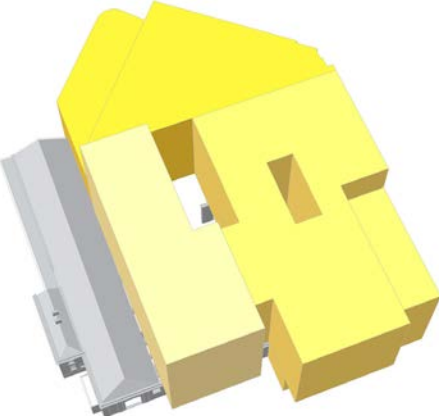
PROJECT PHASING



phase 01

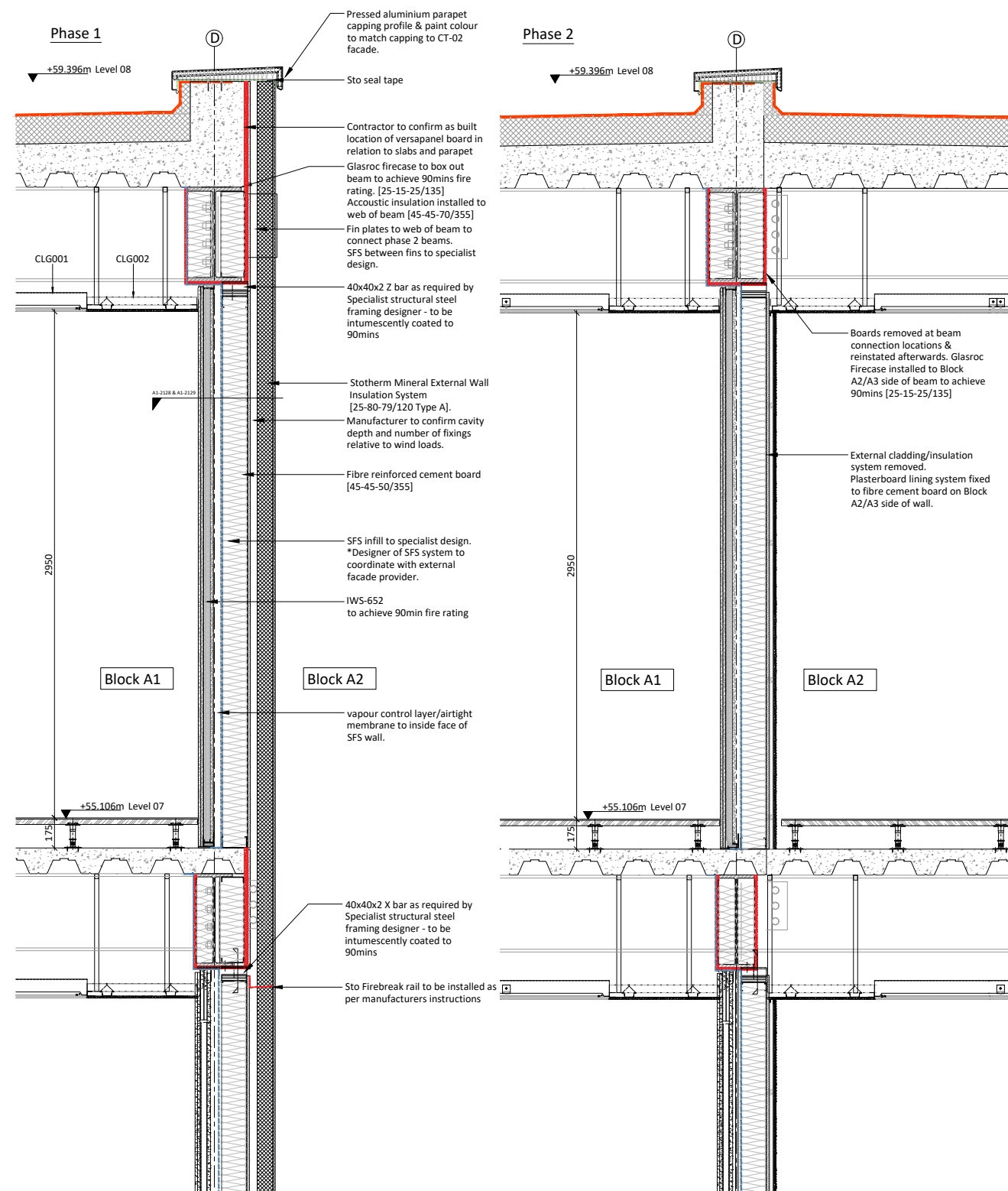


phase 02



phase 03

TEMPORARY FACADE





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