

THE GASWORKS



Alliance Building, Barrow St., Dublin

The focal point of this regeneration scheme is a nine-storey apartment building with a continuous smooth skin glass façade incorporating the existing Alliance gas holder frame, listed for preservation. Offices and retail are sited on Barrow Street, close a proposed commuter station. The residential buildings to either side of the concourse, and to the north of the site, vary in height and form, offering a wide range of dwelling types and creating diverse generous garden spaces.

The site plan of the new development is generated from the existing contextual conditions and provides for residential and commercial buildings arranged either side of a concourse, having as its focus the “Alliance” gas holder building. Commercial buildings are situated along Barrow Street where existing industrial and warehouse buildings were located. The strategy for the site layout takes account of the existing housing at one side of the site and the railway at the other side and leads to the construction of a wide range of buildings of different heights and forms. Pedestrians can freely walk from Barrow Street through the entire development to South Lotts Road and vehicles have been excluded from the site at ground level.

Client:	Royceton Ltd
Status:	Completed end 2006
Site Area:	3.2 hectares / 7.7 acres
Plot Ratio:	1 : 2.74
Residential Density:	258 per ha / 104 units per acre
Location:	Dublin 4, Ireland.
Value:	€300 million.
Offices:	29,000m ²
Retail:	1500m ²
No. of residential units:	645

Google Headquarters, Barrow St., Dublin



The Mail on Sunday - National Home Builder Design Awards 2006 - Best Brownfield Development - Winner