

# HANOVER QUAY



Hanover Quay, Dublin Docklands

This mixed use development in the Grand Canal Docks area of Dublin city centre was commissioned by the Dublin Docklands Development Authority, a State body charged with docklands regeneration.

In addition to both private and “Social and Affordable” apartments, the scheme includes a 600m<sup>2</sup> crèche and retail and commercial units overlooking Hanover Quay. A key objective of the DDDA was to integrate the social housing seamlessly within the otherwise private scheme. The social housing was to enjoy all the similar benefits of the private housing, including own door access to streets, similar construction standards and access to communal gardens and play areas.

Family ‘own-door’ houses are located at ground floor with street frontages. These units are provided with private patio areas, which give directly onto the shared garden spaces. There is a mix of duplex type units, which each have their own doors retaining the sense of the individual house.

Traditional apartments are located at the upper floors of the taller buildings, where they are accessed from a central day lit hallway and all are provided with generous balconies and/or wintergardens

Client:	Dublin Docklands Development Authority.
Status:	Completed
Site Area:	1.255 ha
Proposed Development:	33,000m <sup>2</sup>
Site Coverage:	5688m <sup>2</sup>
Density:	232.67 units per ha
Description:	292 apartments & a 600sqm crèche with retail & commercial units.
Location:	Hanover Quay / Forbes Street
Value:	€70 million
Retail:	460m <sup>2</sup>
Bar /Restaurant:	870m <sup>2</sup>

