

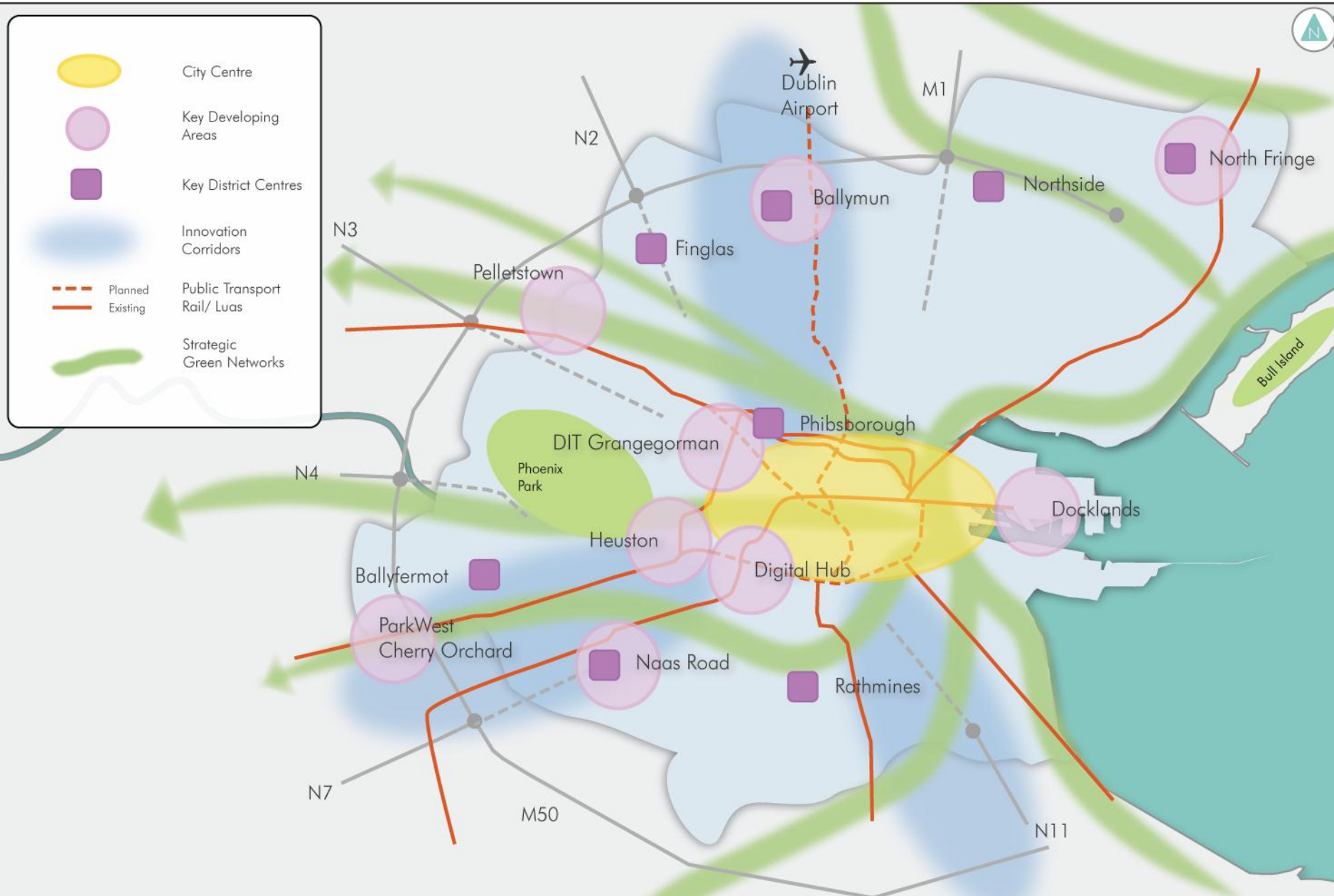


Dublin 2015

- **City area:**
11,761 hectares
- **City population:**
525,000
- **Greater Dublin Area:**
1.80 million
- **Population of Country:**
4.6 million
- **39% national population lives in Greater Dublin Area**



Dublin City Development Plan – Core Strategy





Key Policy Instruments: Historic City

Planning & Development Acts 2000-2013

National Monuments Acts 1930-1994

Dublin City Development Plan 2011-2017

Record of Protected Structures (RPS): 8,600

Architectural Conservation Areas (ACAs): 18 w. 7 in HUC

Special Planning Control Scheme (SPSC) re: uses

+

inherited legacy (older plans):

Conservation Areas

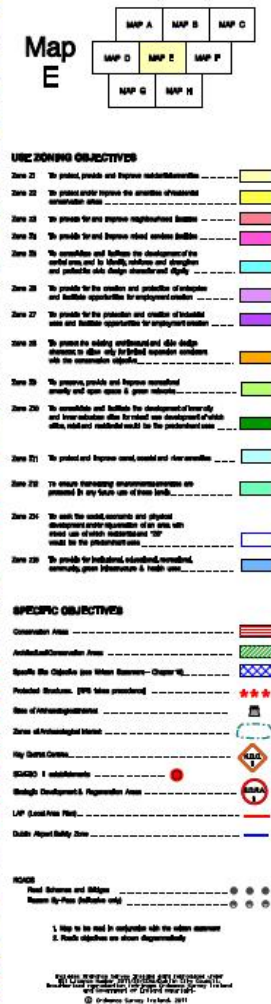
Z8 'Conservation & Urban Design Set-Piece' Zoning

Z2 'Residential Conservation Areas'

+

Record of Monuments & Places (RMP)

Historic (Medieval) Core = Zone of Archaeological Interest



Dublin City Development Plan 2011-2017

Land Use Zoning & Specific Objectives (incl. Conservation & Zones Archaeological Interest)

Confused? + Public Expectation

over-lapping policies and objectives

**competing priorities for city investment
competing projects & initiatives**

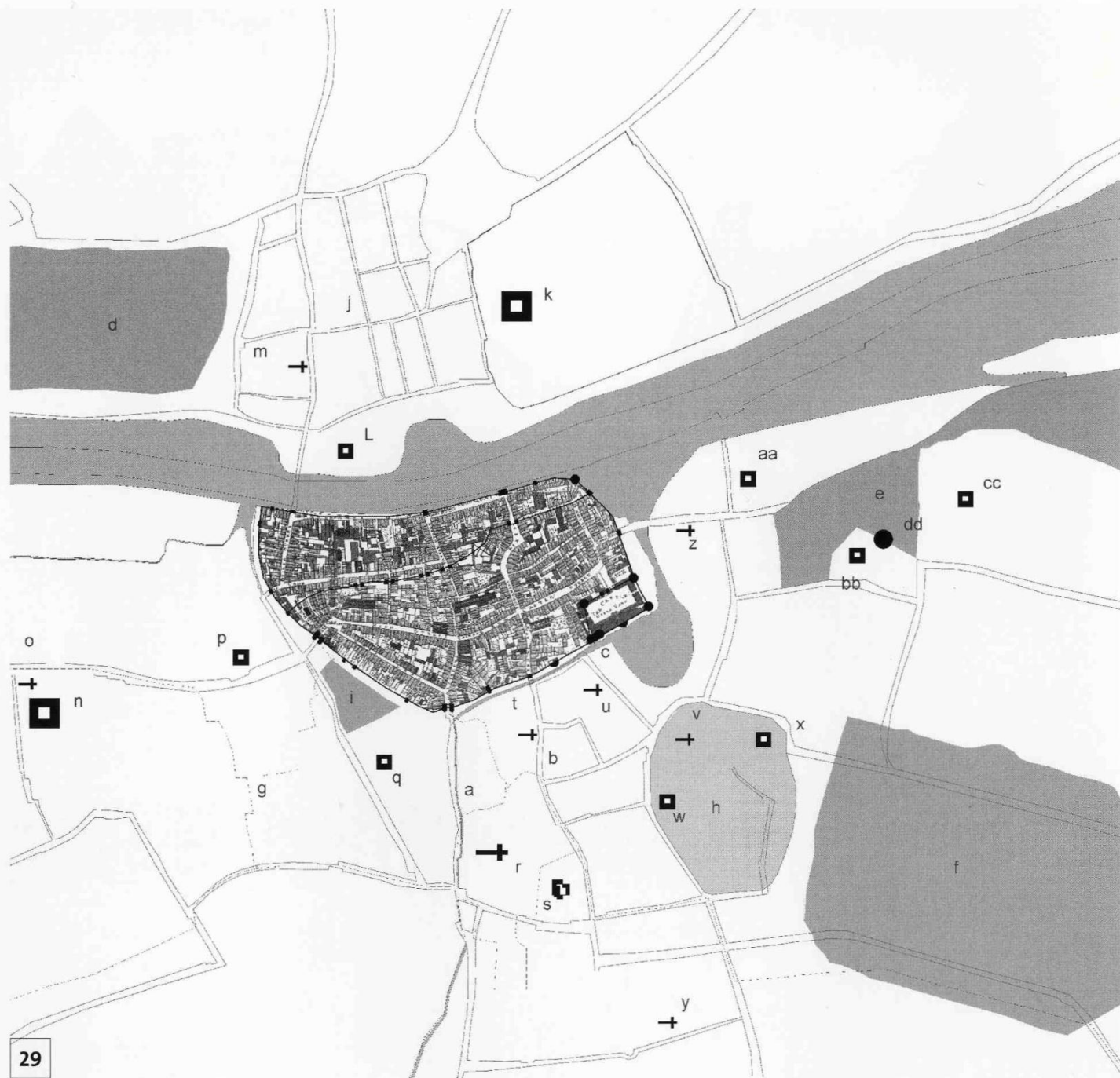
**restricted public funding / borrowing
limited human resources**

conservation policies and objectives:

prevention / prohibition (static)

v

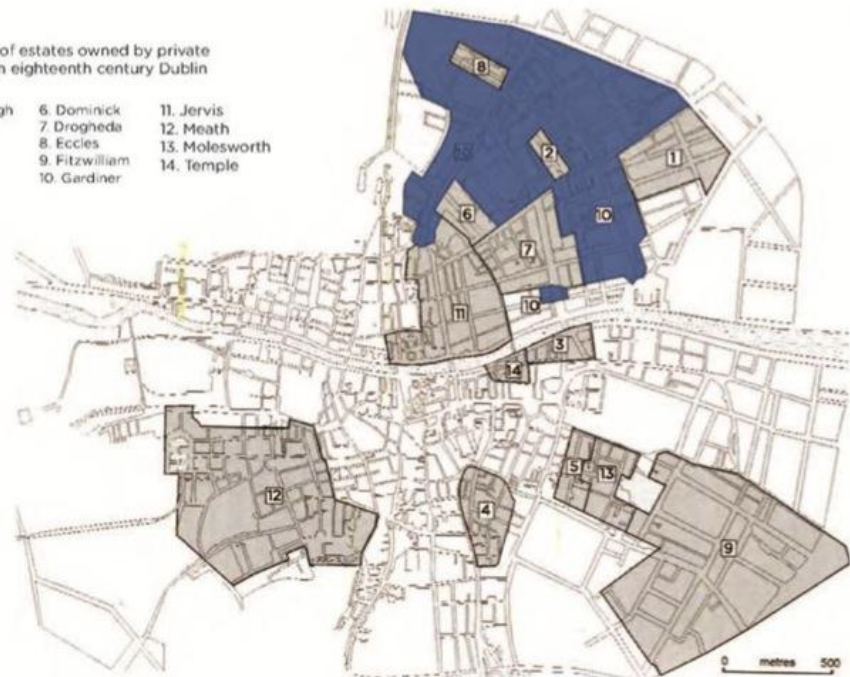
innovation & intervention (dynamic)





Boundries of estates owned by private landlords in eighteenth century Dublin

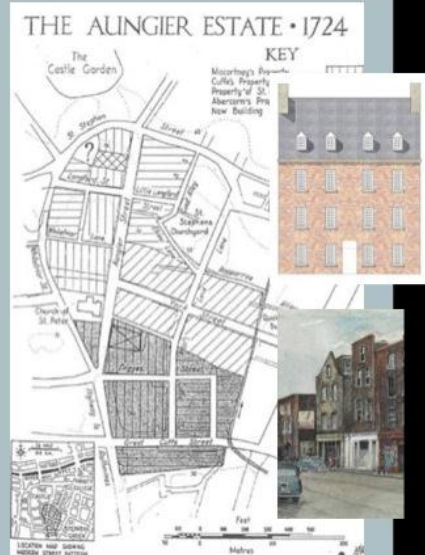
- | | | |
|---------------|----------------|----------------|
| 1. Aldborough | 6. Dominick | 11. Jervis |
| 2. Archdall | 7. Drogheda | 12. Meath |
| 3. Aston | 8. Eccles | 13. Molesworth |
| 4. Augier | 9. Fitzwilliam | 14. Temple |
| 5. Dawson | 10. Gardiner | |



Aungmye Street - A C17th prestigious residential suburb



James Butler, first Duke of Ormonde, appointed Viceroy of Ireland in 1660.



Aungier Street Study - Past & Present



Early 20th Century

1950's



Aungmye Street Study

building capacity off past achievements and resources

..”a place, area, group of structures or townscape that is of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of protected structures..”

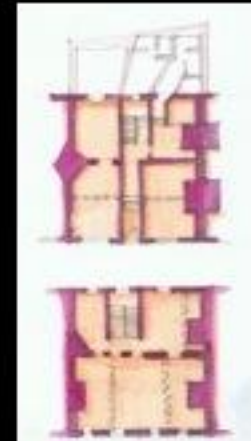
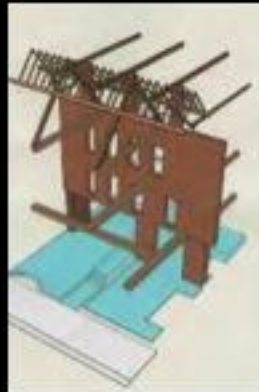




9 & 9A Aungier Street



21 Aungier Street

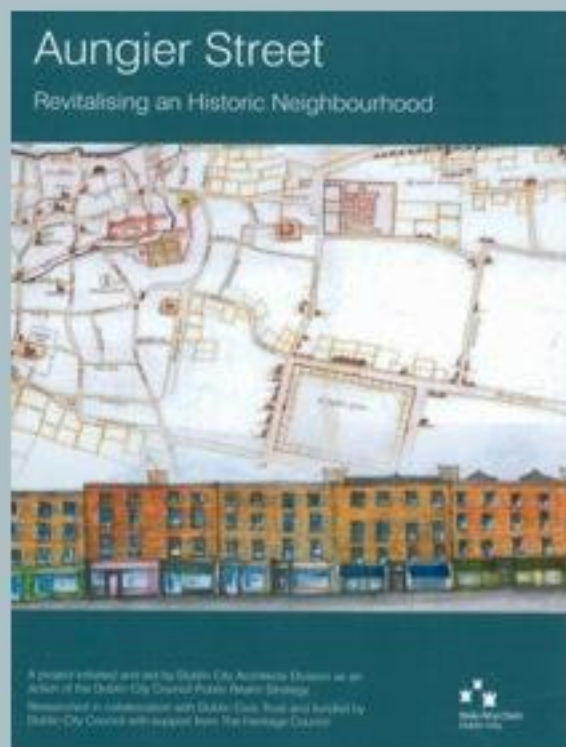


Aungier Street - 'The Discoveries'

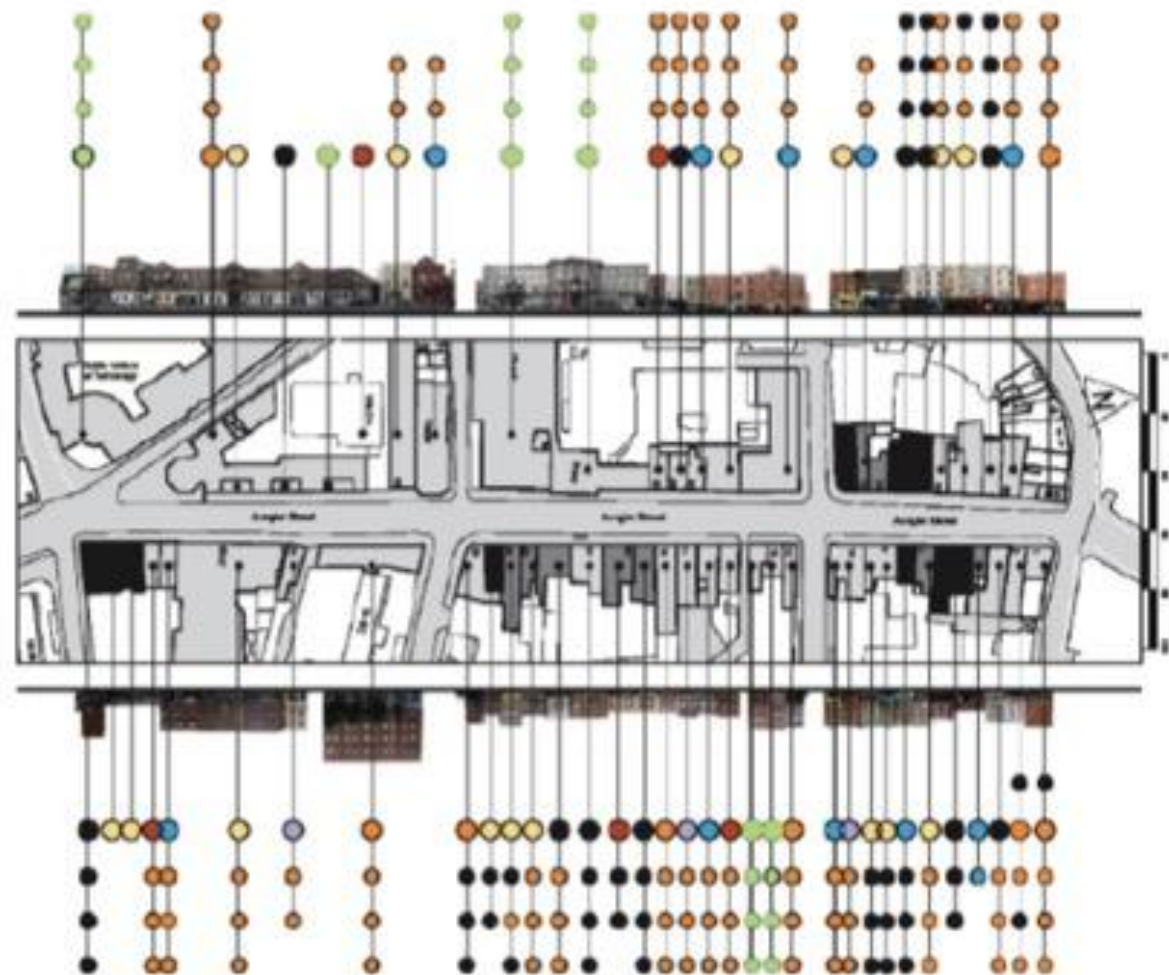




COMMUNICATION



Aungmye Street – Challenges



- Charity Shop
- Comparison Lifestyle
- Public Housing "Hostel"
- Cafe / Restaurant

- Educational/Community
- Conveniences' Off licence
- Vacant



COUGHLAN FLOORING

SALE
50% OFF
STOCK ITEMS



Prioritise Targeted Interventions

Restoration

Vacant and Underused Historic Structures

Infill

Critical Reconstruction Stephen's Street

Plot Size, Height, Depth

Design Briefs & Uses

Public Realm

High Profile / Quick Wins

Shopfronts and Parking on Private Landings

Long-term, Phased Programme



Model Projects / Case Studies

Restoration Case Studies – already:

19 & 20 Aungier Street (LOTTTS Architecture)

6/6A Aungier Street (Mesh Architects)

The Swan Bar

DCC Building Project? – lead by example

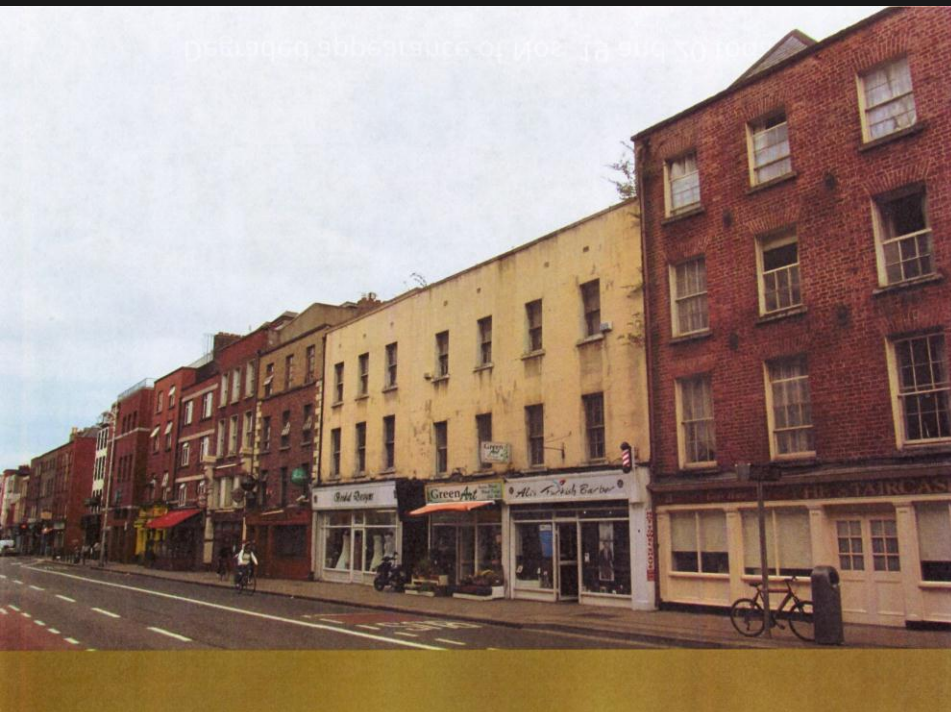
Infill Design Competition

Identify Location & prepare Brief

Public Realm

Already Fade Street Model

Valentine Quarter

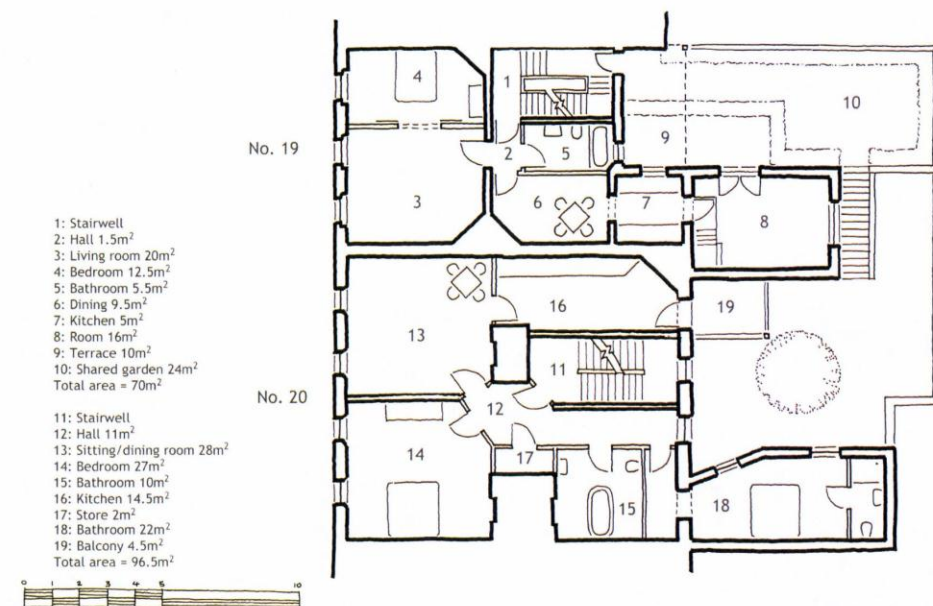


19 & 20 Aungier Street LOTTS Architecture

DCC funded exemplar



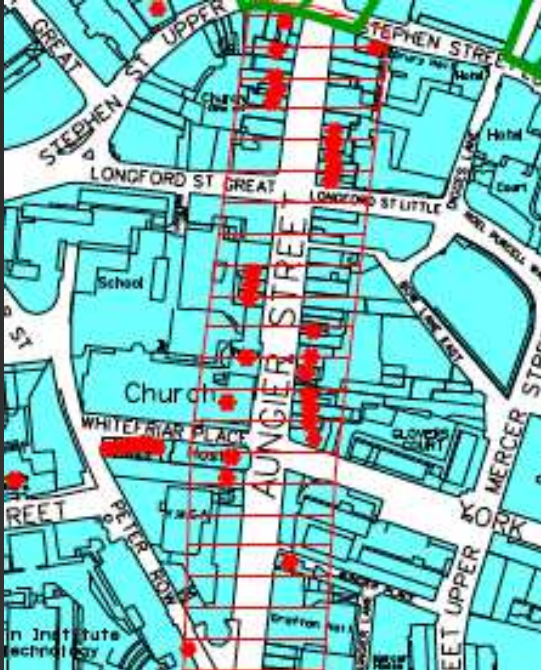
Reconstruction of upper floors



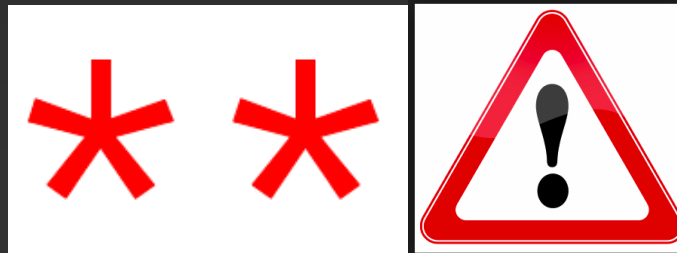


Risk - Risk Management

- ❑ Protected & Historic Structures
- ❑ Standards & Regulations
- ❑ Flexibility / Dispensation
- ❑ Guidance = Clarity
- ❑ Exemplar / Template
- ❑ Opportunity



- DCC Apartment Sizes (all dev)
- DoE Apartment Sizes (new dev)
- Minimum Floor Areas
- Fire Safety & min Distances
- Universal Access
- Amenity & Open Space
- Storage
- Bike Parking / Car Parking
- Bin Storage
- Energy Efficiency / Rating
- Separated Services
- 'Flying Freehold'



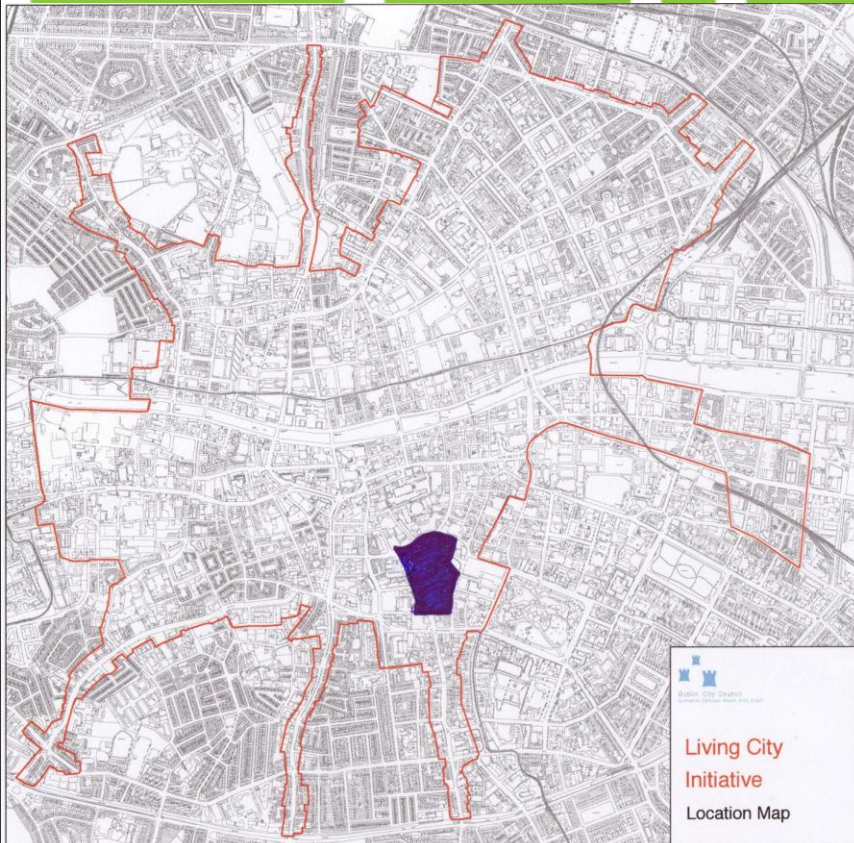
OR





Urban Regeneration Incentive

LivingCity



Radical Intervention for Sustainable City Living



Carrot & Stick

**sporadic public support financing
reactive**

v

carrot & stick

=

**consistent, continuous, multi-annual funding
of even relatively small amounts**

+

**clear advice & guidance: dynamic ACA
proactive multi-disciplinary team**

+

**swift and consistent enforcement action
key role of Conservation Enforcement Officer**

Future Development Pointers.....

- Appropriate and viable uses
- Templates for intervention
- Interdepartmental Co-ordination
- Pre-application problem solving
- Supports
- Ambitions – pilot project, 3- D design briefs for regeneration of gap sites

life

space

buildings



“When the urban designer talks of learning from the past, this is not a call for some pastiche replication, it is a plea for designers to understand how people, places and buildings react to one another and learn from historical successes or mistakes.”

(Paul Vanner: Urban Design: Myth or Reality?)

Thank You!