

## O' DEVANEY GARDENS





**O' DEVANEY GARDENS****Findings and Recommendations of the Special Housing Task Force on Housing Regeneration Projects****Taskforce**

Ciaran McNamara – Assistant City Manager

**Lead Departments**

Housing and Residential Services –

Ali Grehan, City Architect

Michael O'Neill, Executive Manager

Peter Ayton, Executive Manager

**Development Team**

Brian White – Senior Executive Officer

Brian Swan – Deputy City Architect

Brendan Sullivan – Senior Architect

Dervilla Masterson – Senior Executive Architect

Robert Fennelly – Senior Executive Planner

Helen Geoghegan – A/Senior Executive Valuer

Martina Bracken – A/Executive Valuer

James Cahill - Sen. Exec. Tech. Planning

Ciaran Stanley- Exec.Tech. Arch.

**Area Managers**

Anne Graham – South Central Area

Charlie Lowe – Central Area

**Area Project Managers**

Gerry O'Donoghue – St Michaels Estate

Dick Whelan – O'Devaney Gardens

Joe Farrell – Dominick Street

**1.0 Introduction**

The City Council, consistent with government policy, is committed to the promotion and creation of balanced and sustainable communities. In particular, the City Council recognises the need for the delivery of quality, energy efficient, social / affordable / private housing together with retail, commercial, community and leisure facilities. In addition, the City Council recognises the importance of social inclusion and the need to change the social mix in areas of the city with a large number of local authority dwelling units and develop them as sustainable neighbourhoods in which to work and live.

In pursuit of this policy the City Council has adopted a holistic and strategic approach to the regeneration of the existing estates with the aim being the social and physical regeneration of the communities living in these areas.

The City Council engaged with the local communities in a consultation process to determine a long term vision for the regeneration of these areas within the overall city context. This consultation resulted in Community Charters being agreed with the Community and the City Council. The City Council undertook a procurement process whereby it sought a partner to jointly redevelop and regenerate the areas on a design, build and finance basis, such that the agreed social, affordable and private re-development of the areas could take place.

Due to changed economic circumstances a number of these regeneration proposals are no longer viable under the Public Partnership Process. Nevertheless, the City Council is committed to the regeneration of the areas, and to this end has established a multi-disciplinary Special Housing Taskforce to examine all options for the successful regeneration of St. Michaels Estate, O'Devaney Gardens and Dominick Street.

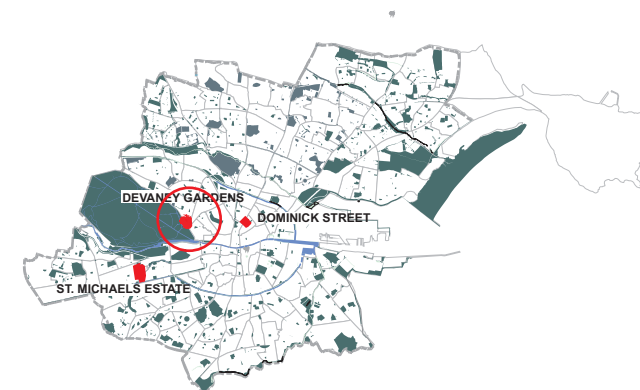
**Vision**

**Dublin City Council recognises the effort and commitment already given by all stakeholders on these projects in arriving at the agreed Request For Proposals (RFP) and Community Charters. The work of this Task Force has at all times sought to adhere to the broad principles of the previously agreed outcomes taking into consideration the changed economic climate.**

**The brief for the Task Force was to explore all alternative possible methods for the regeneration of St. Michaels Estate, O'Devaney Gardens and Dominick Street based on the principles contained in the original RFP and Community Charters and taking into account the changed economic climate.**

**In consideration of this process, it was necessary to re-affirm and redefine the fundamental visions for each area, prior to determining realistic delivery time frames and funding mechanisms for each regeneration area in the present economic climate.**

**In compiling this report the Task Force has at all times sought to be realistic in the proposed delivery timescales and associated costs.**



Map Showing the strategic location of the three rejuvenation sites including O' Devaney Gardens located within the city centre area a short distance north of Heuston and east of the Phoenix Park

## 2.0 Site Description

The O'Devaney Gardens Local Authority flat complex was constructed in the 1950's consisted of 278 flats over 13 four storey blocks. The site is located approximately 1km west of the city centre and is bounded to the north by the North Circular Road, to the south by Montpelier Park, to the east by St. Bricin's Military Hospital and to the west by Montpelier Gardens. There are three vehicular entrances into the area, one off the Infirmary Road, the second off the North Circular Road and the third Thor Place from the Stoneybatter direction. The immediate area is currently predominantly residential in use with some office and small retail. The site has the benefit of the city's largest amenity "The Phoenix Park" located only yards away. The site currently consists of the Local Authority Flat Complex's a large portion of which have been detenanted plus a portion of land acquired by the City Council from the Department of Defence as part of the Affordable Housing Initiative. The entire site has an area of approximately 14 acres, including the St Bricin's site which has an area of approximately c. 1.5 acres. The Department of Defence donated the site known as "St. Bricin's" adjacent to O'Devaney Gardens to Dublin City Council for the provision of affordable housing. The entire site is zoned objective Z13 in the Dublin City Development Plan 2005-2011, that is "To seek the social, economic and physical rejuvenation of an area."

## 3.0 Planning Context

### 3.1 Development Plan Zoning Objectives

The site is zoned under the 2005 Dublin City Development Plan as Z13 to seek the social, economic and physical rejuvenation of the area. This designation indicates the importance of mixed-use development, full integration of proposals on site with the surrounding area and the importance of incorporating high quality public amenities as part of a regeneration. Under the Z13 zoning category, the following uses are included as permissible uses although under this designation other uses not stated can be considered on their merits:

Permissible Uses: Buildings for the health, safety and welfare of the public, Childcare, Cultural/Recreational Buildings, Education, Enterprise Centre, Hotel, Light Industry, Media Uses, Medical uses, Office, Residential, Shop (neighbourhood scale).

Surrounding zonings and designation of notice include:

Z2 Residential Conservation Zoning for the residential area adjoining to the north (properties along the North Circular Road which are additionally Protected Structures), to the south west (a housing area that adjoins Infirmary Road and is accessed from Montpelier Gardens) and extensively to the north east (a housing area of distinctive terraced housing extending to Oxmanstown Road and further east to Aughrim Street and Manor Street).

Z1 Residential Zoning for the housing area south of Montpelier Gardens and including the former Department of Defence Site which includes Protected Buildings and a Part 8 Planning Permission. The Part 8 is for an Affordable Housing (AH) Scheme and Community Facilities.

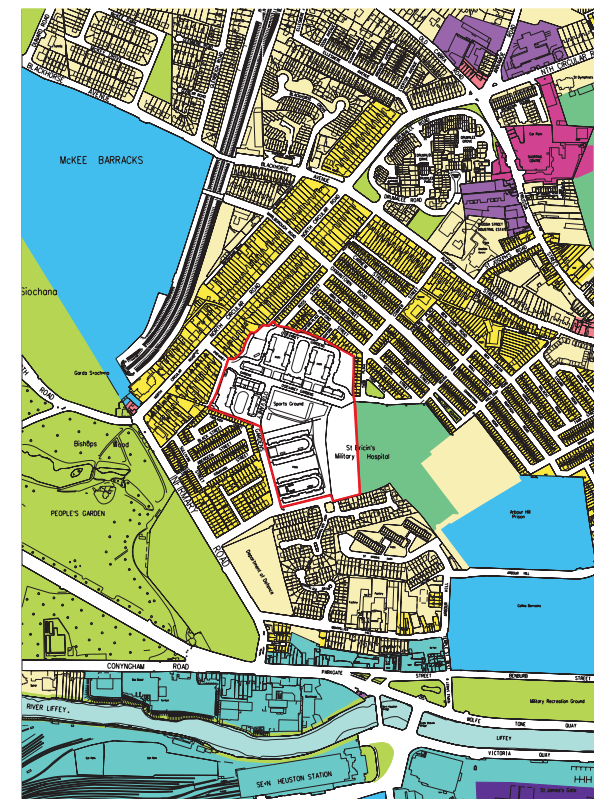
Z12 Institutional Lands which incorporate the grounds of St Bricin's Military Hospital to the immediate east of the site. This zoning designation seeks to ensure that existing environmental amenities are protected in any future use of these lands. Part of these lands which directly adjoin O'Devaney Gardens are included within the Z13 zoning.

Z9 Open Space and Recreation Amenity Zone including a Conservation Zone designation for the Phoenix Park which is a short distance to the south west of the site. At the junction of Infirmary Road and Parkgate Street, a gateway development for the Courts Service is at an advanced stage of construction on Department of Defence grounds. Other important Z9 zones close to the site include the Croppies Memorial Park

Z15 Institutional and Community Zoning for the historic sites of Collins Barracks and Arbour Hill to the south and McKee Barracks to the north.

Z5 City Centre Consolidation Zoning which seeks to consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design, character and dignity. This designation includes buildings and sites fronting Parkgate Street and the Heuston Station, all a short distance south of the site.

Z4 mixed use commercial zoning for the Park Shopping Centre off Prussia Street, one of the few such locations for shopping services over a wide residential area.



USE ZONING OBJECTIVES	
Zone 01	To protect, conserve and improve residential amenity
Zone 02	To protect and improve the amenity of residential conservation areas and to identify, reinforce and strengthen and protect its civic design, character and dignity
Zone 03	To provide for and improve neighbourhood facilities
Zone 04	To provide for and improve mixed services facilities
Zone 05	To consolidate and facilitate the development of the central area and to identify, reinforce and strengthen and protect its civic design, character and dignity
Zone 06	To provide for the creation and protection of amenities and facilities opportunities for employment creation
Zone 07	To provide for the protection and creation of industrial uses and facilities opportunities for employment creation
Zone 08	To provide for the protection and creation of industrial uses and facilities opportunities for employment creation
Zone 09	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 10	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 11	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 12	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 13	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 14	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 15	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 16	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 17	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 18	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 19	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 20	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 21	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 22	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 23	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 24	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 25	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 26	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 27	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 28	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 29	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 30	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 31	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 32	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 33	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 34	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 35	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 36	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 37	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 38	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 39	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 40	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 41	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 42	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 43	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 44	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 45	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 46	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 47	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 48	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 49	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 50	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 51	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 52	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 53	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 54	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 55	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 56	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 57	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 58	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 59	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 60	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 61	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 62	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 63	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 64	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 65	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 66	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 67	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 68	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 69	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 70	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 71	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 72	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 73	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 74	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 75	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 76	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 77	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 78	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 79	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 80	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 81	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 82	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 83	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 84	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 85	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 86	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 87	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 88	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 89	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 90	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 91	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 92	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 93	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 94	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 95	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 96	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 97	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 98	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 99	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area
Zone 100	To provide for the existing employment and other uses character to allow only for limited expansion consistent with the conservation objectives of the area

### 3.2 Area Demographic Analysis and Socio Economic Analysis.

An analysis of the local area population levels, age profiles and economic status are important indicators to highlight the character of the local community who can benefit from and importantly contribute to the success of a regeneration plan. It is important that adequate community facilities, support for family structures, facilities for the elderly, facilities for children and teenagers etc are considered and have relevance to the actual profile of the local community. Equally, such an analysis can indicate likely demand to invest in new housing opportunities, to gain employment, to support and initiate small business activities, to visit and support leisure, community and cultural facilities etc. The 2006 Census of Population was reviewed for the purposes of this study.

O Devaney Gardens is located within the District Electoral Ward (DED) of Arran Quay D. There are 4,292 persons recorded. 33% of that local population are within 25-39 age category, 26% in the 40-64, 16% in the 15-24, 15% in the 0-14 and 10% in the over 65 categories.

In the wider local area which includes the DED's of Arran Quay D, Arran Quay E, Arran Quay B, Cabra East C and Cabra West D, a total of 16,348 persons are recorded. 35% of that local population are within the 25-39 age category, 25% in the 40-64, 18% in the 15-24, 12% in the 0-14 and 10% in the over 65 category. Diagram 1 below illustrates these categories. Of the wider area local population, people within the combined ages of 20-39 comprise 48% of the overall population.

This is considered a positive indicator for the reasons of

(a) a youthful population structure in the wider local area will help to strengthen a sense of neighbourhood both in the present and into the future

(b) people within this category have a lot to contribute in both participating in and creating opportunities for community initiatives, cultural activities, leisure activities etc all of which provide character and identity for the local area

(c) people within this age bracket are usually at an age of new household formation, looking for a first home, raising families, looking for opportunities to create a business or gain employment etc. All of these activities could have a positive interaction with opportunities created by new development in the locality whether they are of a residential, commercial or community character.

Diagram 2 illustrates this comparison.

The same wider local area was analysed for the economic status of the local community. The findings identified a total of 14,295 persons aged 15 and over and their status is summarised as; 58% are at work, 10% are retired, 10% are students, 7% are looking after the family home, 7% are unemployed, 5% are unable to work due to illness or disability, 2% are looking for first regular job and 1% in an "other" category.

Diagram 3 below illustrates these findings.

The high recording for those at work coupled with the young age cohorts are positive indicators for the regeneration of the site and its integration with the wider area.

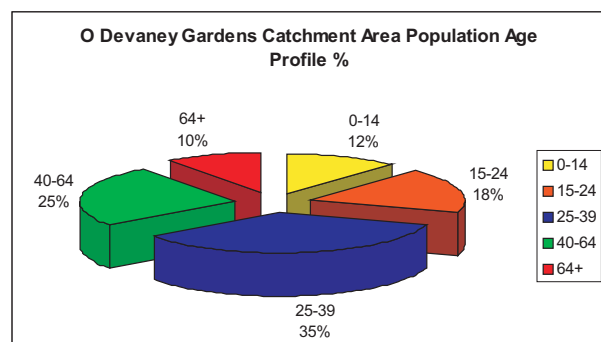


Diagram 1 :Population Age Categories

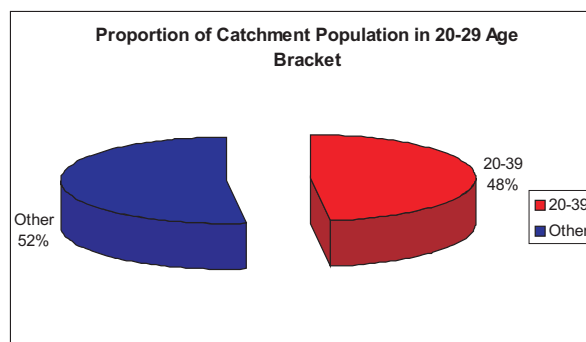


Diagram 2 :Age Group Comparison

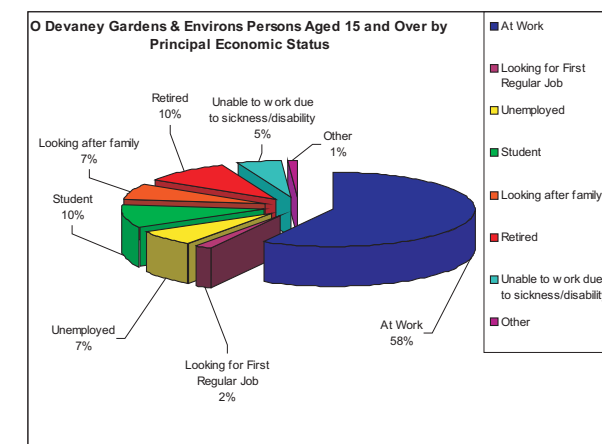


Diagram 3 :Economic Status of Persons Aged 15 and over





### 3.5 Proximity to the Grangegorman Framework Development Area.

Moving east from O'Devaney Gardens, the site has an opportunity to integrate with activities proposed for the Grangegorman lands. A gateway entrance to Grangegorman is envisaged from the North Circular Road, the same corridor that provides an entrance to O'Devaney Gardens. Moving through the residential streets east of O'Devaney Gardens towards Aughrim Street, Manor Street and Prussia Street will provide close access to the southern zone of Grangegorman.

The development of the St Brendan's Hospital grounds at Grangegorman in Dublin's North Inner City represents one of the largest urban design redevelopments undertaken in the city centre in recent decades. The site extends to over 30 hectares. The development of Grangegorman is project managed by the Grangegorman Development Agency who were established by the Government in 2005. Development of the lands is proposed under the process of a Strategic Development Zone (SDZ). The Draft Planning Scheme/ Strategic Plan for Grangegorman is under preparation and a Draft Masterplan was published in May 2008.

The development of the lands seeks to create a new city quarter which integrates a world class education campus with the surrounding neighbourhoods. With an existing student population of 22,000, the development at Grangegorman will create a large and central campus for all DIT activities. A specialist zone for learning, creativity, research and knowledge industries will be developed on the strength of the DIT facilities.

Included within the mix of uses proposed are:

Education uses including third level and primary education.

Research and Development and other enterprise uses.

Cultural and civic uses including a community library and arts centre.

Student housing and elderly housing.

Health care facilities including Primary Care and Mental Health within a health care campus.

Significant recreation including sports fields and green corridors.

Integration of protected structures into new uses to provide character and identity.

Integration of public transport including the Luas Line D station at Broadstone.

The Masterplan concepts outlined for these lands include a height strategy of 2-8 storeys with special locations identified for height increases to define landmark locations. Two distinct gateways to the development are envisaged to the north west and south west for important health and education buildings respectively.

The planning and preparation stages of the Strategic Plan are envisaged to continue up to 2010 with the completion of key phases rolled out up to the year 2017.

### 3.6 Proximity to Other Important Character Areas

In addition to the strategic development zones of Heuston and Grangegorman to either side of the location, there are a number of character areas close to the location which are noteworthy for their accessibility from the site:

The development of the Courts Service Complex at the junction of Parkgate Street, Conyngham Road and Infirmary Road will create over 20,000 sq.m of courts and legal professional activities within short distance of the site. A significant amount of employment will be created by the presence of this facility. Opportunities for associated commercial activity, demand for office space etc are all possibilities which this development offers to the local area.

The former Department of Defence site on Infirmary Road has permission for the development of affordable housing, medical facilities and community services. The development of this site and the opportunity to integrate the site's special character (the historic buildings on site) with the adjoining streets ( Infirmary Road and Montpelier Gardens) provides opportunities for interaction with the O'Devaney Gardens site.

The site is located close to Collins Barracks and Smithfield is a short distance further east (all connected by the Luas corridor). The redevelopment of the Aishling Hotel on Parkgate Street, in addition to the close proximity of Heuston, the Phoenix Park, the Royal Hospital Kilmainham and future proposed cultural uses under the Heuston Framework Plan highlights the importance of the area for culture, history, tourists and associated services.



Map from the Heuston Framework Plan showing the various opportunity sites



Image of Courts Complex under construction



#### 4.0 Challenges for O' Devaney Gardens :

The challenges identified for O' Devaney Gardens provide a focus for key issues that a redevelopment strategy can address. The key challenges identified are:

- O'Devaney Gardens has a central location within the city and is close to key character areas of the city including the North Circular Road, the residential character area around Oxmanstown, the village of Stoneybatter, Heuston Station etc. Despite the central location, the estate has an isolated character and feels isolated from its neighbouring areas.
- The site has a back to back and defensive boundary character with the surrounding housing area, in particular at the interface with rear gardens of properties fronting the North Circular Road and the boundary to the west with Findlater Street. The physical character of these boundaries adds to the impression of isolation.
- The street pattern adjoining the estate, particularly to the east, has a grid pattern of connecting streets with strong character. Three cul de sacs adjoin the boundary and provide a visual link towards the streets to the west but do not otherwise provide a permeable route to connect with such areas as Oxmanstown Road and Stoneybatter further east.
- The site does contain a north to south connection between the North Circular Road and Montpelier Gardens and an east to west route between the North Circular Road and Moira Road. Apart from a local access need however, there is little incentive to attract movement through the estate. Opportunities such as amenity and recreation on site serving the wider local community or mixed use commercial development serving the wider local community are not used. Without an attraction or association of the site with a wider neighbourhood function, the inward looking nature of the site is reinforced.
- The North Circular Road entrance to the estate is somewhat hidden with respect to announcing an arrival or entrance to a character area. The first visual impressions on entering the estate are the defensive boundaries to the rear of the NCR dwellings and the vacant retail units. The first visual impressions of the site when viewed from the NCR should be high quality and encourage movement through the estate.
- The frontage and entrance to the estate from Montpelier Gardens does not encourage outside movement through the estate. This entrance is close to Infirmary Road and has views towards the Wellington Monument in the Phoenix Park. The important location and advantages of the south boundary should be recognised to encourage movement and interest with the location.

#### 5.0 Opportunities for O' Devaney Gardens :

A redevelopment should provide the estate with the opportunity to play an integral role in the functions and activities serving the wider local community and in addition recognise that as a new urban quarter, the redeveloped area has an important role to play in interacting with other strategic city centre zones.

The opportunities for the estate include:

- Creating a new high quality urban environment that connects with the adjoining neighbourhood and has the character of natural integration with the adjoining urban form. In this regard permeability and encouragement of movement, by the mix of uses and quality of the new areas created, are important opportunities.
- Within the local area, the wider residential area does not have a central neighbourhood park (the Phoenix Park is in close proximity but a neighbourhood scaled focal point is the emphasis suggested here), a convenient distribution of local shopping facilities or convenient access to a central area for community facilities. With the possibilities for connections and integration that the site offers, new public parks, neighbourhood shopping and neighbourhood facilities will encourage connections and provide valuable services and amenities for the local area.
- The rear lanes adjoining dwellings fronting the NCR and backland sites could be transformed with appropriate mews type development. Where long wall boundaries exist, the opportunity to adjoin such boundaries with appropriate scaled back to back housing will remove the appearance of defensive boundaries. There are opportunities therefore to create a more attractive streetscape environment.
- The two main entrances to the estate, from the NCR and Montpelier Gardens, can become important gateway entrances and encourage movement through the regenerated area. Proposals can be subtle but creative to create a positive first visual impression of the site.
- New streetscapes through the site create possibilities to interact with nearby sites and activity areas including the Courts Services and a possible spin off demand for services, nearby offices, nearby residential units for employees etc. Development of the Dep. of Defence site offers opportunity for the Infirmary Road and Montpelier Road boundaries to become more active and encourage linked trips between O'Devaney Gardens and that site. Future opportunities on the site of St Bricin's would have a direct interaction with the south and east boundaries of the site. All these opportunities combined highlight the future activity levels and opportunities for linkages with the site.

- Of strategic importance, the site is within comfortable walking distance of Grangegorman, the development of which envisages permeable connections with the neighbouring communities sharing its boundaries including Stoneybatter and the adjoining area. Permeable access through O'Devaney Gardens can connect with historic residential streetscapes in the direction of Stoneybatter which in turn will have connections to the significant medical, educational, employment, cultural and recreational uses proposed at Grangegorman. Additionally both the site and Grangegorman have gateway access from the NCR.
- As the opportunity sites identified under the Heuston Framework Plan advance, the site is within close walking distance to significant mixed use development zones and strategic public transport. In addition, the cultural attractions of the local area including Collins Barracks, the Phoenix Park, Royal Hospital Kilmainham, the River Liffey etc are all important amenities for the city and are all accessible from this location.

The following two diagrams illustrate these points

**POOR INTEGRATION WITH  
SURROUNDING HOUSING AREA**



**DEFENSIVE BOUNDARIES**



**UNDERUSED MEWS LANE  
DEVELOPMENT OPPORTUNITIES**



**VACANT SHOP UNITS  
POOR VISUAL IMPRESSION**



**HIDDEN ACCESS LACK OF  
INCENTIVE TO ENTER ESTATE**



**POTENTIAL FOR AMENITY AND  
RECREATION AS A FOCAL POINT  
UNDERUSED**



**LACK OF SIGNIFICANT LOCAL  
SHOPPING FACILITIES - WIDER AREA**



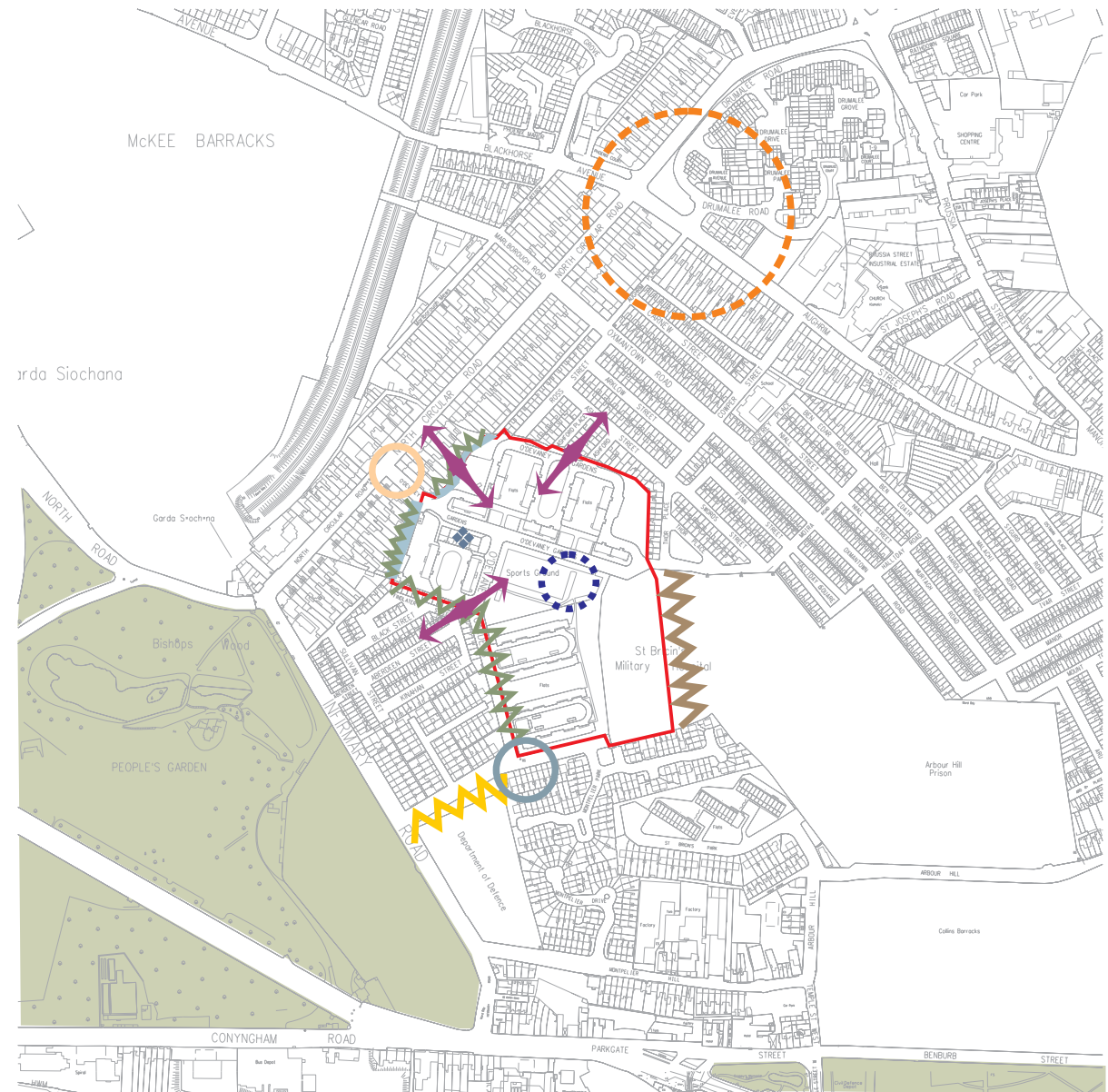
**LACK OF INCENTIVE TO ENTER  
ESTATE FROM SOUTH**



**LACK OF INTERACTION WITH  
INFIRMARY ROAD SITE**



**LACK OF INTERACTION WITH ST.  
BRICIN'S LANDS**





**OPEN THE SITE- FULL INTEGRATION  
WITH THE LOCAL AREA**



**MIXED USES ON SITE TO BENEFIT THE  
WIDER NEIGHBOURHOOD**



**NEW RECREATION AND AMENITY TO  
BENEFIT THE WIDER  
NEIGHBOURHOOD**



**RESPECTFUL INTEGRATION WITH  
ESTABLISHED CHARACTER**



**PROMOTE WALKING ROUTES AND  
CONNECTIONS TO PUBLIC  
TRANSPORT**



**COURTS COMPLEX-  
SIGNIFICANT EMPLOYMENT AND  
ASSOCIATED SERVICES CLOSE TO  
SITE**



**INFIRMARY ROAD SITE-  
OPPORTUNITIES FOR MUTUAL  
BENEFITS WITH BOTH RE-  
DEVELOPMENTS**



**ST.BRICIN'S-  
SIGNIFICANT CHARACTER- POSSIBLE  
FUTURE OPPORTUNITIES AND  
INTEGRATION WITH WIDER AREA**



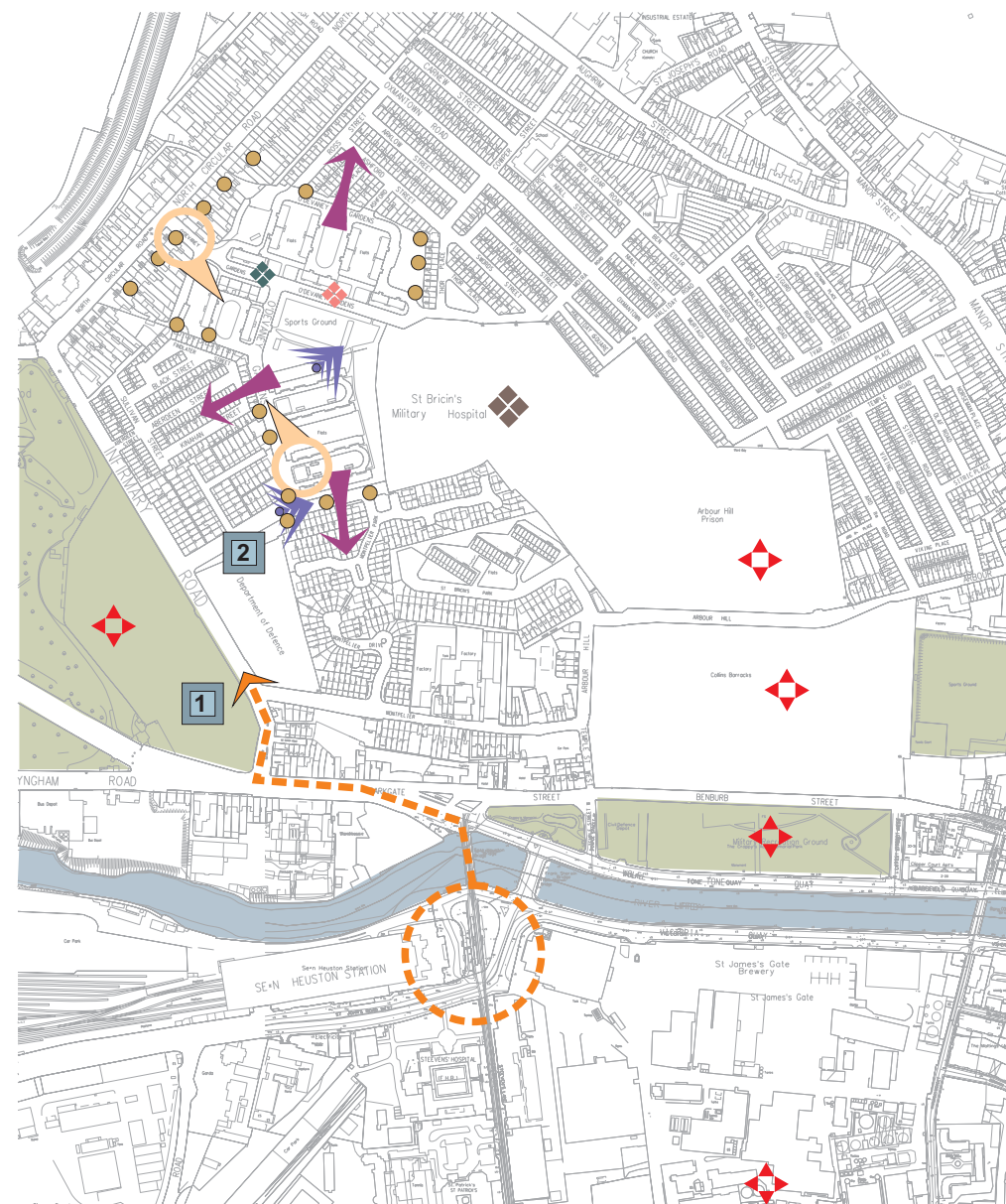
**VISUAL LINKS TO PHOENIX PARK-  
IMPORTANT FOR CHARACTER AND  
HIGHLIGHT CLOSE PROXIMITY**



**SIGNIFICANT CULTURAL TOURIST  
AND HISTORICAL LOCATIONS CLOSE  
TO SITE**



**IMPROVE ENTRANCE POINTS TO THE  
ESTATE TO ENCOURAGE MOVEMENT  
THROUGH THE AREA**



## STRATEGIC CONTEXT IN THE WIDER AREA -

## 6.0 Comments on Development Potential

Whilst the property market in the city experienced significant growth in the last 10 years, the area immediately surrounding O'Devaney Gardens did not benefit from this. Land values and residential property prices increased, however, there were no large residential developments in this vicinity, with development occurring along Conyngham Road/Islandbridge and towards Smithfield direction. O'Devaney Gardens is predominately a residential site in a predominately residential location, however there is development potential for a commercial element.

Apart from the commercial development currently under construction on Infirmary Road with the provision of the new Court Complex, very little quality office space is available in this area. A number of small local shops are situated on North Circular Road/Infirmary Road and in the Stoneybatter area. The area is serviced by one large supermarket retailer located in the dated neighbourhood shopping facility on Prussia Street and apart from this residents have to travel to Phibsboro Shopping Centre or to the City Centre.

The O'Devaney Gardens site could provide a valuable opportunity for the provision of a new neighbourhood centre to include a supermarket retailer in the area which would attract customers from Cabra, Navan Road and even Phibsboro direction into the site. This form of development would also support several smaller ancillary units.

The area is well serviced by public transport links including close proximity to Heuston railway station, the Tallaght Luas line, a public bus service and road networks including Conyngham Road, North Circular Road and Navan Road.

The benefits of being located 2kms from the City Centre, being well serviced by transport facilities and adjacent to the Phoenix Park all contribute to the possibility of residential development. The future development of the DIT campus at Grangegorman nearby and the possible redevelopment of the land at St. Brigid's Military Hospital are both exciting opportunities that any future development at O'Devaney Gardens could benefit from.

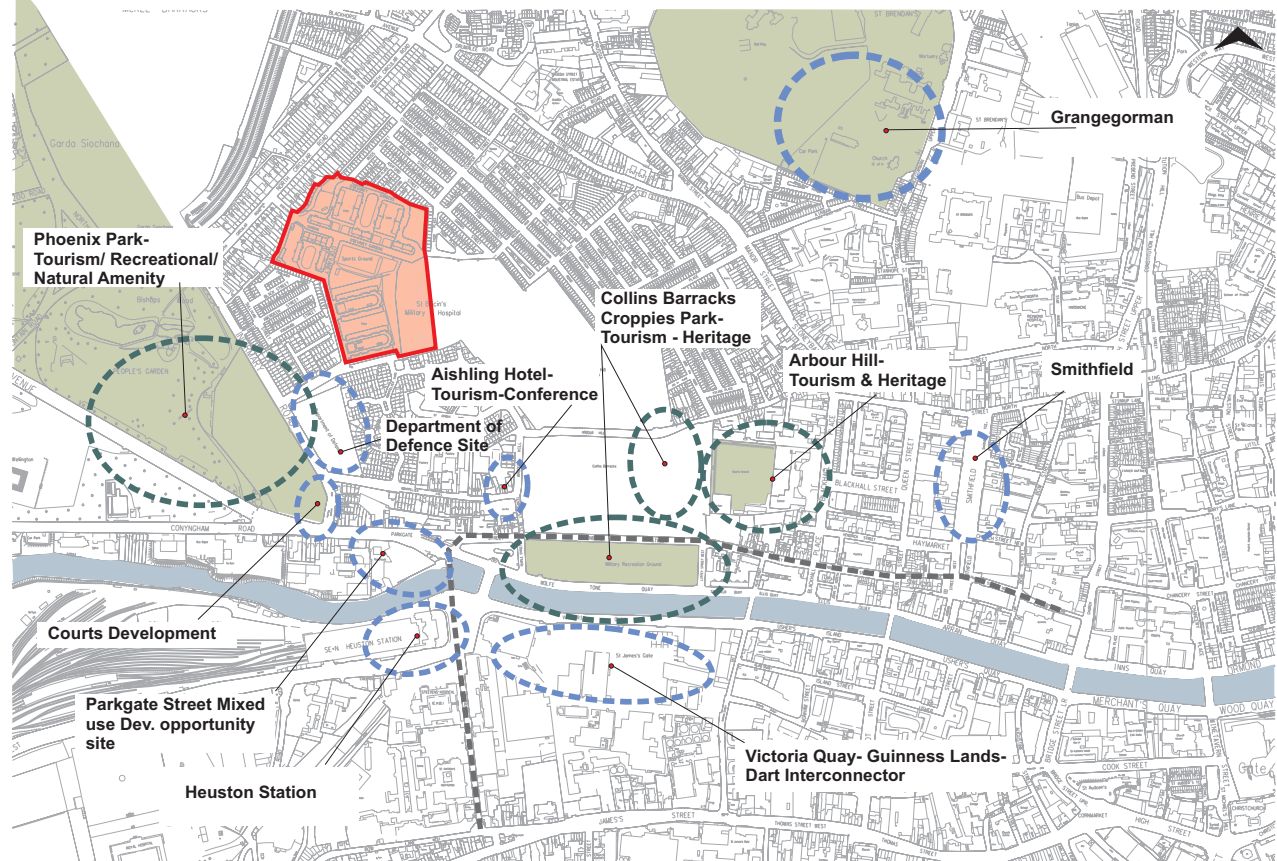






Image 1: Entering the site from North Circular Road. The entrance is located along a street fronted by Protected Structures and is adjoined by the gable ends and rear garden areas of two end of terrace properties. The entrance is somewhat "hidden" with respect to an obvious visual marker from the NCR. The rejuvenation provides opportunities however to frame new vistas looking into the site from the NCR to encourage movement in.



Image 2: Vacant former shop units within O Devaney Gardens provides the first visual impression of the estate on entering from the NCR. It is important for the rejuvenation to provide a high quality development that invites and encourages movement.



Image 7: An area of land to the east of the site and formerly part of the St Brin's lands have been set aside for affordable housing. This site will integrate with the rejuvenation proposals.



Image 8: The existing surface playing area in the centre of O Devaney Gardens.



Image 13: View of the Courts Development under construction to the south west of O Devaney Gardens and fronting onto the Infirmary Road/ Parkgate Street Junction. This view is taken from within the Former Dep. Of Defence Site on Infirmary Road (which has a Part 8 grant of permission in place). The Courts complex will create generate significant activity levels for the local area including potential opportunity for supporting uses such as local offices, shopping, cafes etc. Ideas for the rejuvenation of O Devaney Gardens in terms of uses and support for uses should benefit from this local investment.



Image 3: Example of the existing character of apartment blocks within O Devaney Gardens.



Image 4: The historic buildings fronting the NCR provide a strong character to that street. The interface between the rear of these properties and the site is less successful however. Defensive boundary conditions and poor visual quality of the backland area is a challenge for the rejuvenation to address. There may be positive infill development opportunities to open mews lanes and encourage developments that face each other to aid integration.



Image 9: The housing area to the west of the site (Findlater Street) shares a long common boundary. Similar to the interface with other boundaries, the character here is defensive and reinforces the sense of isolated character for the site. All these boundaries are sensitive areas and appropriate uses and scale of development should be promoted adjoining them.



Image 10: View of the street connecting O Devaney Gardens to Montpelier Gardens. This street provides an important north to south connection through the site and connects in turn with the east to west route between the NCR and housing to the north east (in the direction of Moira Road).



Image 5: The residential streets to the east of the site in the direction of Oxmanstown Road provide strong local character with terraces of cottages in a tight urban grain format. These streets adjoin the site but are closed off to direct access. The streets stop at the site boundary with the resulting open areas and apartment blocks within O Devaney gardens contrasting somewhat with this character. The promotion of integration, be it physical or even visual, between the site and this residential area to the east is important to lessen the current isolated character of the estate from its surroundings.



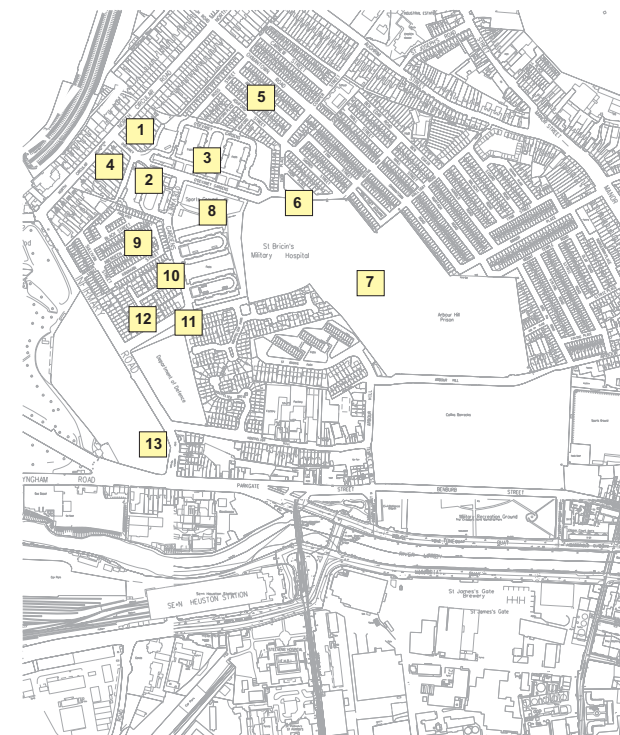
Image 6: View looking from the site towards Moira Road showing the intimate streetscape character of that street which is representative of the wider residential areas adjoining O Devaney Gardens.



Image 11: View along Montpelier Gardens which provides an entrance to the south of O Devaney Gardens. The road connects the entrance of St Brin's Military Hospital to Infirmary Road. The view looking west (moving from the site towards Infirmary Road) is aligned with the Wellington Monument. This provides a positive visual reference for how close this location is to the significant amenities of the Phoenix Park and in addition Government Departments such as the Dep. of Defence (again close to the site). The view below shows the south residential blocks of O Devaney Gardens and to the right side of the view the boundary with the Infirmary Road former Dep of Defence site. A Part 8 application for residential units, medical and community facilities is established on the site.



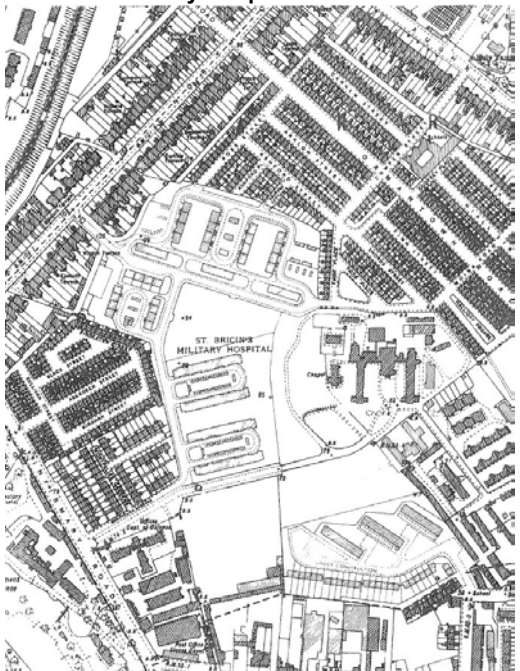
Image 12: Example of established housing character to the east of the west of the site accessed from Montpelier Gardens.







St Bricins Military Hospital 1943



O'Devaney Gardens Housing Development 1966




EXISTING OCCUPANCY 2008

## EXISTING STRUCTURES ON SITE

## KEY :-

- 1.0 HOUSING
- 2.0 SPORTS GROUND
- 3.0 CRECHE
- 4.0 DEMOLITIONS
- 5.0 PROPOSED TEMPORARY PLAYGROUNDS

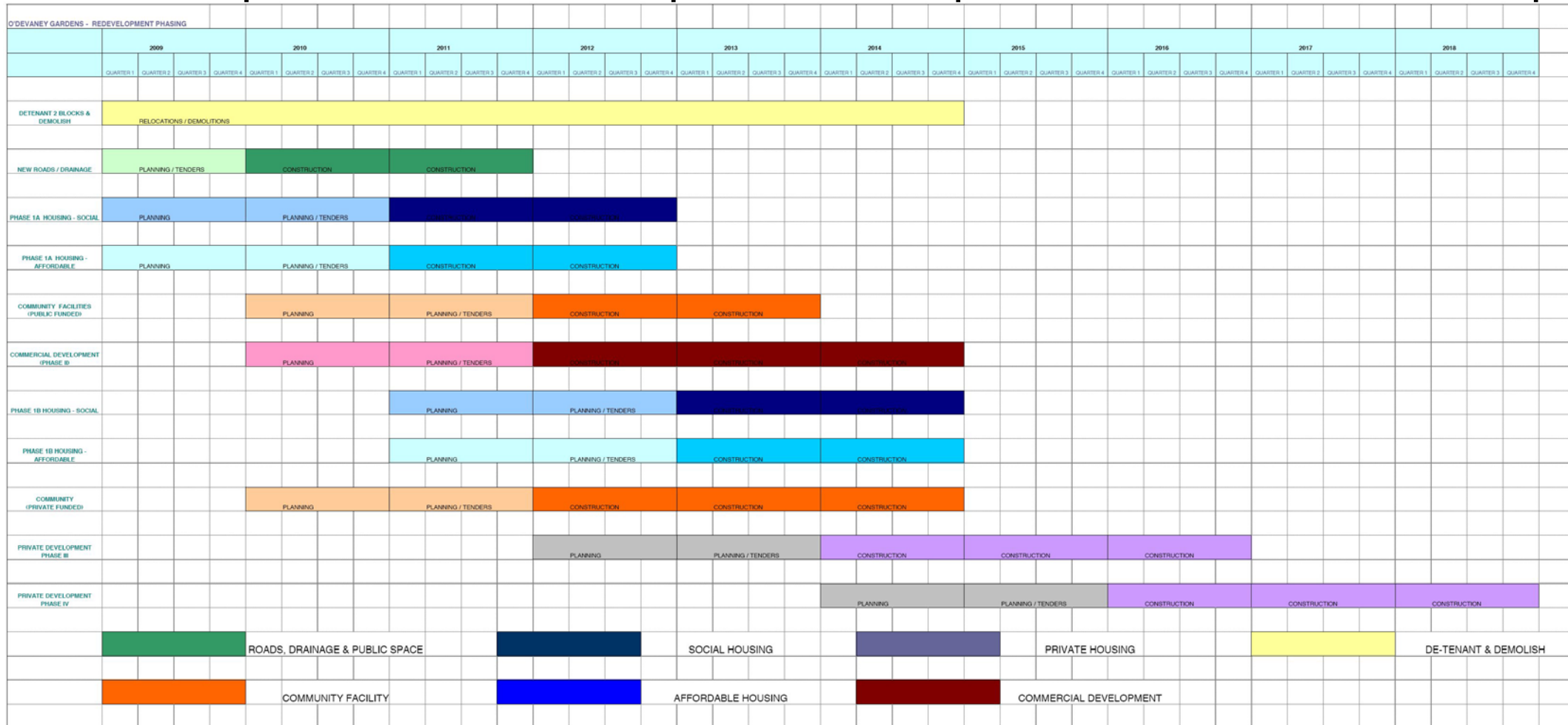


Original RFP	Preferred Bidder Proposal	2 <sup>nd</sup> Bidder Proposal	Dublin City Council Proposal
280 Social, 250 Affordable units, and Market number private units	✓ 823	✓ 996	500 private, social and affordable units
Community Centre – 2000 sq.m	✓ 2600 Sq. M.	✓ 2760 Sq. M.	1750 Sq. M. – as per design sub group brief
Creche facilities – to be to development plan standards spread across site	✓	✓	Creche facilities – 1200 sq.m. across site, min. individual area 400 Sq. M.
Commercial retail – 5% of GIFA alongside community facilities	✓ 900 Sq. M.	✓ 840 Sq. M.	Commercial retail – 2,500 sq.m anchor unit and ancillary retail units.
Temporary Community Facility – 750 Sq. M.	New Community Centre in Phase 1	✓	New Public Open Space – 2,800 sq.m to act as focal point for wider community, and assist in establishing new Village centre.
Relocation of existing playing pitch to roof of community centre	Rooftop pitch	Ground level pitch	
Creche (2 no.) – 1,200 sq.m			Creche (2 no.) - 1,200 sq.m
			✓
New development to create a new village / centre of gravity for wider community in hinterland of O'Devaney Gardens and to be inclusive of surrounding areas in uses and occupancies. Regeneration to encourage new linkages to city.			<p>New development to create a new village / centre of gravity for wider community in hinterland of O'Devaney Gardens and to be inclusive of surrounding areas in uses and occupancies. Regeneration to encourage new linkages to city.</p> <p>Dublin City Council to prepare design codes for :</p> <ul style="list-style-type: none"> <li>•Inclusion of the fundamental principles of the RFP</li> <li>•Define the design standards required for all future development</li> <li>•Establishing detailed development requirements and deliverables for materials, areas, services, finishes, maintenance, performance specifications, etc.</li> <li>•Identify key standards and codes to be adhered to in design and construction, along with mechanisms for verification of compliances delivery throughout the life of the project.</li> <li>• establishing management and maintenance standards and regimes to ensure successful implementation of the project after completion.</li> </ul>

## PHASE 1 - 2010 - 2012

## PHASE 2 - 2013- 2014

## PHASE 3 - 2015 - 2018







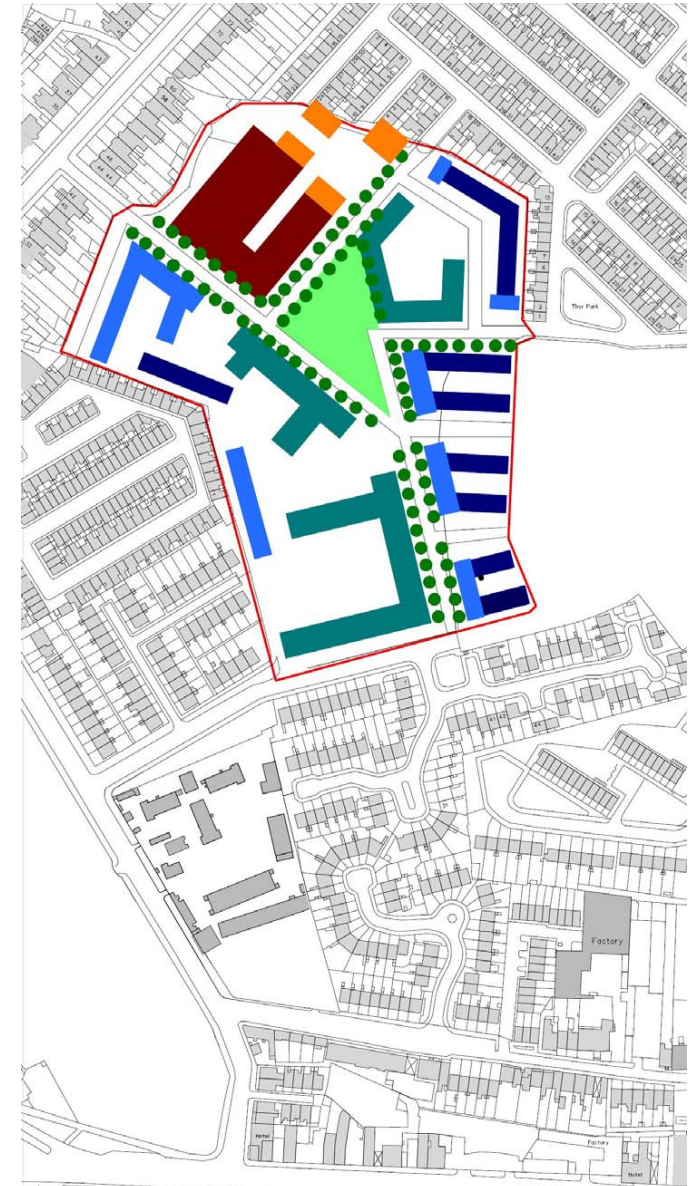
### PHASE 1 2009 –2012

Phase 1 of Social & Affordable Housing development  
Establish new street pattern & services  
De-Tenant 2 additional blocks



### PHASE 2 2013 –2014

Phase 2 of Social & Affordable Housing, Commercial  
Development with Community Facilities & Rooftop Pitch  
Establish new "village green" & playground  
De-Tenant and demolish remaining blocks



### PHASE 3 2015 –2018

Phase 3 of Affordable / Private Housing  
Complete landscaping, & area upgrade





**URBAN FORM - HEIGHT STRATEGY**

**REINFORCE PRINCIPLES OF THE RFP:**

Intergration with the wider area to create a new focal point for the hinterland.

Permeability through the site.

Provision of suitable community facilities

Height strategy for redevelopment throughout the site.

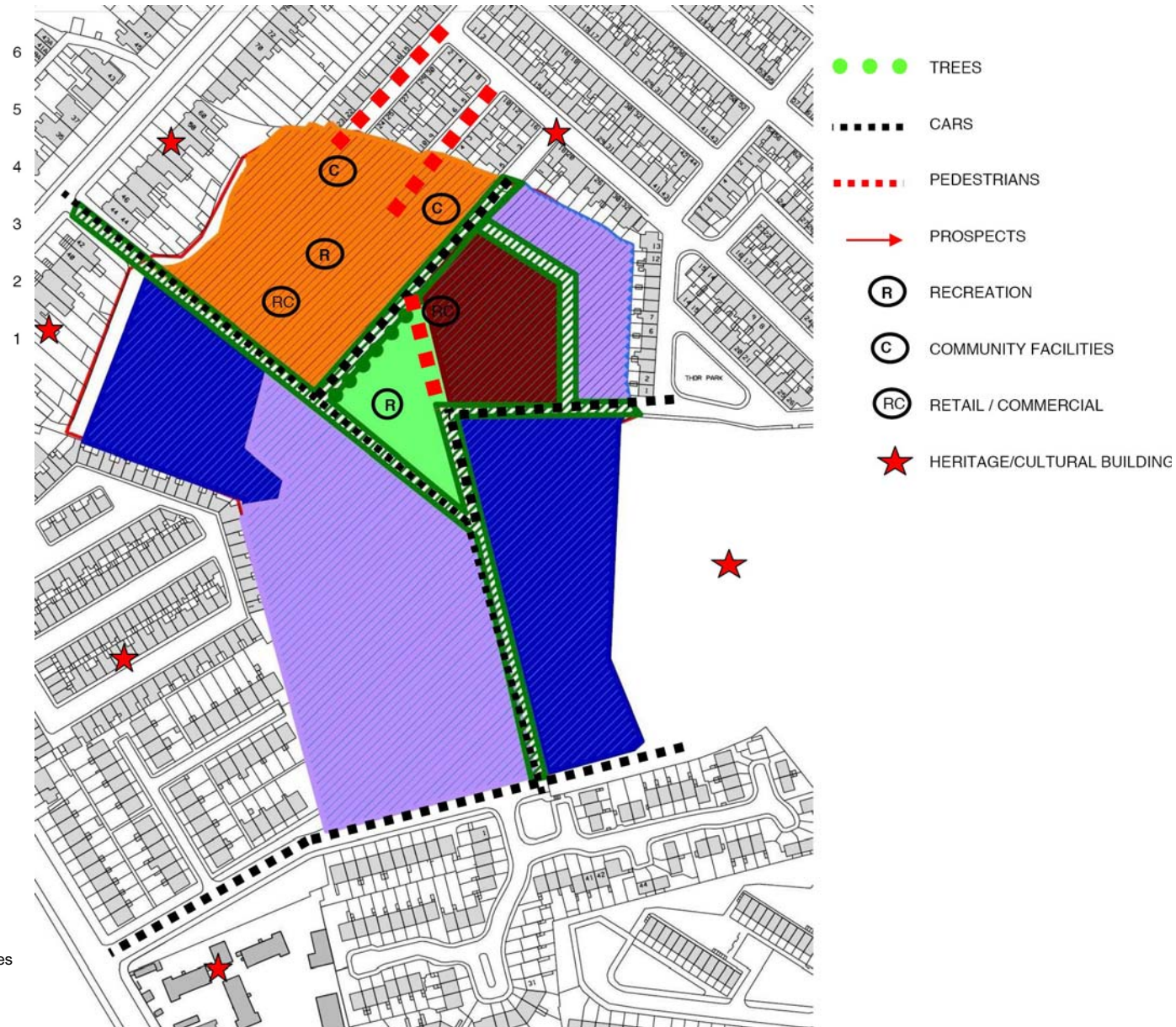
2-3 storey development maximum adjoining north east and south west boundaries.

Development to be informed by rich local history /heritage

Maximise own door access Social housing.

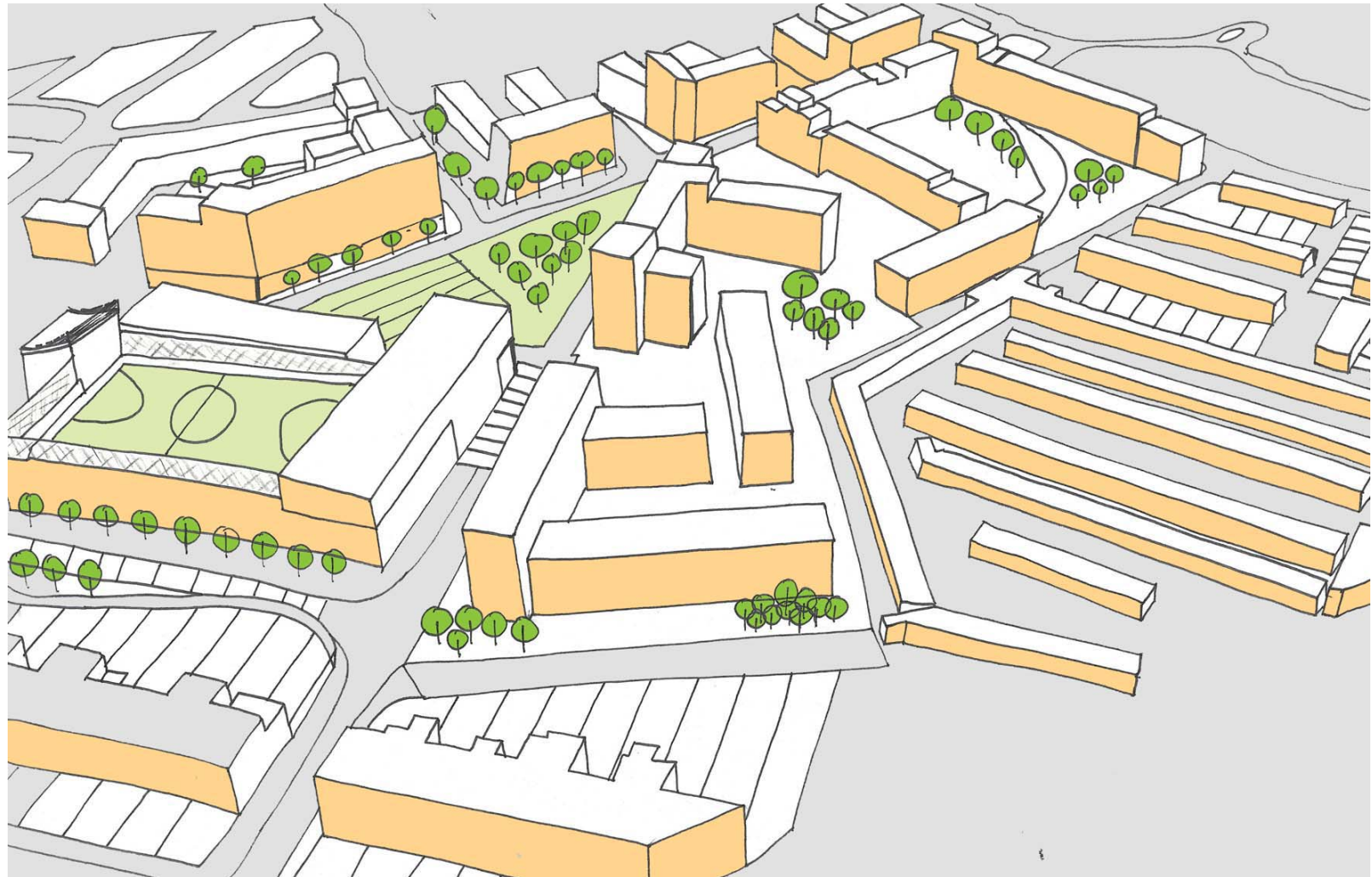
High quality public spaces to include; liveable streets, public plaza, high quality open spaces

All new Units to comply with Development Plan standards, and Building Regulations



**URBAN FORM – PROPOSED LAND USAGE**





PROPOSED URBAN FORM – 3 DIMENSIONAL MODEL





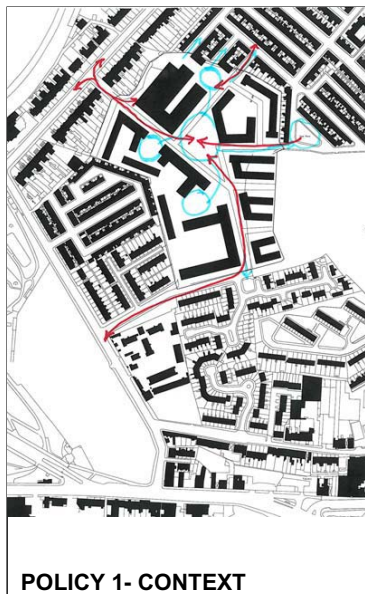
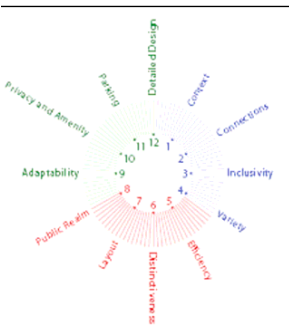
EXISTING FIGURE AND GROUND 2008



PROPOSED FIGURE AND GROUND 2018



## Site Analysis



POLICY 1- CONTEXT



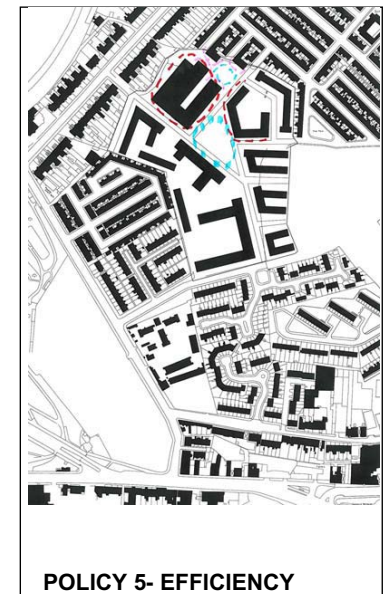
POLICY 2- CONNECTIONS



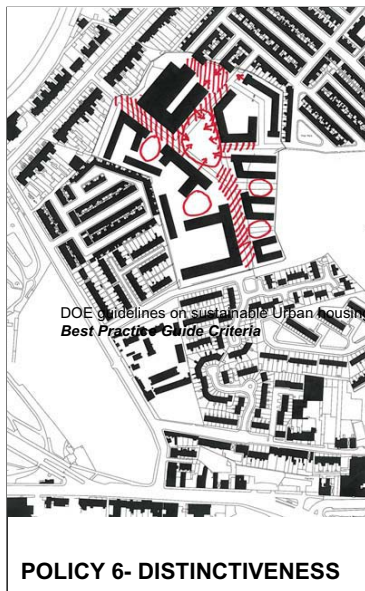
POLICY 3- INCLUSIVITY



POLICY 4- VARIETY



POLICY 5- EFFICIENCY



POLICY 6- DISTINCTIVENESS



POLICY 7- LAYOUT



POLICY 8 – PUBLIC REALM



POLICY 10- PUBLIC AMENITY



POLICY 11- PARKING

POLICY 09 - ADAPTABILITY  
POLICY 12 - DETAIL DESIGN

- to be established as part of the Design Code  
- to be established as part of the Design Code



## SUMMARY

This Taskforce was convened in August 2008 to examine the options available for the successful regeneration of the Dublin City Council Housing Estates at St. Michaels Estate Inchicore, O'Devaney Gardens and Dominick Street.

A Multi-disciplinary team was formed comprising members from the Housing Dept, City Architects, the Planning Dept, and Valuers Section. The work of this team involved re-examining the commitments contained within the Request For Proposal's (RFP) and community charters, and examining ways in which to deliver the main agreed principles in each case.

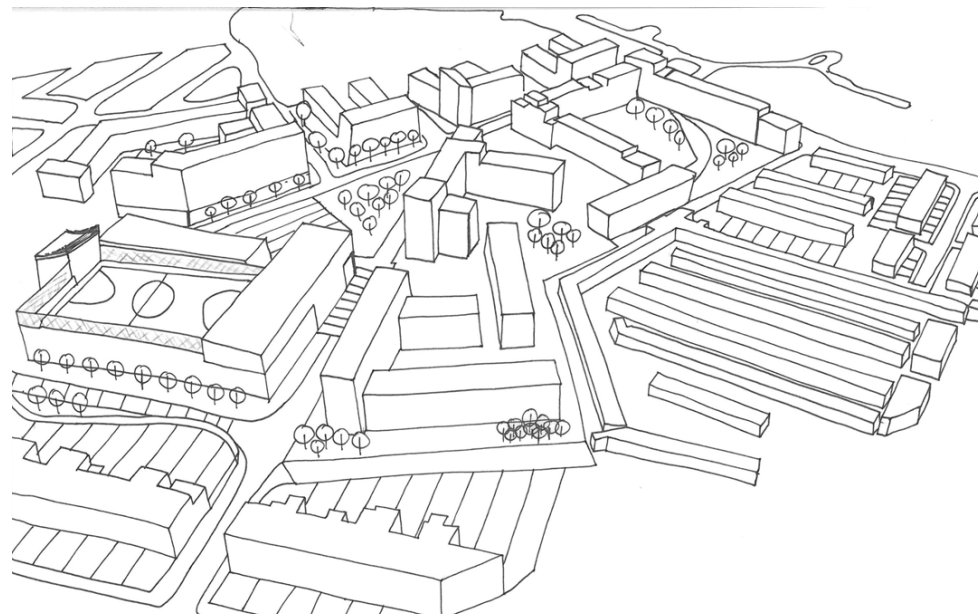
In re-examining these projects it was necessary to have regard to the changed economic climate and in particular to changes in the residential housing market. The need to re-examine each of the projects also presented an opportunity to propose enhancements to each project, in particular for the delivery of public open space, commercial development and overall densities. Where changes to the original RFP's are proposed, reasons and benefits for the changes are provided.

However the proposals do maintain the original objectives for these sites in seeking to promote the creation of balanced sustainable communities, with a mix of commercial and community uses, social, affordable and private housing and establishing appropriately scaled public open spaces.

These proposals differ fundamentally from the original Public Private Partnership process in that the projects are not developer led. It has therefore been necessary to review deliverables and timeframes, and each development will require frontloaded funding in order to deliver the proposed regeneration over time. Dublin City Council are proposing to seek Department funding for the social and affordable housing element and some of the community structures in each area, and to develop an agreed site master plan for commercial and private residential developments when the market is ready. It is envisaged that the release of equity from the sites will contribute to the funding of these projects.

The proposals contained in this report seek to be realistic in terms of what can be achieved, over what timeframe and at what cost. There is also a commitment to maintaining the quality in each scheme and proposed enhancements where appropriate.

The proposals are now put before the Council and if agreed will form an integral part of the City Council's Housing Action Plan. Overall delivery and funding is subject to the necessary approval of the Department of the Environment Heritage and Local Government.



### O'Devaney Garden's

#### Summary of next steps

#### 2008

01-12-08	Presentation to City Council
02-12-08	Presentation to Regeneration Board

#### 2009

- Preparation of Project Brief for funding application to DoEHLG
- De-tenant and demolish the two blocks to north-west corner of site.
- Delineation of central triangle and development of roads and services infrastructure..
- Design development and preparation of Part 8 documentation for first phase of residential development on St Bricin's element of site.
- Drafting of Design Development Brief for mixed use commercial site at North Circular Road end of site

#### 2010

- Go to market with commercial site
- Design development and preparation of tender documentation for first phase of residential development on St Bricin's element of site.

#### 2011

- Go to tender/ start on site first phase of residential development.