4.7.1  Zoning

The Phoenix Park site is identified as an important gateway site to the city. The site should be developed as a landmark public building with office or cultural use. The present zoning, Z9, is for recreational amenity and therefore is inappropriate. The site should be designated as Z5 to reflect the high profile civic location. The extent of the Z5 designation in this area might extend beyond the confines of the site boundary as indicated. The site is presently not in an efficient configuration for development.

4.7.2  Conservation

The wall enclosing the site contains some interesting features such as a fountain by Deane and Woodward and an old arch that once served as an entrance to the old Royal Infirmary. Relocation and/or preservation of these should be considered. The wall is not listed and should not necessarily be preserved. The arch should be retained to provide a linkage from Montpelier Hill.

4.7.3  Connections

1. H.A.R.P. Area to Phoenix Park
   An objective of the Historic Area Regeneration Plan is to create an east-west pedestrian connection from the Markets Area and Smithfield to the Phoenix Park and Heuston Gateway. One option on this route is along Arbour Hill to Montpelier Hill and the Phoenix Park. The final section of his route should occur through the existing arch of the wall to the Phoenix Park site, and across the ‘rear’ of the site to the main gates of the park.

2. Heuston Station to Phoenix Park
   The connection from Heuston Square and the Phoenix Park is an essential element in the connection of the Park with the city. Please refer to section 3.2.1.8. The route at the Phoenix Park site is currently unanimated and compromised. The frontage of the development on the Phoenix Park site must be vibrant with high quality pedestrian and cycle provision. The development should guide pedestrians on up to the Park entrance. Please refer to section 3.2.1.6.

3. Visual Connection: City Centre to Phoenix Park
   The principal landmark of the park is the Wellington monument. The visual connection of this structure with the city quays is considered essential to maintain a connection between the park and the city. The Phoenix Park site is on the line of view for this visual connection. Buildings therefore must not entirely obscure the visual connection from the city to the Wellington Monument. A building in this location might add to this view as it also represents the location of the park to the wider city.
site area (sq.m): 18 430
gross floor area (sq.m): 17 260
plot ratio: 0.9:1
site coverage: 32%
present zoning: Z15
proposed zoning: Z15

Plans exist to increase the National Museum's presence on this site. The site is an elevated plinth on the slope of the north bank between Benburb Street and Arbour Hill. The site is included in the H.A.R.P.
The site is occupied by a large number of stone buildings associated with the former use as an army barracks.

The potentialities of the site are summarized below:
• Large open areas for extension of National Museum and introduction of other uses.
• South facing aspect with elevated views over to Guinness, Heuston Station and city.
• Existing historic buildings that are adaptable and of high quality, with potential to provide distinct and rich character to area.
• Possibility to increase permeability and public usage of the site.
It is proposed that a landmark building(s) for the National Museum, resulting from international architectural competition, should be developed on the site. Workshops and other activities on site should be developed to provide a mix of uses and longer hours of use. This could include development of cultural and related retail facilities including restaurants. The permeability of the site should be increased with new public entrances and routes across the site. Please refer to section 4.8.3.

A number of public spaces should be created and defined around the National Museum: Museum Terrace (3.1.10) and Tivoli Gardens (3.1.9). Arbour Hill should be reconfigured to create a linear pedestrian park with controlled traffic movement and uninterrupted views over the city. Any parking element of the development should be underground and designed to have minimal impact on the pedestrian environment of the museum complex. Visitors should be encouraged to use public transport.
4.8.1 Zoning

The site is under zoning objective 15, ‘to provide for institutional and community uses’. A greater mix of use on the site should be encouraged. There is relatively limited potential for development on this site as it is required for the museum and related uses. However other leisure or cultural uses can be anticipated. Some retail component is possible. The capacity of the site can not be assessed at this stage. The development should not be commercially driven. To the west side, fronting Arbour Hill and Temple Street, some enterprise use could be accommodated. However due to the lack of profile of the area it is considered that this would be unattractive to private sector developers for uses other than residential. Residential use is open for consideration under Z15.

4.8.2 Conservation

A number of the buildings and structures on the site are protected. However it is considered necessary to commission a review of the Record of Protected Structures as some interesting and notable buildings, structures and curtilage elements may have been omitted and some less important buildings included. Any new buildings should not be overly compromised by restrictions due to existing preserved structures. Superficial historic simulations of the existing building in any new development should not be permitted as this can only weaken the integrity of the rich heritage on the site.

4.8.3 Connections

1. Arbour Hill to Tivoli Gardens
   Collins Barracks and the Law Society at Blackhall Place currently block the residential area of Stoneybatter off from the Heuston Gateway.
   A new route linking Arbour Hill / Stoneybatter to Tivoli Gardens should be included in any proposals for the Collins Barracks site subject to control and opening hours. A route currently exists through the garden at the edge of the Arbour Hill Prison site.
   This route would attract a greater number of people through the National Museum site encouraging diversity and longer hours of use, connecting the Museum Luas stop with a larger residential catchment area. Please refer to 3.2.1.7.

   H.A.R.P Area to Phoenix Park
   A connection from the Museum site onto Montpelier Hill would increase permeability across the Collins Barracks complex and provide a direct relationship between the Museum and Park. This link could be seen as a section in the east-west connection between H.A.R.P and the Phoenix Park. Please refer to 3.2.1.8.
4.9 Royal Hospital Kilmainham Site

site area (sq.m): 14 200
plot ratio: n/a
site coverage: n/a
present zoning: Z9
proposed zoning: Z9

The Royal Hospital Kilmainham car park is an inefficient use of space and lies to the south west of the main building. Together with the present Kilmainham Garda Station there is a large area for development in this high profile location. The Garda station is in the process of being vacated and no proposal exists for the site. No development is envisaged in the near future. Development of this site is not critical to the success of the Heuston Gateway Regeneration Strategy.

The potentialities of the site are summarized below:

• A large area on an established tourist route between IMMA and Kilmainham Gaol.
• Prominent ridge site with views to north (Royal Hospital Park and Phoenix Park) and south (Wicklow hills).
• Discreet location in relation to preservation of Royal Hospital Kilmainham and environs.
• Proximity to Heuston Station and St James’s Hospital Luas stops.
• Potential to create a north-south link to Kilmainham Village and Inchicore potentially improving the permeability of the site and promoting development to the south along the Cammock.

It is proposed that a brief be developed for the site by IMMA and an international architectural competition commissioned. Suitable uses would be cultural and most probably relevant to the adjoining Museum of Modern Art. The new building might house the Eileen Gray Collection or the Irish Interiors Collection. Provision of limited car parking should be included in any proposals.
IMMA at Royal Hospital Kilmainham car park and adjacent parkland

Interior public space:

a. Heuston Museum of Fine Arts [Rafael Moneo]
b. Bellevue Art Museum, Washington, USA [Steven Holl]
c. Sports Centre, Galdacano, Spain [Madridejos / Osinaga]
d. Teaching Pavilion, El Palimar [Madridejos / Osinaga]
4.9.1 Zoning

The site is not considered suitable for any new uses and any new development should be for cultural use. It is recommended that no change is made to the zoning.

4.9.2 Conservation

One building in the Garda Station complex is protected. Any building on the site should be sensitive to the existing Royal Hospital building and avoid any simulation of style.

4.9.3 Connections

The site is located on one of the principal tourist routes in Dublin effectively running from the National Museum at Collins Barracks to IMMA, to Kilmainham Gaol and to the Memorial Gardens. Please refer to section 3.2.1.2. A new connection to Kilmainham Village will link the site to a residential area and the bus routes and Luas on Emmett Road and James's Street.