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Dick Gleeson	Deputy Planning Officer
Alan Taylor	Economic Development Officer
Mary Conway	Senior Planner

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## 1:00 INTRODUCTION



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In April 2001 Dublin City Council commissioned Urban Projects, Fergal MacCabe - Architect and Town Planner, FaberMaunsell and DTZ Sherry Fitzgerald to undertake an urban study of the Heuston Gateway, culminating in the production of a Regeneration Strategy Framework Plan for the area.

The overall objective given by Dublin City Council is "to produce a regeneration strategy which will incorporate an urban design land use framework plan for the Heuston Gateway."

In the brief from Dublin City Council this objective is broken down into 3 key areas:

- to provide a regeneration framework for key development sites which address issues of spatial layout, urban grain, massing, height and land use and the need to interface such sites successfully with the Park, the river and cultural institutions.
- exploit the potential for reconfiguring the public domain to connect the Park, Royal Hospital Kilmainham, Kilmainham Gaol and the National Museum more effectively into the public realm of the city
- develop the role and potential of the river including the provision of appropriate urban design guidelines for new development in the river context.

The consultant team is asked to consider 3 general subjects:

**Use:**  
address the potential to create a mixed use, sustainable, 24 hour environment

**Urban Design:**  
consider linkages; design; height massing; spatial layout; issues relating to National Institutions and Headquarters; landscape; the urban sense of place of Dublin; public domain

**Movement:**  
indicate how redeveloped sites will be serviced; broad ratios in mode of transport and how the adjacent road structure might accommodate the effect of development in the area.



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STATION

## 1.1 APPOINTMENT AND TEAM:

The consultant team appointed by Dublin City Council following interview, is as follows:

Urban Projects  
Architects and Urban Design Consultants:  
Derek Tynan Principal  
Michael McGarry Principal  
Philip Crowe Project Architect

Fergal MacCabe  
Architect and Town Planner:  
Fergal MacCabe

FaberMaunsell  
Transportation and Infrastructure Consultants:  
Cormac O'Brien  
Joe Seymour  
Ian McNamara

DTZ Sherry Fitzgerald  
Property Advisors:  
Peter Waller

The project is divided into 3 parts:

1:  
Scope and Context –  
documenting the existing context upon which  
a regeneration strategy framework plan can  
be advanced.

2:  
Preliminary Proposals -  
development and investigation of ideas and  
proposals for presentation and revision with  
client.

3.  
Urban Design and Use Framework Study –  
production of a Regeneration Strategy and  
Development Framework Plan for the Heuston  
Gateway.

This report documents the research, consulta-  
tion and surveying completed during part one.  
It is essentially a Scope and Context  
Document objectively presenting the existing  
situation and current proposals in the study  
area.

## 1.2 PROJECT STRUCTURE

This report forms the basis on which all pro-  
posals and ideas will be based. In brief the  
document aims to:

- examine the symbolic importance of the site
- survey the site historically and physically
- examine how the study relates to parallel studies and the statutory context
- establish the strategic objectives of major stakeholders
- confirm the infrastructure and deficits in the area
- examine movement and access within and across the site
- highlight relevant environmental and sustainability issues
- appraise the current and future market situation
- ultimately – set the context from which a framework plan will develop

