DUBLIN CITY COUNCIL
MAXIMISING THE CITY’S POTENTIAL
A STRATEGY FOR INTENSIFICATION AND HEIGHT

URBAN DESIGN
PAUL KEOGH
PAUL KEOGH ARCHITECTS
‘If Irish citizens are to be able to buy affordable property within reasonable distance of family, friends and work, we can have low house prices or skylines... but not both.’

Mark Coleman p 79
THE ONLY WAY IS UP

‘the Irish skyline... will change dramatically over the next few years... reflect Ireland’s 21st confidence and affluence... a new generation of spectacular designs... exciting new trend in Irish architecture... the Celtic Tiger is reaching skywards.’

Willy Dillon Irish Independent 25/1/2006
BERLIN - PRENZLEUER BERG

seven or eight storey apartments ... well designed with good facilities... bakers, shops, pharmacies, newsagents, cafes... playgrounds for children; quality open spaces... within walking distance... nearby cinemas, bars and restaurants... excellent public transport... meaningful high quality existence... built to the ‘Density Dividend’

Mark Coleman p 79.
THE URBAN NEIGHBOURHOOD

Historic European City model
Garden City Movement
Abercrombie London Plan
The Urban Villages Forum
The Urban Task Force
Congress of the New Urbanism
National Economic and Social Council
Institute of Public Health
EU - Bristol Accord + Leipzig Charter
Dublin City Council - The Six Themes
Sustainable Urban Neighbourhood
Urban Village
SIX THEMES - URBAN DESIGN

Dublin - a compact city

economic driver / focus for creative talent

character + cultural heritage

active and quality public spaces

quality facilities, amenities + services

connected + legible city

integrated transport network

diversity + social inclusion

choice of tenure and house types

sustainable mixed-use neighbourhoods

intensification and height
high density v high rise
different built forms can have equal density
high rise - low coverage
low rise - high coverage
medium rise - medium coverage
equal density - different results
urban structure
public open space
private open space
built form

Urban Task force p 63
DENSITY COMPARED

Dublin outer suburbs - 27 dwellings per ha.
Ranelagh Rathmines - 45 dwellings per ha.
Amsterdam eastern harbour - 100 dwellings per ha.
Tango Housing Malmo - 158 dwellings per ha.
Georgian Dublin - 165 dwellings per ha.
Victoriagade Copenhagen - 170 dwellings per ha.
Java Island Amsterdam - 180 dwellings per ha.
DENSITY COMPARED

Dublin suburbs - 27 dwellings per ha.
DENSITY COMPARED

Ranelagh Rathmines - 45 dwellings per ha.
DENSITY COMPARED

Amsterdam Eastern Harbour - 100 dwellings per ha.
DENSITY COMPARED

Tango Housing Malmo - 158 dwellings per ha.
DENSITY COMPARED

Georgian Dublin - 165 dwellings per ha.
DENSITY COMPARED

Victoriagade Copenhagen - 170 dwellings per ha.
DENSITY COMPARED

Java Island Amsterdam - 183 dwellings per ha.
Kop van Sud Rotterdam - 261 dwellings per ha.
Density / plot ratio - only a measure
key issue - urban quality
5-7 storeys - high density
basis of calculation - net v gross density
density - a design issue
height - a design issue
urban structure + built form
public + private open space
environmental factors
relationship to receiving context
quality-led urban design
Urban design fundamental to achieving urban renaissance research - Spain; Netherlands; Germany. Successful regeneration is design led. Importance of public realm. Design-led spatial masterplans drive the development process. Secure a high quality end product.

The Urban Task Force - Towards an Urban Renaissance.
THE SEVENTH THEME - A SHARED VISION

‘Collective Possession’
political vision...
common cause...
convergence of interests...
public good...
individuals; institutions; the City; the State...
‘Taking Back The City’

Peter G Rowe. Rebuilding Barcelona p 48
THREAT OF DENSITY

urban cramming
overcrowded living conditions
out of character with local context
traffic congestion and reduced parking space
loss of privacy and amenity
less landscaped open space
aesthetic prejudices - fear of height
impact on local property values
impact of incoming residential population
reduced quality of life

Cabe - Better Neighbourhoods: Making Higher Densities Work
BENEFITS OF DENSITY

- location and proximity
- economic provision of infrastructure and services
- viability of local shops, facilities and amenities
- improved public open spaces
- social integration and diversity
- quality public transport
- reduced car dependency and congestion
- increased energy efficiency
- vibrant urban neighbourhoods
- reduced land consumption
- sustainable urban neighbourhoods

The Urban Design Compendium
THE CHALLENGE

84% of people want to live in a small village...
we cannot create enough villages...
we must make cities desirable places to live...
sense of place + belonging ...
continuity, safety, predictability...
nurture distinctly urban possibilities...
buzz, interaction, trade, unexpected delight...
and much more.

Charles Landry p3
THE CHALLENGE

‘do you want to be a car dependent town, or ... a compact bustling walking public transport town... every single decision about... where buildings should be placed... how people will access them... how street space is shared between uses... is one step toward one or other of those choices.’

Lynn Sloman p129
THE COMPACT URBAN NEIGHBOURHOOD

Vision - The Urban Village
size + critical mass
identity + community
mixed use neighbourhood
homes, workplaces, amenities + services
public transport orientated
pedestrian-orientated neighbourhood
quality public realm
landscape + biodiversity
environmentally responsible
consolidate existing urban structure
intensification, density and height

Phibsborough Mountjoy Local Area Plan

PKA Architects
current status
existing land use zoning
vision - Phibsborough Village Centre
integrated development
retail, commercial + residential
major public open space
accessibility + permeability
major economic generator
urban structure + built form
catalyst for community regeneration
intensification; density; height
objectives for redevelopment
mix use - activities and tenures
essential community facilities
range + choice of housing
pedestrian connectivity
catalyst for community integration
conservation and adaptation
landmark tourist / cultural destination
landscape + public open space
urban structure + built form
intensification, density + height
PHIBSBOROUGH MAJOR DEVELOPMENT SITES

specific development objectives
catalyst for neighbourhood regeneration
provide essential community facilities
integrate dispersed communities
improved pedestrian connections
public realm + open space gain
support transport improvements
extend range + choice of housing
design-led masterplans
Barcelona sought her future... by improvement of her urban quality... the trick was... quality first and quantity second... a networks of plazas, parks & buildings... was the cause of our success'

(Mayor Pasqual Maragall)
THE CHALLENGE

NESC - one of our greatest challenges...
‘the turning point in its history...
this generation has...
the opportunity of transforming it...
into one of the most habitable...
and civilized cities...
in the world’

Richard Rogers