



MARKETS AREA.DRAFT FRAMEWORK PLAN

Dublin City Council-Planning and Development Department

January 2006

MBM ARCHITECTS-Donnelly Turpin Architects-AZ Urban Studio

MARKETS AREA.DRAFT FRAMEWORK PLAN

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Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

1. INTRODUCTION

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Introduction

In August 1996 Dublin Corporation published its Historic Area Rejuvenation Project (HARP) for some 109 hectares in the north-west quadrant of the Inner City central area.

This draft framework plan was based on a strategy of creating four local cells within the area: The Retail cell focused on Henry Street/Mary Street, The Markets cell, The Smithfield cell and the Collins Barracks cell. The plan proposed that a series of projects for early implementation should be carried out for each of these cells.

After approval by the European Union under the Operational Programme for Local Urban and Rural Development the Smithfield cell was launched as an Architectural/Design Competition in 1997. This was awarded to Michael McGarry and Siobhan Ní Eanaigh and their design completed by 2000.

In November 2000 an Urban Design and Use Framework Studies consultation, which included the Markets cell, was launched. After a selection process and Interviews in April 2001 MBM of Barcelona was selected with a team that included Donnelly Turpin Architects, Dublin, and Roger Zogolovitch of AZ Urban Studio, London, a professional development consultancy specialising in regeneration.

The wholesale nature of the Markets area is going through a process of transformation. Inner-city congestion, logistical changes and the need for centres of distribution with direct access to national and regional routes is forcing a re-examination of locational criteria among a number of major firms in the area. At the same time, the under-utilisation of the Fish Market in its current form calls for a reappraisal of the nature of the present facility and presents the opportunity for its relocation within a new, modern premises geared more towards the promotion of fish produce and situated in the Markets area. These changes call for public and private interventions to harness the potential of the markets area and to create a vibrant new retail market, with a consolidated wholesale provision aimed at the needs of the inner-city restaurant / catering / food / retail trades as the focus of a new city quarter. Building on the creation of a vibrant, new retail food market, which is one of the objectives contained in the Brief for Consultants (March 2001), an opportunity now exists to rejuvenate this part of the city to create sustainable employment, leisure, cultural and residential opportunities.

If in addition to this dynamic change of use of the wholesale markets – a phenomenon now normal in most European cities due to problems of transport and access in expanding urban settlements – we add the construction of LUAS, the light rail system carrying up to 7,000 passengers per hour along Chancery Street, then it is obvious that new perspectives for the area are now due.



Markets Area Context

The markets have been the principal generator of activity and dictated the urban form in the area since medieval times. Any radical change of use would weaken Dubliners sense of identity of their city so the initial consideration is to find a similar use, and exchange the present warehouses and storage sheds for a form representative of a certain shift of emphasis to accommodate a similar activity.

Any observation of European market towns and cities would show us a market place, or square, many of which would contain a covered market somewhere within this space. In many cases this covered space would be the undercroft of the meeting hall of the town councillors or an Exchange providing facilities to draw up the contracts made in the market place. Thus we find squares with market halls within this space.

Here in Dublin we have the market without the square. Given that the surrounding sites of the Vegetable and Fruit Market are generally warehouse sheds, as well as the underused Fish Market, it seemed that a unique opportunity existed to create the Market Square as a dignified setting for the Market Hall itself. Apart from introducing a metropolitan space, equivalent to Mountjoy Square, and thus re-introduce a well known urban form characteristic of Dublin City, it will act as a new civic square for citizens half way between O'Connell Street and the rejuvenated Smithfield.

The present distance between O'Connell Street and Smithfield of 1.25 km is too long for a physical and perceptive connection between Smithfield and the economic and social activity that is slowly moving up river. This new square would provide the ideal stepping stone between the two.

Another important layer of activity was long ago generated by the building of the Four Courts in 1786 by the architect James Gandon. There is therefore a need in this area for both large and small office accommodation to serve the legal sector.

By concentrating the repair to the urban fabric around the existing Fruit and Vegetable Market, the rest of the area with its rows of two storey dwellings housing strong local communities, Municipal housing blocks and certain courtyard activities need not to be disturbed. Decisions on any further changes can be taken when the time comes.



Revised Framework Plan December 2005

Background

The Draft Markets Framework Plan (November 2002) went on public display for a month from November to December 2002. Nine written submissions were received in response to the draft plan. RPS McHugh Planning and Environment Consultants undertook an independent evaluation of the written submissions in October 2003. Following on from this, Dublin City Council commissioned the Strategic Environmental Assessment of the Draft Plan (April 2004) by RPS McHugh. In December 2004, the Markets Area Recreation and Leisure Needs Assessment was completed by ILAM Ireland Services Ltd.

Principal Modifications

The modifications arising in the revised Draft Plan have been proposed following an evaluation of the recommendations of the above reports and changes in circumstances, including the incorporation of River House within the draft plan. The principle modifications are as follows:

1. The separating distance between St Michan's House (blocks A+B) and the new development on the Fish Market site has been increased from 16m to 20m minimum.
2. The guidelines for the inclusion of the Motor Tax Office, River House, have been included in the framework plan.
3. The proposal for the development of the Markets Area Recreational and Leisure Centre has been included.
4. The façade and section guidelines for the buildings surrounding the new square have been developed in greater detail.
5. Guidelines for sustainable development have been added to reflect to the policy and objectives of the Dublin City Development Plan 2005 – 2011.
6. The height of the corner building on East Arran St has been reduced from 9 to 8 stories.
7. The height of the New Market Foyer Building on the Marshalling Yard site has been increased from 2½ stories to 4 stories.



The Special Contribution Scheme.

A special contribution scheme for delivery of proposed infrastructure in the Markets Area was set in place in October 2003. The proposed infrastructure is set out below.

The Markets Area environmental improvement scheme including the renewal of pavements, street lighting etc and the creation of the new square.

The creation of the new public underground car park.

The creation of set backs on streets linking to Capel Street in order to integrate into the quarter with the retail network to the east.

Further improvements to the recreational and leisure amenities of the area are proposed in addition to the new square. A total of €2.25 million has been allocated to this provision.

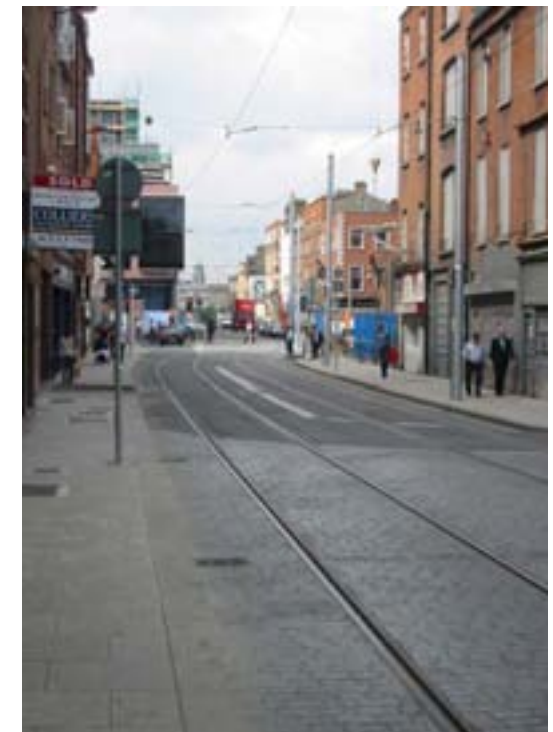
Phasing and Implementation

It is proposed that the development on lands in the control of Dublin City Council will be carried out in three phases.

Phase 1 is the redevelopment which will take place on the Fish Market and the Daisy Market sites. Primarily this will create the bulk of the square, the underground car park and service bay, with the mixed-use development above and the Markets Area Recreation and Leisure Centre.

Phase 2 will be the Conservation and Redevelopment of the Fruit and Vegetable Market and the development on the Marshalling Yard.

Phase 3 comprises the various environmental improvement schemes in the Markets Area. These works will follow the redevelopment of the various sites.





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2.THE PROPOSED MARKETS PLAN

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The Proposed Markets Plan

The Market Square

The basic idea is to create a new market square measuring 130 m x 130 m (17,000 m²), containing the existing 6000m² Fruit and Vegetable Market building. Mary's Lane and Arran Street East would allow restricted vehicular access to the pedestrian square while St Michan's Street would be upgraded to be part of the pedestrian area. It is proposed that the existing Fish Market would be demolished. A reduced activity of the wholesale Fruit and Vegetable Market could be accommodated at the northern end of the existing Market. The East side of the Market will be extended to accommodate Market Workshops to replace the existing accommodation along the West side of Arran Street East. The first stage will be built on the Flower Market site and then when circumstances permit the Southern stage.

The new Market Square will be contained by several 6 storey, 15m wide buildings with a common façade on the West, North and East sides. The South side facing Chancery Street will be partly enclosed with a wing of the West side building and a new market building. The wing of the west side building is turned to face Chancery Street but with a two storey fully glazed foyer – St Michen's Foyer – allowing a street level view into the Square. The new market building incorporates a 4.5 m high open ground floor which both creates additional market space and serves as the principal entrance to the markets square and markets building.

Car Parking

Below the Square two basement levels will accommodate approximately 350 car parking spaces together with service access and storage for both the existing Fruit and Vegetable Market and the new market building.

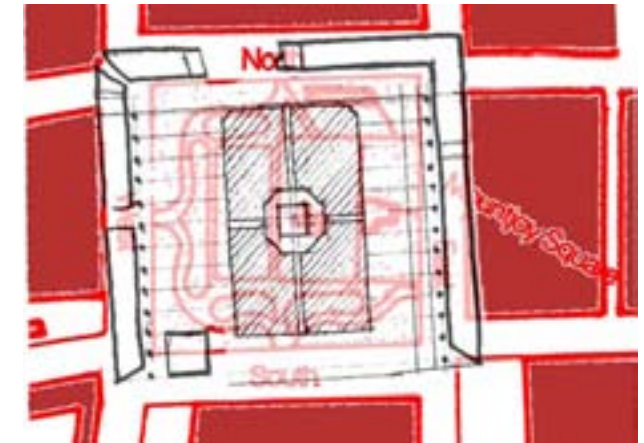
Fruit and Vegetable Market

The Fruit and Vegetable Market will form the centrepiece of the new Market Square. Within the existing structure it is proposed that approx 20% will be reserved for the continuing activity of a wholesale market situated at the Northern end. Vehicular service access will be either directly from Mary's Lane or from the loading and unloading bays situated in the basement at the Southern end, which has a goods lift connection to the ground floor.

The rest of the existing market would contain:

- (a) a free multi-use external space of 2,600 m² for occasional markets and other activities
- (b) this space will be surrounded on three sides with approx. 1,850 m² of retail accommodation
- (c) above this at first floor level another 1,800 m² will be available for retail, restaurants and administration.

The basement service area at the Southern end of the market measures 850 m² including refrigerated storage and bays for loading and unloading. Access stairs and lifts connect the public parking beneath the Square to the ground level of the market building



The New Market

The proposed 4-storey New Market building forms the southern perimeter of the market square. It is a significant civic landmark which incorporates:

- The principal entrance to the Market Square and Markets Building.
- A new open air Market area.
- A restaurant of significant scale and reputation at first floor level.
- Administrative offices for the Market operations at upper levels.

The building has a ground floor area of 1000 sq m. and upper floors of 950 sq m. each.

Market Workshops

In the context of the creation of a new Market Square there is an opportunity to completely remodel the existing buildings and sites on the west side of East Arran Street and its relationship with the Fruit and Vegetable Market Building. It is proposed that these new buildings would be similar in scale to the existing Markets building. They may be self-contained and independently accessed or accessed directly from the existing Markets building. A new multi-purpose community hall facility is proposed to be accommodated at the northern end of the market workshops, on the site of the existing Daisy Market.

The Markets Area Recreational and Leisure Centre

It has been proposed to develop a New Markets Area Recreational and Leisure Facility on the former Daisy Market site. The Daisy Market Centre will provide a three-storey, multi-purpose centre for all the residents of the area. The new centre will comprise a floor area of approximately 950 square metres. The following activities will be accommodated in the centre:

Five-a-side soccer	Martial Arts	Bingo
Mini Basketball	Badminton	Dance
Gymnastics / Majorettes	Yoga	Concerts
Aerobics	Clubs / Societies	Drama / Films
Discos / Parties	Conferences / Meetings	

Dublin City Council, or its agent, will operate the new centre.



Residential courts

Behind the façades of the buildings surrounding the Square are a series of Courtyard Spaces. Although the Court concept is proposed, these should be flexible to adjust to uses other than residential should this be required.

The North-East corner is formed by the southern edges of two courts, The Old Potato Market Court and Petticoat Court (blocks E and F). On the East side the Abbey Courts are formed by a building split into two parts to allow a direct connection with the Square. Within the courts of this city block only single to four storey buildings will be allowed and arranged so that there is a pedestrian permeability. These interior spaces provide a link North-South from Mary's Abbey Street to Little Mary Street. It would be desirable for this pedestrian permeability to continue South to Little Strand Street. Apart from this, note should be taken to reproduce the plan of the Cistercian Cloister of the former Abbey of St Mary's founded in 1139 in its original position in the pavement pattern.

The plan also recognises the importance of the corner of Arran Street east and Chancery Street in mediating between the scale of the existing building(s) on the two streets. Figure 2 indicates general guidelines for the development of this site.

Evolving from this draft plan and in the context of improving pedestrian access between Henry Street/ Mary Street and the Markets area, it is recommended that an arcade be created along Little Mary Street in any redevelopment of the AIB Bank on Capel Street/ Little Mary Street

To compensate for the generous provision of public space a high density is contemplated of slightly more than 3.00 plot ratio over the net area of the new site limits.

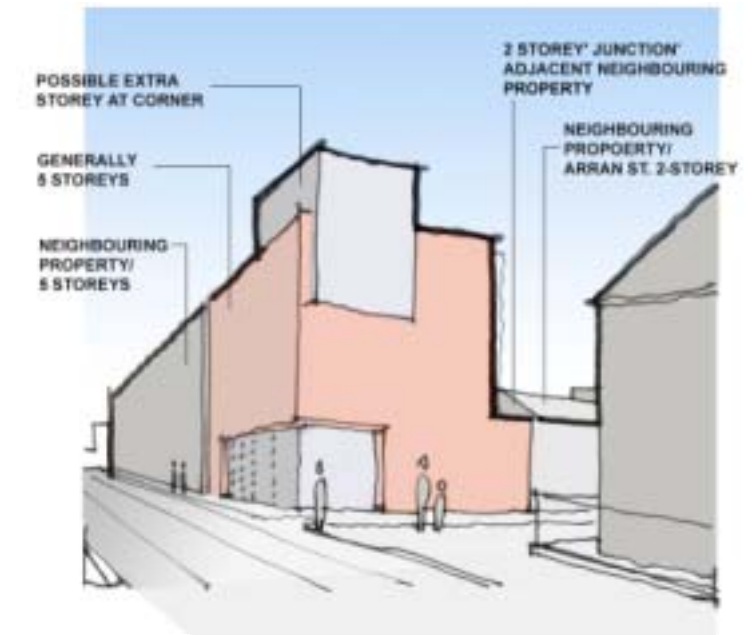


Fig 2 Corner of Arran St. East and Chancery St.

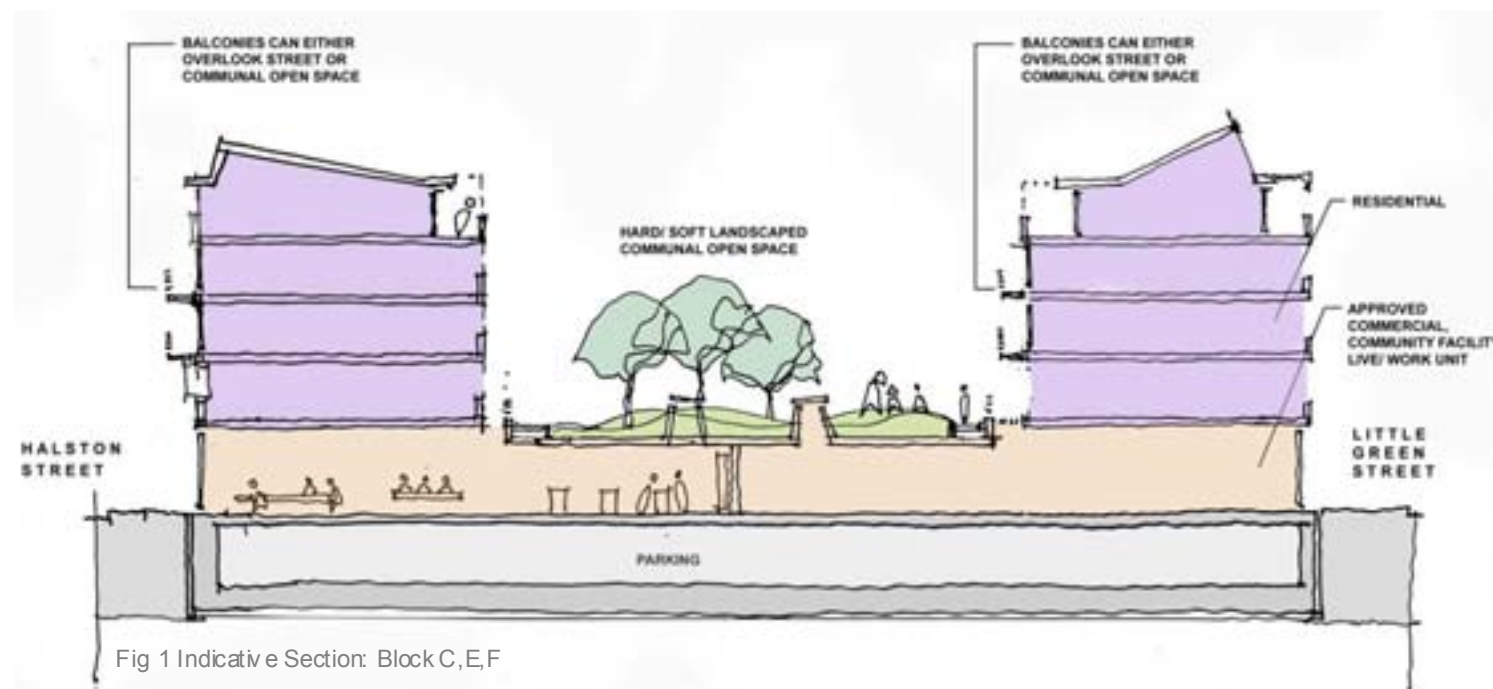


Fig 1 Indicative Section: Block C, E, F



Fig 3 Plan Block C, E, F

Sustainability

The Dublin City Development Plan 2005-2011 sets out policy and objectives with regard to sustainability:

Policy Resolution 9 states

“It is the policy of Dublin City Council to seek to achieve sustainable, low maintenance construction of buildings and the efficient use of energy in residential developments by encouraging developers to adopt sustainable methods and active and passive solar design principles of construction and applying energy conservation to buildings”.

Objective Resolution 1 states

“It is an objective of Dublin City Council that a commitment to a sustainable ethos be tangible and evident in all designs for new buildings including housing and that such an ethos is manifest and measurable in the use of solar and other energy sources”.

All developments in the area should comply with the above.

In line with Dublin City Council’s general policy the new Market Square and its surrounding buildings is proposed as a model of sustainable development. This is reflected in:

- The design of the buildings which maximizes the use of natural lighting, natural ventilation and heat retention thus reducing energy consumption.
- Co-ordination between the Markets Building and its activities and the surrounding developments in terms of both economical energy consumption and the recycling of waste and water.
- The selection of proposed building materials and the reuse of existing ones where appropriate.

Conclusion

The construction of Luas along Chancery Street provides the opportunity for acting now to recreate this new urban identity for the centre of Dublin. With its long tradition of Markets it would become the ideal centre for fruit, vegetable, fish and other foodstuffs including specialist and ethnic food products, flowers, restaurants, cafes, etc. Add to this the clear demand for offices and workspace for the legal and other professions, small businesses and entrepreneurs and the current demand for 1- 2 person and family sized apartments and live-work units, then the impetus for change is obviously now at hand.

Summary of the proposed main Urban Design Regulations for the Markets Area

1. Creation of a new Square around the existing Fruit and Vegetable Market building.
2. The new square and its surrounding buildings to be a model of sustainable development.
3. The façade alignment will be as indicated in the plans. Building lines shall be as proposed on the attached layout plans. In exceptional cases, deviations from the building line(s) may be considered, but this may also require adjustment to the building heights. Where separation distances between buildings are materially reduced, a material reduction in the respective buildings may also be required.
4. There will be a constant building height of 32.45 m above sea level (Ordinance Survey Levels) to the underside of the proposed cornice.
5. Above this level there will be a pitched glazed roof leading to a predetermined ridge which houses plant machinery, ventilation flues and stacks. No further structures, plant, equipment, antennae or projecting lift housings will be allowed.
6. Since the average height of the buildings in the Markets Area is four floors and the buildings forming the Square have six floors plus an attic level, the rear façades to the Square must have a different architectural treatment on the upper two floors in order to mitigate the change of scale with the rest of the neighbourhood. These two upper floors must accommodate dwellings.
7. The façades of the Square are predetermined as shown on the plans and sections. All buildings must conform to this proposal.
8. All areas outside this Square are subjected to a maximum height of four floors except when the buildings face a reasonable generous public space. The Blocks C, E and F to the north and G to the east, will step down from 6 floors (facing the square) to 4 floors to the north (Cuckoo Lane / Little Britain Street) and east (Meetinghouse Lane) respectively. Higher buildings will generally not be acceptable, except in an exceptional circumstance where a building is of such exceptional quality of design that it merits consideration and where it is proven to relate to and respect the dominant feature of the Four Courts.

9. Careful consideration must be given to retaining the character of the existing two storey housing, especially between Church Street and Beresford Street and between Charles Street West and Arran Street East.
10. Wherever possible all pavements for pedestrians should have a minimum width of 3.00 m.
11. The ground and first floor of the Blocks fronting onto the new Markets Square shall be primarily for commercial activities that add vitality at ground level. Such uses would include retail, restaurants, cafes, smaller bars (from 100 – 300 sq m. on two levels), leisure, cultural facilities, but not primary office accommodation or financial services (although a 100 sq. m. presence may be provided for customer services where this is of benefit to the development of the Square). The second and third floors shall accommodate offices/ office chambers for legal, professional, service, media, etc. related firms, with the top two floors and attic level consisting of apartments.
12. The ground floor uses behind the Square in Blocks C, E and F (Halston Street, Little Green Street, Little Britain Street, Cockoo Lane, etc.) shall be primarily for non-residential uses, where these blocks front onto public streets. Uses acceptable in principle include retail, restaurants, cafes, enterprises units, crèches / kindergarten / childcare facilities. Live – work studios for professionals and artists would also be acceptable at ground level. Public bars / licensed premises or nightclubs will not be acceptable in these locations. The upper floors of these blocks shall comprise apartments; with consideration given to live-work units.
13. Design of the residential blocks should provide for permeability and views into courtyards from the public thoroughfares.
14. All new residential development (including residential in mixed use schemes) will be subject to the provisions of Part V of the Planning and Development Act. 2000, and the housing strategy of Dublin City Council made on 14 May 2001 in relation to the provision of the social and affordable housing.

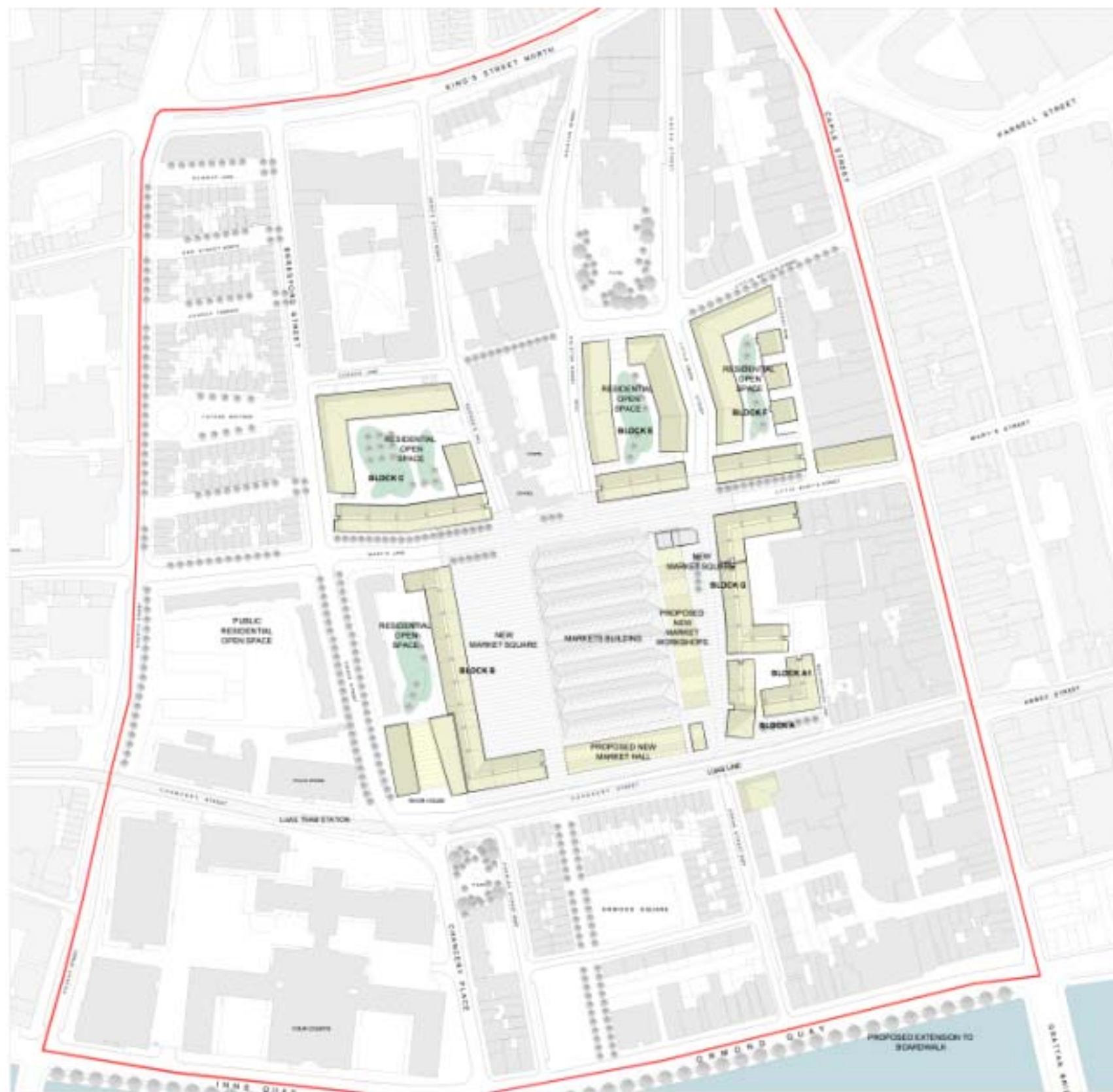


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3.DRAWINGS

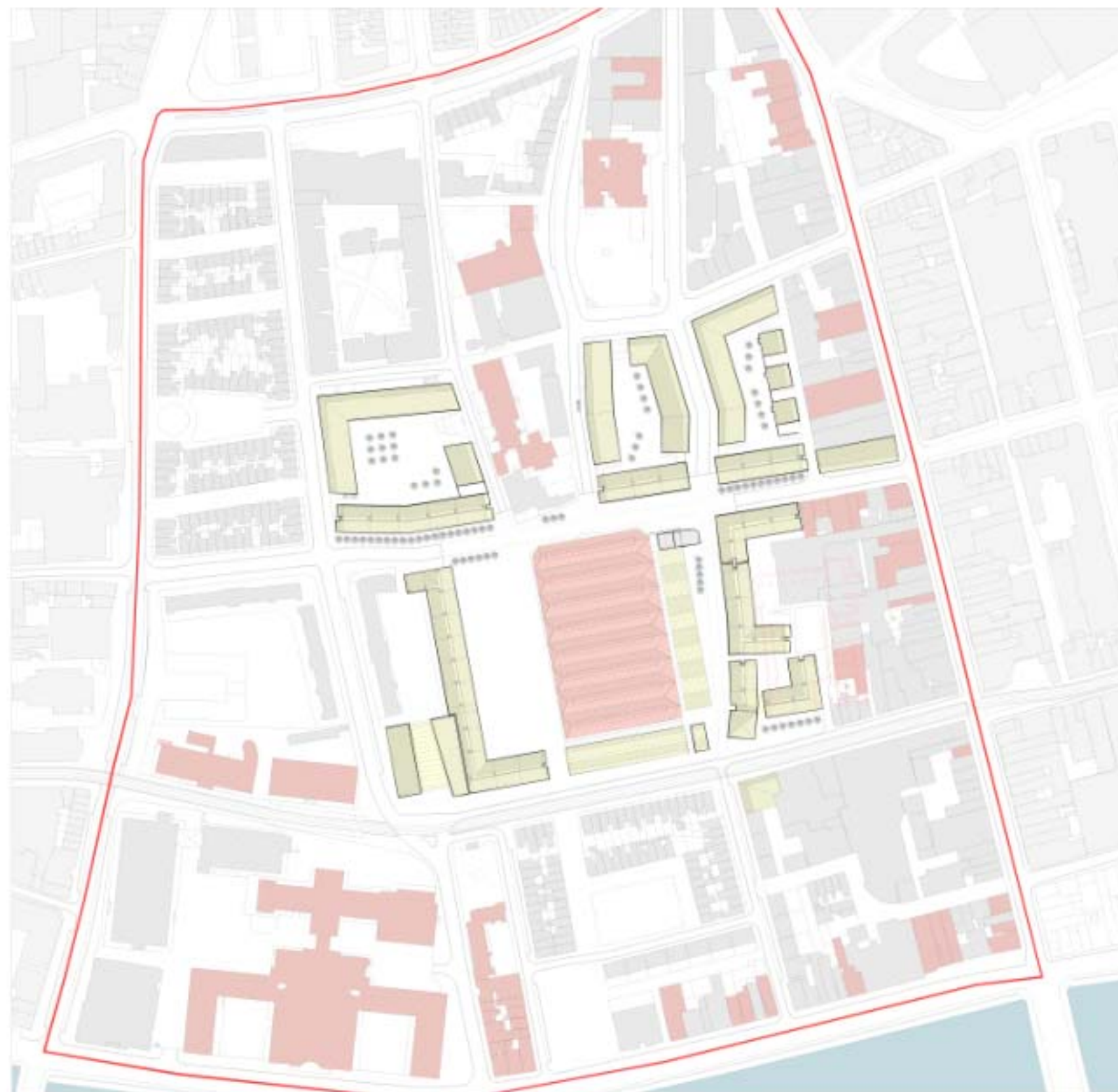
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PROPERTIES AFFECTED BY
FRAMEWORK PROPOSAL





PROTECTED STRUCTURES

LEGEND

- AREA OF PARTICULAR ARCHAEOLOGICAL SIGNIFICANCE (ST MARY'S ABBEY)
- PROTECTED STRUCTURE
- PROPOSED DEVELOPMENT



These principals are based on:

(f) The restrictions imposed by LUAS

- (ii) The general traffic management plan for the area currently being developed by the ETP unit

The proposal aims to

- (i) Provide efficient access and exit for these living, working and visiting the area.

(ii) Minimize the attraction for "rel-running"

PROPOSED FRAMEWORK PLAN
SUPERIMPOSED ON EXISTING BOUNDARIES







- EASTING
 RETAIL
 COMMERCIAL OFFICE
 LIVE WORK + RETAIL/
 ENTERPRISE UNITS/
 CRECHES/FACILITIES
 RESIDENTIAL
 COMMUNITY FACILITIES

RESTAURANT / OFFICES ABOVE
NEW MARKET HALL

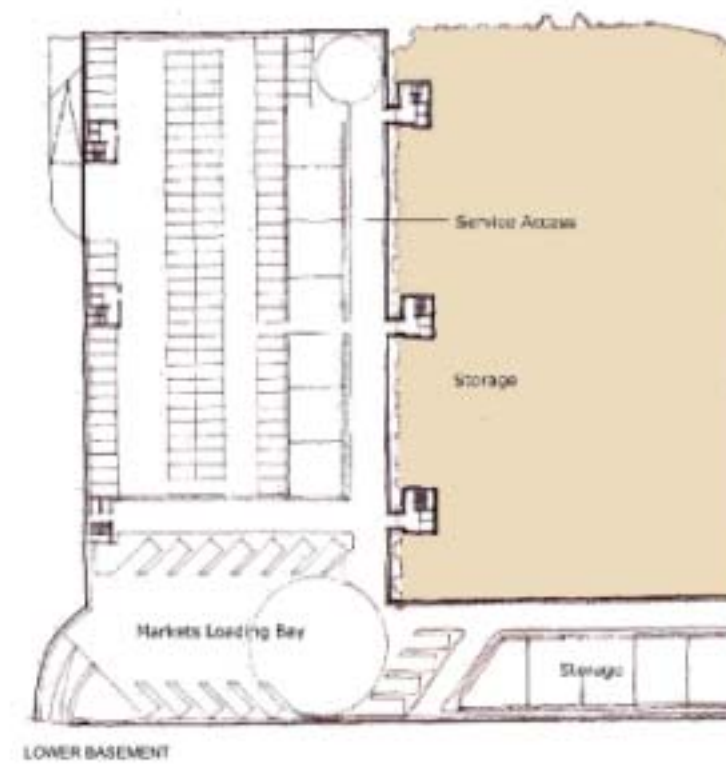
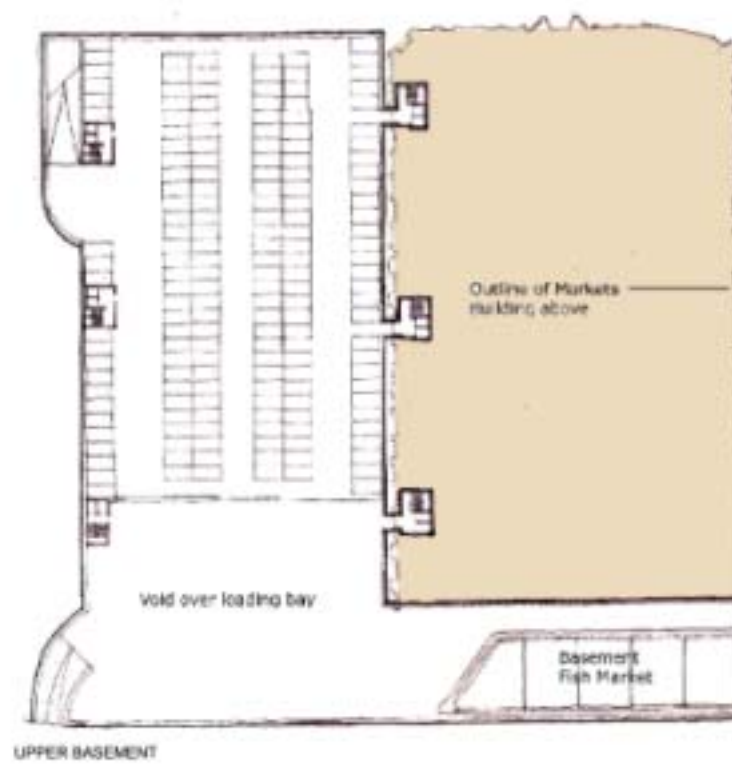
The site plan illustrates the layout of the New Market Square area. Key features include:

- Streets:** Salford Street, Little Green Street, Little Mary's Street, Chancery Street, Green Street, Mary's Lane, and George's Walk.
- Buildings:**
 - Block A:** A small orange building at the bottom right.
 - Block A1:** A blue building adjacent to Block A.
 - Block B:** A large blue L-shaped building on the left side.
 - Block C:** A blue building at the top left, with a green space labeled 'BLOCK C' in the center.
 - Block E:** A blue building at the top center, with a green space labeled 'BLOCK E' in the center.
 - Block F:** A blue building at the top right, with a green space labeled 'BLOCK F' in the center.
 - Block G:** A blue building on the right side, with a green space labeled 'BLOCK G' in the center.
 - Other Buildings:** Chapel, School, New Market Building, River House, and Police Station.
- Green Spaces:** Residential Open Space, Fruit and Vegetable Market Hall, and several green spaces labeled BLOCK A, BLOCK B, BLOCK C, BLOCK E, BLOCK F, and BLOCK G.
- Other Features:** A large orange building at the bottom center, a small orange building at the bottom right, and a small orange building at the top right.

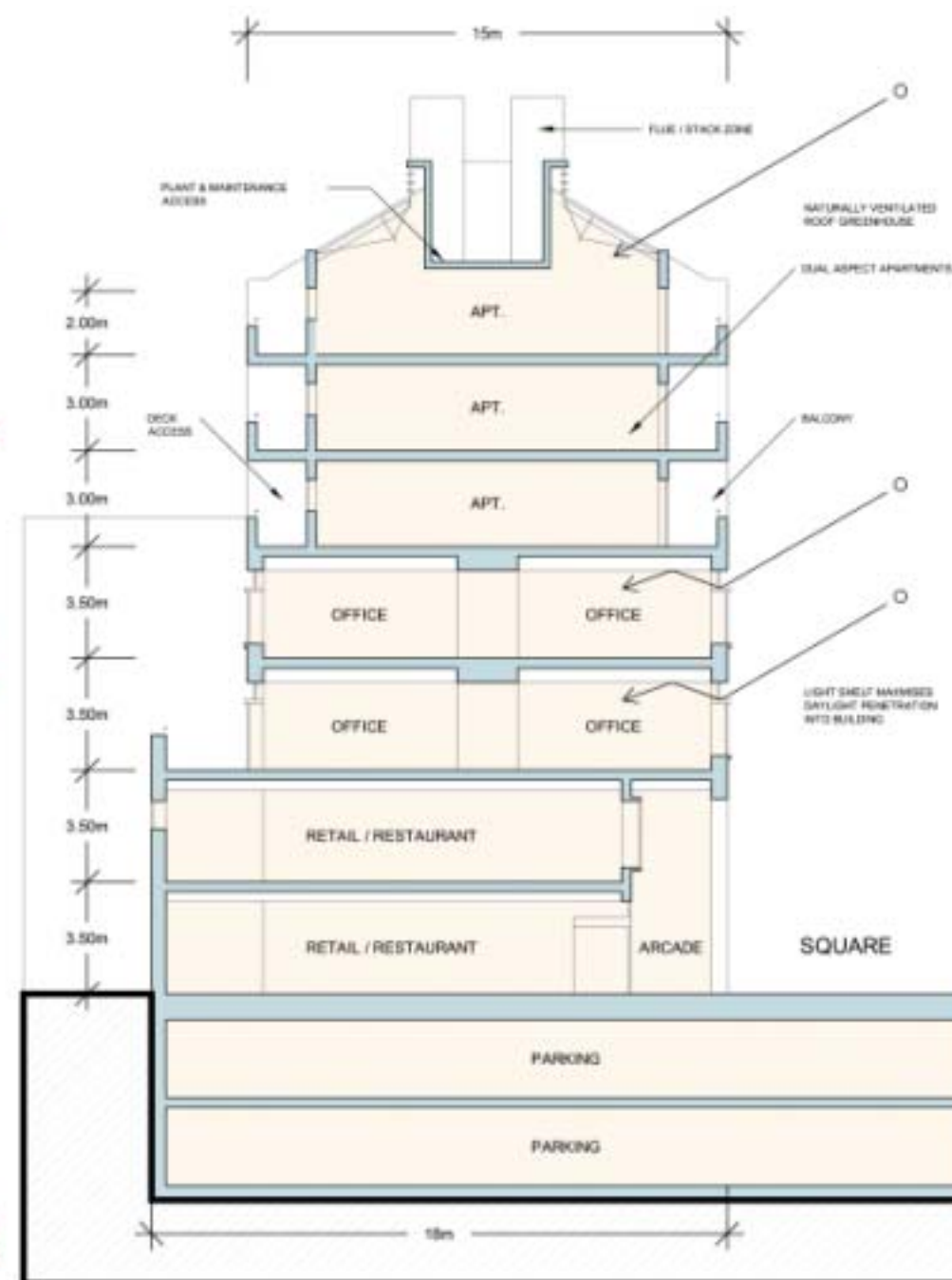
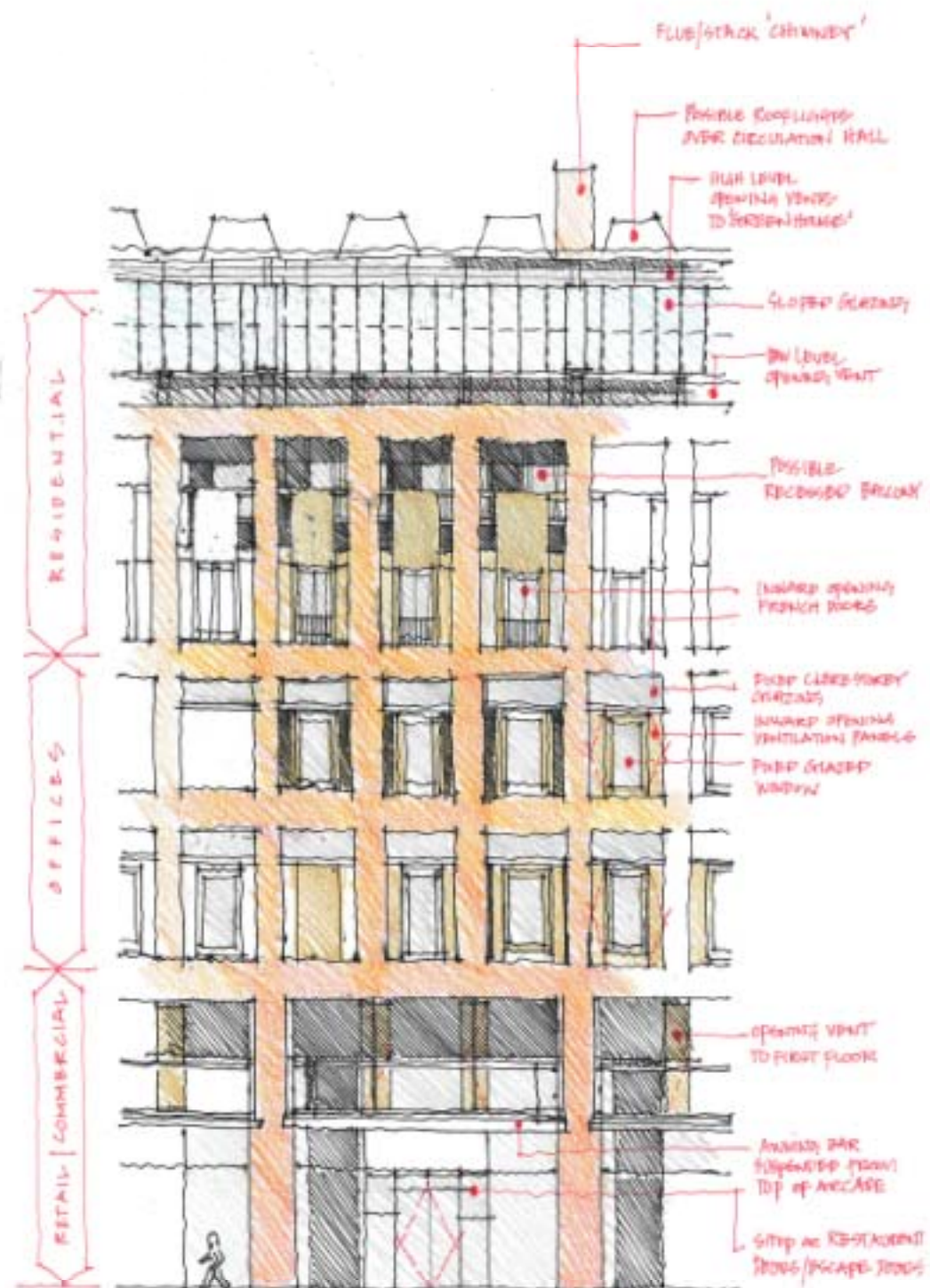
- EXISTING
- RETAIL
- COMMERCIAL OFFICE
- LIVE WORK (RETAIL)
ENTERPRISE UNITS/
CRE DIVE FACILITIES
- RESIDENTIAL
- COMMUNITY FACILITIES

SECTION AA

EXISTING
 RETAIL
 COMMERCIAL OFFICE
 LIVE WORK / RETAIL /
 ENTERPRISE UNITS /
 CRECHES FACILITIES
 RESIDENTIAL
 COMMUNITY FACILITIES



SURROUNDING BUILDINGS
NEW MARKET SQUARE
SECTION / FACADE GUIDELINES



ROOF LEVEL GREENHOUSE



BRICKWORK FRAME

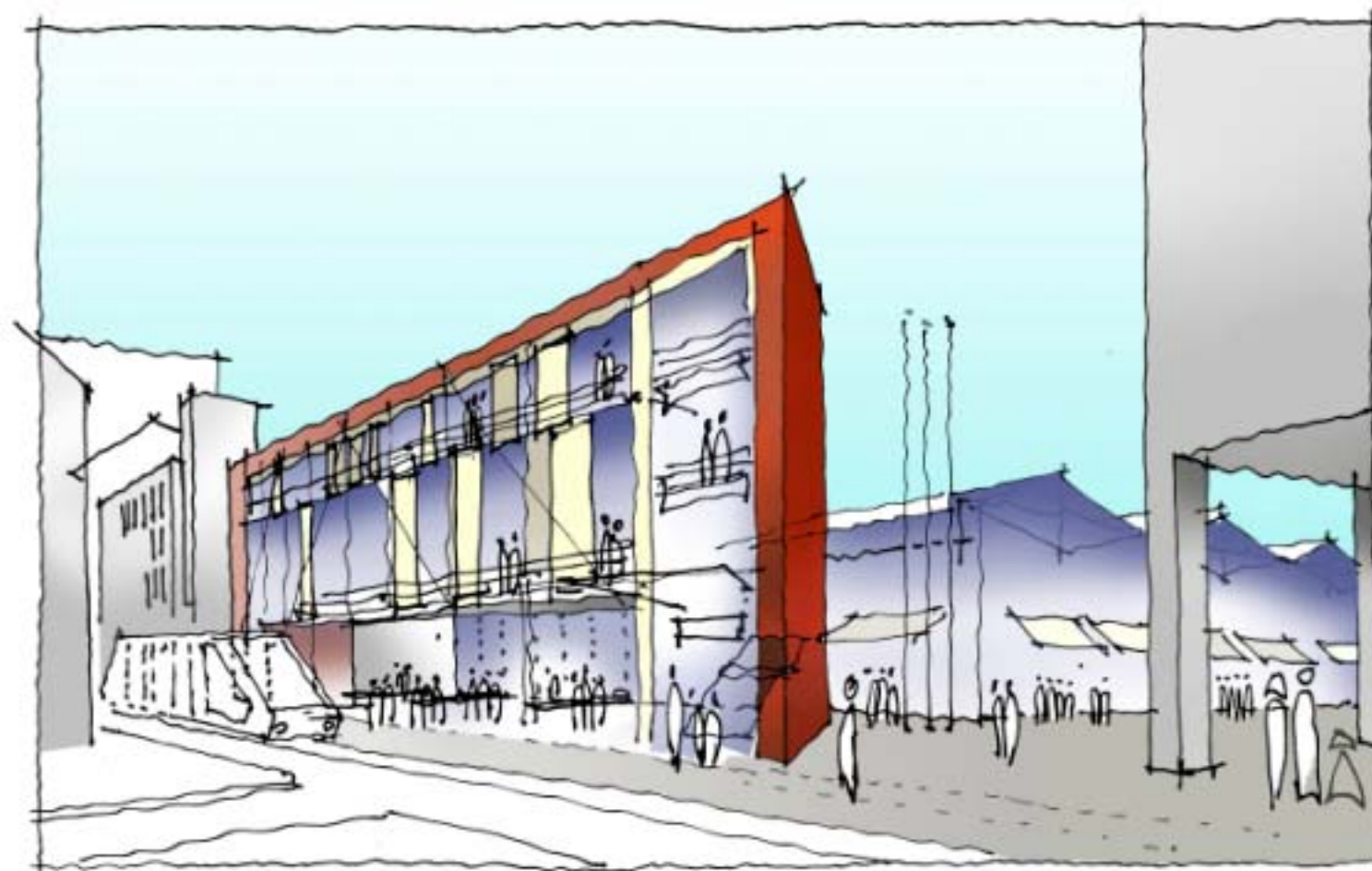


COMBINATION OF MATERIALS

SKETCH VIEWS :
SURROUNDING BUILDINGS
NEW MARKET SQUARE



TYPICAL FRONTAGE
TO NEW MARKET SQUARE
BLOCK B



NEW MARKET BUILDING



NEW MARKET SQUARE
VIEW FROM MARY'S LANE



NEW MARKET SQUARE
VIEW FROM SOUTH END

