

O' DEVANEY GARDENS



Final Masterplan Lodged To An Board Pleanala - December 2010

O’ DEVANEY GARDENS

Findings and Recommendations of the Special Housing Task Force on Housing Regeneration Projects

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View of the North Circular Road from the entrance to O’ Devaney Gardens

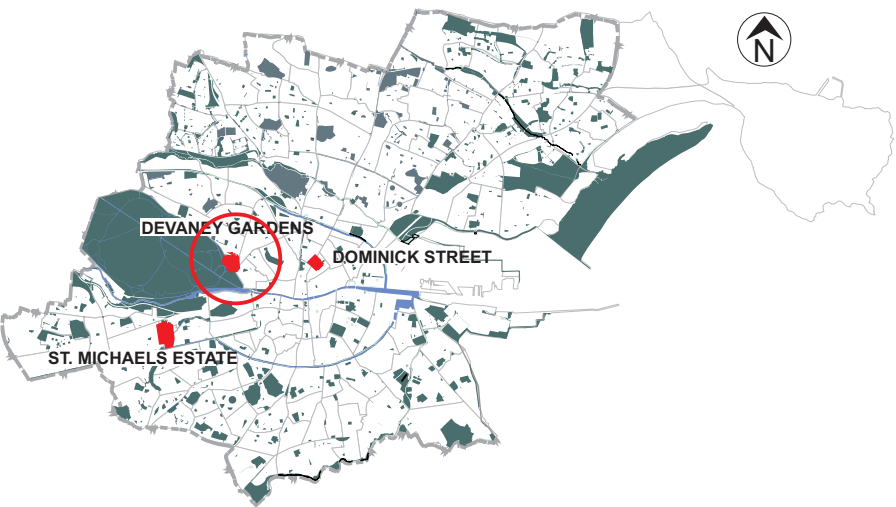
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1.0 Introduction

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.



Map Showing the strategic location of the three rejuvenation sites including O’ Devaney Gardens.

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 cities 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 (AHI) Scheme and Community Facilities.

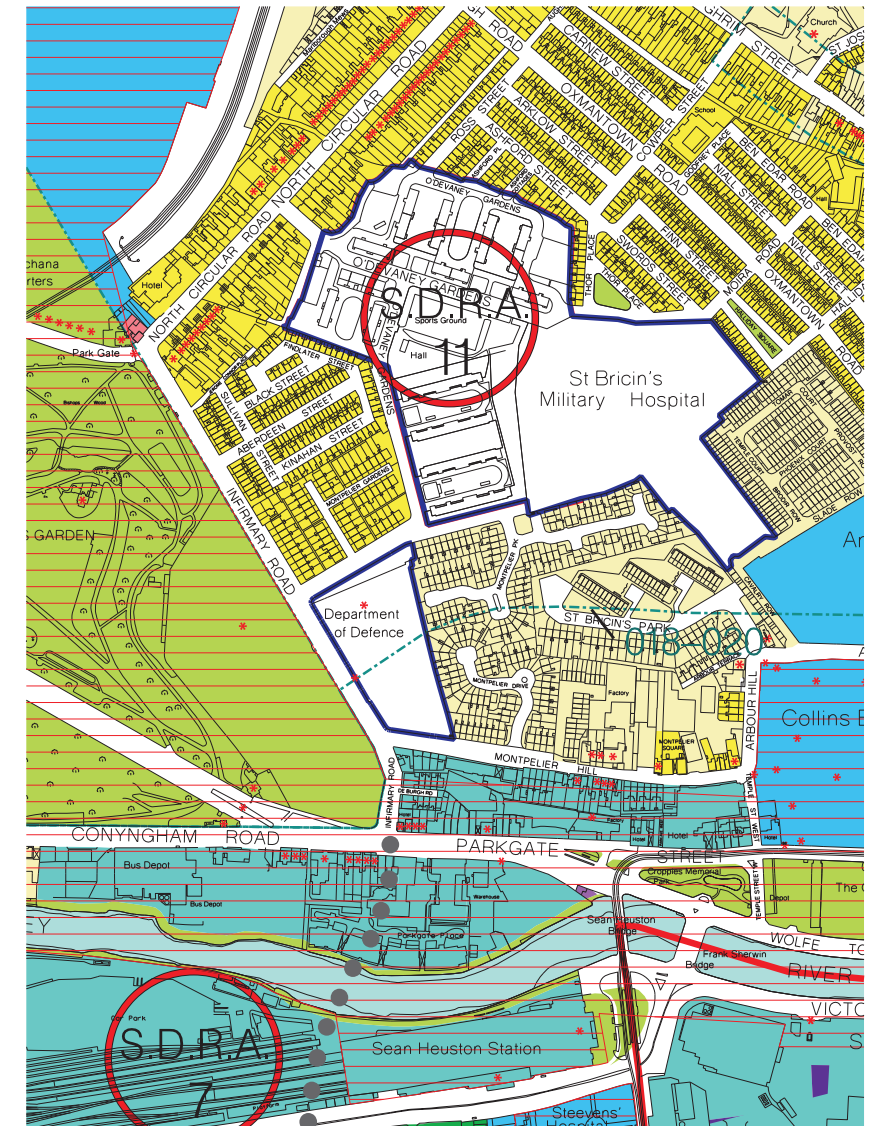
Z12 Institutional Lands which incorporate the grounds of St Bricin's Military Hospital to the immediate east of the site. This zoning designation seeks to ensure that existing environmental amenities are protected in any future use of these lands. Part of these lands which directly adjoin O Devaney Gardens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



Under the Draft 2011-2017 Dublin City Development Plan (adopted by the City Council in Dec 2010), the site zoning of Z13 lands are now changed to Z14. The site is also designated as a Strategic Development and Regeneration Area.

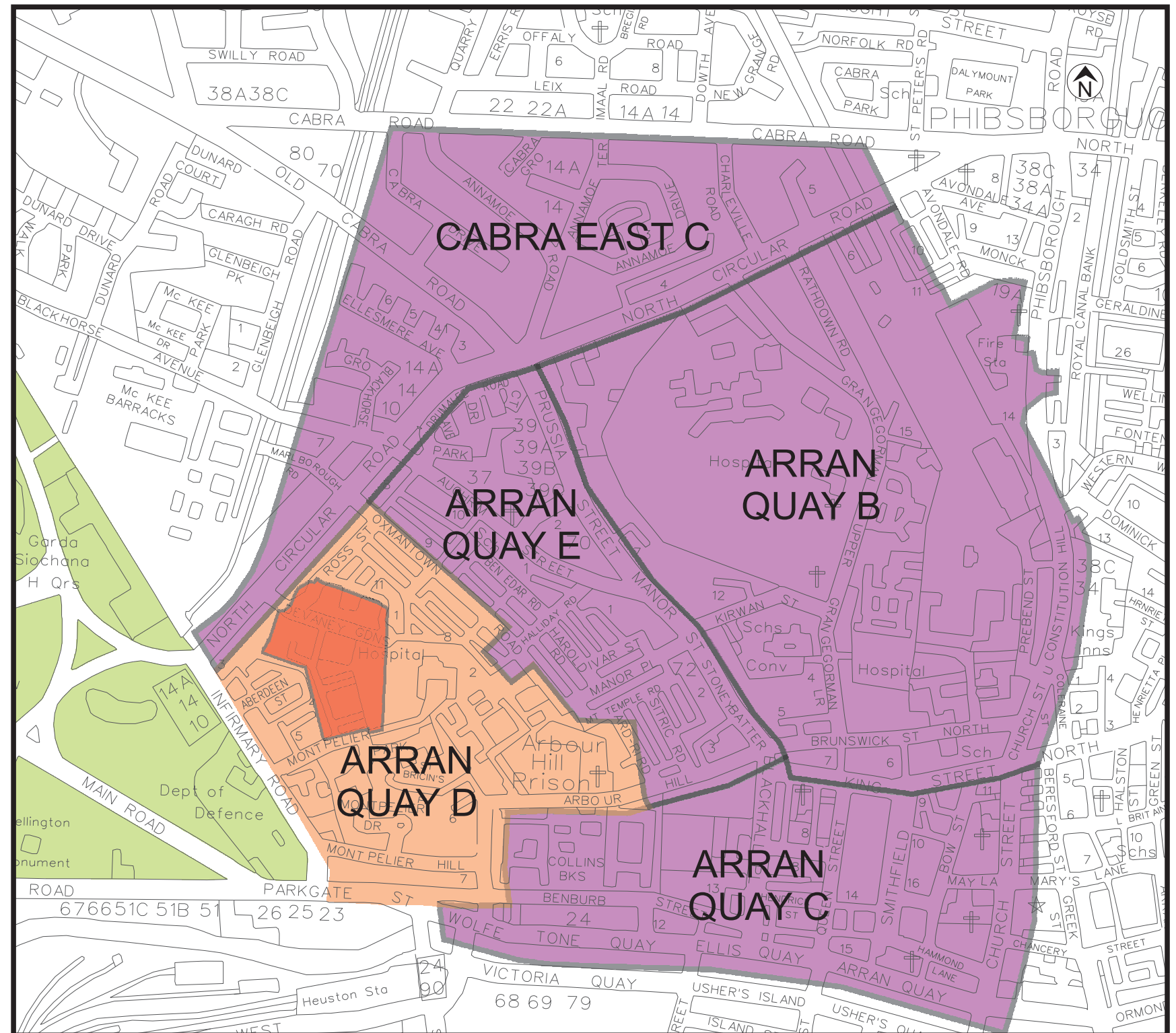
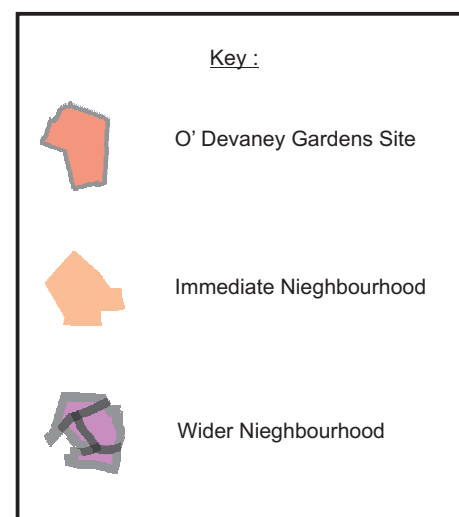
3.2 Area Demographic and Socio Economic Analysis

Understanding the socio economic character of the local area is important to inform the regeneration project. Knowledge of age profiles in the local area, household character, economic profile, accommodation types, level of education attainment etc can help to inform the project on its land use proposals and social regeneration policies. Knowledge of the local population profile can also help to ensure that the project has relevance for the wider community to encourage integration.

O Devaney Gardens is located within the District Electoral Division (DED) of Arran Quay D. From the 2006 Census, the population of Arran Quay D was 3,600 persons but had decreased by -2.0% between the census periods 2002-2006.

In addition to Arran Quay D, the DED's of Arran Quay B, Arran Quay C, Arran Quay E and Cabra East C are included in the wider neighbourhood analysis. From the 2006 Census, the population of this wider neighbourhood was 17,247 persons. An average population growth of 13% across the DED's in this area was recorded between the census periods 2002-2006 but this was mostly attributed to significant growth in Arran Quay C (Smithfield area) which increased by 56.4% alone.

A summary of the main findings from the population statistics are presented below. The statistics are sourced from the Census 2006 Small Area Population Statistics (SAP's).

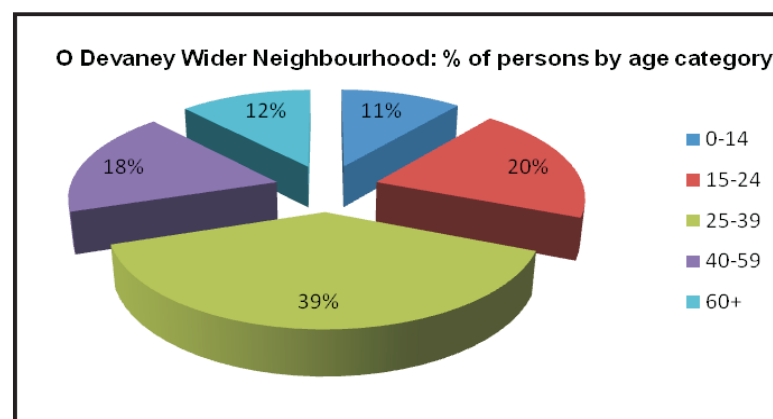
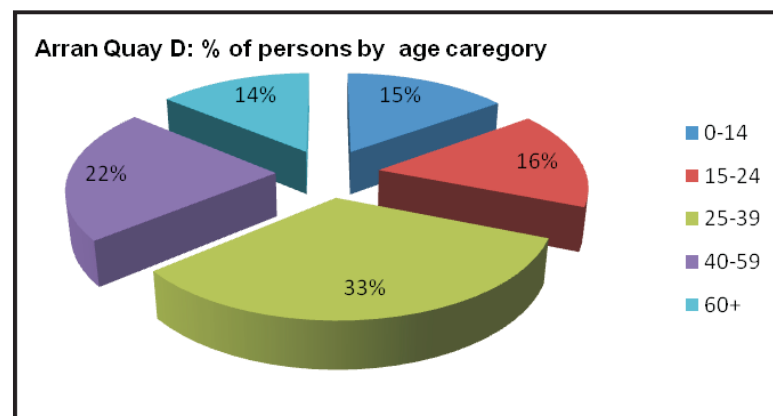


3.2.1 Persons by Age Category

People in the 25-39 age category represent 33% of the population in Arran Quay D, the largest category. The next highest category is people aged 40-59 at 22%. The next three categories are broadly similar with people in the 15-24 and 0-14 categories at 16% and 15% respectively. People aged 60+ represent 14% of the total.

Combined, 64% of the population (2,290 persons) are under the age of 40. This shows the importance of young age groups and people in the family formation age groups in the immediate locality. Persons aged over 60 comprise 14% of the population which, whilst the lowest category still represents 514 persons.

The wider neighbourhood follows a similar trend with the top category represented by persons aged 25-39 (39%) but followed by the 15-24 age category as the second highest and the 40-59 category as the third highest. There are proportionately less people in the 60+ category than in Arran Quay D.



3.2.2 Age Dependency Ratio

The Age Dependency Ratio expresses the proportion of the population outside working age categories (usually taken as persons aged 0-14 and 65+) related to the population base within the age categories 15-64. It is an indication of the rate of young and elderly people compared with the overall population. It is a beneficial measure to help identify the adequacy of social infrastructure in the local area to service these important age cohorts.

For Arran Quay D, 915 persons are within the dependant age categories representing 25.4% of the overall population or a dependency ratio of 34% compared with the 15-64 age groups.

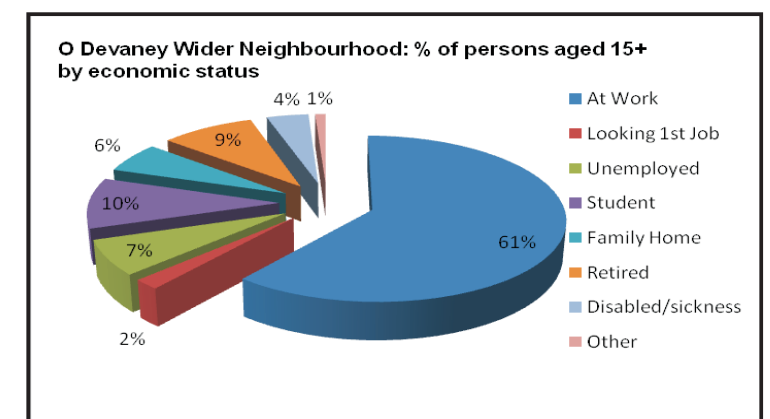
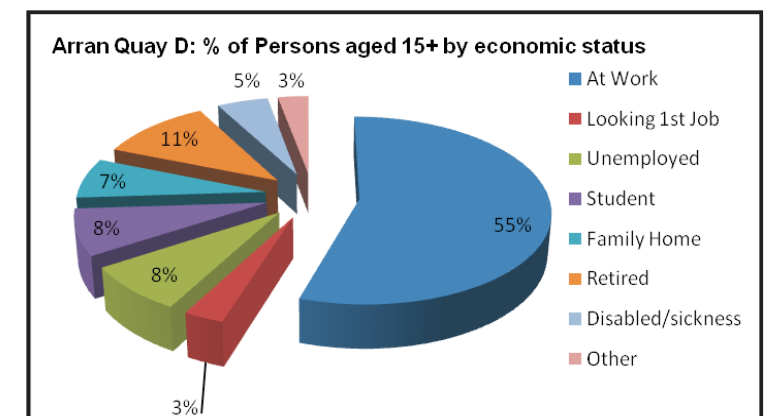
This figure would indicate a high proportion of the local population in the age dependant categories and would indicate the importance of adequate social infrastructure to service the local population.

For the wider neighbourhood, 3,434 persons are within the dependant age categories representing c20% of the overall population or a dependency ratio of c25%. The dependency ratio is less therefore in the wider neighbourhood overall than for Arran Quay D but is still a notable figure.

3.2.3 Persons Aged 15+ by Economic Status

In Arran Quay D 55% of persons aged 15+ were classified as at work representing the highest category. The second highest category was retired at 11% reflecting the recording of persons aged 60+ within the local area. Both the student rate and the unemployment rate were 8% each. Persons working in the family home are 7%.

In the wider area, there were proportionately more people in the at work category with 61% recorded as the highest category. The second highest category is students (a higher % recording than for Arran Quay D) and the third highest is the retired category at 9%. The unemployed category was recorded at 7% followed by persons working in the family home at 6%.



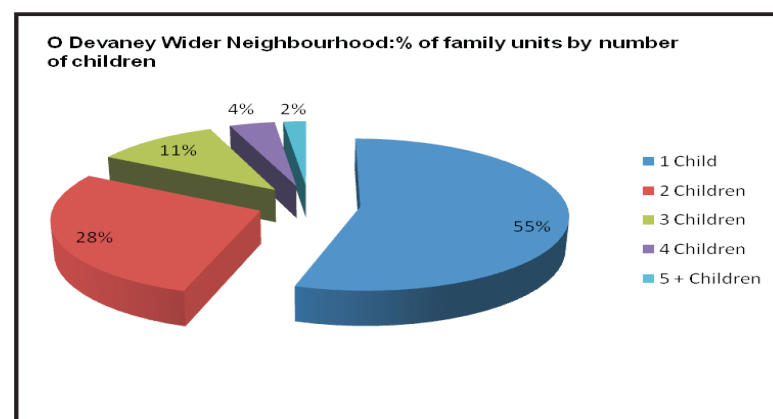
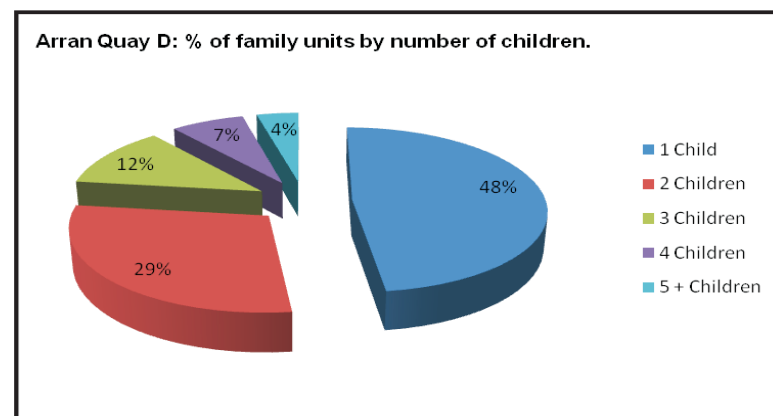
3.2.4 Family Units by Size of Family Unit (Number of Children)

For Arran Quay D, family units with one child are the most important family unit type recorded at 48 % of the total.

Family units with two children are recorded as the second highest category at 29% and family units with three children are recorded as the third highest category (12%).

Four and five plus children account for 7% and 4% respectively.

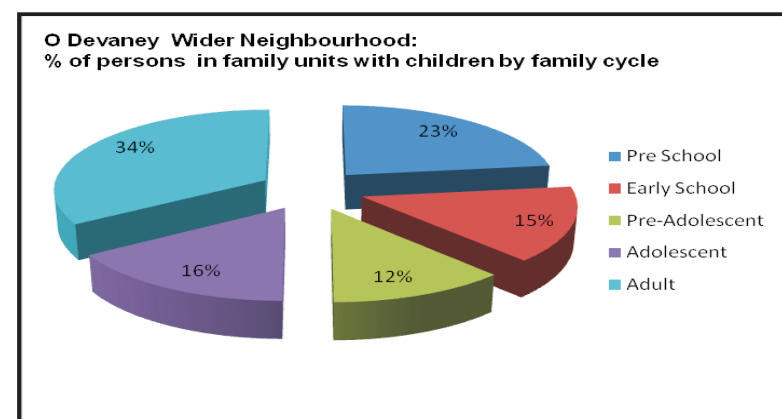
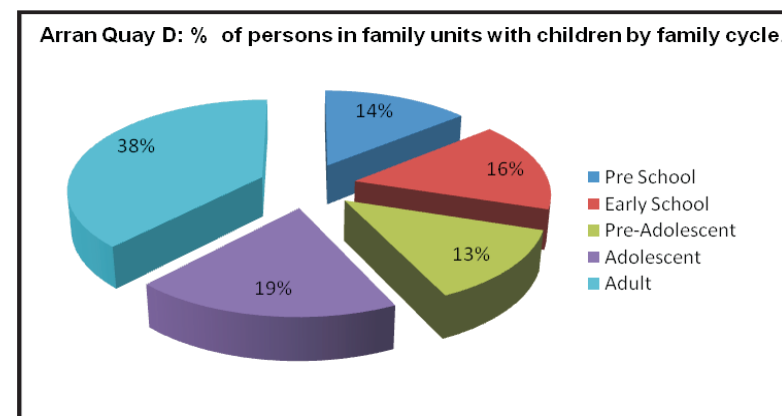
These trends are broadly reflected in the wider neighbourhood analysis but with a higher proportion of one child families (55%) and lower proportion of other categories including four and five plus children.



3.2.5 Persons with Children Classified by Stage of the Family Cycle

Persons at the adult stage of the family cycle are the biggest category at 38% of the total followed by adolescent at 19%. This reflects the findings of the age categories in the local area. Persons at the early school stage are 16% with pre-school at 14% and pre-adolescent at 13%. Combined, 57% of persons are either at adult or adolescent stages. This indicates the importance for wide ranging social infrastructure across the age spectrum of the local population and particularly to engage with young adults and adolescents.

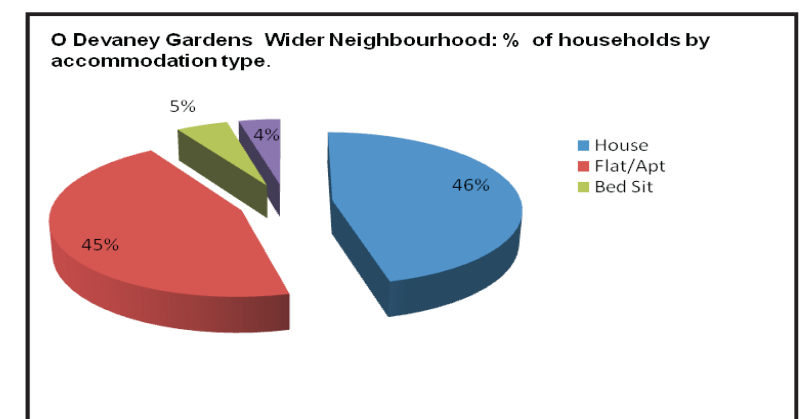
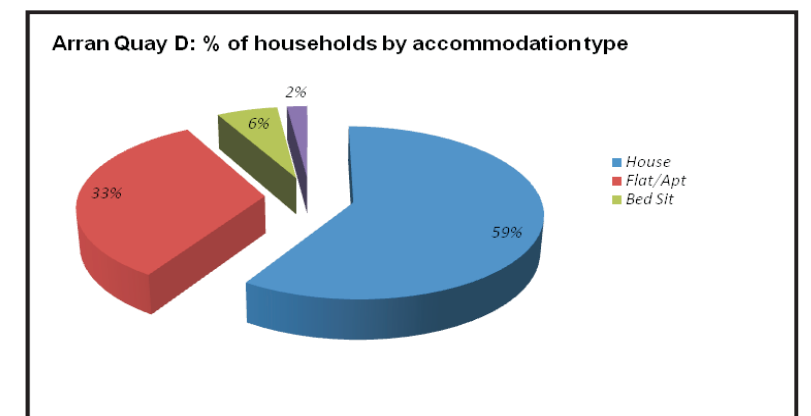
These trends are broadly reflected in the wider neighbourhood analysis in respect of adult stage as the biggest category at 34%. The second highest category is pre-school however showing the larger proportion of families with younger children in the wider neighbourhood.



3.2.6 Private Households by Type of Accommodation

Reflecting the location context of Arran Quay B in an inner suburban context, houses are recorded as the leading household type with 59% of household units recorded under this category. Apartments/flats still account for approximately a third (33%) and bed sits 6%. Social housing apartments and larger properties sub divided into flats/bedsits would account for these recordings.

In the wider neighbourhood, 46 % of the household types are houses but notably apartments/flats are almost equal with 45% of the total. Recent apartment development in Arran Quay C (the Smithfield area) would account for this recording. This reflects the changing character of the local area moving from the inner suburbs towards the city centre east of the location.



3.2.7 Households by type of occupancy

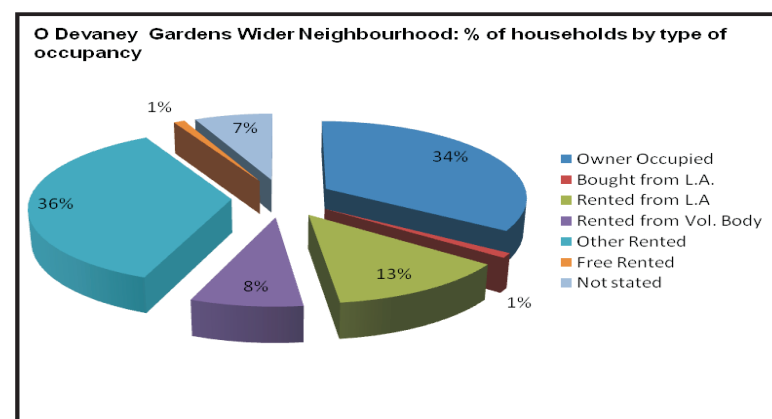
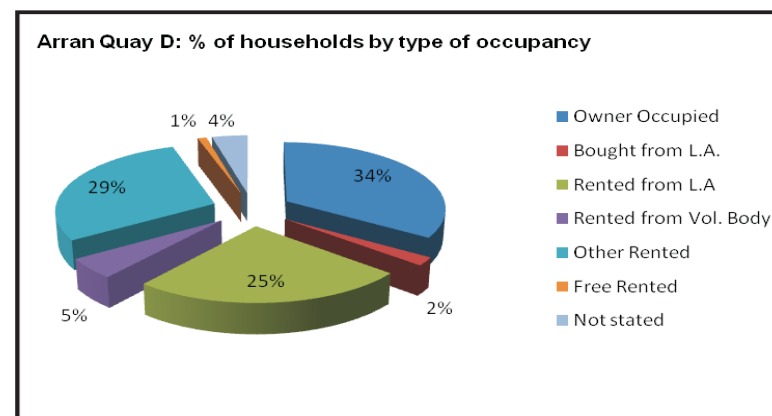
In Arran Quay D, the largest category recorded was owner occupied with 34% of the total. The second largest category was other rented at 29% which includes private rented households. Rented from the local authority was the third largest at 25%.

Grouped collectively, 60% of households are rented under various categories compared with owner occupancy, bought from local authority and not stated categories.

In the wider neighbourhood, other rented is the largest category at 36% with owner occupied close to it at 34% as the second largest category. Rented from the local authority is 16%. Combined, rented categories account for 58% of the total which is lower than Arran Quay D.

3.2.8 Occupancy Status of Households

Within Arran Quay D, 84% of units are classified as occupied compared with 79% for the wider neighbourhood. Un-occupied units accounted for 16% and 21% of the total household units in Arran Quay D and wider neighbourhood respectively.

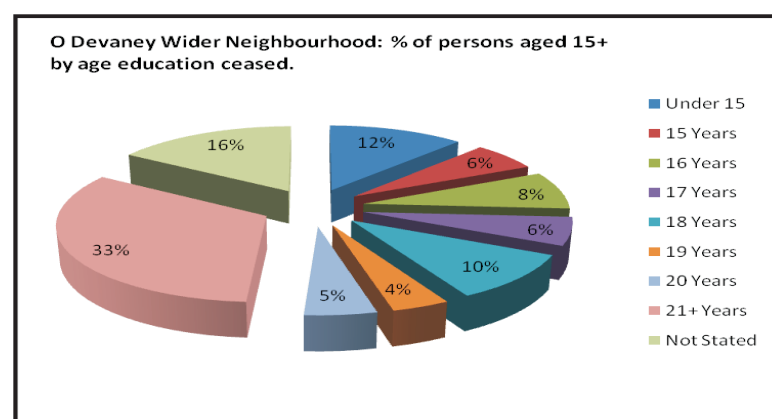
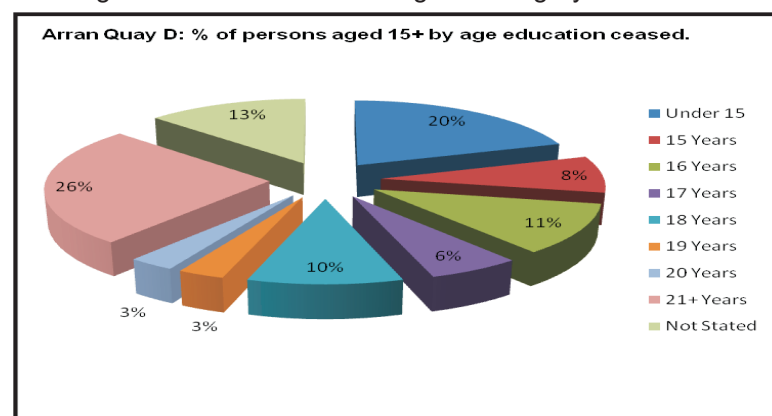


3.2.9 Persons by Age Education Ceased

Access and engagement with education and training is important to achieve regeneration goals. It is particularly important for young people to continue in education and for adults to re-engage with education (skills courses etc) to help break the cycle of disadvantage. A higher level of education attainment can promote opportunities for employment and economic progress and can provide good example for younger generations to follow.

In Arran Quay D, the highest category is persons aged 21 years and over (26% of the total) indicating that over a quarter of persons aged 15+ have achieved a high level of education. The under 15 category is recorded as the second highest at 20% but it is noted that this may reflect the elderly age profile in the DED in addition to other persons with low level of education attainment.

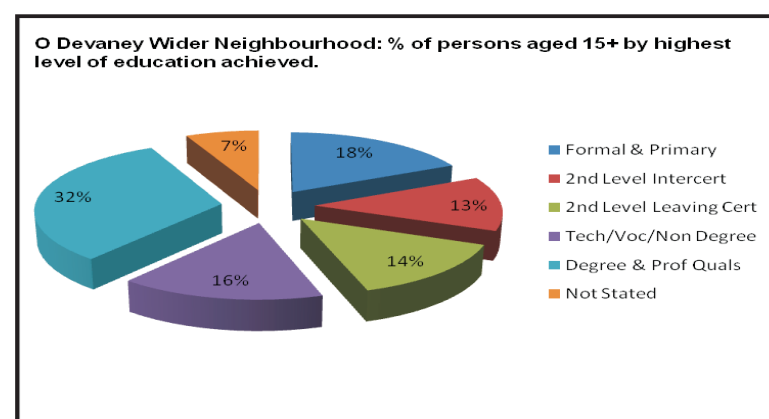
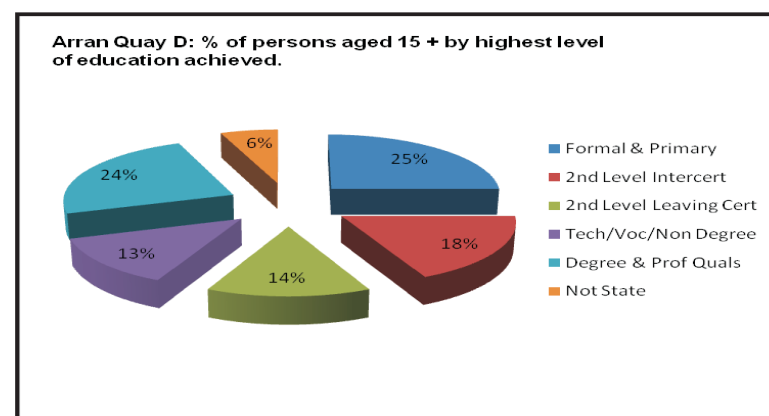
In the wider neighbourhood, the highest category is also persons aged 21 years and over at 33% . The second highets category is not stated at 16%. Persons aged under 15 are the third highest category at 12%.



3.2.10 Persons by Highest Level of Education Achieved.

Looking at the categories of educational attainment in Arran Quay D, the largest group at 25% are persons who have achieved formal and primary education level. This corresponds to the findings of the age at which education ceased. The second highest category recorded is close at 24% for degree and professional qualifications. Lower secondary is recorded at 18% and upper secondary recorded at 14%. Technical, vocational and other non degree courses are 13%.

In the wider neighbourhood, degree and professional qualifications are the largest category by a large margin with 32% of the total. Formal and primary level are the second largest but with proportionately less of the total (18%) compared with Arran Quay D. Technical, vocational and other non degrees are the third largest category at 16%.

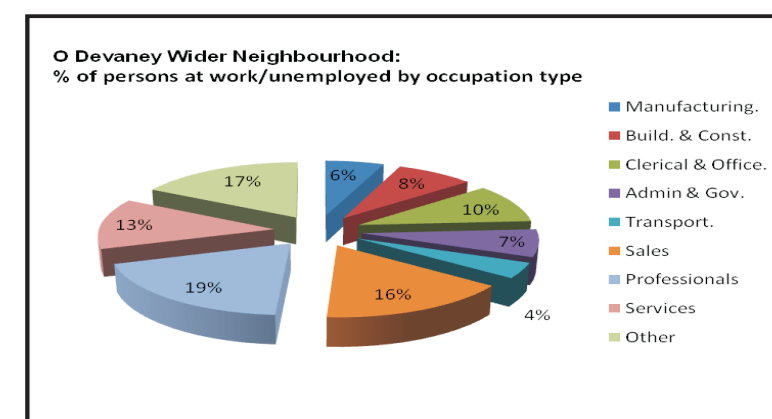
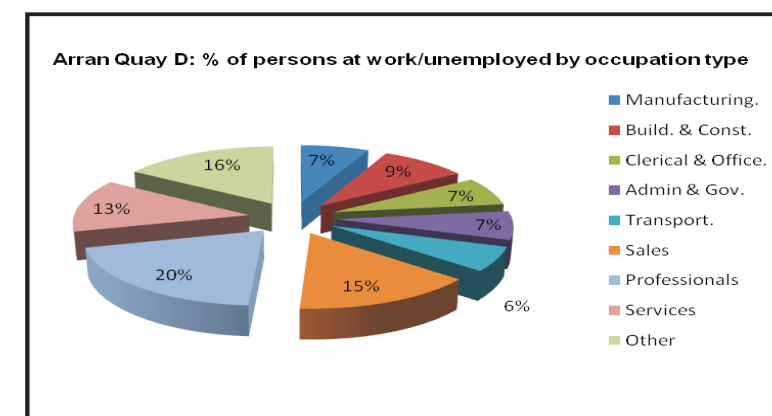


3.2.11 Persons Employed/Unemployed by Occupation Type

Looking at the occupation types of the resident population can select the pattern of employment / industry types in the local area and show the opportunities that might exist to pursue certain occupations and gain employment in the locality.

In Arran Quay D, the largest category is professionals at 20% by a significant margin. The second largest category is the "other" category followed closely by sales at 15% as the third largest category. Services are recorded at 13%. Building and construction represents 9% of the total. At 7% each, manufacturing, clerical/ office and administration/government are recorded. Transport is recorded at 6%.

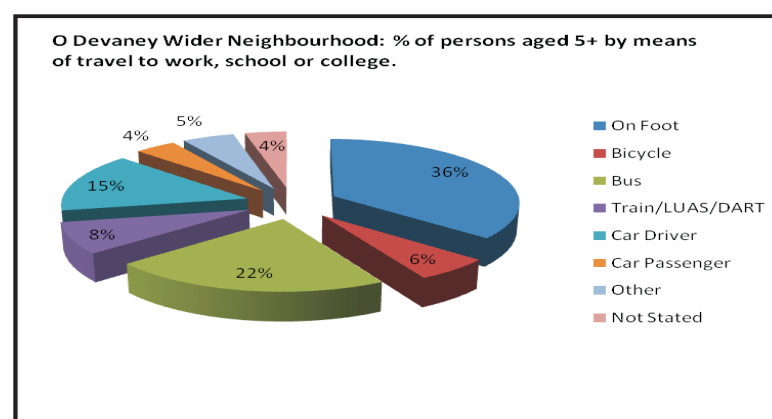
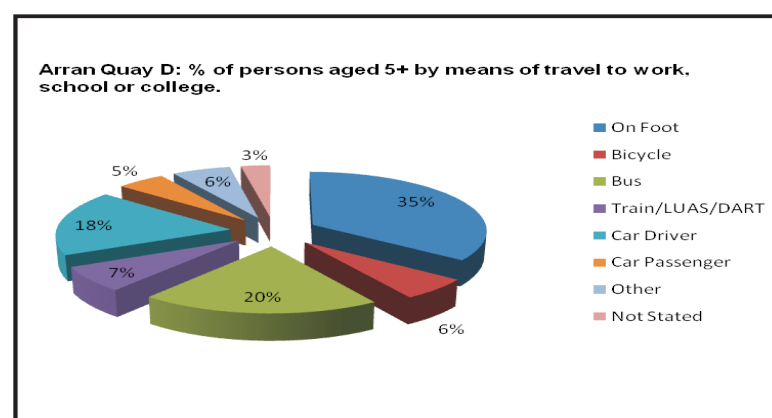
These trends are also broadly reflected in the wider neighbourhood with the professional category at 19%, "other" category at 17%, sales at 16% and services at 13%.



3.2.12 Means of Travel to Work, School or College.

In Arran Quay D, 35% of persons aged 5+ travel to work, school or college by foot reflecting the close proximity of the area to these places and city centre. The next highest category is bus at 20% which is reflective again of the connections to this area by bus route (the No 10 service for example). At 18%, the third largest category is car driver.

These trends are also broadly reflected in the wider neighbourhood with 35% travelling by foot, 22 % by bus and 15% as car drivers.

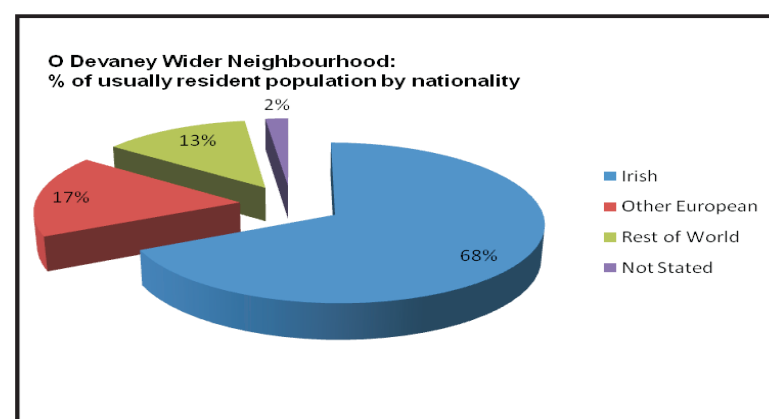
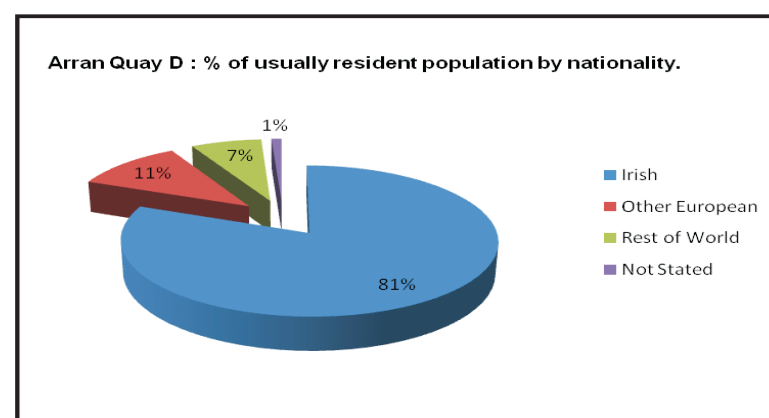


3.2.13 Nationality

Looking at the nationality and cultural background of the local population is important to ensure that integration is encouraged. A multi cultural neighbourhood can provide diversity and character within the local area. The provision of facilities should reflect the diversity of the local community and promote integration across all age groups, social background and nationality.

In Arran Quay D, 81% of the usually resident population are categorised as Irish. People with nationalities from other European and the rest of the world categories are 11% and 7% respectively.

Compared with the wider neighbourhood, residents in the Irish category are still recorded as the largest group but with a lower overall proportion of the total at 68%. Other European countries are 17% and the rest of the world 13%.





Map from Transport 21 showing existing and future proposed rail routes close to O'Devaney Gardens

3.3 Transport Connections

The site benefits from strategic public transport access.

There is a bus service through the estate. From Infirmary Road, the No 10 and 10A bus services are accessed. From Parkgate Street, a short walking distance south of the site, there are a number of bus service connections to the city centre.

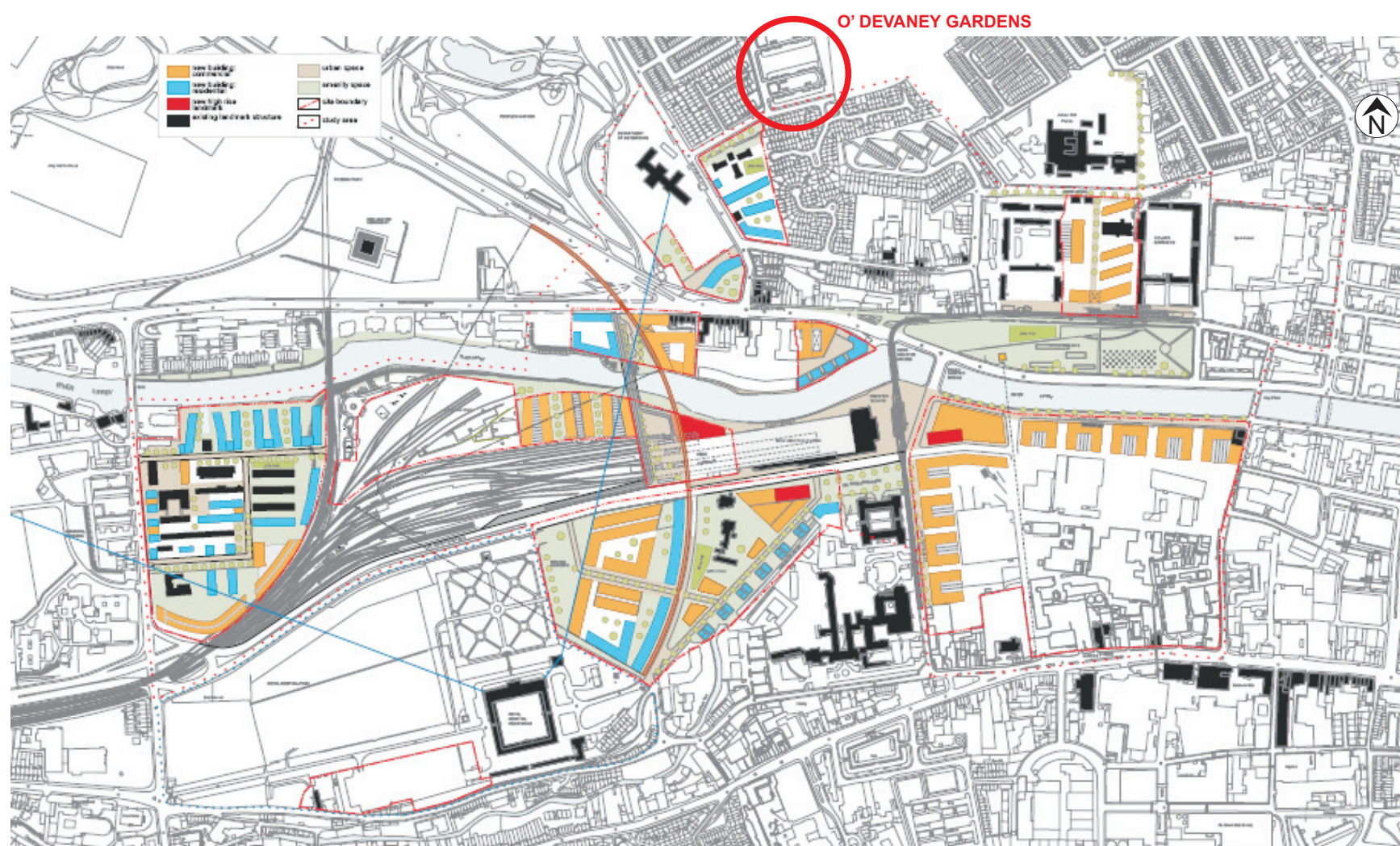
The existing Luas Red Line (Tallaght to Connolly Station) follows a route along Benburb Street a short walking route south of the site. The Collins Barracks Museum Station and Heuston Station are the closest stops to O Devaney Gardens. Heuston Station is a significant transportation node for the city offering Luas connections, bus connections and both Commuter and National rail connections. Future transportation proposals for this area include a station for the Dart Interconnector (proposed station at Victoria Quay). The Dart station will integrate with strategic transport connections at Heuston. These transport facilities provide advantages to connect the site strategically with city public transport.

3.4 Integration of the Site with Activities and Planning Initiatives in the Wider Area

The site is centrally positioned within the wider city centre context . To the south west of the location, significant new mixed use urban quarters are under development including the site of Clancy Barracks and the new Heuston South Quarter. These developments will provide locations of mixed use activity including residential, office, retail , commercial, hotel and leisure uses, cultural uses, community facilities, museums etc. The developments are designed to integrate with the surrounding area and encourage movement towards them through new streetscapes and new areas of public open space. In this way, important locations for the city's character such as the War Memorial Gardens, the River Liffey, the Phoenix Park and the Royal Hospital Kilmainham are being integrated and their proximity highlighted by these emerging quarters.

There are a number of other important opportunity development sites within this south west quarter of the city including the OPW site adjoining St John's Road West, the industrial lands of the Guinness Brewery adjoining Victoria Quay, the site of Hickey's Fabrics on Parkgate Street etc. These sites, including Clancy Barracks and the Heuston South Quarter sites are all part of the Heuston Framework Plan. This 2005 Plan set out a strategic vision for this western gateway to the city centre and recognised the importance of developing a vibrant zone to the west of the city to interact with the emergence of the docklands gateway to the east of the city centre.

The River Liffey and Liffey Quays connects these two nodal points. As the Heuston quarter of the city develops and consolidates with a diverse range of city centre activities, the central location and close proximity of O' Devaney Gardens, at a location closer to the city than many of these sites such as Clancy Barracks, will become apparent. Future opportunities to interact with the activities at these locations and for synergies between key redevelopment sites in the general area should be recognised. For example movements from key city quarters such as Clancy Barracks towards Grangegorman and the core city centre area via a vibrant and rejuvenated O' Devaney Gardens are all possibilities.



Map from the Houston Framework Plan showing the various opportunity sites

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 under up to the year 2017.

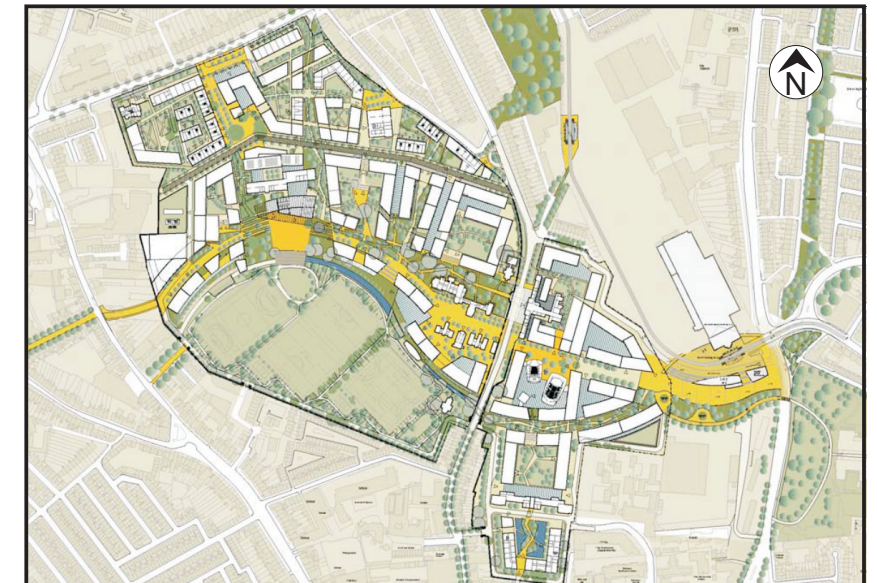
3.6 Proximity to Other Important Character Areas

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

4.0 Photographic Survey



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 on 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 Montpellier 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.



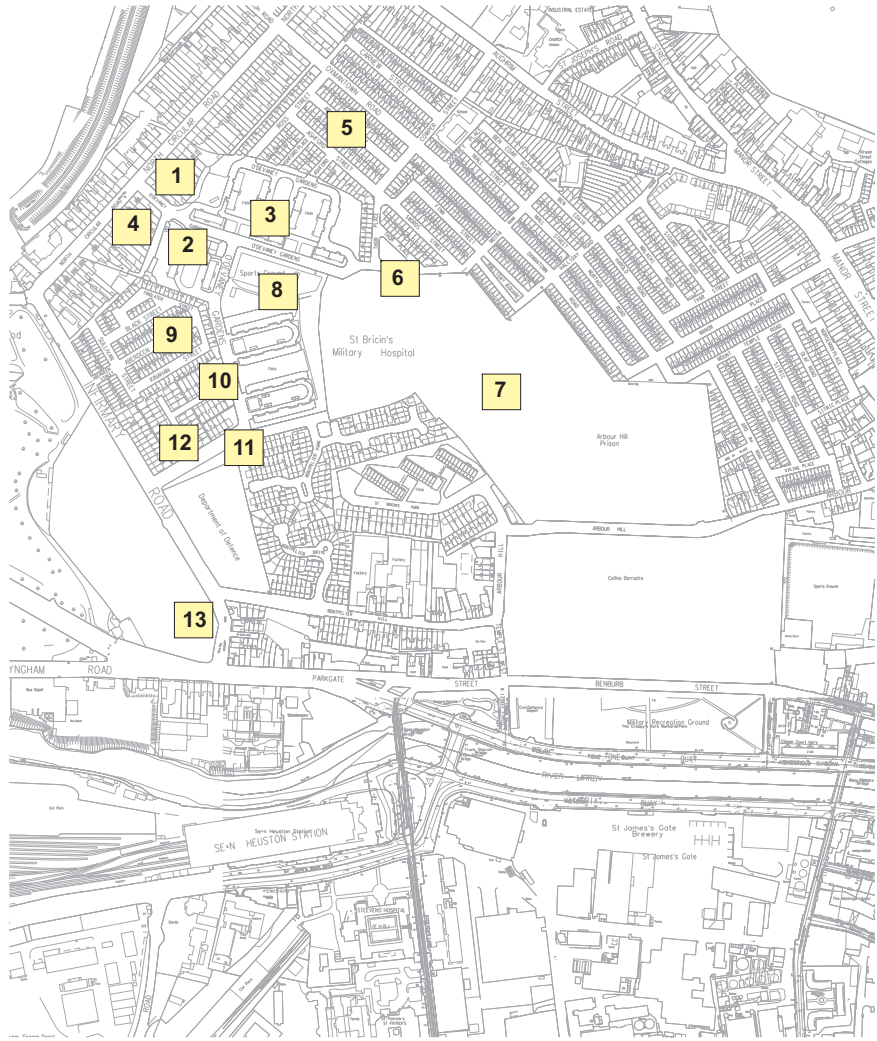
Image 6: View looking from the site towards Moira Road showing the intimate streetscape character of that street which is representative of the wider residential areas adjoining O' Devaney Gardens.



Image 11: View along Montpellier 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 Phoneix 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 Montpellier Gardens.



5.0 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.

6.0 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.

Challenges for O' Devaney Gardens

Key

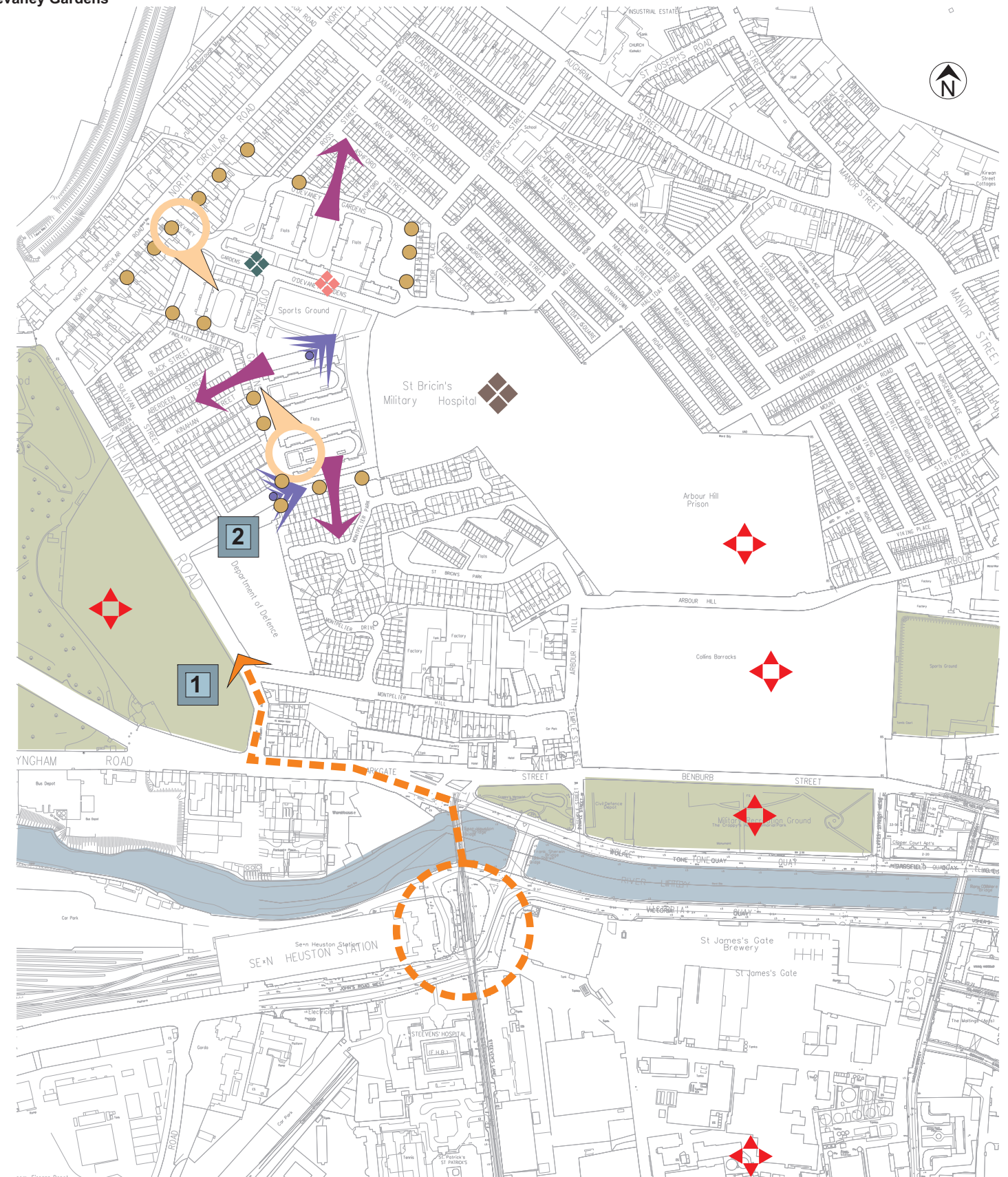
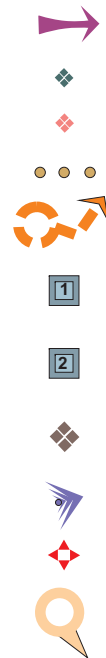
- Poor integration with surrounding housing area
- Defensive Boundaries
- Underused mews lane development opportunities
- Vacant shop units / Poor visual impression
- Hidden access - Lack of incentive to enter estate
- Potential for amenity and recreation as a focal point underused
- Lack of significant 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



Opportunities for O' Devaney Gardens

Key

- 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



7.0 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.

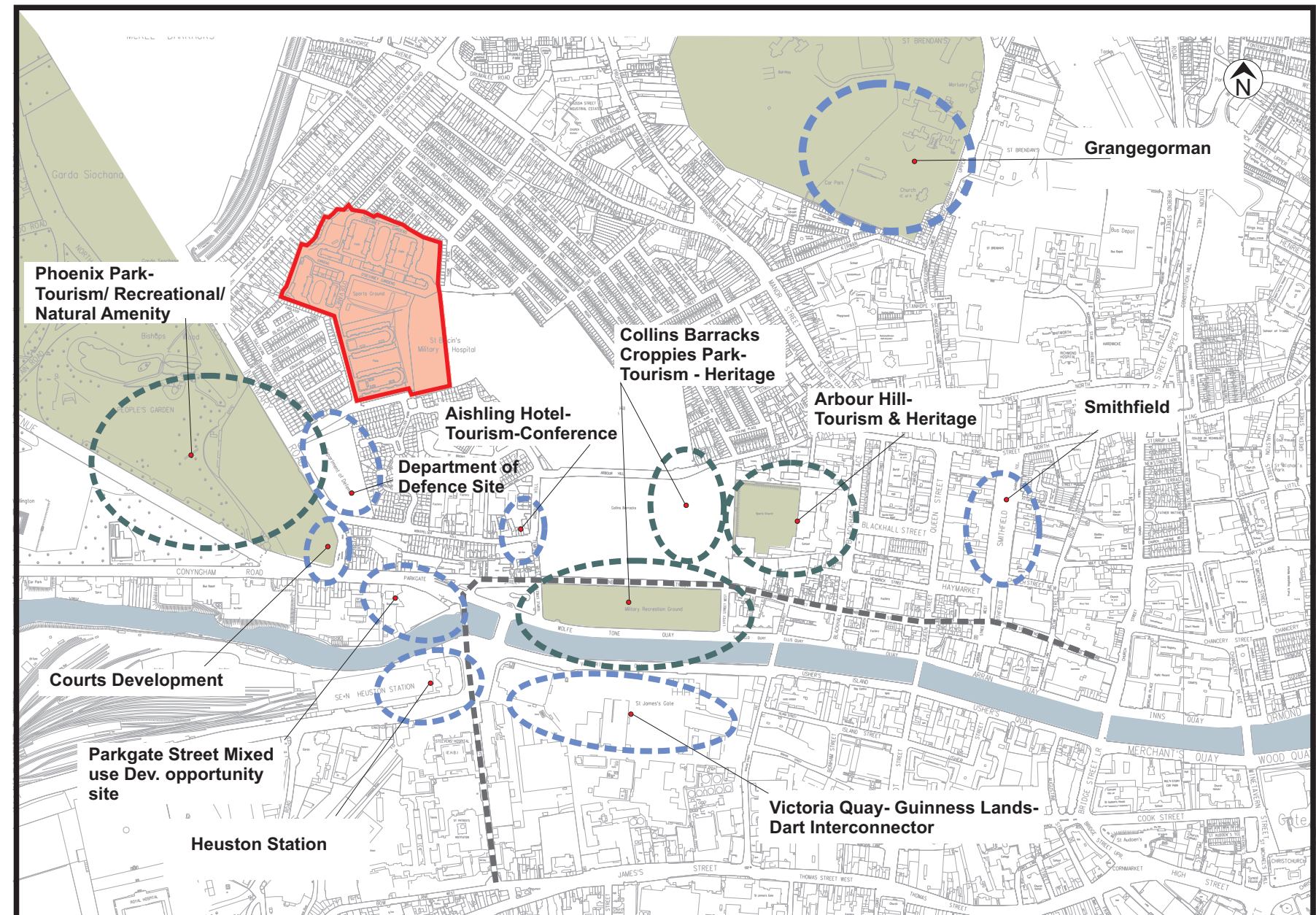
Apart from the commercial development currently under construction on Infirmary Road with the provision of the new Court Complex, very little quality office space is available in this area. A number of small local shops are situated on North Circular Road/Infirmary Road and in the Stoneybatter area. 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. Bricin's Military Hospital are both exciting opportunities that any future development at O'Devaney Gardens could benefit from.

Strategic context in the wider area



8.0 Ground Floor Landuse Survey for Stoneybatter.

The site of O Devaney Gardens is closely linked with Stoneybatter. In the creation of a new high quality sustainable neighbourhood on the site of O Devaney Gardens, there is an opportunity to strengthen the synergies between the site and Stoneybatter which functions as a village centre servicing the residential community around it. The regeneration of O Devaney Gardens will provide a catalyst for regeneration in Stoneybatter. New uses proposed as part of the regeneration should compliment the functions of Stoneybatter as a service centre.

A landuse survey of ground floor (street level) uses was undertaken to examine the existing character of the village centre and highlight the extent of services provided for. The survey was also beneficial for highlighting specialist functions / uses in the village which and opportunities that might exist for improvements.

The main corridor of Stoneybatter from the junction with King Street North, Manor Street, Prussia Street and the junction of North Circular Road and Prussia Street (Hanlon's Corner) was examined. Observations following the survey include the following points:

At the north end of Stoneybatter (Prussia Street and North Circular Road) the main district centre shopping zone is located which services the adjoining residential area. The Parkview Shopping Centre is located here and includes a Tesco Supermarket and accompanying retail units and services including a butchers, DIY, Travel Agents, Post Office, Pharmacy, Takeaway, Gym etc.

Park House is a large office block located off the North Circular Road. There are several companies located in the complex and additionally there is office space to let. This complex provides an important location for employment and generates synergies with the commercial uses in Stoneybatter to service employees.

On the east side of Prussia Street, north of the junction with St Joseph's Road, car repair yards have a prominent visual appearance. In conjunction with car repairs, there are several former residential properties in a derelict state. Collectively, the character of these sites erode the quality of the streetscape.

The Credit Union occupy a modern premises at Manor Street in the village centre. This is the only financial institution, along with the Post Office, with a branch in the village.

The village centre is defined by an open space area and village plaque where Manor Street branches into Prussia Street and Aughrim Street. Protected structures mark this location and include a public house at the north end of the space and community services at the eastern end of the space.

A strong feature of the village is the presence of terraced housing with direct front door access and, on the west side of the street, private gardens directly adjoining the village centre street. This creates a positive visual impression along the streetscape and mixes the uses of the village with commercial and residential life beyond business hours. A number of small coffee shops are established close to the residential terraces providing locations for people to meet.

At the junction of Manor Place and Kirwan Street with Manor Street, the streetscape of Stoneybatter has a high quality with attractive residential terraces and well maintained commercial properties including a restaurant on the west side of the street and pharmacy on the east side of the street.

Towards the southern end of the village, a variety of independent commercial uses are established on both sides of the street including cafes, newsagents, clothes shops, florist, DIY, off license, public houses, butchers shops, hair and beauty salons etc. Centra operate from neighbourhood scale supermarkets on both sides of the street. There are light industrial activities accessed from Manor Street operating from buildings behind the main street line in this location.

A particular feature of the south end of village is the presence of educational institutions accessed from Manor Street including St Joseph's Secondary School.

The quality of the streetscape is eroded by the presence of vacancy within some smaller commercial buildings at the southern end of the village close to the junction of Stoneybatter and Kings Street North.

Close to Stoneybatter, at the junction of Kings Street North and Georges Lane, a new landmark office complex has recently opened and is partly occupied by state agencies. There are office suites to let within this new complex. Community services and the SPADE enterprise centre is located in this same area. The attraction of businesses and employees to the new office development has the potential to interact with the southern end of Stoneybatter.

Smithfield is in close proximity to Stoneybatter. The residential, commercial, community and leisure uses including hotel, supermarket, gym, medical; centre, restaurants, cinema etc present opportunities for positive interaction between Smithfield, its public space and the Stoneybatter area. The LUAS station at Smithfield in particular is an important public transport service for residents in the locality.