



#### CATEGORY

T2C MAGNETIC POLE

**LOCATION** Ballymun, North Dublin City Region

**POPULATION** (Dublin City) 505,000

**STUDY SITE** 342 ha **SITE OF PROJECT** .44 ha

**SITE PROPOSED BY** Ballymun Regeneration Ltd. (BRL)

**OWNERS OF SITE** Dublin City Council (DCC)

#### TYPE OF ORDER AFTER COMPETITION

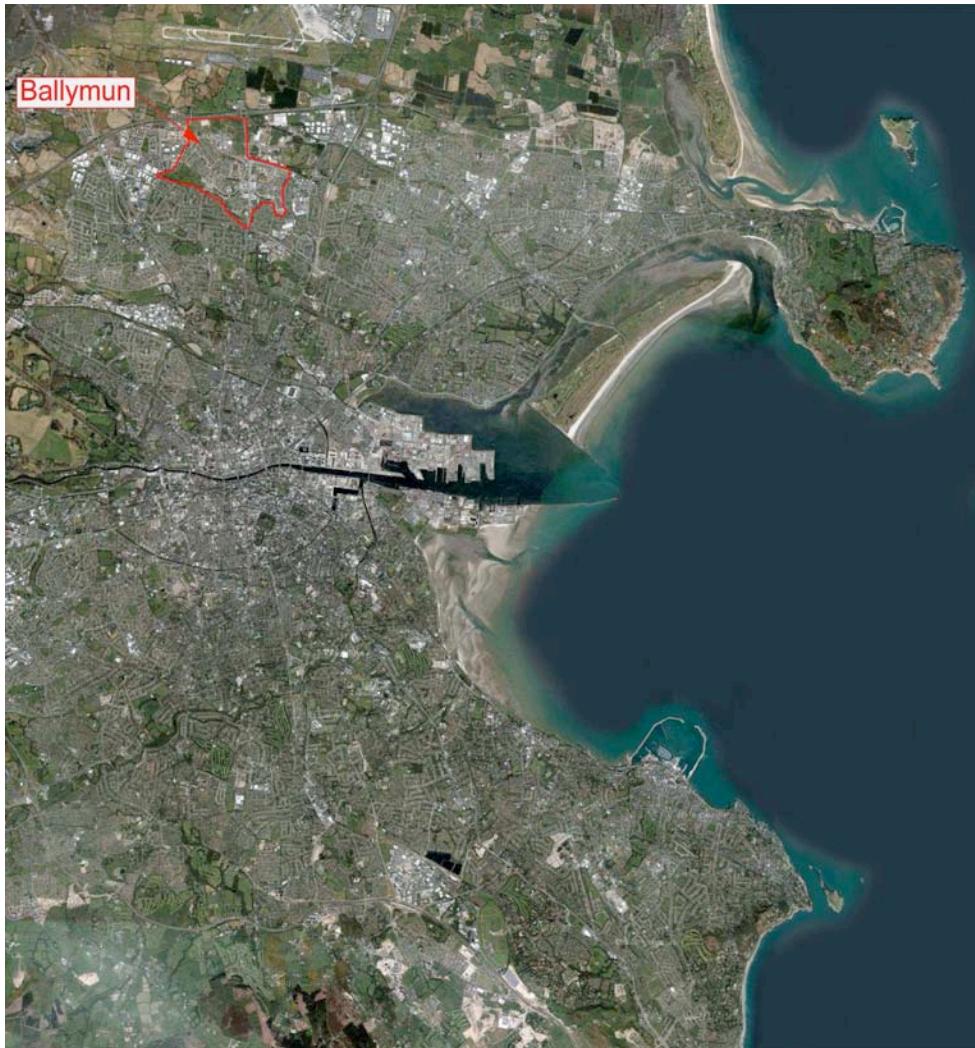
Subject to suitability of proposal and availability of funding, BRL propose to develop the project after the decommissioning of the district heating system

#### Transformation of the Site

Ballymun was Ireland's largest high-rise estate and is the largest regeneration programme in the country. Seven fifteen-storey tower blocks, nineteen eight-storey blocks and ten four-storey blocks of flats are being demolished. They are being replaced with approx 5,000 new homes and enhanced community, cultural and commercial facilities. The regeneration programme strategically targets the physical social and economic regeneration of the area and is guided by the Masterplan published by Ballymun Regeneration Limited in 1998. Alongside re-housing of existing residents, key objectives and challenges are to introduce greater tenure diversity and social mix, to increase the residential density to a more sustainable level and to foster full integration of the town with surrounding communities. Overall the project is approx 70% complete

#### City Strategy

The city of Dublin is the Urban Centre for the greater Dublin Metropolitan Region. The study site, Ballymun is approx 6 km north east of the city centre. It is one of 8 prime urban centres identified by the 2005 Dublin City Development plan as part of a wider strategy that proposes to consolidate the city region and to expand and develop key suburban centres. The strategy aims to create sustainable self-contained suburban centres that will enhance the quality of life and experience of the city region for all inhabitants. A holistic approach is proposed including aspirations around the following key elements: physical social cultural economic movement and environment. Diversity of expression tenure and occupation is favoured within a coherent framework for development.



**Site definition**

The Boilerhouse Studios project proposes to build on the success of 'Breaking Ground', the percent for art programme in Ballymun. 'Percent for Art' is a scheme sponsored by the Irish government which provides that a specified percentage of the budgets of all capital projects be set aside for works of public art. The aim of the project is to provide a focus for existing and new public art work in Ballymun and to attract a new community of residents and visitors to Ballymun. The brief comprises of a mix of residential and non-residential studios for artists, a small gallery and associated ancillary spaces. The site for the project comprises .44ha and is located to the east of Main Street just north of the Town Centre Plaza.

The district heating boiler house, its chimney and a water reservoir currently occupy the site. The plant originally served the needs of the entire estate in relation to space heating and hot and cold water. Due to the inflexibility of the specification and controls the system cannot be adapted for reuse to serve its original function. BRL wish to transform the site in a sustainable manner that acknowledges the significance of the

original use and location. A mixed commercial residential development has been completed to the south of the site. A large town centre development to the west is at planning stage. Feasibility studies for the sites to the north and east are currently underway

**New Urban Mobility**

The new town centre of Ballymun is located on one of the main arteries feeding the city centre. The Metro North project, which will link the city centre to the Airport, will run underground through Ballymun. The master-plan for the new town of Ballymun proposes to channel commuters towards the city in a sustainable manner while at the same time retaining as many residents as possible on site with local employment opportunities and a wide range of facilities.

**New Social Life**

One of the key challenges of the regeneration project is to attract newcomers to live in the area in order to promote greater diversity of tenure and social mix. A large number of social and cultural projects and strategies have been developed in Ballymun to help realize this aspiration.

The Boilerhouse Studios is one such project. Commissioning and installing works of art has helped to launch a revitalised Ballymun to a wider public and contributed to shift in the perception of the area from being disadvantaged to that of a vibrant developing community. With the new studios and gallery BRL propose to consolidate and build on this success and to continue to develop the synergy with the Axis Arts Centre - the theatre and community building opened to the public in 2001.

**New Sustainable Environment**

To be sustainable an urban centre must embrace and fulfil the needs of its citizens in relation to physical social and economic parameters. It should embrace cultural difference and diversity in a meaningful way. It should fully engage with the environment and balance the intake and expenditure of energy in a manner appropriate to the setting. Finally to be truly sustainable a city must be capable of continuously reinventing itself and so adapt more easily to its changing needs. All of the above aspirations are encapsulated in the vision for Ballymun and the brief for the Boilerhouse Studios project

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Aerial view of boiler house site



A Aerial view of main street adjacent site B Road intersection adjacent site C View looking south towards Study Site D View looking North along Ballymun Main Street