



aerial view of the context of the site ph: Peter Barrow

#### CATEGORY:

**LOCATION :** Dublin Docklands, Dublin City Council

**POPULATION:** 45,000

**STRATEGIC SITE:** 526 ha

**PROJECT SITE:** .62 ha

**SITE PROPOSED BY:** Dublin Docklands Development Authority

**OWNERS OF THE SITE:** Dublin Docklands Development Authority

**COMMISSION AFTER COMPETITION:** Due to current economic circumstances, a commission post-competition cannot be guaranteed.

#### TRANSFORMATION OF THE SITE:

Until a decade ago Dublin Docklands did not for most citizens, constitute part of the 'mental map' of the city, despite the fact that it is located within ten minutes' walk of the city centre. This isolation was in part due to extreme social and physical degeneration which had befallen the area following the relocation eastwards of the port activities with the coming of containerisation. The Dublin Docklands Development Authority (DDDA) and Master Plan were launched 1997 and the development of the area has been guided since then by a series of Masterplans, most recent of which is the Dublin Docklands Area Masterplan 2008, which can be downloaded together with a range of other policy and guidance documents from [www.dublindocklands.ie](http://www.dublindocklands.ie) There has been a total private and public investment to date of €5 billion and employment in the area has grown from 20,800 in 1997 to over 40,000 in 2009.

#### CITY STRATEGY

The Docklands area is located just east of the city centre, within a ten minute walk of the CBD area. The port tunnel links north Docklands (where the study site is located) to the airport in less than 20 minutes.

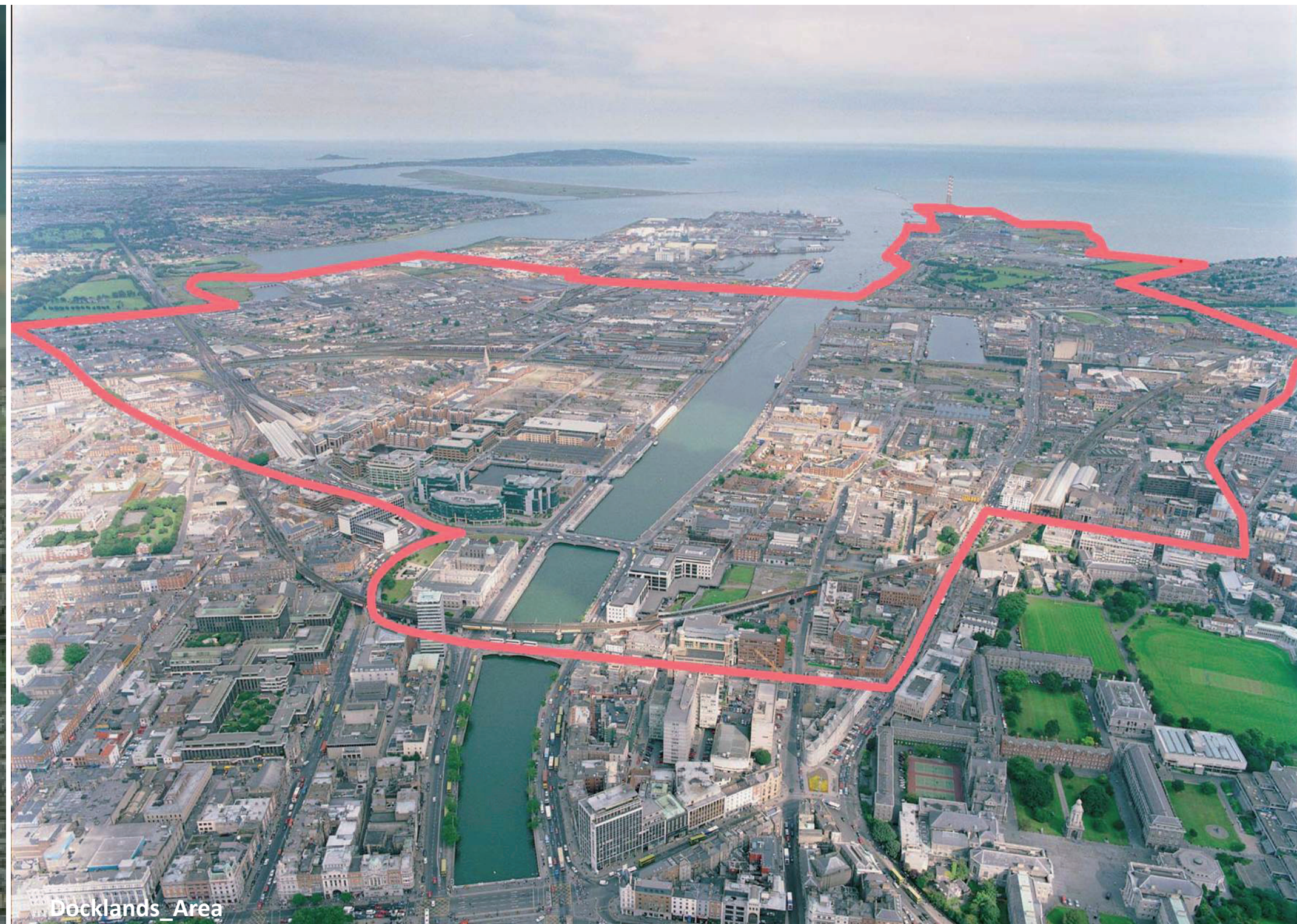
The primary objectives for the Docklands area set by the Authority are:

- Social and economic regeneration of the Dublin Docklands Area ('the Area') on a sustainable basis,

- Continued improvement of the physical environment of the Area,
- Continued development of the Custom House Docks area, including services for and ancillary to the financial sector of the local economy.

Covering 526 hectares, the Area consists of established neighbourhoods and new areas that have been developed since the Authority was established. There remain significant individual sites that are vacant, which are likely to undergo change between now and 2018.





## SITE DEFINITION

The project site is located less than 2km from the city centre at the north western gateway to the Docklands Masterplan area. It has good links to the rail, road and airport infrastructure and is close to the major open space amenities of Fairview Park and Dublin Bay. The site is a rectangular parcel of land of approximately 0.62 hectares with north east facing frontage to East Wall Road. The western boundary fronts onto an existing Dublin City Council Fire Station which is currently in use although there are plans that this might move to a new location. The southern and eastern boundaries adjoin single and two storey residential areas. Most recently, the site was used as a cement mixing works; however most structures from that activity have now been removed. Remediation of the soil has not yet been carried out however and it can be assumed that excavation will be required.

## NEW SUSTAINABLE DEVELOPMENT

Sustainable communities must harmonise and interact with existing communities to the benefit of all. The specific objectives are as follows:

- To address the balance and typical profile of new residents in Docklands by seeking to attract new families into the area wishing to raise children and put down roots.
- To establish an appropriate density and mix of unit sizes and to address stereotypical notions of what constitutes a family home.
- To create a sustainable community with a high level of commitment to the area.
- To provide the amenities and support facilities which will encourage an active community.
- To set best practice standards of energy efficiency and a holistic approach to sustainable design across the development.

## NEW WAYS OF LIFE:

The designs should seek out the special qualities which will make the built project attractive to families with children. It should address the changing nature of today's 'nuclear' family and allow for the varied household sizes which we increasingly are faced with due to changing gender roles

## NEW MOBILITY

While the population of Docklands has grown substantially from 17,500 (1997) to 22,000 (2008) and is forecast to 42,500 (2012), the Authority (and Dublin City Council) has found it difficult to attract families to settle in Docklands. Nevertheless this goal remains fundamental to the Authority's mission. In the 2008 Masterplan the Authority has placed sustainability at the heart of its policies and implementation strategies – not as an end in itself but as a means of ensuring that its actions are guided by a holistic and coherent planning model.



# Dublin - Ireland - European 11



Aerial view from West





East Wall Road looking east from bridge



East Wall Road from Tolka River



East Wall Road looking West



Towards project site from Fairview Park