



## RECOMMENDATIONS FOR DUBLIN

### Foreword

The chosen case study site in Dublin was the area around the Newmarket in the Liberties.

The main question discussed in the different working groups was “Can civic space regenerate Brownfield places?”

The results from the workshops can be summarised around the following issues:

1. Identify of the place- Newmarket as “forgotten space”
2. Potential of the place- heart and soul
3. Village approach
4. Role of nature and biodiversity
5. Need to change the perception of Newmarket
6. Small is beautiful, fine grain of the place, physical fabric of the place
7. Evolution of uses
8. Reconnecting the space, socially and physically, and the economy
9. Social communities,
10. Innovative and flexible approaches
11. Large plan not viable anymore
12. Longer time frame, somebody has to manage the place
13. Participation: property owners should be encouraged to actively take part in the process of regeneration

### Strategic recommendations:

<b>Urban Design</b>	<ul style="list-style-type: none"><li>• In difficult economic times the approach to urban design should be rather “micro” than “macro” and the site should be developed in a phased, incremental approach – value of the “urban village” as a model for living</li><li>• Highlight the value of pilot projects to create and test more flexible uses; step by step development instead of “ready-made masterplans”</li><li>• The creation of connected and understandable public realm will ensure social inclusion and community growth</li><li>• Architecture and open spaces can contribute to /enhance identity of /identification with the place / city</li></ul>
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<p><b>Connectivity</b></p>	<ul style="list-style-type: none"> <li>• Discover and highlight a unique quality of the Brownfield site that provides a destination</li> <li>• Identify landmarks that assist navigation and memory mapping</li> <li>• Improve connection through compatible land uses according to the respective land –use types in the proximity of the site</li> <li>• Promote, improve and extend quality of walking and cycling routes to, through and within Brownfield sites</li> <li>• Integrate Brownfield sites into the urban cycling routes network</li> </ul>
<p><b>Diversity and Vitality</b></p>	<ul style="list-style-type: none"> <li>• Appointment of a project manager/mediator to create strong collaboration between local authority, community, elected members</li> <li>• Using temporary uses to promote existing buildings and build confidence for the private sector to invest</li> <li>• Coordinate Brownfield redevelopment activities in the whole city</li> <li>• Transformation into mixed use developments including creative uses</li> <li>• Facilitate the use of existing empty buildings and spaces for temporary events – possibility to attract permanent occupiers</li> <li>• Vitality of public spaces through high quality design and management</li> <li>• Community engagement working towards small feasible projects</li> <li>• Strategic taxation incentives and responsibilities balanced against market forces for innovative fiscal policies can both encourage development and be used to prevent unwanted land use trends</li> <li>• Temporary use in vacant buildings gives flexibility to adapt to changing market conditions</li> </ul>
<p><b>Heritage and Natural Environment</b></p>	<ul style="list-style-type: none"> <li>• Actively involve the communities in heritage refurbishment pilots; engage local schools, families, residents in educational fun days and events celebrating heritage onsite</li> <li>• Realising the economic value of built and natural heritage and attracting new and temporary uses</li> <li>• Promote the enjoyment and benefits of heritage (built and natural)</li> </ul>

**Site specific recommendations:**

<p><b>Urban Design</b></p>	<ul style="list-style-type: none"> <li>• The first phase of the development of the Newmarket has to be low key and building on historical conditions and advantages</li> <li>• The design should highlight the “village approach” and have a local feel and involve local actors, talents and resources</li> <li>• Urban structures shall refer to the genius loci , fit into the existing scale of the environment</li> <li>• Newmarket needs a “beating heart” with a mix of uses that are both everyday and creative</li> <li>• There is also the need for the “green heart” including allotments for growing food and park, play and recreation activities</li> <li>• The activities in the area need to be enhanced and accommodate activities during day and night</li> <li>• Bring it on the mental map</li> </ul>
<p><b>Connectivity</b></p>	<ul style="list-style-type: none"> <li>• Walking and cycling routes in the area and way finding need to be improved</li> <li>• New crossings need to be installed and street lighting and passive surveillance improved</li> <li>• The area needs to be connected to the tourist trails (walking and cycling)</li> <li>• Reconnect the neighbourhood with new social infrastructure in adjacent areas</li> <li>• Make use of the Newmarket Square as a suitable place for local public events (e.g. festivals of the adjacent primary school)</li> <li>• Extend the Dublin Bikes to the Newmarket Square</li> <li>• Improve visual connectivity by highlighting local landmarks such as St. Luke’s Church, the former brewery, protected buildings</li> <li>• Establish green and blue links in creating a green corridor and open the River Poddle in combination with the new walking and cycling paths</li> </ul>
<p><b>Diversity and Vitality</b></p>	<ul style="list-style-type: none"> <li>• “New Market” ideas: frequent market with several uses respecting standard requirements and regulations; provision of utilities</li> <li>• Commence the opening of the market and usage with showcase event</li> <li>• Reuse of identified unit as temporary market office</li> <li>• Allotments and infill temporary park associated with potential link with 2 schools in the area</li> <li>• Creative uses associated with NCAD (National College of Art and</li> </ul>

	Design, workshops/start up units and corner site in consultation with community
<b>Heritage and Natural Environment</b>	<ul style="list-style-type: none"> <li>• Potential of creating a community space around St. Luke's Church and connect to Newmarket Square through gate</li> <li>• Restore the old brewery, create a multifunctional space and link to Newmarket Square; potential for live-work units</li> <li>• Restore 21 Mill Street and connect Mill Street to River Poddle and convent – creation of enjoyment space</li> <li>• Enhance the character of Oscar Square residential area – linkage to allotments, River Poddle and Newmarket Square</li> <li>• Re-use and restore red brick telephone building in the middle of Newmarket Square as a key focus</li> <li>• Locate and track the river corridor through the Newmarket area and identify options and measures to manage the challenges</li> <li>• Identify site specific designs for opening the water environment (fully opened, enhance natural light)</li> <li>• Maximise the potential of the River Poddle as a green corridor where possible</li> <li>• Develop a green corridor using vacant sites south of Newmarket Square profiting from spontaneous vegetation including St. Luke's Church; develop green spaces along the water corridor</li> <li>• Unseal the soil – create green spots with trees on Newmarket Square</li> <li>• Give existing trees more open area and air; plant more trees along the road – not in planters</li> <li>• Consider the possibility of additional allotments, green roofs and wall greenery on new and existing buildings</li> <li>• Temporary re-vegetation on all vacant sites</li> <li>• Where necessary check soil contamination in Brownfield areas</li> </ul>