

GREATER

DORSET STREET TOGETHER PROJECT



CONTENTS

Background	3
Who we are	4
Where we are	8
What we have	12
The problems	13
The Potential	16
What we could be	20
Mobility+Greening	21
Destination+Civic Quality	22
Restoration+Preservation	23
Village+Placemaking	24
Adaptation+Safety	25
Shopfront Renewal	26
Restoration Incentives	27
Waste Management+Flood Relief	28
Adaptation+Reuse of Building Stock	29
Appendix	
7 Medium Term Projects	34



BACKGROUND

This document is a result of a local based Community Plan to study the cause of the degeneration of **Dorset Street, Dublin 1 and its environs** and to identify solutions to reverse the decline and rejuvenate the area.

It represents a joint submission by **Dorset Street Together** and **Broadstone Together** under the name **Greater Dorset Street Together**.

A process was conducted by the **Dorset Street Together Group** to formulate a strategy, with participation from community groups, business owners, local stakeholders and the local authority.

Following a series of discussions the conclusions were collected into a draft plan produced to facilitate further consultation and development.

On 24th October 2018, an exhibition was held at 54-55 Upper Dorset St to present the draft Community Plan and encourage further participation with the wider community. The Pop-Up Shop ran for two months and was visited by over 700 people. Opinions and ideas were collected and considered.

A parallel process was carried out by the **Broadstone Together Group** which encompasses the Broadstone and Berkeley Road areas bounded by Phibsborough Road. Some 450 households in the area were surveyed to inform a submission to the Dublin City Development Plan 2022-2028 and 85 responses were received

The two groups have now joined together as the **Greater Dorset Street Together Group** with a common purpose to seek to formulate a strategy for the development of the area with the support of Dublin City Council.

GREATER DORSET STREET TOGETHER PROJECT

1

WHO WE ARE

GREATER

DORSET STREET TOGETHER PROJECT

DORSET STREET TOGETHER PROJECT

JOIN THE CONVERSATION

**AT OUR POP-UP SHOP LAUNCH
2:30PM
24TH OCTOBER 2018
55-56 DORSET STREET UPPER, DUBLIN 1**

HAVE YOUR SAY...

Available to You

- Professional Architectural and Planning advice
- Access to Dublin City Council
- Information on how to apply for relevant Grant Schemes
- Exhibition showcasing your local area
- Pop-Up Shop Open from 24th October to 23rd November.

Comhairle Cathrach
Bhailé Átha Cliath
Dublin City Council

North Dublin Business, Cultural and Community Group

Lower Dorset Street Community Group

WHERE TO FIND US

55-56 Dorset Street Upper
Dublin 1
D01 X009

OUR STORY

Over the past two years local community and business groups have come together to create a vision for Dorset Street and the surrounding areas.

Facilitated by Dublin City Council this study in draft form will be launched on the 24th of October.

The **DORSET STREET TOGETHER** Project is the first step towards regenerating our area from the ground up.

Your input is invaluable.
Please come along...

Follow us at [dorsetstreettogether](https://www.instagram.com/dorsetstreettogether)

The collage includes tweets from @DublinLab, @JohnPhelan8, @TheDublinGuide, @UkTheMedia, @TheIrishTimes, @IrishTimesNews, @LordMayorofDublin, @kellier_miller_architects, and @DorsetStreet. It also shows a Facebook post from dorsetstreettogether and a post from @urbanplanning.

Who we are



Broadstone Together

Submission to the Dublin City Development Plan 2022-2028

Dear resident or business owner

We're an alliance of community groups and businesses in the Broadstone area and we have come together under the title Broadstone Together to make a collaborative submission for the Dublin City Development Plan 2022-2028, which has currently entered its pre-draft public consultation phase.

What is the Dublin City Development Plan?

The Dublin City Development Plan is the key document that guides the future development of Dublin. The consultations for its design presents a golden opportunity for our community to have a say about the future of our neighbourhood.

To strengthen our neighbourhood for current and future generations, it is vital that our community's voice is heard and that our suggestions and ideas become part of the Development Plan.

How can I contribute to the Dublin City Development Plan?

For the Broadstone Together submission, we want to hear from as many members of our community as possible. We would therefore like to ask you to send us your ideas and suggestions on how to improve our neighbourhood. To facilitate this, we have designed a survey that can:

1. be accessed through www.dcityurl.com/broadstoneitogether
2. be requested in paper format by contacting us via 003 124 5067, broadstonebasin@gmail.com or by posting a note with your address to 23 Protosol Avenue or 18 Geraldine Street.

The Broadstone Together submission is specific to the streets within the area bounded by the North Circular Road, Pindborough Road, Temple Caghans, Mountjoy Street, Berkeley Road and Berkeley Street (see map). Please therefore keep suggestions as much about this area as you can.

Of course it is also possible to send individual submissions directly to Dublin City Council. To do so, please visit www.dcityurl.com/DubCDP.



What are the deadlines?

- If you are contributing to the Broadstone Together submission we would like to ask you to send us the survey and any further documentation you have by 12th February 2021.
- For individual submissions or submissions on behalf of a different group, Dublin City Council's deadline for the pre-draft consultation is 4:30 pm, 22nd February 2021.

Thank you

Broadstone Basin Residents' Association - broadstonebasin@gmail.com
Berkeley Road Area Residents' Association - berkeleyresau@gmail.com
MPM Residents' Association - ResidentsAssociationMPM@gmail.com

GREATER DORSET STREET TOGETHER PROJECT



OUTCOMES



7.1.1 Make the Street Accessible

- Promote commercial and pedestrian activity on the street
- Make the street accessible for all users by removing the central median obstruction, widening footpaths and providing dedicated cycle lanes
- Allow for pull in parking for commercial viability
- Improve the street environment with new planting and street furniture that encourages on street activity



7.1.2 Rejuvenate the Historic Building Stock

- Preserve our unique heritage
- Promote a mixed balance of uses
- Enhance facade aesthetics
- Provide incentive support schemes for shopfront and facade improvements



7.1.3 Define Our Urban Quarter

- Define the area as an urban village and tourism gateway
- Promote Dorset Street as a culinary hub, an urban quarter where one can buy fresh, local and sustainable produce from north dublin farms
- A quarter that supports innovation and sustainability, and pioneers urban farming and slow food movement



7.1.4 Implementation

- Statutory recognition of proposed plan
- Governmental commitment for its implementation
- Relevant financial incentives
- Continued support

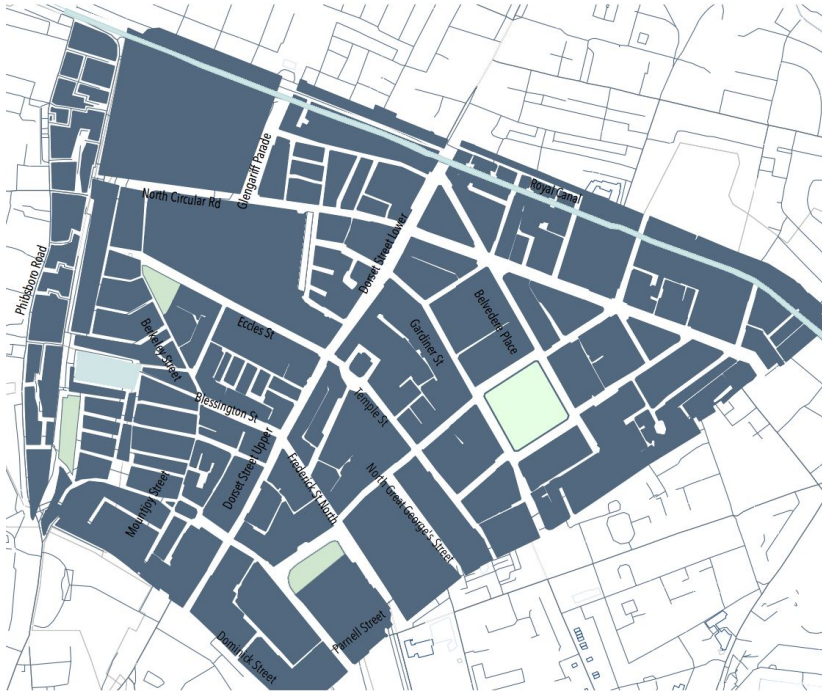
2

WHERE WE ARE

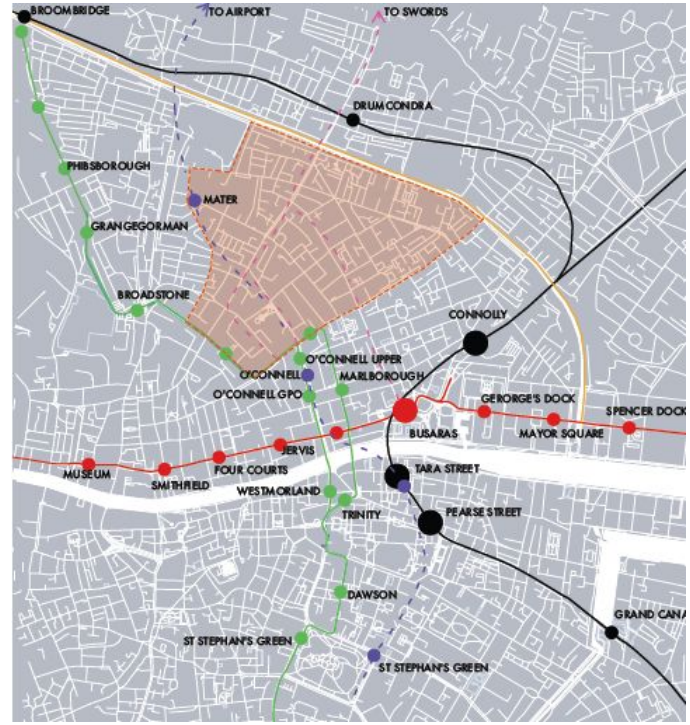
GREATER

DORSET STREET TOGETHER PROJECT

WHERE WE ARE



1.1 Area of Study Map

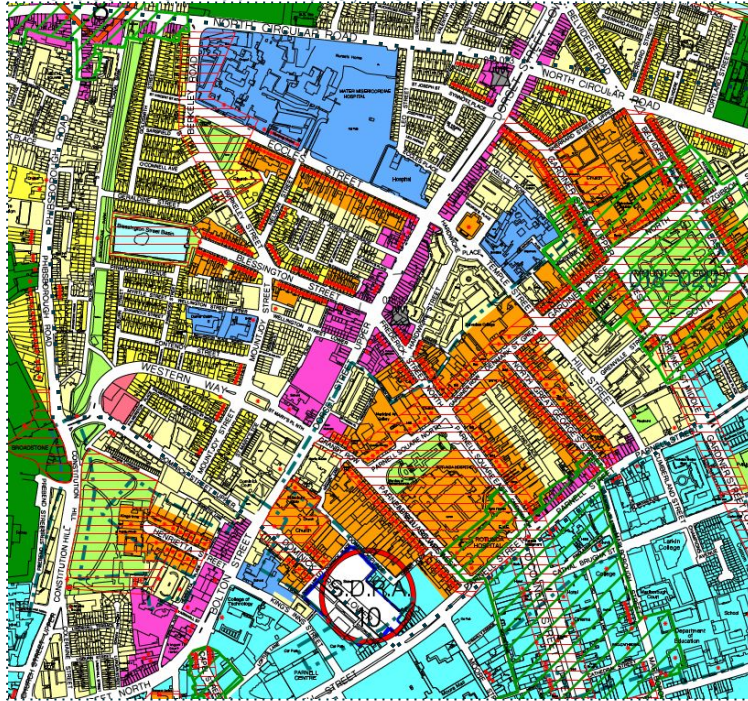


1.2 Network

GREATER DORSET STREET TOGETHER PROJECT

WHERE WE ARE

1.3 Extract from Dublin City Development Plan 2016-2022



Land Use Zoning Objectives

-  Zone Z1: To protect, provide and improve residential amenities
-  Zone Z2: To protect and/or improve amenities of residential conservation areas
-  Zone Z4: To provide for and improve mixed-services facilities
-  Zone Z5: To consolidate and facilitate the development of the central area and, to identify, reinforce, strengthen and protect its civic design character and dignity
-  Zone Z8: To protect the existing architectural and civic design character and, to allow for only limited expansion consistent with the conservation objective
-  Zone Z9: To preserve, provide and improve recreational amenities, open space and green networks
-  Zone Z10: To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses with residential the predominant use in suburban locations and office/retail/residential the predominant uses in inner city areas
-  Zone Z11: To protect and improve canal, coastal and river amenities
-  Zone Z15: To protect and provide for institutional and community uses
-  Protected structures

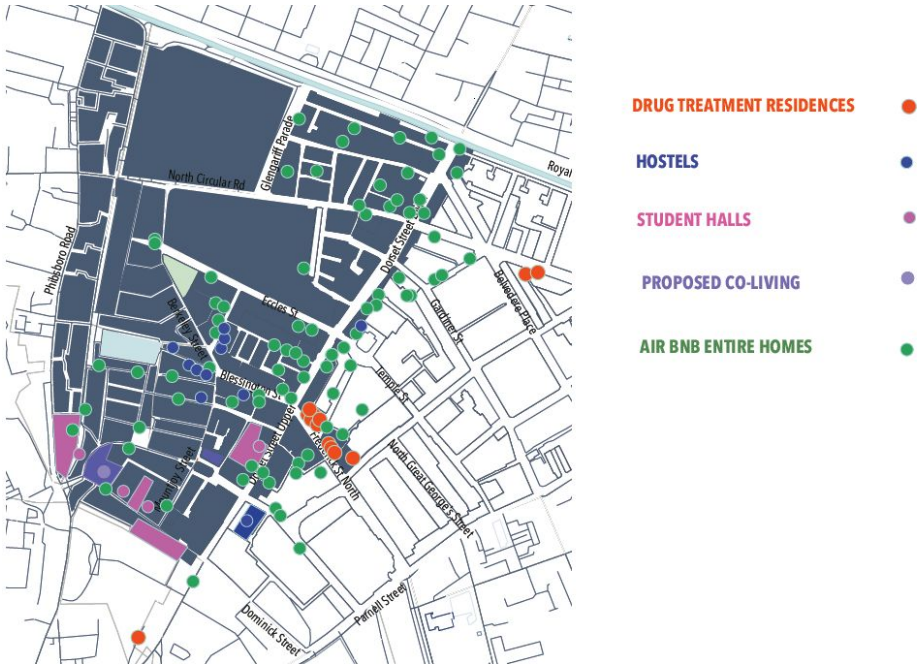
GREATER DORSET STREET TOGETHER PROJECT

WHERE WE ARE

1.4 Densest Km per sqm in Dublin City



1.5 Survey 2020 of Transient Accommodation



GREATER DORSET STREET TOGETHER PROJECT

3

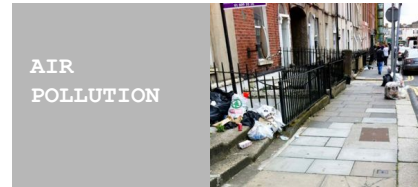
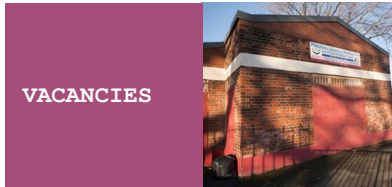
WHAT WE HAVE

GREATER

DORSET STREET TOGETHER PROJECT

WHAT WE HAVE

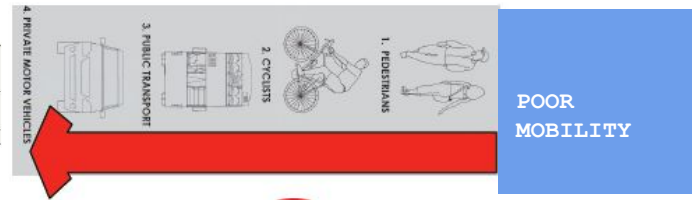
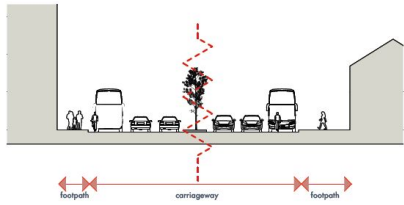
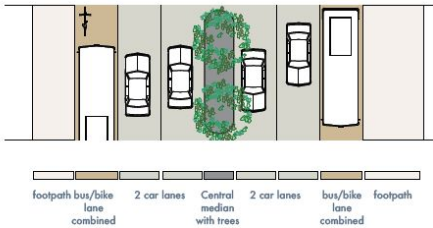
The Problems



GREATER DORSET STREET TOGETHER PROJECT

WHAT WE HAVE

The Problems



GREATER DORSET STREET TOGETHER PROJECT

WHAT WE HAVE

The Problems

POOR UPKEEP



LACK OF MIXED USE



SHUTTERED SHOPS



GREATER DORSET STREET TOGETHER PROJECT

WHAT WE HAVE

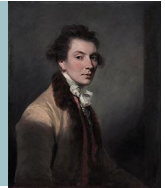
The Potential



GREATER DORSET STREET TOGETHER PROJECT

WHAT WE HAVE

The Potential



GREATER DORSET STREET TOGETHER PROJECT

WHAT WE HAVE

The Potential



COMMUNITY



PARKS



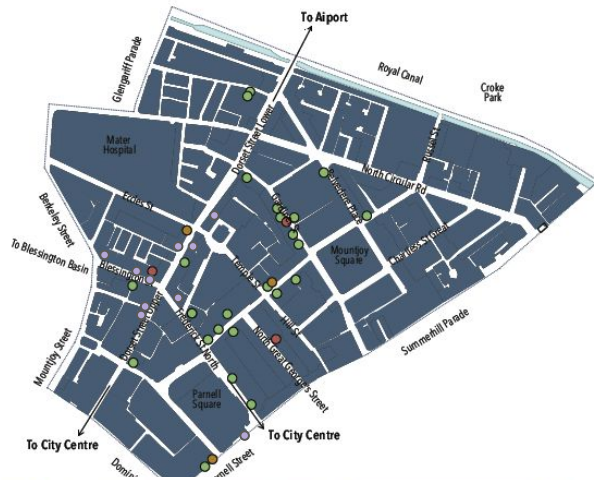
LOCAL BUSINESS



GREATER DORSET STREET TOGETHER PROJECT

WHAT WE HAVE

The Potential



Legend



Hotels

- Cassidy's hotel
- Maldron Hotel
- Hotel St George
- Castle Hotel
- Hotel 7
- Barry's Hotel
- The Belvedere Hotel
- Jury's Inn
- Clifden House Dublin
- Dergvale Hotel
- Lyndon House Dublin



Restaurants

- Veginiy
- Chapter One
- Tasty Options
- Bleeker Street
- Clement + Pekoe
- Vish Shop
- La Pausa Cafe
- Wood Fire Cafe
- The Lovin Spoon
- Tom Dick+ Harriett
- Midnight Express
- Kavanaghs
- Wasabi



Guesthouse

- Parkway Guesthouse
- Eccles Street Townhouse
- Kingfisher Guesthouse



Hostels

- MEC Hostel
- Dublin Central Hostel
- Gardiner House Hostel



Tourism: An Industry Strategy for Growth to 2025 by the Irish Tourism Industry Confederation (ITIC)



GREATER DORSET STREET TOGETHER PROJECT

4

WHAT WE COULD BE

GREATER

DORSET STREET TOGETHER PROJECT



EXISTING



PROPOSED

- More and better pedestrian and cycling infrastructure.
- Reduce car numbers and calm traffic.
- Better maintenance of roads and pavements.
- Encourage conversion to electric driving.
- Disabled parking bays and pull in provision

GREATER DORSET STREET TOGETHER PROJECT

WHAT WE COULD BE

Destination + Civic Quality



Existing



Proposed



- Bus Connects
- Bus stop
- Street
- Cycle Route
- Green space
- Path
- Pull-in

- Bus Connects + Metro to contribute, not destroy opportunity to create self sustainable masterplan for the area



GREATER DORSET STREET TOGETHER PROJECT



EXISTING



PROPOSED

- Enhance outdoor spaces
- Streets and parks need improvement: better security, reduce litter and greening.
- Promote more cultural outdoor events.
- Implement parklets/pocket parks where possible.
- Vacant sites to be reclaimed for public amenity use.
- Widen footpaths and provide outdoor seating for local hospitality businesses.



Creation of Quiet Village Centre + Placemaking along route

- Berkeley Road
- Berkeley Street
- Mountjoy Street
- Blessington Street
- Saint Mary's Place
- Junction with Western Way
- Wellington Street

Inspired by "Woonerf"

- Equal priority to all road users
- Speed control by design
- Enhances urban realm for all users
- Quietens neighbourhood
- Boosts business
- Reduces pollution
- Increases accessibility (no drops)



Existing



Proposed

WHAT WE COULD BE

Restoration + Preservation



EXISTING



PROPOSED

- Georgian and Victorian heritage
- Blessington Street Architectural Conservation Area to be respected and expanded.
- Incentives for façade and shopfront improvements
- Refurbishment of Georgian and historic buildings
- Widen footpaths and restore paving.
- Restore grandeur of Western Way, Blessington Street and Constitution Hill
- Reduce street clutter and improve mobility

GREATER DORSET STREET TOGETHER PROJECT

WHAT WE COULD BE

- Follow clear accessible guidelines on shopfront design and facade improvements.
- The guidelines are cost effective and simple in order to allow facade refurbishment accessible to all.
- There is an economic advantage of joint property improvement. Collective refurbishment of a block has a greater economic impact to businesses rather than the refurbishment of a single building within a block.

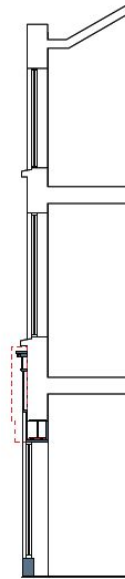


Street Elevation

Discreet
Lighting

Simple
Lettering

Correct
Proportions



Section

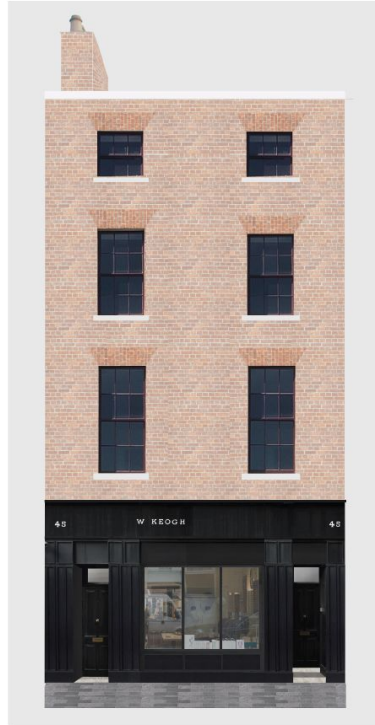
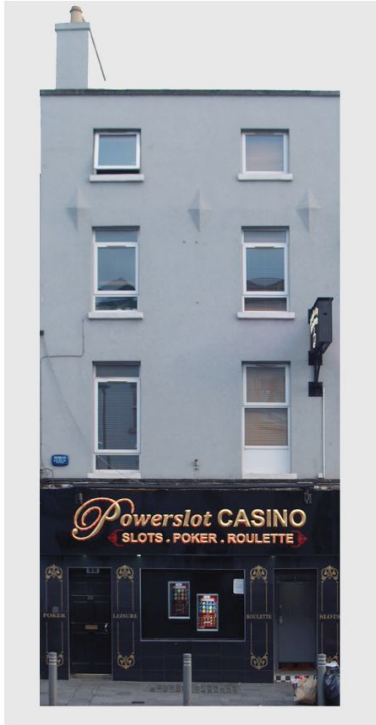
Shopfront Renewal



Axonometric View

WHAT WE COULD BE

Restoration Incentives



No 52 Dorset Street

- Original brick restored
- PVC windows replaced with sash windows
- Discreet lettering
- High quality finishes
- Obstructive hanging sign removed
- Subtle external lighting

GREATER DORSET STREET TOGETHER PROJECT

WHAT WE COULD BE

Waste Management + Flood Relief

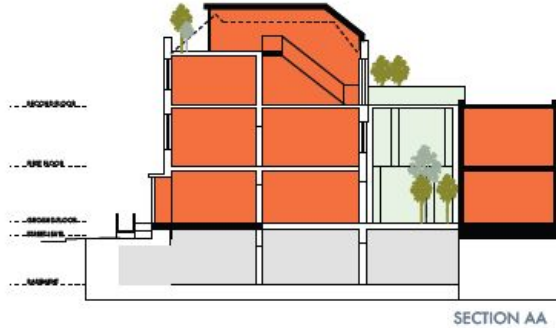


- Wastewater management and Water Recycling efforts to be prioritised.
- Permeable paving, brick and clay to replace impermeable concrete and tarmac in public realm.
- Add new greening zones.
- Community recycling facilities.
- 90% houses unsuitable for wheelie bins, alternatives needed.

GREATER DORSET STREET TOGETHER PROJECT

WHAT WE COULD BE

Adaptation + Reuse of Building Stock

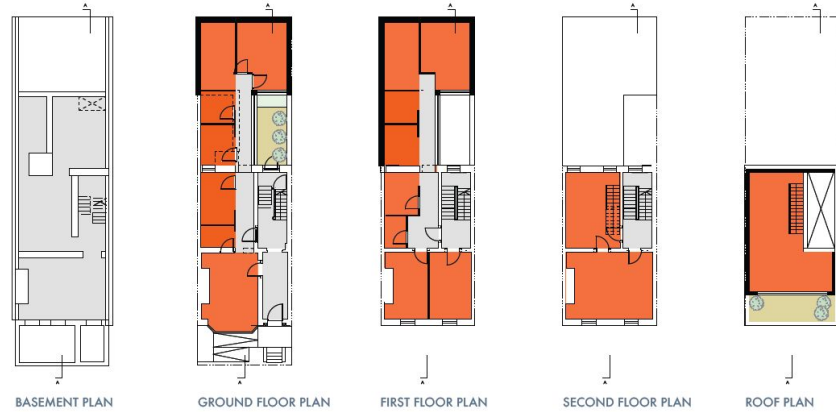


LEGEND

- Storage/Circulation
- Medical
- External Terrace

- An existing building is the most sustainable building
- More flexibility needed around change of use and application of regulations

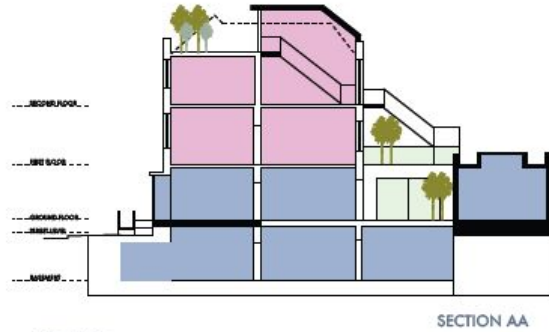
3 storey
over
basement
Medical



GREATER DORSET STREET TOGETHER PROJECT

WHAT WE COULD BE

Adaptation + Reuse of Building Stock



LEGEND

- Circulation
- Restaurant
- Cookery School
- External Terrace
- Vegetable Garden

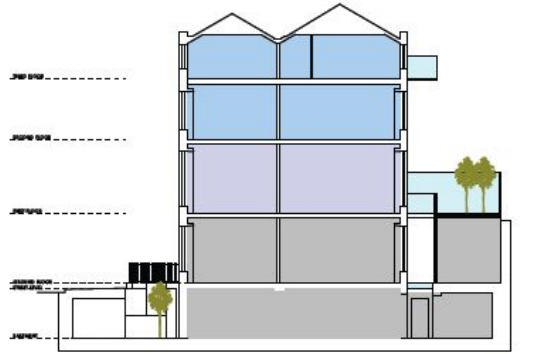
3 storey over
Cookery school



GREATER DORSET STREET TOGETHER PROJECT

WHAT WE COULD BE

Adaptation + Reuse of Building Stock

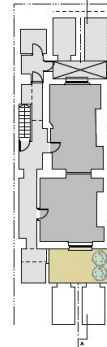


SECTION AA

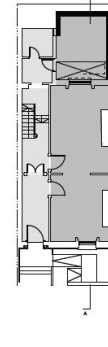
LEGEND

- Retail
- Residential (Apartment)
- Residential (Duplex)
- External Terrace

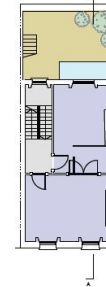
4 storey
over
Mixed use-
residential



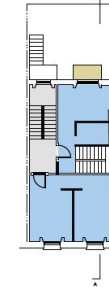
BASEMENT PLAN



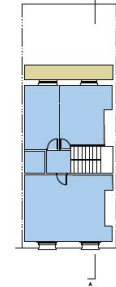
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

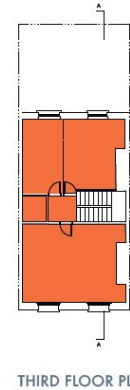
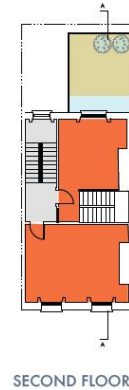
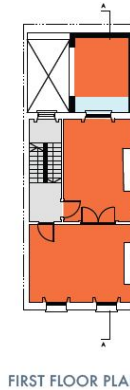
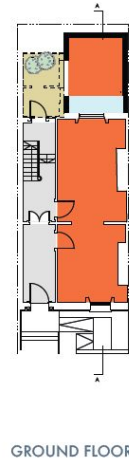
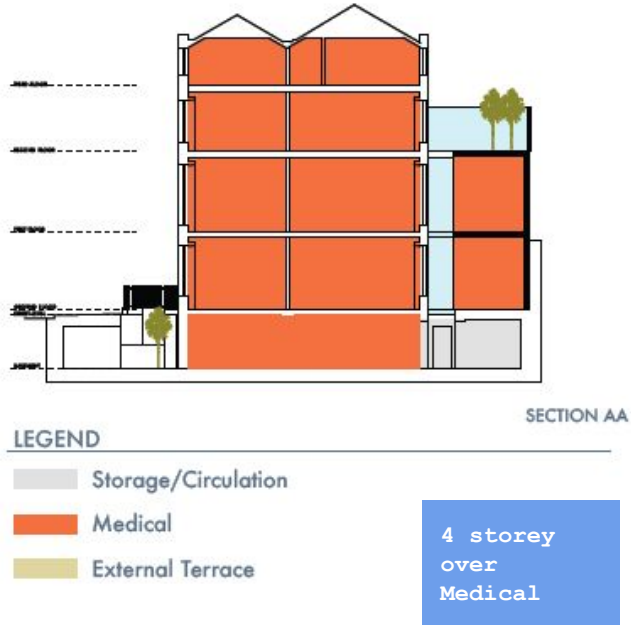


THIRD FLOOR PLAN

GREATER DORSET STREET TOGETHER PROJECT

WHAT WE COULD BE

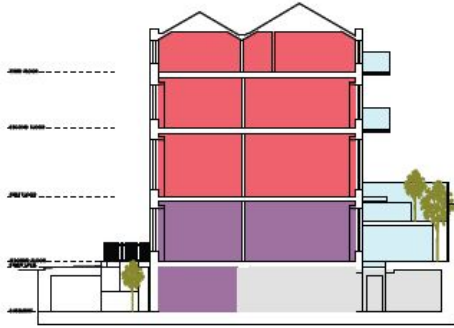
Adaptation + Reuse of Building Stock



GREATER DORSET STREET TOGETHER PROJECT

WHAT WE COULD BE

Adaptation + Reuse of Building Stock

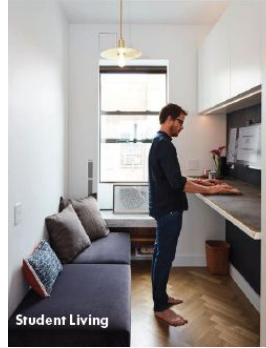


SECTION AA

LEGEND

- Grey: Circulation/Admin
- Red: Student Residential
- Purple: Student Common Areas
- Yellow: External Terrace

4 storey
shared
living



Student Living



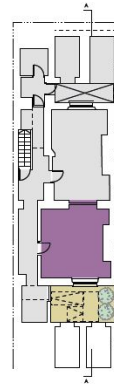
Student Living



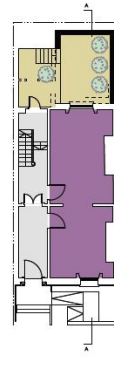
Shared Student Study



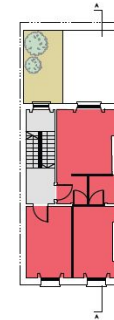
Shared Student Kitchen



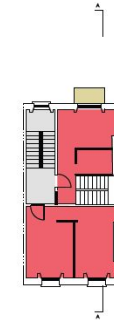
BASEMENT PLAN



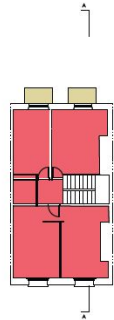
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

GREATER DORSET STREET TOGETHER PROJECT

GREATER

DORSET STREET TOGETHER PROJECT

Project 1- Removal of central median on Dorset St to widen footpaths and improve public realm

A thoughtful re-design of the street, by **removing the central median** and using the gained space for **greening and wider footpaths**, will create a safer and healthier environment for the people who live here while also forcing travellers to use more sustainable modes of transport.

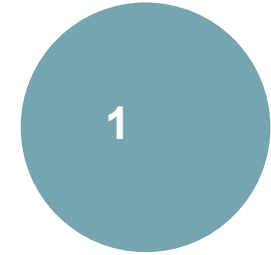
Cycle lane surface to match footpath with sloped verge

Remove central median

Planting to frame lighting + junctions



Greater Dorset Street Together Group



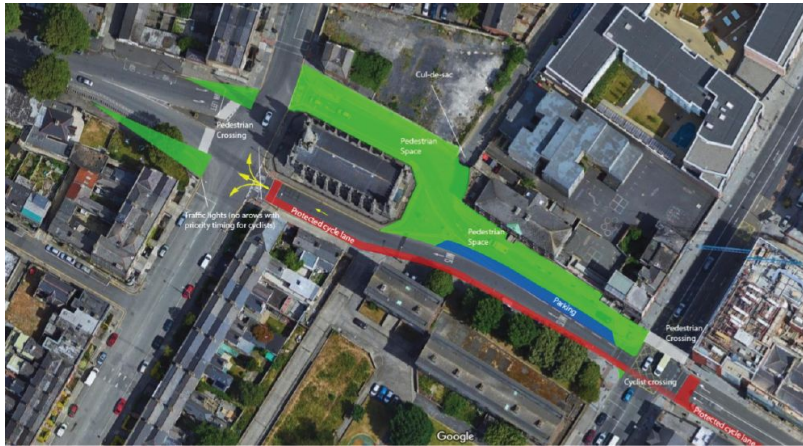
- Prioritise people over traffic and make the street safe
- Remove central median
- Use space gained to provide green/rest/pull-in spaces and separate cycle lane from road users
- Segregated Cycle lane joined to path with shared surface and dished
- Narrow junction to protect pedestrians and slow down road users
- Appropriate planting scheme for the enjoyment of residents and to improve air and sound quality
- Narrow road junctions



Project 2 - New Plaza at Black Church

Pedestrianise south and north of the Black Church to create mini plaza along route from city centre to Grangegorman

- New paving
- New Seating
- New Planting including trees



Greater Dorset Street Together Group

2

Most residents occupy high density developments with below standard private or public open space. The new development should seek to address the lack of provision of open space by utilizing 'left over' spaces as micro parks and greening any opportunity.

There is an opportunity to allow for growth of bio-diversity by planting native species and replacing hard surfaces with permeable soft landscaping.

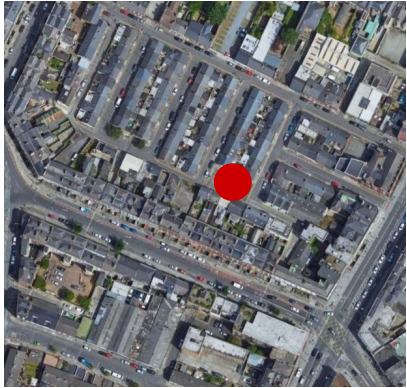


3



Project 3-Micropark at Blessington Court

- Permeable surfaces to improve drainage
- New native planting and wilding
- Reduce bollards
- Provide rest paces



Blessington Court, Dublin 7



Existing



Proposed

4

Project 4 Provide Enhanced pedestrian route from Parnell Square to Botanic Gardens

Create permanent tree canopy along Dorset Street and Blessington Street

Creation of 'National Botanical Way' - specially enhanced pedestrian route from Parnell Square linking to the Botanic Gardens via Blessington Street & Basin; subject to special planning and maintenance / tree planting controls to give an improved environment, pedestrian route, increase the attractiveness of the hinterland. a clear pedestrian (and tourist) route from central dublin tourist attractions to others in Glasnevin, becoming an attraction in itself.



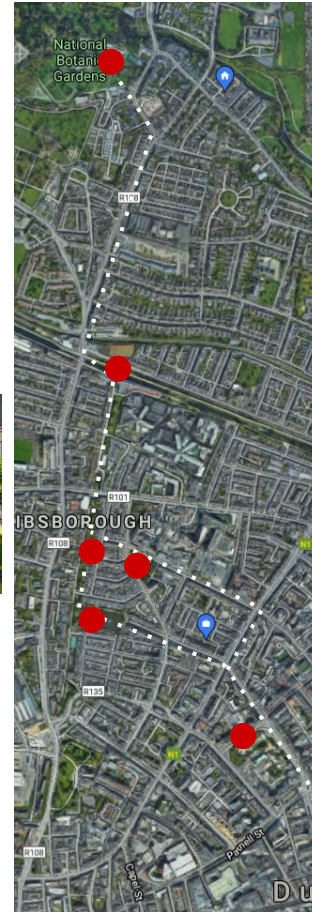
Condition of Existing Route



4



2



5



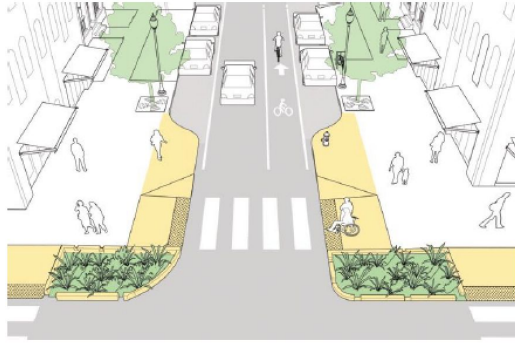
3



1

Greater Dorset Street Together Group

5a



Project 5 a Provide Traffic calming at Wellington Street

Proposed



Wellington Street-action areas

1. Narrow junction by widening footpaths
Change surface to paving to highlight
go slow zone
2. Traffic calming measures

Greater Dorset Street Together Group

5b

Project 5b Provide Traffic calming at the junction of Geraldine St and Royal Canal Bank

- Narrow junction by widening footpaths
- Introduce aesthetically designed ramps
- Change surface to paving to highlight go slow zone

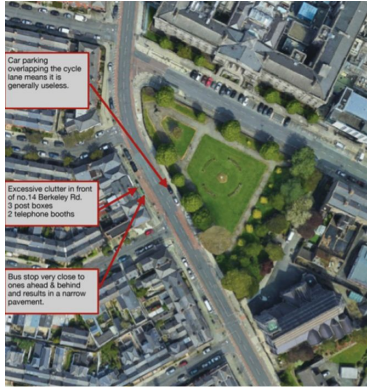


Geraldine Street and Royal Canal Way Junction



Proposed

6



It is proposed that the time limited car parking adjacent to the park would be removed and the kerbing would revert to its original location. This would allow the cycle lane to operate 24/7 and be protected if required. Currently a number of cars usually park well before the 10am start resulting in the cycle lane being inoperable.

Project 6 Provide Public Access to Four Masters Park and Improved pedestrian mobility on Berkeley Road

- Opening of Four Masters Park to public
- Removal of superfluous signage and unify remaining
- Removal of guard rails along footpaths
- Widen foopaths
- Remove car parking along Four Masters Park
- Place bicycle racks in car parking lots, not on pavement



Figure 6.5. Berkeley Road. Street clutter could be removed (red crosses) and the street could be widened (beige strip). This would allow for fewer obstacles for pedestrians, while also allowing for outdoor seating for business.

7



Project 7 Shared Space at Junction of Berkeley Road + Blessington Street

- Ideal opportunity for placemaking.
- Located on axis with Blessington Basin from O'Connell Street
- Has high volume of pedestrian and cycling traffic
- Businesses with outdoor space needs adjoin
- Large centres of employment nearby eg hospital
- Speeding is highly problematic. Only one pedestrian crossing
- Unnecessarily wide road space for cars
- Planting potential that ties in with 'Botanic Way' concept



GREATER DORSET STREET TOGETHER PROJECT