

Gulistan Depot Lands

MASTERPLAN FOR INTEGRATED REDEVELOPMENT OF SITE

DCC City Architects Division and Planning Department

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Comhairle Cathrach Bhaile Átha Cliath
Dublin City Council



Aerial View of Rathmines

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View of Existing Depot Site

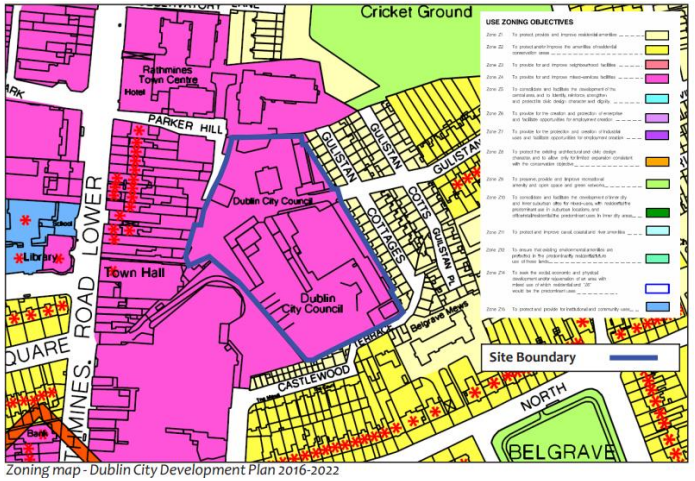
1.0 Introduction

1.1 Site Description

Gulistan Depot is a 1.13 Ha (2.8 acre) site located in the heart of the Rathmines, to the rear of the Swan Shopping Centre and Rathmines College/former Town Hall. The site comprises a former depot, a bring centre and a defunct ESB premises, now acquired by DCC.

1.2 Zoning

The site is zoned for Mixed Use Purposes (Z4) in the City Development Plan in order to enhance the role of Rathmines as a Key District Centre serving the wider Rathmines Area. The site is well served by public transport, with pedestrian access to Rathmines Road and a vehicular entrance via Gulistan Terrance to Mountpleasant Avenue.



Zoning map - Dublin City Development Plan 2016-2022



Previous Studies for the site at Gulistan Depot

1.0 Introduction

1.3 Planning Context

The Rathmines Area, including the Gulistan Depot, has been the subject of a number of studies over the last two decades including the following:

- Rathmines-Aungier Street Framework Study 2001
- Lower Rathmines Road Conservation and Urban Regeneration Study 2005
- Rathmines Local Action Plan (2009)
- Gulistan Depot Planning Framework January 2018
- Gulistan Depot Lands – DCC City Architects 2019

The Rathmines Local Action Plan (2009), contains a comprehensive strategic assessment of the entire Rathmines area. It located the Gulistan Depot within the designed Central Civic Zone and recognises it as a key opportunity site for re-development.

This plan informed further recent studies by both Dublin City Council's Planning Department and City Architects, the culmination of which is the subject Masterplan.

1.0 Introduction



Relevant Planning History Locations

1.4 Relevant Recent Planning History

Whilst no relevant planning history pertains to the Gulistan site, there are however a number of nearby sites of relevance including:

1. 4778/05 + 1843/08 – Swan Leisure Centre, Rathmines Road. Part 8 planning application granted permission for a new civic space, a combined sports pool, leisure & residential building, a childcare building, underground car park, and a new public park accommodated in an 8 storey building. This complex has been operating successfully at the heart of Rathmines for approximately a decade.

2. 4568/19 + ABP 306742/20 - Rathmines House, 143-149 Rathmines Road. Permission was granted for a 7 storey Co-Living development with 110 individual units.

3. 3567/19 + ABP305659/19 – 3 Ardee Road. Permission was granted for a 7 storey Co-Living development with 102 individual units.



View of Town Hall, Rathmines

2.0 The Masterplan Vision

We want the Gulistan Depot development to be:

A Neighbourhood

Generous

Green

Connected

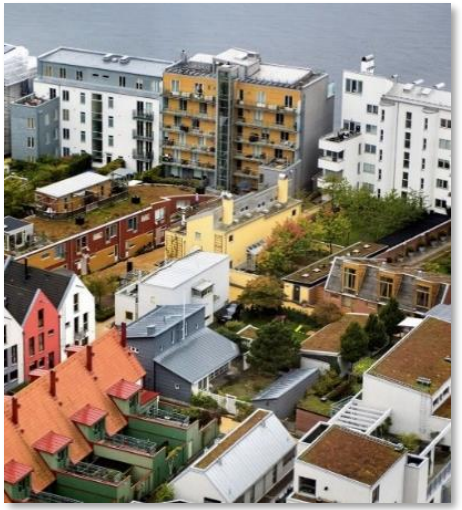
Well-Crafted

A Neighbourhood









Generous













Green













Connected









Well-Crafted

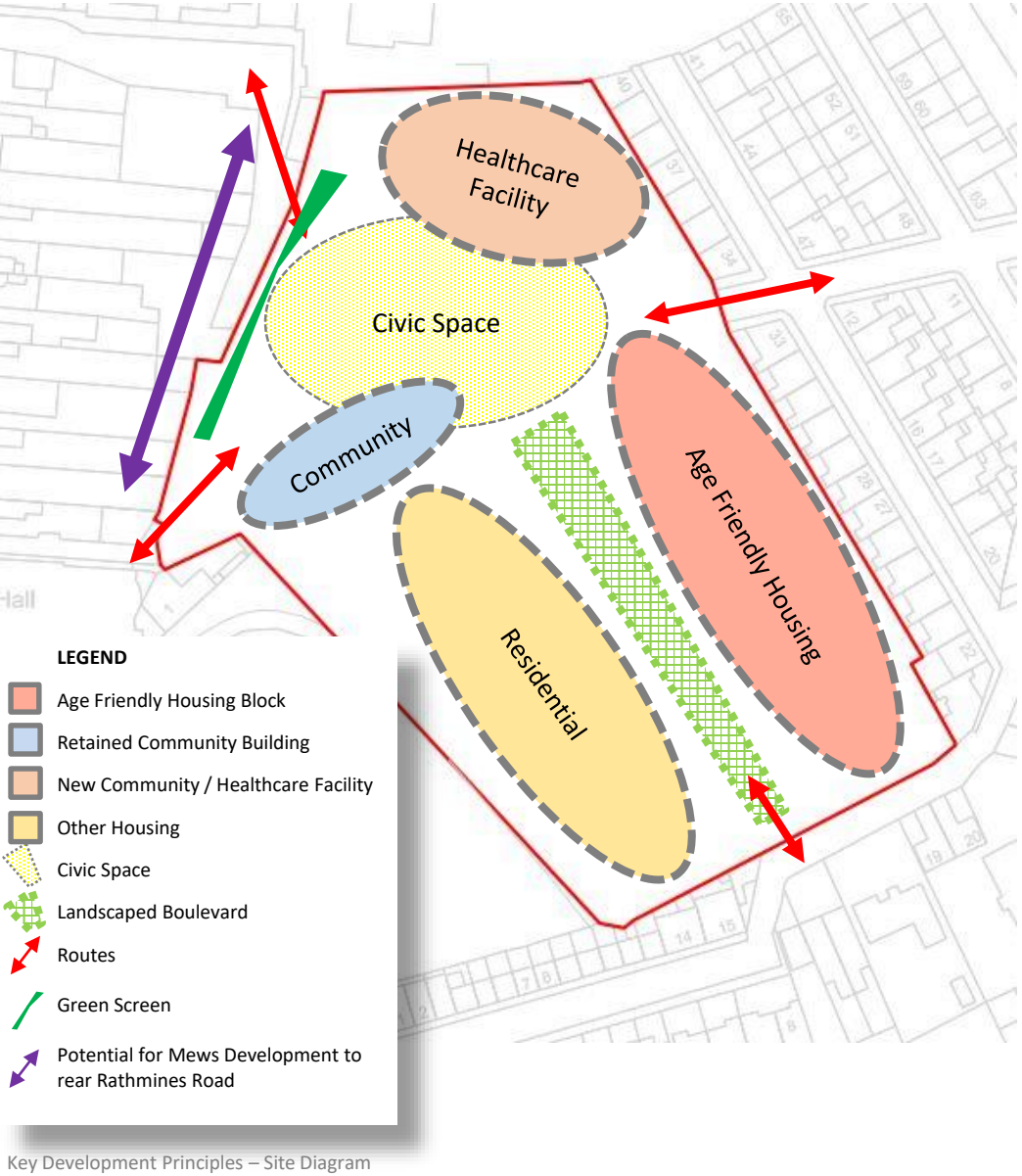












Key Development Principles – Site Diagram

3.0 Key Development Principles

The following Key Development Principles inform the development of the Masterplan:

a) To seek a high quality mixed use development including community uses which will enhance Rathmines as a Key District Centre.

b) To guide the delivery of a coherent development of enduring architectural quality which complements the character of Rathmines and makes this a place of which people are proud to be a part.

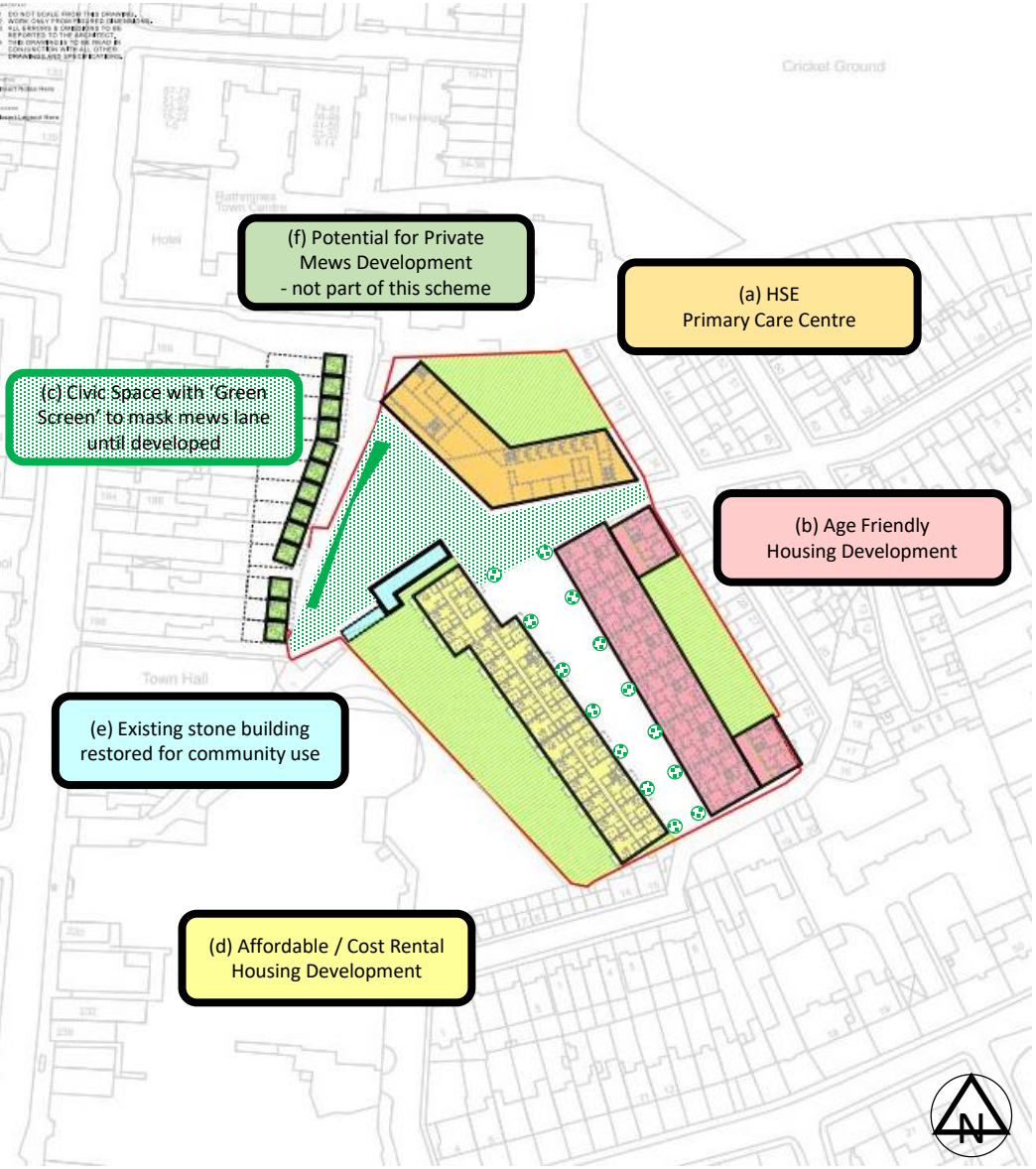
c) Create a new, high quality civic space with pedestrian linkages back into Rathmines and the wider public realm.

d) All development to respond and contribute to the rich character of Rathmines, with its significant heritage buildings, (including views of the clock tower) and to the pedestrian/cycling permeability of the area. This will include links to Parker Hill, Castlewood Terrace, Gulistan Terrace, and along the side of the clock tower.

e) Ensure all development is of the highest architectural quality and achieves best practice sustainability standards (e.g. energy conservation and Sustainable Urban Drainage Systems – SuDS) in accordance with DCC's Climate Change Action Plan.

f) To protect the amenities of adjacent residential areas.

g) To create synergies between the uses/activities both on the Gulistan site and with the surrounding area.



Masterplan Proposal – Site Uses. Note: Layouts are indicative only.

4.0 The Masterplan Proposal

4.1 Applying the Principles

The application of the above key principles to the opportunities presented by this important site are indicated in the accompanying Masterplan drawings.
The main components of the Masterplan are arranged around and integrated within a new Civic Space as follows:

a) A new primary Health Care Centre located on the northern part of the site, (gross floor area approx. 3,300m2).

b) A new Age Friendly housing scheme to the eastern side of the site adjacent to existing housing.

c) A new Civic Space, approximately 1,500m2 in size.

d) A new Cost Rental Scheme is proposed on the west side of the site, opposite the Age Friendly homes, across a new tree lined street.

e) The Stone Building (250m2) is to be repurposed so that it can accommodate a variety of uses e.g. craft shops, artists' studios.

f) A new Private Mews Development for premises on Rathmines Road. It should be noted that this will be a private development and is not part of this scheme.



Navan Road Primary Care Centre

4.0 The Masterplan Proposal

4.2 HSE Primary Care Centre

A new primary Health Care Centre located on the northern part of the site, (gross floor area approx. 3,300m2). The Rathmines Primary Health Care Centre will operate as a "Network Centre" and could have a full range of health related uses including, medical facilities, speech and language, an older persons day care centre and a café facing the Plaza. The Health Care Centre will be architect designed with an urban scale featuring heights up to approximately 4 storeys.



Ballyfermot Primary Care Centre



Rialto Primary Care Centre



Memorial Court Age Friendly Housing



Inchicore Elderly Housing

4.0 The Masterplan Proposal

4.3 Age Friendly Housing

The Masterplan draws on the Council's experience of successful Age Friendly Schemes, such as Memorial Court in Islandbridge and Emmet Road in Inchicore. These contain a number of design features of particular relevance to the Gulistan site.

Memorial Court for example, is an attractive, modern scheme comprising 66 apartments for older people, between 3 -6 storeys tall, and all with generous balconies and a communal courtyard. Residents enjoy the benefits of CCTV security, Intercom and nurse-call systems. The block plans and elevations are designed in such a way that each presents as a 'front elevation', for example by incorporating alternate facing balconies to street and courtyard.

The Emmet Road schemes comprises 52 apartments, and is a joint HSE/DCC project being delivered by Circle VHA and Alone, in partnership. The scheme has 36no. 1.5 bed units to allow carers to stay overnight if needed, and the communal facilities can be shared by older persons from the surrounding area.

In relation to the Gulistan site, the unit sizes will be based on the needs of the Rathmines/Ranelagh Areas (N). The majority are in need of one bedroom accommodation. The intention is to promote homes designed from an "ageing in place" perspective, whereby the proposal of universal design is applied throughout. Universal design will accommodate medical equipment, wheelchairs, and will allow for ease of movement around property for both residents and carers.







Emmet Road Cost Rental Housing – Development Framework Plan for Lands at Emmet Road DMOD Architects

4.0 The Masterplan Proposal

4.4 Cost Rental Housing

A new Cost Rental Scheme is proposed on the west side of the site, opposite the Age Friendly homes and across a new tree lined street. This part of the scheme could provide approximately 80-90 homes at a scale ranging from 3-5 storeys.

Cost Rental is a new model of housing, the key objective of which is to make available, affordable housing for moderate income households. In order to facilitate this model, a new Cost Rental Equity Loan Scheme was introduced in December to enable AHB's to build and operate Cost Rental Schemes.

It is considered that a Cost Rental Scheme, together with an Age Friendly scheme adjacent, and a Primary Health Care Centre would provide a sustainable mix of tenures and uses which will contribute positively to the character and vitality of both the site and Rathmines. The unit sizes for the Cost Rental Scheme will be mainly 1/2 bed units, reflecting the needs of the locality.

The block plans and elevations should be designed in such a way that each presents as a 'front elevation', with the courtyard elevation being given equal architectural treatment to street elevation.







Civic Space References



Existing Stone Building

4.0 The Masterplan Proposal

4.5 Civic Space

The Civic Space, approximately 1,500m2 in size, is comparable to other similar multi-functional public spaces in the city. It will be an inclusive, comfortable space which can incorporate seating, planting, SuDS, exercise equipment and a “green screen” (in place until mews lane is developed – this could be the subject of an architectural competition), enabling creative and active use by people of all ages and abilities.

4.6 Existing Stone Building

The Stone Building (250m2) is to be repurposed so that it can accommodate a variety of uses e.g. craft shops, artists’ studios and/or events with theatre style seating.

It is considered appropriate that the Stone Building and the civic plazas should be included in the brief to the successful AHB in the first instance, on the condition that the Civic Space be returned to DCC on completion.

4.7 Private Mews Development

The new Civic Space offers the opportunity for a new Private Mews development for premises on Rathmines Road to front the space. It should be noted that this private mews development is not part of this scheme.

4.0 The Masterplan Proposal

4.8 Reference Design Standards

a) General design principles

The development should be a high quality, sustainable scheme of suitable character.

The architecture should be modern and contemporary but should respect and integrate positively with the surrounding context. The design should maximise the potential of the site for quality urban design and place-making, complementing and adding to the architectural quality of the receiving environment.

A consistent materials palette should be applied to all elements of the proposed scheme, and should be respectful of the existing form and character of the surrounding Rathmines area.

All public areas should be constructed in accordance with all relevant codes of practice, and should be suitable for taking in charge by the City Council upon completion.

b) Elevation Treatment and Streetscape

It should be noted that all of the scheme elevations will be visible to the public. Careful consideration must be given to ensure that a consistent quality of design and material finish is applied to all faces of the development.

The elevations should be completed in robust and low maintenance materials, carefully selected and detailed in order to give longevity, depth and quality to the elevations. Scheme elevations should primarily be of a selected brick finish, in order to read as an extension of the existing Rathmines streetscape.

Windows and doors should be made from sustainably sourced timber, and may be finished in a factory applied coating, or faced with powder coated aluminium. Balcony guardrails should be of a selected stainless steel, anodised or powder coated finish.

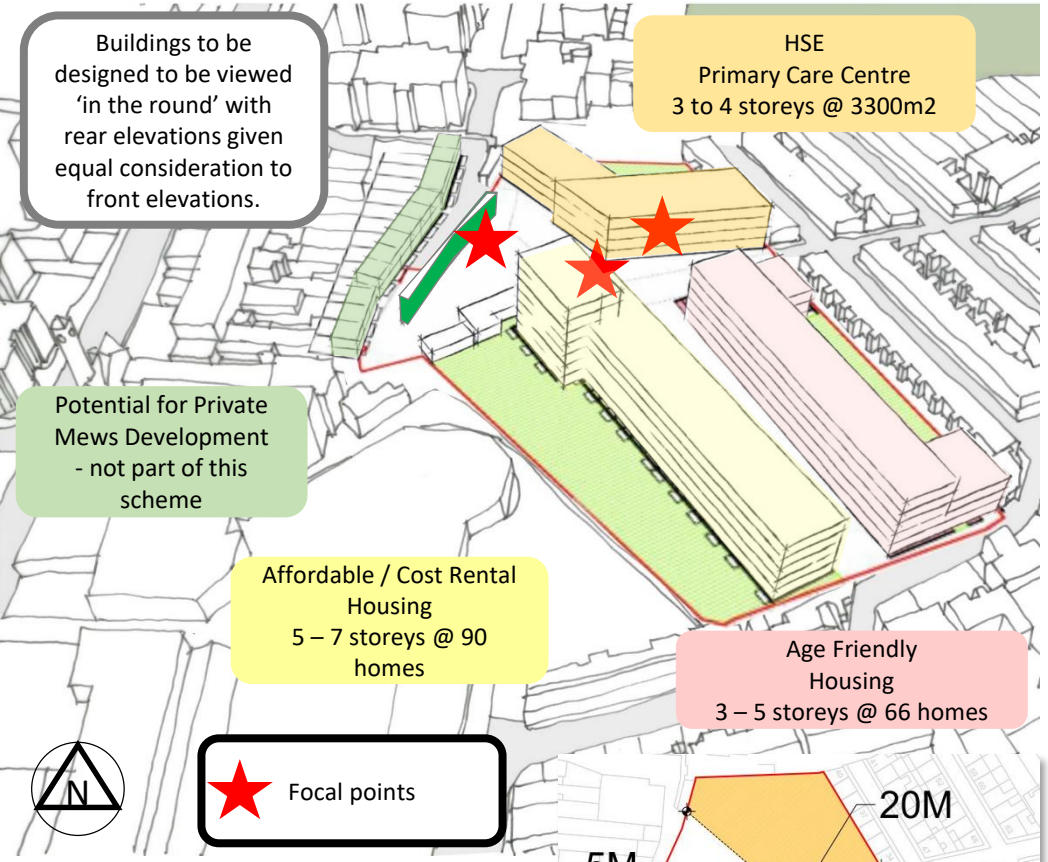
Active street frontages and well-designed integrated entrances should be provided at the street level to create a vibrant streetscape.

c) Landscaping and the Public Realm

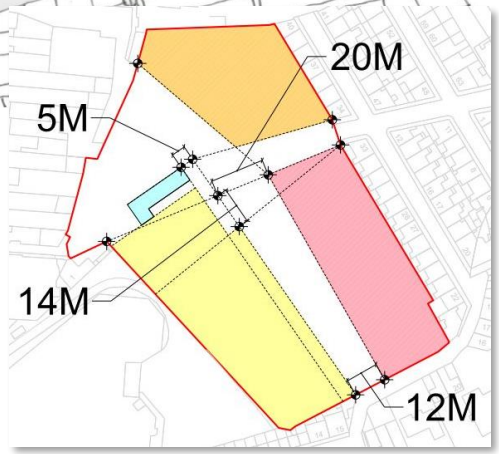
Any public realm spaces formed as part of the development should complement the buildings, forming an integral part of the design.

High quality, natural materials, should be selected, detailed and carefully crafted for quality and visual appearance as well as robustness, longevity, sustainability and low maintenance.

Appropriate soft landscaping and planting should be provided to enhance the user experience, and to promote biodiversity and sustainable urban drainage.



Masterplan Proposal – Building Form and Scale



Approximate Set Out Dimensions Diagram

4.0 The Masterplan Proposal

4.9 Considerations

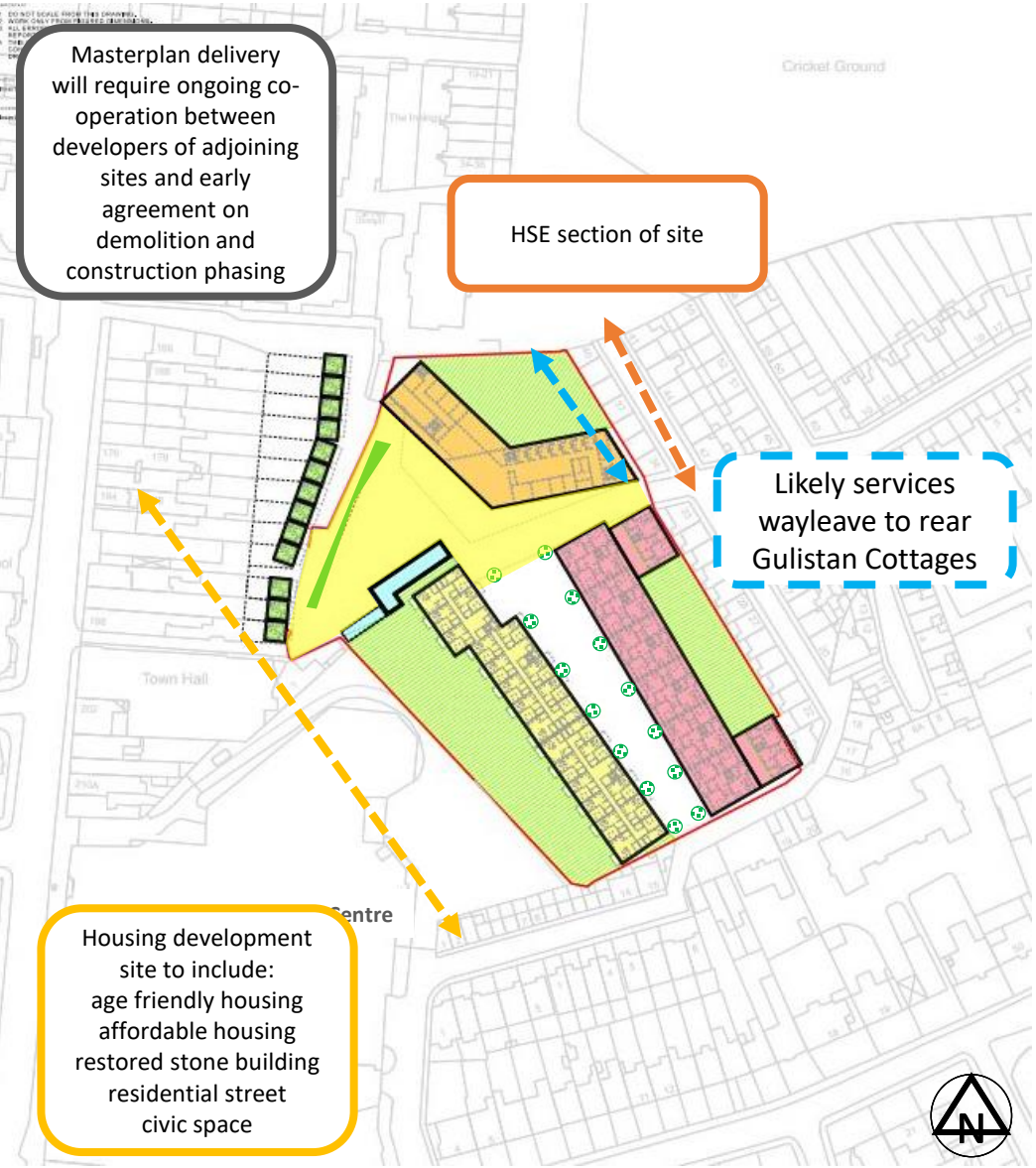
In relation to the masterplan the following considerations to be noted:

a) The masterplan sets out indicative building lines, building heights, building three-dimensional form, reference façade materials, reference specification and taking-in-charge design standards for public spaces, that is, the central public space, a screening element to the mews lane, and new connecting streets. The approximate set out dimensions allow for natural light to the public realm in order to make good spaces between buildings.

b) The masterplan sets out indicative site parcels for HSE and AHB sites. Demolition of buildings within the site and all other enabling works will be the responsibility of the relevant party (apart from the HSE part of the site where in return for the HSE providing the common access road, DCC will demolish the buildings).

c) The masterplan is based on desktop survey information. Developers of site parcels are responsible for undertaking all necessary surveys and site investigations and their implications.

d) Delivery of the masterplan will require ongoing co-operation between developers of adjoining sites and early agreement on demolition and construction phasing.



Masterplan Proposal – Development Parcels & Set Out Dimensions

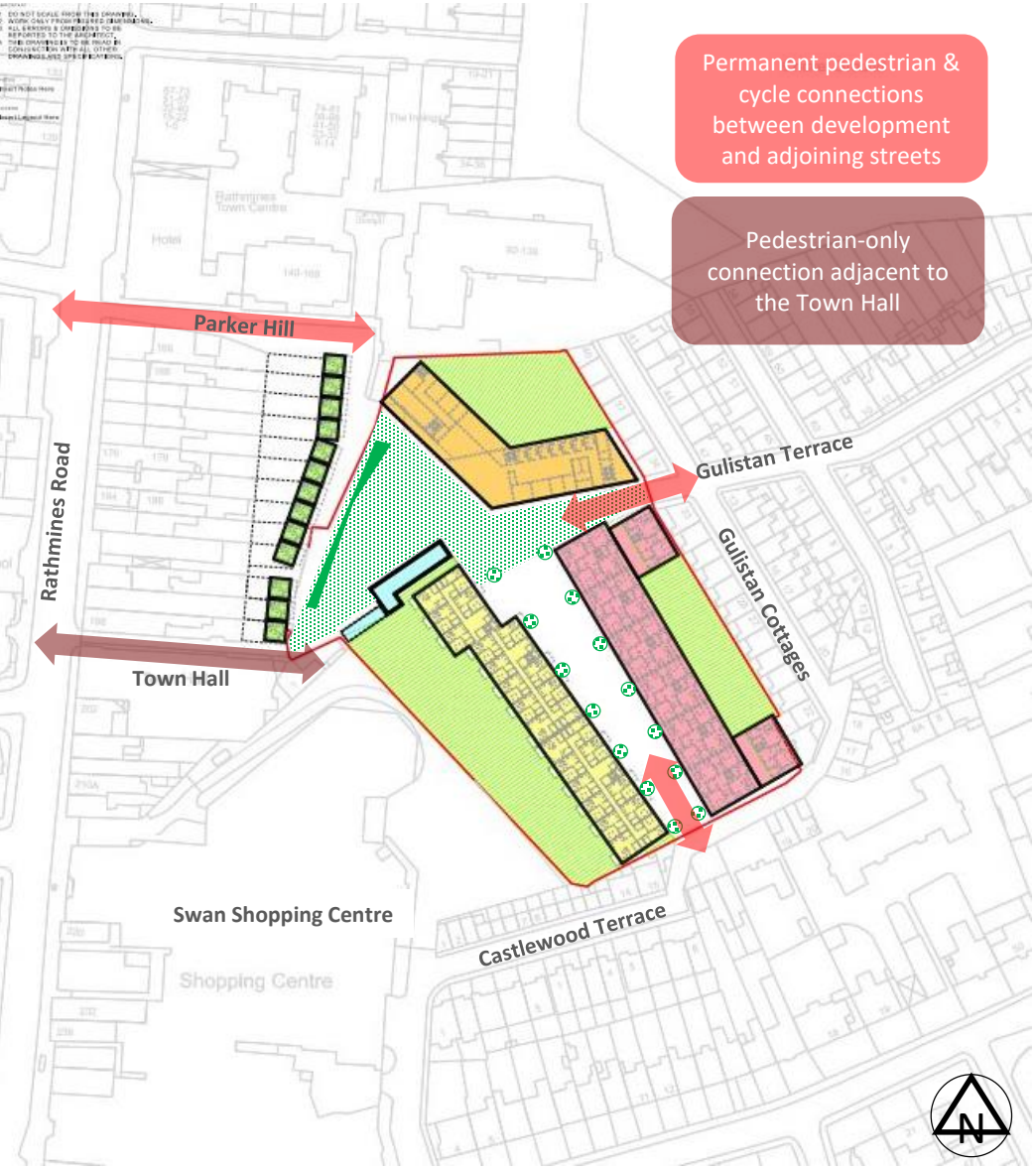
5.0 Implementing the Masterplan

5.1 Engagement

In order to implement the Masterplan in a coherent and expeditious manner, it is proposed that DCC engage with:

a) The HSE, to develop the Primary Health Care Centre, plus a new access street to the Space.

b) An AHB, to develop the south part of the site for Age Friendly Housing, Cost Rental Housing, refurbishment of the Stone Building and the provision of a new Civic Space. An outline of the terms and conditions applicable to both entities is set out in sections 5.4 & 5.5.



Masterplan Proposal – Pedestrian & Cycle Access. Note: Layouts are indicative only.

5.0 Implementing the Masterplan

5.2 Pedestrian & Cycle Access

Pedestrian & Cycle access is to be provided at three points via:

- Parker Hill to the north;
- Gulistan Terrace to the east;
- Castlewood Terrace to the south;

Pedestrian-only access will be provided via the laneway abutting Rathmines Town Hall to the west.

It is envisaged that the proposed development will provide an appropriate activation of this laneway and will represent the primary movement route between the site and Rathmines village.



Parker Hill



Rathmines Town Hall



Masterplan Proposal – Vehicular Access. Note: Layouts are indicative only.

5.0 Implementing the Masterplan

5.3 Vehicular Access

The Civic Plaza will be kept free of vehicular traffic.

Vehicular access is to be provided at two locations, from:

- Gulistan Terrace;
- Castlewood Terrace;

No vehicular movements will be permitted through the Civic Space. Vehicular traffic will ingress and egress via Gulistan Terrace. Egress only will be provided to Castlewood Terrace. Carriageway widths will be limited to that required for the entering and maneuvering of fire tenders and refuse vehicles.

5.4 Parking

Parking for the residential development will be provided to Development Plan standards and will be located on-street.

The HSE may develop an underground car-park for their use under the proposed Primary Care Centre.

5.0 Implementing the Masterplan

5.4 Outline terms and conditions for a Primary Care Centre

a) The model of development for a Primary Care Centre is either via exchequer funding from HSE resources (which is the preference) or by an operational lease:

HSE buy site, secure planning permission, and build.
or
A Developer builds and the HSE takes a lease for typically 25 years with option to buy back at end for nominal fee; i.e. full ownership reverts to HSE.

b) Planning application to be submitted to DCC for the Primary Care Centre within 18 months of the transfer from DCC, and the entire development to be completed within 36 months of that date.

c) Developer to provide an enhanced vehicular and pedestrian entrance from Gulistan Terrace to the new Civic Space.

d) Developer shall undertake not to use the site or premises for any purpose other than that as a Primary Care Centre as shown on the planning permission plans and particulars.

5.5 Outline terms and conditions for Age Friendly & Cost Rental Homes

a) Approved Housing Bodies (AHB's) are a key part of DCC's strategy for the delivery of social housing, Age Friendly Housing and Cost Rental Housing. AHB's are not for profit bodies which are subject to the Charity Regulator and the Housing Regulator. The Housing Agency is charged with responsibility for regulating AHB's. AHB's must use the assets in accordance with their charitable status and any surpluses must be re-invested to benefit their charitable aims.

b) A restriction on title is usually applied to ensure continued use of the units as Age Friendly and Cost Rental Housing. If the AHB ceases to exist, the asset must be transferred to a similar charitable body or back to DCC free of charge.

c) The development shall comply with the planning permission granted, to include the Civic Space to taking in charge standards.

d) The development must be fully completed and fit for occupants within 36 months of transfer from DCC.

e) DCC shall have nomination rights to all the Age friendly units and the Cost Rental units will be allocated in accordance with the eligibility criteria for Cost Rental Schemes when finalised. A proportion of the Age Friendly units shall be allocated to qualifying persons from private housing subject to making a financial contribution to be agreed with DCC.



View of Existing Depot Site

6.0 Conclusion

In conclusion, it is considered that the above package of measures will make optimum use of a brownfield site and bring forward much needed affordable housing and age friendly homes, together with a health care facility in an integrated fashion, which will further enhance the vitality of Rathmines as a key urban village.

