Ballymun Main Street Development Opportunity
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Ballymun in the City of Dublin

Ballymun is the site of one of the largest urban regeneration projects in Europe. Ballymun is:
- Only four miles from the centre of Dublin;
- Adjacent to the M50 orbital motorway, with its road links to the rest of Ireland;
- Close to Dublin Airport;
- Close to Dublin City University.
Ballymun was conceived and constructed in the late 1960’s as a large Local Authority estate on the northern fringe of Dublin. Dublin has expanded and changed since then, and Ballymun is changing with it.

Ballymun Regeneration Ltd (BRL) was set up by Dublin City Council to implement Ireland’s largest regeneration programme; the redevelopment of Ballymun. When the regeneration project is complete, Ballymun will be a metropolitan area with a population of around 25,000 people, woven into the fabric of the city of Dublin.

The regeneration of Ballymun is being driven by a radical change in its housing; all 7 of the 15 storey tower blocks and all the 8 and 4 storey slab blocks are being demolished and replaced with a variety of new homes, and diversity of tenure.

Ballymun will have a new Main Street, a focus for the surrounding area; and the location of a range of retail, commercial, civic arts and leisure facilities along its half-kilometre length. The regeneration of Ballymun will also feature a number of new urban parks; two of which are a minute’s walk from Main Street.

Significant progress has been made in the regeneration programme. The new Civic Offices opened last year provide a “one stop shop” for Dublin City Council’s North West Area Office. The AXIS arts and Community resource centre has been open since 2001, providing a focus for arts development in the area including the ambitious “Breaking Ground” Arts programme. A New Swimming Pool and Leisure Centre is due to open this year.

715 homes have been completed to date, 1118 homes are under construction and 2394 are at planning/tender stage; with a 50/50 split between public and private housing.

Ballymun will be a physically, socially, and economically sustainable town for the 21st Century.
Site Context
Ballymun/Santry Cross West (Plot 1)
Construction is well underway on this site, with a mix of 217 apartments and 1588 m² of ground floor retail and showroom units.

Town Centre
This will be a mixed development with a regional shopping centre with 35,000 m² retail, 572 apartments, multiplex cinema, public library, ten-pin bowling alley, bars, restaurants etc. This scheme is currently in the planning process.

Civic Centre
Opened in 2003, this building already boasts a "one-stop-shop" local office for Dublin City Council, a Motor Tax office, and Headquarters for Ballymun Regeneration Ltd. A Clinic and headquarters for the regional health authority are the final components to be fitted out.

Axis
Opened in 2001, this is an Arts and Community Resource Centre for Ballymun. It comprises a 220 seat theatre, dance and recording studios, rehearsal rooms, training rooms, offices, crèche and café-bar. Together with the Civic Centre, it forms the southern edge of the Civic Plaza.

Ballymun/Santry Cross East (Plot 2)
This project, with a mix of 1113 m² of retail, 1527 m² of commercial and 125 apartments is due for completion in early 2005. A 16-storey landmark residential tower is a feature.

Hotel
This site has full planning permission for a 61 bedroom hotel with 16 additional aparthotel units together with 101 apartments and a mix of commercial and retail uses. It is expected that construction will commence mid 2004. The hotel will form the north west side of the Civic Plaza.

Leisure Centre
A mixed development due to open this year, the centre comprises a new indoor leisure pool, sports hall and gymnasia; together with a restaurant, retail units and 144 apartments.

Gateway
These sites lie on either side of the southern end of Main Street. The subject of an architectural competition in 1999, the first, western phase is complete. The second phase has just started construction. The design features two "gateway" towers, and a range of dwelling types, including student housing.
Site A
12,770 m²

Site B
11,766 m²

Ballymun/Santry Cross East (Plot 2)

Ballymun/Santry Cross West (Plot 1)

Shopping Centre

Hotel

AXIS

Civic Offices

Leisure Centre

Gateway
The site is in two parts on either side of the Ballymun Road. **Site A** to the west of Main Street; **Site B** to the east of Main Street.

**Site A** lies between the Main Street and Balcurris Road, and runs north-south from the Plot 1 site to the northern edge of the Shopping Centre. This site measures 12,770 m².

The adjoining buildings and uses include Ballymun/Santry Cross West (Plot1), a mixed use development of apartments and retail space, with shop fronting onto the northern edge of the site; part of the new Shopping Centre, which will include a multi-storey car park will lie across a new road on the southern boundary. Balcurris Gardens, a 2 storey housing development, lies to the west of the site, across Balcurris Road. Some new housing will also be built on this side of Balcurris Road as part of the regeneration project.

**Site B** lies between Main Street and the rear of Coultry Gardens, another 2 storey housing development, and runs north-south between the Domville House-St. Pappin’s complex, and the Coultry link road. This site measures approximately 11,766 m².

The former St. Pappin’s Church (the oldest building in Ballymun, and now a senior citizens residence) and Domville House lie immediately to the north of the site. Immediately to the south a new mixed development including apartments, retail space and a 76 bedroom hotel is soon to be developed. The sites to the east are predominantly existing 2-storey residential (Coultry Gardens), with a site for proposed housing adjacent to these and facing onto the proposed Coultry Park.

No vehicular access will be allowed off Main Street.

The main service infrastructure, (electrical, gas, water, telecommunications, cable television,) has been located in the pavement on Main Street. Primary foul and surface water drainage lie under Main Street.
The purpose of the competition is to initiate a mixed public/private development of architectural significance which can act as a focus for the cultural and economic life of Ballymun.

**The Competition:**
It is proposed that the competition takes the form of a 2 stage competition.

**Stage 1** is a developer competition whereby tenderers examine the site, its environs and potential and make a proposal for development to Ballymun Regeneration Limited indicating (a) the nature of development they would propose for the site (b) their vision for the development (c) how they would propose to procure and incorporate the brief requirements of Ballymun Regeneration Limited into the development; (d) the site value they would allow to Ballymun Regeneration Limited (e) their preferred profession design teams for stage 2 of the competition - scheme designs would not be sought at this stage, however sketch proposals illustrating the tenderers intentions would be encouraged.

**Stage 2** is a design competition whereby the preferred bidder for Stage 1 and Ballymun Regeneration Limited together would prepare a brief for development of the site and invite a limited number of Architectural practices to bring forward design proposals which would implement the development intentions described in the brief. Ballymun Regeneration Limited and the preferred bidder would together nominate an assessment panel to select the winning design which would then be built by the developer selected in Stage 1.

**The Brief Requirements**
Ballymun Regeneration Limited’s requirements would be for a development of national significance which would in broad terms conform to the urban design constraints of Ballymun Main Street. In terms of land uses it would make a significant economic/cultural contribution to the life of Ballymun and Dublin City and in terms of design would provide for a landmark building/buildings which could attract visitors for its own sake. The following accommodation must be included:

1. Courthouse accommodation for the Courts Service comprising 1,100 m²
2. Senior Citizens sheltered housing comprising 40 to 60 no. 1 bed apartments each of and day rooms
3. Public open Space
4. In addition the following uses: retail, commercial, residential, live/work units, enterprise/start up units, exhibition space, leisure, cultural and associated car parking etc. may be included.

**What submissions for Stage 1 must contain.**
A) A vision for the development: how it can meet the objectives of Ballymun Regeneration Limited; how it will interact with the other developments within Ballymun; what it will contribute to the social, economic and cultural life of Ballymun and Dublin City.
B) Images of the development, comparative and bespoke indicating how the proposal might meet the requirements of Ballymun Regeneration Limited and the vision of the developer.
C) A business plan for the financing, construction, operation, management and maintenance of the development would be required.
D) A financial proposal indicating what consideration might be offered to Ballymun Regeneration Limited for the site.
Contacts

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