

3 Planning Scheme

Grangegorman

Project Vision





Chapter 3:

Project Vision

Purpose and Layout of this Chapter

The purpose of this Chapter is to describe why the proposed uses are required and to set down some key concepts which will guide the delivery of the project.

These guiding concepts include the six key themes of the Dublin City Development Plan 2011-2017, and incorporate the core values of the Grangegorman Strategic Plan, the precursor of this Planning Scheme.

Ultimately, these concepts lead to the development of an integrated vision for a new Urban Quarter, from which are derived key structuring principles that will shape the future development of Grangegorman. These key Structuring Principles then inform the entire design and layout of the Planning Scheme, which is described in Chapter 4.

Contents

- 3.0 Overview
- 3.1 Requirement for Proposed Uses
- 3.2 The Dublin City Development Plan and the Grangegorman Development Agency Vision
- 3.3 Key Project Themes Supporting the Planning Scheme Vision
- 3.4 Realising the Vision – Development of Key Structuring Principles
- 3.5 Implementing the Key Structuring Principles – Informing the Overall Urban Form and Layout



3.0 Overview

This chapter describes the vision for the new Urban Quarter and how this vision has been translated into Key Structuring Principles which will inform the urban design hierarchy of the Planning Scheme.

The overall vision for the Grangegorman lands has been driven by a number of factors, including the requirements and aspirations of the Health Service Executive, Dublin Institute of Technology, the wider community, Dublin City Council's six themes for the development of the City and its emphasis on sustainable development, the existing built history of the site and the challenge of creating a sustainable, vibrant, mixed-use Quarter which reaches out and connects with the surrounding urban landscape.

The Vision for Grangegorman

1. The Planning Scheme will create a vibrant, high quality and legible urban quarter, with a clear sense of place.
2. Deliver the requirements of the HSE and DIT in an integrated fashion.
3. Respect and celebrate the heritage of Grangegorman.
4. Reach out to and embrace the existing local community and the future students, service users and staff of Grangegorman.
5. Sustainability is a core requirement and the quarter must be both responsive to its current context and development needs, and adaptable to its future context and development needs.
6. The quarter will be a centre for innovation and creativity.
7. Contribute to the regeneration of the inner city.
8. Provide a dynamic new economic engine for the city and region.

3.1 Requirements for Proposed Uses

The redevelopment of the SDZ site is required in order to facilitate the integrated development of strategic healthcare and educational facilities, which are of economic and social importance to the city and wider community, on an integrated site in accordance with the requirements of the Grangegorman Development Agency Act 2005. In addition, the Planning Scheme provides for recreational and other complementary facilities for the third level educational institution, the healthcare facilities, and the wider community as well as a range of mixed-use development, in order to ensure the economic viability and year-round function of the Quarter.

3.1.1. Dublin Institute of Technology (DIT)

The consolidation of the Dublin Institute of Technology (DIT) at Grangegorman is a major development within the higher education sector in Ireland. After more than 100 years DIT now has the opportunity to address its fragmented nature and to bring together all its operations at Grangegorman. The new campus is designed to provide a higher education environment which underpins and serves society by supporting the economic, social and cultural life of its citizens and which reflects the changing nature and evolving character of education.

The campus is being designed to meet the needs of future generations of students at undergraduate and postgraduate level, across a wide range of full-time and part-time programmes. Future learning is likely to be more collaborative, integrated, blended, immersive and hybrid in nature and this will be reflected in the technology-enabled learning environments across the campus. Learning environments will also support the professional nature of much of DIT's provision, with the creation of practice spaces in the form of laboratories, workshops and studios.

DIT, as Ireland's largest provider of part-time education, will utilise the opportunity offered by the new campus to increase its student population and, in the process, further widen participation in higher education by all sectors of society. The location of the Grangegorman campus will further enhance the many targeted, positive interventions and actions by DIT to promote access within surrounding communities and schools.



The campus will be a place where knowledge is created and is transferred to industry, and where students, academics and leaders in research, business and industry will collaborate. Research and innovation space will be provided to underpin the generation, application and exploitation of new knowledge, enabling DIT to build further on its strong alliances with industry.

There will be opportunities for industry partners and researchers to access specialized facilities and resources on site and to engage with DIT staff and students.

DIT's traditional commitment to culture, sports and the arts will come together in a single location to form a major cultural resource for the city. As well as serving DIT, many of these facilities will also be used by wider communities, making the campus a key destination for Dublin city.

3.1.2 Health Service Executive (HSE)

The project vision for the Health Service Executive (HSE) is to deliver a model of health care services broadly encompassing provision for mental health care; for primary, community and continuing care; for older persons and for people with disabilities, all in line with current policies such as a Vision for Change, Report of the Expert Group on Mental Health Policy, 2010. It encompasses the further development of community services across Dublin North-West which will, in turn, provide local modernised services within a sustainable high-quality built environment.

The HSE aims to accommodate the (currently) in-situ clients and services on-site and also to accommodate local area health services, currently located in high-cost or unsuitable rented accommodation. In addition the HSE aims to provide the required additional health services for the rapidly expanding population in the area, and to promote co-location to sustain and develop improvements in finances, using resources, both in term of facilities and staff, in the most efficient and enlightened way while delivering the best possible care for patients.

3.1.3 Other Facilities

The project will create and sustain a vibrant year-round urban environment that will make a significant contribution to regeneration of the area. Access to the facilities in Grangegorman will offer a range of social, recreational and commercial uses that will benefit students, staff and the wider community alike.

Facilities of particular benefit to the surrounding community include:

- New arts, cultural, sports and recreational and public spaces to serve the Quarter and the wider community;
- A primary school for the Department of Education and Skills, to be operated under the patronage of Educate Together;
- A proposed new public library (the GDA has been in discussion with Dublin City Council on the possibility of co-locating a City Council branch library with the DIT main library on site subject to appropriate funding);



- Provision of an appropriate level of retail and commercial development in order to support the two large public body occupiers (DIT and HSE);
- Appropriately scaled mixed-use development. It is considered appropriate that mixed-use development be provided to achieve the area's optimal development potential, in accordance with the objectives of the City Development Plan relating to Framework Development Areas and to match DIT's strategic aims. This would include retail, science and technology office and enterprise uses with some limited scope for residential development.

The introduction of these additional uses will ensure the creation of a dynamic and vibrant Urban Quarter, in addition to encouraging collaborative research and alliances with enterprise in a creative and innovative environment.

3.2 The Dublin City Development Plan and the Grangegorman Development Agency Vision

Dublin City Council has a two-pronged overarching philosophy for the future growth and success of the City:

- Six Overarching Themes, and
- A Framework for a Sustainable Dublin.

Dublin City Council’s Six Overarching Themes

The six themes constitute an interrelated and sustainable approach to the future development of the city and are central to Dublin City Council’s vision of a compact city which is made up sustainable mixed-use neighbourhoods.

Six Key Themes for Dublin City (Section 2.2 of City Development Plan)	
1. Economic	Developing Dublin City as the heart of the Dublin region and the engine of the Irish economy with a network of thriving spatial and sectoral clusters, a focus for creative talent and creative assets.
2. Social	Developing Dublin City as a compact city with a network of sustainable neighbourhoods which have a range of facilities and a choice of tenure and house types, promoting social inclusion and integration of all ethnic communities.
3. Cultural	Making provision for cultural facilities and protection of our built heritage throughout the city and increasing our awareness of our cultural heritage and built heritage promoting a safe and active streets through design of buildings and the public realm.
4. Urban Form & Spatial	Creating a connected and legible city based on active streets and quality public spaces with a distinctive sense of place.
5. Movement	Helping to build an integrated transport network and encouraging the provision of greater choice of transport. Planning and zoning objectives will be brought together to increase the opportunities to live and work close to transport hubs and corridors.
6. Environmental	Providing for an over-arching framework involving key principles, strategies and objectives to drive a vision of ‘Sustainable Dublin’ over the next 25 to 30 years, making sure that buildings can adapt to changing needs and encouraging better waste management strategies.

Framework for Sustainable Dublin (FSD)
(section 3.2.7.3 of City Development Plan)

In addition to the six overarching themes discussed above, Dublin City Council has developed the Framework for Sustainable Dublin (FSD) a tool to tackle climate change, which will guide and plan Dublin’s shift towards a sustainable society. Dublin City Council’s aim is that Dublin will shift to a low-carbon and ultimately a post-carbon economy to become a competitive, resilient and sustainable city.

Dublin City Council’s Specific Vision for Grangegorman.

In addition to its specific zoning (set out in Chapter 2) and the overarching considerations of sustainability, Dublin City Council envisages the site as a critical project for the inner city and that it will play a pivotal role in realising the full potential of the northwest flank of the urban core, connecting through Broadstone / Kings Inns and underpinning Smithfield.

Framework for Sustainable Dublin City Council		
A Five-Level Framework For Strategic Planning & Sustainability Principles*		
Level	Explanatory Note	Practical Application
Joined-Up Systems	A whole systems perspective to highlight the dynamic relationships within society and the biosphere. This perspective requires an understanding of how environmental and ecological factors relate to organisational and institutional networks. This level requires a recognition and understanding of the physical environment around us and has an integral role to play in the functions carried out by the City Council.	Six Themes Approach Building Alliances
Vision Level	A concrete vision of success for a sustainable city, striving towards compliance with the four sustainability principles, mindful of the city's responsibility for contribution to sustainability in the region, state and globally.	Vision of a Sustainable Dublin
Strategic Level	Back-casting from the vision of success for a sustainable city, understanding the current reality and awareness of the baseline and developing strategic guidelines to prioritise actions towards sustainability. Making Dublin a Sustainable City in which people can happily live and work.	Development Plan Policies
Actions Level	Actions that move the city towards success, whilst ensuring compliance with the Sustainability Principles.	Implementation of Development Plan Development Management Guiding Principles Sustainable Standards Objectives
Tools Level	Tools that can measure the city's progress towards sustainability.	Monitoring System & Indicators Strategic Environmental Assessment

* All levels have regard to the four Sustainability Principles. This means reducing our dependence on fossil fuels, metals and minerals, as well as synthetic materials and artificial chemicals. It also means that we reduce our encroachment on nature and so should seek to protect the natural environment and bio-diversity. The fourth principle relates to basic human needs, meeting human needs fairly and efficiently. All policies and actions should accord with these Sustainability Principles.

Extract from Dublin City Development Plan 2011-2017.

How the Planning Scheme Responds to Dublin City Council's Vision

Given the strategic location, cultural significance and significant social function of the site for the provision of important healthcare, education and other community facilities, Grangegorman provides an important opportunity to create a new urban quarter within the inner city which fully embraces Dublin City Council's six themes for the City and the Framework for Sustainable Dublin.

Accordingly, the vision for Grangegorman Urban Quarter is to develop a new city Quarter which links with and adds value to its surrounding neighbourhoods and the city in general, and embraces Dublin City Council's six themes for the City and the Framework for Sustainable Dublin.

The overall vision and key structuring principles of the Planning Scheme reflect and amplify Dublin City Council's vision for the city in the following ways:

1. Economic

The Planning Scheme positions Grangegorman as a vital economic resource and engine with a network of thriving spatial and sectoral clusters, and a focus for educational talent and creative assets. Facilities for the Dublin Institute of Technology will be supplemented by a strong component of training centres, research centres, incubation spaces, retail spaces, offices and science park facilities that will directly benefit the economic development of the community and greater Dublin region. This development will underpin Ireland as a knowledge economy. The full development and implementation of the Planning Scheme will have a major positive impact for the community, providing long term economic opportunities for employment both during the construction and operation of the future facilities in the Urban Quarter.

2. Social

The Planning Scheme reaches out to link the site with the immediate community, as well as Dublin's greater urban context, to create an Urban Quarter that is inviting and connected to its surroundings. The overall "Green Fingers" Landscape Concept represents an open hand that reaches out to draw the community into the development. The Planning Scheme sets up Grangegorman as a compact district with a network of sustainable quadrangles for the Dublin Institute of Technology and the Health Service



Executive, providing a range of facilities that promote social inclusion. The fields, a primary school and a local public library will serve the surrounding residential areas.

3. Cultural

A rich and diverse provision for cultural facilities is allowed for in the Quarter. An Arts hub is envisaged as part of the Eastern Heart and will accommodate DIT's arts and culture/performance spaces that will be accessible to the community and will promote lively evening uses. The northward extension of Smithfield's urban arts district will carry through to the Grangegorman Quarter, enhancing Dublin's inner city cultural resources.

4. Urban Form and Spatial

The Planning Scheme creates a connected and legible urban quarter with a clear urban design hierarchy based on vibrant public spaces, active streets and connecting routes along with the incorporation of Protected Structures, all of which provides a strong sense of identity and place. Connections and integration with the surrounding urban fabric are carefully incorporated into the key structuring principles.

5. Movement

The Planning Scheme takes full advantage of its proximity to Dublin City Centre, where transport networks already provide high levels of service. Rather than focusing on new transport links to serve the new population on site, the aim of the Planning Scheme is to enable the seamless connection to the existing and future transportation networks. The emphasis is therefore put into the design of quality linkages from the site to the established city grid.

6. Environmental

The Planning Scheme seeks to create an environmentally sustainable community within its neighbourhood and Dublin. Sustainable strategies focus on three components that will underpin the success of the regeneration of Grangegorman: social well being, economic viability and environmental benefit.

Building massing and form will be required to respond appropriately to wind and solar paths, in order to ensure maximum sunlight exposure, reduce energy consumption and incorporate generous green spaces to provide healthy views. Sustainable drainage systems are proposed to reduce water consumption and the risk of flooding.

The existing protected structures on the SDZ site will be re-used according to viable, adaptive re-use strategies that carefully consider each building's structural condition, plan configuration and architectural character.

The Planning Scheme is based on a transport strategy that encourages the use of public transport and promotes walking and cycling



3.3 Key Project Themes Supporting the Planning Scheme Vision

Six Key Project themes have been developed following consideration of the project vision, the sites planning context and, in particular, the philosophy set out in the Dublin City Development plan 2011-2017. These Key Themes are set out below:

1. Reopening Grangegorman: A New Urban Quarter

Fundamental to the overall redevelopment is the transformation of the SDZ site from an enclosed property into an integral part of the City. The Urban Quarter will be developed as an inviting and welcoming new district which will encourage community use in addition to healthcare and academic functions.

A key priority will be ensuring universal accessibility by designing all aspects of the project so that they may be accessed, understood and used to the greatest extent possible by all people, regardless of their age, mobility or disability.

In order to achieve this, the Urban Quarter will be developed as a primarily pedestrian district which will benefit from a variety of streets and paths throughout the site with strong connections through new openings to the surrounding street network. A key feature of the new Urban Quarter will be permeability with many ways into and many ways through the site. Convenient and safe car parking and access routes will be provided for those with disabilities.

2. Reaching Out: Linking the Urban Context

The project offers a major opportunity to enhance Dublin's north inner city urban quality by connecting the existing urban landscape and introducing new resources north of the Liffey. The raised topography of the site provides views across Dublin's urban fabric thereby enabling a visual link between the site and the city.

The concept for the Quarter is based on the creation of urban plazas, pathways, buildings and open spaces which will link the Quarter to the existing urban fabric. Connections to North Circular Road, Grangegorman Upper and Lower, and Rathdown Road will allow the Quarter to 'reach out' and embrace the surrounding urban context and the nearby re-developed Smithfield area.



Aerial view of site from SE with Planning Scheme boundary

High quality, prominent accesses are required on the eastern and western boundaries of the new Quarter, at Constitution Hill and Prussia Street. These accesses are necessary to ensure that the new Quarter integrates successfully into the existing community, to waymark the campus, to provide permeability through the site and to ease undue pressure on the existing circulation network in the area. These accesses are considered essential to the successful implementation of the planning scheme. The opening up of these accesses prior to the occupation of the facilities by the DIT students is a prerequisite of the planning scheme.

Realising such potential in the future at the site's eastern boundary would allow a Broadstone entry to the Quarter, forming a symbolic and civic marker along Constitution Hill, that could align with the pedestrian entry to the King's Inns and which would reinforce the urban connection to Henrietta Street and to the Liffey beyond.

There already is a blocked-up entrance to the site at Fingal Place, which at one time provided pedestrian access to Prussia St. and which will be retained as a managed secondary pedestrian access. The potential also exists to create other more prominent access points to Prussia Street at other locations and link the site to the residential area of Stoneybatter to the West.

The site also provides an opportunity to reinforce the existing greenbelt pathway along Royal Canal Bank, past Blessington Street Basin, to connect with the Royal Canal at Mountjoy.

3. Connecting the Urban Quarter: the Pedestrian Experience

The design vision for the Urban Quarter will be focused on creating an urban structure, which provides a hierarchy of integrated and well-connected streets and spaces.

A variety of pedestrian routes will be provided across the site, which will serve to connect the site to the surrounding area as well as forming a loose, continuous network of streets. The quality of the pedestrian experience will be maximised through the creation of a rich sequence of spaces, provision of active day and evening uses at ground floor level, diversity in hard and soft landscaping, creation of 'green streets' and the provision of a variety of building edges and profiles.

The main east-west passages will be crossed and extended by fingers of north-south oriented green streets and sequences of courts, forming a loose, continuous grid of communication and connection in the Quarter. Smaller meandering paths can wander at mid-block/mid-court intervals to trace intimate connections between outdoor rooms and gardens.

4. Enhancing Community Infrastructure and Facilities

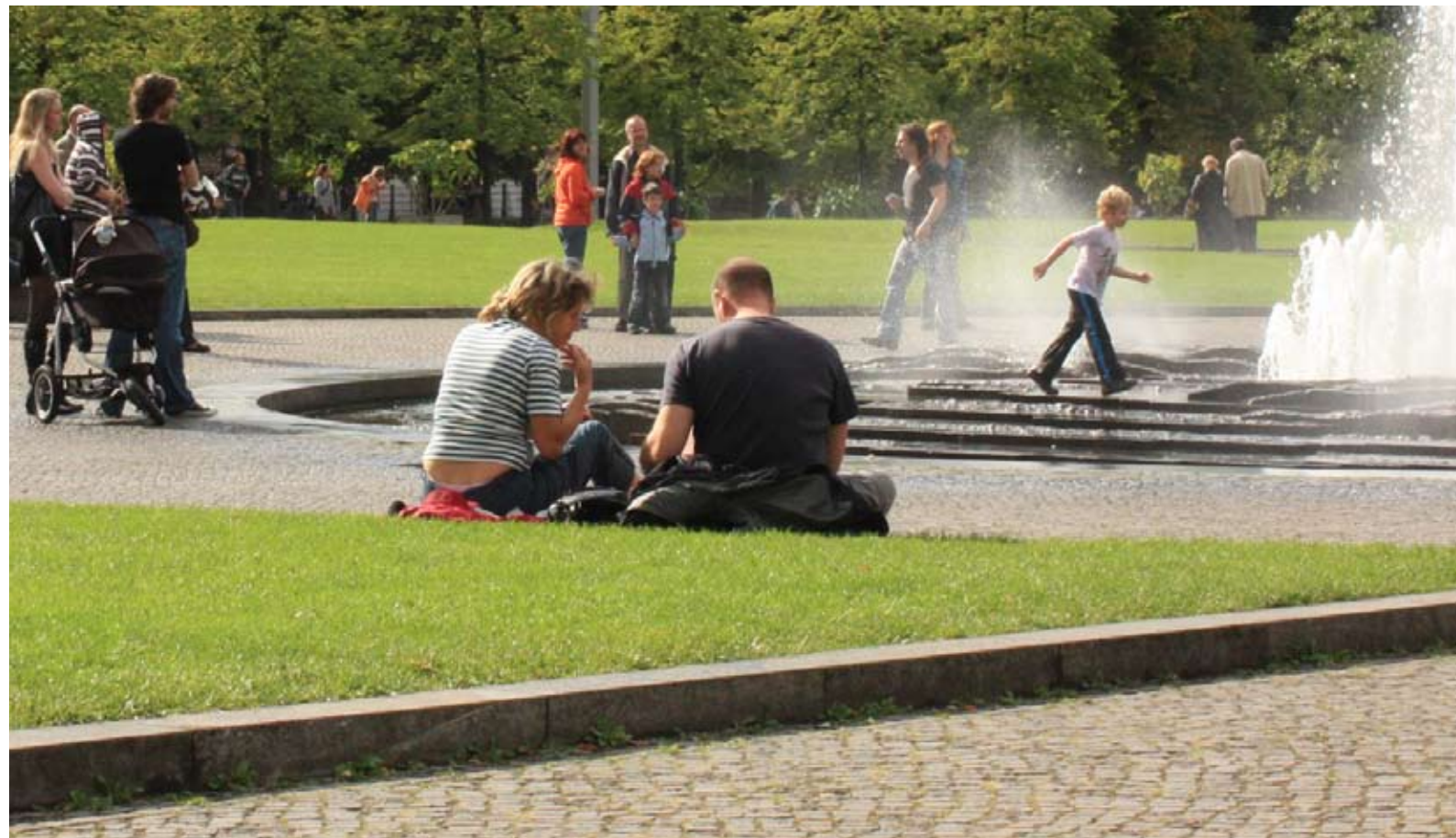
The Urban Quarter strives to facilitate the enhancement of community and social infrastructure as part of the overall development. Allied to this will be the strengthened connections of the Urban Quarter to the surrounding community.

The Grangegorman Urban Quarter will seek to provide a rich, comprehensive range of community related amenities while optimising community access to DIT and HSE facilities. Strong connections to the urban fabric will ensure that DIT and HSE facilities, together with the array of other facilities and spaces created within the Quarter, will be convenient and accessible to the local community.

5. Adaptive Re-use: Celebrating Cultural and Historical Resources

The redevelopment of the SDZ site will seek to conserve and protect the architectural heritage of the site. The Planning Scheme will strive to integrate the historic structures within the new urban quarter in a manner which ensures that they contribute to the generation of spaces and places both in terms of physical layout and character.

This adaptive reuse of the historic buildings for uses which are compatible with their existing form will ensure full and useful occupancy and will allow their important heritage to make a dynamic contribution to the cultural and functional character of the Urban Quarter in tandem with the development of new floor space.



6. Environmental Sustainability

Sustainability is a key underlying feature of the project. Right from the start, the crucial element of the decision in 1999 to keep DIT in its traditional homeland of Dublin Inner city, by relocating it as one coherent and unified campus to Grangegorman, means that the new development could make full use of existing and developing infrastructure and contribute positively to the consolidation of the city.

By maximizing existing and future public transport use, implementing best practice in sustainable building design, giving new life to protected structures and providing positive socio-economic benefits to the surrounding community, the project will be inherently sustainable. Furthermore, other aspects of sustainability will be addressed through the construction methodology utilised and the ongoing remaining site operations (such as dealing with waste) thereby continually minimising impacts on the environment and optimizing the return of potential benefits to all.

As stated above, sustainability for the Quarter encompasses many aspects including the design and construction of buildings; the operational practices of the main institutional occupiers and the lifestyle of individuals living, working and visiting the site.

The best in contemporary green building practice is seen as a base-line for development of the Quarter. Beyond energy efficiency and climate responsiveness, buildings serve sustainability goals by offering lasting use and aging well. The GDA envisions a contemporary fabric of durable structures, with attention to the quality of exterior and interior systems. The Planning Scheme supports a diversity of architecture and its guidelines allow for an inventive use of a set of related systems and materials, giving the Quarter both visual harmony and long-term serviceability.

Careful treatment of historic buildings and landscape on the site underpins the sustainability approach. Adaptive reuse of buildings together with a consolidation of a generous portion of the entire site into open space creates a primary sustainable palette with which the new development will be integrated.

The access strategy (Chapter 5) emphasizes sustainable modes of transport such as walking, cycling and public transport. The Planning Scheme capitalises on the location of Grangegorman as a generally brownfield site close to the city centre with excellent public transport links at present. The Quarter can be easily traversed in a 15-minute walk and internal Quarter circulation is planned so as to encourage pedestrians and cyclists, and enable universal accessibility.

Because of the importance of sustainability, this document and its appendices will deal with sustainable issues throughout. The key aims can be summarized as follows –


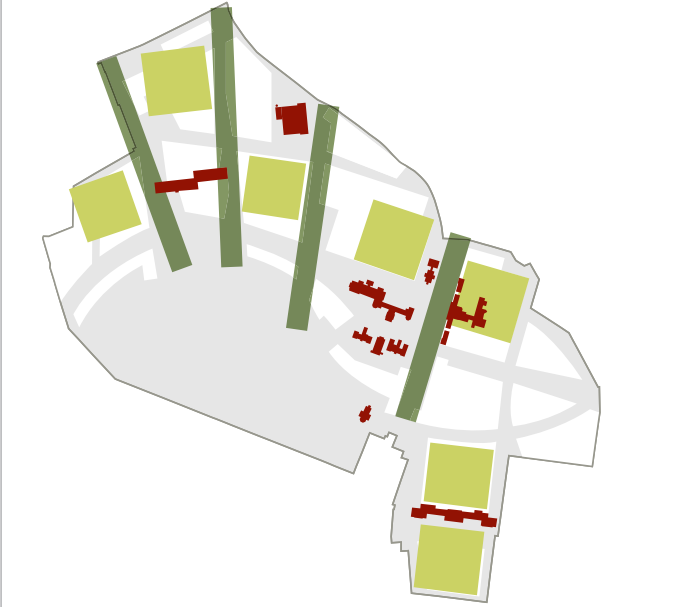
- **Energy** – the project will seek to limit adverse impacts on climate through building design that minimizes energy consumption and the use of sustainable energy sources. This is dealt with specifically in Chapter 4, as part of Environmental Design Principles (4.4.4.1), in Section 7.2 of Chapter 7, and in the accompanying Environmental Report.
- **Water** – the project will provide for the reuse, recycling and conservation of water on site and will ensure all site drainage systems are built to meet SUDS (Sustainable Urban Drainage Systems) standards. Further detail on water can be found in Section 7.1 of Chapter 7 and in the accompanying SEA Report. The Bradogue river system which crosses part of the site has been built into culverts and incorporated into Dublin City Councils sewerage system. Surface water runoff currently entering the Bradogue from the site will be redirected into a new separate system, thereby freeing up capacity in the foul system.
- **Air Quality** – the project, principally through encouraging walking, cycling and use of public transport and the careful monitoring of construction activity, will limit potential adverse impacts on air quality. Section 4.4.4.2 of Chapter 4 and the accompanying Environmental Report.



- **Materials** – the project will prioritise the sustainable use of recycled, renewable and long-life materials in such a manner so as to assist in achieving the other stated goals of the project, such as energy efficiency and high indoor air quality. Material selection is detailed further in Section 4.4.4 and 4.4.5 of Chapter 4.
- **Soil** – the project will carefully handle the existing soils on site so as to protect and record any possible archaeological heritage; to minimize movement of soils on or off the site; and to safely remove any possible contaminants that may be discovered during the course of construction.
- **Biodiversity** – the project will protect and enhance biodiversity, flora and fauna on the site by managing the site in a manner that promotes diversity of independent species, reduces or removes invasive alien species from the site, identifies and minimises interference with habitats of protected species, and retains and enhances existing stands of mature trees where possible. This aspect of the project is dealt with in detail in the Environmental Report.
- **Waste** – the project will prioritise the reduction, reuse and recycling of waste material produced during the construction and operational phases of the development. See Section 7.3 of Chapter 7 for further details. Any hazardous waste will be dealt with by licenced operators in accordance with current best practice procedures.

3.4 Realising the Vision – Development of Key Structuring Principles

In order to achieve the overall vision for the site five Key Structuring Principles have been developed which will in turn inform the overall urban design hierarchy and layout of the future development of the site. Many of these principles relate to priority open spaces and routes through the quarter and their implementation will have regard to the relevant City Development Plan policy, including relevant updates (for example the DCC ‘Public Realm Strategy’) as these may arise. Each of these Key Structuring Principles is identified and described below.

Key Structuring Principle	Description	Diagram
<p>Creating Key Connections Through the Site</p> <p>“St. Brendan’s Way & Serpentine Walk”</p>	<p>Two principal routes through the site which act as the primary organising routes for the overall structure for the site are referred to as St. Brendan’s Way and Serpentine Walk. It is envisaged that these principal connections will be punctuated by social gathering spaces and active uses to bring life, vibrancy and activity to the Quarter.</p> <p>It is envisaged that St Brendan’s Way (yellow on the adjacent diagram) will be a wide, pedestrian-priority boulevard curving through the site from east to west with a link north to the North Circular Road. This route will seek to mediate against the current divide in the site (Grangegorman Lower and Upper) in addition to closely uniting existing Protected Structures in a central area of the site.</p> <p>St. Brendan’s Way is complemented by a second lateral procession—Serpentine Walk—(green on adjacent diagram) a meandering walk that traverses the site in two grand arcs which begin at the Broadstone lands to the east and sweeps across the Quarter to the access to Prussia Street to the west.</p>	
<p>Connecting Primary Urban Structure to the Landscaped Context</p> <p>“Quadrangles & Green Fingers”</p>	<p>A network of green spaces will be established which will serve to create a series of landscaped open spaces “Quadrangles” (light green squares on adjacent diagram) and pedestrian access routes “Green Fingers” (dark green lines on adjacent diagram) which in turn will reinforce and enhance the creation of a distinct urban form and sense of place.</p> <p>In a contemporary interpretation of traditional collegiate “quads,” the configuration of the buildings on the site will frame a pattern of courtyards and open spaces, creating distinct forms with strong individual identities.</p> <p>The overall “Green Fingers Landscape Concept” represents an open “hand” that reaches out to draw the community into the development. The “Green Fingers” offer a rich sequence of pedestrian paths for the community to access St. Brendan’s Way and the Serpentine Walk and the sports and amenity spaces beyond.</p>	

Key Structuring Principle	Description	Diagram
<p>Creating Major Nodes for Campus and Community Activity</p> <p>"Two Hearts"</p>	<p>Two main public spaces are proposed for the Grangegorman Urban Quarter. These are envisaged as two major activity nodes – the 'Academic & Health Heart' to the west, and the 'Social & Cultural Heart' to the east. These 'Hearts' will be open public plazas which will anchor a broad spectrum of social gathering spaces and active uses.</p> <p>Symbolically, the Academic & Health Heart and associated open space and sporting facilities to its south juxtapose the values of Knowledge and Action, the mutual benefits of scholarship, fellowship, and competitive achievement which are central aspirations for this new Campus.</p> <p>It is envisaged that the Social and Cultural Heart is a space where student and community life come together through the creation of a hub of student services together with new arts and culture/ performance spaces to celebrate the rich and diverse cultural history of the site.</p>	
<p>Creating key connections between the site and surrounding District - and marking the key entrances to the site as Gateways</p> <p>Connecting to Smithfield, North Circular Road, Broadstone and Prussia Street and Positioning for Future Connection Opportunities</p>	<p>The transformation of Grangegorman's closed land parcel into an integral part of the life of the City is one of central objectives of the Planning Scheme. Opportunities to connect with the surrounding street network will be maximised.</p> <p>The urban transformation of the site extends into and through adjacent neighbourhoods, creating Gateway entrances at the North Circular Road, Grangegorman Lower, Broadstone and Prussia Street.</p> <p>Main gateway entrances offer 'front doors' to the Quarter from the surrounding streets and the design of these thresholds will reflect the gateway status, making use of existing historic features, creating welcoming spaces and providing contemporary landmark features.</p> <p>The orientation of St. Brendan's Way allows for connections and gateways at Broadstone, Prussia Street and Smithfield.</p>	
<p>Using Landscape Assets for Sports and Recreation</p> <p>"The Fields & the Ha Ha Concept"</p>	<p>The natural centre of the Grangegorman landscape will be 'The Fields' comprising a generous portion of consolidated open space. "The Fields" will form a mix of parkland sports pitches with park-like groves of new and existing trees framed by the Serpentine Walk to the north and the historic wall to the south, and will also contain training facility and children's playgrounds. Running and cycling paths entwine around the edges, linking the complementary qualities of sports fields, sheltering groves of trees, and distant views.</p> <p>"The Ha-Ha" is a landscape feature running along the northern edge of the fields. It uses the changes in the topography to accommodate a sectional-dip that will allow for internal sports facilities with direct visual connection to the external parkland.</p>	

3.5 Implementing the Key Structuring Principles – Informing the Overall Urban Form and Layout

The Key Structuring Principles identified in Figure 3.1, together with the rich heritage of the Protected Structures on site, are the fundamental building blocks in achieving the overall vision for the SDZ site in terms of opening it up to the city and, more particularly, to the neighbouring community, and making it a distinctive and enjoyable place for all.

As a result, significant connections, pathways, quadrangle development areas and open spaces have been identified, which will influence the overall layout of the site.

This layout will form the fundamental urban design hierarchy.

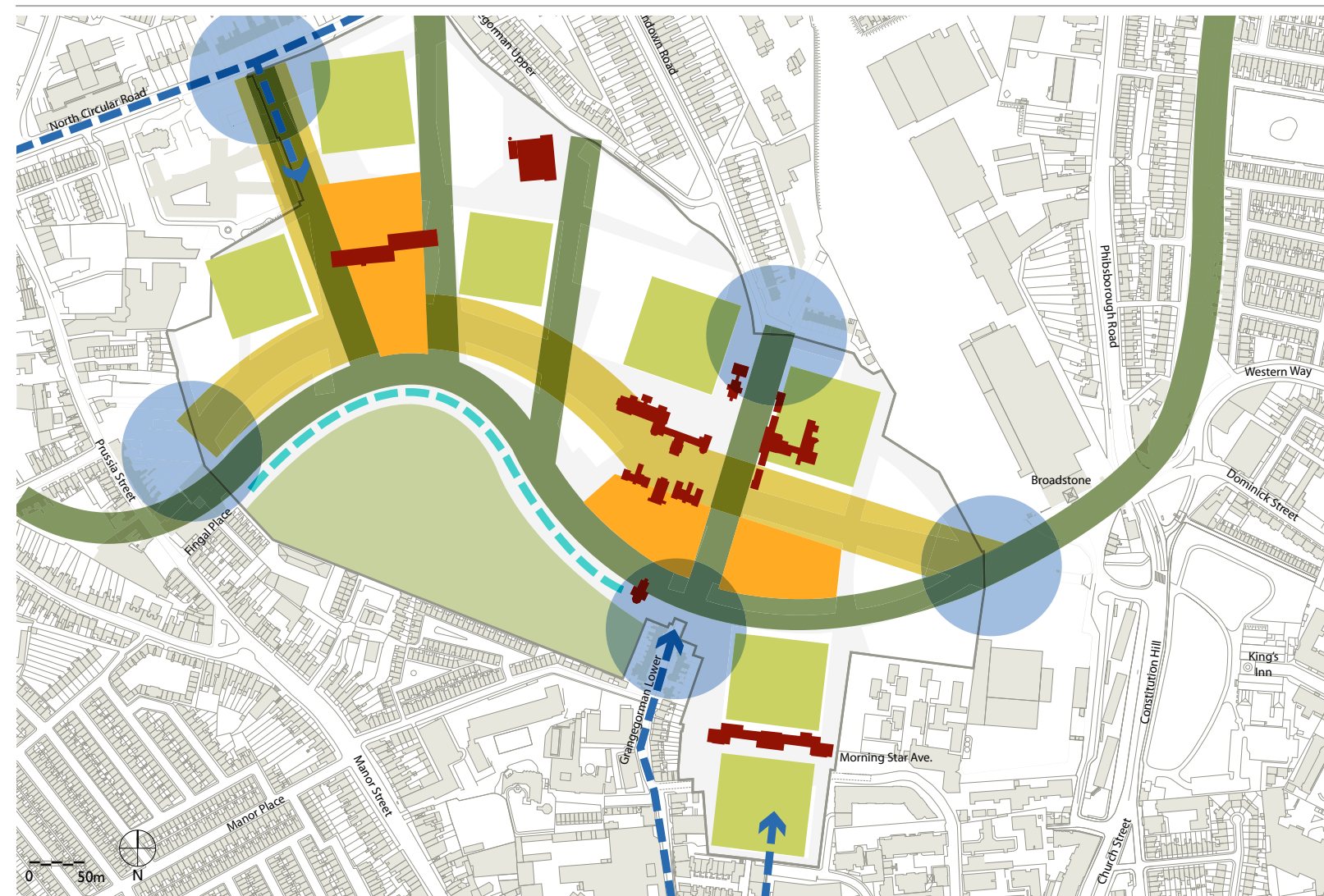


Figure 3.1 Key Structuring Principles which Inform the Overall Urban Form and Layout