

DUBLIN CITY DEVELOPMENT PLAN 2011 - 2017

BACKGROUND PAPER

THE BUILT HERITAGE

Contents

1. Introduction
2. Progress to Date
3. Future Trends and
4. Main Issues and Challenges
 - 4.1 Conservation
 - 4.2 Heritage
 - 4.3 Archaeology
5. Conclusion

1. Introduction

Our built heritage is a unique resource, an irreplaceable expression of the richness and diversity of our past. Dublin has developed over the last millennium to become a multi-layered city with a medieval core area and surviving street pattern, concentrated areas of 17th and 18th century streets, extensive suburban residential areas from the 19th century, an impressive range of Georgian and Victorian public buildings, along with fine examples of 20th Century architecture.

Each stage in the city's growth has left its mark on the built form and heritage. We need to protect our heritage while at the same time promote our city's economic development. A fine balance needs to be struck to achieve to achieve both objectives.

Dublin City Council's six themes of cultural, economic, spatial and social vision together with urban form, sustainable environment and movement need to be interwoven with our strategy for the built heritage. For instance, the historic core of Dublin contains all of the major tourist attractions, and tourism figures show that a majority of Dublin's tourists say that Dublin's cultural and historic interest was a prime reason for visiting the city. Therefore there is a cultural and economic justification for looking after and protecting our built heritage.

Built Heritage in the Development Plan spans across the three realms of archaeology, heritage and conservation. It is considered important to highlight the key changes and the progress that has been made in the Built Heritage section since the adoption of the 2005 Development Plan as well as identifying the key challenges for the next Development Plan.

2. Progress to Date

- There is a commitment in the current Development Plan to identify and prioritise the designation of up to 8 areas in the city as Architectural Conservation Areas (ACA), which is being achieved at present. The Department of Environmental, Heritage and Local Government (DoEHLG), Guidelines on Architectural Heritage Protection (2004) define an ACA as;

" a place, area, group of structures or townscape, taking account of building lines and height that is of special architectural, historical, archaeological, artistic, cultural, scientific interest or that contributes to the appreciation of a protected structure and whose character it is an objective of a development plan to preserve"

To date, the ACAs which have been completed include:

- Grafton Street and Environs ACA .
- Prospect Square ACA/De Courcy Square ACA
- The South City Retail Quarter ACA
- Dartmouth Square and Environs ACA

There are four other ACA's currently in progress for the areas of Capel Street and Environs, Marino and Environs, Thomas St and Environs and Fitzwilliam Square.

- A Village Design Statement has been initiated for Sandymount Village
- Marino has been designated as a Residential Conservation Area
- 11 new structures have been added to the RPS and 5 have been deleted
- Under the existing Dublin Heritage Plan, the following has been achieved
 - Architectural Heritage Surveys have been completed
 - A Conservation Strategy for Public Sculpture is in place
 - A Street Furniture Survey and Maintenance strategy is almost completed
 - A Strategy for Sustaining Places of Worship and for Bank buildings is in place
 - A maintenance strategy for buildings in the ownership of Dublin City Council is in place
 - A Graveyards Survey has been completed
 - Conservation Plans have been completed in four areas. (Saint Lukes, Henrietta Street, City Walls and Chapelizod).
 - The Dublin City Industrial Heritage Survey is nearing completion
- Archaeological Research Agenda for the Medieval City is nearing completion

3. Future Trends and Developments

There are a number of key issues facing the city in the future with regards to the built heritage and archaeology. There is a continuing need to balance the needs of a consolidating city with the need to protect its intrinsic character. As more residents and businesses move into the city, we need to explore sensitive ways of adapting buildings. In the future the retention and adaptations of an historic fabric must become part of a more environmentally sustainable Dublin. In the future also we must promote awareness of the importance of Dublin as a unique resource to be handed on to future generations. In a globalising world, it is anticipated the heritage of Dublin will become increasingly important for both investment and as a source of civic pride.

4. Main Issues and Challenges

Conservation

The physical impact on the built heritage of Dublin that has occurred within the span of two City Development Plans, during a period of unprecedented economic and construction industry growth and following the introduction of strong protective legislation, could be described as mixed. On the positive side, the considerable resources that have been filtered into cultural projects, in particular those located within protected structures, have had outstandingly successful outcomes. The National Gallery, Sir Hugh Lane Gallery, City Hall, Dublin Castle and Leinster House are landmark cultural projects that have enhanced the City.

Good conservation practice focuses on the management of change and includes the ability to make decisions about the least damaging way of doing things. It is recognised that there are many demands facing the capital city and wide ranging visions for its economic, social and spatial development are required.

The city's role as political seat, epicentre of culture and revenue generating capital is closely associated with its remarkable built heritage and these 21st century challenges must be accommodated within a city whose nucleus is in essence unchanged since the Georgian period. A balance must be sought between 'loss and gain' as the City changes and develops into the future.

Record of Protected Structures (RPS)

The planning legislation of 2000 introduced the Record of Protected Structures (RPS), which replaced the former listing system. This system differentiated between structures of varying levels of importance. The RPS forms part of the City Development Plan. In the case of Dublin, this resulted in the inclusion of in excess of nine thousand buildings on the RPS. A considerable number of these buildings, had they been accurately assessed, would have been considered of Local Importance under the National Inventory of Architectural Heritage (NIAH) Guidelines and would possibly not merit inclusion on the RPS.

The National Inventory for Dublin is currently under preparation by the Department of the Environment, Heritage and Local Government. It would be opportune for the Planning Authority to reassess these buildings and recommend that the public representatives revise the Record of Protected Structures accordingly in the next Development Plan. The Local Authority will work with the Department in order to have a consistent grading system. The NIAH uses an International, National and Regional rating for Protected Structures. Buildings rated as of Local Interest could be protected in Architectural Conservation Areas.

Architectural Conservation Areas

The process of assessing and proposing new ACA's will continue into the next Development Plan. It is considered that simplified versions of current ACA's could be introduced as a pragmatic means to alleviate current difficulties with listings and delistings of the RPS. This may be an effective way of reducing the numbers on the Record particularly in areas that contain generic terraces for example late Victorian terraces such as St. Lawrences Road and areas of Ranelagh and Rathmines.

Enhancing Historic Dublin and Tourism

The historic core of Dublin has two unique assets in that it contains all of the major tourist attractions along with buildings of architectural, cultural and historical importance. Dublin's tourism industry relies largely on its built heritage, with its unique character and identity as a city of neighbouring but distinct quarters. The quality of the built environment (clean, green and safe) is fundamental to the growth of this industry over the period of the new Development Plan.

The highest visitor attendances are all located within the historic core and they are also housed in heritage buildings within walking distance of each other through streets lined with classical buildings and past outstanding works of architecture. Good quality public realm is essential to highlight the quality of this built heritage.

Some routes between these buildings require further enhancement in terms of pavement maintenance, removal of footpath clutter, excessive road signage etc.

Within the canals, there are numerous sites and character areas, which present excellent opportunities for tourism and leisure facilities to international and national visitors to the capital, as well as for the inhabitants of wider Dublin. At present, the areas where the clean, green and safe theme is currently most effectively delivered are clustered in Dublin 2 and comprise the National Museum on Kildare Street, National Gallery, the Georgian Squares, Trinity College and Dublin Castle/Chester Beatty Library. Historic Dublin can never be replicated or extended. The South Georgian core is the most valued location in the city and this is reflected in the general appearance of its buildings.

However a significant number of inner Dublin's historic quarters, notably the medieval city and its northern suburb of Oxmantown, the Markets area, St Mary's Abbey, Smithfield, and Collins Barracks and of the southern suburbs in the Liberties including the Cathedral Quarter, St Sepulchre's Palace, Dublinia; St Audoen's Church, the Thomas Street corridor the Guinness Storehouse would benefit from greater enhancement.

Whilst the architecture of Parnell and Mountjoy Squares is of comparable significance, the conservation challenges posed are far greater. Consideration should be given to consultation with stakeholders with a view to formulating achievable objectives, policies and initiatives within the next Plan. The proximity of Blackhall Place, the Four Courts, Kings Inn's and Parnell Square alongside considerable numbers of derelict sites provide an opportunity to encourage compatible regeneration.

| NAME OF ATTRACTION | 2002 | 2003 | 2004 | 2005 | 2006 |
|---|-------------|-------------|-------------|-------------|-------------|
| Guinness Storehouse | 725,000 | 738,000 | 764,118 | 780,851 | 858,504 |
| The National Gallery of Ireland | 790,000 | 750,000 | 690,514 | 715,972 | 749,696 |
| Book of Kells, Trinity College | 468,855 | 467,513 | 512,849 | 529,898 | 548,691 |
| Irish Museum of Modern Art | 290,000 | 309,000 | 379,143 | 471,755 | 450,941 |
| National Museum - Archaeology | 255,345 | N/A | 126,931 | 297,511 | 368,842 |
| St Patricks Cathedral | 278,037 | 275,922 | 314,729 | 328,398 | 334,976 |
| National Museum – Decorative Arts and History | 178,635 | 136,868 | 116,345 | 179,713 | 245,291 |
| Chester Beatty Library | 108,389 | 134,161 | 163,523 | 156,369 | 230,299 |
| Jameson Whiskey Distillery | 180,000 | 193,000 | 196,000 | 204,000 | 220,000 |
| Christ Church Cathedral | 113,357 | 88,519 | 111,408 | 137,771 | 171,000 |
| National Museum – Natural History | 108,070 | 118,705 | 124,185 | 135,885 | 153,905 |
| Dublinia and Viking World | 105,000 | 108,000 | 108,000 | 107,000 | 113,000 |
| National Library | 96,575 | 91,176 | 96,145 | 101,523 | 109,623 |

Figures from Tourism Ireland.

Views and Vistas

Skylines are urban signatures and a reflection of civic pride. The international perception of Dublin as one of the world's greatest Georgian cities is in no small measure due to the profile of its low skyline featuring numerous church spires and domes rising above streetscapes with a variety of pitched roofs. In the eighteenth century specific parts of Dublin were designed in the Grand Manner framing outstanding views and vistas.

The identification of key view and prospects is considered to be of importance because they define the character of the city at home and abroad, and aid its legibility in terms of an appreciation of the city's history and strengthens the sense of place. There are a possible 4 distinct types of view in Dublin's urban structure;

- River and Canal views
- Linear view corridors
- Squares and open spaces
- Spires, domes and steeples

It is suggested that views and prospects could be graded in categories of sensitivity.

Whilst the skyline, view and vistas in the historic core of the city merit strong protection, there may be appropriate locations for some carefully mannered changes to the skyline in limited areas, provided the resultant skyline remains coherent in the Dublin context.

Derelict sites

Within the centre of a city there exists a disproportionate number of derelict sites and boarded up buildings, many of them protected structures. They present an eyesore generally and have a depressing impact on adjacent commercial activities and neighbourhoods. Many are adjacent to protected structures and occur on principal streets. Upper storeys of protected structures lie vacant or are underutilised in successful commercial streets. Policies should be examined to encourage property owners to address such problems.

Late 20th Century Buildings

Looking towards the future it would be remiss not to preserve something of the essence or zeitgeist of the latter half of the twentieth century before it has disappeared. With the assistance of the RIAI and the Dublin Civic Trust it is intended to select a number of distinguished buildings dating c 1950 – 1980 as representative of this period of modern architecture within the city.

It is likely that commercial or institutional buildings will predominate. The selected buildings will then be assessed and recommended for inclusion in the RPS.

4.2 Heritage

Vision for Heritage

The historic urban environment enriches our quality of life. It contributes hugely to desirable qualities such as local distinctiveness and develops among its citizens a stronger sense of place. This local significance also has an international significance in the form of buildings, monuments, archaeological features, urban landscapes and areas of discernable cultural coherence, such as the Georgian “core” or mediaeval “old city”. It is the aim of the Heritage Office to identify these special qualities and put in place policies, which deliver greater protection enhancement and understanding of Dublin’s historic urban environment.

Dublin City Heritage Plan

It is through the Heritage Plan that the above-mentioned vision can be delivered. The plan will set out priorities to identify, protect, preserve, enhance, and increase awareness of Dublin's heritage in the specific areas of the historic built environment, the natural environment and the tangible and intangible social and cultural history of the Capital City.

Implementation of the Heritage Plan must take place in a structured and strategic manner through the following mechanisms

- Heritage Capital Projects;
- Supporting the Council in all of its functions, where necessary;
- Improving the vitality of the city by working with other sections of City Council, stakeholders and other cultural partners to implement this vision for the city. (It should be noted that there is considerable overlap and complimentary concerns within the Archaeology, Biodiversity and Conservation Sections, and it is through harnessing of such synergies that much has been done in the past and much will be done in the future).

A review of the Heritage Plan 2002-2006 will take place in the fourth quarter of 2008 and the new Heritage Plan will be prepared in 2009.

There is now an opportunity to link firmly the policies of the City Development Plan with that of a new City Heritage Plan. It is envisaged that the new City Heritage Plan will be a concise and focused action plan, providing a delivery/implementation mechanism for the policies and objectives of the City Development Plan. The Heritage Plan has to date facilitated the implementation of a range of policies and objectives in the current Development Plan (as can be seen by the actions above).

The new Heritage Plan must concentrate its effort on focusing on needs identified in the studies produced to date and deliver on key requirements as outlined in the Development Plan, examples of which are –

The review of the Record of Protected Structures – to include a strategic programme of inventory, (in association with NIAH) standardisation of recording technique, digitisation and access, consolidation and correlation of existing inventories (as per Dublin City Architectural Heritage Surveys report 2004)

New design in historic settings – Following on from the ideas competition for 16 Henrietta Street, the City Council will aim to establish a design framework and approach for the development of the sensitive infill sites, which is informed by the conservation philosophies and best architectural practice, and to generate debate and discussion on the challenge of contemporary design as in-fill in sensitive historic settings.

The Heritage Plan will also relate and cross reference with the Dublin City Arts and Culture Strategy being developed by The Culture Recreation and Amenity Department.

This strategy will include creating and maintaining a strong link with other agencies involved in tourism and cultural infrastructure in the City by the provision of information, access, linking sites, relationships with Dublin Tourism / Fáilte Ireland / Temple Bar Cultural Trust.

Conservation Plans/Conservation Statements

Addressing vulnerable historic sites and structures through the conservation plan process is a very effective mechanism in gaining an understanding of such features, the issues affecting them and devising policies and actions that mitigate against such threats.

Dublin City Council in partnership with stakeholders will ensure through Development Plan Policy and Heritage Plan programme actions the continued implementation of existing Conservation Plans for the City Walls, Henrietta Street and St. Luke's.

A limited number of new Conservation Plans should be undertaken through the life of the new Heritage Plan on a strategic basis where there are complex and competing priorities in sensitive sites. Alternative mechanisms such as conservation statements, management plans etc, should be undertaken for other sites as appropriate.

Public Realm

It is intended to update on an ongoing basis the inventory of Historic street furniture and ensure its integration within GIS and City Council service providers. Following the publication of the Maintenance Strategy for Historic Street Surfaces existing policy and procedures will be reviewed and actions implemented concerning the protection of historic street furniture within the wider debate of public realm provision, management and maintenance.

Public sculpture

Continue existing programme of management and maintenance of public monuments and sculpture. Review existing policy and procedures for the provision of new public monuments, the maintenance of historic monuments and the provision of commemorative plaques.

Churches and Graveyards

Dublin City Council will review and implement the findings of the Dublin City Graveyards study and the sustaining Places of Worship study, with a view to putting in place robust policies for the management and use of Churches and graveyards in the city, to include the possible establishment of a City Graveyards Committee. This area is further discussed in the Archaeology Section of this paper.

Heritage Map of Dublin

Dublin City Council has now created a digital interactive map containing all information gathered through the first City Heritage Plan; this map will be available on the web shortly. It will be an objective to further develop this facility and add to it in the coming years.

Capital Works Programmes for Conservation of Built Heritage

Dublin City Council has been involved in a range of heritage related capital works through the life of the existing Heritage Plan. These works include, conservation works to street monuments, conservation and presentation works to sections of the city wall circuit, conservation works to protected structures including 3 & 14 Henrietta Street, conservation and reuse programme at St. Luke's. Many of these programmes have benefited from central government funding, through the civic structures grant scheme, partnerships with state agencies, funding from the Irish Walled Towns Network, the Heritage Council etc.

Opportunities exist going forward to further develop a strategic programme of conservation works to key sites, these works should be agreed broadly both with regard to a list of priority and to allow a continued partnership with other agencies both in terms of expertise and financial contributions.

New Priorities, Policies and Actions for Heritage

- The “new” 20th century architecture has to date not been the subject of coordinated study and debate. The mechanism for undertaking such a review will be an action of the Heritage Plan.
- DCC has recently prepared a conservation strategy for buildings of architectural heritage value in its care and ownership. This conservation strategy, has been devised from a full understanding of the value and significance of the buildings, and will underpin a best practice approach to the maintenance and care of these buildings.
- The Dublin Civic Museum closed to the public in September 2003. During its time the museum acquired a large amount of material, much of it relating to the patrimony of Dublin. DCC have recently commissioned a detailed catalogue and analysis of the Dublin Civic Museum Collection (DCMC). This study will be completed by November 2008. This may be viewed as the vital first step in achieving a museum for Dublin.
- The Heritage Office aims to put in place a mechanism that will promote post-graduate level primary research on Dublin with third level institutions (DIT, TCD, UCD).
- Dublin City Council is represented on the steering group for a Cultural Appraisal of Dublin City (OPW/UCD/DCC). The purpose of this initiative is the investigation of Dublin City as a World Heritage Site.

4.3 Archaeology

The Medieval City, its Suburbs, Villages and Important Religious Foundations

Dublin originated first as two separate monastic enclosures (Atha Cliath and Linn Dubh), and then as a Viking ship fortress the Liffey. After the Anglo Norman invasion of 1170 the walled city expanded, reclaiming land at wood quay and large suburbs developed to the North (Oxmantown), to the South and West around Ship Street and St Patrick's Cathedral and the Liberties. Outlying were villages such as Chapelizod and Finglas, Donnybrook etc.

Much of the medieval city was still intact in 1610 when John Speed mapped it for the first time. During the 18th century however the Wide Streets Commission reshaped the old medieval city, and created a network of main thoroughfares by wholesale demolition or widening of old streets or the creation of entirely new ones. The result is that it is difficult to grasp the form of the old city or to understand the context of surviving medieval fabric/street patterns at ground level. Nevertheless, much remains that is of value and which can be reinforced or stitched back together and presented in the city's renewal. A clear strategic vision is required for the oldest part of the city. The City Walls conservation plan goes some way to addressing this but should be extended to address the suburbs as a second phase.

A major opportunity is presented by the block around St Patrick's, or the 'Cathedral Quarter'. A new Garda station is under construction at Bride Street which will allow the Gardai to vacate the largely intact and outstanding medieval courtyard palace of St Sepulchre. The importance of this medieval survivor requires a conservation plan in order to determine a use for it. St. Patrick's Cathedral forms the centre of a heritage and education cluster including Marshes Library, the Archbishop's Palace, the National Archives, St Patrick's Choir School and Patrick's Park.

Attempts has been made to tackle some of the issues faced by renewal of the medieval city. Framework Plans have been commissioned for Ship Street and the Markets Area and the City Walls Conservation Plan has proved an important tool in unlocking funding for signage, virtual reconstruction and the presentation of the city wall, which is Dublin's largest civic monument.

Archaeological Research Agenda

An archaeological research agenda has been commissioned for the medieval city funded by the Heritage Council INSTAR programme. The Programme is intended to contribute to a better understanding of Ireland's archaeological heritage by tackling key questions about our past. The project aims to identify gaps in our knowledge and identify key sites for excavation and for preservation. The recommendations in the Research Agenda should be implemented in the new Development Plan, as they will inform planners, developers, engineers, architects and archaeologists in devising their approach to sites in the medieval core.

The largest issue facing the medieval city in the course of the next Development Plan will be the interventions of Transport 21, in particular the Dublin Interconnector that is to be built at Wood Quay and Cook Street. Dublin City Council will consult extensively with Iarnrod Eireann to ensure a successful outcome.

Sites known to contain the buried remains of major medieval ecclesiastical foundations such as St Mary's Abbey, St Sepulchre's Palace and St Thomas's Abbey should be protected in the new Development Plan to ensure realistic development expectations of nationally important sites.

Archaeology and Tourism

It is accepted that Dublin's tourism industry relies largely on its built heritage and has identified key areas in the City that promote Tourism are identified.

A number of recommendations and challenges for the Built Heritage in respect of Tourism have been identified by the Archaeology Office including:

- That initiatives are undertaken to raise public and developer awareness of Dublin's Industrial Heritage and to access its tourism potential
- To develop the river and canals as a heritage resource and recreational amenity
- Identify cultural heritage clusters and create linkages and improve signage between sites e.g. Thomas Street and Liberties
- To link heritage sites with public open space and improve the public realm in the medieval core and Liberties
- To improve policing of the character areas
- To ensure architectural excellence within the medieval city and character areas
- To reflect the historic scale, pattern and topography of character areas in new developments
- To reinforce the character of the historic quarters

Industrial Heritage

From around 1750 onwards numerous large-scale industries developed in Dublin, which had a profound effect on the city's economy and society, and which contributed greatly to the physical character of today's city. The term industrial heritage covers everything from the extraction of raw materials, manufacturing and processing into usable forms or finished products, public utilities, transport, communications and energy production. In some contexts it also includes military maritime and institutional functions.

The importance of Industrial Heritage in the shaping of Dublin City cannot be underestimated. The Guinness brewery is one of Dublin's most important industrial heritage sites and Guinness is identified as a significant brand internationally and is inextricably linked with the capital. With the exception of Guinness however, industry is currently a critically underutilised and undervalued aspect of Dublin's built heritage.

A key issue for the period of the next Development Plan is recording and conserving Dublin's unique industrial heritage, a substantial portion of which has already disappeared without record. Industrial buildings are not always of high architectural significance and so are poorly represented on the Record of Protected Structures for this reason. The National Monuments Act (amended) protects sites and monuments down to, but not after, 1700 AD. In this way, Industrial Heritage has continually fallen between the two primary statutory instruments for protection of built heritage.

The current Development Plan contains a policy to protect the buildings and features of industrial heritage in situ, and their related artefacts and plant where appropriate. However, until now, there has been no accurate public record of these sites and many have been demolished without being recognised as worthy of record. Such loss cannot be sustained going forward. It has resulted in a cultural deficit and a loss or degradation of character.

In 2004 Dublin City Council commissioned an ongoing, phased survey of industrial heritage for Dublin City. Phase 1 comprised a comprehensive mapping exercise resulting in the production of detailed maps showing all the known industrial heritage sites for Dublin City. These maps will be usable in an interactive web-based format. More detailed fieldwork recording the survival of industrial heritage sites in selected areas has followed this. A number of general recommendations have come out of this work, which can be included in the new Development Plan.

Churches & Graveyards

Historically, Dublin developed as a network of parishes, and most parishes had a church with a graveyard attached. The parish church acted as the religious and administrative centre of the parish and was fundamental to the life of the local community, while the graveyard was a place set aside for long-term burial of the dead. For numerous reasons, most graveyards in Ireland have been retained as open spaces, even where they have fallen out of use.

The network of Dublin's church and graveyards represent an important aspect of the city's character. Each parish church provides a sense of place whilst the graveyards provide green and/or open space, encouraging biodiversity.

Most historic churches are listed as Protected Structures in the current Development Plan but their curtilages/attendant grounds/settings are not defined. Thus the listing does not protect the graveyards that provide the historic context for these buildings. The graveyards are classified as areas to provide for institutional and community uses or as areas to preserve provide and improve recreational amenity and open space. All historic graveyards in Dublin, with or without gravestones, are Recorded Monuments under the National Monuments Acts (as amended). Preservation in situ is enshrined in this Act and it is recognised internationally as best practice.

In Dublin, the current policy of preservation of graveyards *in situ* has been upheld by the Planning Department during the life of the current plan except in very exceptional circumstances, notably infrastructural projects (e.g. the Coombe Bypass), which serve to benefit the common good as opposed to private developers or special interest groups.

The designation of graveyards as Recorded Monuments ensures that archaeological rescue excavation is a requirement in the rare occasions where planning is granted for development.

In the late 20th century Dublin City Council acquired many deconsecrated churches and graveyards from church bodies and these have been maintained and managed since by the Parks Department. Some of these are used pocket parks resulting in the removal of monuments from their contexts, whilst many have suffered from vandalism and anti-social behaviour or have been landscaped inappropriately, resulting in further heritage loss.

In some instances, such as at the well-preserved graveyard of St James's which was founded in the Middle Ages, it must be recognised that public access as a park or amenity is directly at odds with conserving the significance of vulnerable graveyard sites. Elsewhere, controlled public access might be appropriate and this should be encouraged, as graveyards provide an important historical resource and can be a major attraction for visitors, such as at Highgate in London.

Dublin City Council undertook a conservation plan for the derelict site of St Luke's on the Coombe in order to promote the best practice reuse of church and graveyards. The plan identified the importance of the historic graveyard both as the setting for the church and as a green space in the Liberties. The church will be reused as a commercial office whilst the graveyard will be landscaped to enhance the built and natural environment heritage of the site. It will be managed by the Parks Department and will provide an educational and cultural resource to be used by the adjacent school.

5. Summary of Main Strategic Issues

Coinciding with a review of the existing policies and objectives in the Development Plan as they relate to the built heritage, there are a number of recommendations from the Conservation Team that will be considered for the new Development Plan including:

- Should we introduce a new zoning for historic open spaces, for example, graveyards?
- Should we designate more ACA's as a means of reducing the number of structures on the RPS, while retaining the external character of an area?
- Is it necessary to introduce new policy for the protection of 20th century buildings?
- Should we consider the introduction of a new policy to protect Views and Prospects within the City?
- Should we apply for UNESCO status for the Georgian Squares to increase their historic, cultural and economic potential?
- Should we examine new measures to protect Dublin's Industrial Heritage?

Further, it is recommended that we undertake a complete review of the Record of Protected Structures to include:

- Review the RPS in relation to historic settings
- Identify elements to be protected within the curtilage
- Facilitate and help expediate the NIAH Survey of Dublin City Council in tandem with reviewing the RPS

It is also recommended that the Heritage Plan will be reviewed in tandem with the Development Plan

- A limited number of new Conservation Plans should be undertaken through the life of the new Heritage Plan on a strategic basis where there are complex and competing priorities in sensitive sites

In addition, conservation and/or management plans should be prepared and implemented for the city's most important and vulnerable church & graveyard sites, notably St Werburgh's Church, St James's graveyard and St Canices's Church Finglas.

The following sections on Conservation, Heritage and Archaeology discuss the above issues in more detail

- How do we balance the city as a dynamic, changing entity with the need to retain its historic character?
- How do we enable and encourage the development of new, modern landmarks and iconic buildings to reflect the city in the 21st Century whilst coexisting with the past?