



Heritage sensitive regeneration projects:

1- Temple Bar, Dublin

2- Renew Newcastle (NZ)

OVERALL AIM:

Gaining knowledge about past and current urban practices encouraging regeneration processes



Erasmus+

Temple bar-Dublin

The initial situation

- Temple Bar occupies a central position in Dublin's urban core.
- It derives its name from Sir William Temple, the provost of Trinity College who had his house and gardens there in the seventeenth century,
- the area features in history mainly as the 1742 location for the first performance of Handel's *Messiah* in Fishamble Street, and later as the venue for the 1791 first meeting of the Society of the United Irishmen in Eustace Street.

Temple bar-Dublin

The initial situation

- It suffered some decline during the nineteenth century, but it was still a thriving district prior to the combined impact of two unrelated but nevertheless linked mid-twentieth century developments which seemed to spell its death forever:
 - construction of the highly unsympathetic Central Bank headquarters
 - the plan to locate a major transportation centre in the middle of the area

Temple bar-Dublin

- Despite the decline and dereliction caused by the twin proposals for a transport interchange and new bank headquarters, CIE's fortuitous decision to lease premises designated for demolition to creative start-up industries unwittingly created a 'left bank' ambience;
- these generated a burgeoning cultural sector that generated sufficient public opinion to secure Temple Bar's designation as Dublin's cultural quarter during the city's term as European City of Culture in 1991
- the expressed challenge was to 'secure the regeneration of the area as a vibrant cultural quarter with a mix of uses, a high quality public realm and a strong residential population'.

Temple bar-Dublin

The solution:

- The government decision to designate Temple Bar as Dublin's cultural quarter led to the setting up of a publically-owned development company – Temple Bar Properties – to deliver the regeneration programme envisaged.
- The project was instigated with an architectural competition to design a framework plan to steer the future development and revival of the area in accordance with the 'European' urban design principles being realised at that time in cities such as Berlin, Barcelona and Glasgow

Temple bar-Dublin

The solution:

- The framework plan competition was won by Group 91, a collective of indigenous and emerging architectural practices – some of which have gone on to become recognised international figures in architecture.
- A key feature of the winning design was its ambition to **integrate contemporary architecture with the historic urban environment of Temple Bar**, in ways that would be sensitive to the predominantly eighteenth century vernacular and the historical and social character of the area.

Temple bar-Dublin

The solution:

- Radically at a time of internalised shopping malls, the plan proposed a series of new external routes and public spaces, and small scale interventions focused on reinforcing the character of the area, while conserving as much of the historic fabric as possible.

Temple bar-Dublin

The solution:

- The regeneration was to be delivered by harnessing public and private sector finance to spearhead delivery of the project.
- Taking advantage of the availability of both European structural funds and local tax relief regimes, the overall framework included cultural infrastructure projects such as a children's theatre, a music venue and a photographic centre, and private developments such as restaurants, shops, apartments and a – with hindsight unsustainable – quantum of 'evening economy' uses i.e. pubs.

Temple bar-Dublin

The solution:

- The framework plan stressed the need to increase the residential population of the area, proposing a community of 3,000 citizens living in the city.
- These were provided in a number of ground-breaking projects which included mixed-use living-over-the-shop developments, adaptive reuse of historic buildings and a state-of-the-art low-energy apartment scheme.
- A subsequent second phase – the West End – extended Temple Bar Properties' exploration of the possibilities to promote high quality apartment living in the city.

Temple bar-Dublin

The solution:

- While the the plan eschewed any overarching or ‘masterplan’ approach, it did make a series of interventions into the urban structure and public realm –pedestrian routes and open spaces along the principal axes traversing the area –and linking into existing streets and routes outside the plan area.
- Improved permeability was a guiding principle;
- backland lanes and courtyards were opened up to create new frontages and small public – or semi-public – spaces which were envisaged as stimulating street activity and an overall ‘left-bank’ ambience.

Temple bar-Dublin

The solution:

- The *Temple Bar Framework Plan* set a benchmark for the protection and conservation of many of the area's historic buildings, incorporating their creative adaptation and reuse;
- whether in the conversion of otherwise redundant warehouse structures to new uses – the Granary, mixed-use apartment and commercial scheme – the Printworks 'living over the shop' development – or its numerous and sometimes unique cultural institutions – such as the Ark Childrens' Theatre

Temple bar-Dublin

Lessons

- Temple Bar is firmly established as an international landmark of plan-led urban regeneration.
- The formation of a specially-constituted development authority, and the combination of public and private funding – including EU support and local tax reliefs - ensured that the project delivered many, if not all, of its strategic objectives.
- Despite criticisms, mostly arising from the overwhelming success of the area's tax-incentivized 'evening economy', the area endures as a major tourist and leisure destination

Temple bar-Dublin

Lessons

- Architecturally, The *Temple Bar Framework Plan* is recognised for its successful execution of a number of verifiable and evidence-based design principles:
 - integrating contemporary architecture into a historic urban environment;
 - combining contemporary interventions with conservation of the inherited built fabric;
 - creating a template for high-density mixed-use urban neighbourhoods;
 - and demonstrating strategies to enhance the urban structure and public realm of the place.

Temple bar-Dublin

Lessons

- The quality of the streets and squares - and how they are used and connected – were key objectives in the regeneration of the area.

(Ronin A. 2012. SHAPING THE FUTURE. Case Studies in Adaptation and Reuse in Historic Urban Environments)

Renew Newcastle



from the experience of Newcastle was born Renew Australia, with the aim of offering training, consulting, support services for activities, administrations or associations of citizens engaged in projects of creative reactivation of space

> In 2008 a non-profit company started taking care of setting up new activities, for short or medium term, in buildings in the CBD that were empty, abandoned or awaiting transformation.

> the goal is to support artists, community groups and local cultural projects and at the same time re-vitalize spaces awaiting future use.

<http://renewnewcastle.org/>

Renew Newcastle



- > To act as "mediator" to solve the problem of many degraded areas of the city centre, characterized by long-abandoned commercial spaces
- > To allow private individuals to have a space to work or exhibit their creations

Renew Newcastle



The owners of the spaces are engaged by RN and can define the terms according to which make their property available, select the projects to be placed, and give their availability in the short or long term

RN is in charge of monitoring and verifying that the agreements signed with the owners are respected

The new tenants are seen as the new custodians of the properties entrusted to them and RN also takes care of giving them visibility

Renew Newcastle



> RN is in charge of refurbishing buildings thanks to national and local public funds, funding from local organizations and sectorial sponsors.

> the project is also financed through private donations, in exchange for a perspective of improving urban quality

Approximately 24% of Renew Newcastle's revenues are generated by rents for new tenants

Renew Newcastle



<https://www.youtube.com/watch?v=bYvnBx7ryVo>

'Renew Newcastle' takes on the world

the project is also financed through private donations, in exchange for a perspective of improving urban quality

Duration: 2,3 minutes

Source: [WorldNewsAustralia](#)



**Project "SURE - Sustainable Urban Rehabilitation in Europe"
implemented in frames of Erasmus+ Programme
Key Action 2: Strategic Partnership Projects
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