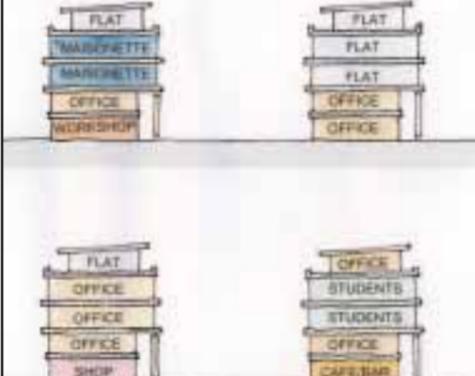


STRATEGIES FOR EXPANSION AND CHANGE



1. Flexible Space: Which would comfortably accommodate differing uses as demand for particular types of space fluctuates.

FEATURES OF GOOD STREETS

WIDTH/ HEIGHT - a street's width and height and the relationship between them are key to its success.

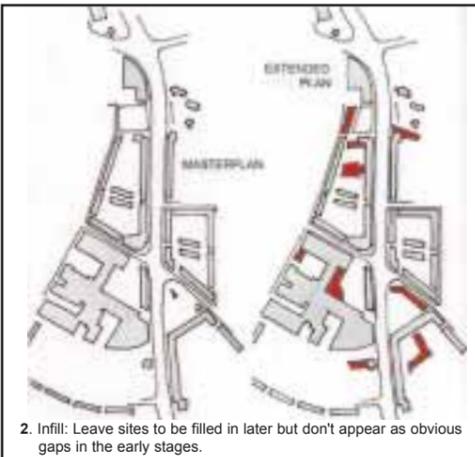
MIXED USE - promotes activity and the viability of commercial concerns, it provides many reasons to go there.

ACTIVITY - good streets have plenty of activity and people at all times of the day.

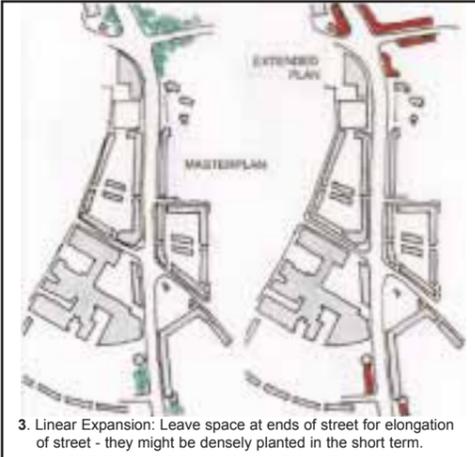
TAMED TRAFFIC - replacing the roundabout with a series of traffic lit junctions and narrowing the lanes will tame the traffic.

INCIDENTS - intersections with vehicle and pedestrian routes; different spaces and the occasional taller building all bring interest.

TREES - all streets benefit from beautiful trees.



2. Infill: Leave sites to be filled in later but don't appear as obvious gaps in the early stages.



3. Linear Expansion: Leave space at ends of street for elongation of street - they might be densely planted in the short term.

KEY

- Neighbourhood Facilities
- Open Green Space/Recreation
- New Housing
- Mixed Use Residential/Commercial
- Flexible business units
- Education
- Shopping Centres and Service Facilities

MINIMUM VERSION
If the IAP provisions do not attract the inward investment hoped for, the north part of the main street could be housing at right angles to the street. The Town Centre in this plan represents the minimum we believe is deliverable. Uses would include:

- * New Arts Centre
- * Library
- * Corporation Offices
- * Health Centre & Offices
- * Garda Station
- * Gym & Cafe attached to the Swimming Pool
- * Shopping Centre - upgraded and extended.

KEY

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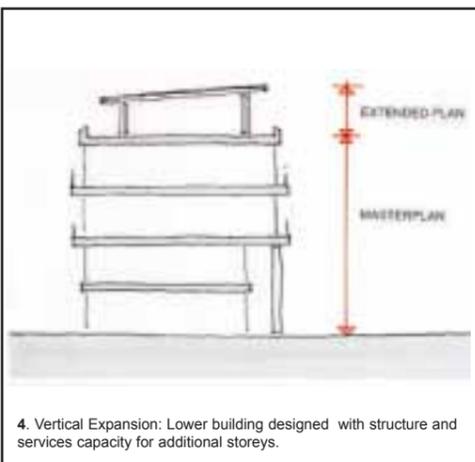
MASTERPLAN VERSION
Assumes some positive response to the IAP provisions leading to a larger Main Street. Additional facilities in the street might include:

- * more shops
- * flats for sale & rent
- * student housing
- * office & studio type work space
- * cafes, restaurants, bars
- * further leisure facilities
- * a new court house has been mooted.

KEY

- Neighbourhood Facilities
- Open Green Space/Recreation
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EXPANDED VERSION
Any plan must take into account the possibility of change and expansion if Ballymun were to really take off. It could expand as shown with more town centre type uses in an elongated plan with a denser central area.



4. Vertical Expansion: Lower building designed with structure and services capacity for additional storeys.



PROPOSED SECTION THROUGH MAIN STREET

A Regional Scale Shopping Centre

If commercial forces and city planning policy encouraged or permitted a district scale shopping centre that included more shops, a department store, a multiplex cinema, then over 2,000 car parking spaces might be needed. The land take required for this scale of development is illustrated - it would have a major impact on the proposed road system, would not allow the cross roads, and would impinge on a greater number of adjoining homes.

The Masterplan attempts to be a flexible framework. Consultation will be on-going throughout the regeneration process.

This section describes the opportunity for creating a vibrant town centre for Ballymun.

