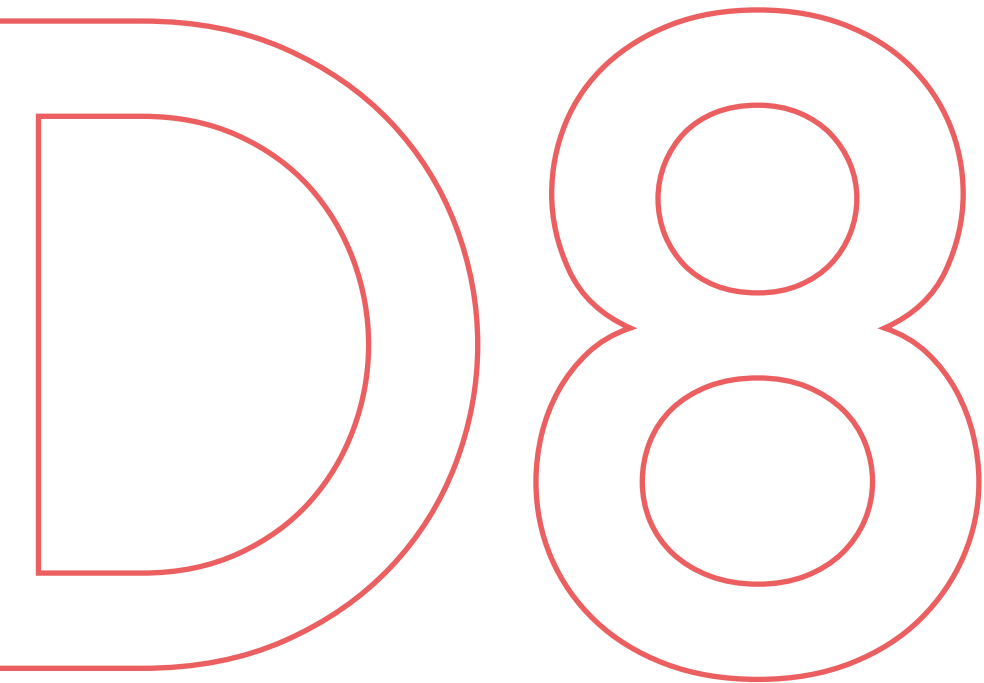


3 Distinct Sites | 1 Shared Future

Hines

Content



Content

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This information pack has been updated in response to questions and comments from attendees of our public open days on 11 and 12 July at the Old Player Wills Factory.

City Context

The Player Wills and Bailey Gibson sites are both former industrial sites situated off South Circular Road in Dublin 8, with a combined area of 4.86 hectares. The sites have the capacity to contribute to the severe housing shortage that Dublin is currently experiencing. Both of these sites are controlled by Hines, while the St. Teresa's Gardens site is controlled by Dublin City Council.

The proposed development complies with the overarching national planning policy objective of consolidation and densification of our cities. The development's primary focus is to contribute to the future growth and prosperity of the local area and to build upon the efforts already delivered.



Dublin City Development Plan 2016-2022

The entire Player Wills and St. Teresa's Gardens sites are zoned Z14, while the majority of the Bailey Gibson site also falls under the Z14 zoning.

What does zoned Z14 mean?

Z14's objective is to seek the social, economic and physical development and/or rejuvenation of an area, which is done through the development of a mixed-use site.

The Development Plan identifies a number of key development objectives which characterise these Z14 lands including;

- Developments must include proposals for additional physical and social infrastructure/ facilities.
- That the areas have the capacity to accommodate a substantial amount of development.

Strategic Development and Regeneration Area (SDRA) 12 St. Teresa's Gardens and Environs.

In 2012, Dublin City Council formed St. Teresa's Regeneration Board, which meets monthly and is currently chaired by Stephen Rourke.

What does SDRA mean?

Strategic Development and Regeneration Areas (SDRA).

SDRAs are intended to meet the future residential, employment and social needs of Dublin. The City Plan identifies a number of 'guiding principles' for SDRA 12 including;

- To provide for an area sufficient in size to accommodate a minimum 80m x 130m playing pitch;
- Provide a new public park as a landmark feature with passive supervision by residential and other uses;
- That at least 20% of the SDRA 12 be retained for public open space, recreation & sporting facilities including an area to facilitate organised games in addition to the 80m x 130m multipurpose play pitch.

Architectural Heritage

The buildings are part of a former industrial site which was developed and extended over several phases. Due to the high level of alterations that have occurred over the years, as well as significant water damage, the factory buildings have few surviving details of architectural interest. However, the strategy will retain the south facing facade of the John Player building.

The Community

The development of these three important sites provides an opportunity for residential-led regeneration with associated facilities as well as new retail and food & beverage services for both new residents and the existing community in this historic area. The proposed development complies with overarching national strategy and Dublin City Council's Framework Development Plan. The strategy has reserved a green area to be included beside St. Catherine's National School, and additionally there will be three new parks across both Hines and DCC lands.

Guiding Principles

Our goal is sustainable urbanism which is the practice of establishing a high quality of living, while nurturing a healthy and creative way of life, supporting economic, social, political and cultural activity to deliver a robust, distinctive and attractive environment.

The key elements in the design brief are:

1. Accommodating stakeholder requirements
2. Contributing to the future growth of the area by establishing a new neighbourhood
3. Ensuring a high level of accessibility
4. Providing a framework of quality open space and public realm (streets, footpaths and public spaces)

The Site

SDRA 12 St. Teresa's Gardens and Environs



Who are the Developers?

5

Hines

‘For more than half a century, Hines has championed sustainable urban development, demonstrating an approach to real estate that makes good business sense, helps the environment and creates genuinely better places for people.’

- Gerald Hines

Who are Hines?

Hines is a privately owned global real estate investment, development and management firm, founded in 1957. We have over 4,320 employees in 24 countries, with offices in 214 cities including one right here in Dublin with over 100 employees.

We are proud and excited to take over the development of the Player Wills and Bailey Gibson sites with a promise to realise a landmark new vision of sustainable, contemporary living for Dublin. As you will see today we have already started.

What makes us different?

- We believe fundamentally in quality in every aspect of our projects worldwide. This ‘best in class’ focus has earned Hines its pre-eminent reputation today.
- We have a proven track record of real estate development, investment and management. The bigger the project, the better it suits us.
- We finish what we start. Even when the financial crisis hit and the property market slumped, Hines completed the developments it had begun.
- We have global reach and local market knowledge. We will bring the best practice and newest initiatives from around the world, while remaining sensitive to the local context.

Hines in numbers:

- 61 years of operations since 1957
- \$120.6 billion in assets under management
- 4,320 team members worldwide
- 24 countries in which Hines has a presence
- 214 Cities where Hines is located
- 100+ Hines employees in Dublin

Projects:



Cherrywood, Dublin

- Net internal area of commercial space: 111,500 m2
- Number of residential units: 9,000+ units
- Area of other uses not noted above: 11,000 m2 community space
- Commencement date: 2014



Central Plaza, Dublin

- Net internal area of commercial space: 15,350 m2
- Commencement date: 2017
- Completion date: Q1 2020
- Currently 70% pre-leased



CityCenter DC, Washington DC

- Net internal area of commercial space: 232,257 m2
- Number of residential units: 701 units
- Area of other uses not noted above: 1.5 acres of public space
- Commencement date: 2011



Porta Nuova, Milan

- Net internal area of commercial space: 120,000 m2
- Number of residential units: 403 units
- Area of other uses not noted above: 40,000 m2 of retail and cultural venues
- Commencement date: 2008-2012

Who are the Developers?

6



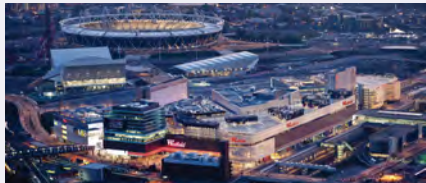
Who are APG?

APG is Europe's largest pension fund investor and manager and provides long-term, stable and sustainable retirement incomes to more than 4.5 million people in the Netherlands.

APG in numbers:

- €505 billion in pension fund assets under management
- €45 billion of which is invested in real estate across the globe
- Over 3,200 team members worldwide, of which more than 700 are investment professionals
- 3 offices (Amsterdam, New York, Hong Kong)

Projects:



Westfield Stratford & East Village, Stratford, London

- 2011 initial investment
- c. 180,000 m² of retail and leisure space on a 40 acre plot
- 340+ retail & F&B outlets
- 5,000 parking spaces
- 50m+ visitors annually
- 3,418 residential units (amongst which is the former 2012 Olympics Athletes' Village)



Edinburgh St. James, Edinburgh

- 2016 investment, scheduled to open in 2020
- Carefully designed best-in-class development in the heart of an Unesco World Heritage site
- c. 110,000 m² of mixed-use space
- 140+ retail & F&B units
- 152 residential units
- 3 hotels, totalling 326 keys
- 1,600+ underground parking spaces



Dublin City Council

Comhairle Cathrach Bhaile Átha Cliath

DCC as a stakeholder

Dublin City Council is the democratically elected body that governs Dublin City. We are the largest Local Authority in Ireland covering an area of 11,761 hectares with a resident population of 527,612. It is one of the four local authorities in the Dublin region with a wider population of 1.273 million which equates to 28% of the nation population.

Mission Statement

Dublin City Council will provide quality services for its citizens and visitors and act to protect and promote Dublin's distinct identity in a way that acknowledges our past and secures our future.

DCC in numbers:

- €970.19 million the Revenue budget for Dublin City Council for 2019
- 5,872 staff currently employed by Dublin City Council
- 63 elected Councillors elected to Dublin City Council
- We have 24,503 units in our housing stock

Projects:



Dominick Street

72 new homes are being built on part of the former Dominick Street flat complex on the east side of Lower Dominick Street, Dublin 1, at the junction with Parnell Street. The completed development will provide 72 homes comprising five three-storey town houses and 67 apartments over five upper levels arranged around a landscaped residential courtyard. All of these homes will be allocated to people on the Dublin City Council housing list. A community centre and commercial/retail space will be located at ground floor level with a basement car park below. Work started on 14th January 2019 and building is scheduled to take 28 months with the new homes due to be ready for occupation in June 2021.

The design of the redevelopment follows the masterplan strategy of building on tradition, reinstating the historically well-defined character of Dominick Street as both a place to live and a conduit to the cultural heart of the city.



North King Street

Construction has just begun on a pilot housing scheme which will comprise 30 residential units over 6 floors facing onto a small shared landscaped court in North King Street. The apartment mix will be 7 one-bedroom, 18 two-bedroom, 3 two-bedroom duplex and 2 three-bedroom apartments. All apartments have balconies. The scheme has been designated as a pilot project for Near Zero Energy Buildings (NZEB) and has adopted a 'fabric first approach', designed with high levels of insulation, high quality materials and components, careful detailing to eliminate thermal bridging and airtight construction. All units meet building Part M access standards and 2 units have been designed to accommodate wheelchair users.

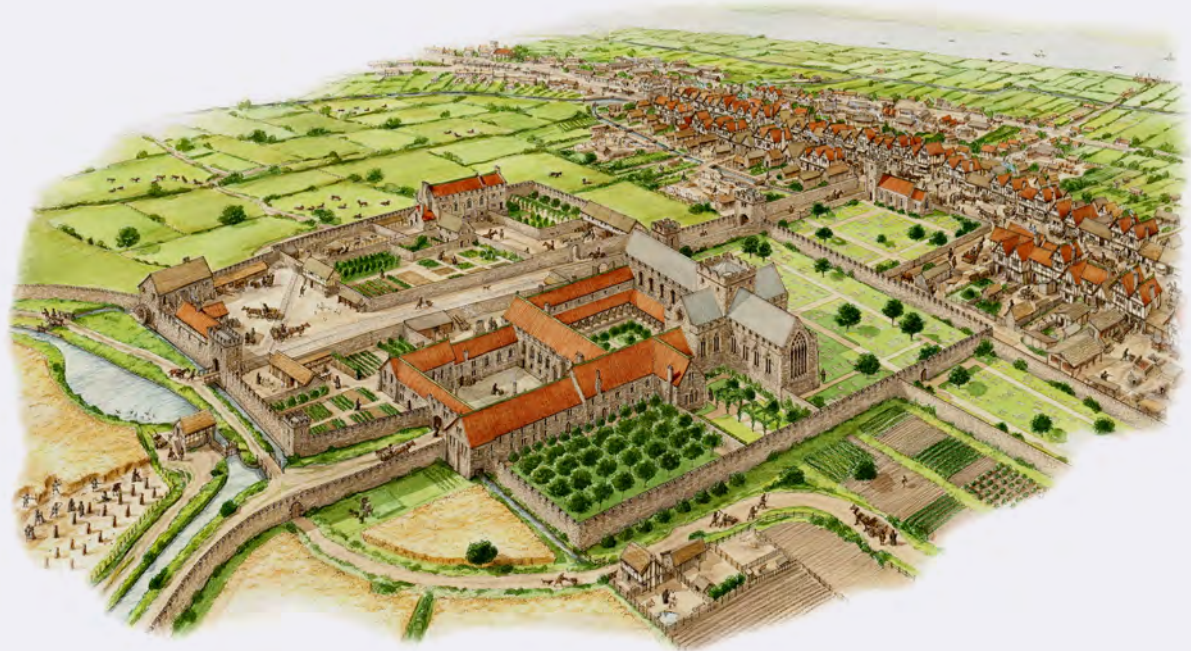
Early History

The Player Wills, Bailey Gibson and St. Teresa's Gardens sites all have an interesting and multi-layered history.

During the Medieval Period, the sites were part of the territories of the Abbey of St. Thomas the Martyr, and the lands of the Priory of St. John at Kilmainham. St. Thomas's Abbey was founded in 1177 under the orders of King Henry II of England.

The Abbey of St. Thomas the Martyr

Image by Stephen Conlin courtesy of Dublin City Council



When the Dissolution of the Monasteries occurred in the 1530s, the lands were granted to William Brabazon and stayed in that family for the next few centuries.

1177



17th century Dublin

In 1682 the Guild of Weavers establishes Guildhall on The Coombe.

The growth of the cloth manufacturing industry in the area during the 17th Century, coupled with the traditional industries of milling and tanning, increased industrial activity and population in the area around Dolphin's Barn and Donore Avenue. Today's street network grew throughout the 18th Century.

Grain mills, maltsters, paper mills, metal working industries and a chemical works could all be found in the immediate vicinity, while brickmaking was carried out to the south of the canal. One unusual industry, a fireworks factory and powder magazine, was located on the site of the St. Teresa's Gardens complex.

1682

1530

1920

The development of the Player Wills and Bailey Gibson sites as a factory began in the early 1920s, following the creation of the Irish Free State.

An Irish Times newspaper article on September 6th 1923 notes that “one result of the establishment of the Irish Free State and the exercise of its functions of levying Customs duties has been to give an impetus to the building of tobacco factories in Dublin. Several new buildings are in course of erection and others are being adapted to the manufacture of this commodity.”



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Development of the site commenced in 1923 with the first building on the site, Factory No. 1, being constructed to the northern end of the site. Four cottages were also constructed on the site at this time to house English foremen who would be brought over to oversee the works.

Messrs William Clarke & Son Ltd. and W. D. and H. O. Wills

The site was originally the premises for tobacco manufacture for the firm Messrs William Clarke & Son Ltd., a subsidiary group of the Imperial Tobacco Company.

The firm of William Clarke and Son was founded in Cork, in 1830. In 1870, the business was transferred to Liverpool,

with depots being maintained in Ireland. In 1923, following the formation of the Irish Free State, the Clarke Branch was transferred to Dublin, and its United Kingdom trade was taken over by the Ogden Branch. The Clarke Branch commenced manufacture at its Dolphin's Barn factory in January 1924.

By 1929, the Imperial Tobacco Company decided that the factory should also house another of their tobacco companies, W. D. and H. O. Wills, who moved here from their premises on nearby Marrowbone Lane.



Irishphotoarchive.ie/Lansamen Collection

George F. Beckett and Cyril A. Harrington

The Engineer's Department of the Imperial Tobacco Company were involved in the design of both No. 1 and No. 2 Factories. Construction was carried out by Messrs McLaughlin and Harvey and overseen by local architects Beckett and Harrington.

Beckett and Harrington was an experienced architectural practice, formed in 1918 by George F. Beckett and Cyril A. Harrington. The practice was the appointed architect to the Munster and Leinster Banking Company and designed a large number of bank branch buildings throughout the country. The list of their known works includes a large number commercial, banking and industrial projects with some houses and other minor alteration works.



Irishphotoarchive.ie/Lansamen Collection



Irishphotoarchive.ie/Lansamen Collection

Development in Industrial Architecture

An Architectural Supplement in the Irish Times, written by architect George Beckett, of Beckett and Harrington, gave an overview of recent factory development and design. In this article, Beckett refers to developments in the design principles, with a shift towards the welfare of the workers within the factories:

“Now we see a better conception of the relation of the worker to the work produced: we see a care for the welfare of the operative that comes from a genuine desire to bring into the life of the workers, through their surroundings...

...more cheerful conditions. One sees this not only in the actual formation of the buildings themselves, but in the relationship evidently existing between the staff in charge and the hand-workers themselves...

The provision of adequate facilities for recreations has now become a matter of course in the development of factories of any considerable size. Well laid-out pleasure grounds are becoming fairly common, and factory managers are realising the importance of these amenities, and of keeping them in good order.”



Irishphotoarchive.ie/Lensmen Collection



Herbert Simms, Chief Housing Architect 1932-1948

St Teresa's Gardens

St. Teresa's Garden's a 346 unit flat complex was essentially a pre war response to housing need. It was designed by Dublin Corporation Architects under the aegis of Herbert Simms, Chief Housing Architect in the 1930's and constructed in the late 1940s/ early 1950s. The design was influenced by early 20th Century Dutch and British style municipal housing; horizontal compositional emphasis, curvilinear elements, tower forms, and 'gallery access' walkways.

These principles are evident in the design of the main building, with historic maps and photographs clearly showing recreation/ pleasure grounds for the workers at the northern end of the site.

A restaurant and staff canteen were also added to the building in 1949, to designs by Beckett and Harrington.

1940

1960

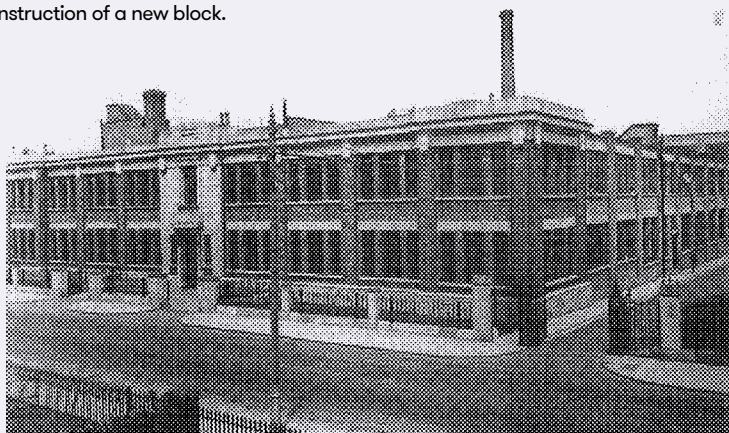
1960 - present day



Dublin City Libraries - St. Teresa's Gardens - mid 1960s

The Birth of Player Wills

In the 1960s, John Player & Sons, W.D and H.O. Wills, and William Clarke & Sons were combined to form Player Wills (Ireland) Ltd. It was decided to centralise the offices and manufacturing operations to the larger premises at South Circular Road at this time. This necessitated further extensions to the subject building, and the construction of a new block.



Player Wills Factory



Irishphotoarchive.ie/Lenamen Collection

Due to restructuring of the parent company's European operation, John Player & Sons moved their manufacturing operation to Nottingham, England, leading to the closing of the South Circular road factory in the early 2000s.

The last of the old flats at St. Teresa's Gardens were demolished in September 2016 after standing for more than 60 years. It is expected that the first phase of redevelopment could be finished in just under 2 years, with 54 new housing units expected to be built by the end of 2020.

John Player Tops of the Town!

11



The **Tops of The Town** was a national variety competition that found its origins in Waterford during the 1960s. In **1964 John Player** began their sponsorship of the event, and at the height of the competition there were **18 centres (regional competition hubs)** involved in the competition. Small community groups and bigger companies would graft for months to put together a performance with the hopes of reaching the final, with big numbers from Les Mis, Phantom of the Opera, Cats and Blood Brothers all making regular appearances.

Throughout the years, big companies such as Aer Lingus, Anglo Irish Bank, Waterford Glass and Telecom Éireann all took part in the competition. According to the **1977 National Final show programme**, published on June 5th 1977, over **7,000 participants** 'competed, and the shows were seen by audiences totalling in the region of **175,000 people**', confirming the great popularity and viewership that the show received. Lasting until the **mid-90s** it was probably the most **fiercely contested competition in Ireland for those 30 years.**



Evolution of the Framework Plan

The Development Framework Plan for SDRA 12 (St. Teresa’s Gardens & Environs) sets out a high level spatial vision for the re-development of the three major sites as a comprehensive urban quarter. However, as Hines and Dublin City Council start to look at the detailed implementation of the plan, a series of technical and qualitative issues have emerged that need to be addressed in a series of minor updates to the plan.

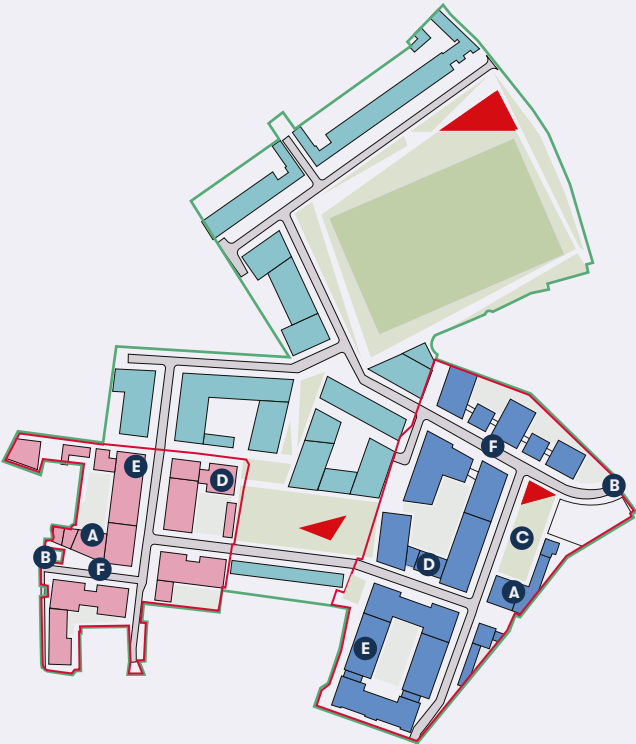
SDRA Masterplan
Current SDRA 12 Masterplan

Legend

Red triangles represent Playgrounds
Numbers represent number of floors



Emerging Plan
Proposed Hines masterplan with updates



What updates have been made to the original SDRA Masterplan?

- A Improved Height Strategy
- B Improved Vehicular Access
- C Modified Parkland
- D Improved Daylight/Sunlight
- E Updated Apartment Block Widths
- F Improved Street Widths

Updates to the scheme explained

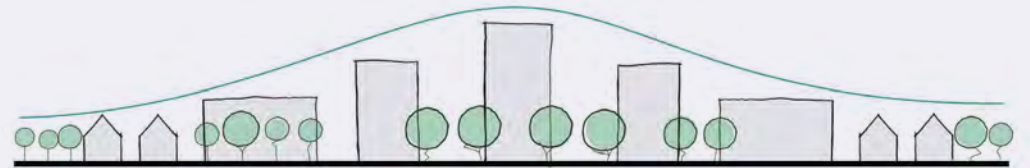
1. Improved Height Strategy



Building heights around the edge of the site need to step down from the suggested heights in the Development Framework Plan to better relate to and avoid overshadowing of the surrounding streets and houses. This loss of floor area can be relocated to the centre of the site through increasing the building heights where there will be no such negative impacts.

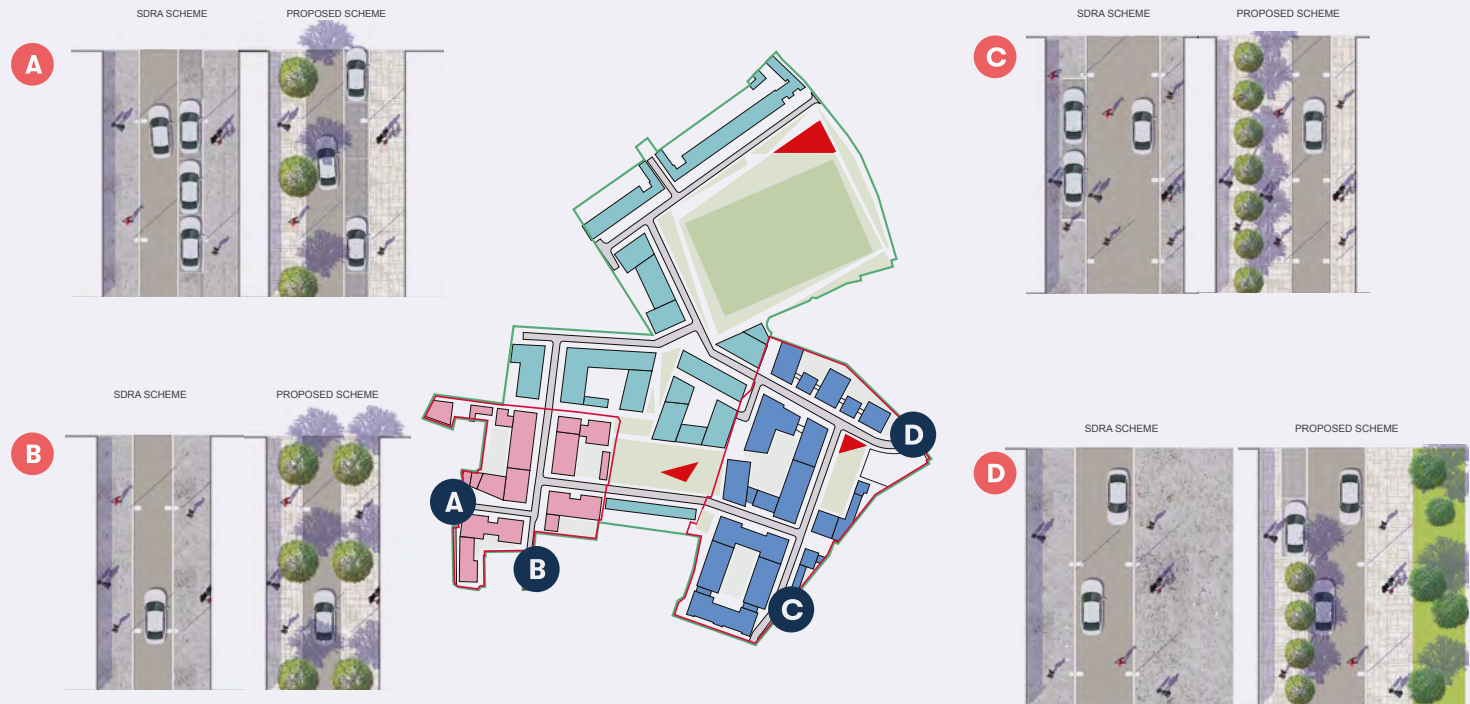
The Development Framework Plan envisages a number of buildings of 15 storeys in height. It is important that this cluster of tall buildings is designed to a very high quality of architecture and arranged in a manner that creates an interesting and aesthetically pleasing skyline. Following the change with respect to taller buildings in the National Planning Framework strategic policy, amended by the Minister's Urban Development and Building Heights Guidelines issued in December 2018, there is now some more flexibility for

the architects and urban designers to be more imaginative in creating this cluster of taller buildings in the centre of the site, away from adjoining neighbourhoods. Design studies are currently underway, which will be evaluated by the planning department within Dublin City Council and are likely to include some signature elements and a number of floors above the 15 storey level, to create an overall architectural composition of high quality visual interest.



Updates to the scheme explained

2. Improved Vehicular Access



The original Framework Plan needs to be updated to accommodate safer and more cycle and pedestrian friendly entrances/exits to and from the site.

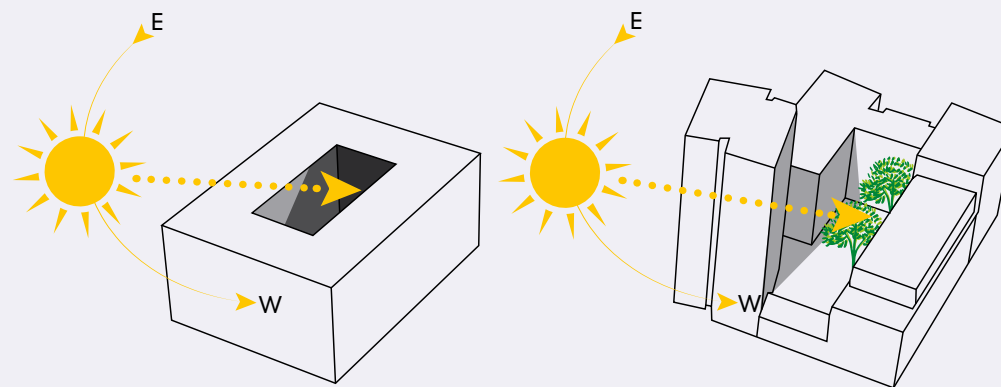
Updates to the scheme explained

3. Modified Parkland



An element of the large Southern Park has been located beside St. Catherine's School so it can be used by the school children. The overall area of public parkland in the scheme has been increased marginally.

4. Improved Daylight/Sunlight



The original Framework Plan needs to be updated to address the fact that a substantial proportion of the blocks had long North facing facades and not East and West facing facades which are preferable for living accommodation. In addition to getting maximum sunlight into the actual apartments, the interior courtyards need to be “opened up” to allow in sunlight by using creative architecture and varying height levels to create good quality, well landscaped open space.

Movement & Public Transport

The development aims to create a highly accessible location, using different modes of sustainable transport. The site will include a highly permeable network of streets that will focus on pedestrian and cycle accessibility. Our main goal is to create a connected, walkable and cycleable network which facilitates and encourages the sustainable and safe movement of people.

The entire internal road network will be traffic calmed with a 30kph max speed limit, so it will not be an attractive 'rat-run' or quicker alternative to Donore Avenue. The traffic calming will be implemented through narrow carriageways, surface treatments, visual pinch points and deflections, low kerbs, frequent raised shared surface areas and/or pedestrian crossings. This is all in line with the best practice guidance from the Design Manual for Urban Roads and Streets (DMURS).



Promoting Public Transport Accessibility

- Bus: Existing high frequency bus services along Quality Bus Corridors (QBC) from the north (Donore Avenue, Cork Street) and west (South Circular Road) pass in close proximity from both sites
- Future Bus Connects: As part of the proposed Bus Connects Network redesign, there will be increased frequencies along the South Circular Road (7.5-minute frequency) and Cork Street (less than 5-minute frequency)
- Luas: The existing Fatima Luas stop is within walking distance (c. 10-minute walk) from both sites and connects the site to the Dublin Docklands via The Point and Connolly Station

Walking and Cycling

- Both sites are highly accessible by walking and cycling
- The city centre, Heuston station, St. Stephen's Green and St. James' Hospital are all within a 30-minute walk or 10-minute cycle

Cars

- The development aims to limit the number of access points for cars thus limiting the impact on the surrounding network
- Majority of car spaces will be located below ground level
- The development will promote the use of shared car services (e.g., GoCar)
- On site electric charging points
- Promote shared cycling services (Blepper Bike)

Potential area for retractable bollards

Hines are also considering using filtered permeability to control potential rat-running. This would be in the form of retractable bollards at the junction at the southern end of the sports field. These would allow access for service vehicles but not car traffic. This point will be discussed further with DCC before implementation.

Primary

The entire internal road network will be traffic calmed with a 30kph max speed limit, so it will not be an attractive 'rat-run' or quicker alternative to Donore Avenue. The traffic calming will be implemented through narrow carriageways, surface treatments, visual pinch points and deflections, low kerbs, frequent raised shared surface areas and/or pedestrian crossings. This is all in line with the best practice guidance from the Design Manual for Urban Roads and Streets (DMURS).

Secondary

The design of secondary routes will be more integrated and have a high pedestrian/cycle priority with shared surfaces/homezones used where possible. They are also designed to tie into the pedestrian/cyclist only access points to the site. Vehicular traffic along these routes will be minimal.

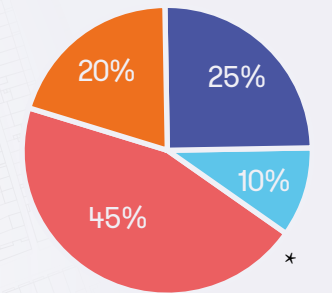
Shared Space

Shared space is a design concept which gives equal priority or equal rights of road space to cars, pedestrians and cyclists. The aim is to reduce the dominance of cars and car speeds through the design of the road space, whilst increasing pedestrian and cyclist priority.



Modes of Transport

- Car Mode Share 25%
- Public Transport 10%
- Active Mode Share 65% (45% walking, 20% cycling)



- Car
- Public transport
- Walking
- Cycling

These will be reviewed post occupation as part of the mobility management plan. Please note, these estimations are for Player Wills and Bailey Gibson sites, not DCC lands.

* NOTE: Target mode shares developed by SYSTRA as part of the Mobility Management Plan. They have been developed based on 2016 Census Data for the local area and modelling undertaken using the National Transport Authority's Eastern Regional Model.

A Vision for a sustainable neighbourhood

The vision for the Player Wills and Bailey Gibson sites must be holistic in nature. At the heart of our vision is the desire to establish a vibrant and sustainable neighbourhood, which will encourage sustainable movement patterns and support healthy lifestyles and add to the economic and cultural well-being of the surrounding community.

How will we do this?

A strategy will be devised for the Player Wills and Bailey Gibson sites that ensures the highest standards of environmental sustainability are achieved throughout the project's development programme.

1. Reducing CO2 Emissions

It is envisaged that all homes will be powered and heated electrically and as Ireland's electricity grid is decarbonised our homes will become greener year on year. As there will be no burning of fossil fuels for heating or hot water in homes, this would mean healthy clean air for everyone, helping Ireland to meet its climate action goals.

2. Construction practices

Our construction process will aim to deliver, reduce and separate waste, measure energy consumption and employ environmentally friendly procurement practices.

3. Community Standards

Our aim is to establish a place with a sense of well-being. The scheme will explore the opportunities to apply principles of Community Certification schemes such as WELL, BREAAAM and LEED, with the most suitable program for this site being considered in terms of its design, development and future operation standards.

4. Building Standards

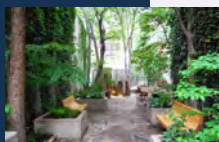
The infrastructure will be designed to facilitate a flexible and long-term strategy, and it is envisaged that the development will aim to achieve BREEAM certification for its buildings.

Landscape

Active, healthy lives and the opportunity to interact outdoors with our families and friends is a proven contributor to happier lives. To encourage and support positive living, we are aiming to create a network of open and accessible spaces within the site.

Pocket Parks

Distributed throughout the neighbourhood, pocket parks offer a moment of relief and point of reflection from the urban realm. Bursting with plant life, water features and seating areas they are social spaces in which the community can meet in a more tranquil environment.

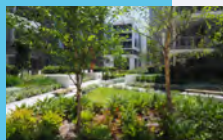


Roof Gardens & Urban Food

By exploiting the vast amount of roof space for food production and roof gardens the development can offer small communal gardens for residents to grow and exchange crops on a small scale, encouraging interactions and additional opportunities for amenity and bio-diversity.

Residents Courtyard

A variety of courtyards will be designed to reflect the character and typology of the architecture and community. They will be programmed with amenities such as BBQ areas, play, exercise space and social gathering spaces.



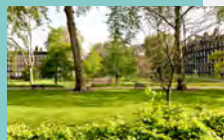
Biodiversity

A principle driver of the landscape design will be to promote biodiversity and create enhanced habitats for flora and fauna.



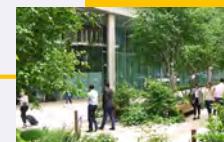
Green Courtyards

They will act as the main social gathering and recreational focal point for the residents. They will contain facilities such as open grass areas for informal play and events, picnic areas, seating, planting and water features.



Greenways

Utilising every greening opportunity to create streets which represent the connective tissue upon which plants and people can harmonise in a daily routine by which the living landscape is in constant flux.



Urban Meadows

Rich in habitat and colour, urban meadows can provide an attractive and biodiverse landscape that is healthy and rich in nature.



Play Zones

Designed to encourage interactions across children of all ages. These areas will encourage creativity, utilise colour to stimulate the sense and provide learning opportunities as well as the chance for children to run and exercise.



Open Space

A rich dialogue of spaces interacting with street level amenities to support and enhance the neighbourhood experience.



Sustainable

The integration of green roofs, swales, attenuation ponds and bio-retention pits to name but a few, will underpin the developments commitment to sustainability.

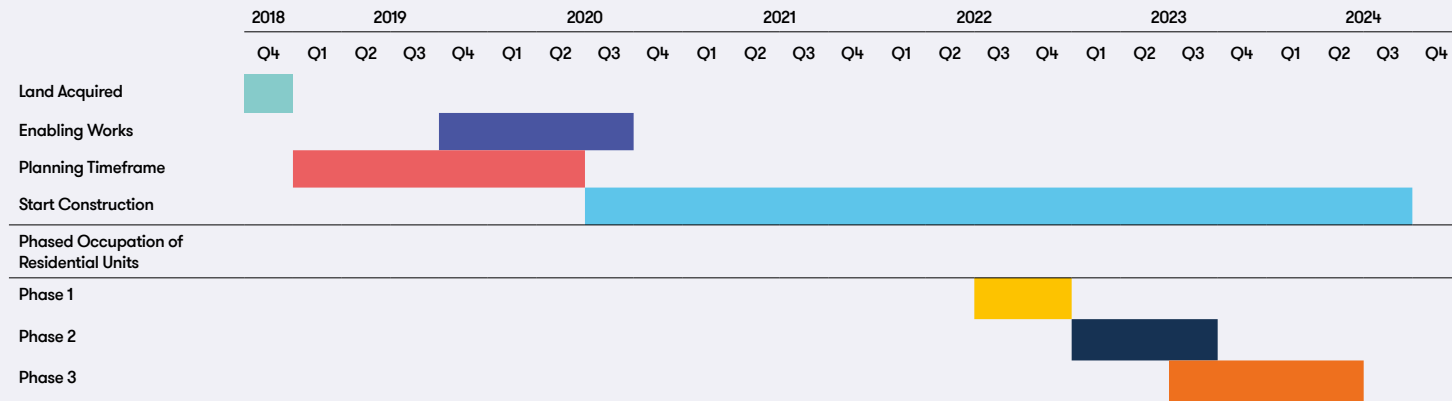


Neighbourhood Parks

Scattered between the streets and buildings, these small urban parks will provide kick about areas, seating, play and flexible lawn space for community events.



Timeline



Design Team

Henry J Lyons

Architecture & BIM Manager



Fire & DAC Consultant



PSDP & Construction Management Plan



Civil & Structural Engineering



Mechanical & Electrical Services Engineering



Project & Commercial Management



Landscape Architect



Planning Consultant



Traffic & Transport



Quantity Surveying



Thank you

Subset

Subset created a wonderful piece of art for our Open Day. The picture depicts a woman who has lived all of her life in the locality and worked within the textiles industry. The image is coupled with an abstract colour approach to show both the past and bright future of the area.



Thank you

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BMX Bike Riders, Skateboarders & Hip-Hop Dancers

Well done and thank you to all of the BMX bike riders, skateboarders and hip-hop dancers who performed throughout the two days.

Thank you



Dublin Youth Dance Company

A big thank you to everyone from the Dublin Youth Dance Company, Ireland's premiere contemporary youth-dance group, who put together two wonderful shows for the Open Day, and helped us bring to life the history of the site.



Marlowe & Co.

A huge thank you to everyone at Marlowe & Co. who treated us all to a wide range of delicious baked goods, tea and coffee, and their delicious homemade lemonade over the two-day event.

www.hinesopenday-d8.com info@hinesopenday-d8.com