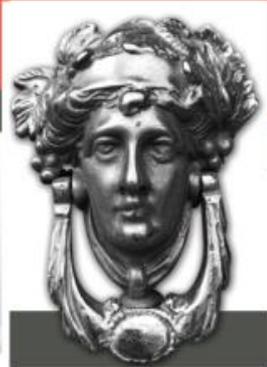


| CONSERVING EUROPE'S MOST WESTERLY GEORGIAN STREETScape |



DENNY STREET

What a story!

DENNY STREET CONSERVATION SEMINAR

Phase II

8th JUNE 2018

PROGRESS & FEEDBACK REPORT

A COLLABORATIVE INITIATIVE BY



An Chomhairle Oidhreachta
The Heritage Council



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Research reported in this publication was supported by The Heritage Council.

The content of this publication is solely the responsibility of the author and does not necessarily represent the official views of the Heritage Council

Victoria McCarthy
Conservation Officer
Kerry County Council
12th October 2018

1. INTRODUCTION AND SETTING THE SCENE

History of the Street

Denny Street has been at the epicentre of power in Tralee since the foundation of the town in the thirteenth century. For four centuries it was one of the main seats of power of the Fitzgeralds, Earls of Desmond, who were supplanted by the Dennys in the 1580s. The castle was demolished by its last inhabitant, Sir Edward Denny and a new street built in the 1820s. Denny Street embodied the rise of the Irish wealthy middle class who developed and inhabited it as an elite oasis of calm in a Victorian market town. In a final transfer of power, the Denny demesne was bought by the local authority in the newly established Irish Free State. One of the first civic buildings in the new state was the Thomas Ashe Memorial Hall which opened in 1928 and is located at the southern end of the street.

Statutory Protection

The terraced buildings, the Gate Lodge, the Ashe Memorial Hall, Pikeman statue and post box are protected structures in the Record of Protected Structures in the Tralee Town Development Plan. The Denny Street area is also part of a wider Architectural Conservation Area (ACA) designated in the Development Plan.

Tralee Town Centre Health Check

The Tralee Town Centre Health Check is an initiative of the Heritage Council and was piloted across nine towns in Ireland, one of which was Tralee. The health check aims to raise awareness, understanding and appreciation of the critical role that our historic town centres play and the wide-ranging impacts they have on quality of life for citizens and visitors alike. High vacancy rates on Denny Street were identified as part of this process. Vacancy and under-utilisation of urban historic building stock is a serious issue, and not only affects Denny Street and Tralee, but is a pervasive problem throughout the country as a whole. Lack of occupancy results in unsustainable patterns of development and empty buildings run increased risk of dereliction and dilapidation.

Community Heritage Grant Scheme

An application was made to the Heritage Council under the Community Heritage Grant Scheme 2017 by Tralee Chamber Alliance to hold a conservation seminar for the Revitalisation and Rejuvenation of the street. To maintain momentum and to build on the work completed in 2017, the Chamber Alliance applied for funding under the Community Heritage European Year of Culture Heritage scheme in 2018 to focus once again on Denny Street with the title Denny Street – What a Story!. The Tralee Chamber Alliance was successful with funding provided by both the Heritage Council and Kerry County Council towards the event.

Aims and Objectives

There were three key aims and objectives of Denny Street- What a Story:

1. Building Condition Survey, Funding & Practical Solutions to Common Problems,
2. Telling the story of the street: its background, its archaeology and historical context and
3. Case Studies for Successful Occupation –using examples from Georgian Dublin.

Seminar Preparation

Following from the Heritage Council funded project in 2017, a Denny Street Heritage and Conservation group was set up with several meetings held throughout the year. Contact was made directly with this group. Other key stakeholders were also either personally invited or invited by email or post to the event. Members of local businesses, Tralee IT, Tralee Tidy Towns, the Kerry Archaeological and Historical Society along with An Taisce, Kerry County Council, the Sustainable Energy Authority of Ireland, architects, engineers, auctioneers and archaeologists were also involved. Members of the Tralee Municipal District Elected Representatives were also invited to the event. Occupiers of other town centre buildings along with grantees of this year's conservation grants in order to disseminate the conservation information to as many people as possible who could gain from the experience. The event was also widely advertised in the local press, radio and on social media.

Seminar Information

A conservation advice manual and Feedback Report from the 2017 project was offered to all attendees. Copies of the Advice Series prepared by the Department of the Environment, Heritage and Local Government and conservation leaflets on various aspects of conservation repairs were also provided. Books and DVDs of the County Kerry National Inventory of Architectural Heritage survey were available to all. Information about conservation grants and copies of the Denny Street Architectural Conservation Area Management Plan were provided. Information on each building, its architectural description, an historical cartographical analysis and a social history of the building's owners and occupiers was also on display at the event.

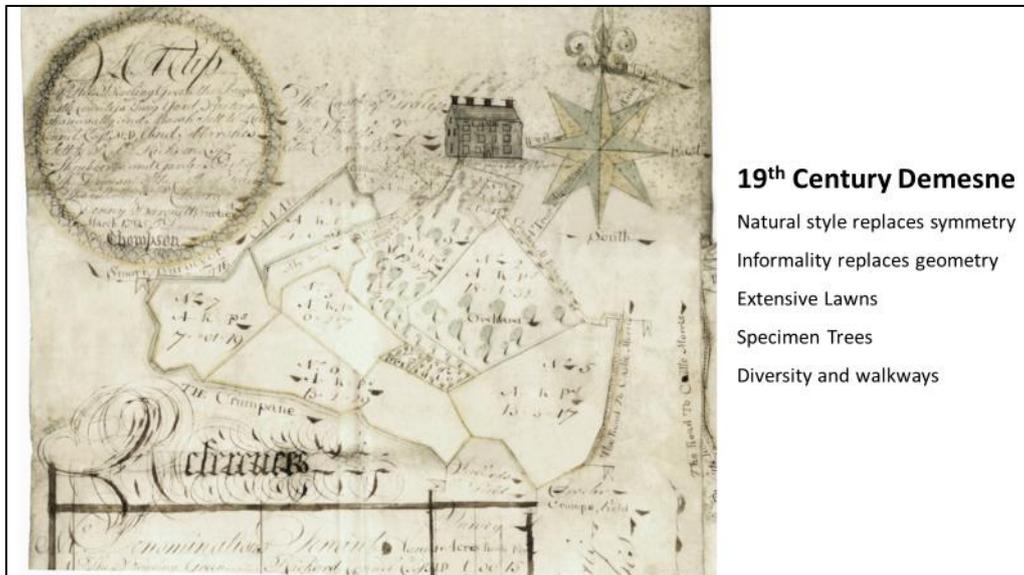
NOTE: The Denny Street Advice Manual, the 2017 Feedback Report, and reports published in 2018 associated with the Denny Street-What a Story project are available on the kerrycoco website as pdf documents or directly from the Kerry County Council Architectural Conservation Officer.

2. OVERVIEW OF SEMINAR PRESENTATIONS

There were five speakers at the seminar who attended the event:

1. Denny Street: What a Story!: Victoria McCarthy, Kerry County Council
2. Church & State: The making of a medieval town: Dr. Michael Connolly, County Archaeologist, Kerry County Council
3. Conservation Grants: How to succeed: Mary O'Connell, Conservation Architect, Tralee
4. Adaptive Reuse in an Historic Urban Context: Some examples in Dublin: Richard McLoughlin, Lotts Architecture & Urbanism
5. Denny Street: Unlocking the Potential of an Historic Street: Gareth O'Callaghan, Jack Coughlan & Associates, Grade 1 Conservation Architect, Cork

Victoria McCarthy, Architectural Conservation Officer, Kerry County Council, wrote her Master Degree thesis on Denny Street and the Denny family. Victoria's presentation set the scene and updated the participants on progress made since 2017 and how the Heritage Council funding leveraged investment and activity in Denny Street over the year. Victoria also included some new research she received at the end of 2017 thanks to Mr. Tom Denny, direct descendant of Edward Denny, Third Baronet, along with some interesting stories she found in the historic newspaper archives about the street. This presentation aimed to tell the stories behind the street, the former castle and its demesne and how the 2017 project has in turn, created a new narrative for the street in the 21st century.



Critical Issues

Vacancy	Particularly long-term vacancy & upper floors
Use	Underutilisation
Street	Lack of connectivity
Buildings	Typical conservation issues



Loss is not a new thing...



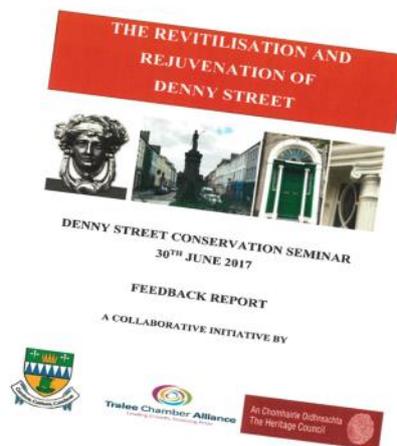
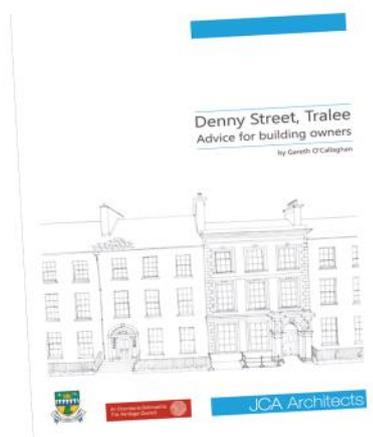
Larceny in Denny Street

On Saturday night a large metal foot-scraper was stolen from outside the door of Mr. J. Revington's dwelling house, Denny Street.

The scraper, which was about two feet in length, was very weighty so that more than one must have been engaged in carrying it away

Feb 10th 1894, Kerry Weekly Reporter

Starting Off...



Kerry County Council

Feedback from Workshops

Increase footfall by expanding range of uses on the street

Develop the idea of a “Creative Tralee” – eg display art on town park railings

Tell the street’s story

€€€€€€



Bord Oideachais agus Oiliúna Chiarraí
Kerry Education and Training Board



Maintain Momentum

- Outline a programme for maintaining momentum: condition, scale, repairs
- Phase enhancement works under an annual plan
- Keep in touch - Denny Street Heritage & Conservation Group
- Pull the community together with authorities



Dr. Michael Connolly is the County Archaeologist since 1995 and has published numerous articles, books and book chapters on the archaeology of County Kerry. Michael carried out the first large scale excavation of the former Dominican Abbey precinct in Tralee town in 2000 and oversaw subsequent area excavations in the area in 2005 and 2008. Michael’s presentation outlined the archaeology of Tralee town and used information gathered during recent excavations in the Denny Street area to tell the story behind Tralee in medieval times. Michael outlined how the walls uncovered during a recent dig on Denny Lane West correspond with the conjectured lines of the Anglo-Norman castle. He also included representative examples of the former Dominican Abbey and medieval castle in Tralee – what town looked like in medieval times.

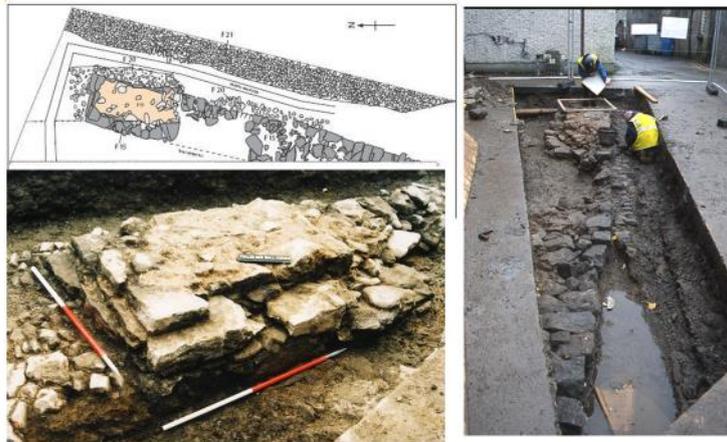
The Anglo-Normans in Tralee



11 Denny Street



The Passage in Common



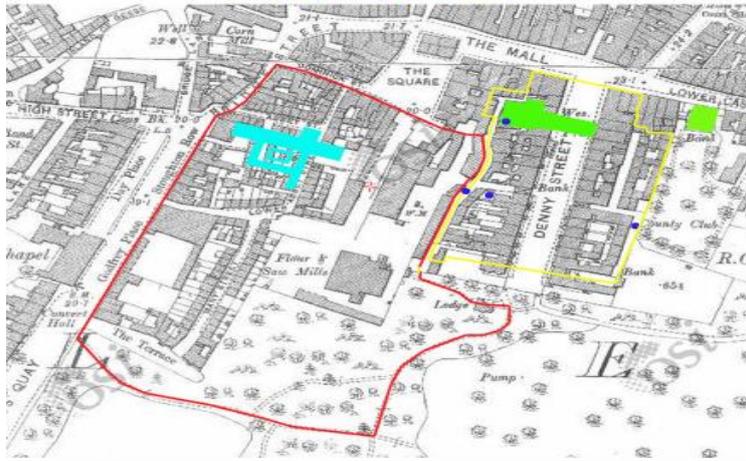
4 – 8 Denny Street



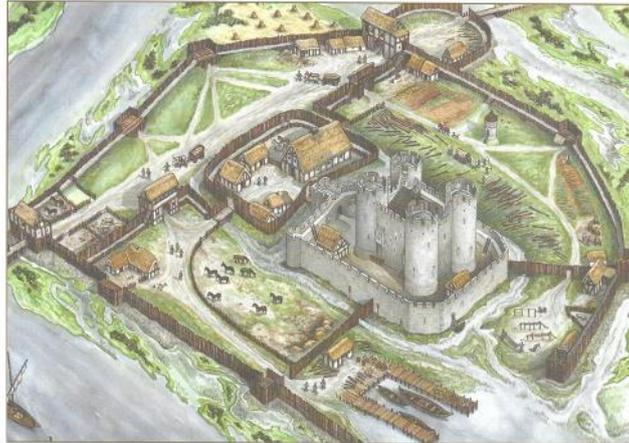
The Abbey of the Holy Cross



Tralee's Medieval Core



An Early Medieval Castle



Mary O'Connell is based locally in Kerry and is a practising Registered Architect with Conservation Accreditation, with 20 years post qualification experience on various projects types from Residential to Educational, Healthcare, Commercial and Civic Projects with specific interest in Conservation Projects. Mary spoke about conservation grants and the various ways to obtain funding to help with conservation repairs. Mary's presentation also included a sample method statement for applying for grants. The need to address fiscal incentives to drive change informed Mary's presentation as many of the findings from the 2017 Revitalisation and Rejuvenation project related to lack of finance and knowledge regarding where or how to access funding for conservation.

The Details of the Conservation Grant Schemes can vary from year to year but the main aim is to reduce the risk of deterioration of Ireland's architectural heritage

The Conservation Grant Application Process is implemented by the Various Local Authorities on behalf of the DCHG.

Conservation Grant Schemes are usually announced in the beginning of the year.

Note The window between the announcement of the Grant Schemes and the Closing Date for applications can be quite short (a month or so). So Plan Ahead!

It is important for all owners and occupiers of Protected Structures to contact and engage with their local Conservation Officer - this is a free service providing advice and direction in relation to their buildings, grant schemes and other resources available.

A guide to the Built Heritage Investment Scheme 2018



An Roinn
Cultúir, Oidhreachtá agus Gaeltachta
Department of
Culture, Heritage and the Gaeltacht

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Conserving Europe's Most Westerly Georgian Streetscape
Friday 8th June 2018

Conservation Grants

The Heritage Council Funding

The Heritage Council also provides Grant Funding for various programmes

Including Community based initiatives (through strategic input and funding of conservation, training and promotional programmes) and

The GLAS Traditional Farm Buildings Grant Scheme



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Friday 8th June 2018

Conservation Grants

Sample of Method Statement

1.8 Introduction

This Method Statement is submitted together with the drawings listed below in support of an application for a Conservation Grant to Kerry County Council.

The Existing Building is a Protected Structure Ref 026 of Tralee Town Development Plan 2009-2015

It is also included in the NWH Ref 21002056 Regional Rating ATWSO

Main Record - County Kerry

Structure Name	Ref No.	Year	Region
Magdalen Buildings, Tralee, County Kerry	026	1850-1875	South
Laundry Building, Tralee, County Kerry	027	1850-1875	South

The Building and its outbuildings form the Magdalen Buildings and Laundry within the Mercy Convent Complex and date from circa 1850



Extract from OS 25,000 Map (1897-1913)
The building and its outbuildings now form the B.A.U.L.B. Complex which is a core facility for the elderly run by Ballyvaughan Ltd which is a registered Charity.



Current image of the Vacant Laundry Building

The Laundry Building is currently vacant and the windows are in various states of repair from having glass removed/broken to severe damage to timber frames. In some instances, windows have been removed and boarded up or replaced with PVC windows. It is the intention to provide new windows to match with the same detailing and timber design as the original windows (not part of this specific grant application)

The Purpose of the Grant Application is to fund Window Repairs, Repairs to Rain Water Goods and associated Works to the Original Section of the Building 05,08,09,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000

All works to be carried out will be in accordance with Best Conservation Principles, Architectural Heritage Protection Guidelines and Advice Series on Window Repairs and Roof Repairs

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Conservation Grants

Masterplan Approach to the Conservation of a Protected Structure

Providing an Overall Method Statement for Phased Upgrade Works to a Protected Structure

Identifying the phases of works in terms of priority with consideration of the following:-

- causing damage to the fabric of the significant features
- access issues –grouping phases of works in 1 particular area (ie scaffolding access for all works in inaccessible areas etc)
- available funding

This document can then be used for various grant funding applications over a number of years

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Richard McLoughlin an RIAI Grade 1 accredited conservation architect and has been involved in the conservation of historic buildings for 25 years, and in 1998-2000 completed a master's degree in building conservation at the Technical University of Berlin. He is a co-founder of Lotts Architecture and Urbanism and is currently the Chair of the Historic Buildings Committee of the RIAI. Richard identified how common issues facing the reuse of protected structures such as fire, building regulations and finance, could be overcome through using innovative design approaches and gave examples of this can be achieved with floor plans and interior decoration. Richard's presentation was highlighted in evaluation sheets by the attendees as being particularly helpful and practical.

3-bed Maisonette at Ground Floor and Basement
 1-bed Apartment at First Floor
 1-bed Apartment at Second Floor

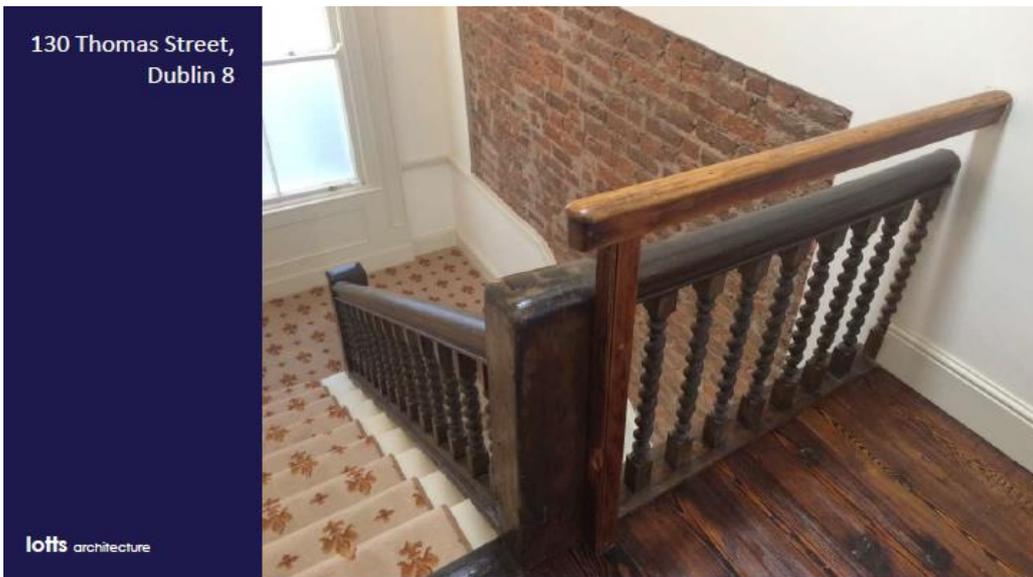
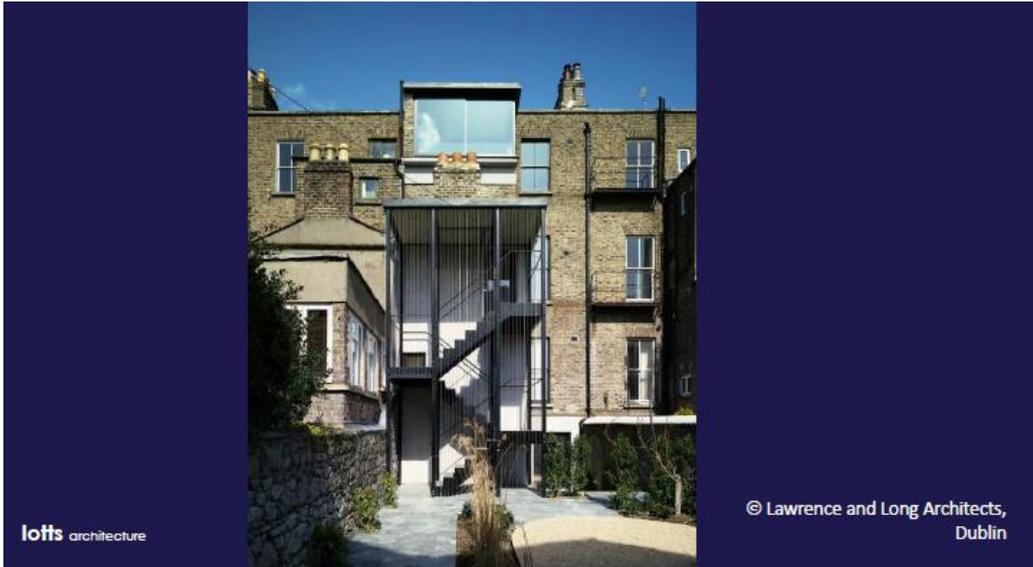


lotts architecture



lotts architecture

© Lawrence and Long Architects, Dublin



The Swan Bar,
Aungier Street



lotts architecture



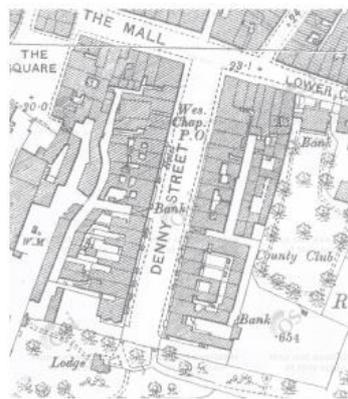
lotts architecture



lotts architecture

Gareth O'Callaghan has extensive experience of working on building conservation related projects. Gareth's role involves making modern interventions in historic building fabric as well as general building conservation projects where consolidation and repair are required. During the month of May, Gareth had carried out site inspections of 18 properties on Denny Street and outlined his findings regarding the condition survey during his presentation. In addition, Gareth outlined how Denny Street properties could be adapted and how their use could be changed without necessitating undue intervention into historic fabric. Gareth also provided land use survey drawings and building survey drawings which were used to inform the workshop discussions and were also put on display as part of the Denny Street memorabilia aspect of the seminar. Once again, advice on fire was included and well received.

New opportunities on an historic street

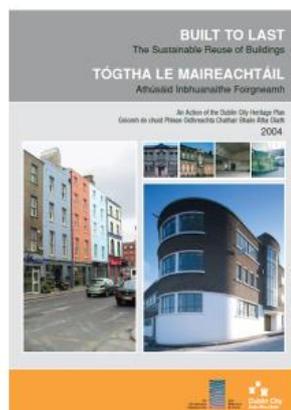


Denny Street currently retains its Georgian scale and form, and much of its historic fabric is intact.

Almost all of the buildings on the street are Protected Structures. There is enough flexibility within current legislation to permit development which can bring renewed use and occupancy to Denny Street without losing its unique character

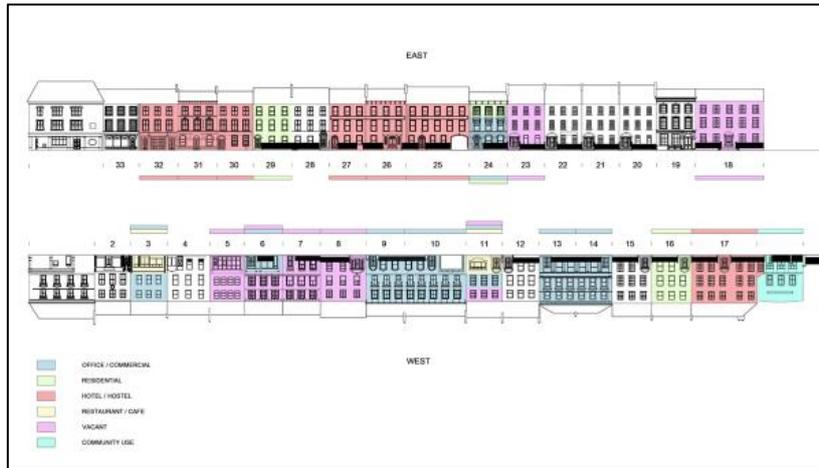


A sustainable future for an historic street



- A Dublin City Council study* has shown that re-using buildings is a financially viable alternative to demolition and new construction, with additional environmental and cultural benefits that translate into more profitable buildings in the long term

* Built to Last: The Sustainable Reuse of Buildings (2004)



Characteristics of Denny Street Buildings

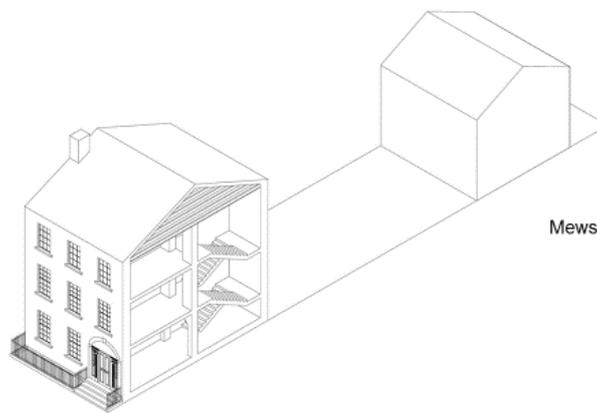


The surviving historic railings form the interface between the public domain and private properties. They are a very significant factor in the historic character of the streetscape.



The width of the street allows the buildings to be fully appreciated from a distance not possible in the narrower streets more typical of Tralee.

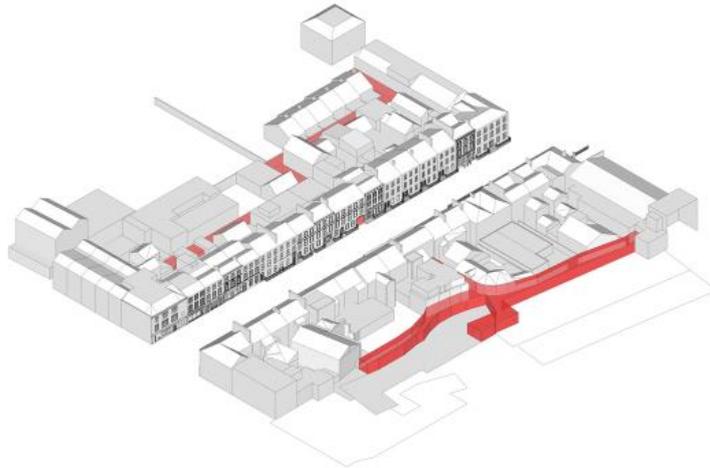
Typical Building



3 bay 3 storey over basement

Changes to Denny Street

- Building fabric is subject to incremental change over time: replacement of timber sash windows, original railings and steps all impact on individual building and street architectural character. Incremental changes to interiors have also led to a loss of character in some individual buildings
- An understanding of what is significant about Denny Street and its buildings, and guidance on how to retain that significance, should inform future development. Retention of character and commercially viable development are not mutually exclusive



Opportunities

Larger units make the most sustainable use of the intrinsic resource

Considered use of historic building stock on Denny Street has the potential to act as a catalyst for continuing the wider improvement of the town centre

The historic character of the buildings on Denny Street gives the street its distinctive character: good conservation practice should underpin all future development on the street, with consideration of both historic streetscape and the character of individual buildings.

New uses and opportunities for new building elements need not be at odds with good conservation practice



Case Study 1: Mixed Use Residential & Office

Original plan form generally intact

In office use on lower floors, with residential use to top floor

This property retains its mews dwelling within the original curtilage, which is served by a mews lane, allowing independent access from the rear of the site



Case Study 2: Single Residential Use with additional mixed use potential

- Primarily a single residential use, retaining original plan form, with a small element of mixed use, with an opportunity at basement level to create a separate apartment, office or gallery use.
- The intact plan form and historic building fabric to the interior would discourage structural intervention. The maintenance of residential use over a long period here has led to an exceptionally high degree of preservation of historic building fabric, and retaining this residential use is the most desirable option for the future.



Case Study 3: Restaurant with Street and Lane frontage

- Presently a conflict here with multiple uses on the upper floors but only a single means of escape
- If upper floors were to retain a single use, such as an Office Hub, with shared work stations, less onerous fire regulations would apply



Case Study 3: Restaurant with Street and Lane frontage

- Entrance from Denny Street could be considered.
- Lane could be upgraded, with bin storage relocated



Case Study 4: Amalgamation of buildings

- In the case of the two hotels on Denny Street, there are three original buildings, linked through discrete openings in party walls, which still allow buildings to be read as separate entities
- Large sites to rear have allowed further extensions, providing space for additional bedrooms and services, and retaining mews lane for service access



Case Study 5: Office use

- Larger purpose-built bank building offers opportunities for mix of office sizes



Case Study 6: Proposals for continuing use of buildings on Denny Street

- The majority of buildings were built in the early nineteenth century as single family dwellings.
- Over time, office and hotel uses have become prevalent on Denny Street
- There is significant potential for high quality residential accommodation use on upper floors



Retaining historic character when introducing new uses: interiors

- All existing historic staircases should be retained, including flights to basement, which should remain in situ, even if a separate unit is provided with independent access



Strategy for the repair of Railings



2429

26/26/27/28

24

2002/12/02

16



13/14/15/16/17



612



910



7



3. FEEDBACK FROM WORKSHOPS

As part of the seminar process, four workshops were held following the seminar. The aim of the workshops was for attendees to enter into dialogue around themes and key issues raised. The workshops were divided into four main groups with each group requested to debate the topics below. The findings of each group were then presented to the other workshop groups to engage as wide a group as possible.

- 1.The buildings
- 2.Making connections
- 3.Living Down Town
- 4.Our Space

GROUP ONE THE BUILDINGS

- Q.1 How can we re-use empty buildings in Tralee town?
- Q.2 How should costs be managed in renovating older buildings/?
- Q.3 What are your favourite streets in Tralee town and why? What makes them work?
- Q.4 What is your opinion of Denny Street?
- Q.5 How can Denny Street be made more attractive?

GROUP ONE: MAIN FINDINGS

Seminar Workshop Findings

Use buildings for residential use, including family use, mixed use and community uses

Public money needs to be invested to create a market for renovating older buildings.

Provide parking permits to promote interest in using older buildings in the town centre.

Denny Street is our favourite street – it is very elegant.

Make the street more attractive by creating a narrative for the street – using plaques, information on who lived there etc.

Expand Living City initiative into these areas

Use Denny Street as a pilot scheme – it has already got media coverage and we could build on this

A group working together to help with funding for the street is better than individuals working on their own – greater “pulling power”

Have interactive map on KCC website relating to plaques on walls regarding history of the street and its residents

Put maps on railings – everyone loves a map with information and ancillary images

Remove bins from the laneways

Increase the width of footpaths to make the area more attractive

Marketing and packaging of what the street has to offer is vital

GROUP TWO MAKING CONNECTIONS

- Q.1 How can we improve connections from Denny Street to the wider town centre area?
- Q.2 Are you comfortable using the laneways?
- Q.3 What improvements can be made to promote the use of Denny Street’s laneways?
- Q.4 What is your opinion of Denny Street?
- Q.5 How can Denny Street be made more attractive?

GROUP TWO: MAIN FINDINGS

Seminar Workshop Findings

Loop pedestrian approach -for walkers in the town centre

Better cycle lanes

Lane enhancements are needed– better control of external bin storage

Encourage businesses onto the laneway

The backstreets, laneways and Denny Street are our favourite streets as they have varied architectural style, scale, attractive shopfronts, charm, nice stonework

Denny Street is much improved

Denny Street can be improved by footpath upgrading, better management of rear lanes and passages

Grant assistance and tax incentives will help

A parking permit package will also help

We need to address the bin storage issue

**GROUP THREE
LIVING DOWN TOWN**

- Q.1 The pictures in the presentation show what can be achieved to rejuvenate old buildings? What do you think of this approach in Denny Street?
- Q.2 What would stop you from living down town?
- Q.3 What would encourage you to live in town?
- Q.4 What is your opinion of Denny Street?
- Q.5 How can Denny Street be made more attractive?

GROUP THREE: MAIN FINDINGS

Seminar Workshop Findings

The information shown in the presentations was very helpful and a good approach for Denny Street

Age, noise, anti-social behaviour would stop me from living in town – depends on the location.

Accessibility issues

Improvements to hard landscaping and parking layout have been positive actions

Public engagement with the street

Denny Street can be made more attractive by more cycling and pedestrian zones

Option to create pedestrian paved area around the Ashe Memorial Hall and have coffee shops and arts and crafts units at ground floor to bring more footfall to lower Denny Street

Consider the street as a whole

Tasks going forward to be identified now for the whole street as part of the current condition survey: railings improvements, upstairs vacancy & attention to detail of repairs to doorways etc.

Families need car space, bike storage space and swing space

“Homes on Our High Streets” mentioned

GROUP FOUR OUR SPACE

- Q.1 Are you comfortable using Tralee's public spaces? How can they be improved?
- Q.2 How can we provide for greater access to and enjoyment of the Town Park?
Do you think all ages are catered for in the park?
- Q.3 How can we sustain and extend existing recreational areas for future generations, and how could they be financed?
- Q.4 What is your opinion of Denny Street?
- Q.5 How can Denny Street be made more attractive?

GROUP FOUR: MAIN FINDINGS

Seminar Workshop Findings

We are very comfortable using Tralee's streets – the Town Park is a gem!

Make a playground for the teenagers – using Lottery funding – just like the small children's playground but designed for big children with more tables for sitting and talking

Skate park and cycle park would be wonderful facility – like the Coombe – dynamics of respect for all our citizens

Provide a sense of ownership by the community

I love Denny Street!

Remove the bins

Closing all the shops/coffee shops at six should be reviewed to create an attractive town centre in the evening

The revised parking layout is great – a wonderfully elegant street

4. MONITORING & EVALUATION

The following work programme was proposed to continue the success of the 2017 seminar and has informed the 2018 Phase 2 project. This is the progress achieved by our community in the last year:

	Task/Programme	Deadline	Comment
1.	Liaise with the Tralee TCHC Project Team	As required	Complete
2.	Power to the People: Heritage Week 2017 Event	August 2017	Complete
3.	Brief the Minister for Housing and Urban Development, Mr. Damien English, T.D.	September 2017	Completed by Heritage Council
4.	Disseminate Feedback Report to all attendees and key stakeholders	September 2017	Complete
5.	Engage with National Housing Agency to progress ideas around re-use	September 2017	Completed by Heritage Council
6.	Set up Denny Street Conservation Seminar Contact Directory	September 2017	Complete
7.	Initiate Art Competition for Denny Lane Murals	October 2017	Complete: huge success at local level with participating schools
8.	Set up Denny Street Heritage & Conservation Group	October 2017	Complete – several meetings held
9.	Host Energy Seminar to seek funding under the Better Energy Community Grant Scheme in collaboration with Sustainable Energy Authority of Ireland (SEAI)	Mid-September 2017	Complete
	Key focus group to progress grant applications to be set up	September 2017	Complete

	Pursue funding under the SEAI for an Energy Plan and Strategy	Q4 2017	Delayed
10.	Review funding options to prepare a condition survey to identify the scale of repairs for the street	Q4 2017	Complete – Tralee Chamber Alliance -HC funding
11.	Regular Land Use Surveys	Quarterly	Complete – not quarterly due to resources
12.	Collaborate with consultants for Tralee Public Realm Plan once they are appointed	Q1 2018	Complete – Denny Street group contacted directly for public realm consultation
13.	Review progress and prepare update report. Disseminate report to key stakeholders	Q 2 2018	Complete
14.	Engage with the KCC Heritage Officer in relation to the European Year of Culture 2018	End 2017	Complete
15.	Create a Calendar of Events for Tralee Town Park	End 2017	Work done by Tralee Chamber Alliance

5. NEXT STEPS

The following work programme is proposed to continue the success of the seminar:

	Task/Programme	Deadline	
1.	Ancient Greece-Irish Soil: Heritage Week 2018 Event	August 2018	Complete and very well attended
2.	Disseminate 2018 Feedback Report to all attendees and key stakeholders	November 2018	Tralee Chamber Alliance & VM, KCC ACO
3.	Pursue funding under the SEAI for Energy Audit for the Sustainable Energy Community	Q4 2018	Tralee Chamber Alliance, VM, KCC ACO & KDYS, Denny Street
4.	Review key issues from condition survey to identify the scale of repairs for the street	Q4 2018	Tralee Chamber Alliance & VM, KCC ACO
5.	Contact building owners to discuss issues raised following review of key condition survey results	Q1 2019	VM, KCC ACO
6.	Pursue funding options & possible joint workshops/education/training for key problems identified to inform community – e.g. information on conservation of railings – this is a common issue facing owners	Q1 2019	VM, KCC ACO
7.	Regular Land Use Surveys	Every 6 months	Planning Department, KCC
8.	Review progress and prepare update report. Disseminate report to key stakeholders	Q 2 2019	VM, KCC ACO

APPENDIX

DENNY LANE MURAL PROJECT

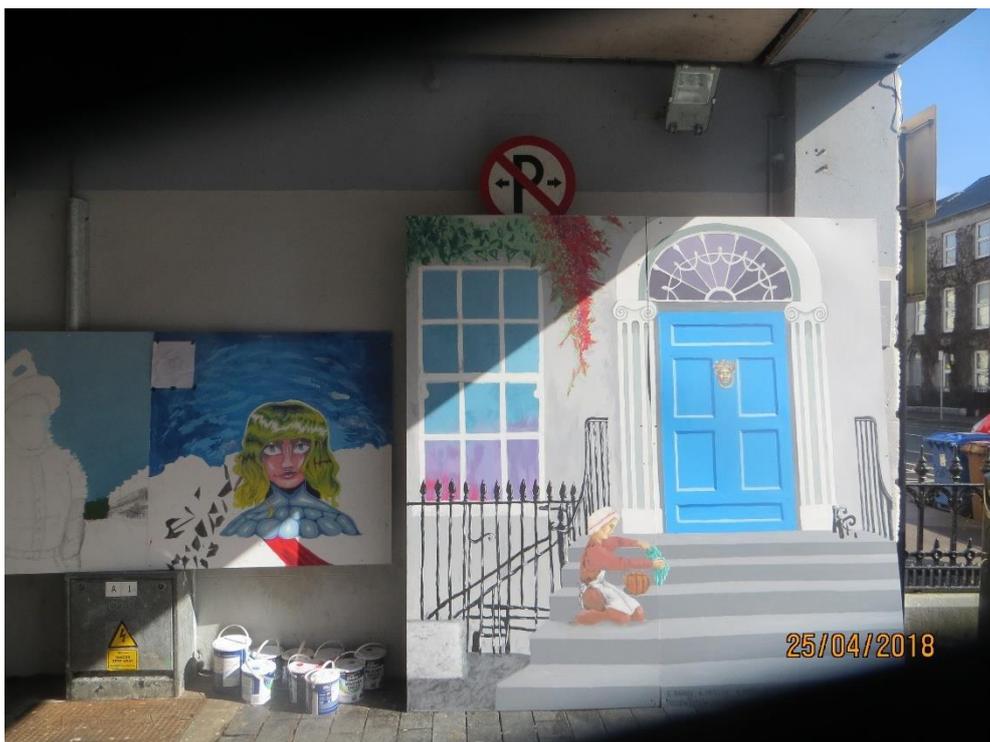
This idea was mooted by students in 2017 during workshops held as part of the Revitalisation and Rejuvenation Project. The idea was to improve the Denny Street laneways using murals and colour. Site meetings were held by the ACO in Kerry County Council. A local tidy towns group collaborated with the County Council and liaised with three Tralee secondary schools. RTE's Nationwide, who had heard of the work completed in 2017, were interested in showcasing this work as a great example of cross collaboration for the benefit of a wider town community.



Denny Lane West: a bin store



Development of murals in schools – Easter holidays, 2017!



Getting ready for Nationwide! Quick!! Hope it doesn't rain!



They're here! It lashed but we sang through the downpour! We got to tell Nationwide all about engaged Ionic columns! What wonderful doors!



Mayor Norma Foley presenting Certificates for a job well done! Big thank you from the community!



Check out Denny Lane West and Denny Lane East! Tourists are now taking pictures of our work!

DISPLAY OF DENNY STREET MEMORABILIA

To tell the story of the street, its history and its people, the County Museum and the County Library kindly collaborated with the Alliance for the seminar. Documentation and historic memorabilia relating to Denny Street was put on display for the seminar and workshop event. A highlight was the Denny Family Bible which was taken out especially for the event and dates from the 1600s!

Visitors to the seminar had the opportunity to browse through fascinating documents –some dating back hundreds of years – that revealed the rich history of what is the most Western Georgian Street in Europe.



Getting ready to display documents – the KDYS was the location of Dusty Springfield's last concert!



Lots to see



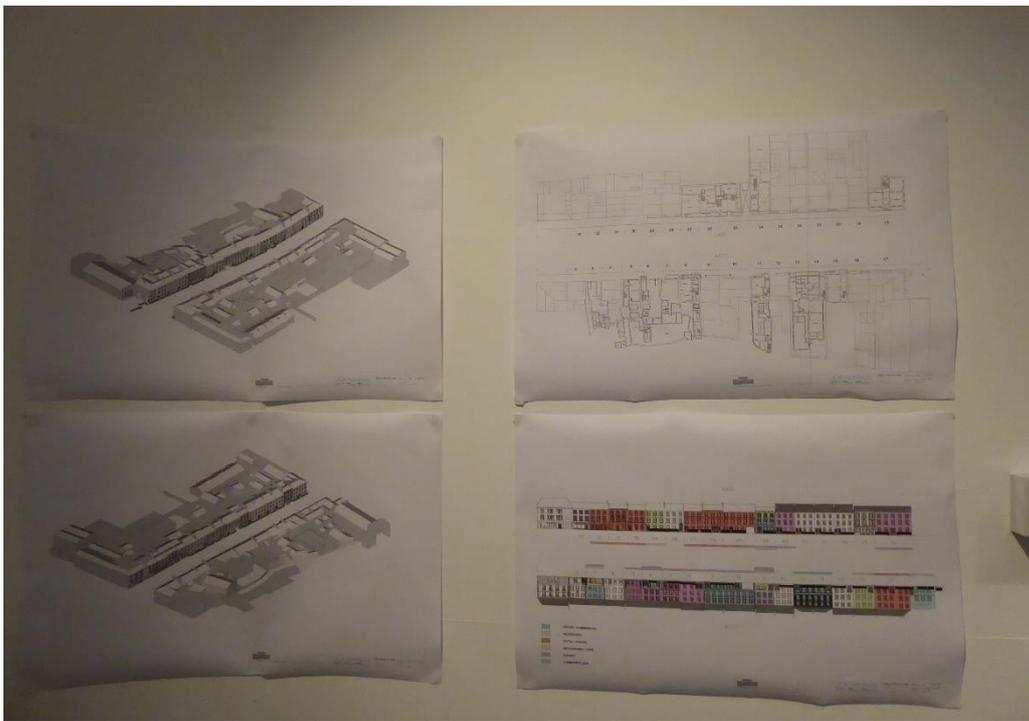
Tell me who lived in my building



Hand drawn plans and elevations of the Thomas Ashe Memorial Hall – works of art in their own right



Mind the Denny Family Bible! It's old and unique!



See the work done to inform the 2018 Denny Street- What a story! project

KERRY COUNTY MUSEUM HISTORY CLUB

In 2017, the Kerry County Museum History Club and the Architectural Conservation Officer collaborated to continue the Denny Street project. From this partnership arose the idea of bringing Denny Street and Tralee town's history to life for the children in the County Museum's History Club. The club is orientated towards children between the ages of 6 to 12. As part of the project, children were taken on a tour of Denny Street and its laneways, were told about canon balls, explosions, baddies and deadly sieges. They went to the Local History Department in Tralee Library where archivist Michael Lynch helped them to explore how to research buildings, streets and maps. The children were also invited into Number 16 Denny Street where they could see first-hand what these buildings were like as family homes. The project was completed in time for the Architecture Kerry festival, with an exhibition of their project on Denny Street forming a key part of the festival programme.



A call for help to start the research!

On tour on Denny Street!

DENNY STREET RELATED PROEJCTS

HISTORICAL AND ART TRAIL & ART IN THE PARK

This project was started by the Tralee Chamber Alliance and seeks to develop a historical and artistic trail in Tralee town, focusing on Denny Street, the wider historic town centre and the Canal area of the town. The information available from the 2017 and 2018 Heritage Council funded projects has provided the impetus for the group to begin this work. This is the start of another exciting project on which we can partner with a variety of groups and individuals to develop the narrative of both Denny Street and the wider town area.

Excerpt from email:

Dear all,

I hope I find you all well after a very busy few months. I am emailing everyone to touch base with how things are going with the Historical and Art Trail...

I have had nothing but positive feedback for this project from all that I have talked to.

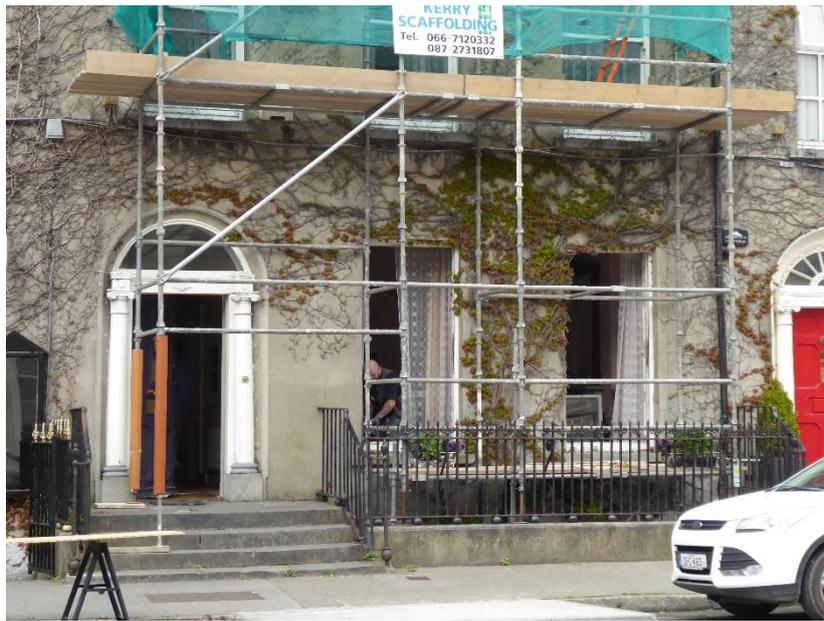
Kind Regards

...The Arts and Events Officer, Tralee Chamber Alliance



Another very successful initiative undertaken by Tralee Chamber Alliance – using Denny Street railings to display work of local artists – identified in 2017 workshops

DENNY STREET PROJEXT HAS EMPOWERED LOCAL COMMUNITY TO ADDRESS CONSERVATION ISSUES



Staring window conservation of timber sliding sash windows on Denny Street



Conservation works completed – well done on a great job!