

Learning from Ghost Estates

Brian Maguire Contemporary Ruin, 2013



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Introduction

From 1993 to 2007, Ireland experienced a period of remarkable economic growth, during the so-called Celtic Tiger era, followed by a severe housing and financial crisis, leaving over 2500 unfinished estates scattered around the island. The so-called ghost estates, became the ruins of crisis, reminders and remainders of former years overdevelopment.

This thesis investigates the value of the neglected ghost estates. Their typical layout and structure, the way they occupy the landscape, the materials and their age define the new role and character they will inherit.

The intention was to convert the derelict Ghost Estates into vital machines for communality. Architecture by its use, adapts to the users, and as it belongs and originates to the society, therefore should evolve corresponding to future needs.

The chosen example is a cluster of 10 unfinished structures, that lie close to the twin towns of Ballybofey and Stranorlar and to the forthcoming Atlantic Corridor. Their position leads to the creation of a new subcenter, proposing a new landscape and a more densified future to this area.

The proposed function is the one of the Market, a use and a public space that dates back in Irish history, evaluating the former way cities were structured and operate.

Assuming that a ruin exists "between the not-yet and the no-longer", the appropriation of the ghost estates breaks this condition, creating a new future, a function and an architectural language that has to correspond, to interfere and evolve the existing reality.

Maria Zygouri^(GR)



Youanpeng Zhang, *The Highway and the Country*, 2018

The Highway and the Country

In taking Ireland as a starting point to Ireland—an island in the Northern Atlantic Ocean—is separated from Great Britain by the Irish Sea, whose upper half is also a part of the United Kingdom. Located on the edge of Europe, Ireland has been largely peripheral to the continent's history at least through its industrialization and economic success. However, in purely cartographic terms, the island can be considered the center of the world. If one were to locate a pin in the middle of a world map, it would most likely land at Ireland. The Republic and Northern Ireland are separated by a border—the result of sectarian conflict—dividing the minority of the north from the majority of the south. If the border is de facto invisible due to the British membership of the European Union, the plausible new reality of a “Hard Brexit” questions the necessary relationship between the two parts of this island.

The country's population achieved its numerical maximum of eight million inhabitants in the nineteenth century; however, since then, the country has been unable to recover from such demographic strength. The Great Potato Famine of 1845—which claimed the starvation of one million people and resulted in three million emigrating abroad—can be considered as the beginning of a trajectory of steady population loss. Two centuries later, Ireland's current population consists of merely six million inhabitants. The distribution of its population is unequal across the island with up to 60% of the population concentrated in the urban centers of the east, most notably Dublin and Belfast. Consequently, these cities have attract-ed multinational companies like Google, Facebook, and Apple, contributing to highly developed eastern and southern parts of the country—operating in a stark contrast to the west which remains rural and depopulated. In this regard, the small island is divided from north to south by political and religious differences, and from east to west by economic and demographic disparity.

To mediate these divisions, the Government of the Republic of Ireland has proposed the construction of an “Atlantic Corridor,” a series of highways running from north to south along the western region of the island, aimed at stimulating economic growth. Furthermore, the Republic's Project Ireland 2040 National Planning

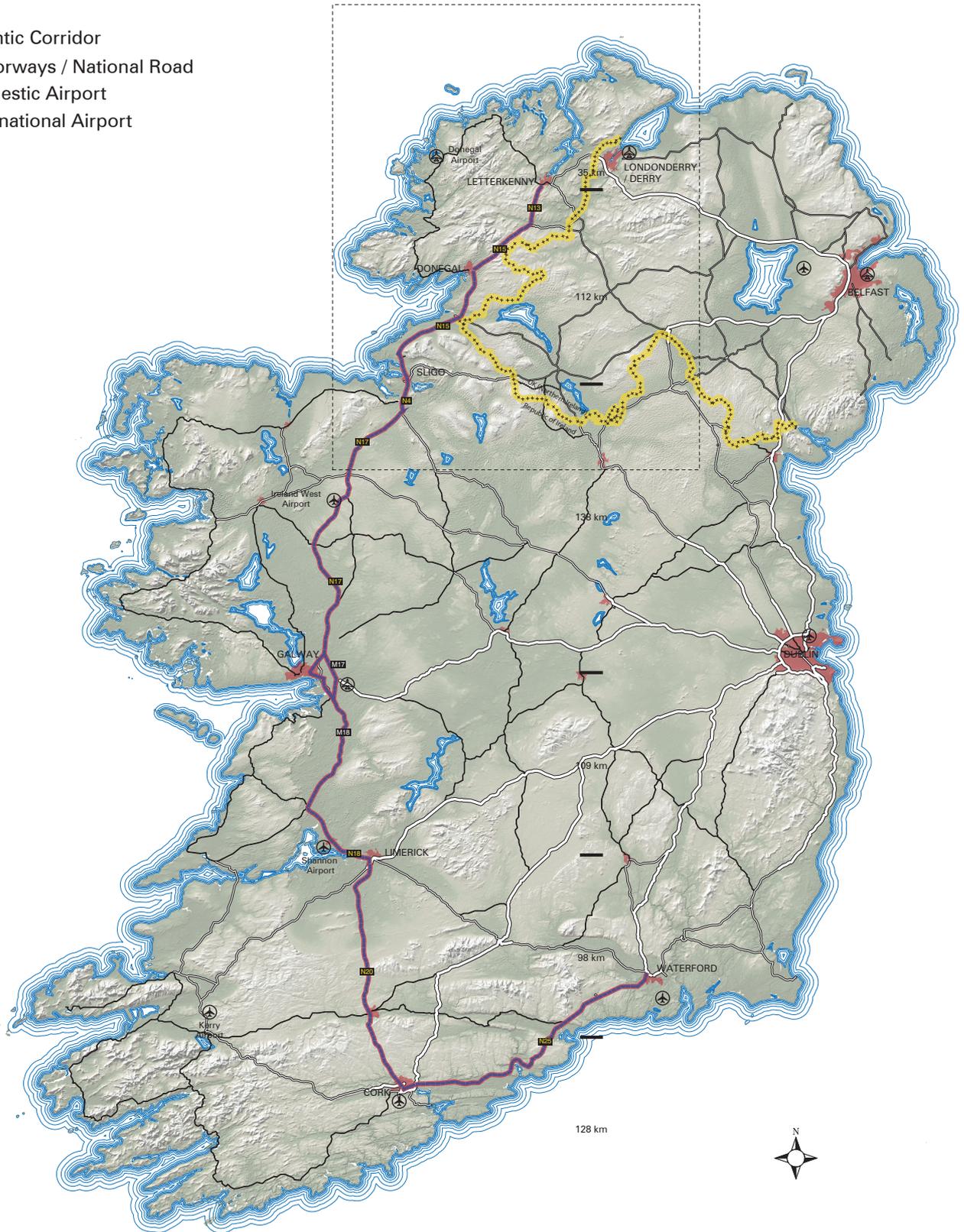
Framework, directed towards a future date of 2040, anticipates an influx of one million non-Irish migrants. Approached as an opportunity to redistribute both population and development across the island, both proposals allude to the possibility of a permanent economic route through Derry/Londonderry, thereby establishing a new set of relationships between Ireland and Northern Ireland. By imagining a new north-south link, both plans effectively seek to establish a new relationship between the east and west of the island. Although the Project Ireland 2040 National Planning Framework anticipates a widespread transformation, it lacks a clear articulation of a spatial agenda for these changes. While the Atlantic Corridor is a clearly delineated construct spanning 430 kilometers, its effect on the country remains uncharted.

One of the island's peculiarities is that the Republican South extends further north than the Unionist North. This uppermost region, both north and south, Irish and British, more than any other region in Ireland will concentrate the effect of Ireland's future redevelopment plans. This significant terrain, known as County Donegal, is where this collection of eleven projects is sited. Located between the towns of Sligo in the south and Derry/Londonderry in the north, it is one of the most economically fragile counties of the Republic. This fragility is further highlighted by its geographic position, surrounded on either side by the sea and Northern Ireland, and connected to the Republic by a narrow strip of land that makes it susceptible to the effects of a possible hard border with Brexit.

Characterized by pastures, woodlands, small villages, peat fields, and a dispersal of innumerable one-off houses, the remote County Donegal is exemplar of the coexistence between rural countryside, housing estates, and urbanized towns in Ireland.³ These settlements represent the architecture of the region; and yet historically this region has existed without any real relationship to the profession or the culture of architecture.

The following architectural project is one of eleven that speculates on County Donegal's possible architectural futures in relation to the Project Ireland 2040 National Planning Framework, the construction of the Atlantic Corridor, and the indeterminacy of Brexit—creating necessary encounters between north and south, between infrastructure and environment—or in short, between the highway and the country.

-  Atlantic Corridor
-  Motorways / National Road
-  Domestic Airport
-  International Airport



Map of Ireland

Data from Open Street Maps, 2018



Map of Donegal

Data from Open Street Maps, 2018



As Found Objects

Photographs from authors during fieldtrip in Donegal, Ireland, May 2018



As Found Object

Maria Zygouri, photograph of
countryside in County Donegal,
Ireland Londonderry, May 2018

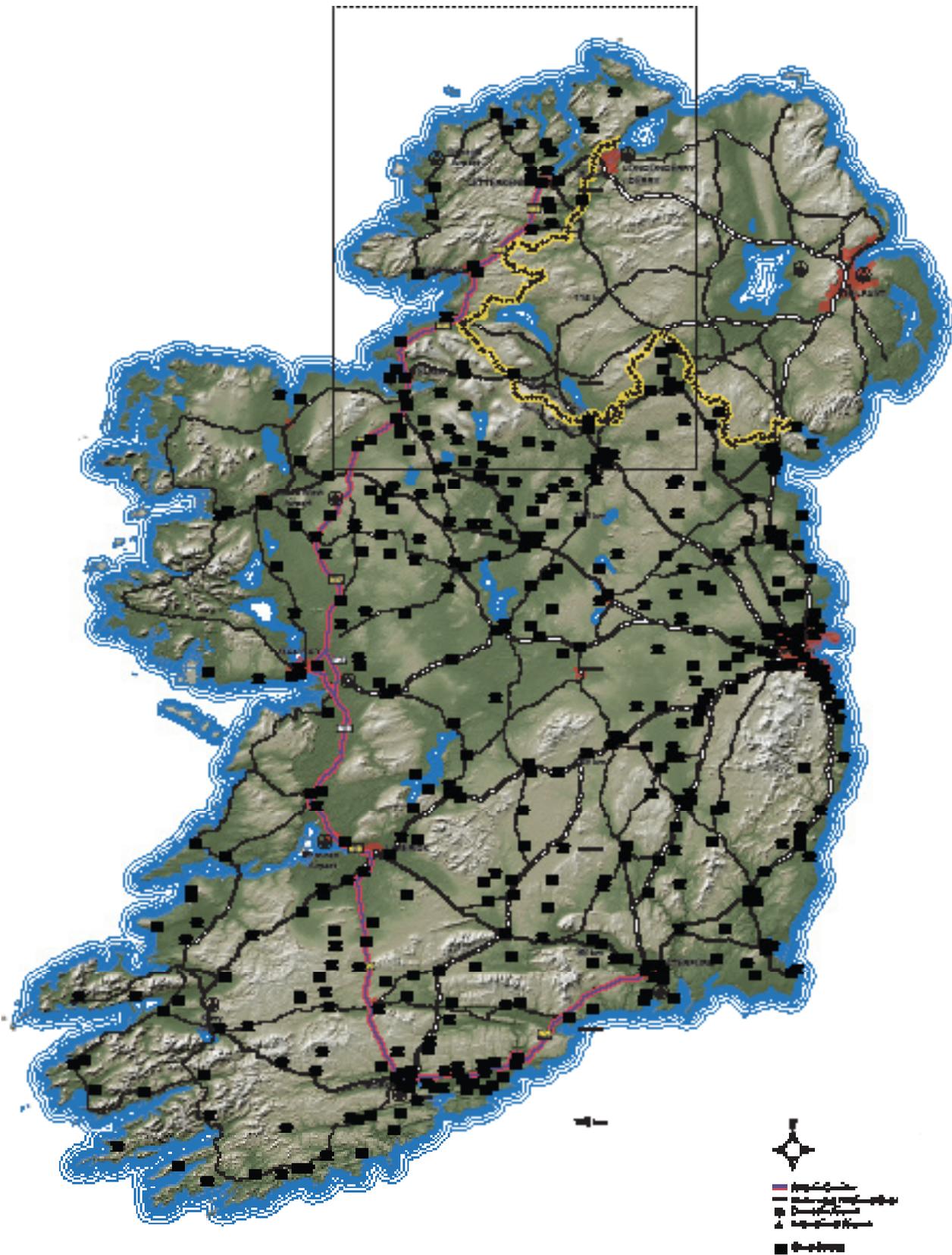


Alberto Geuna, photograph of Ghost Estate Navenny Lower close to Ballybofey, May 2018

Site

The chosen example is a set of 10 unfinished structures, that lie close to the twin towns of Ballybofey and Stranorlar. These towns comprise the 3rd largest urban centre in Donegal and are strategically located within a strong hinterland in the Finn Valley and at a key point along the N15/N13, which is part of the wider Atlantic Corridor. The two towns act as the key retail, commercial, social, educational and recreational centre for the Finn Valley.

The 10 houses were built in 2008 and remained incomplete without basic architectural or infrastructural elements. The proximity of the place to the adjacent settlement and the forthcoming Atlantic Corridor, sets the ghost estates on the foreground, valorize their position into a strategic point, defying the third node of a triangle, as the next subcenter, proposing another future and the densification to this area.



Site Information

Ghost Estates in Ireland
 Data from Department of Housing,
 Planning, Community & Local
 Government, 2018



Site Information

Ghost Estates in Donegal
Data from Department of Housing,
Planning, Community & Local
Government, 2018



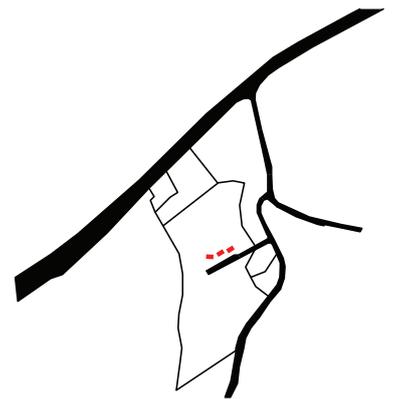
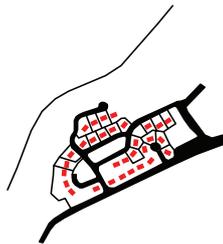
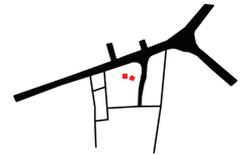
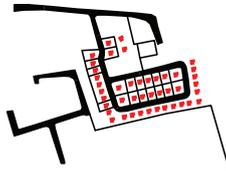
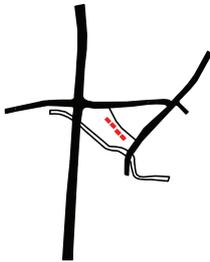
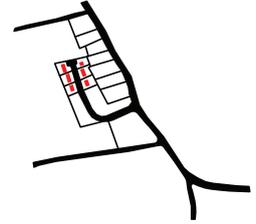
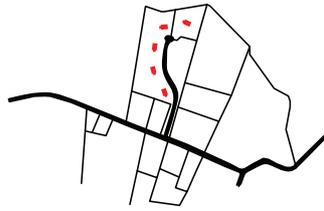
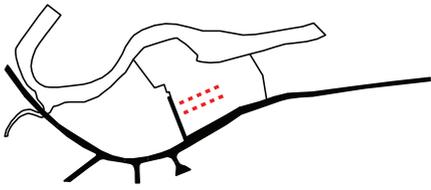
Site Drawings

Ghost Estates in Donegal
Photos from Google Maps,
September 2018



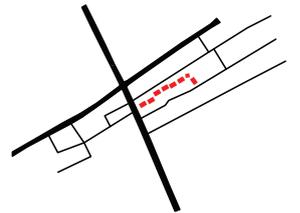
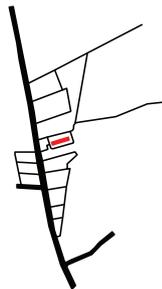
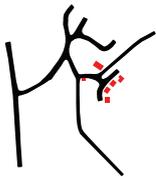
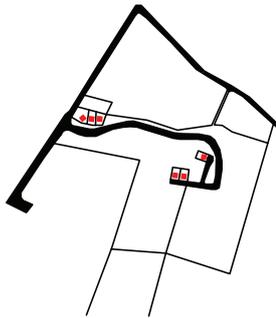
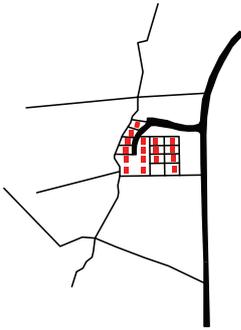
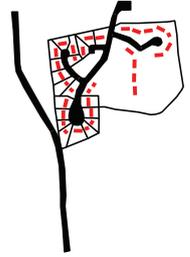
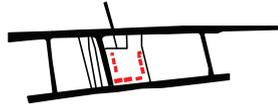
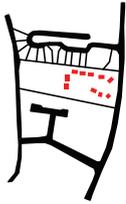
Site Drawings

Ghost Estates in Donegal
Photos from Google Maps,
September 2018



Site Drawings

Ghost Estates in Donegal
Data from Google Maps, 2018



Site Drawings

Ghost Estates in Donegal
Data from Google Maps, 2018





Ghost Estates

Photographs by Valerie Anex



Site info:
Ballybofey, Navenny St, Co. Donegal, Ireland



-  BUILDING
-  GREEN AREA
-  WATER
-  SITE AREA



Site Photographs

Data from Open Street Map, 2018

INFORMATION SHEET

Location: Ballybofey

Development:

Address: Navenny Lower Ballybofey

Plan Date: 02/10/2006

Typology:

Houses
Detached :5
Semi-detached :5

Number of House :10

Total Units
Occupied :0
Vacant :10

Distance from regional road
from highway
from urban settlement

State of Ruination







Site Photograph

Kate Slevin Photography



Site Photograph

Photo from Google Earth



Site Photographs

Rana Sami, photograph of Ghost Estate
Navenny Lower close to Ballybofey,
May 2018



Site Photographs

Alberto Geuna, photograph of Ghost Estate Navenny Lower close to Ballybofey, May 2018

Discourse

Ruins are the remains of human-made architecture; structures that were once intact but have fallen into a state of partial or total disrepair; fragments and pieces of left over architecture, not only sacred or monumental that date long back in time, but also buildings that are left to decline without ever being used before.

These houses that haunted Ireland over the decade following the economic collapse of 2008, became the ruins of crisis, reminders and remainders of former years over development and unprecedented economic growth. They turned from construction sites to ruins overnight, being left to fall to pieces not because of their disuse but because the future they were aiming to was never realized. This category of ruins witnesses the exhausted powers of an individualized and consumerist past, where the ambition of home ownership was the lead, that resulted to the systematic collapse of the housing force.

Precedent Studies

The admiration of ruins, is present in West Modern History, since the 18th century, when elements as decay, erosion and a return to nature were apparent in discussions regarding architecture and art. Romantic artists, fascinated by the classical past visited the sites of the Roman and Greek ruins summarizing the dream of perfection that never was, something totally inaccessible. The key aesthetic debates of the century, the sublime, the picturesque and the gothic, were found also in artificial ruins that were constructed as parts of gardens and landscapes of this era. Ruins were considered as the return of architecture to nature, as George Simmel argued.

During Renaissance, the ruins were perceived as fragments of the antiquity, with a romantic aesthetic that amplified the notions of sublime and picturesque. Before the twentieth century, architecture prioritized permanence and gradual change, while a building was beautiful by being unchangeable in time, by being durable and permanent, without any hint of the notion of obsolescence.



Joseph Gandy's depiction of John Sloane's Bank of England as a ruin, 1830

1625



Historic Map of Rome as Freud suggest it to be like a palimpsest

1720-1778



Giovanni Battista Piranesi

1745



View from Ruinenberg to Postdam
Albert Ludwig Trippel

1760



Hubert Robert: Roman Ruins

1830



An imagined view of the Bank of England in ruins
by Joseph Michael Gandy

This paintings is a simultaneous representation of interior and exterior as well as plan and structure

1843



The professor's dream, painting by Charles Robert Cockerell

1814-1879



Eugene Emmanuel Viollet-le-Duc (1814-1879)

restoration is a "mes
reestablish (a buildin
finished state, which
in fact never have act
existed at any given t

1879



The excavation of Pompeii in 1879, confirming the supremacy of classical civilisation by archaeological discovery

restoration means a destruction out of which no remnants can be gathered: a destruction accompanied with false description of the thing destroyed (...) It is impossible, as impossible is to raise the dead, to restore anything that has ever been great or beautiful in architecture

John Ruskin (1819-1900)

In the ruin history has physically merged into the setting. And in this guise history does not assume the form of the process of an eternal life so much as that of irresistible decay.

Walter Benjamin (1892-1940)

The ruin is a symbol for persistence and continuation ... we should be able to build structures which even in a state of decay would more or less resemble roman models'

Albert Speer (1905-1981)

1967



Monuments of Passaic, Robert Smithson, 1967



Gordon Matta-Clark

Ruins in History

Dealing with ruins and buildings in decay has long been a subject of discussion between theorist and philisophers.



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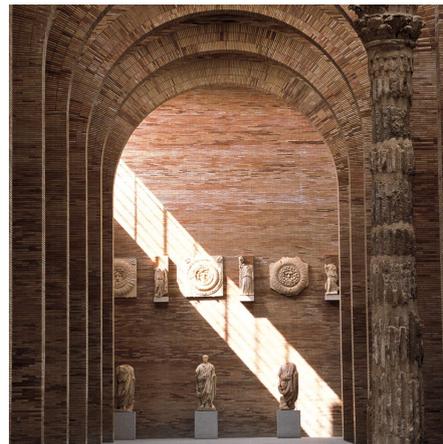
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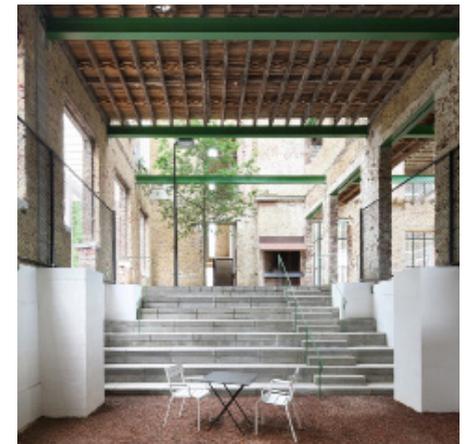
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9

1. Giovanni Battista Piranesi, Ruined Gallery of the Villa Adriana at Tivoli, 1770
 2. Giovanni Battista Piranesi, Vedute di Roma, 18th century
 3. Hubert Robert, Villa Madama near Rome, painting, 1767
 4. Harry Gruyaert, Gordon Matta-Clark et Gerry Hovagimyan travaillant à Conical Intersect, Rue Beaubourg, 1975

5. Gordon Matta-Clark, Walls, 1972
 6. Antonio Violi, Pilfered relics of Etruscan funerary monuments form the rusticated base of the Palazzo Bucelli in Montepulciano, 4 July 2016
 7. Iwan Baan, Ningbo Historic Museum, Ningbo China – Wang Shu
 8. Rafael Moneo, photograph of the National Museum of Roman Art (MNAR) in Hispania

9. Architecten De Vylder Vinck Taillieu, PC CARITAS, Melle, Belgium, photographs by Filip Dujardin, 2016



10



11



12

10. The Great Mosque - Cathedral of Cordoba, converted from a church to a mosque and a cathedral over the centuries
11. Michael Wesely, long exposure of the city. Capturing a place over time, examining the city as a palimpsest
12. Caruso St John Architects, Renewal of the town square at the center of Kalmar, Kalmar, SE, 1999-2003



1



2



3



4



5

1. O'Connell Square in town Mountmellick, in county Laois, around 1905
 2. O'Connell Square in town Mountmellick, in county Laois, around 1905
 3. Paddy's Market, Cork City, 1900, by National Library of Ireland on The Commons

4. Irish town, Market and Marts were taking place at the same time, circa 1850
 5. Listowel, Snapshots of an Irish Market Town, 1850-1950



6



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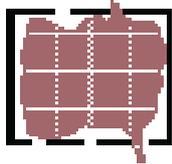
6. Frank McKelvey, Market Scene, Fair Day at Ardara around the middle of the last century, Courtesy of Whytes Auctioneers and Valuers, 1935-1936
 7. A detail from the 1740 painting of Stradbally, county Laois, depicts the estates village at the edge of the demesne. The main street opens onto a market square, complete with arcaded market house. This painting may

represent an aspiration rather than an actual landscape.
 8. Beragh Co Tyrone, aerial photograph of town, from the book of Patrick Shaffrey, *The Irish Town: an approach to survival* (Dublin: The O'Brien Press, 1975)

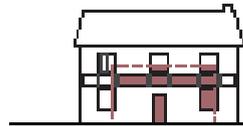
Visualized Evidence

The romantic notion of the ruins referred to specific buildings, of often exceptional singularity and aesthetic quality. These new buildings, the 'ghost estates' miss these characteristics, but have the power to remind and recall something important. From the thesis analysis, a set of rules will define the ways these 'ruins' can be approached, finding a new purpose a new context for their future existence.

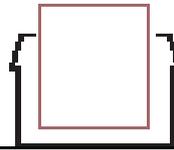
A future where these can form physical reminders of the social conditions that created them, setting the importance and character of these abandoned structures in the spotlight, linking the picturesque old ruins, the 'ghost estates' and the new highway through an economic, infrastructural and political framework.



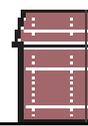
Ruin



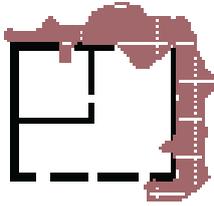
Adaptation



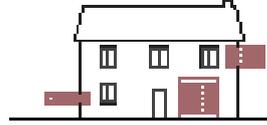
Roof



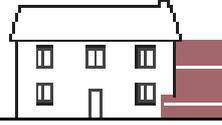
Preservation



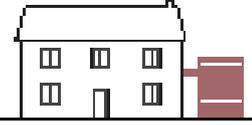
Ruin



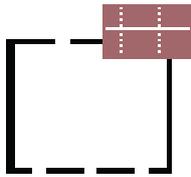
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Preservation



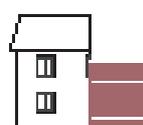
Removal



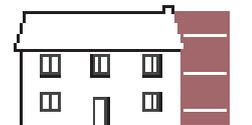
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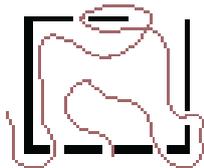
Ruin



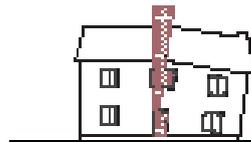
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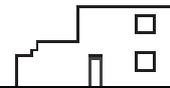
Expansion



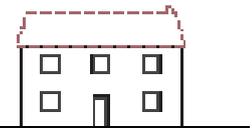
Roofing



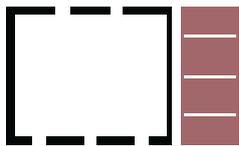
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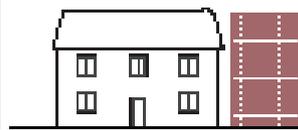
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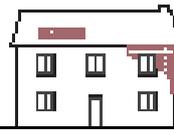
Adaptive Reuse



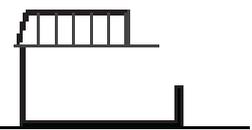
Adaptation



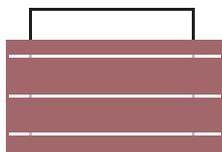
Ruin



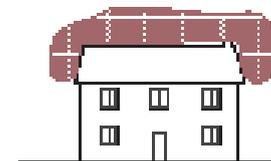
Preservation



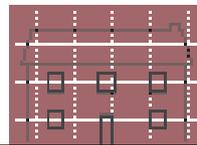
Restoration



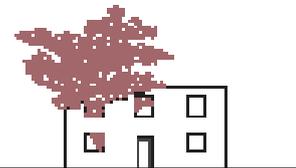
Cover



Wrap



Extend



Reinforce

Ways of working with a ruin, or abandoned structure.



- | | | | |
|---|---------------|---|-------------------|
|  | sedimentation |  | spalling |
|  | degradation |  | encrustation |
|  | vegetation |  | biological patina |

Example of mapping of physical and biological chemical degradation: detail of the south façade of the Roman Theater of Aosta (Antonella Negri, 2006)

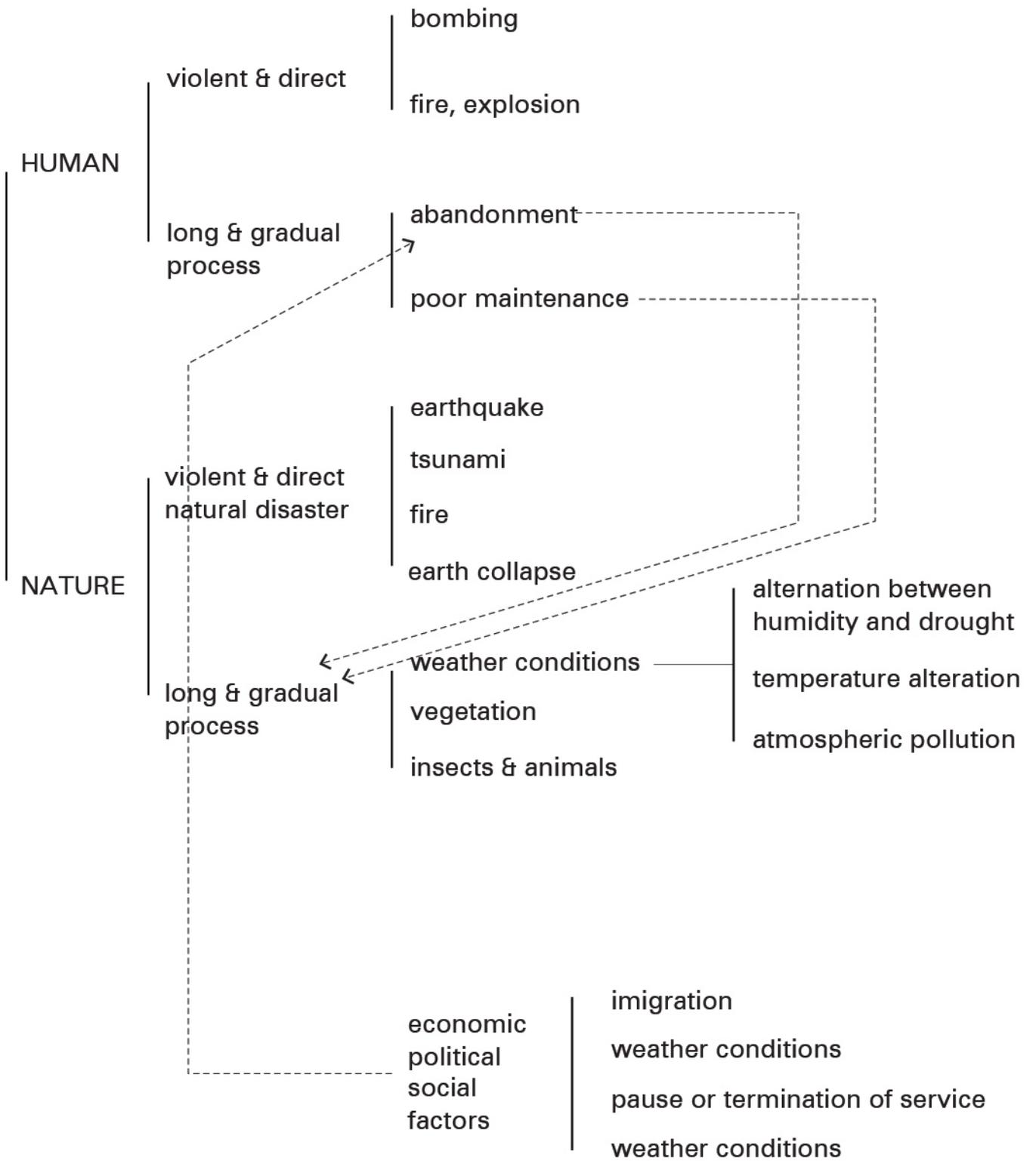


Diagram showing the factors that cause the ruination of a structure



Exemplary building of ghost estate 2 years after abandonment.



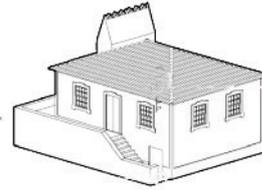
Exemplary building of ghost estate 10 years after abandonment.



Catalogue of materials found in Ireland.
Photographs from authors during
fieldtrip in Donegal, Ireland, May 2018

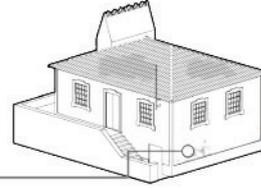
FIRST SIGNS

early signs of erosion of the exterior finishes
growth of vegetation and moss around the house
entrance open or broken



EXTERIOR FINISHES AND SPACES

Exterior finishes start to degrade
Garden/Exterior spaces are clearly unkept
Windows might be broken
Roof structure starts to suffer, tiles start to slip



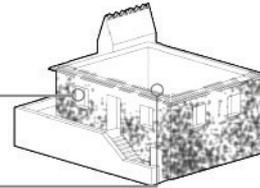
ROOF AND OPENINGS

Parts of the roof start to collapse
Exterior finishes erode and the stone structure is revealed
Windows and doors are significantly damaged
Humidity degrades the interior



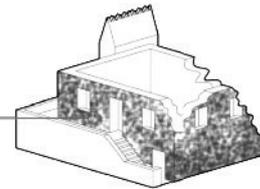
INTERIOR DIVISIONS AND FLOORS

The roof is in great parts collapsed
The windows and doors are gone
The interior divisions and floors suffer from extensive damage
Very little of the exterior finishes remain
Openings might be blocked

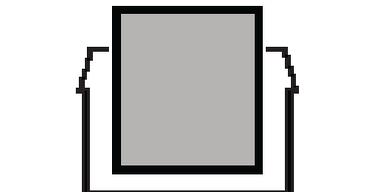
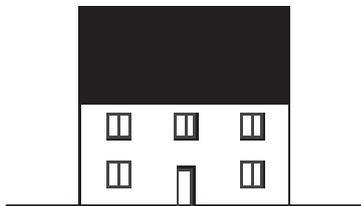
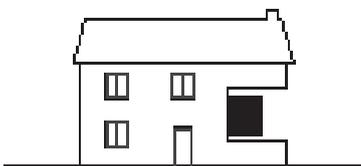
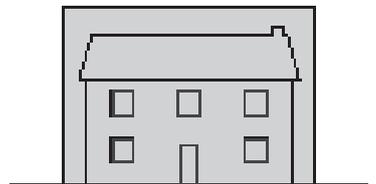
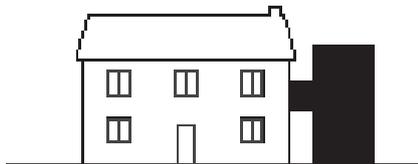
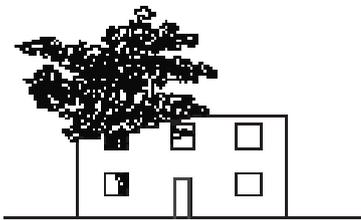
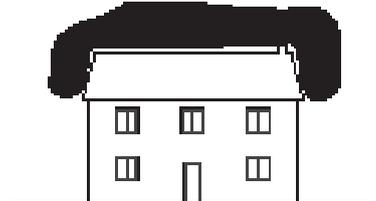
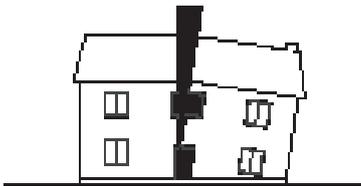
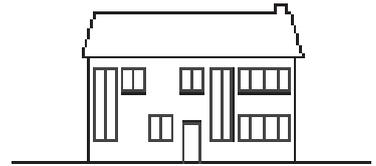
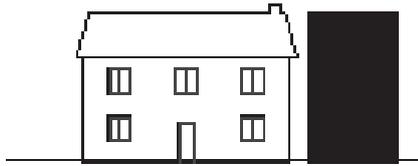
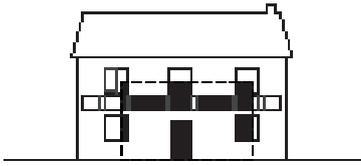


EXTERIOR WALL

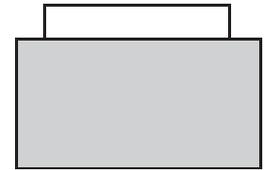
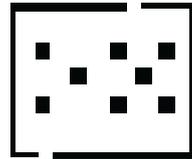
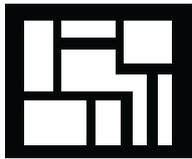
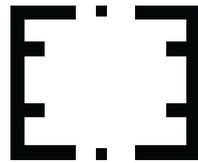
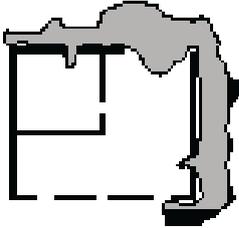
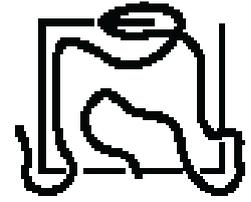
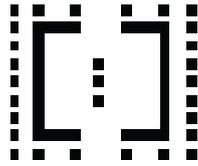
Vegetation is now growing around, in and on the structure
The material start to degrate
Pigments layers remain visible around the window and door openings



Stages of building's ruination



Ways of working with a ruin, or abandoned structure, diagrammatic facade and elevation



Ways of working with a ruin, or
abandoned structure, diagrammatic
plan



Separation
The structure is separated into individual units.



Reassembly
The units are reassembled into a new configuration.



Reassembly
The structure is reassembled into a new configuration.

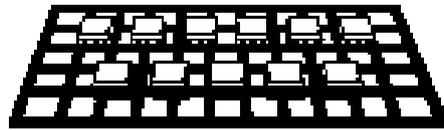


Reassembly
The units are reassembled into a new configuration.

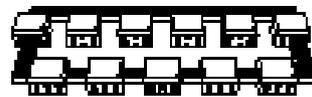
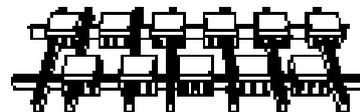
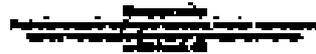
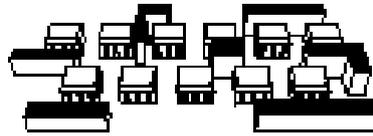


Reassembly
The structure is reassembled into a new configuration.

Ways of working with a ruin, or abandoned structure when it belongs to an assemble or cluster, like the ghost estates



Plan
A simple grid of squares, representing a plan view of a building layout.



Typical
A simple grid of squares, representing a plan view of a building layout.

Ways of working with a ruin, or abandoned structure when it belongs to an assemble or cluster, like the ghost estates

Architectural References

Potteries Thinkbelt

by Cedric Price

Year: 1966

A plan for an advanced educational industry in North Staffordshire. The landscape Price wished to regenerate spanned approximately 100 square miles, was triangular in shape, and stretched from Pitts Hill in the North, Madeley at its Western point and Meir to the East, with Stoke and Newcastle-Under-Lyme located at its heart. A network of mobile elements is proposed, placed on the existing rail-lines which can be reassembled according to the newly created needs. A new kind of adaptable infrastructure that uses the existing abandoned and decaying industrial landscape in a completely new and unconventional way, proposing another educational system.

Ville Nouvelle Melun-Sénart

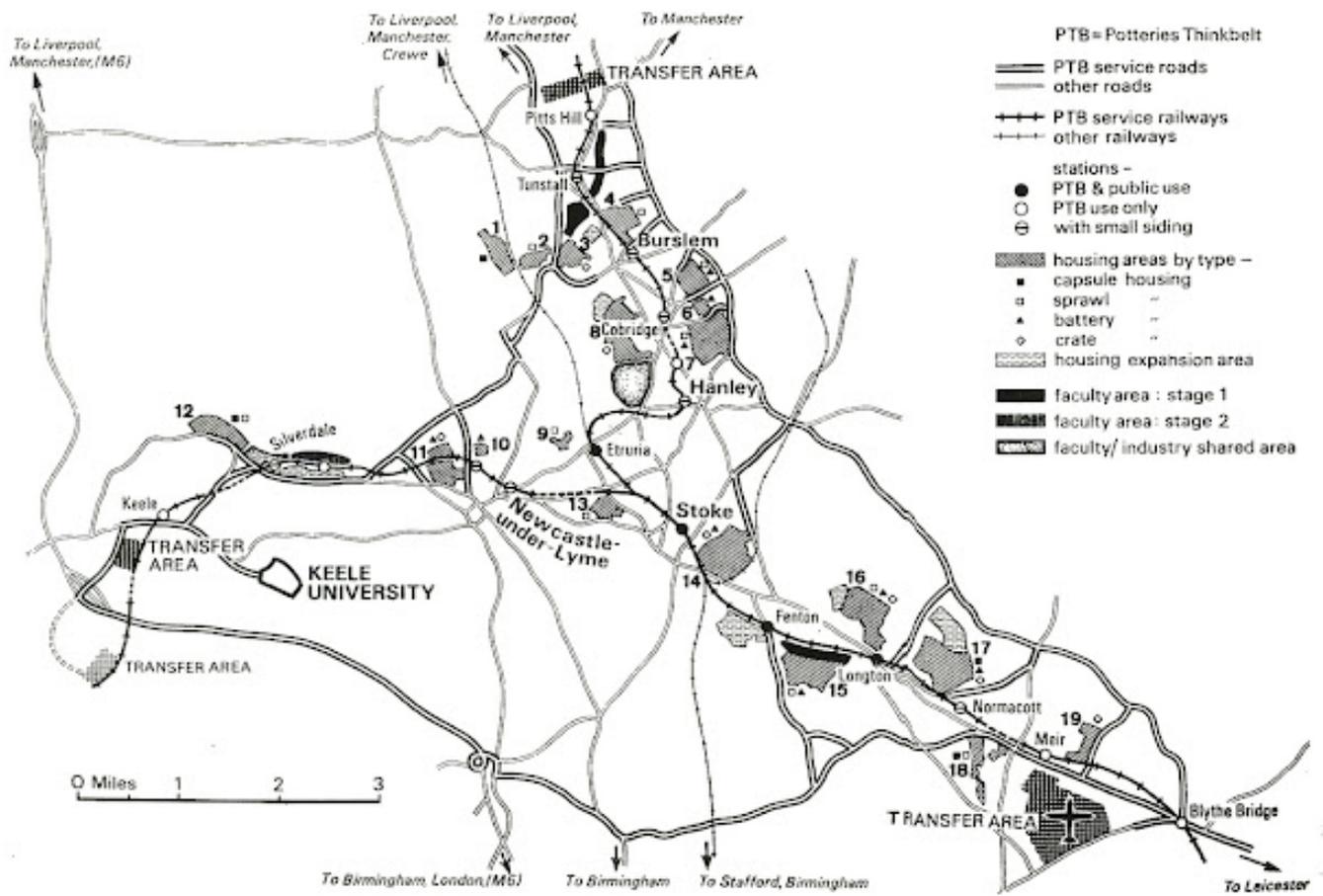
by OMA

Location: Melun, France

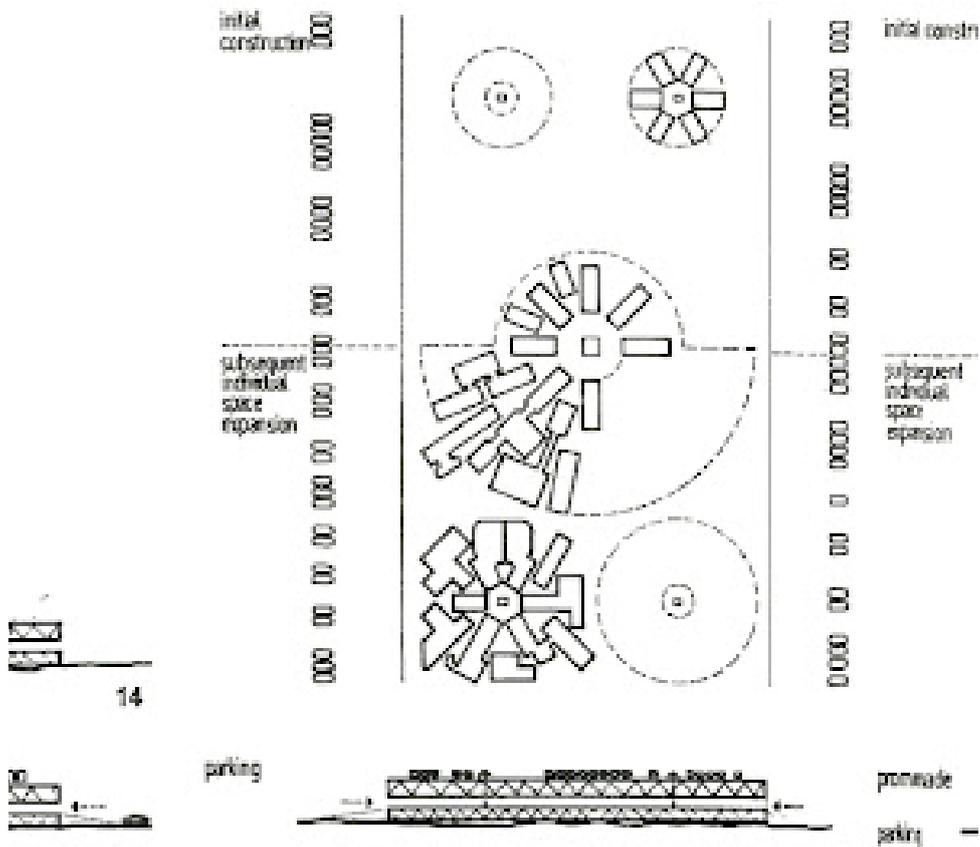
Year: 1987

This attempt is drawn up in his 1985 competition entry for Ville Nouvelle Melun-Sénart, a project that focuses on what not to build and where not to build. Rem Koolhaas proposes an embrace of the city as it is, not simply as an accumulation of architecture or a mutilated version of its primordial self, but a mixture of two parts - the built and the unbuilt.

In this proposal, Rem Koolhaas explored the subject of what must (or can) be determined by planning and what can (or must) be left out - either as void space or as chaotic urban growth. He proposed to embrace the city as it is, a mixture of built and unbuilt elements and spaces. These spaces, names as void, are open to various different possibilities, enable uses that can exist outside of a building. Firstly he selects the items that can be kept (preserved), the ones with important meaning, function or aesthetic qualities. The rest of the places become islands free to evolve and change.

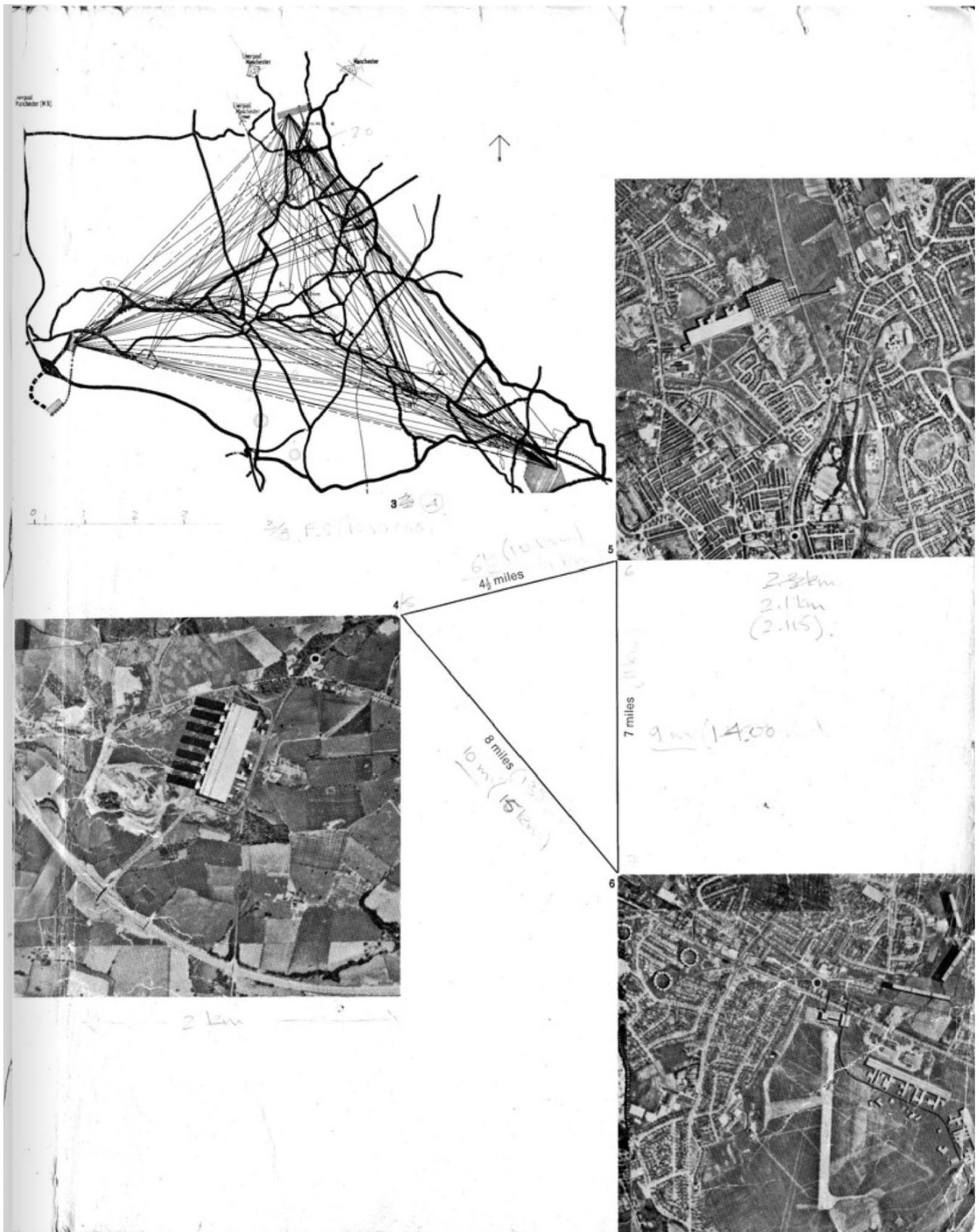


Map of the PTB showing main routes, transfer, faculty and housing areas, Potteries Thinkbelt by Cedric Price

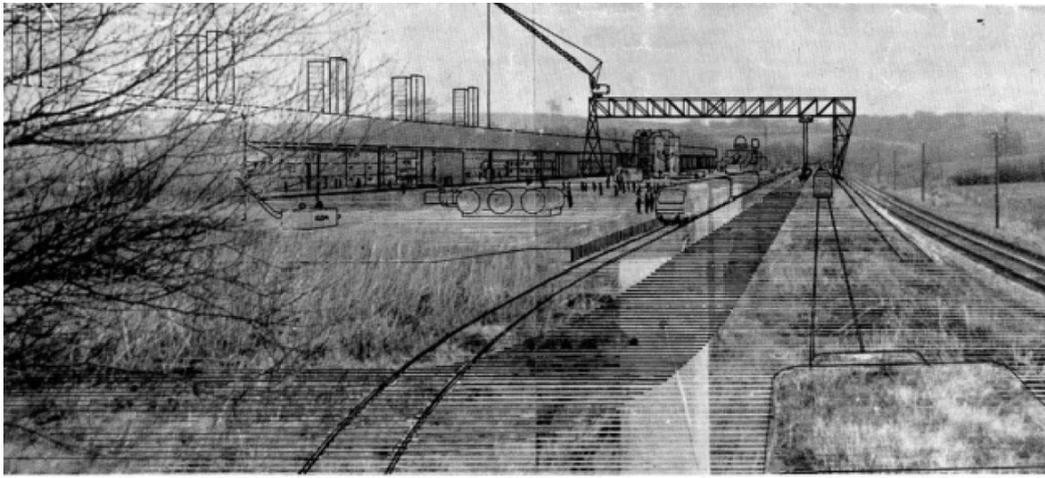


	Steel	Steel
<p>Steel with grid lines</p>	<p>small steel roof, raised supports and flexible foundations requirements arise to fit in its ground position</p>	<p>partial supports, allow fitting in uneven, variable ground, ground</p>
<p>Steel</p>	<p>concrete base, raised supports with flexible foundations</p>	<p>potentially allows construction of subsequent open air extension</p>
<p>Steel</p>	<p>Y-shaped steel, flexible fitting with concrete, distributed foundation, ground</p>	<p>flexible parking areas</p>

Diagrams, Potteries Thinkbelt by Cedric Price



Diagrams, Potteries Thinkbelt by Cedric Price



7 Areas

provide for the immediate disposition of mobile learning units as required by colliery. Five types are proposed:

carrel units. These may be used as part of scheduled duration at PTB stations, or try at individual faculty sidings, providing inity for both scheduled teaching in areas and random discussions.

ch carrel units. Used in conjunction with open circuit TV or linked information programme store.

tion and equipment storage units. Providing either two on lecture areas or one demonstration/lio, linked to information and equipment

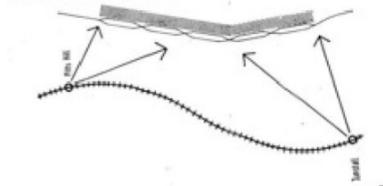
decking units. Used either for access to units, or as support for specialized or itrol rigid enclosures positioned on units

ne units provide motive power and ad services for the faculty areas. re three main faculty areas, one situated limb of the PTB rail net. They have new built up in assembly zones, each capable ving up to 12 learning units, and separa- transfer zones for the removal and on of units

Silverdale: 4 assembly zones. Stage 2 area dependent upon eventual closure of Silverdale colliery.



Tunstall/Pitts Hill: 5 assembly zones capable of extension to south.



Fenton/Longton: 6 assembly zones.



Existing industrial sidings will be used as shared faculty areas for coordinated work between industry and the PTB—at Hanley (Shelton Iron and Steel Works) and Silverdale (Silverdale Colliery). Small existing sidings, generally at stations, will become faculty sidings, used mainly for self-teach learning units and information storage

units, often for dual use by PTB & the community as a whole.

Existing plant provided for Keele U be used by PTB, but no extension is



Diagrammatic plans of faculty areas; 'ideal' layout to actual sites

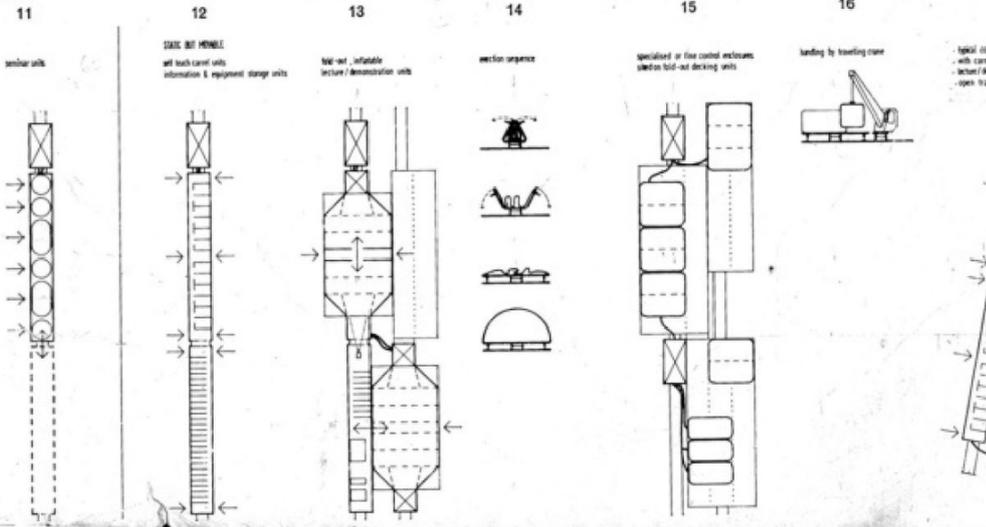
6 Silverdale: four assembly zones linked area by footbridge across the main line.

7 Tunstall/Pitts Hill: five assembly adjacent parking area; pedestrian area Tunstall Park from Pitts Hill and Tun Area 67,200ft²

8 Fenton/Longton: six assembly zone configuration. Area 80,640ft²

9 Plan of 'ideal' faculty area rail assembly key services booster or motive power
1 single width unit
2 single fold-out unit
3 double fold-out unit

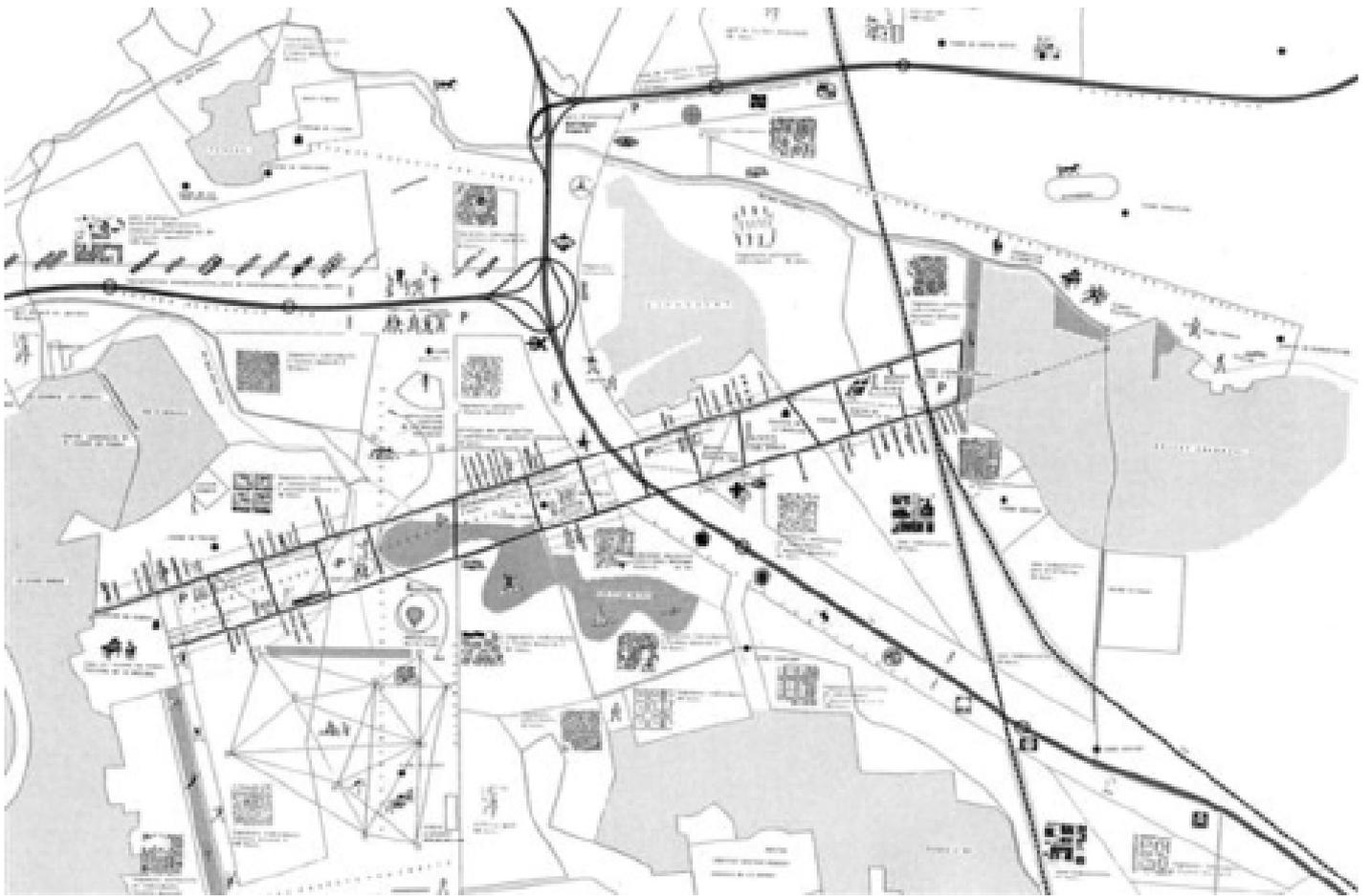
10-17 Diagrammatic plans of rail-based teach



Diagrams, Potteries Thinkbelt by Cedric Price



1. The system of Bands and their layering, structure and designation.
2. Model of the proposal
Ville Nouvelle Melun-Sénart
by OMA



The diagram of functions,
Ville Nouvelle Melun-Sénart
by OMA



Panorama

Project

Unfinished buildings have the beauty of this which could have been. Of this which is not yet there. Of this which might be one day.

Description

These buildings are not exceptional or scarce, they appear sometimes suddenly, and they can degrade endlessly through time. Three ways can be seen to deal with the unremarkable and the unfinished: to ignore it, to maintain it or to change it. This project/intervention focuses on the fourth one, an interim one, which is ahead of the transformation; this one regards the place instead of common or banal, as a space of enclosed qualities, available of use and further life. Assuming that a ruin exists "between the not-yet and the no-longer", the appropriation of it breaks this condition, creating a new one, another parallel future, a function and an architectural language that had to correspond, to interfere and evolve the existing elements.

The intention was to convert the derelict Ghost Estates into vital machines for communality. The ruin, unlike the convention, is understood as a necessary artefact, serving as a reminder of mistakes and defects in Ireland's housing stock, by being the focus of the future development, investigate through them their capacity to offer other values of co-habitation. Each aggregation is formed and change in a different way, depending on the characteristics and specification of the territory, the elements that the area misses and the parameters that guide this appropriation

Major role of the Irish town was to act as a market and service center for the adjacent country population, a pattern which evolved and repeated throughout the country. The Market was an important crossing point on road junctions, rivers or simply along the main street on which the city was expanding, indicating that the centrality of such position equal, pair the importance of buying and selling in Irish public life tradition.

"The Irish landscape is seeded with ruins, multifarious remnants of disappeared: the contours of ring forts and the angular thrust of the dolmen; the stubs of round towers and shattered castles or abbeys; the burnt-out shells of great houses and coast guard barracks. One could even say it is a landscape peculiarly composed of ruin."

From 1993 to 2007, Ireland experienced a period of remarkable economic growth, during the so-called Celtic Tiger era. Property development became a dominant element of economic growth and employment, that was followed by a huge collapse, a severe housing and financial crisis, leaving over 2500 unfinished estates scattered around the island.

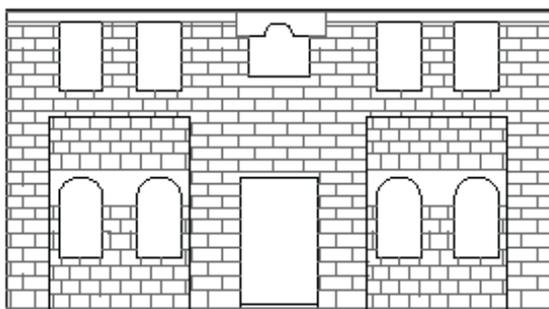
The incomplete houses that haunted Ireland over the decade following the economic collapse of 2008, became the ruins of crisis, reminders and remainders of former years overdevelopment and unprecedented economic growth. This category of ruins witnesses the exhausted powers

This thesis investigates the value of the ghost estates. Their typical layout, proportion and structure, the way they occupy the landscape, the materials and their age define the new role and character they will inherit.

Architecture by its use, demands adaptation in order to continue, to transform and change when it's necessary, without being permanent and crystallized. It should be subject to transformations to adapt to its inhabitants and users, and as it belongs and originates to the society, therefore should evolve along the culture, capable of responding to future needs.

The following years are expected to bring remarkable change in terms of impact on the Irish urban environment. Globalisation, rapid development, demographic increase, extended and important infrastructural projects and a national plan that awaits the incoming population to exceed the 1 million, set the future of the ghost estates on the spotlight, initiate the systematic approach to the latent potential of the urban and rural landscape.

The basic housing unit is discussed, questioning the values of the previous society, trying to identify the elements that contemporary towns are missing and offer them via the re-appropriation of the contemporary ruins. The new social space is an active and productive civic space, a social gathering space that will turn the structures from latencies of the past to new forms of activated, organized and social condensers.

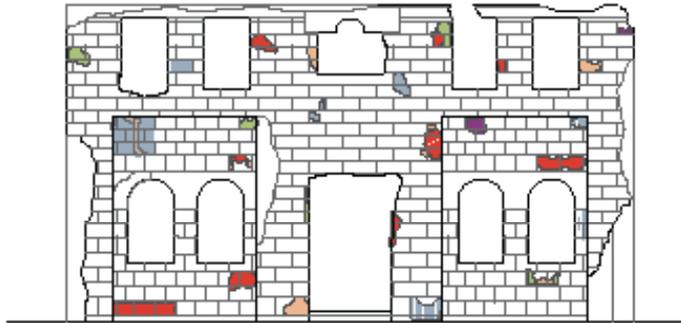


2015

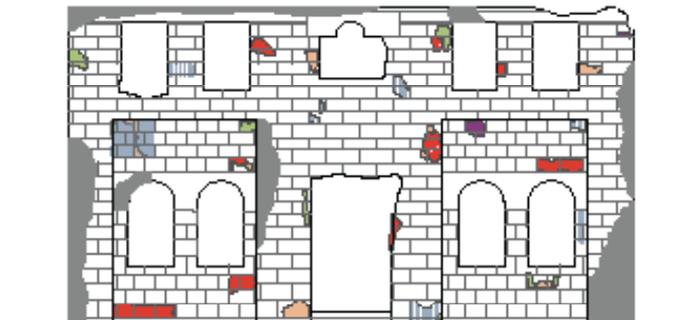


2018

Drawings of selected Ghost Estate
through years

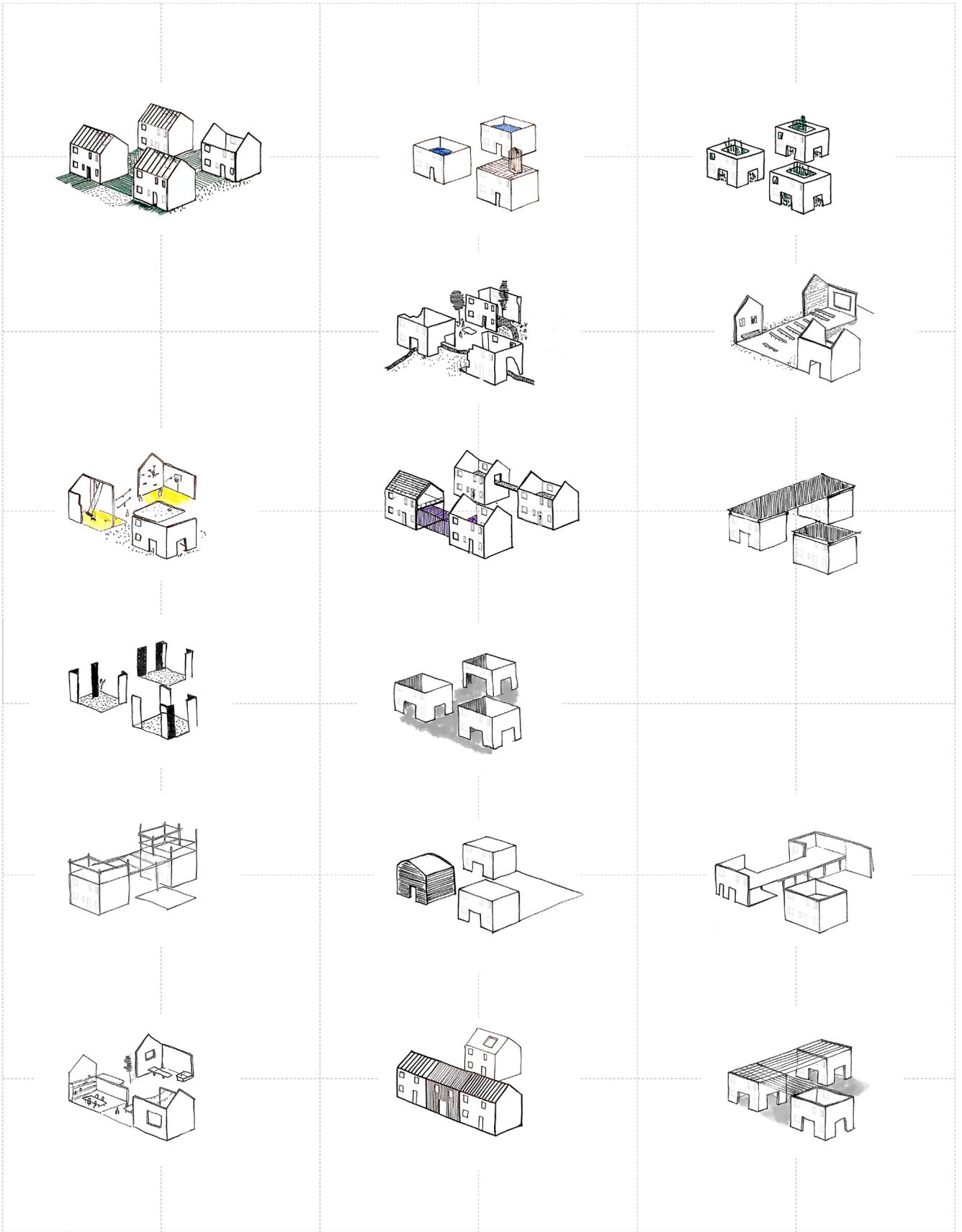


2025

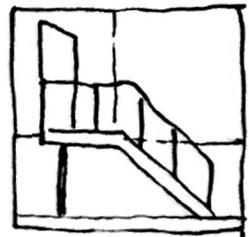
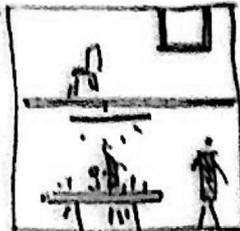
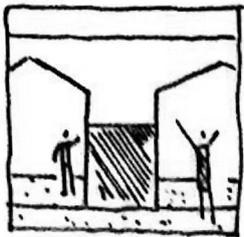
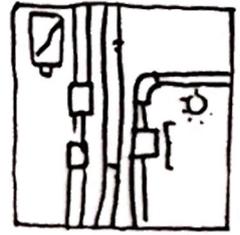
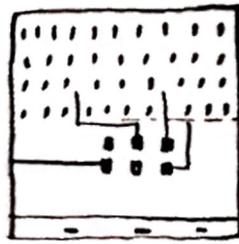
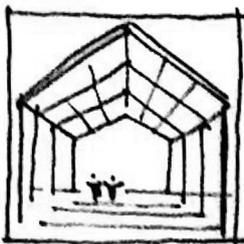
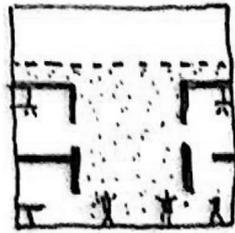


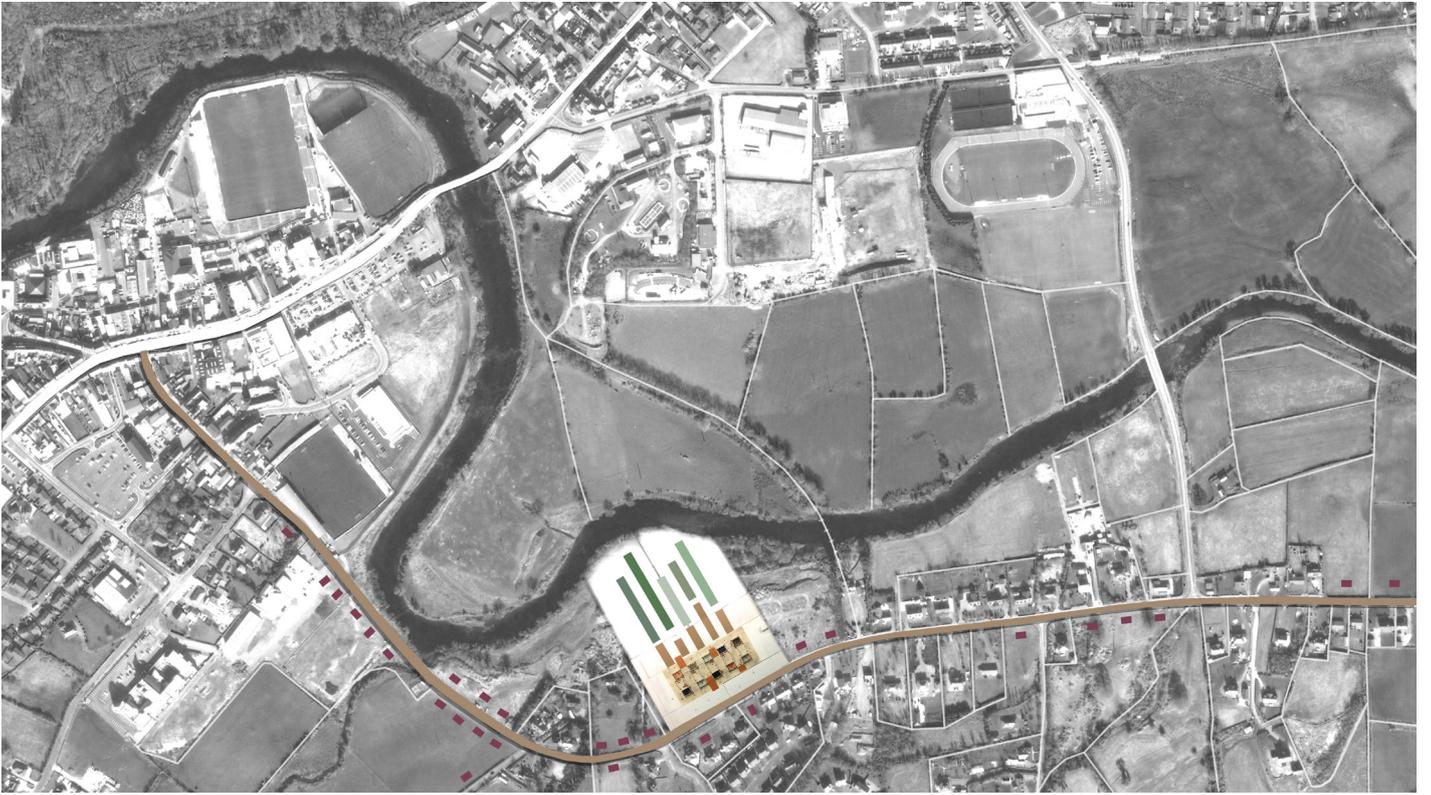
2030

Drawings of selected Ghost Estate through years

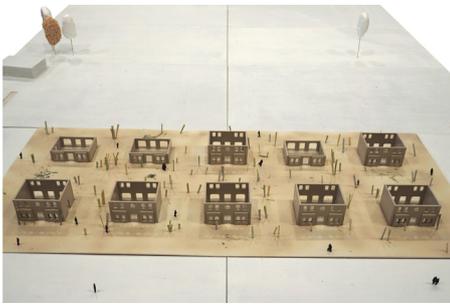


Sketches

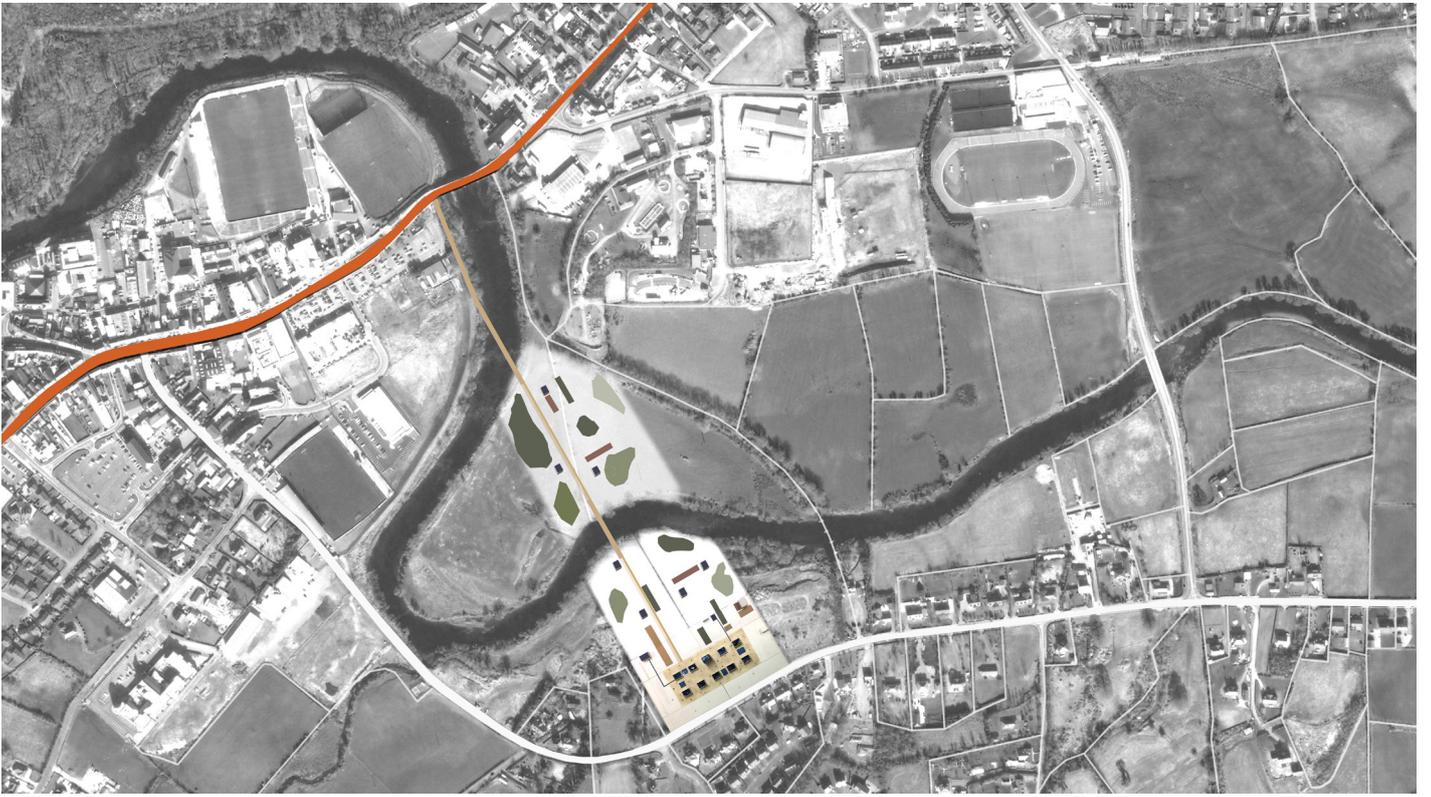




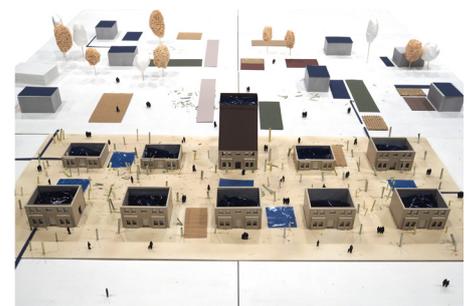
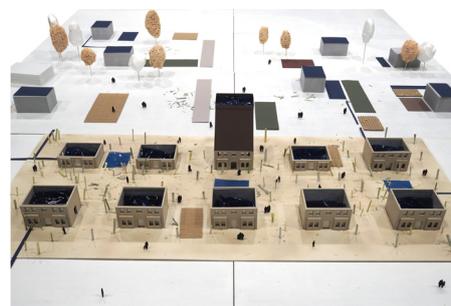
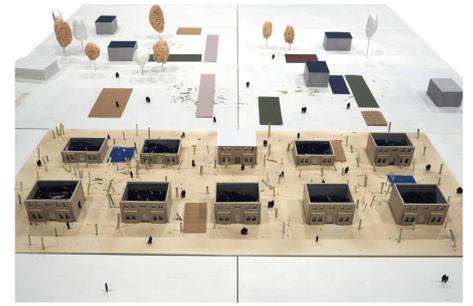
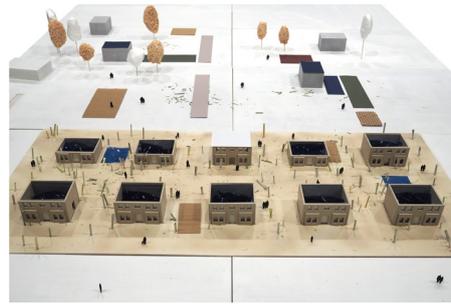
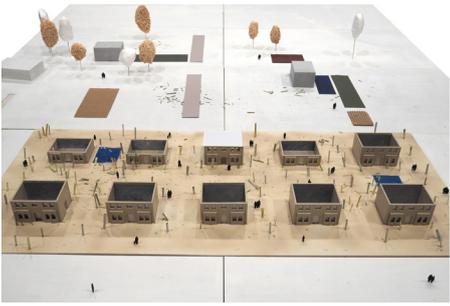
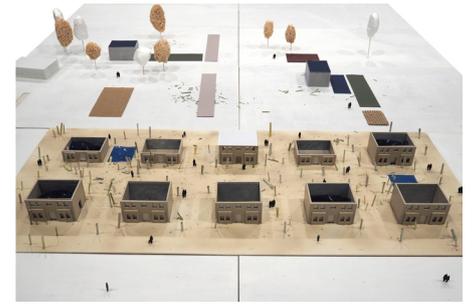
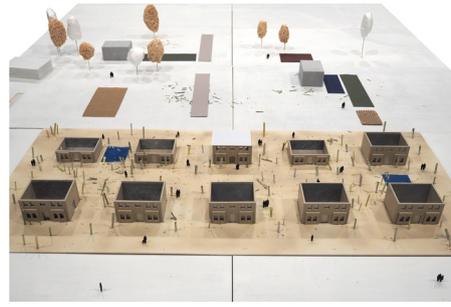
Scenario I: Linear Development



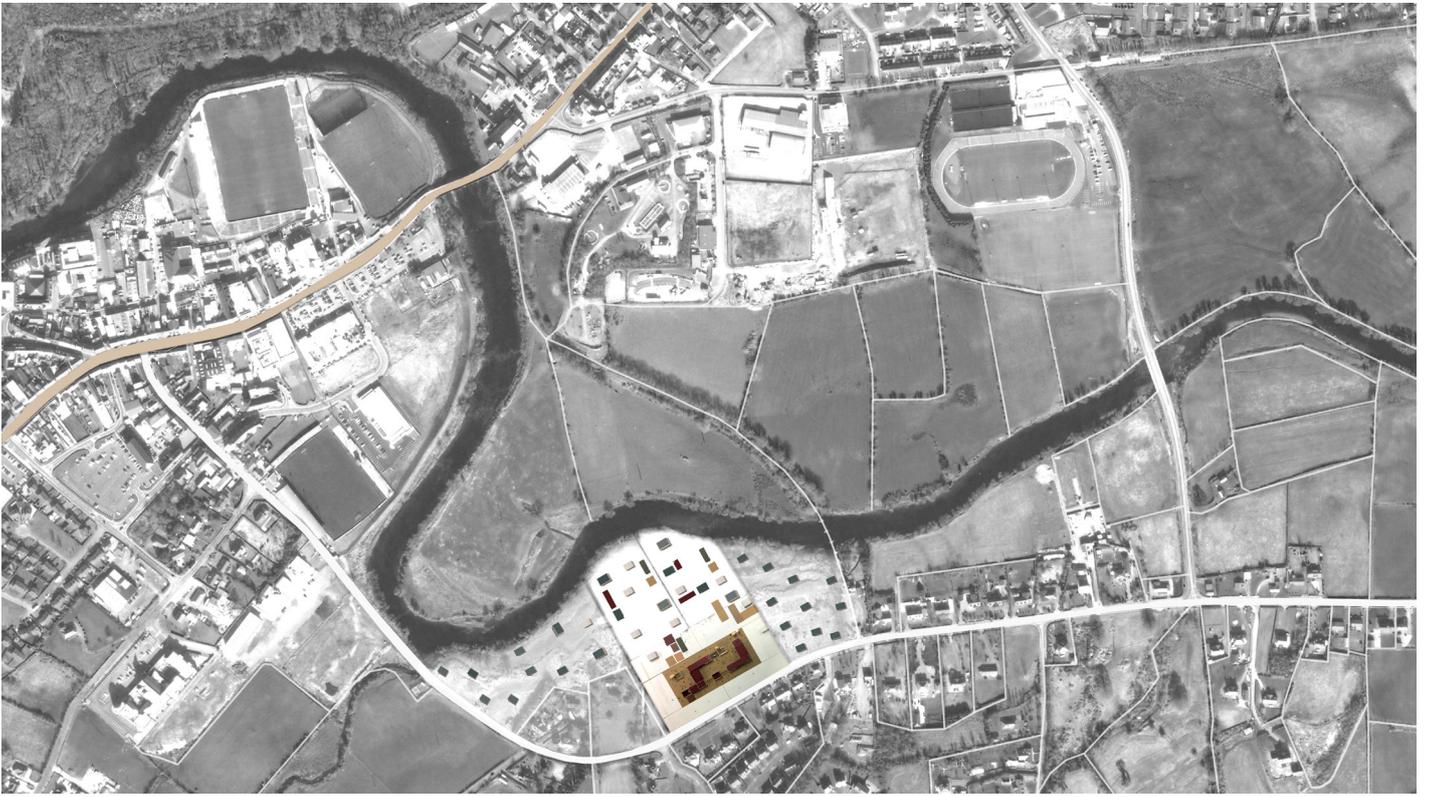
Scenario I: Market



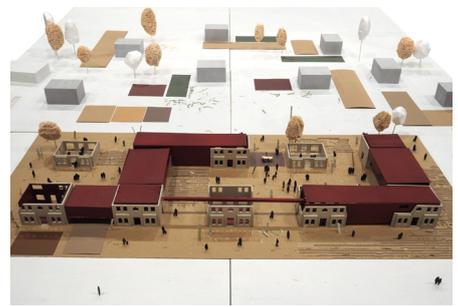
Scenario II: Connection with the Atlantic Corridor



Scenario I: Water Infrastructure and Park



Scenario III: Densification



Scenario III: Community Hall



Diagram of Site in 2018



Speculative Diagram of Site in 2040





Speculative Urban Scale map

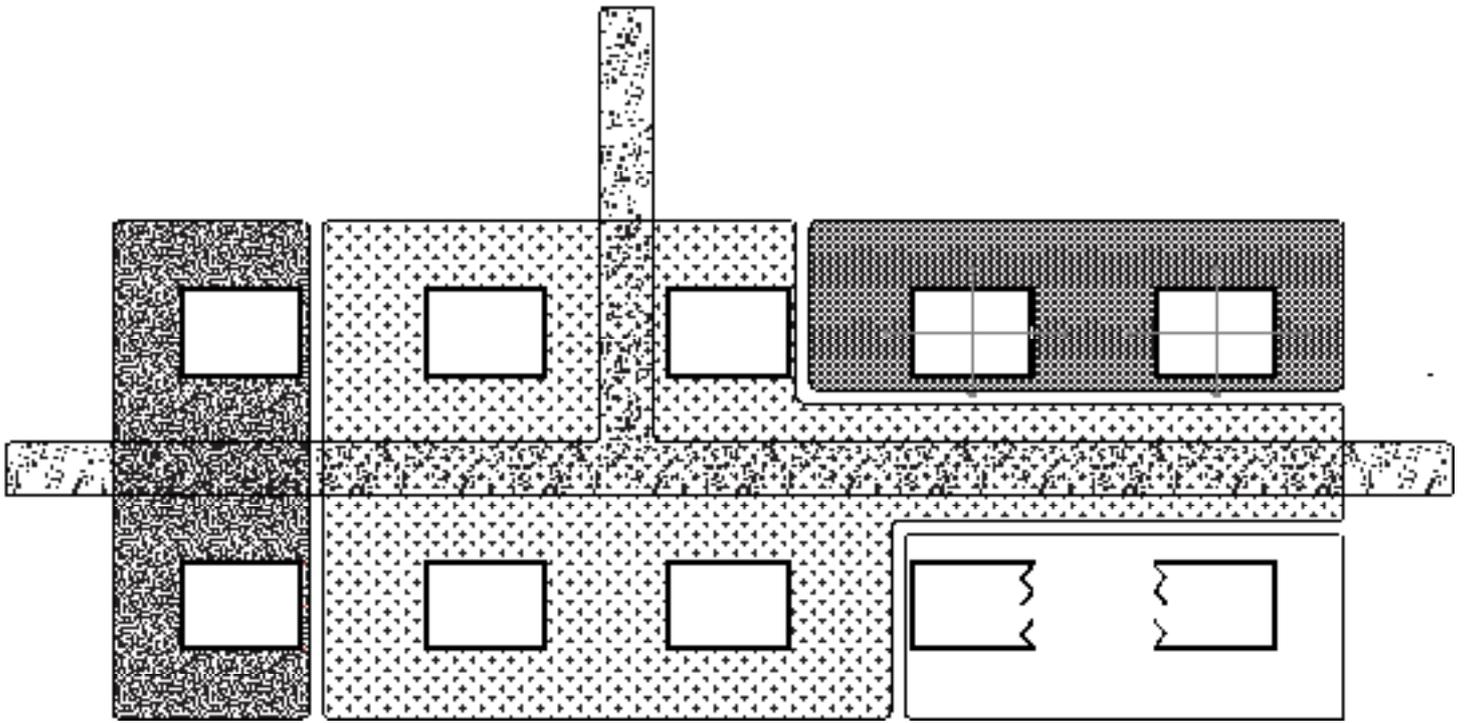
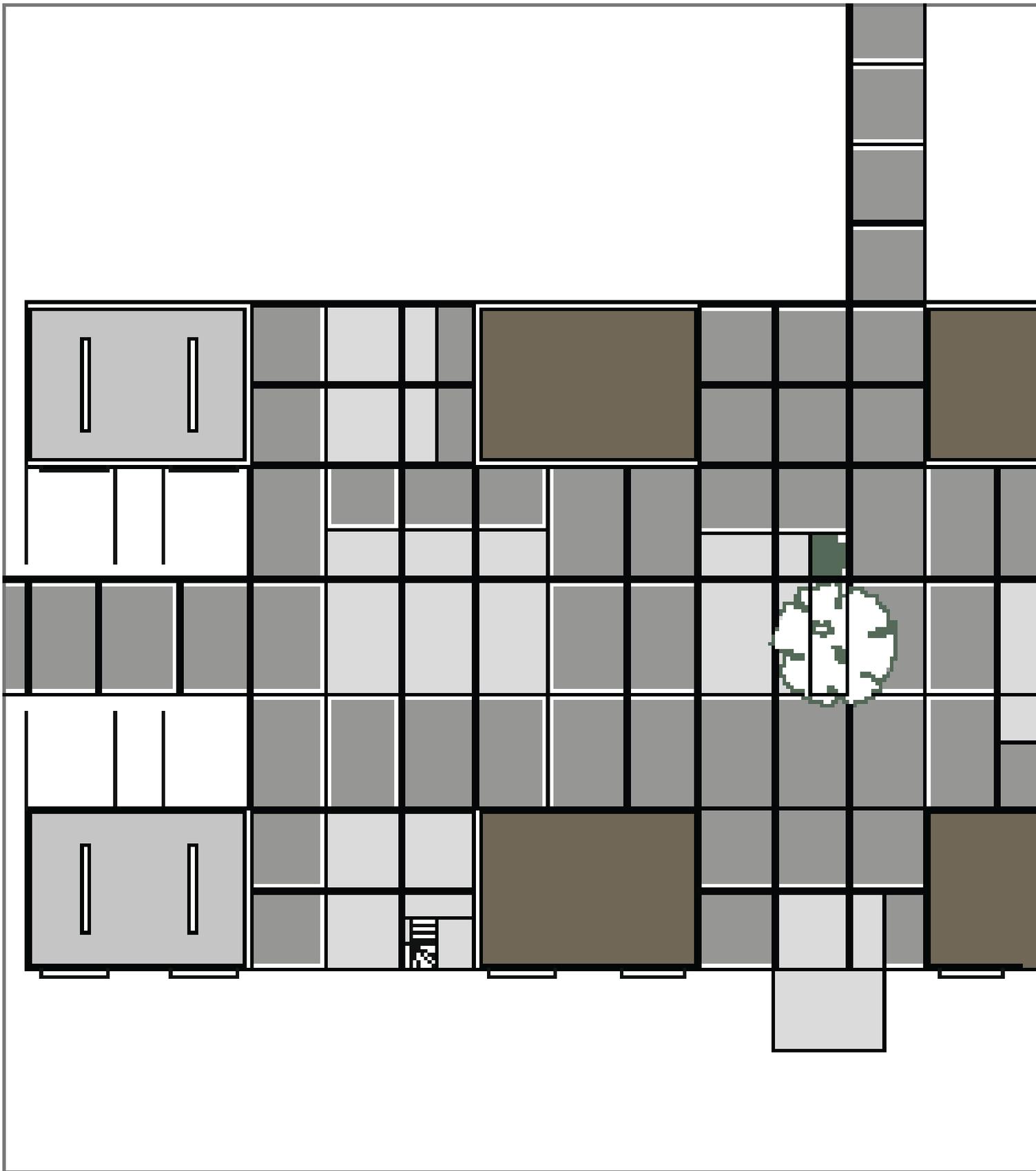
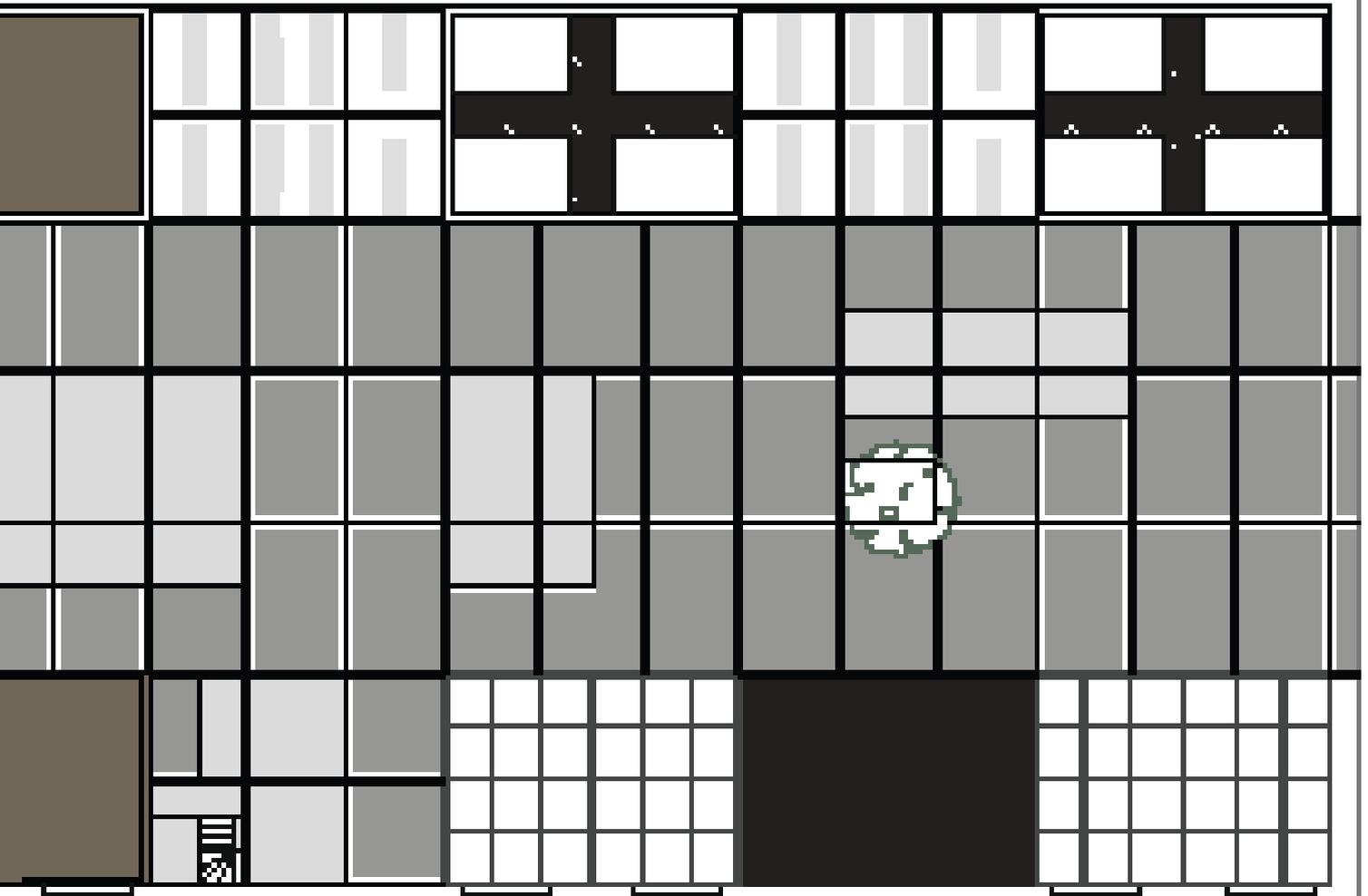


Diagram of different uses

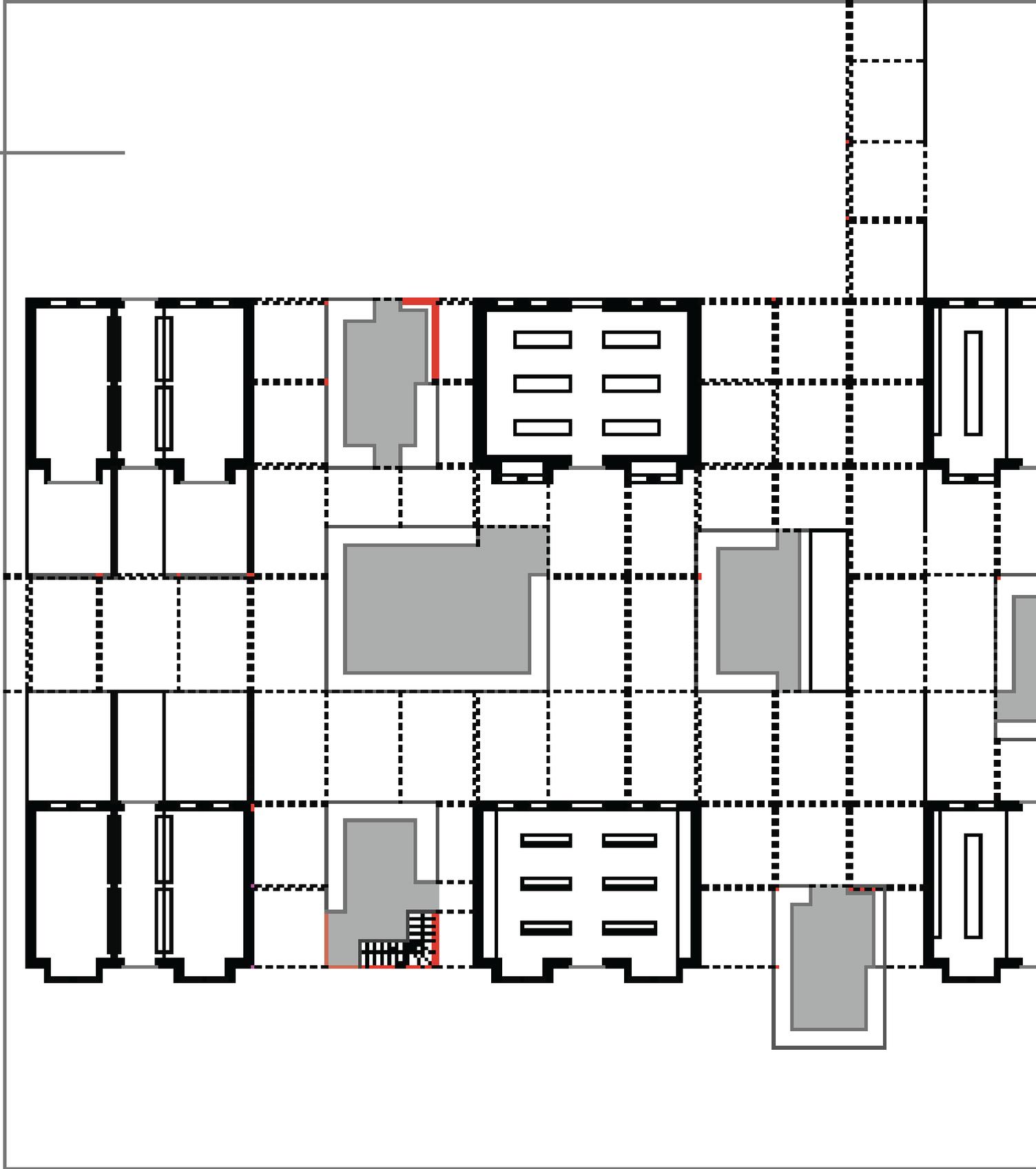


Diagram of movement



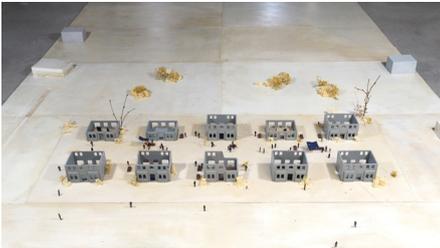
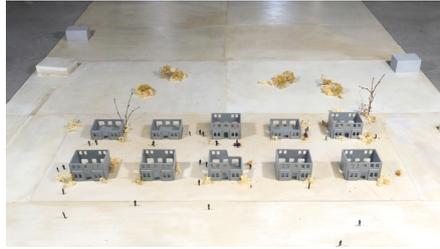


Plan Cluster, Scale 1:500





Plan Cluster Ground Level, Scale 1:500



Photographs of Model of the cluster,
scale 1:100



Photographs of Model of the cluster, scale 1:100



Photographs of Model I, scale 1:20



Photographs of Model II, scale 1:20



Photographs of fragments of Model I,
scale 1:20



Photographs of fragments of Model II,
scale 1:20

Expert Interview

Name: Cian O'Callaghan (IR)
Title: Assistant Professor in Urban Geography with the School of Natural Sciences, Trinity College Dublin
Date : 22/06/2018
Relevance: Cian O'Callaghan is an urban and cultural geographer. His main research areas included Urban political economy, Creativity and place, Neoliberalism, Urban vacancy and 'new ruins'. His recent research has broadly concerned the impacts of Ireland's property bubble and associated crisis, with a particular focus on housing, urban vacancy and spatial justice. He has worked for projects on Ireland's 'ghost estates' and on contestations over the re-use of vacant spaces following Ireland's crisis.

Summary of the talk

The term "Ghost Estates" was firstly used by David McWilliams around 2006.

Ghost estates are the estate that have over 10 houses, were 70% of them remains vacant. The remaining of ghost estates vary, as well as the degree of their ruination.

It was common to build the estate in phases, for example if the aim was to have Around 100houses, these were built in 3 phases, around 200 in each phase.

During the Celtic Tiger era, Ireland experiences a period of unprecedented economic growth coupled with dramatic cultural and social transformations. Exportled growth during the 1990s, led to a property bubble, driven by debt-based homeownership during the 2000s.

The property bubble of the last half of the Celtig Tiger years, along with the population growth and the demand of new housing led to the construction of numerous housing estates across the country.

Their arrangement was typical. The prices were varying a lot depending also on the size of the cluster apart from that of the independent house.

Initially large scale developers started to built, but they were followed by smaller scale companies, as well as individuals who thought this was a great chance to invest and move into property development.

During these years money was available and land was also available.

It was common that due to lack of central planning , pieces of land were rezoned for housing. Previously

farmlands were turned into zones of residence, aiming at the urban and rural renewal.

The following years Irish Banks stopped working, cash were not available anymore. A lot of construction sites that were already half-finished remained as that, bringing vacant housing due to the economic crash.

Interesting fact is that the county with less population, the county of Leitrim, had the greatest number of houses.

The phenomenon of the abandoned cluster of houses along the island, was due to the financial crisis, but also to the lack of business plan and future demographic projection.

In Dublin prices of houses were expensive, so in the rural areas the prices were considerably lower.

Similar to the National Framework of 2040, was also the National spatial strategy of 2001, that was showing were the investment will focus, trying to balance the regional development and future growth.

In Ireland, the economic geography still remains considerably uneven. Dublin as the capital, is far more advances and densified compared to the rest of the country, especially the west, and the county of Donegal. An aspect of the future plan, is to make other cities and smaller gateways bigger, by focusing in the investment and infrastructure.

All these years after the crisis, there have been made some attempts to revive and reuse these abandoned properties. Banks, Developers, Residents, Local authority have addressed the issue and the importance.

An interesting example can be found in Langford, where a proactive group of residents, created a small community and helped clean and occupy one abandoned cluster of houses.

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