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# **SOUTH DUBLIN COUNTY COUNCIL REPORT OF ARCHITECTURAL CONSERVATION OFFICER**

## **PART 8 RE: LUCAN VILLAGE IMPROVEMENT PROJECT – MAIN STREET AND VILLAGE GREEN**

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### Record of Protected Structures

There are a number of Protected Structures adjacent to the area of the Village Green and Main Street which are referred to in the Council's Record of Protected Structures under Schedule 2 of the South Dublin County Development Plan 2016-2022 as follows (the list is not extensive as there are also a number of Protected Structures within the vicinity);

RPS Ref.062 – Vesey Bridge, Main Street

RPS Ref.063 – Vesey Arms, Main Street,

RPS Ref.068 – O'Neill's Public House, Main Street

RPS Ref.069 – Canalised Section of River between Griffeen Bridge and Vesey Bridge.

Under Section 2 of the Planning and Development Act 2000, the term 'structure' means "*any building, structure, excavation, or other thing constructed or made on, in, or under any land, or any part of a structure so defined, (a) where the context so admits, includes the land on, in or under which the structure is situate, and (b) in relation to a protected structure or proposed protected structure, includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures*". Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors, fixtures and fittings. The Protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000.

### Appraisal

This is a Part 8 for proposed enhancement for Lucan Village which has been divided into two separate Part 8 applications. This report provided relates to Village Green and area of Main Street. As stated above there a number of Protected Structures adjacent within the subject site and the proposed works are located within Lucan Village Architectural Conservation (ACA).

In order to provide a final scheme as per the Part 8 a number of different designs and proposals were presented to the undersigned for comment and discussion. The undersigned was included in discussions and presented with a draft proposal by the consultant Architects engaged on behalf of SDCC. During meetings feedback was provided by the undersigned with regard to the requirements for new development within the ACA and regard to the overall design and visual impacts within proximity to existing Protected Structures and historic buildings.

The overall scheme is considered to be a very positive element to Lucan Village given its status as an Architectural Conservation Area and the overall quality of the scheme in enhancing the Village Area and providing improved public realm and enjoyment of these areas by residents, businesses and visitors to Lucan.

In assessing the final concept design for Main Street and Village Green it is felt that the proposed enhancements will allow the area to be formalised and enhanced as a high quality amenity space. The overall plan and layout provides for a more useable and interactive space which will increase the overall use and attract residents and visitors to enjoy Main Street and Village Green as a social interactive and aesthetic place, thereby improving residents well-being, which would have been part of the original function of this central historic public space.

The design improves access to the River, provides seating, useable space for events or social use and allows for safer pedestrian routes and connectivity along Main Street to the Village Green. The visual enhancements improves the public realm along the western edge of Village Green.

The aims for the Village Green are set out in the Part 8 Report which provide the design rationale and response to proposing suitable enhancements and good public realm, they include;

- Creating a sense of arrival into the Village Green in improving the existing space as a more formal and readable place.
- Encourage interaction, visual and physical links to and from the Park.
- Improve sightlines into Village Green thereby enhancing the wider area, improving supervision of the area thereby making it safer and a more welcoming place to use.
- Replace guarding to the canal and thereby improve the overall aesthetics of the area and visual and physical connection.
- Improve Dispensary Lane pedestrian use, improve landscaping and accessibility into the Park.
- Provide seating, bins and street furniture as part of the additional elements.
- Provide a focal point to the space (performance space designed as an amphitheatre to encourage community and social use).

The proposals along Main Street will provide public space for dining, set-down/seating and new services, shared surface carriageway and further public space which incorporates into the new enhanced Village Green. It is considered that the urban design and public realm as set out allows a coherent overall enhanced design with well-considered connection and strong pedestrian links and access, thereby improving the experience and enjoyment of the proposed public realm.

The design and style of the overall scheme (Main St and Village Green) adds architectural interest and provides an interesting contrast between the existing historic buildings (village centre) and the new contemporary seating, materials and formal public realm elements. It is considered that care has been taken to devise a layout that does not detract from the character of the Architectural Conservation Area or the historic structures adjacent. The visual improvements will add high quality architectural character thereby enhancing the Village Centre.

The additional elements to include seating, formal views will enhance the amenity area for residents and visitors alike. The proposals will raise the quality of the area and promote its use and protection, making it a safer place to visit. This will increase visitor use and will also improve the pedestrian use and safer links to the area for use by pedestrians and cyclists making it less car dependant and safer to walk.

This enhanced environment will provide improved well-being for the older population and will also offer engagement and improved use of the Village Green for all ages. This is a much needed amenity as part of vibrant Village Centre. A vibrant Village Centre will improve local trade, visitors numbers and give local residents a place where they can feel safe, a sense of pride and add to the quality of their built environment, thereby promoting a healthy place to live and work.

### **Recommendations**

It is considered that the proposed development is acceptable, subject to the following recommendations/conditions:

1. The final design and drawings with details of the materials, finishes, landscape features and new services for the proposed new elements along Main Street and Village Green should be provided for agreement with the Councils Architectural Conservation Officer.

In particular the proposed replacement guarding along the River needs to be simple in design and a final design must be submitted for agreement.

**Reason:** To ensure the final design, material and finishes are of high quality and to ensure that the new additions add architectural interest at this location and enhance the character of the Architectural Conservation Area and adjacent Protected Structures.

2. Details of any proposed lighting which will/should form part of the proposed schemes at both locations in order to ensure the areas can be safely used at night time and allow late evening events.

**Reason:** To ensure usability and public engagement within the areas which is safe and welcoming at all times.

3. A pavilion or mobile structure to allow a temporary canopy to be provided as part of the focal point/performance space should be developed to achieve greater engagement and in particular community engagement/events for visitors to the area enhancing the public realm and the uses within the new designed Village Green.

**Reason:** To achieve a greater scope of public and visitor engagement by enabling the opportunity to have a formal performance space.

**Irenie McLoughlin**  
**Architectural Conservation Officer**  
**South Dublin County Council**

**Date: 29<sup>th</sup> March 2022**