
SOUTH DUBLIN COUNTY COUNCIL REPORT OF ARCHITECTURAL CONSERVATION OFFICER

PART 8 RE: LUCAN VILLAGE IMPROVEMENT PROJECT – Weir Side Promenade and Lucan Demesne Entrance.

Record of Protected Structures

Lucan Bridge (RPS Ref.031) and Lucan Weir (RPS Ref.030) is referred to in the Council's Record of Protected Structures under Schedule 2 of the South Dublin County Development Plan 2016-2022. There are a number of Protected Structures adjacent to the proposed development area including; The Mall (RPS Ref. 038), Weirview Cottages (RPS Ref. 022) and Lucan Demesne Weir (RPS Ref.054).

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 the Weir Side Promenade and Lucan Demesne Entrance only. The areas for the proposed works are within the curtilage or adjacent to a number of Protected Structures as detailed above. It should also be noted that the Weir Side Promenade works are located within the Lucan Village ACA. The enhancement Scheme is being carried out as part of three different projects as part of the Lucan Village Improvement Project.

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 with an ACA and regard to the overall design and visual impacts within proximity to existing historic buildings/structures.

The overall scheme was 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 better public realm and enjoyment of these areas to residents, business and visitors to Lucan. In particular the proposals to improve and add to the amenity of Lucan Weir and Lucan Demesne.

In assessing the final concept design for the location and new additional elements for the Weir walkway promenade it is felt that the new elements proposed along with improved steps and incorporated seating, allows the area to be opened up from Lucan Bridge providing safe and improved access from this point. In addition, there will be planned seating, proposed new surface area and planting. Which allows 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 the views and wellbeing the space has to offer. The contemporary design and style of the proposal adds architectural interest and provides an interesting contrast between the existing historic buildings and structures. In particular having the historic and impressive Lucan Bridge forming the vista and backdrop enhances the visual experience.

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. On foot of the proposals under the Lucan Village Improvement Project Lucan Bridge has been identified and prioritised for Conservation repair works in tandem with the overall scheme. Therefore it is hoped that the Part 8 proposals proceed in order to ensure the conservation repairs to Lucan Bridge can be facilitated by the Architectural Conservation Section and Roads Sections, LUPT Department as part of the overall proposal.

The proposed new entrance and improvements at Lucan Demesne include; creating passive surveillance at the dead end corner of the demesne bridge and creating openings in the existing wall to provide views over the historic bridge to mitigate anti-social behaviour in this area. The new addition of timber cladding and green walling, signage, interpretative information and litter bins. It is proposed to include a public art piece at this location and new planting. The overall design and use of materials allows a much needed defined entrance at this location. The additional facilities to include seating, signage and bike parking will enhance the amenity area for residents and visitors alike. The proposals to improve passive surveillance and provide soft screening and a formed entrance will raise the quality of the area and promote its use and protection making it a safer place to visit.

Recommendations

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

1. The area of Lucan Bridge should be safeguarded during the proposed works at the Weir. A safety statement for how the Protected Structure will be protected during the construction of the new steps and amphitheatre seating as part of the overall Weir Side Promenade.

Reason: To ensure a safety statement is provided in the safeguarding of the Protected Structures and all associated features during the construction of the new development.

2. The final design and drawings with details of the materials and finishes for the new elements for the Weir side Promenade and Lucan Demesne Entrance should be provided for agreement with the Councils Architectural Conservation Officer.

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.

3. 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.

Irenie McLoughlin
Architectural Conservation Officer
South Dublin County Council

Date: 8th March 2022