

Lucan House Masterplan



Rialtas na hÉireann
Government of Ireland



Arna chomhchistiú ag
an Aontas Eorpach

Co-funded by the
European Union



**Tionól Réigiúnach
an Deiscirt**

**Southern Regional
Assembly**

SDCC

Comhairle Contae South Dublin
Átha Cliath Theas County Council



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Introduction

Lucan House and its surrounding Demesne present a transformative opportunity to establish a vibrant, inclusive, and sustainable visitor destination that enhances both community and tourism infrastructure in South Dublin County. This project embodies a holistic urban regeneration initiative, one that aims to reconnect people with place, heritage with innovation, and nature with community vitality. Through a best-in-class master planning process, Lucan House and Demesne will evolve into a landmark amenity, serving the local area while becoming a significant regional draw in the County's tourism offering.

A Holistic Masterplan Approach

To realise the full potential of Lucan House and Demesne, a holistic and future-focused masterplan was essential. This approach extends beyond physical redevelopment and instead embraces an integrated vision that weaves together environmental, social, cultural, economic, and health-related objectives. It ensures Lucan House and Demesne becomes a resilient, multi-functional space that addresses the needs of current and future generations.

At its core, the holistic masterplan will:

Promote Environmental Sustainability: It will prioritise climate resilience, biodiversity enhancement, and carbon reduction strategies. Sustainable drainage systems (SuDS), nature-based solutions, and preservation of mature ecological features will form the foundation of landscape and infrastructure planning.

Enhance Health and Wellbeing: Lucan House and Demesne will be designed to support active lifestyles and mental wellness. The masterplan will integrate open spaces, walking and cycling trails, sensory landscapes, and spaces for quiet reflection all accessible to users of all abilities.

Foster Social Inclusion and Equity: The development will be intentionally designed to welcome and include all ages, backgrounds, and abilities. It will provide spaces for intergenerational activity, cultural exchange, learning, and

community-building making Lucan House a socially cohesive public asset.

Celebrate Culture and Heritage: The protected status of Lucan House and its historical landscape will be respected and reinterpreted through sensitive design. The demesne will showcase the story of Lucan through interpretive signage, curated public spaces, and opportunities for cultural expression.

Embed Green Infrastructure Principles: Lucan House is located within a critical green corridor. The masterplan will enhance this by connecting ecological habitats, integrating pollinator-friendly planting, protecting riparian edges, and creating a framework for long-term habitat restoration and stewardship.

Support Economic Viability and Innovation: By incorporating flexible spaces for artisan, cultural, and enterprise use, the plan supports economic activation and local employment. The thoughtful integration of café, event, and visitor facilities will encourage sustainable revenue streams, whilst also supporting enterprise in the local area.

Design with Climate Adaptation in Mind: Shaded areas, permeable surfaces, and resilient planting strategies will help future-proof the site and ensure comfort year-round.

Deliver Seamless Connectivity: A high-level pedestrian and active travel network will ensure the site is linked to the broader Liffey Valley corridor, surrounding residential areas, public transport nodes and the wider regional area, connecting the Royal and Grand Canal waterways, whilst promoting car-free access and improving local mobility.

This holistic methodology ensures that the Lucan House and Demesne masterplan is not simply about site transformation, but about creating a living system, an adaptive, inclusive, and environmentally responsible destination.

Inclusive and Transparent Consultation

South Dublin County Council (SDCC) has placed public consultation at the heart of this project. A transparent, multi-stage engagement process was undertaken. This included early-stage workshops, surveys, and events designed to capture diverse community voices, from school groups and local businesses to community organisations and the general public.

To date, over 336 surveys have been completed and 72 participants engaged through workshops. This collaborative input is being directly integrated into the emerging masterplan, shaping a destination that reflects local values, community ambition, and sustainable principles.

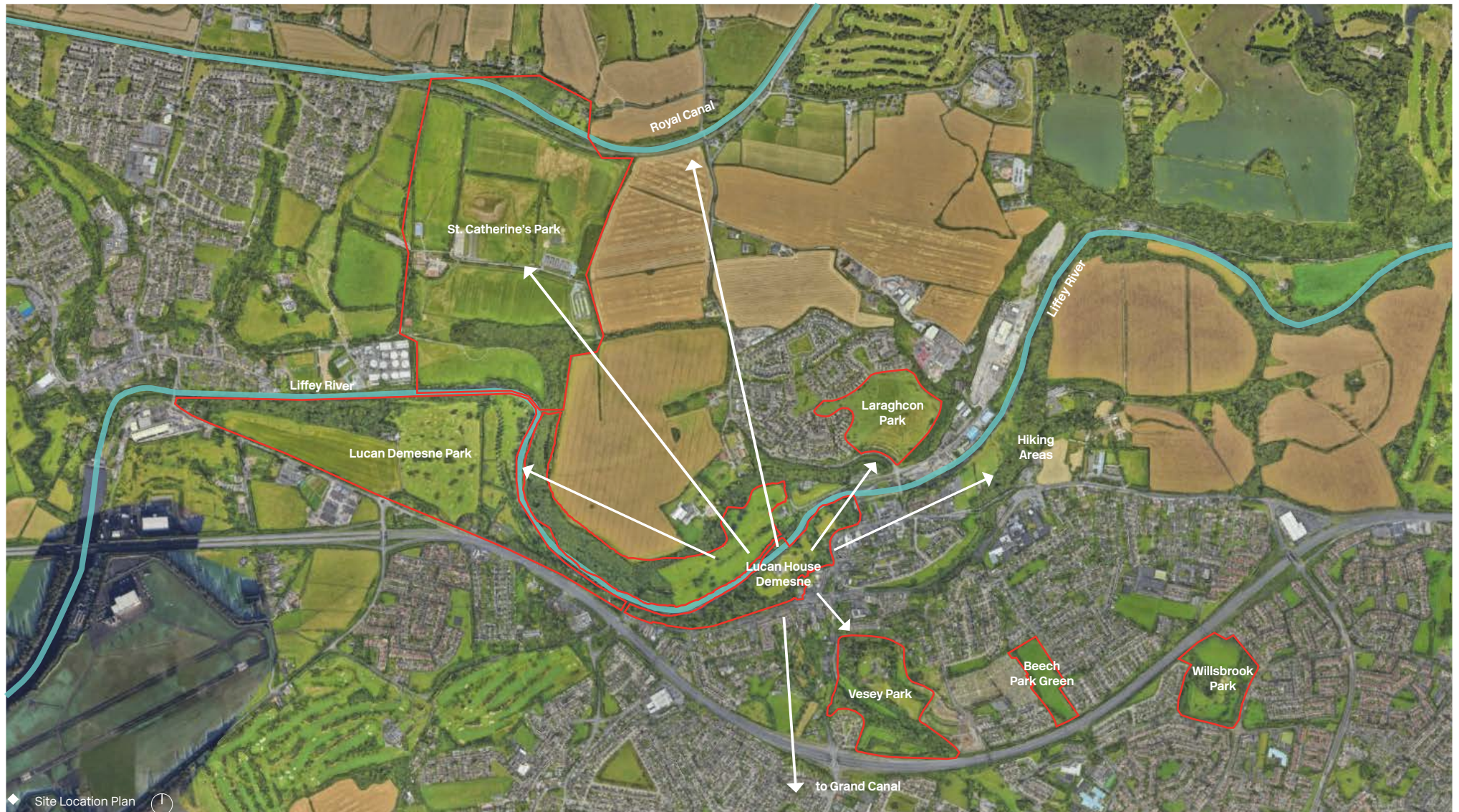
Strategic Investment and Costing

The Lucan House and Demesne Masterplan has been initially costed at a high-level estimate of €20 million. Rather than a single capital-intensive build, the project is envisioned as a staged investment programme. This phased delivery model allows for progressive facility openings, matched with revenue-generating opportunities derived from the masterplan's proposed hospitality and enterprise related uses, which are counter-balanced by the delivery of freely accessible public amenities and services. Revenues derived from income generating uses will be reinvested into the site's ongoing operation, upkeep, and enhancement ensuring a sustainable financial model that supports long-term community benefit. Allied to this; in supporting the delivery of the masterplan, the Local Authority will also explore external funding opportunities to help bring the ambition of the masterplan to life.

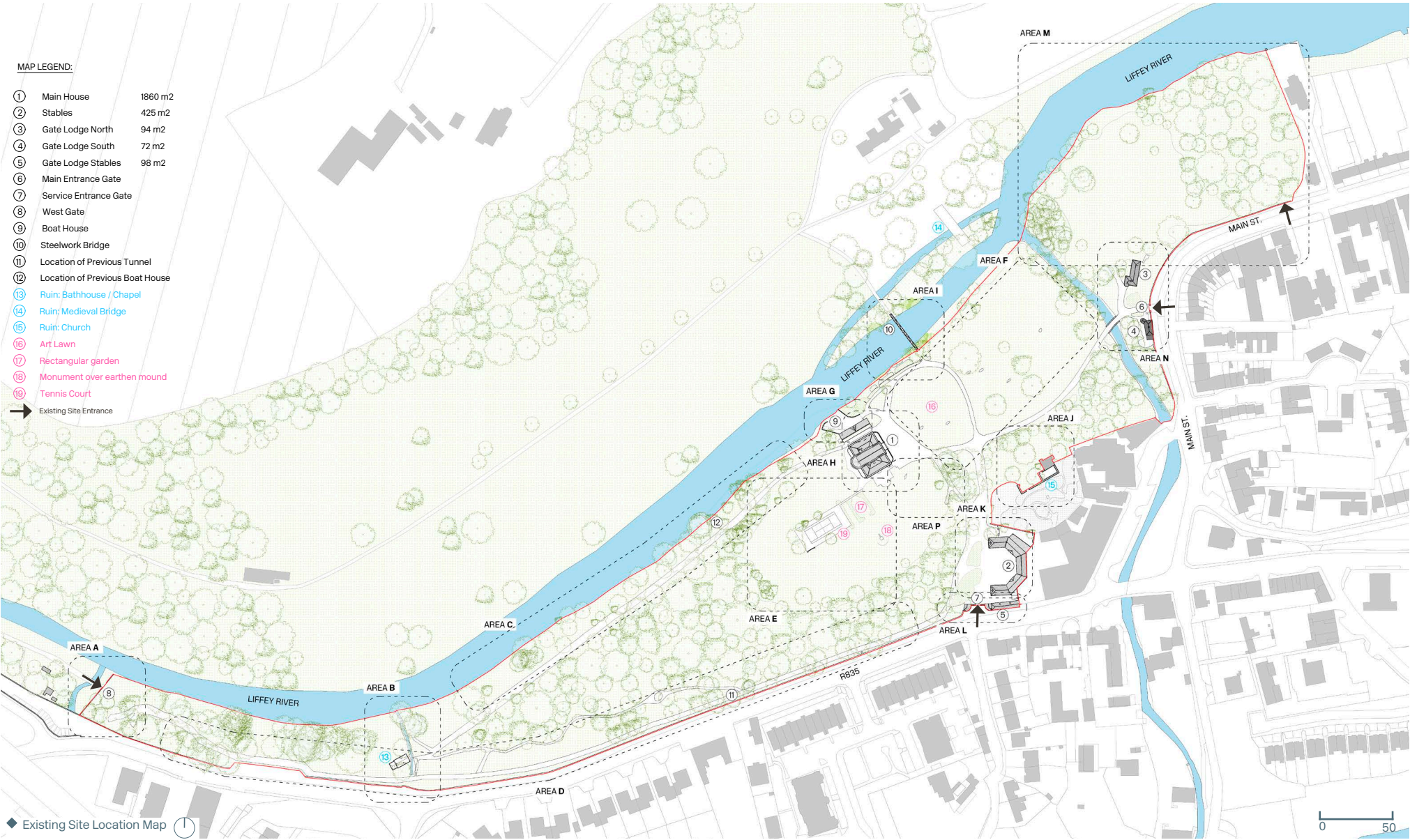
In summary, Lucan House and Demesne represents more than a development opportunity, it symbolises a new chapter in integrated place-making, environmental stewardship, and cultural activation in South Dublin County. Guided by a visionary masterplan, grounded in robust consultation, and aligned with sustainability, heritage, and accessibility principles, this project will deliver a destination of lasting value and shared pride.

This project is co-funded by the Government of Ireland and the European Union through the ERDF Southern, Eastern and Midland Regional Programme 2021-2027.

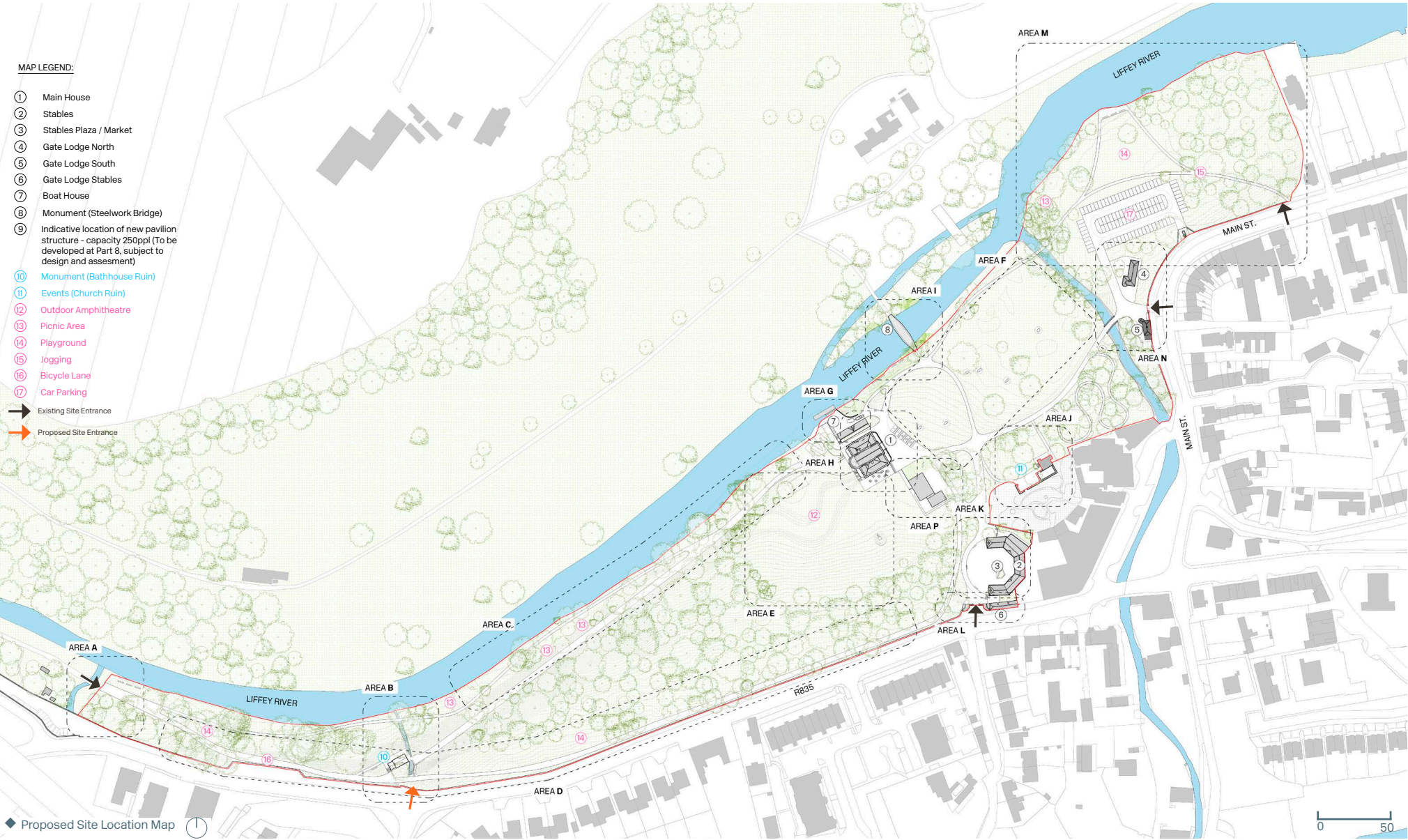
Site Location Green Infrastructure Analysis



Existing Site
Location Map



Proposed Site Location Map



Public Consultation

A robust and inclusive public consultation process informed the development of the Lucan House and Demesne Masterplan. Conducted in early 2025, this consultation was designed to ensure that community voices played a central role in shaping the future use, design, and management of this important heritage site.

The consultation revealed several key community priorities for Lucan House and its demesne. There was a strong desire for the site to become:

- A publicly accessible, everyday space—not limited to special events or heritage tourism
- A key connector within Lucan's green infrastructure, with particular emphasis on links to St. Catherine's Park
- A cultural and community hub, supporting arts, intergenerational engagement, and local programming
- A model of inclusive design, with accessibility integrated from the outset rather than added later
- A place where heritage is actively experienced through storytelling, interpretation, and adaptive reuse
- A thoughtfully balanced site that avoids over-commercialisation while supporting sustainable amenities
- A civic space underpinned by community input and transparent decision-making community-building making Lucan House a socially cohesive public asset.

The resulting masterplan is a direct response to this community vision. It creates a space that is welcoming and accessible, enriched with everyday amenities, and deeply connected to local culture and the natural environment. It carefully balances conservation, recreation, and inclusivity.

A detailed summary of the consultation process and outcomes is provided in the Lucan House and Demesne Public Consultation Report. This document outlines how the consultation was conducted, the feedback received, and how that feedback shaped the masterplan and should be read in conjunction with the Masterplan. A series of maps within the following section of this masterplan further illustrate how community input has been reflected in the proposed design and uses.

Together, the masterplan and the consultation report form a blueprint for a vibrant, inclusive, and sustainable public realm—one that places people at its centre.

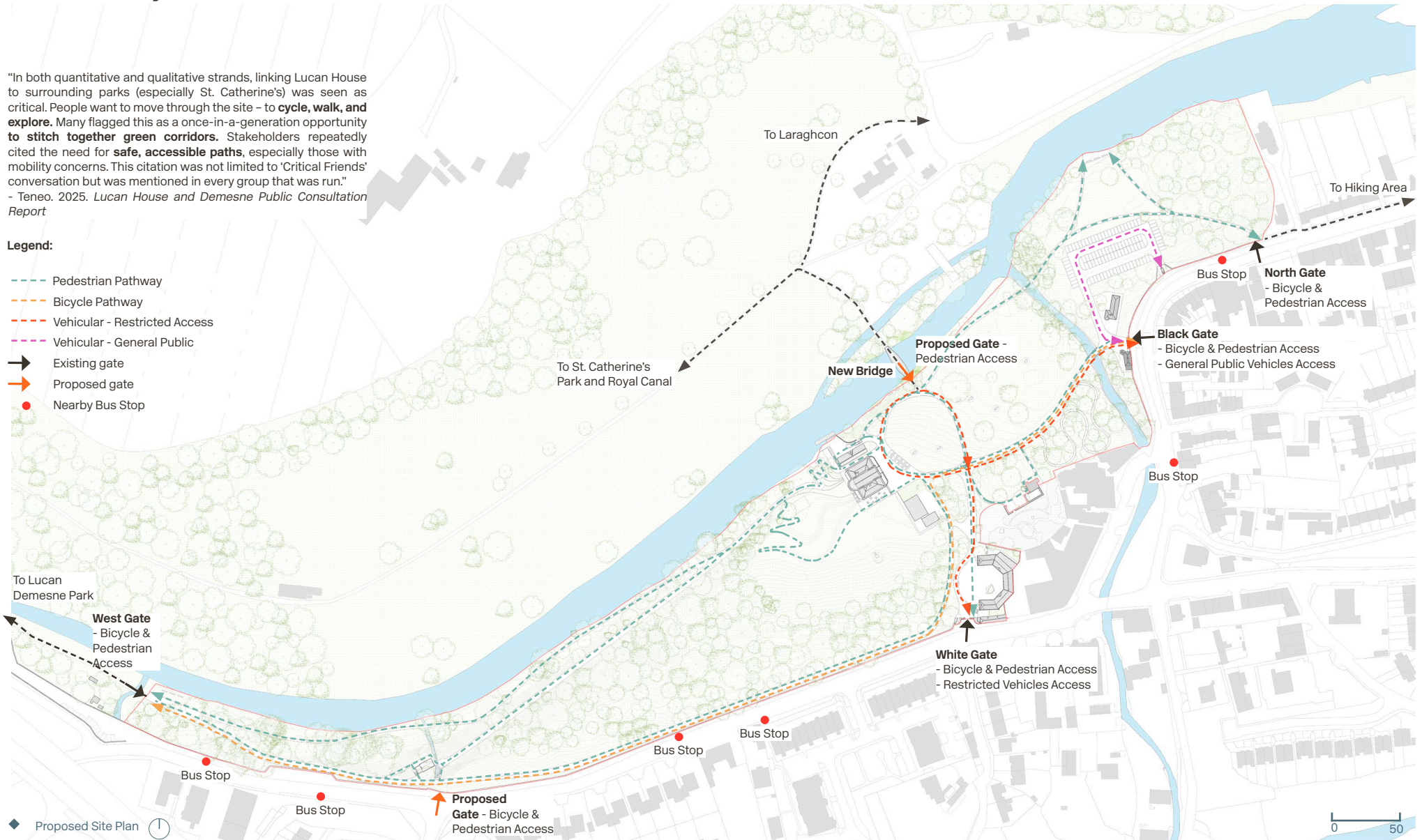
Feasibility Study

Connectivity and Active Travel

"In both quantitative and qualitative strands, linking Lucan House to surrounding parks (especially St. Catherine's) was seen as critical. People want to move through the site - to **cycle, walk, and explore**. Many flagged this as a once-in-a-generation opportunity to **stitch together green corridors**. Stakeholders repeatedly cited the need for **safe, accessible paths**, especially those with mobility concerns. This citation was not limited to 'Critical Friends' conversation but was mentioned in every group that was run."
- Teneo. 2025. *Lucan House and Demesne Public Consultation Report*

Legend:






- Pedestrian Pathway
- Bicycle Pathway
- Vehicular - Restricted Access
- Vehicular - General Public
- Existing gate
- Proposed gate
- Nearby Bus Stop

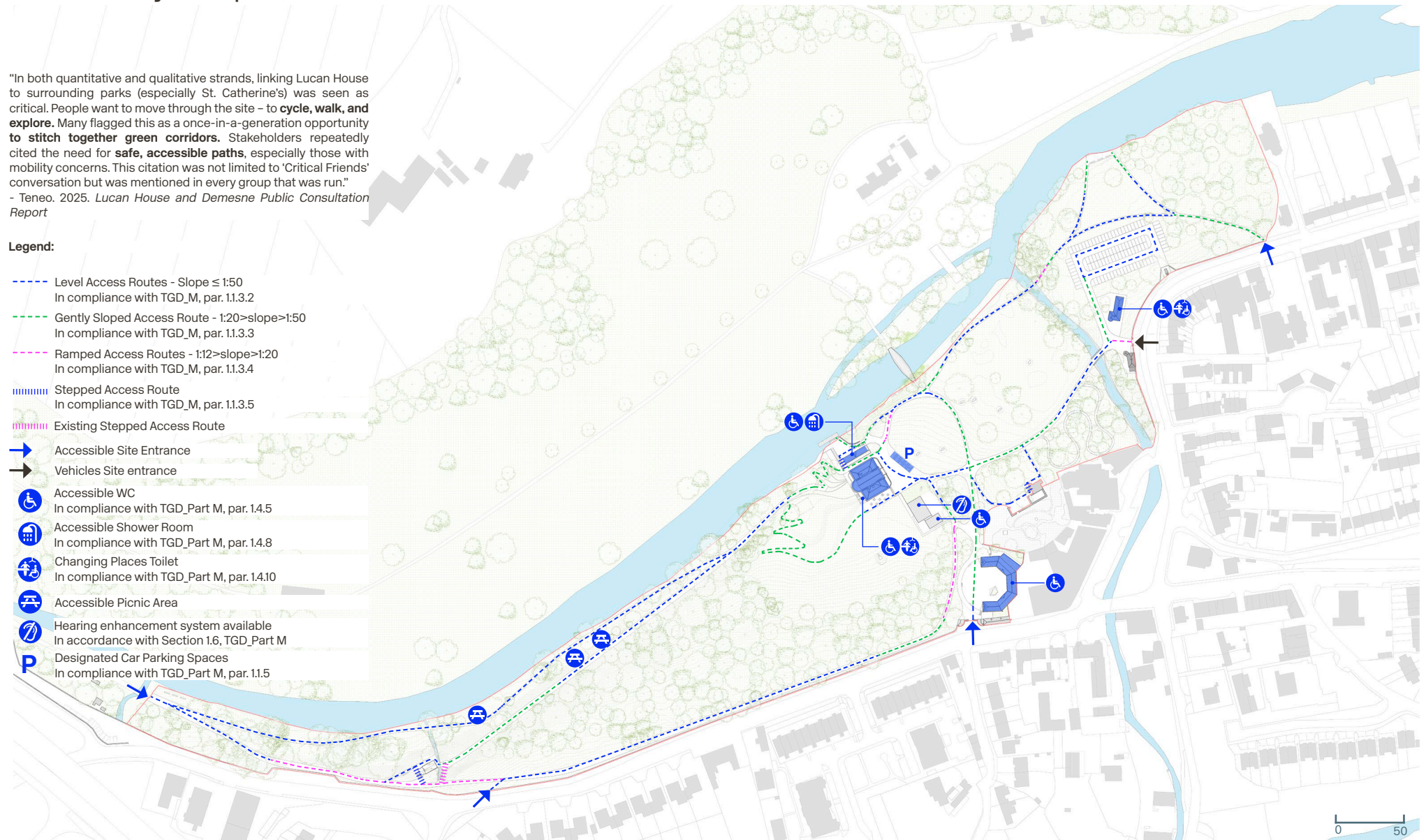


Feasibility Study Accessibility - Proposed

"In both quantitative and qualitative strands, linking Lucan House to surrounding parks (especially St. Catherine's) was seen as critical. People want to move through the site - to **cycle, walk, and explore**. Many flagged this as a once-in-a-generation opportunity to **stitch together green corridors**. Stakeholders repeatedly cited the need for **safe, accessible paths**, especially those with mobility concerns. This citation was not limited to 'Critical Friends' conversation but was mentioned in every group that was run."
- Teneo. 2025. *Lucan House and Demesne Public Consultation Report*

Legend:

- Level Access Routes - Slope $\leq 1:50$
In compliance with TGD_M, par. 1.1.3.2
- Gently Sloped Access Route - $1:20 > \text{slope} > 1:50$
In compliance with TGD_M, par. 1.1.3.3
- Ramped Access Routes - $1:12 > \text{slope} > 1:20$
In compliance with TGD_M, par. 1.1.3.4
- ||||| Stepped Access Route
In compliance with TGD_M, par. 1.1.3.5
- ||||| Existing Stepped Access Route
- ➔ Accessible Site Entrance
- ➔ Vehicles Site entrance
-  Accessible WC
In compliance with TGD_Part M, par. 1.4.5
-  Accessible Shower Room
In compliance with TGD_Part M, par. 1.4.8
-  Changing Places Toilet
In compliance with TGD_Part M, par. 1.4.10
-  Accessible Picnic Area
-  Hearing enhancement system available
In accordance with Section 1.6, TGD_Part M
- P Designated Car Parking Spaces
In compliance with TGD_Part M, par. 1.1.5



Feasibility Study

Access to Nature and Green Spaces

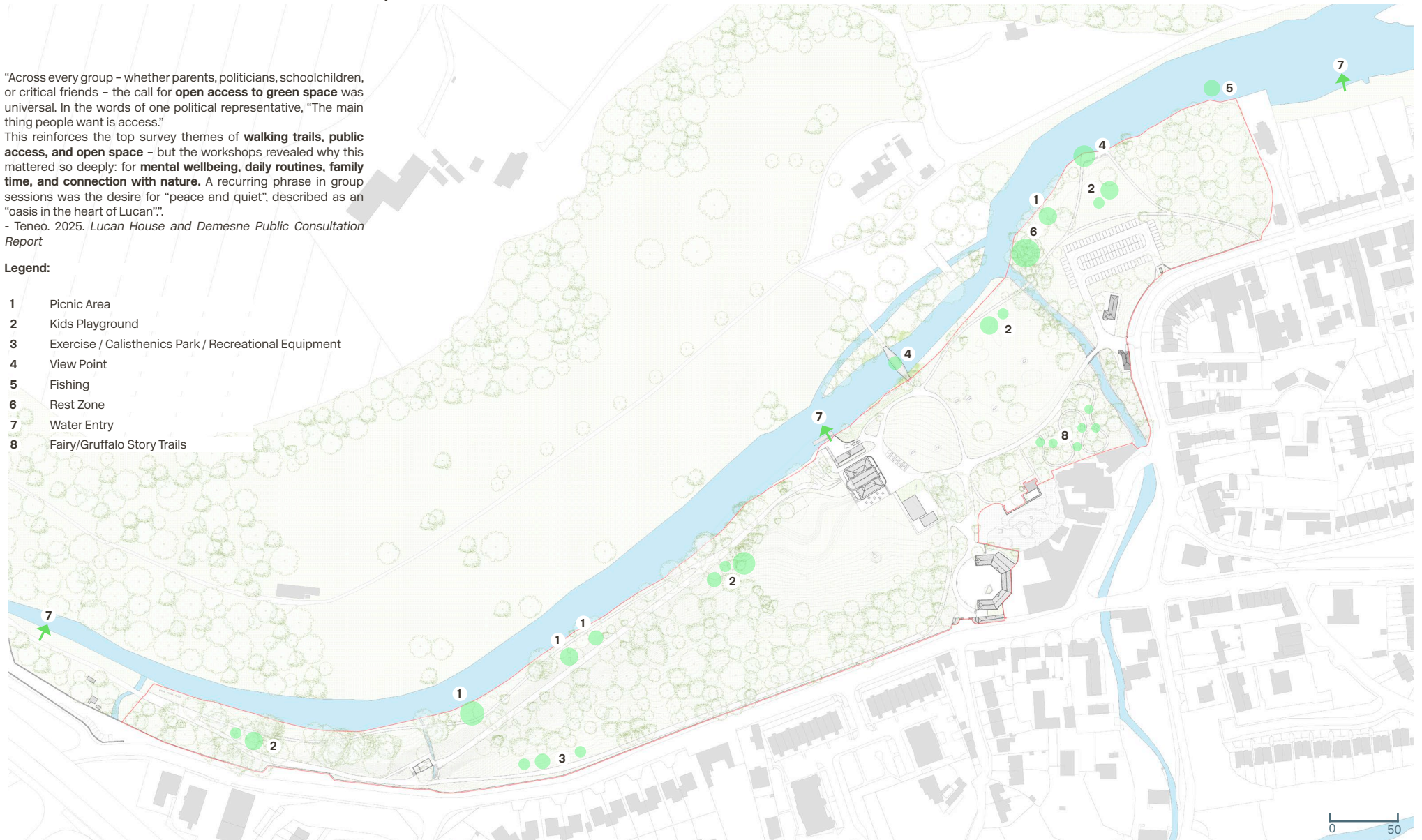
"Across every group – whether parents, politicians, schoolchildren, or critical friends – the call for **open access to green space** was universal. In the words of one political representative, "The main thing people want is access."

This reinforces the top survey themes of **walking trails, public access, and open space** – but the workshops revealed why this mattered so deeply: for **mental wellbeing, daily routines, family time, and connection with nature**. A recurring phrase in group sessions was the desire for "peace and quiet", described as an "oasis in the heart of Lucan".

- Teneo. 2025. *Lucan House and Demesne Public Consultation Report*

Legend:

- 1 Picnic Area
- 2 Kids Playground
- 3 Exercise / Calisthenics Park / Recreational Equipment
- 4 View Point
- 5 Fishing
- 6 Rest Zone
- 7 Water Entry
- 8 Fairy/Gruffalo Story Trails



Feasibility Study

Architectural Conservation & Adaptive Reuse

"The survey ranked **heritage preservation** as a top priority, and in workshops, this became even more pronounced. From guided history tours suggested by heritage groups to young people's fascination with the medieval basement, the house and demesne are seen as integral to Lucan's identity. Political representatives called for **interactive trails, museum spaces, and restored historical features** – a living history, not static display."

- Teneo. 2025. *Lucan House and Demesne Public Consultation Report*

Legend:

- 1 Main Lucan House - Adaptive Reuse
- 2 Boat House - Adaptive Reuse
- 3 Bath House - Architectural Restoration with limited use
- 4 Gate Lodge Stables - Adaptive Reuse
- 5 Stables - Adaptive Reuse
- 6 Church Ruin - Consolidated Ruin
- 7 Gate Lodge South - Adaptive Reuse
- 8 Gate Lodge North - Adaptive Reuse
- 9 Medieval Bridge - No intervention proposed
- 10 Steelwork Bridge - Replacement in same location
- 11 Monument - No intervention proposed
- 12 Lucan Demesne Walls - Architectural Restoration
- 13 White Gate and Piers - Architectural Restoration
- 14 Back Gate - Architectural Restoration
- 15 Stone Bridge - No intervention proposed
- 16 Church View from North Gate- No intervention proposed



Feasibility Study Community and Cultural Use

"Both survey and sessions placed high value on **community spaces, cultural events, and arts facilities**. This came to life in suggestions for **open-air theatre, community art exhibitions, music performances, and seasonal events**. Groups referenced Farmleigh, Marlay Park and Castletown House as comparators – not for scale, but for atmosphere and use. Importantly, these uses were never framed as "nice extras" – they were central to how people envisioned a vibrant, inclusive space."

- Teneo. 2025. *Lucan House and Demesne Public Consultation Report*

Legend:

- 1 Amphitheatre - Performance Space
- 2 Ground Floor Venue and Cultural Embassy Offices FF
- 3 Bath House Pavilion
- 4 Location of Events Pavilion
- 5 Farm Shop, Café, Temporary Exhibitions, Space for Workshops and Events
- 6 Public Plaza, Open-air Market or Performance Space
- 7 Ruins surroundings - Performance Area
- 8 Front Lawn - Performance Area
- 9 Local Club House
- 10 Graffiti Wall



Feasibility Study Amenities and Everyday Use

"Cafés, picnic areas, and informal gathering spaces were popular across all engagement methods. But in workshops, participants gave colour to these amenities – wanting not just any café, but one that served **locally sourced food**, was affordable, and felt part of the community. Similarly, **public toilets, seating, and maps** were discussed not as logistics, but as enablers of access, dignity, and comfort – especially for families and older people."
- Teneo. 2025. *Lucan House and Demesne Public Consultation Report*

Legend:

- 1 Picnic Area
- 2 Local Food Café-Restaurant, Public Toilets
- 3 Active Travel Centre with Public Changing rooms and Toilets
- 4 Security and Changing Places / Toilets

NOTE: The location of seating, bins, maps, interpretative panels and other wayfinding elements will be determined in a subsequent design stage.



Area A - West Gate Area Photographical Survey



1. West Wall and Gate



2. Two Storey Wall on South Side



3. View from existing path



4. Car Park under construction



5. West Wall Liffey Valley Park Gate



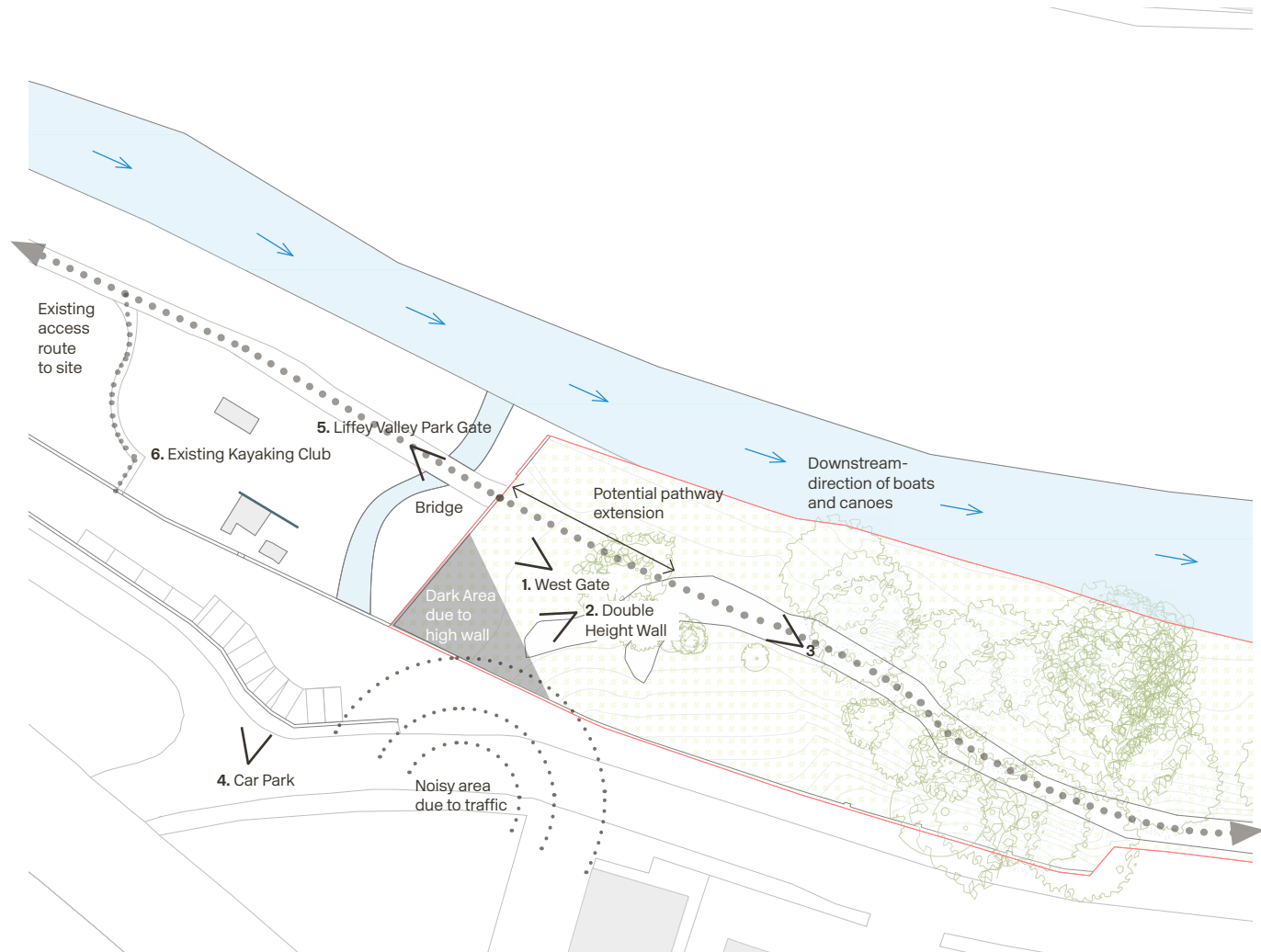
6. Existing Kayaking Club

Area A - West Gate Area Existing Site Plan

The western edge of the site is defined by a concrete block wall which disconnects the trail and river walks from attractive and well maintained Liffey Valley park. The nearby N4 can be heard from this area which distracts from the natural beauty of the area. There is also a 6m high retaining wall to the south making it a dark and noisy part of the site. The main objective of this part of the masterplan should be to connect with the trail in Lucan Demesne Park. The concrete wall could be replaced by a more permeable fence or planted. The retaining wall could become a climbing or bouldering area although given the level of noise in the space perhaps a replanting of the forest in this area may be more suitable.



◆ Key Plan



◆ Existing Site Plan

0 10

Proposed Area A - West Gate Area
Feasibility Study



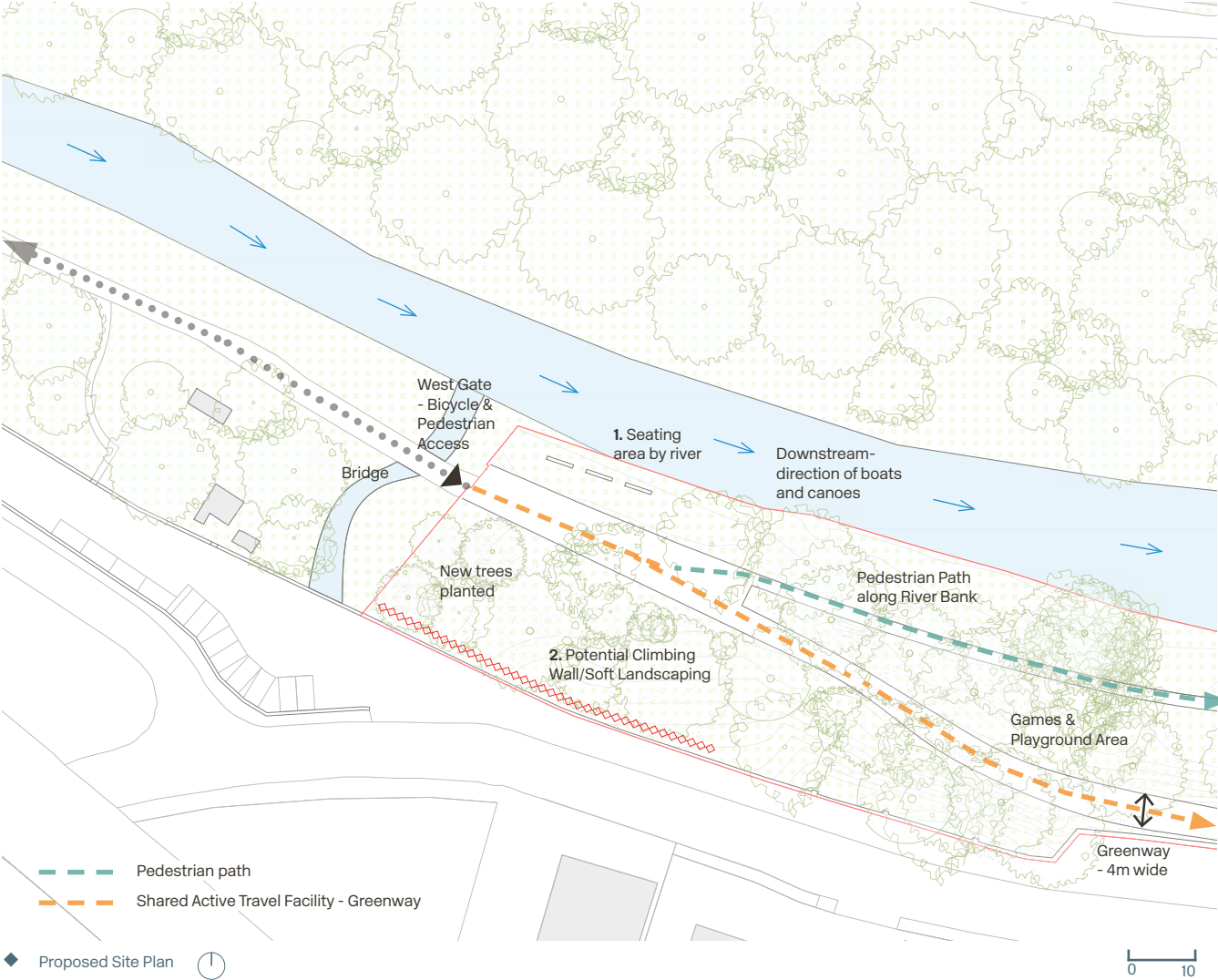
1. Seating Area by River



2. Potential Soft Landscape Ref. image



2. Potential Climbing Wall Ref. image



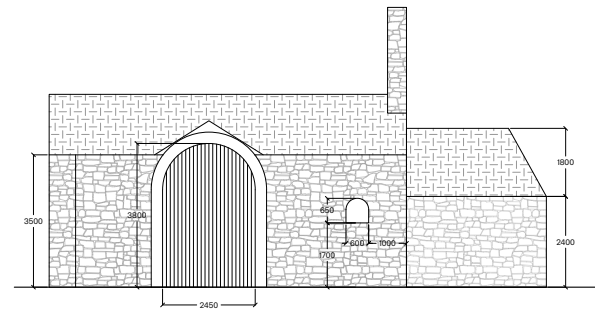


Area B - Bath House Area

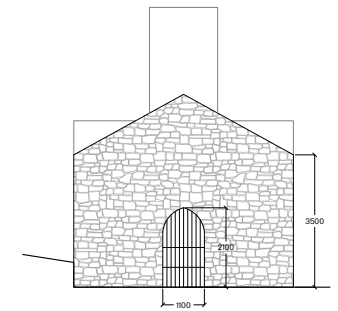
Existing Survey - Building Exteriors



1. Exterior View of Bathhouse



◆ Existing North Elevation - Scale 1:200



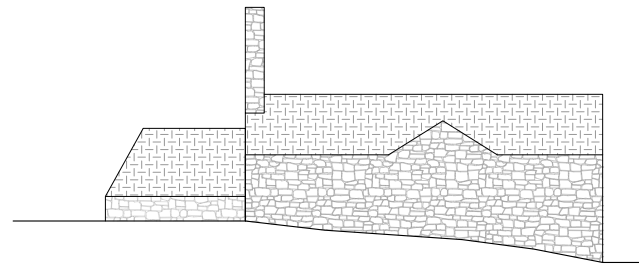
◆ Existing East Elevation - Scale 1:200



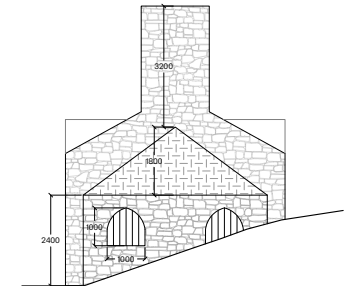
2. Exterior View of Bathhouse



Details on Stone Façade



◆ Existing South Elevation - Scale 1:200



◆ Existing West Elevation - Scale 1:200

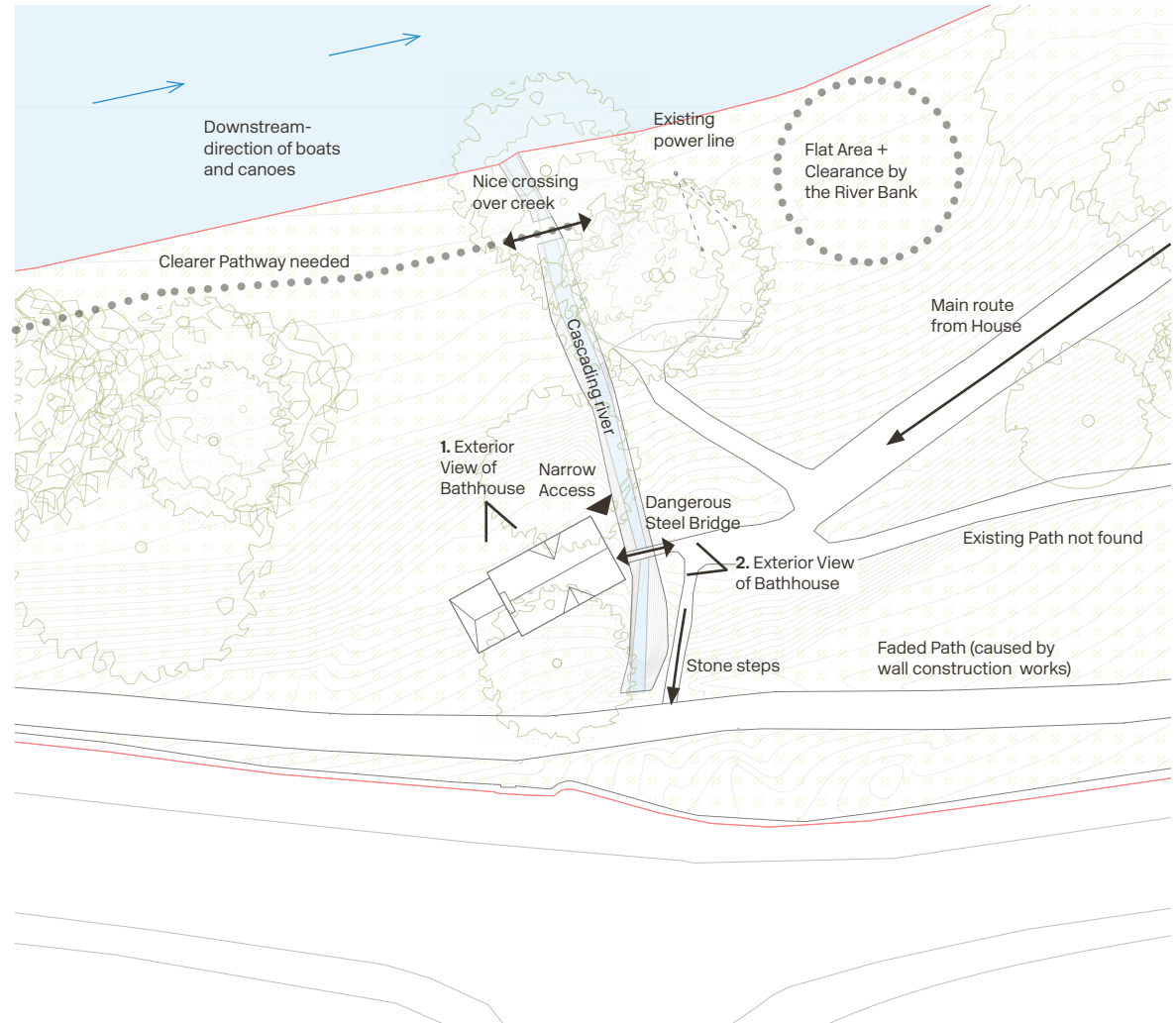
Area B - Bath House Area Existing Site Plan

At the end of the main river walk axis is the bathhouse. This interesting architectural element may have been originally conceived as a chapel and was later converted into a bathhouse. It is a fantastic nodal point or landmark within the park and visitors to Lucan house may walk as far as here and then loop back to the stables.

The main objective therefore in this area should be safe access around the bathhouse and adequate lighting. There is heavy vegetation on the structure which will need to be removed. The stone façade is in good condition considering its age. A conservation project could be carried out to make the interior safe and attractive without enclosing any programme.



◆ Key Plan



◆ Existing Site Plan

0 10

Proposed Area B - Bath House Area Feasibility Study



1. Bath Ruins Conservation Reference image 01



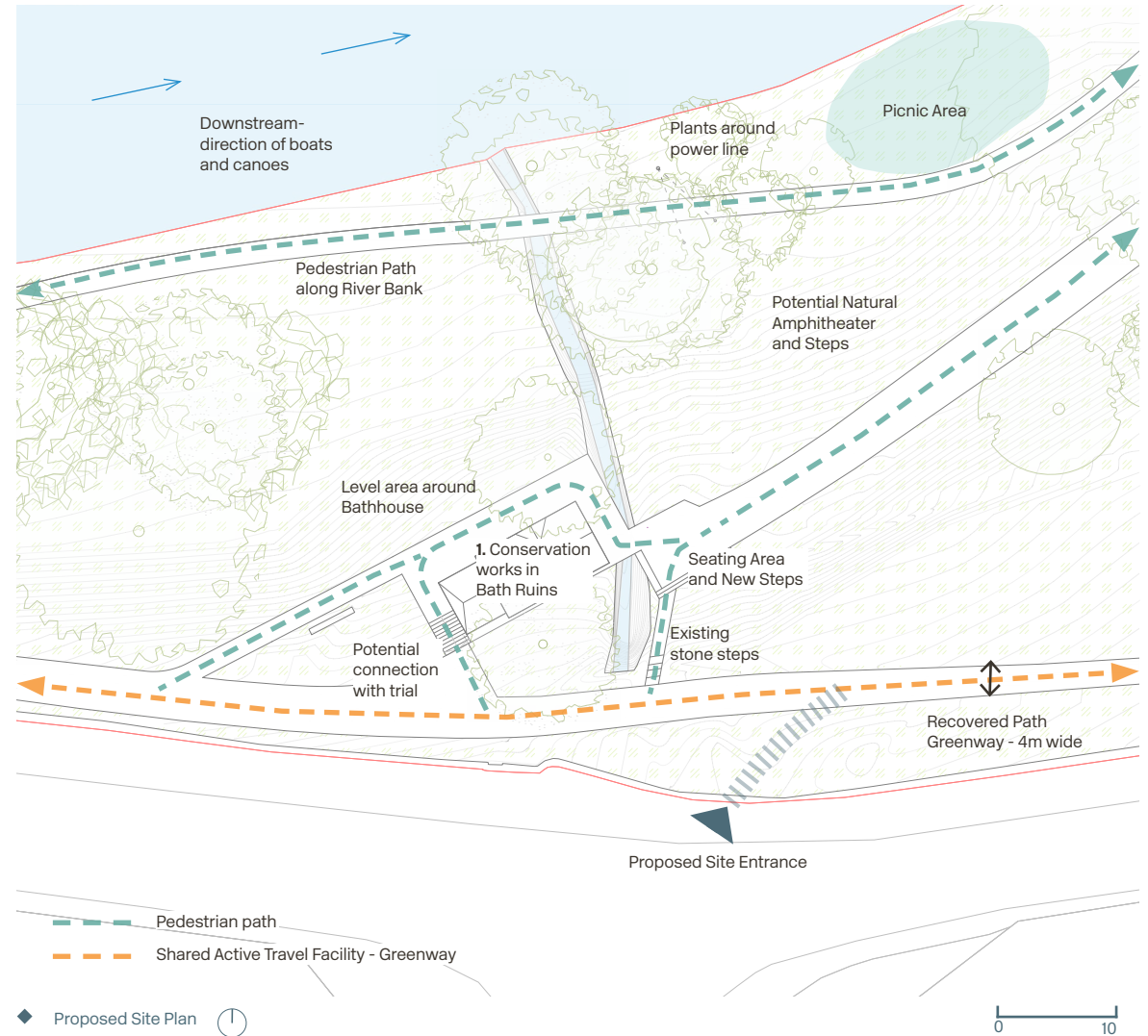
Signage Reference image 02



Signage Reference image 01



1. Bath Ruins Conservation Reference image 02



Plants around power line

Picnic Area

Pedestrian Path

Potential Natural Amphitheater and Steps

Level area around
Bathhouse

1. Conservation works in Bath Ruins

Seating Area and New Steps

Existing

Potential connection

Recovered Path

Proposed Site Entrance

Pedestrian path

Shared Active Travel Facility - Greenway

Proposed Site Plan 

A horizontal number line with arrows at both ends. It is marked with the number 0 at the left end and the number 10 at the right end. There are tick marks at every integer from 0 to 10, but only the numbers 0 and 10 are labeled.

Proposed Area B - Bath House Area Feasibility Study - Images



◆ Proposed exterior image



◆ Proposed interior image

Area C - River Bank Photographical Survey



1. View of River Bank 01



Plain area on the banks of the river



Natural pathways along the river bank



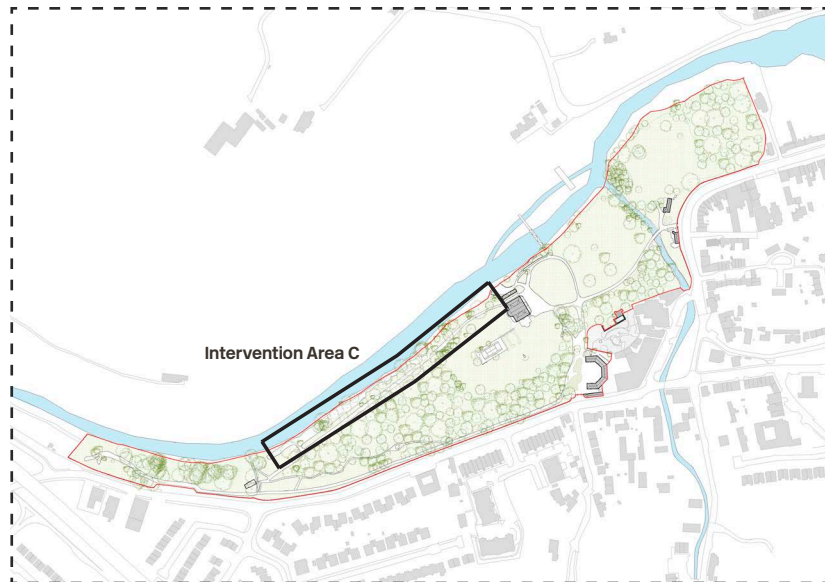
Pathways along the river bank



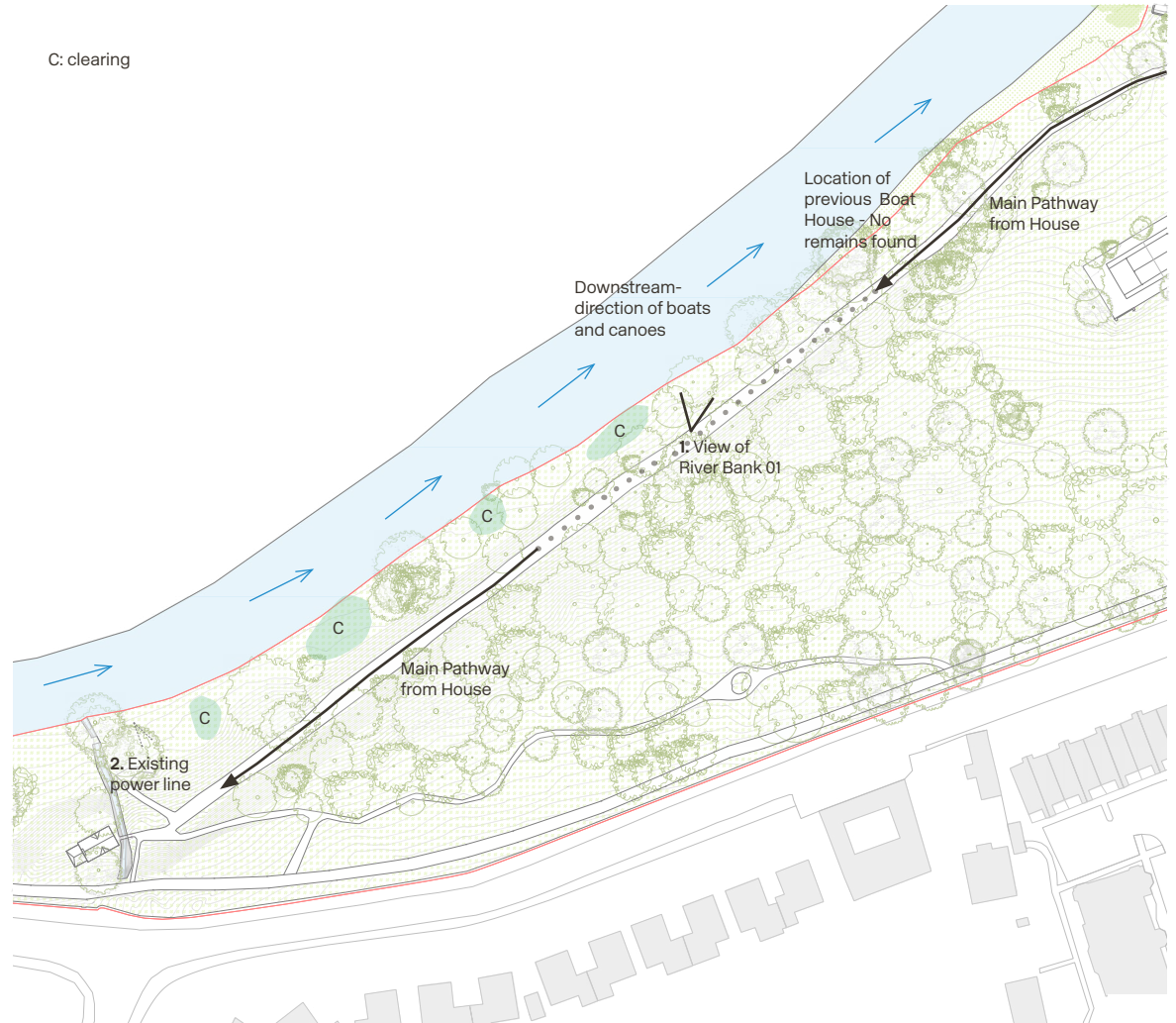
2. Existing power line

Area C - River Bank Existing Site Plan

The riverbank will be a very popular walking destination. Heading west from the house the pathway rises towards the bathhouse with a lower level of flat grass along the waterside. This space is already successful and only requires some picnic areas and steps joining the upper and lower levels.



◆ Key Plan



◆ Existing Site Plan ①

Proposed Area C - River Bank
Feasibility Study



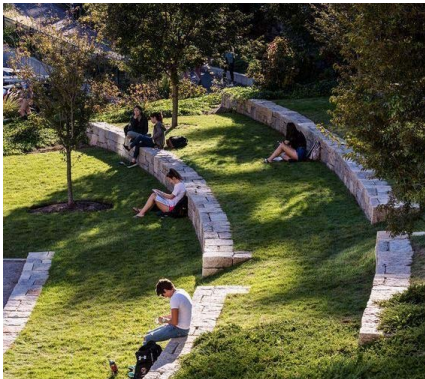
2. Grass Rest Zone Reference image



High Luminaries Reference image



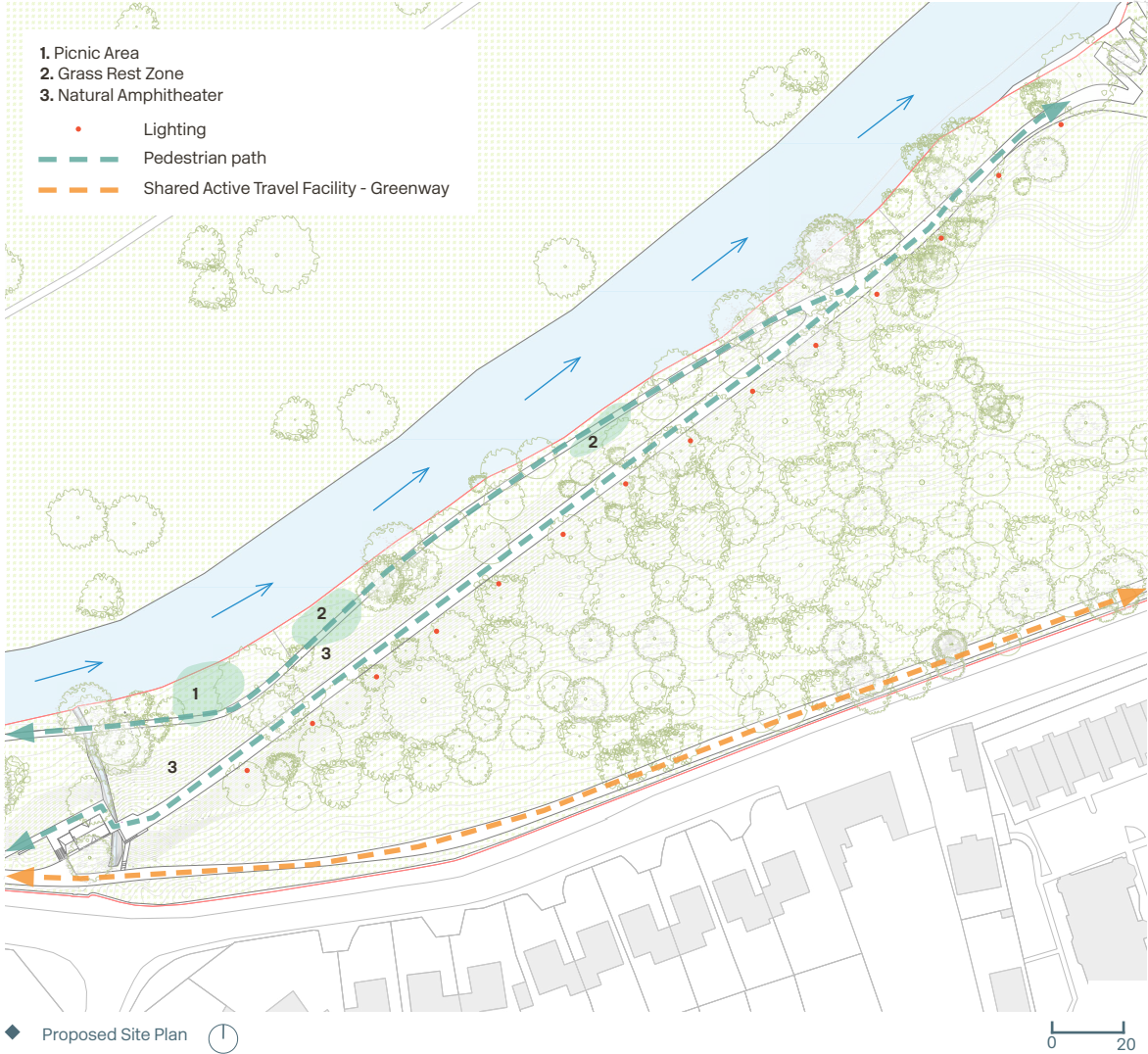
1. Picnic Area Reference image



3. Natural Amphitheater Ref



Low Level lighting Reference image



Area D - South Boundary Trail - East Photographical Survey



1. Location of Old Tunnel



2. Pathway disappeared due to construction works



View of the area currently populated by vegetation



3. Wall under construction



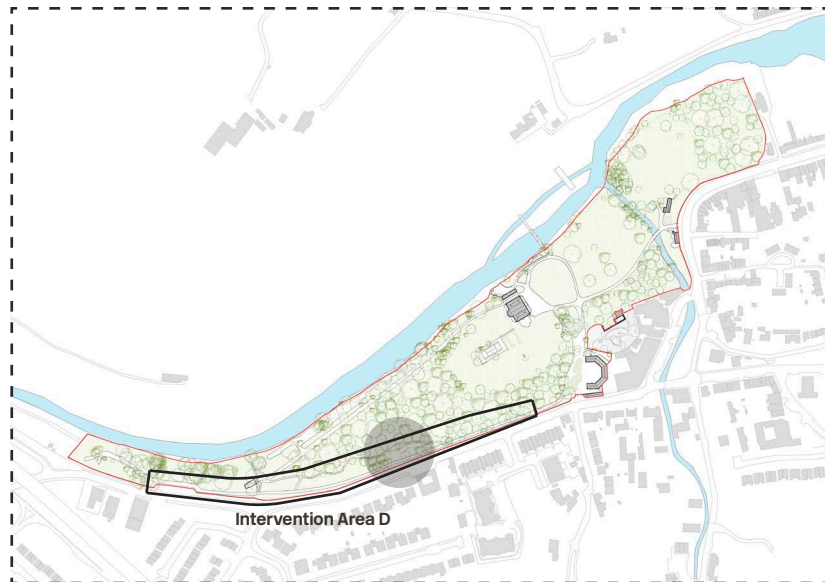
View of the area currently populated by vegetation



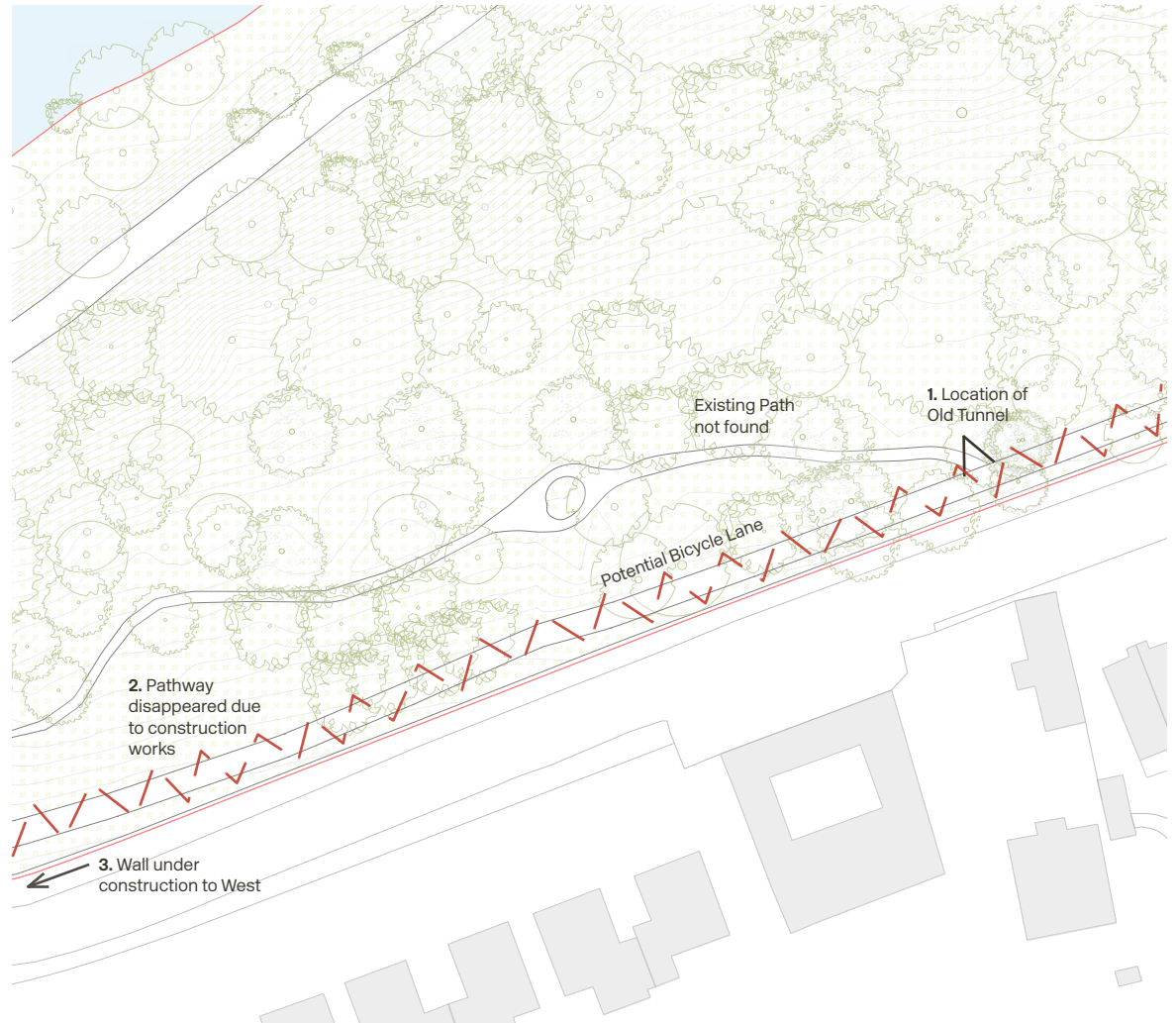
View of the area currently populated by vegetation

Area D - South Boundary Trail Existing Site Plan

Closer to the stables area there is an underground tunnel which can be highlighted as a point of historic interest. The pathway through the forest which can be seen on the historic maps has disappeared but could be reinstated to form an edge to a play area between the forest and the proposed cycle path.



◆ Key Plan



◆ Existing Site Plan

0 10

Proposed Area D - South Boundary Trail
Feasibility Study



1. Playground Area Reference image



1. Potential Playground Area



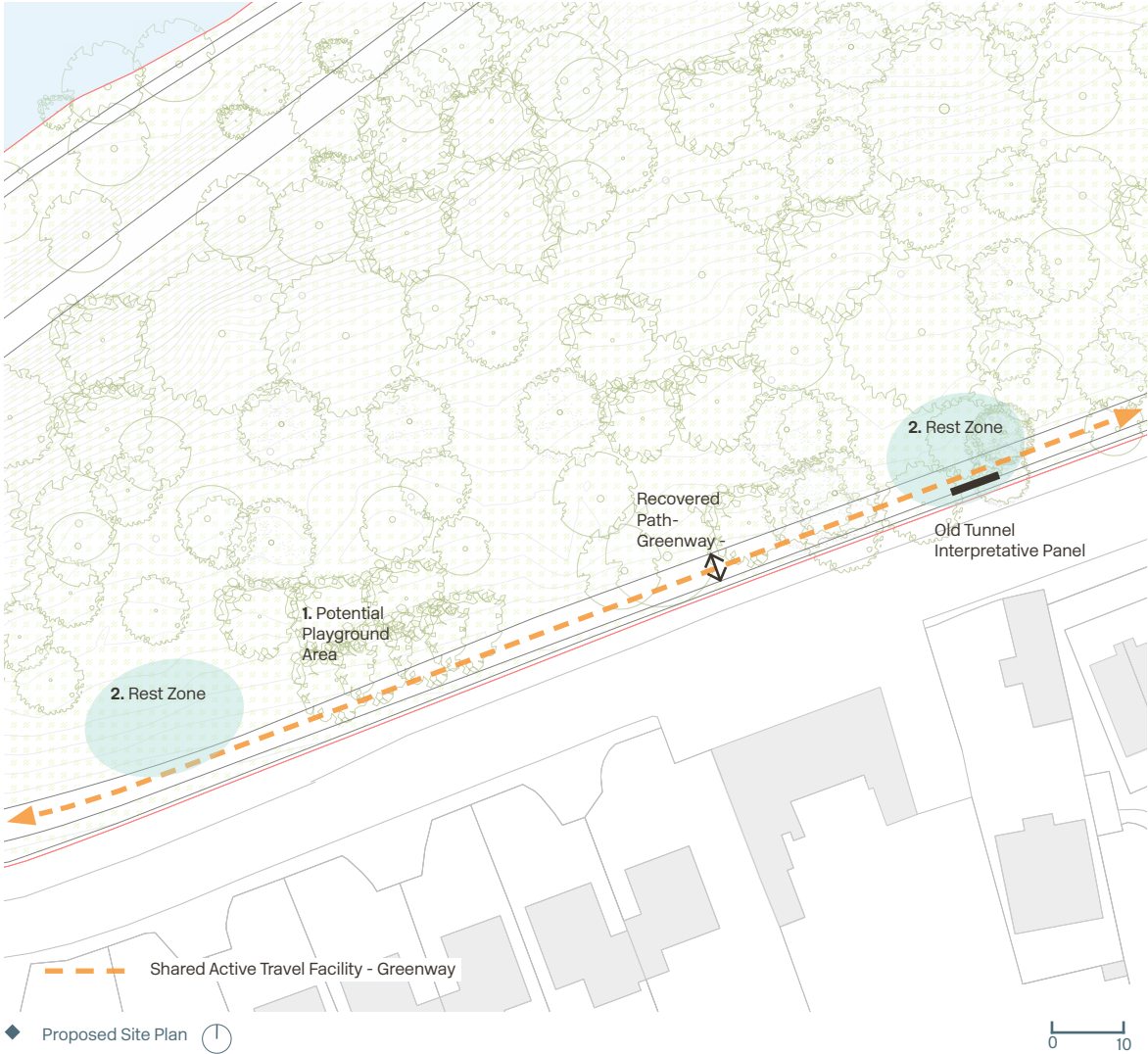
2. Rest Zone Reference image



2. Rest Zone Reference image



Asphalt Lane with Street Lamps Ref. image



Area E - Rear Lawn
Photographical Survey



1. View of Main House Rear Elevation



2. View of Monument



View of Monument from Main House



3. View of Tennis Court 01



4. View of Tennis Court 02



5. View of Tennis Court 03



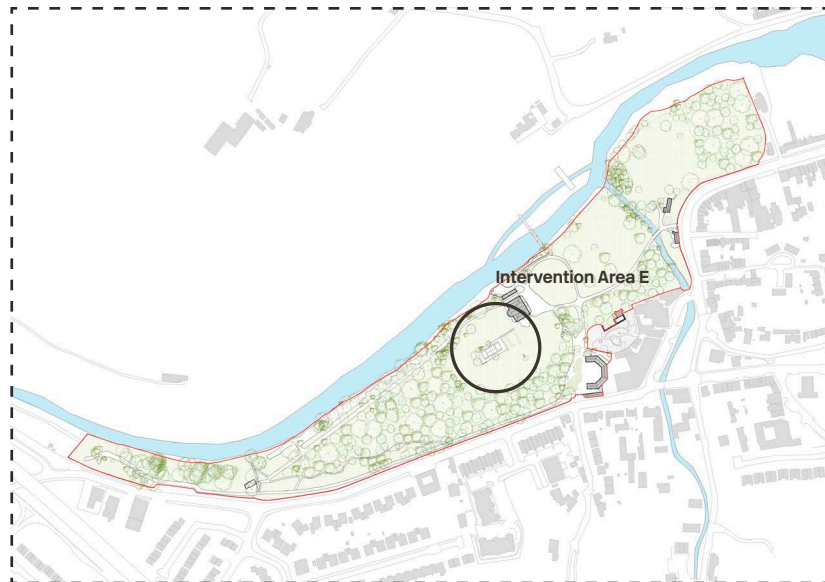
View of Rear Lawn from Main House

Area E - Rear Lawn Existing Site Plan

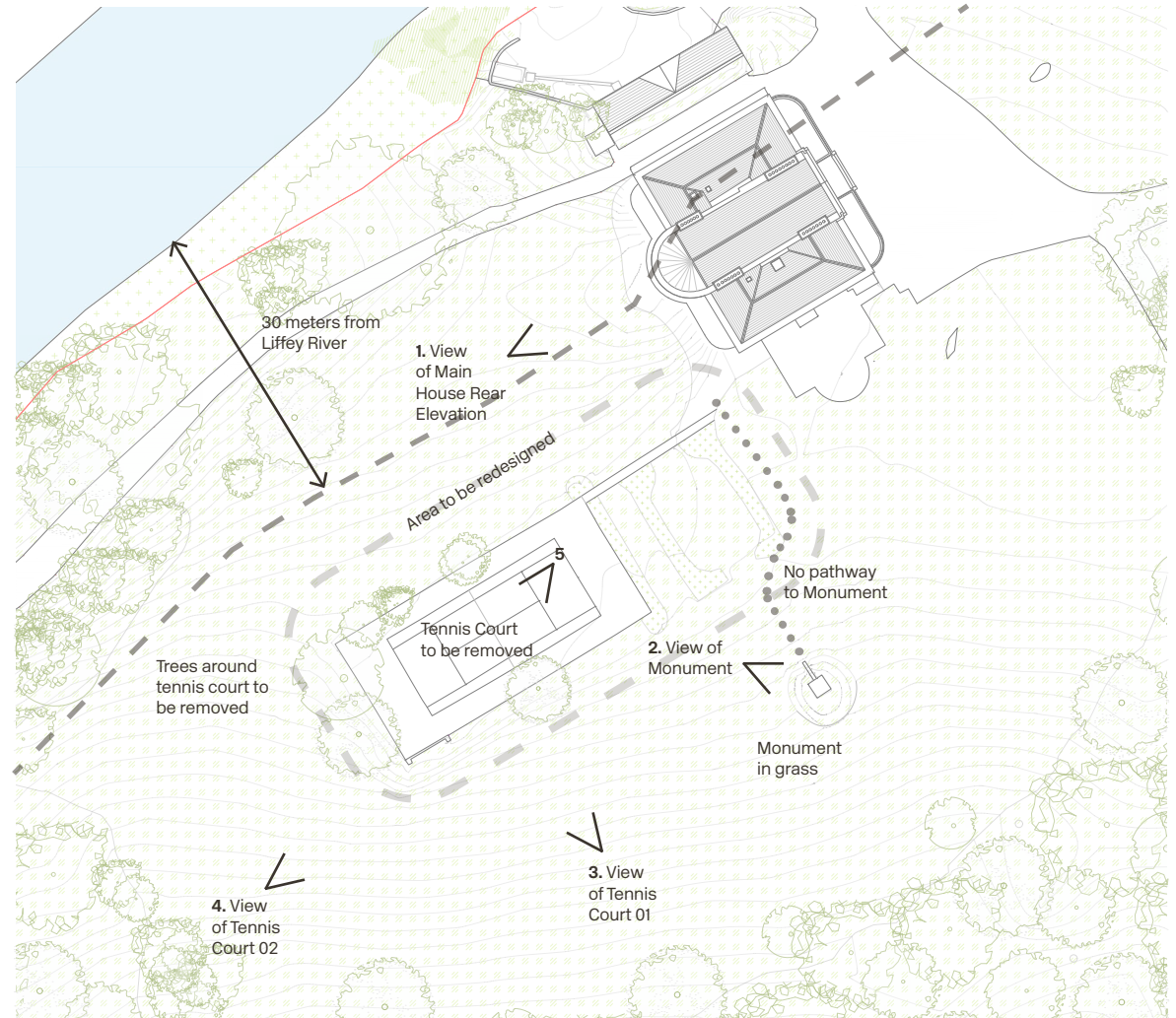
The rear lawn is sunny and has great views of the river and rear façade of Lucan House.

The asphalt tennis court should be removed along with the trees which were planted around it. Replanting the lawn would restore the landscape to its original configuration and a natural amphitheatre would be left for people to site and look at the river and house. The flat area of the lawn to the rear of the house could be suitable for a temporary stage during the summer festival given its good vehicular access.

Another interesting feature of this area is the “3 turtle monument” which also faces towards the river. This is protected and will be a sculptural asset within the lawn.



◆ Key Plan



◆ Existing Site Plan

0 10

Proposed Area E - Rear Lawn
Feasibility Study



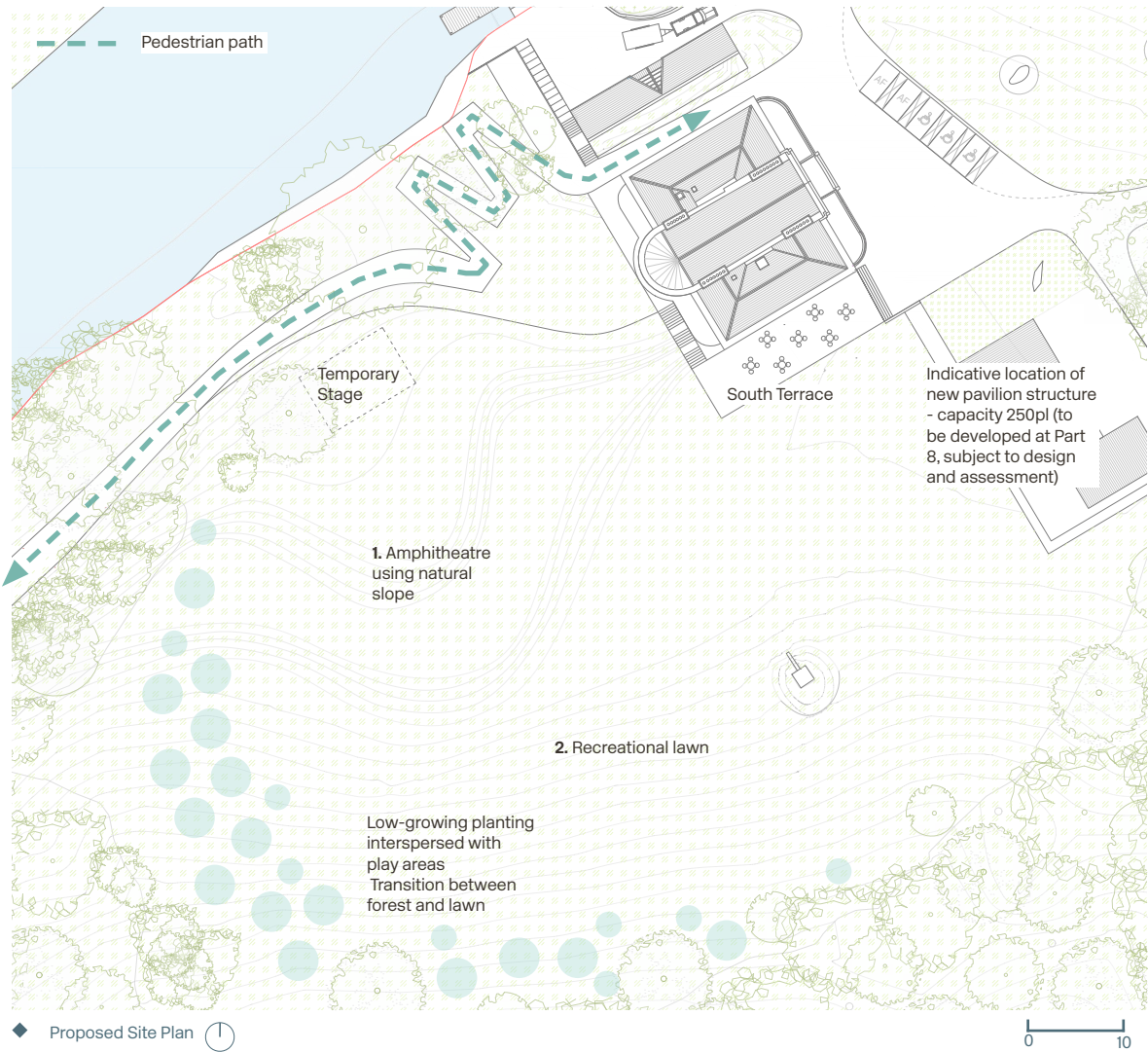
1. Amphitheatre Reference image



1. Amphitheatre Reference image



2. Recreational lawn



Proposed Area E - Rear Lawn Feasibility Study - Images



◆ Proposed image 01



◆ Proposed image 02

Proposed Area E - Rear Lawn Feasibility Study - Images



◆ Proposed image 03



◆ Proposed image 04

Area F - Front Lawn Photographical Survey



1. Sculptures with sharp edges



1. Sculptures with sharp edges



2. View of Main House from Front Lawn



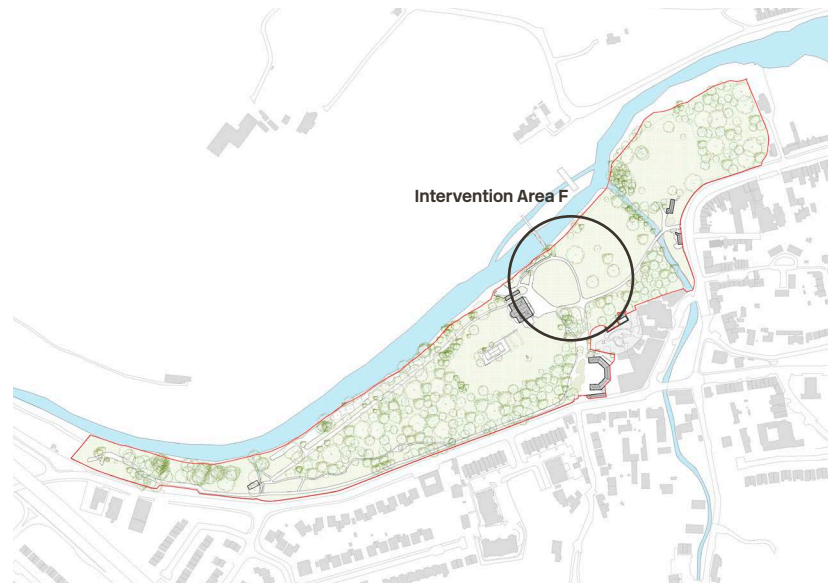
3. River bank bushes blocking views



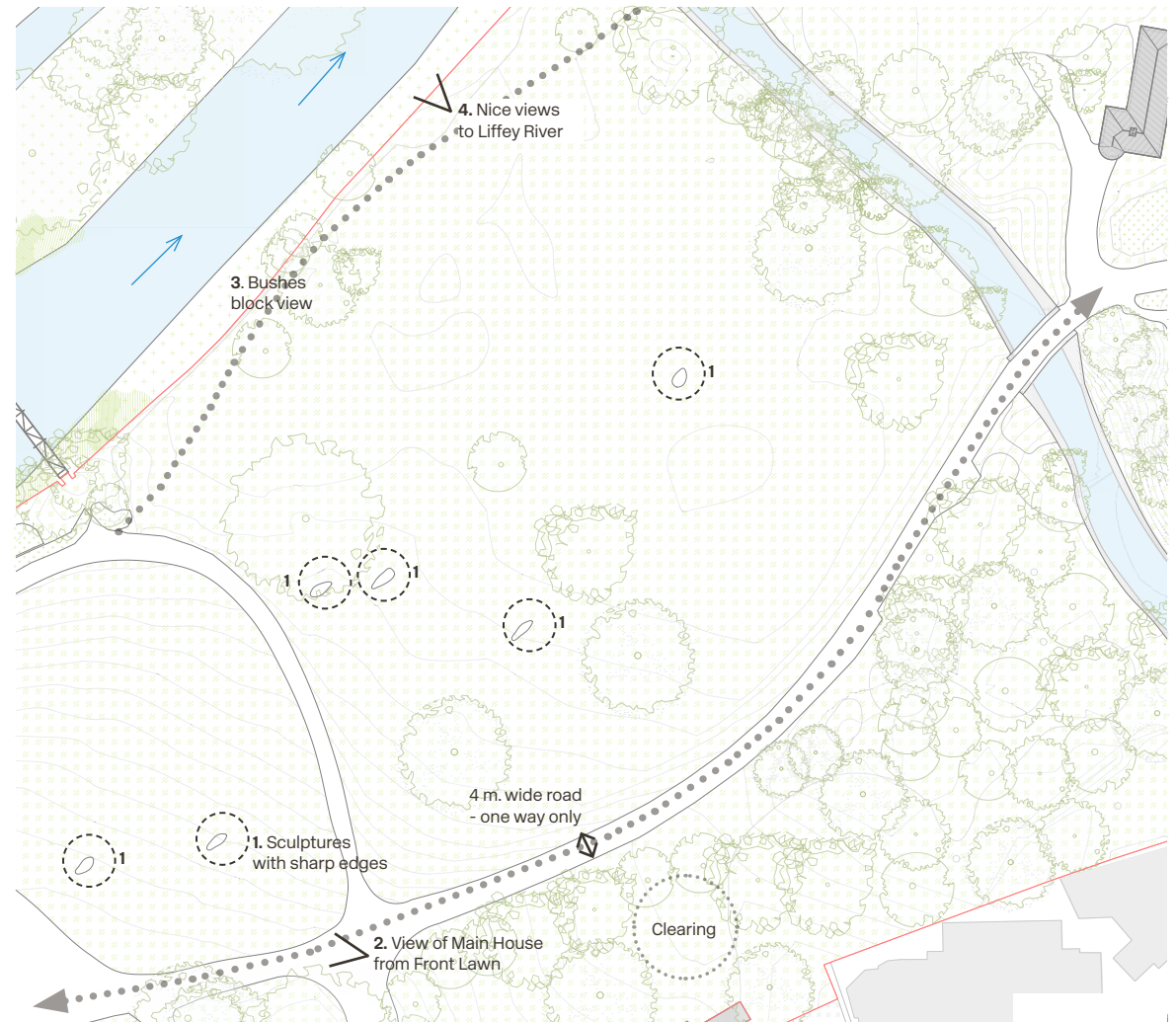
4. Nice views to Liffey River

Area F - Front Lawn Existing Site Plan

The main feature of the front lawn are the buffalo sculptures. Care must be taken to protect both these art pieces and the members of the public from each other. The river walk here has lovely views of the island and the steel bridge which could benefit from a small bankside pathway. A lower level to the west side of the bridge could benefit from one or two benches.



◆ Key Plan

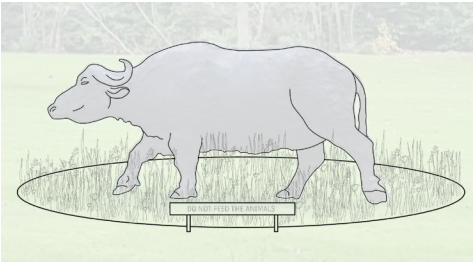


◆ Existing Site Plan

Proposed Area F - Front Lawn
Feasibility Study



2. Resting Area Reference image



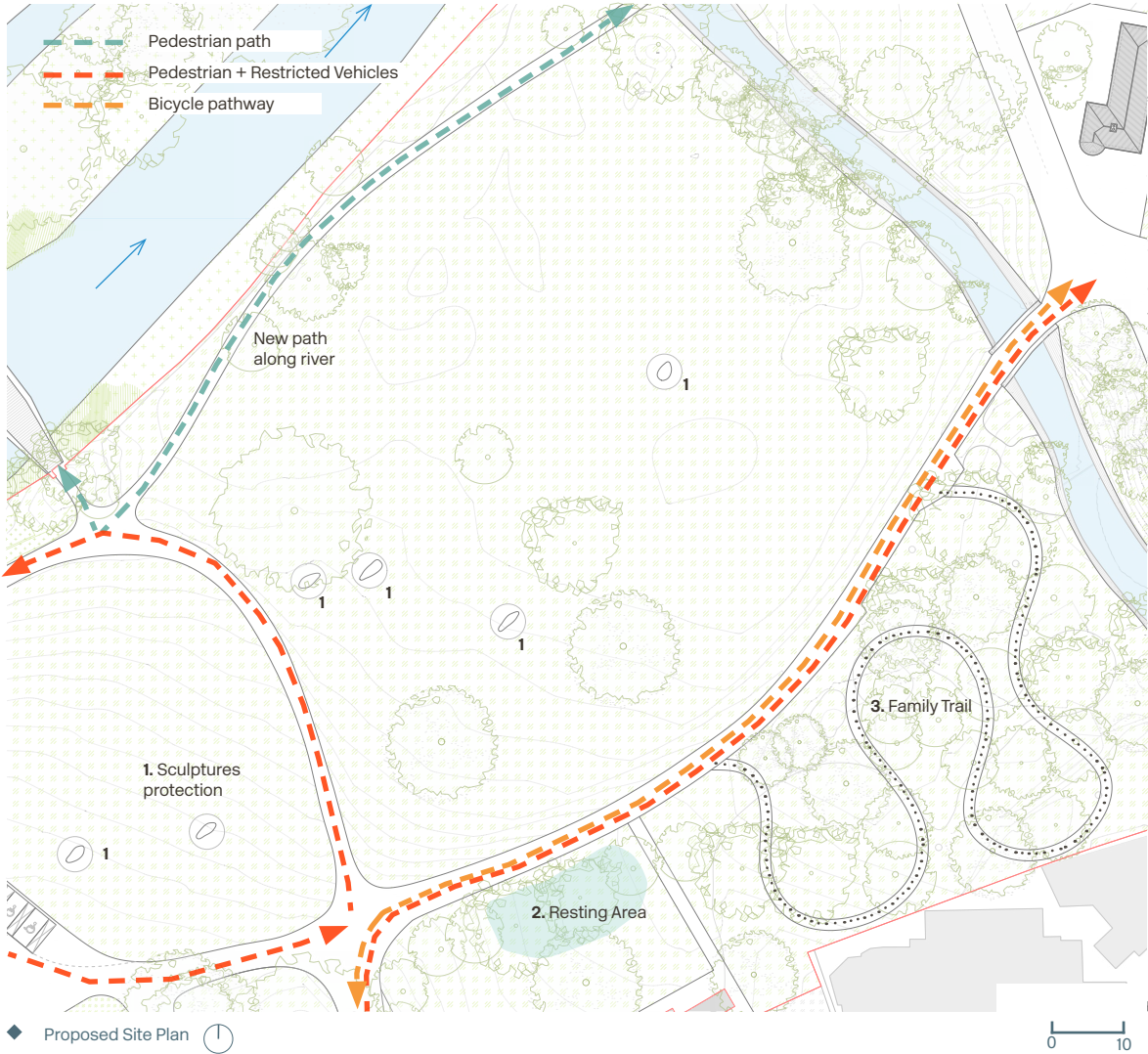
1. Sculptures Protection Diagram



2. Resting Area Reference image



3. Example of Family Trail



Area G - Boat House Photographical Survey



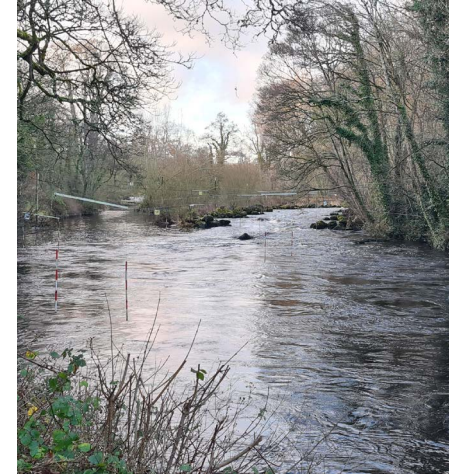
1. View of Main Access Door



2. View from exterior gate to Boat House



3. Location of Septic Tank



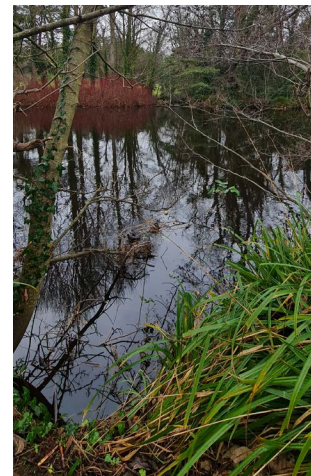
Kayak slalom



4. Ramp up



5. Site view



6. Current access to Liffey River



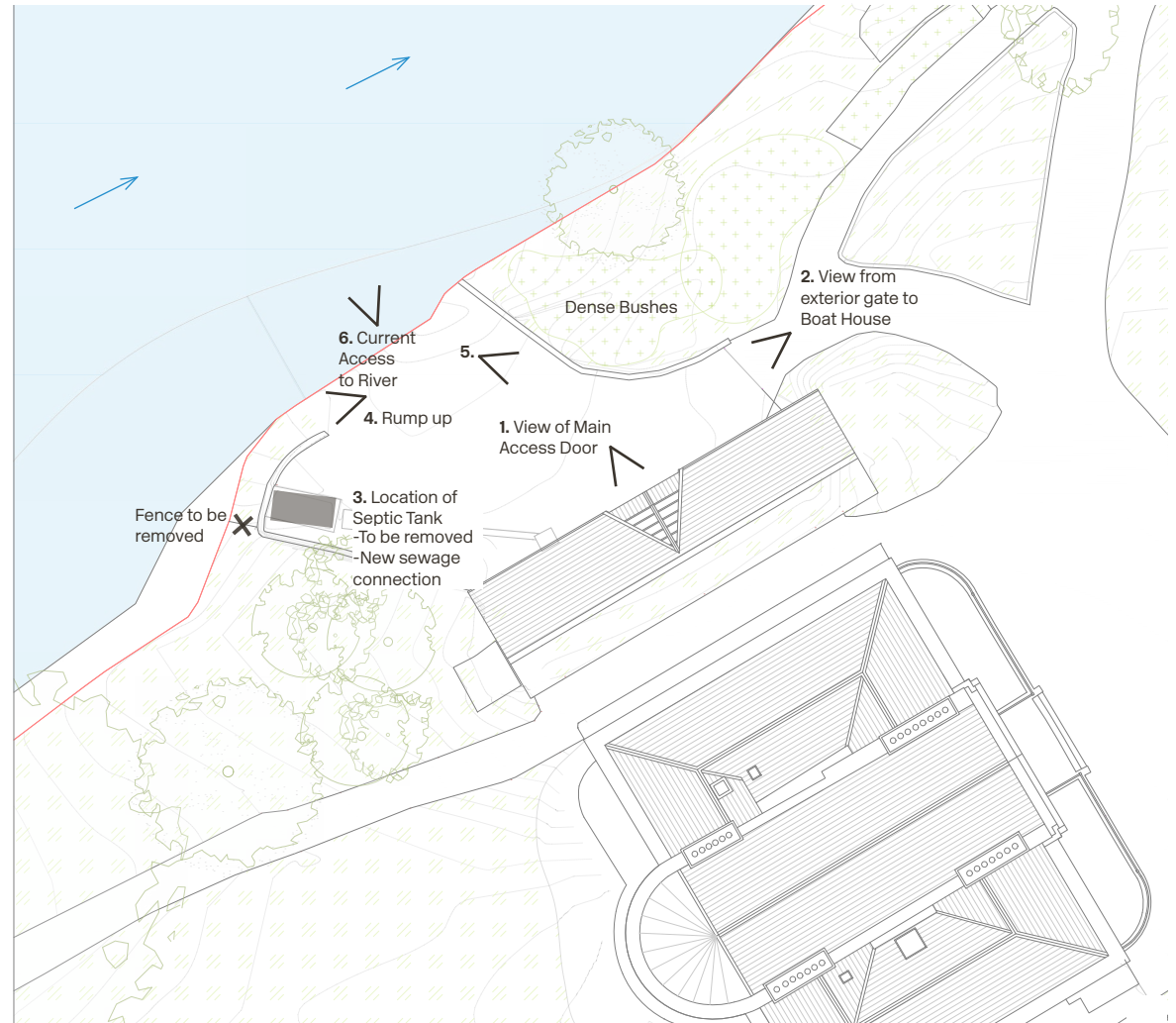
Downstream weir

Area G - Boat House Existing Site Plan

The former boathouse opens up from the basement of Lucan House to an area by the river. There is good vehicular access from the front of the house and the space is sheltered by vegetation on both sides. The opportunity in this space is for water based activities. A slip way and / or jetty could be added to extend the space into the water. Boats or canoes which begin their descent of the Liffey downstream can be moored and brought onshore at this location and then taken back upstream to the start of the route via a trailer while boaters or canoeists might be afforded a place to change out of their wet clothes.



◆ Key Plan



◆ Existing Site Plan

Proposed Area G - Boat House Feasibility Study



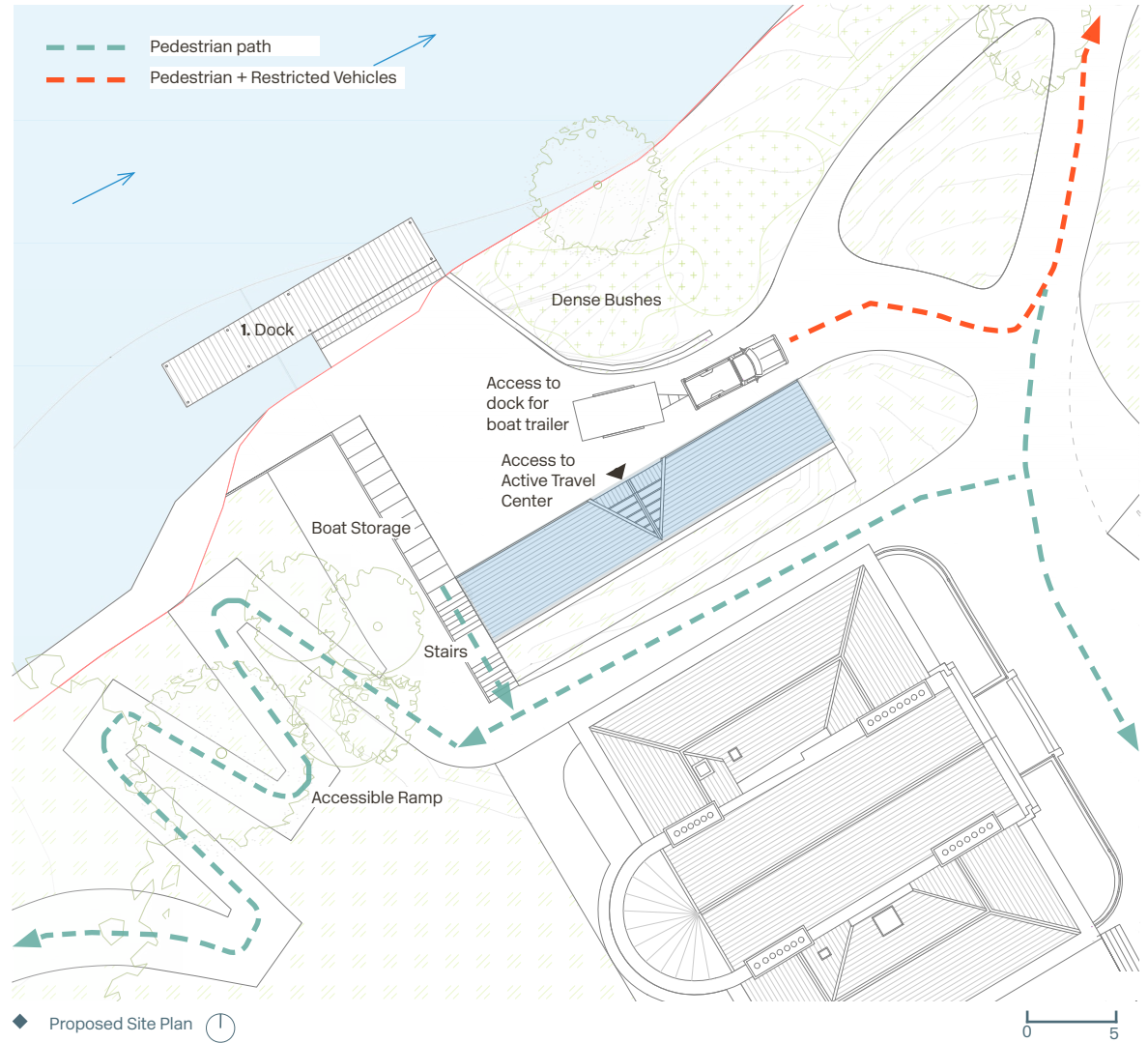
1. Dock Reference image 01



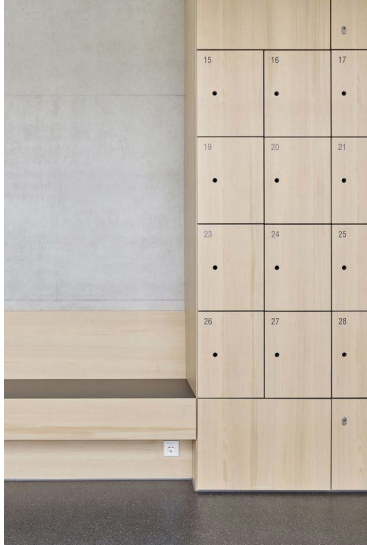
Kayaking Class Reference image



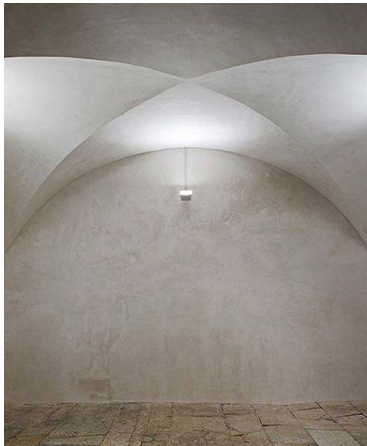
1. Dock Reference image 02



Proposed Area G - Boat House Feasibility Study



1. Changing Room reference image



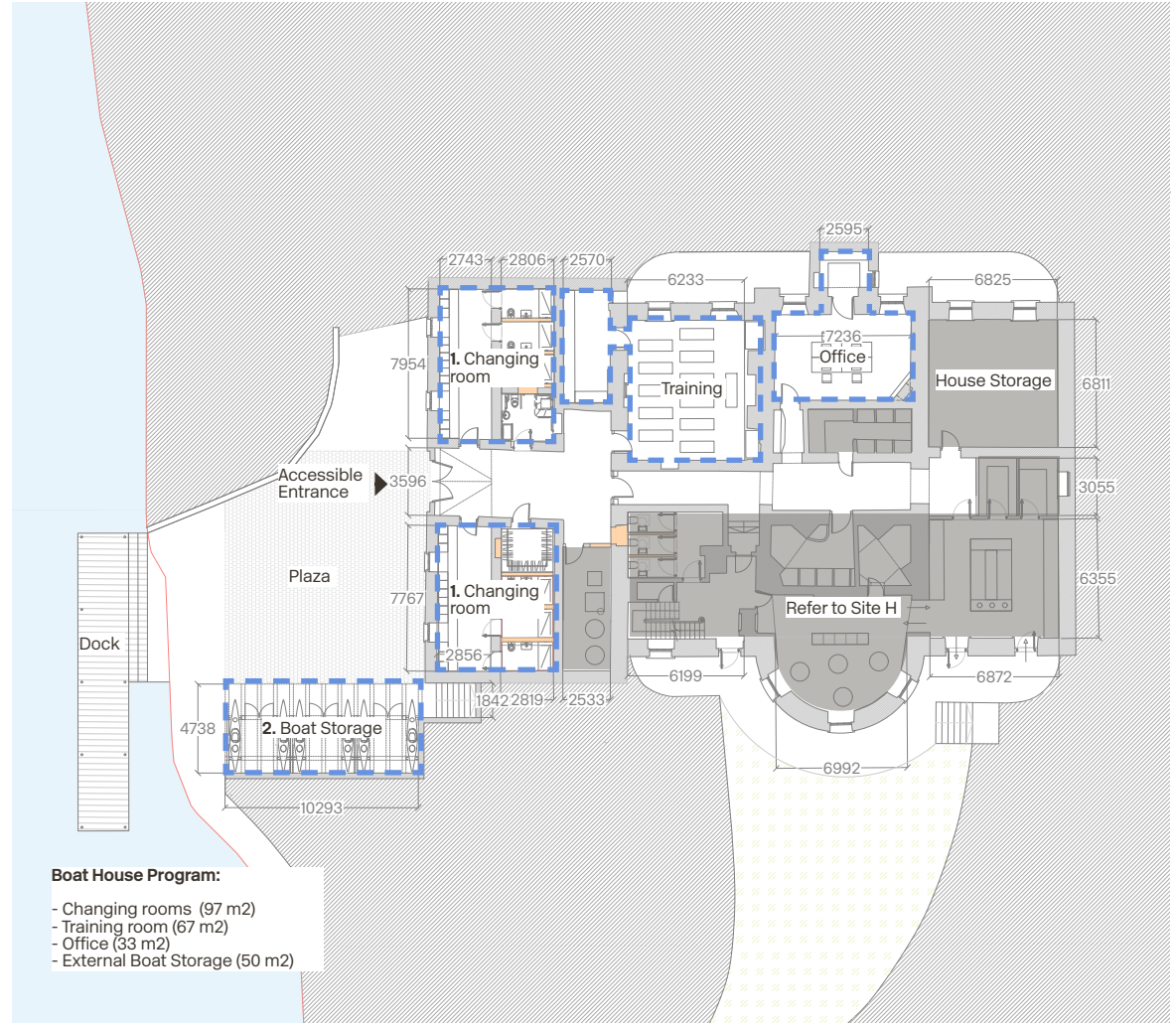
Vaulted Space Renovation reference image



2. Boat Storage reference image



2. Boat Storage / Exterior Structure reference image



Proposed Area G - Boat House Feasibility Study - Images



◆ Proposed Image

Area H - Main House Photographical Survey



1. View from East Access



2. Visible Power Lines highlighted



3. View of South-East façade



4. View from River side



5. View of South-West façade



6. Partial View of North-West façade

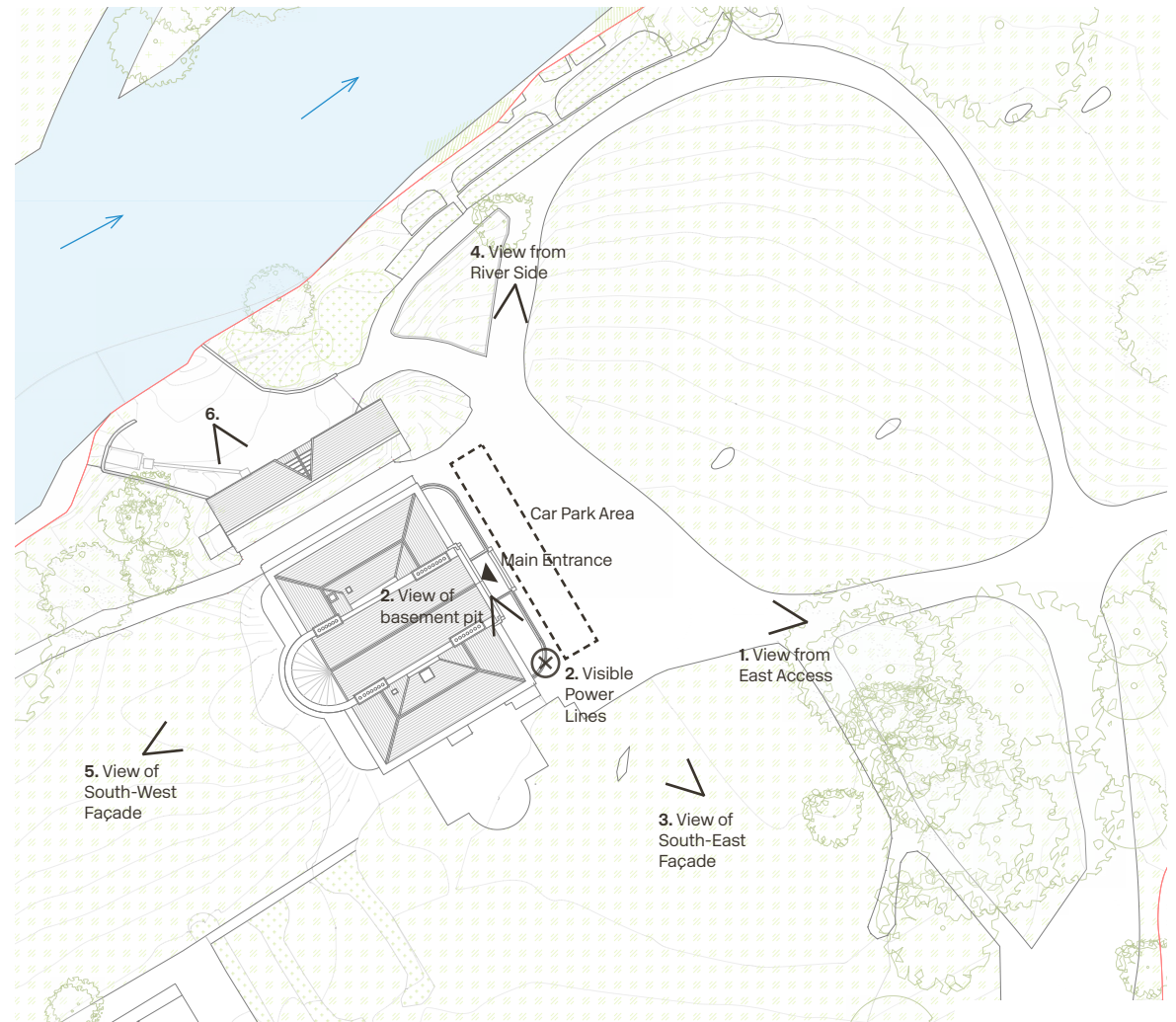
Area H - Main House Existing Site Plan

On the east of the house, the front entrance should have space for drop off, age friendly and disabled visitor parking. To the south some seating could be used to enjoy the sun and existing terrace. Provision is made within the Masterplan for a new pavilion for larger events and conferences.

To the west there is a rear lawn which will be reinstated and to the north a ramp over the existing boathouse.



◆ Key Plan



◆ Existing Site Plan

0 10

Proposed Area H - Main House
Feasibility Study



Exterior lighting Reference image



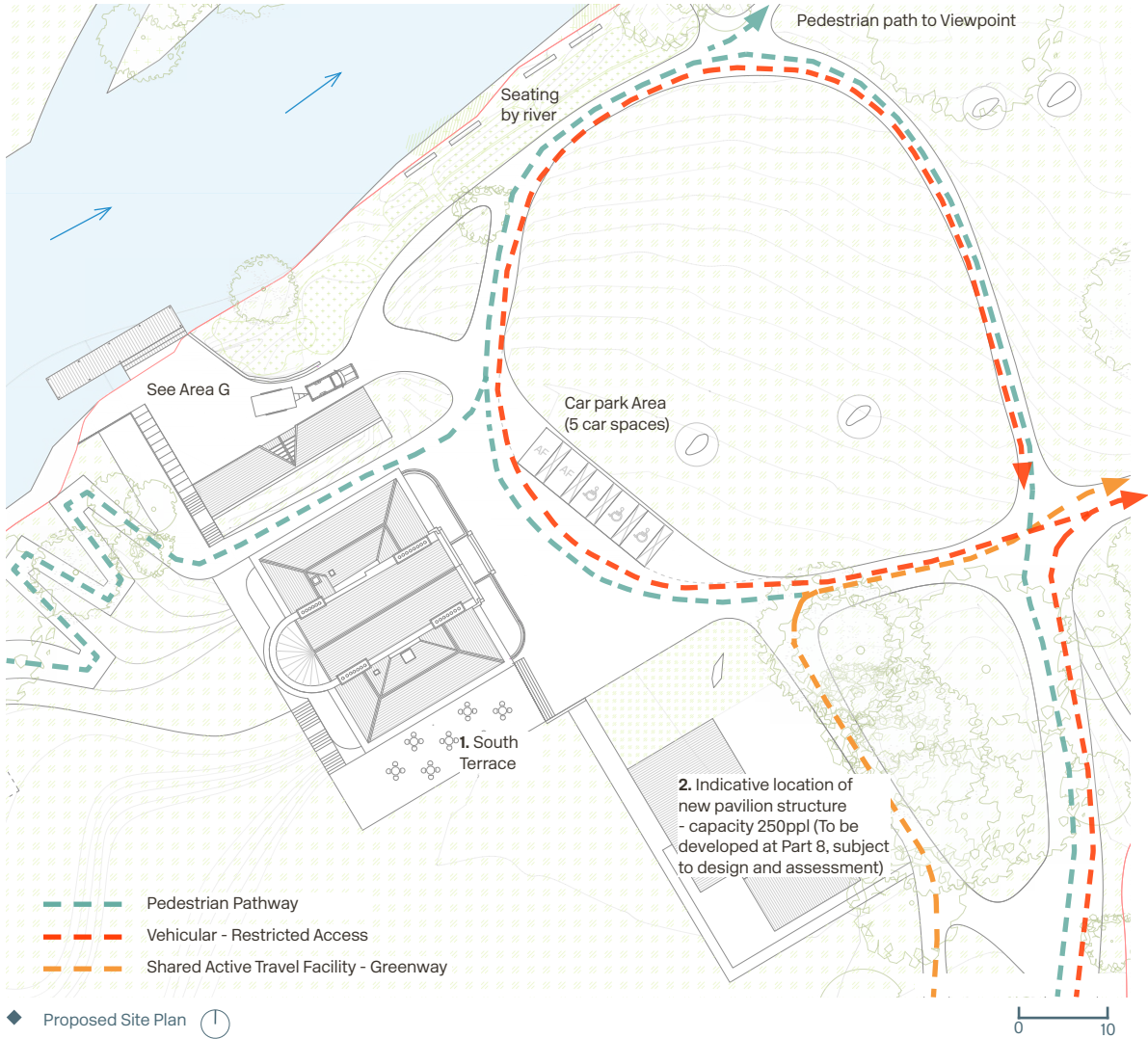
1. South Terrace Reference image



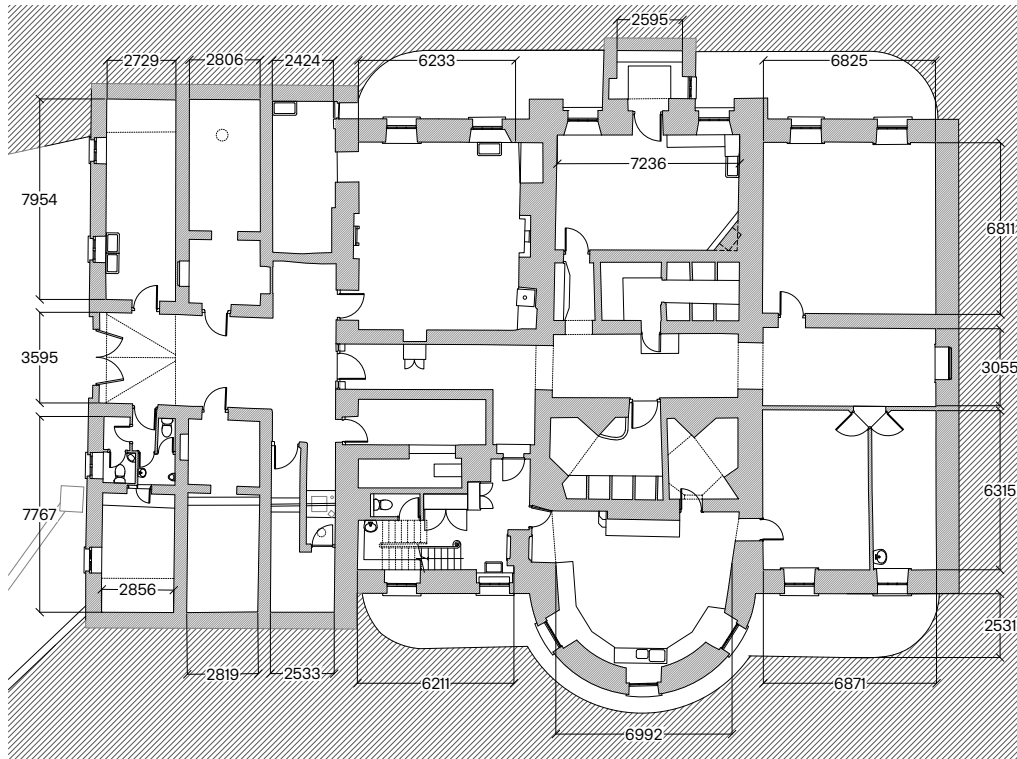
Pathways materiality Reference image



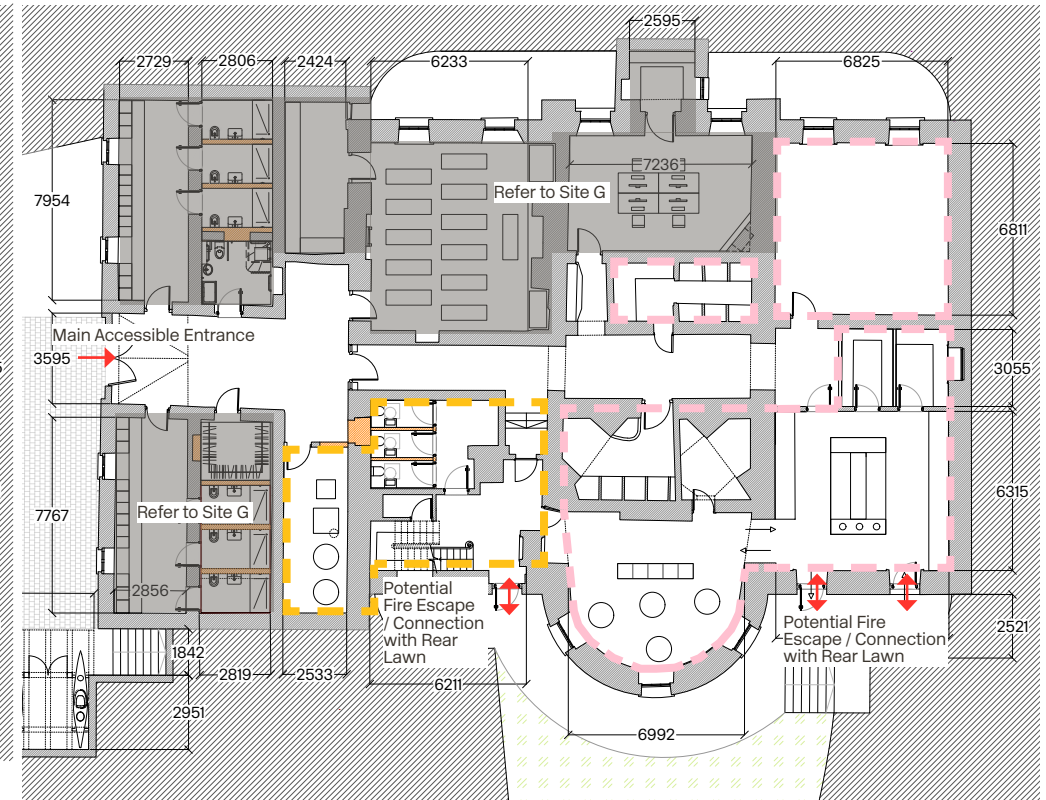
2. Pavilion Reference image



Area H - Main House Feasibility Study



Existing Basement Plan - Scale 1:300

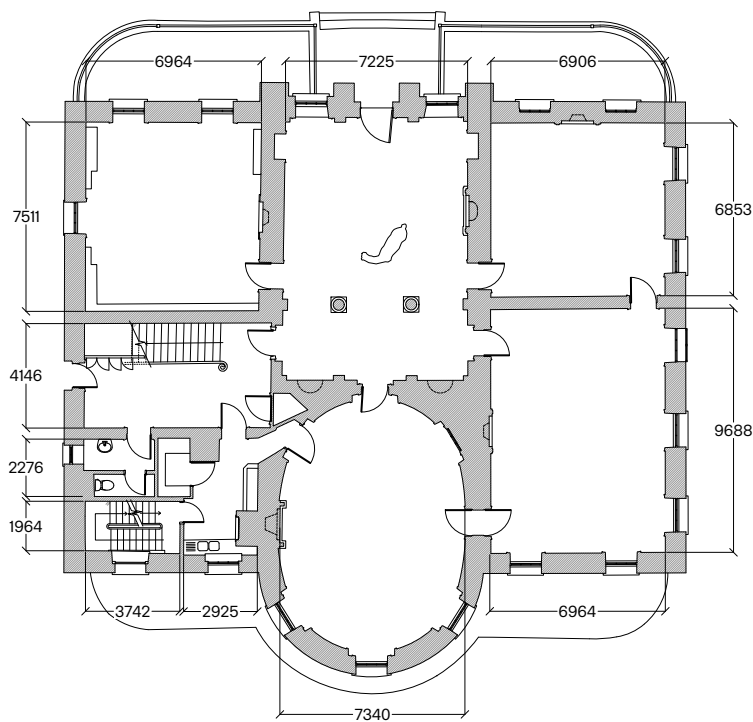


Proposed Basement Plan - Scale 1:300

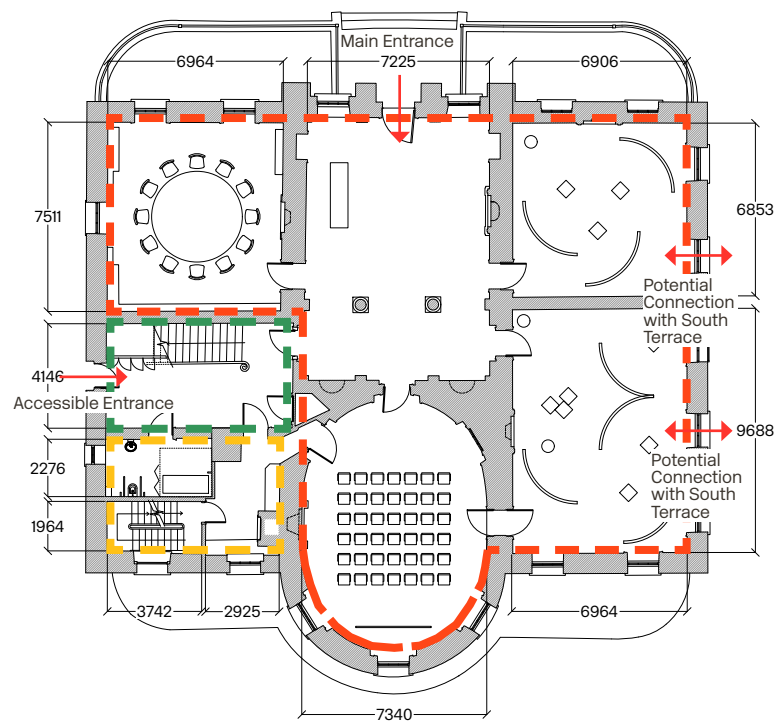
LEGEND :

- **Main House Kitchen Services (177 m2):**
 - Preparation Area
 - Cooking / Production Area
 - Buffet Table
 - Staff / Guest Canteen
 - Storage
- **Escape Stairs, Plant and Public WCs (55 m2)**

Area H - Main House
Feasibility Study



◆ Existing Ground Floor Plan - Scale 1:300



◆ Proposed Ground Floor Plan - Scale 1:300



LEGEND :



Cultural Hub (340 m2):
- Exhibitions
- Public Classes
- Conferences
/ Public Talk
- Theatre
- Concert
- Cinema

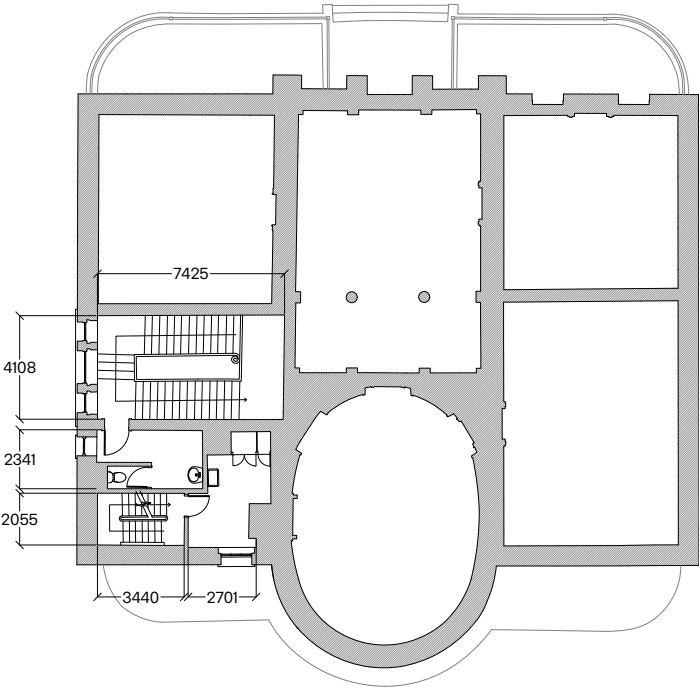


**Main Stairs and Accessible
Entrance Hall (30 m2):**

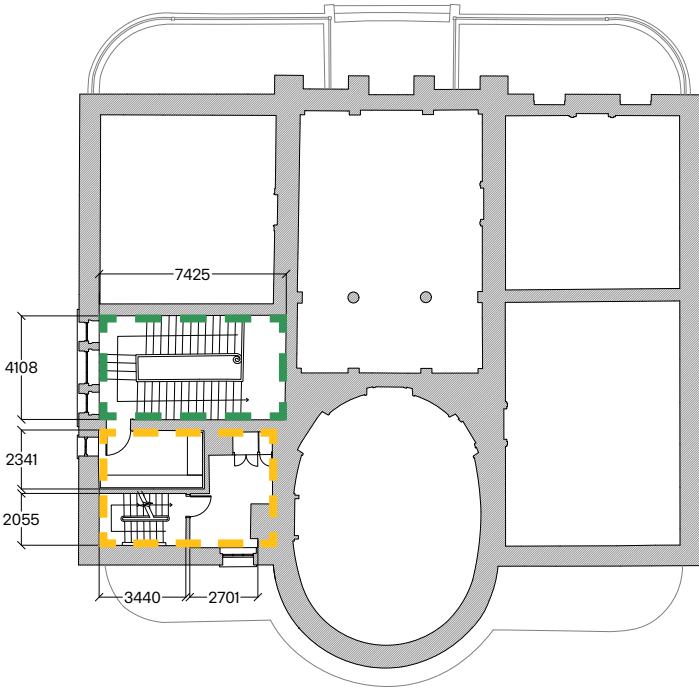


**Escape Stairs and
Public WCs
(33 m2)**

Area H - Main House
Feasibility Study



◆ Existing Intermediate Floor Plan - Scale 1:300



◆ Proposed Intermediate Floor Plan - Scale 1:300

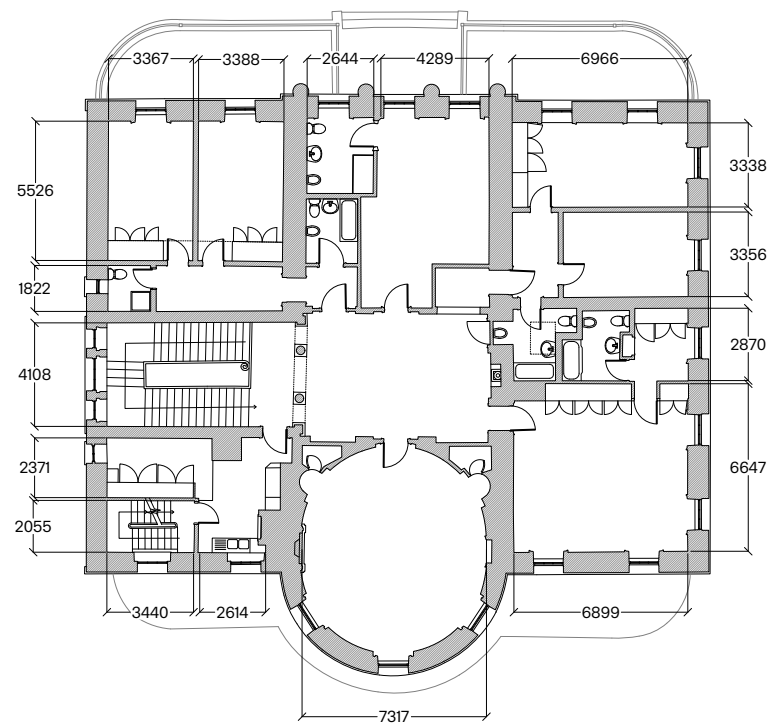


LEGEND :

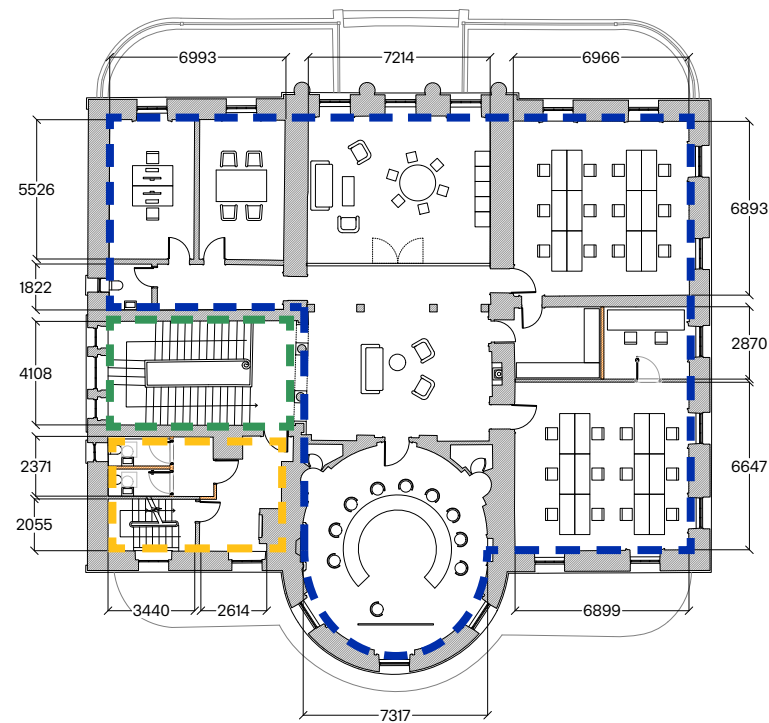
■ Main Stairs (30 m2)

■ Escape Stairs & Storage (33 m2)

Area H - Main House
Feasibility Study



Existing First Floor Plan - Scale 1:300



Proposed First Floor Plan - Scale 1:300



LEGEND :



Working Area (340 m2):
- Associations
- Co-working Area
- Meeting rooms
- Office Space
- Lounge Area

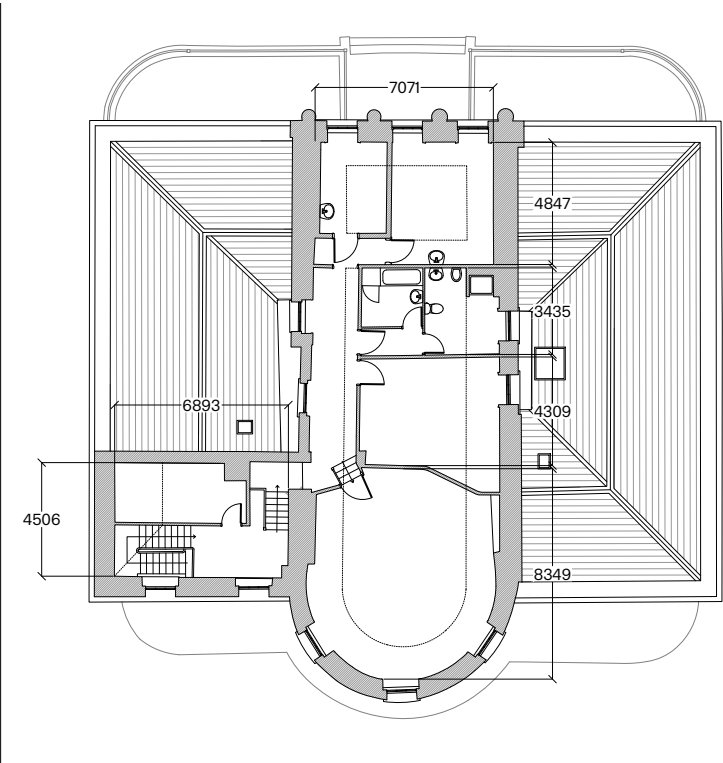


Main Stairs (30 m2):

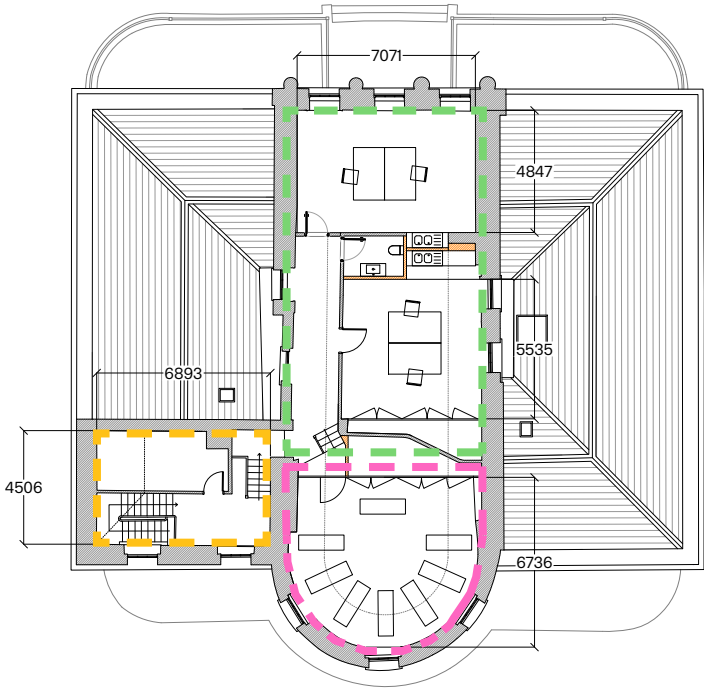


Escape Stairs and Public WCs (33 m2)

Area H - Main House
Feasibility Study



Existing Second Floor Plan - Scale 1:300



Proposed Second Floor Plan - Scale 1:300



LEGEND :



Cultural/Wellbeing/
Community Use (97 m2)

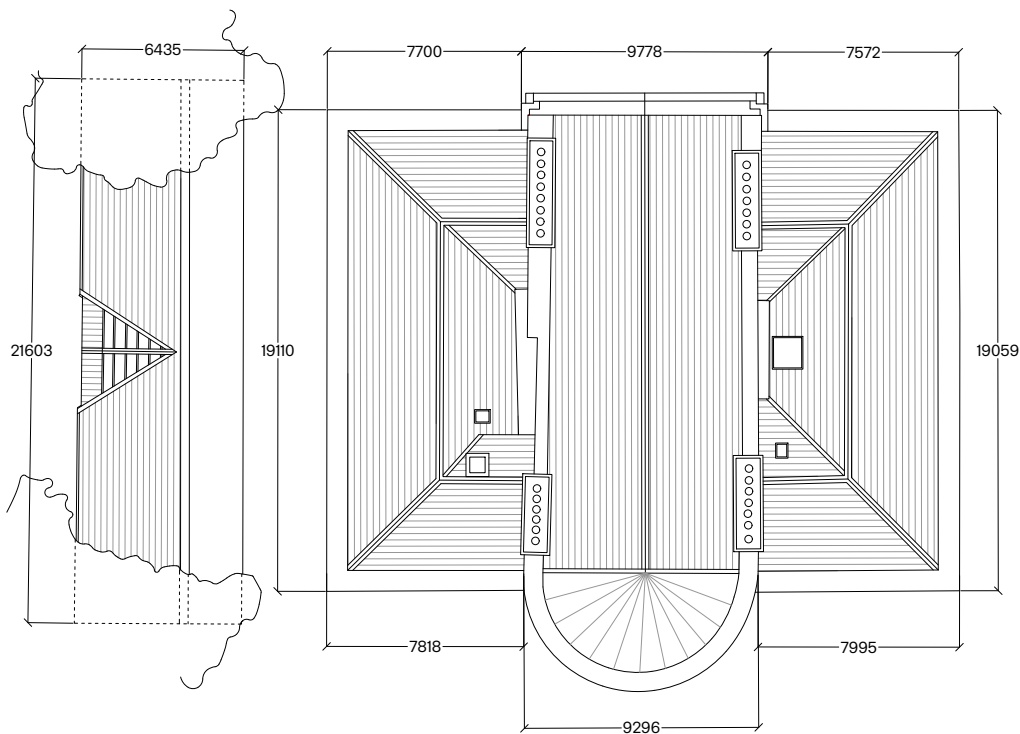


Cultural/Wellbeing/
Community Use (52 m2)

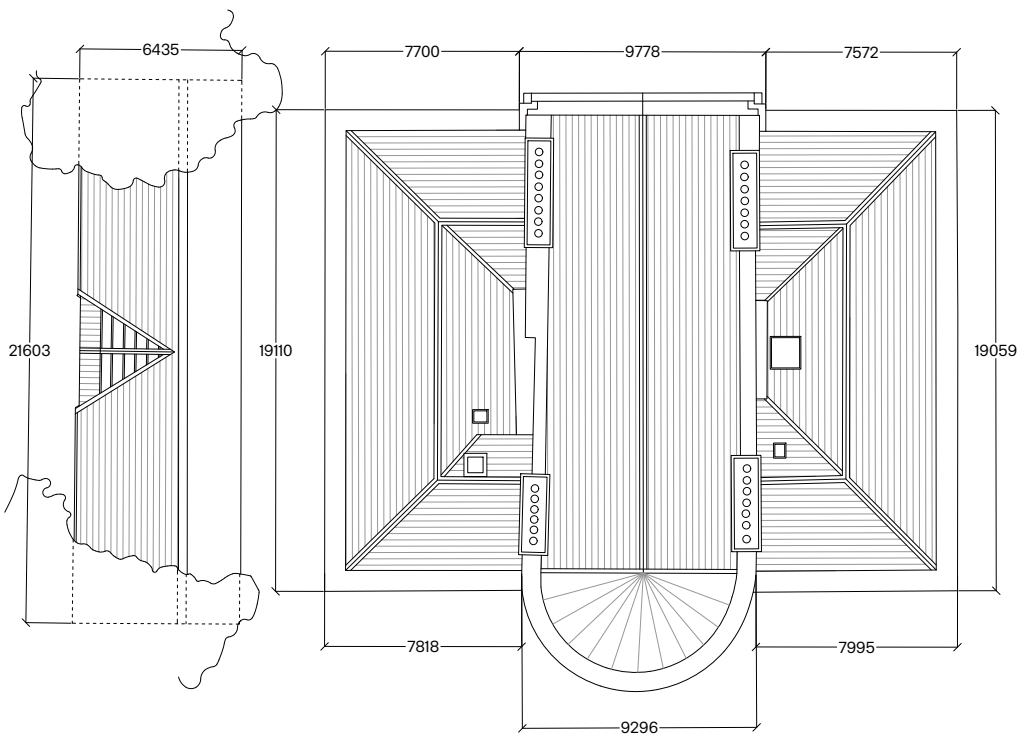


Escape Stairs & Services
(31 m2)

Area H - Main House
Feasibility Study



Existing Roof Plan - Scale 1:300



Proposed Roof Plan - Scale 1:300

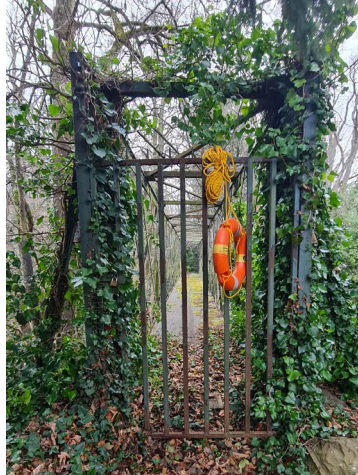
Area I - Bridge to Island Photographical Survey



1. View to Steel Bridge 01



2. View to Steel Bridge 02



3. View to Steel Bridge 03



Zoom in on the Structure



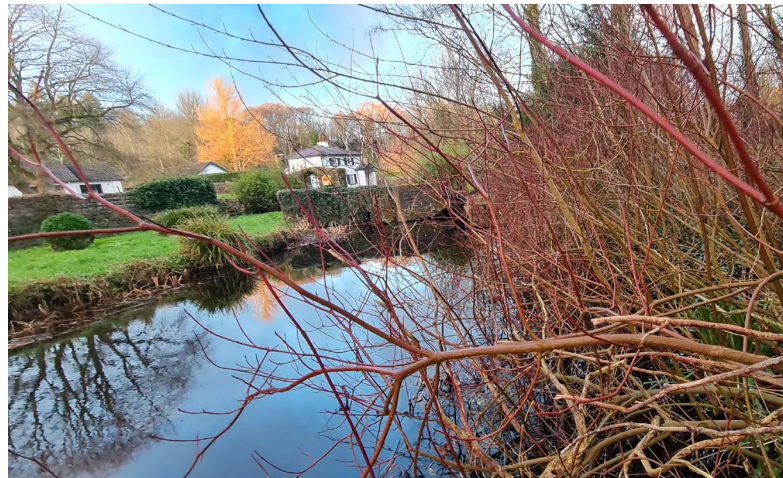
4. View to Steel bridge interior



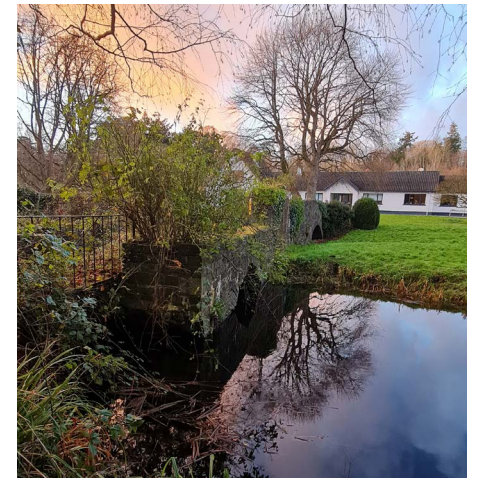
Bridge Deck is rotten



5. View from Island



6. View of Adjacent Private Property



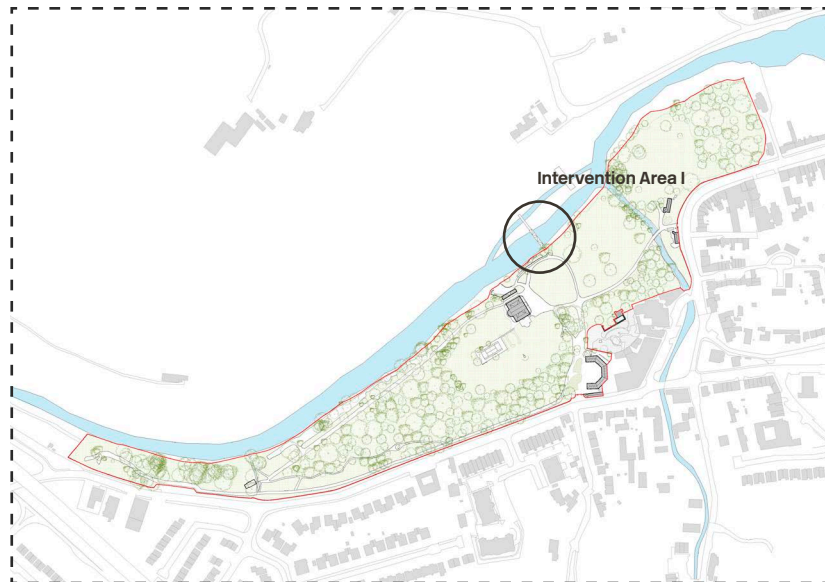
7. View of Adjacent Private Property

Area I - Bridge to Island Existing Site Plan

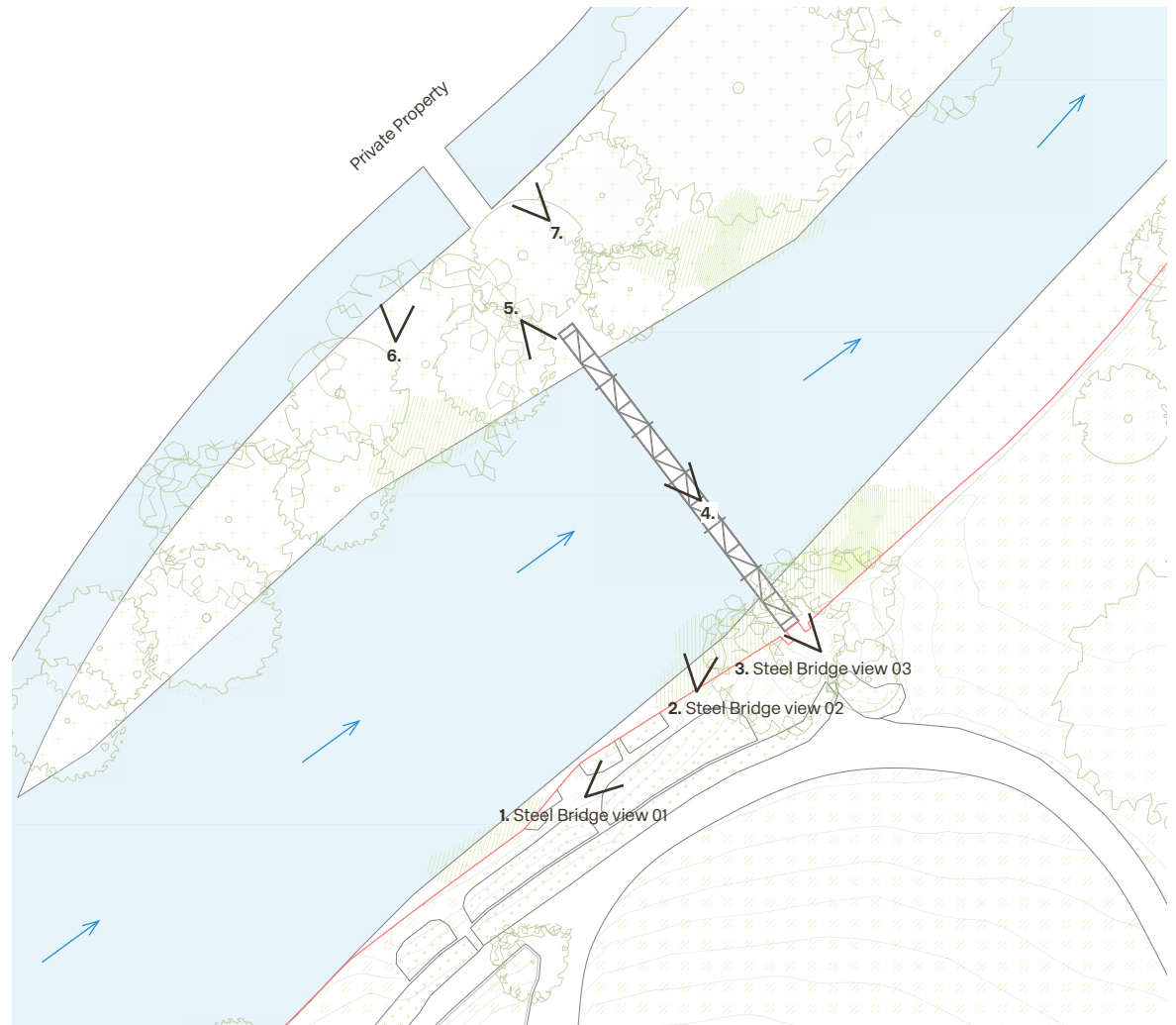
Until the other side of the island is developed into a public park, access to the island should be restricted for maintenance and ecological interests only. Once developed the current bridge may not be able to cater for the flow of pedestrians and cyclists and should be replaced.

Further feasibility to be undertaken to assess the potential for any new bridge having due regard to connections and land ownership considerations.

The views from the bridge are some of the best within the masterplan area especially during sunset so any new bridge should provide adequate rest space at the centre of the space. It should also avoid projecting structure below the deck so that water activity is not disturbed.



◆ Key Plan



◆ Existing Site Plan

Proposed Area I - Bridge to Island
Feasibility Study



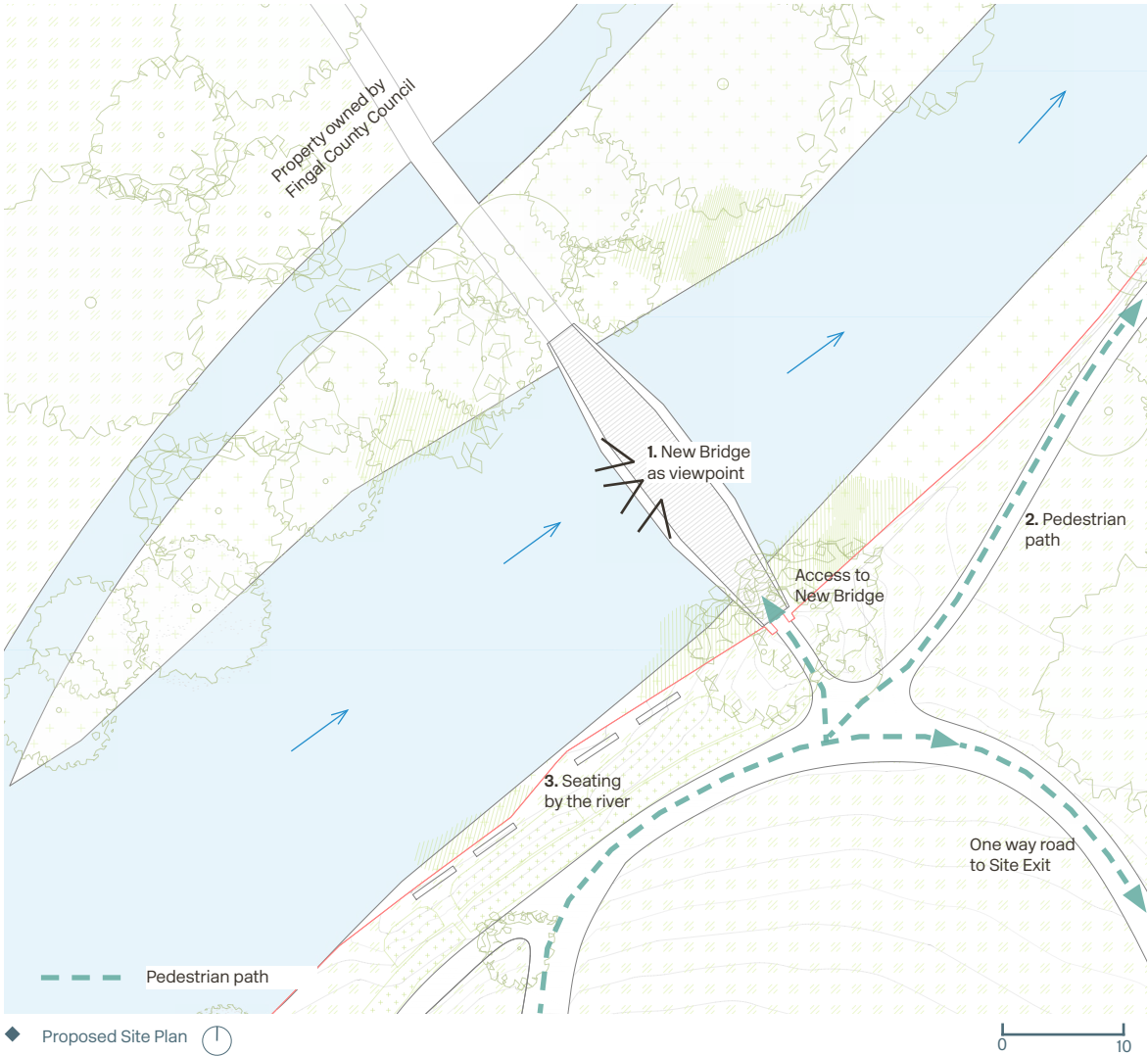
1. New Bridge Reference image 01



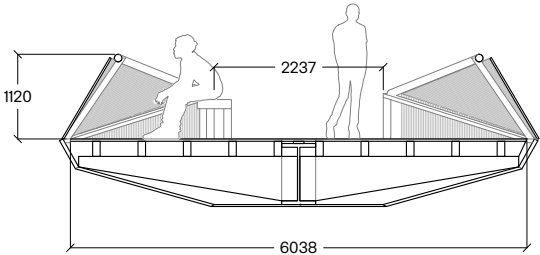
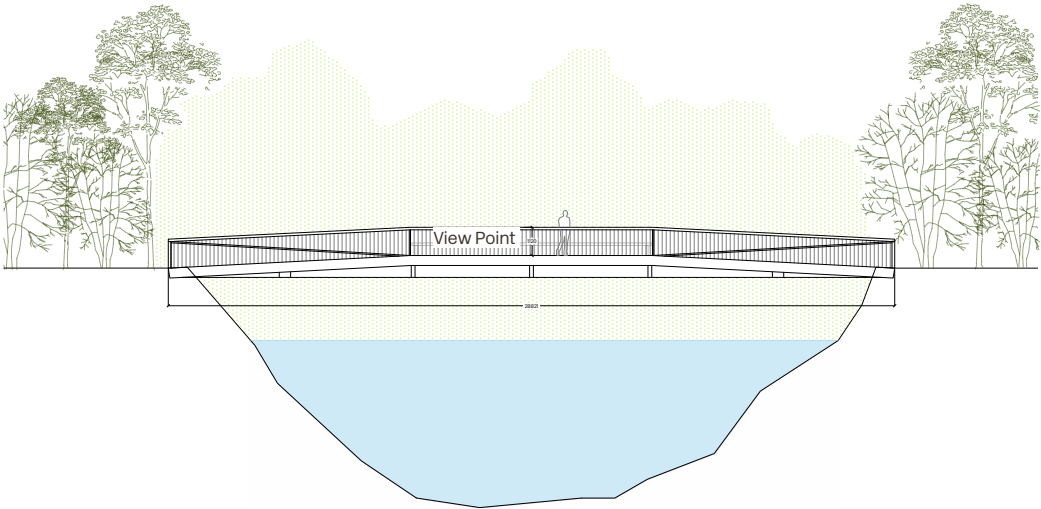
2 & 3. Seating by the river 02 & Pedestrian Path Reference image



2 & 3. Seating by the river 02 & Pedestrian Path Reference image

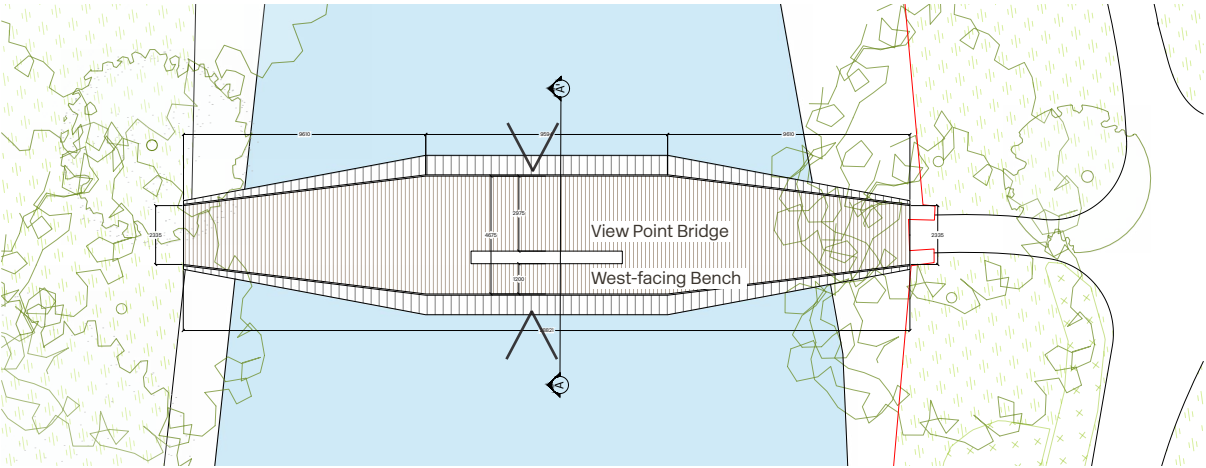


Proposed Area I - Bridge to Island
Feasibility Study



Existing Section AA -
Scale 1:100

Proposed South-West Elevation - Scale 1:300



Proposed Plan - Scale 1:300

Proposed Area I - Bridge to Island Feasibility Study - Images



◆ Proposed image 01

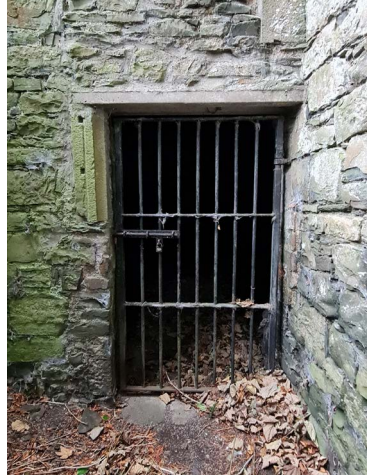


◆ Proposed image 02

Area J - Church Ruin Area Photographical Survey



1. Graves



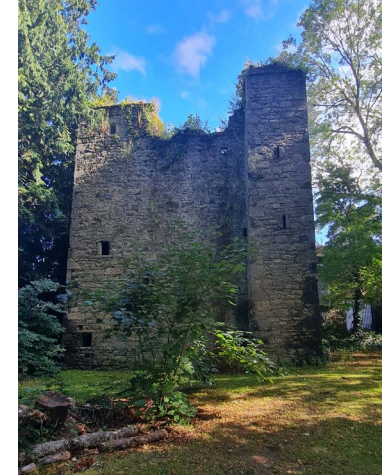
2. Door view



3. Stairs view



4. Point of interest



5. Church view



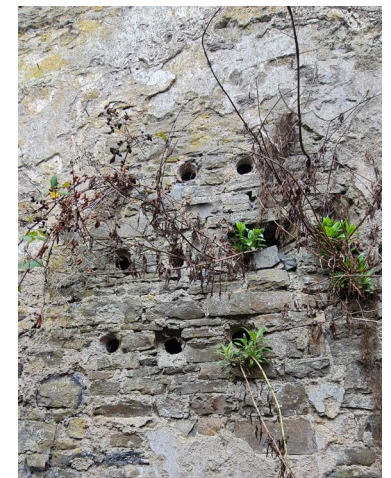
6. View from Main pathway



7. Visible services from neighbours



8. Door to Graves



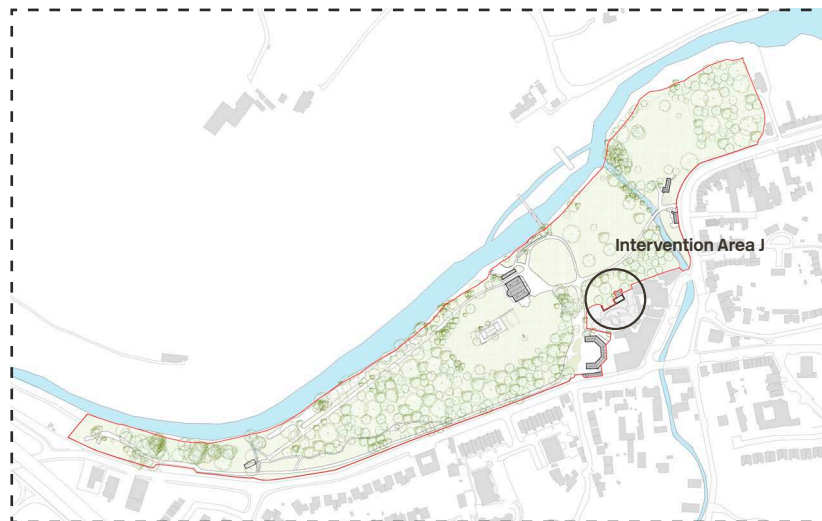
"Acoustic Jars"

Area J - Church Ruin Area

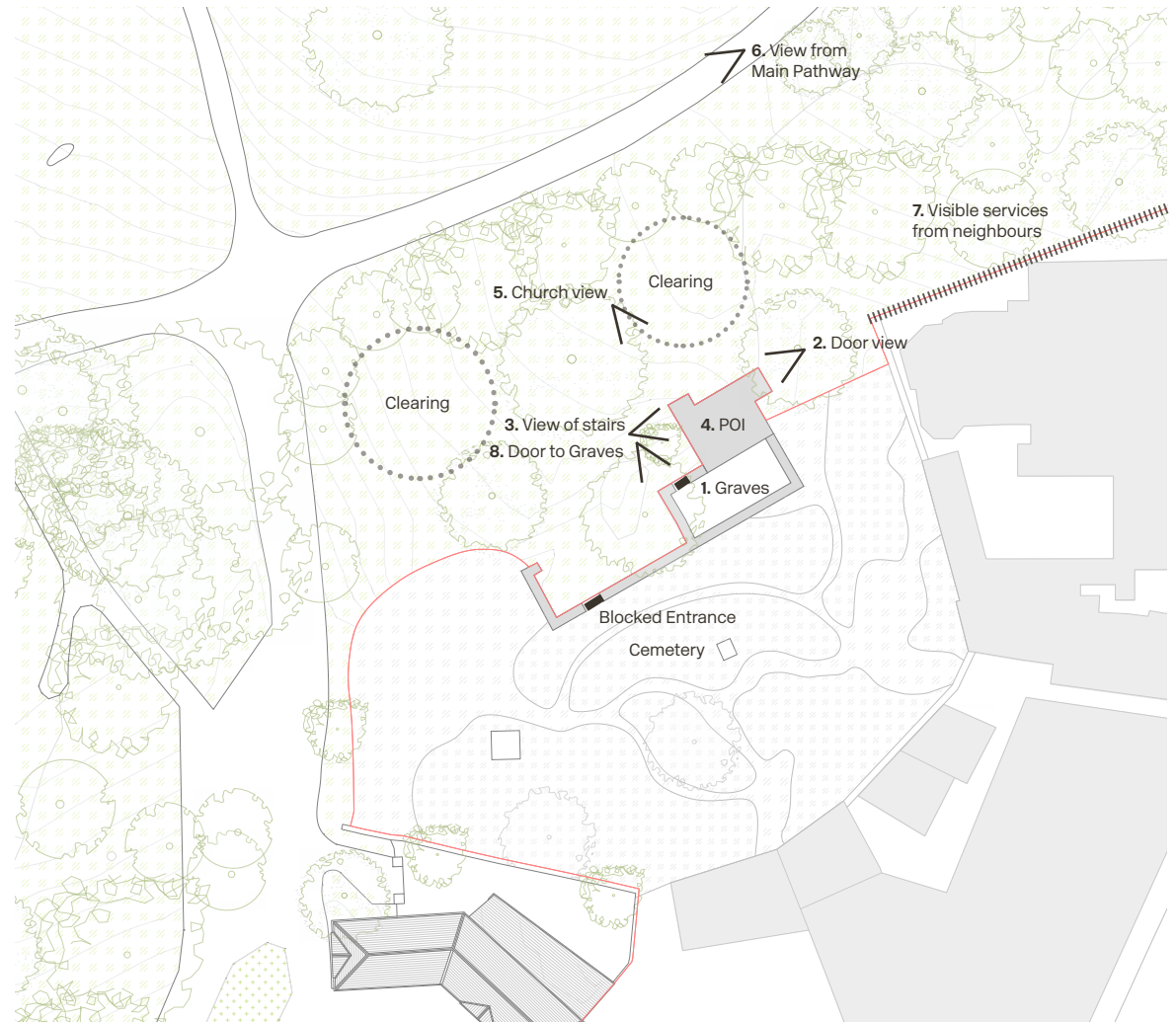
Existing Site Plan

In the heart of the masterplan are the ruins of an ecclesiastic tower house and church. The tower house is relatively intact and with further investigation and renovation it could be made accessible at some point in the future. A stone spiral stairs and vaulted ground floor baptistery can be seen from the outside. Interesting features such as "Acoustic jars" are inserted on the wall between the tower house and the church presumably for amplifying chanting or singing. Only some of the walls of the church remain as there are graves from the 19th century within the original footprint. A connection to the cemetery beyond the church has been blocked off.

Dense vegetation should be removed from tower house and church gables to stop further damage. In the short-term conservation works should be carried out to stabilise the structures and then with proper lighting and interpretive signage the tower house and church will become an essential feature and landmark for visitors the Lucan House domain and may be used as a backdrop for outdoor events such as weddings, theatre or during the Lucan summer festival.



◆ Key Plan



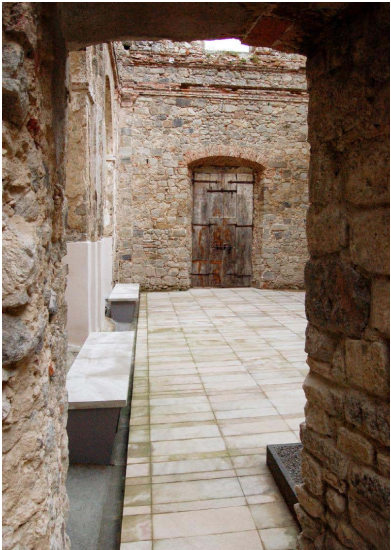
◆ Existing Site Plan



Proposed Area J - Church Ruin Area
Feasibility Study



1. Conservation works Reference image



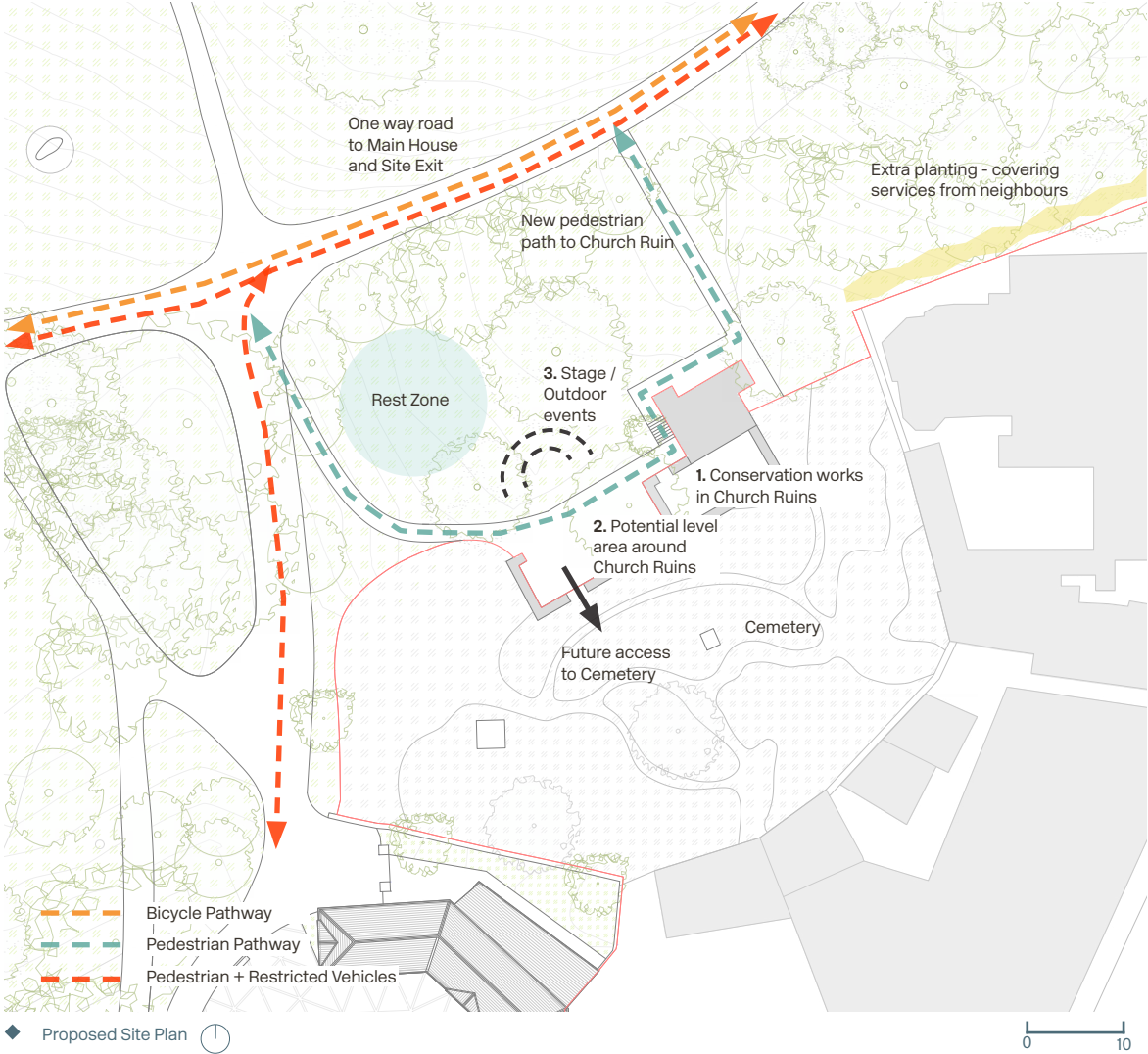
2. Paved & leveled area in ruins Ref. image



Ruins Lighting Reference image



3. Stage - Outdoor events





Area K - Stables Area

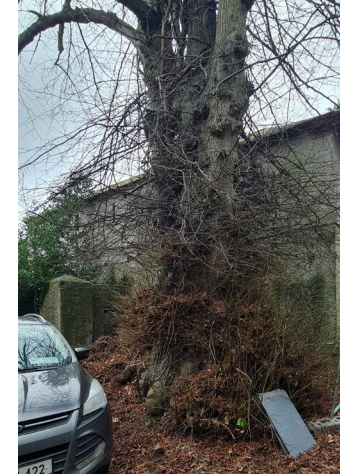
Existing Survey - Building Exteriors



1. Stables view from central courtyard



3. Services



4. Tree branches encroaching building



5. View of Rear Porch



2. View from Rear Yard



6. View of Rear Porch



7. View of Stables from adjacent parking area

Area K - Stables Area Existing Survey - Building Interiors



Interior Stables view 1



Interior Stables view 2



Interior Stables view 3



Interior Stables view 4



Interior Stables view 5



Interior Stables view 6

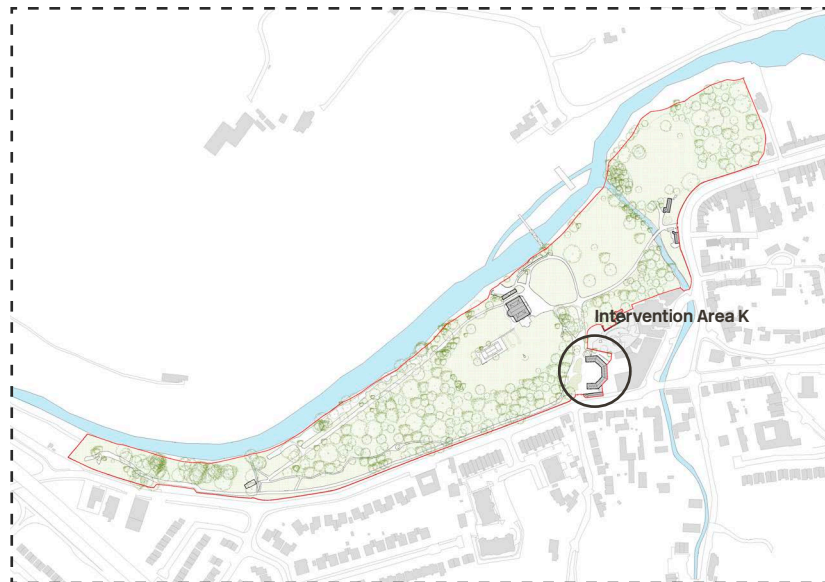


Interior Stables view 7

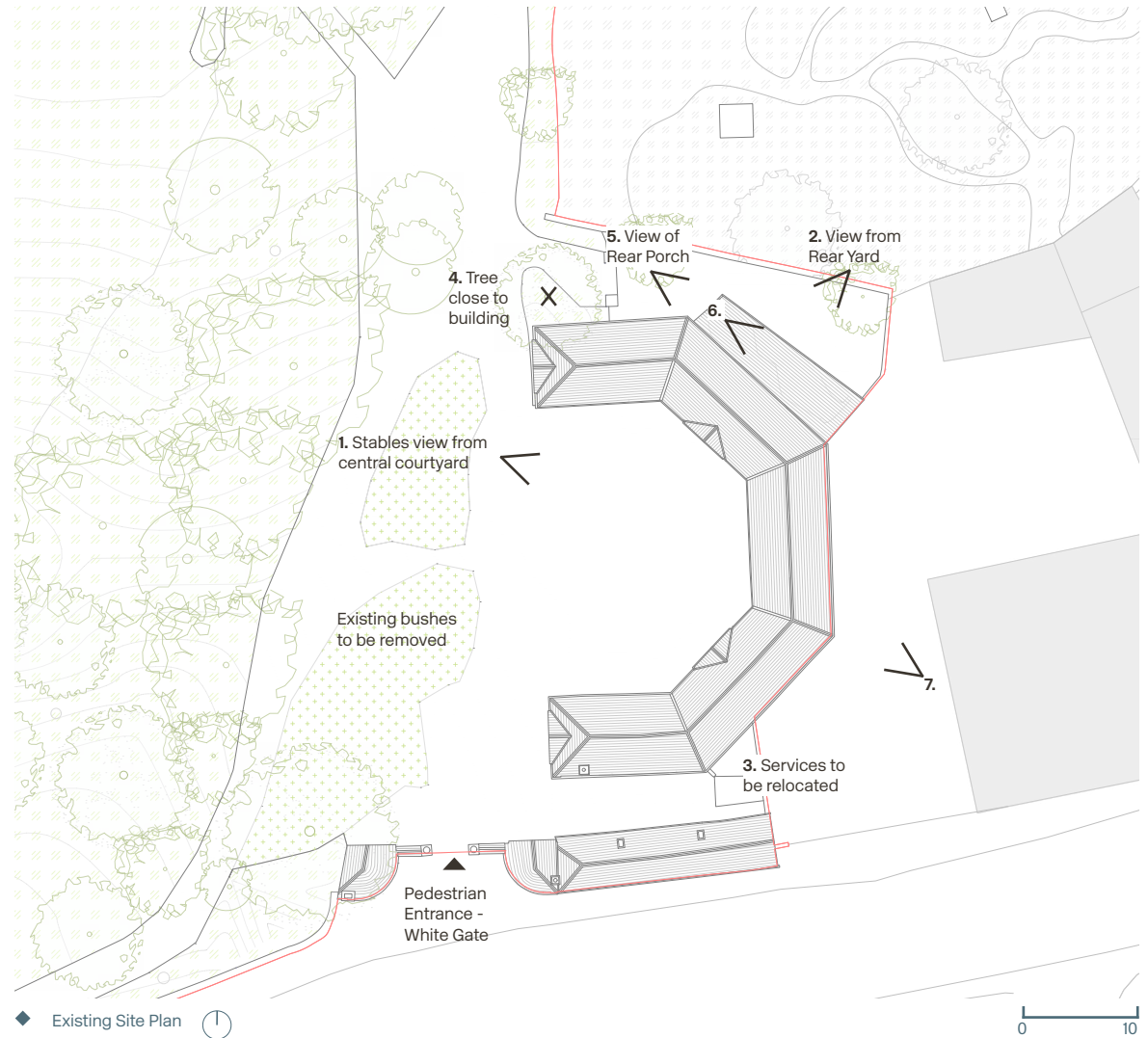
Area K - Stables Area Existing Site Plan

The Stables along with their entrance and rear yards represent a huge opportunity for new public amenity within the village of Lucan given their proximity to the main street.

In terms of public realm the entrance plaza would be suitable for markets or stands during the Lucan summer festival while the rear yard is a nice sheltered area which could provide seating as a terrace for a café if required. The ground surface would need to be treated in such a way as to separate traffic from the square, cycle lanes and pathways. The vegetation to the west of the stables will need to be cleared and levels adjusted for this new public space.



◆ Key Plan

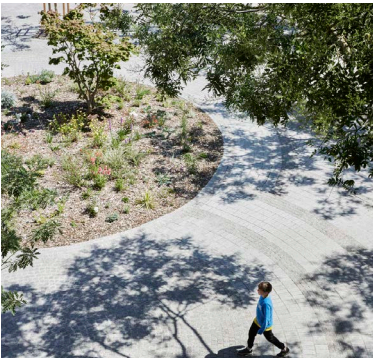


◆ Existing Site Plan

Proposed Area K - Stables Area
Feasibility Study



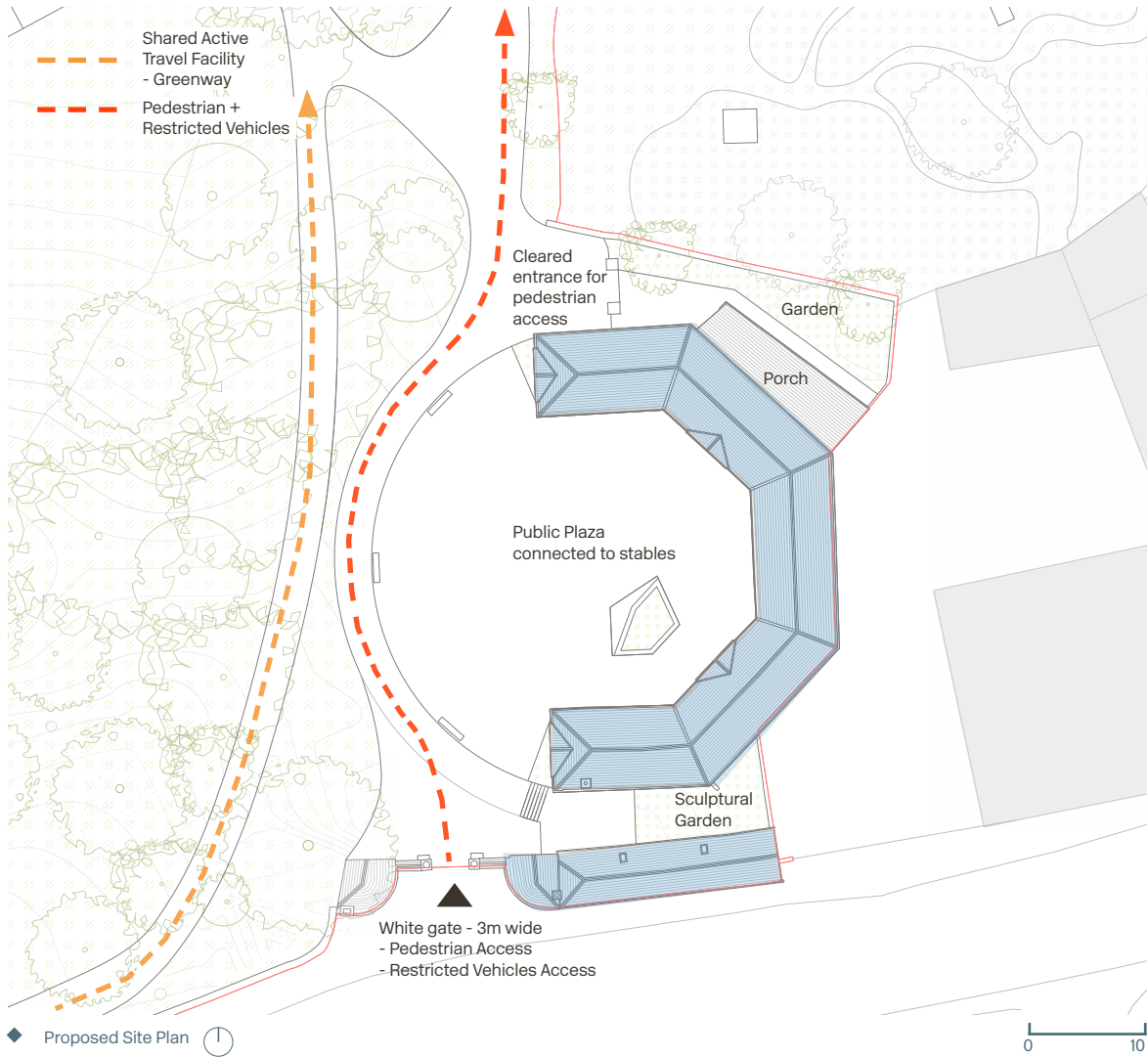
Market Place reference image



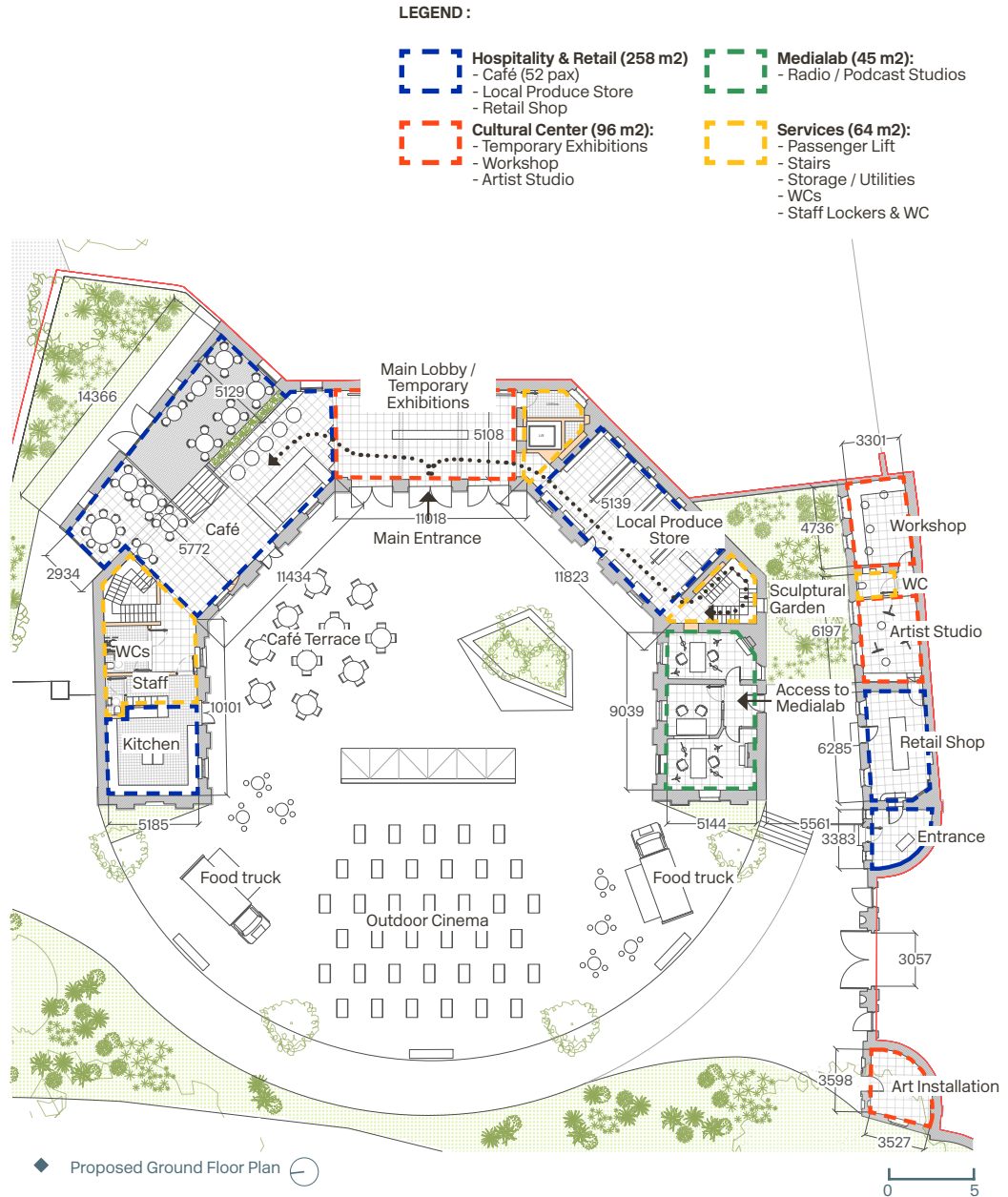
Plaza Landscape Design reference image



Outdoor Cinema reference image



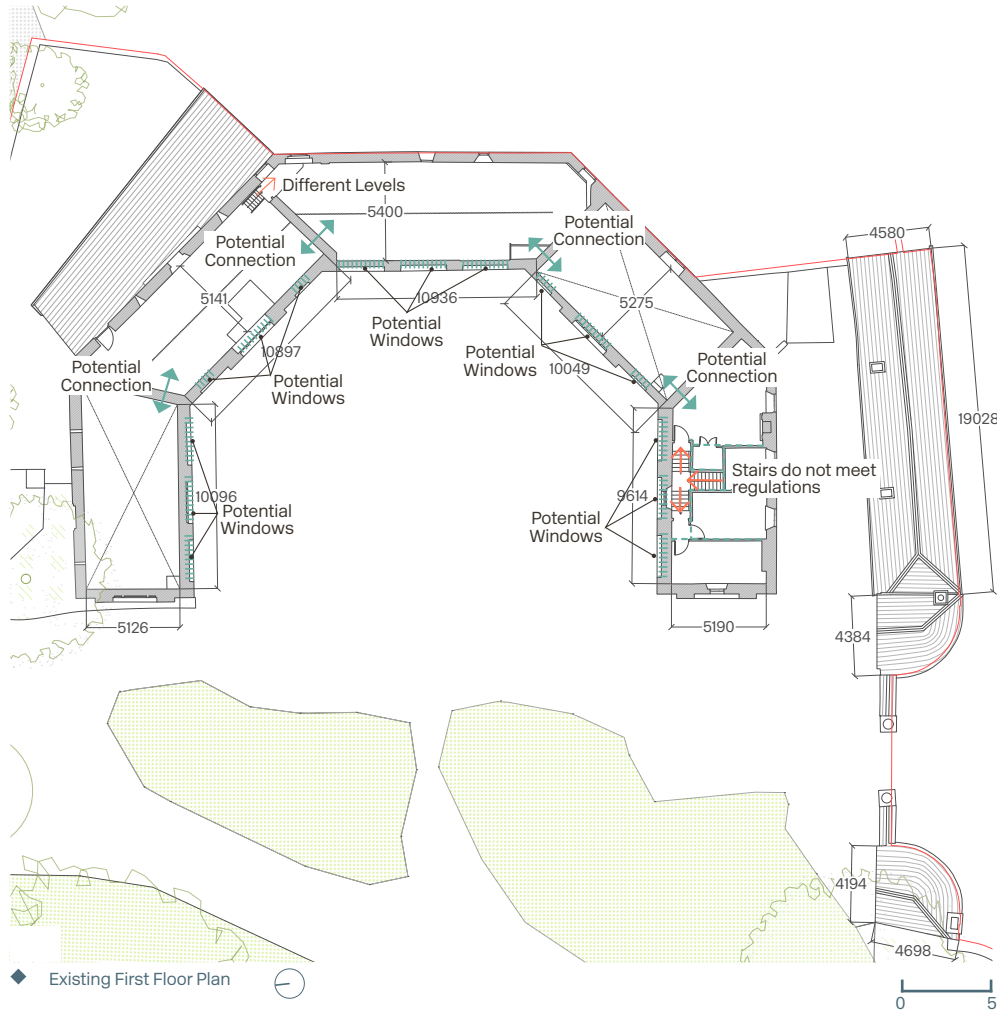
Area K - Stables Area
Feasibility Study - Plans



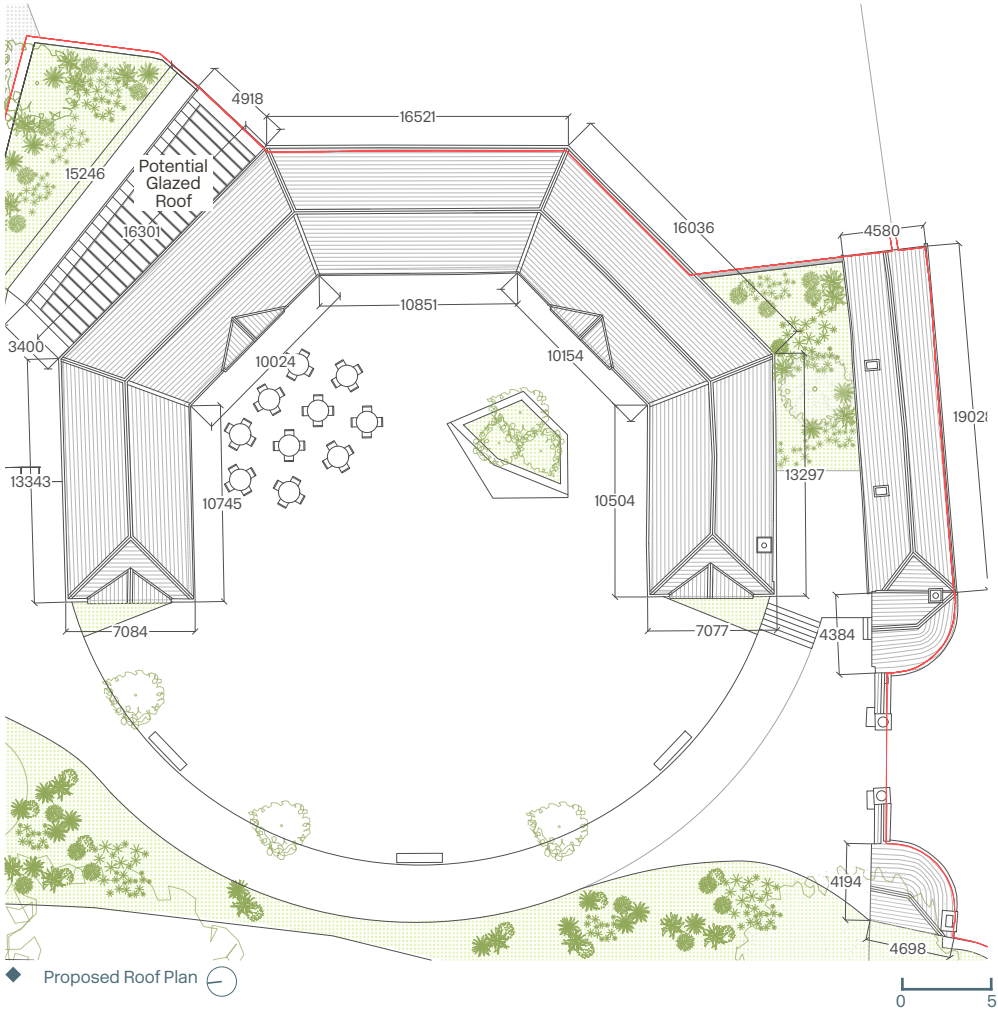
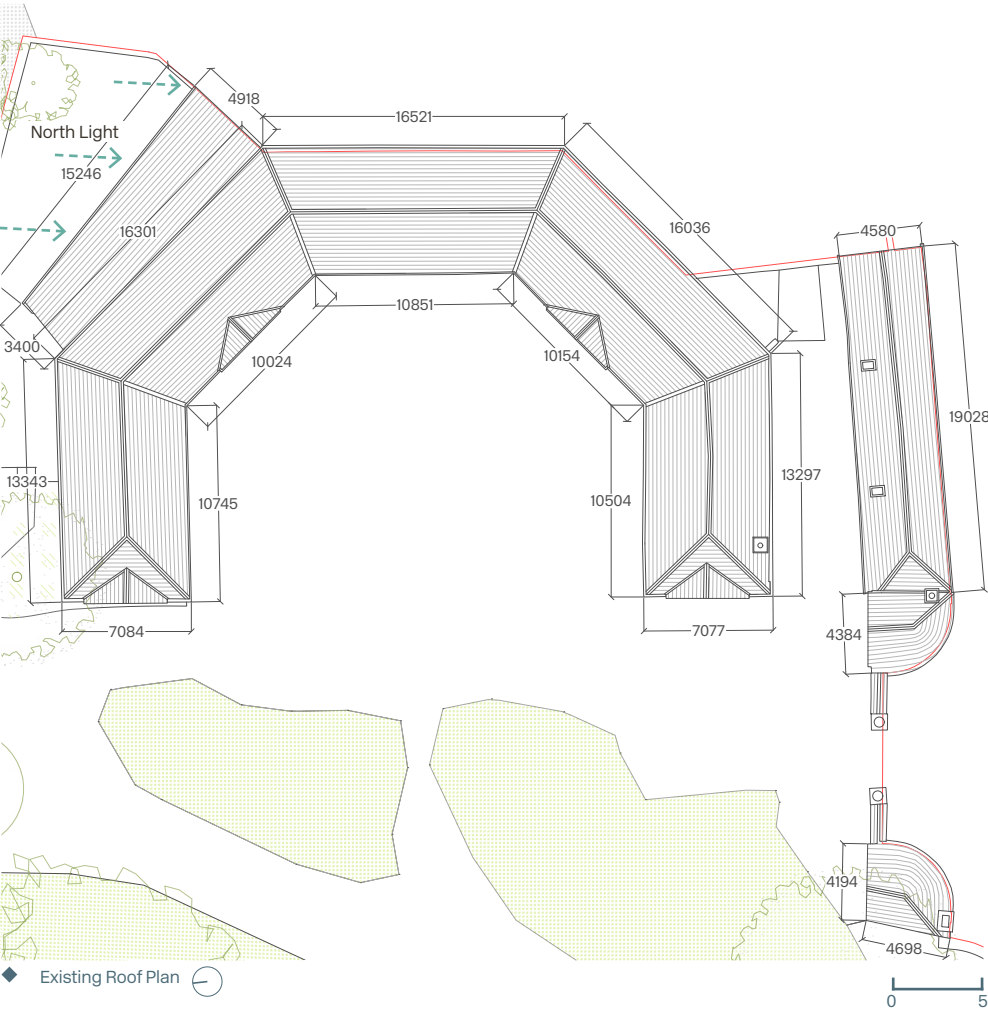
Area K - Stables Area Feasibility Study - Plans

LEGEND :

- | | |
|---|--|
| <p>Cultural Center (265 m2):</p> <ul style="list-style-type: none"> - Exhibitions (Interpretative Space) - Flexible Community Spaces (Cinema Club, Drama Rehearsal Space, Kids Library...) | <p>Services (49 m2):</p> <ul style="list-style-type: none"> - Passenger Lift - Stairs - Storage / Utilities - WCs |
|---|--|



Area K - Stables Area
Feasibility Study - Plans



Proposed Area K - Stables Area Feasibility Study - Images



◆ Proposed exterior image 01



◆ Proposed exterior image 02

Proposed Area K - Stables Area Feasibility Study - Images



◆ Proposed exterior image 03



◆ Proposed interior image 01

Proposed Area K - Stables Area Feasibility Study - Images



◆ Proposed interior image 02



◆ Proposed interior image 03

Area L - White Gate Area

Existing Survey - Building Exteriors



1. Pedestrian Entrance - White Gate



2. Services



3. Gatehouse view



4. White Gate view from Leixlip Road



White Gate Sculpture



5. Alcove entrance

Area L - White Gate Area Photographical Survey - Building Interiors



1. Interior view 01



2. Interior view 02



3. Interior view 03



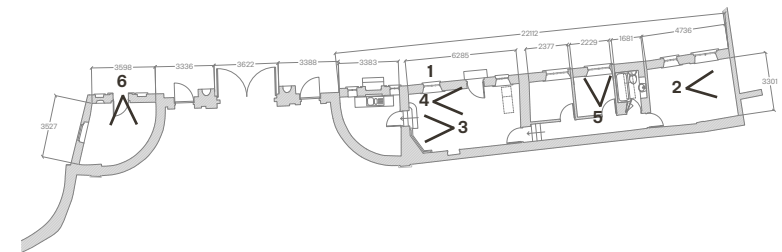
6. Alcove interior view



4. Interior view 04



5. Interior view 05



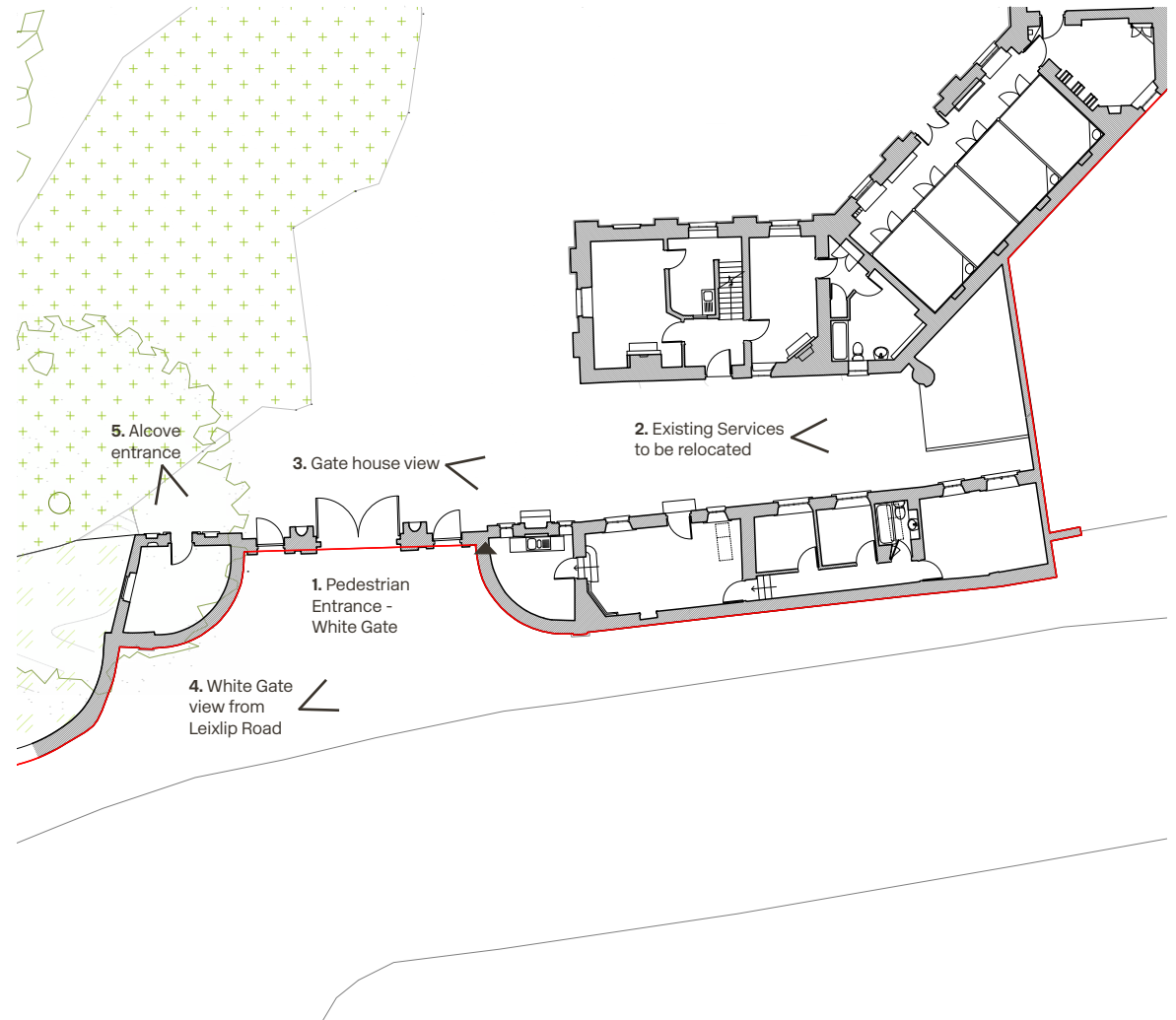
◆ Key plan

Area L - White Gate Area Existing Site Plan

The White Gate area consists of a gate lodge built into the site boundary wall on the east of the gate and a small alcove space to the west. The entrances to both spaces are decorated with a naturally rusticated limestone forming the architrave. Opposite the gate lodge is the entrance to the south wing of the stables which has been adapted into a two storey dwelling house. Both the gate lodge and two storey dwelling are derelict and require refurbishment. The alcove roof requires repair. The gate house could accommodate an artist workshop and small retail; space with a sculpture garden outside. The alcove could be a special artistic event space or for children's activities (Santa's grotto etc) due to its unique geometry and location. It could also be used for market stall storage while not in use.



◆ Key Plan



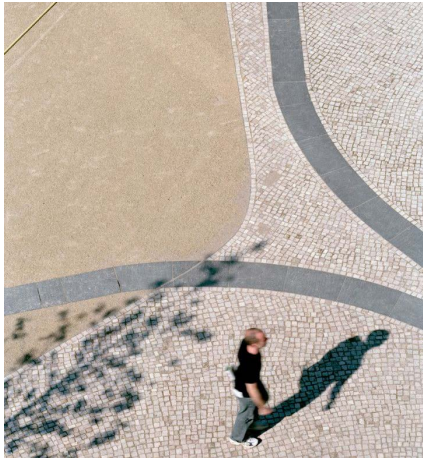
◆ Existing Site Plan

0 5

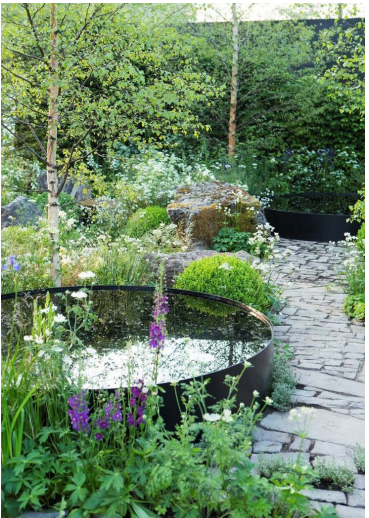
Proposed Area L - White Gate Area
Feasibility Study



1. Art installation Reference image 01



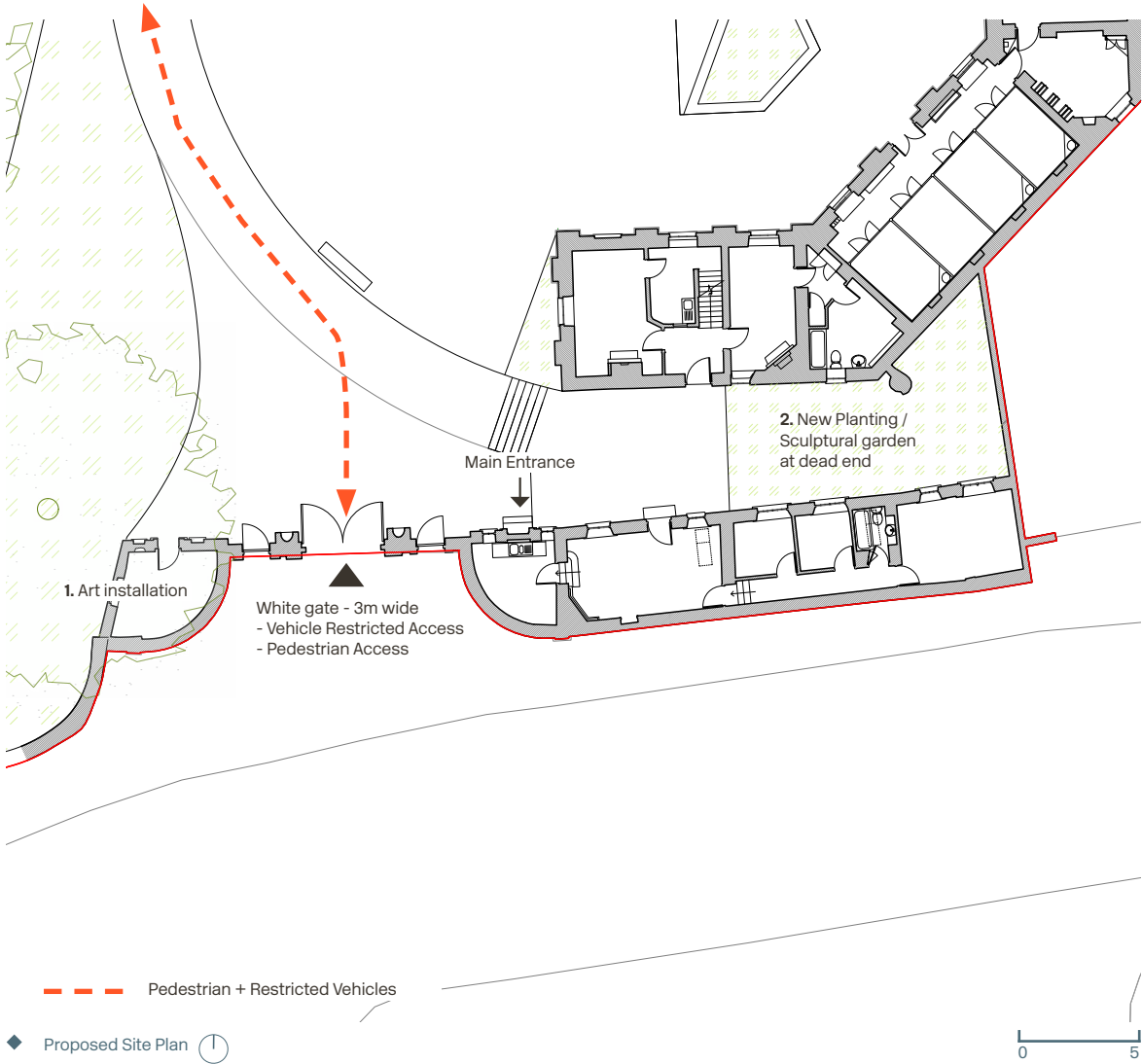
Paving differentiating zones



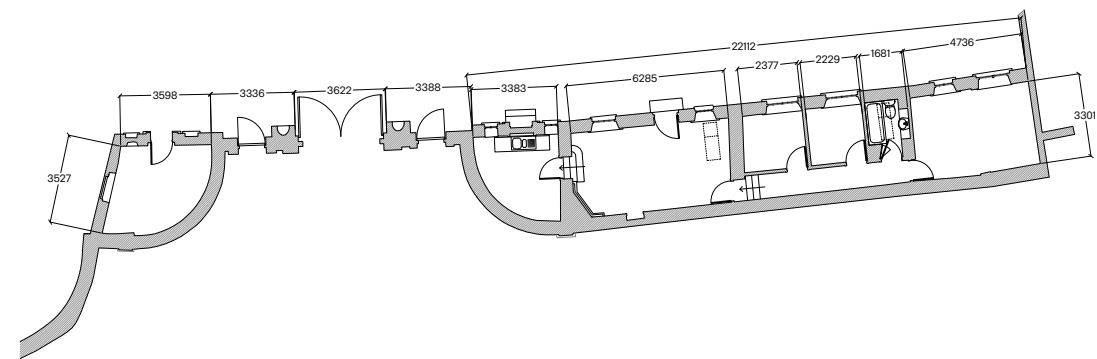
2. New planting / Rainwater garden Ref. image



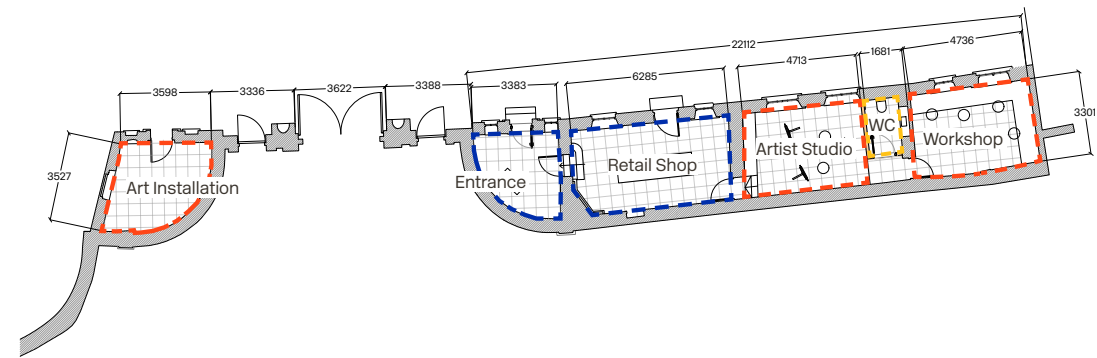
1. Art installation Reference image 02



Area L - White Gate Area
Feasibility Study



Existing Ground Floor Plan - Scale 1:300



Proposed Ground Floor Plan - Scale 1:300

- LEGEND :**
- Hospitality & Retail (30 m2)**
 - Entrance
 - Retail Shop
 - Cultural Center (45 m2):**
 - Artist Studio
 - Workshop
 - Art Installation
 - Services (3.5 m2):**
 - WC

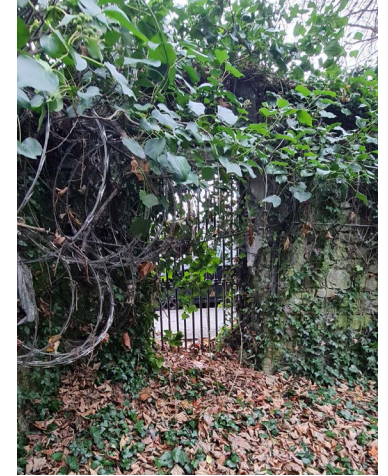
Area M - North Field Photographical Survey



1. View to Intervention Area M - Former Overflow Car park Area



2. Riverbank



3. Pedestrian Entrance



4. Forest Area



5. Razor wire



6. View to half bridge

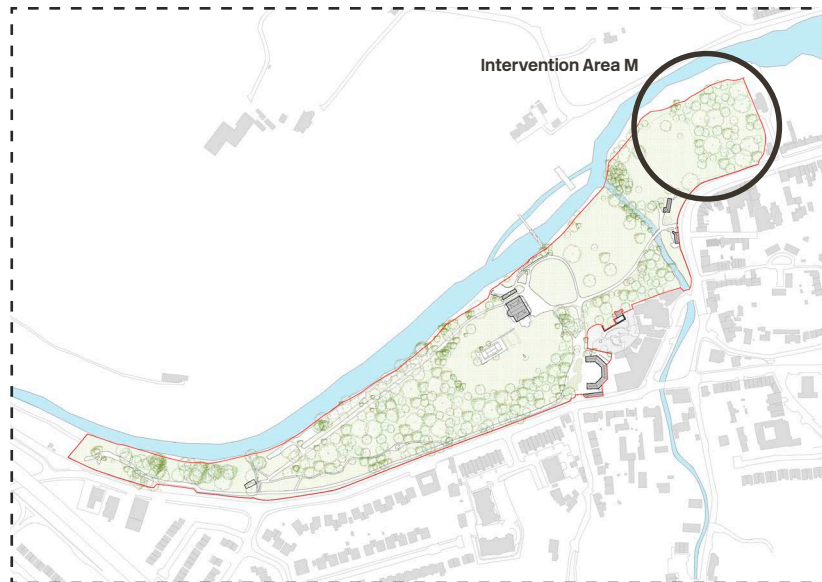


7. Church

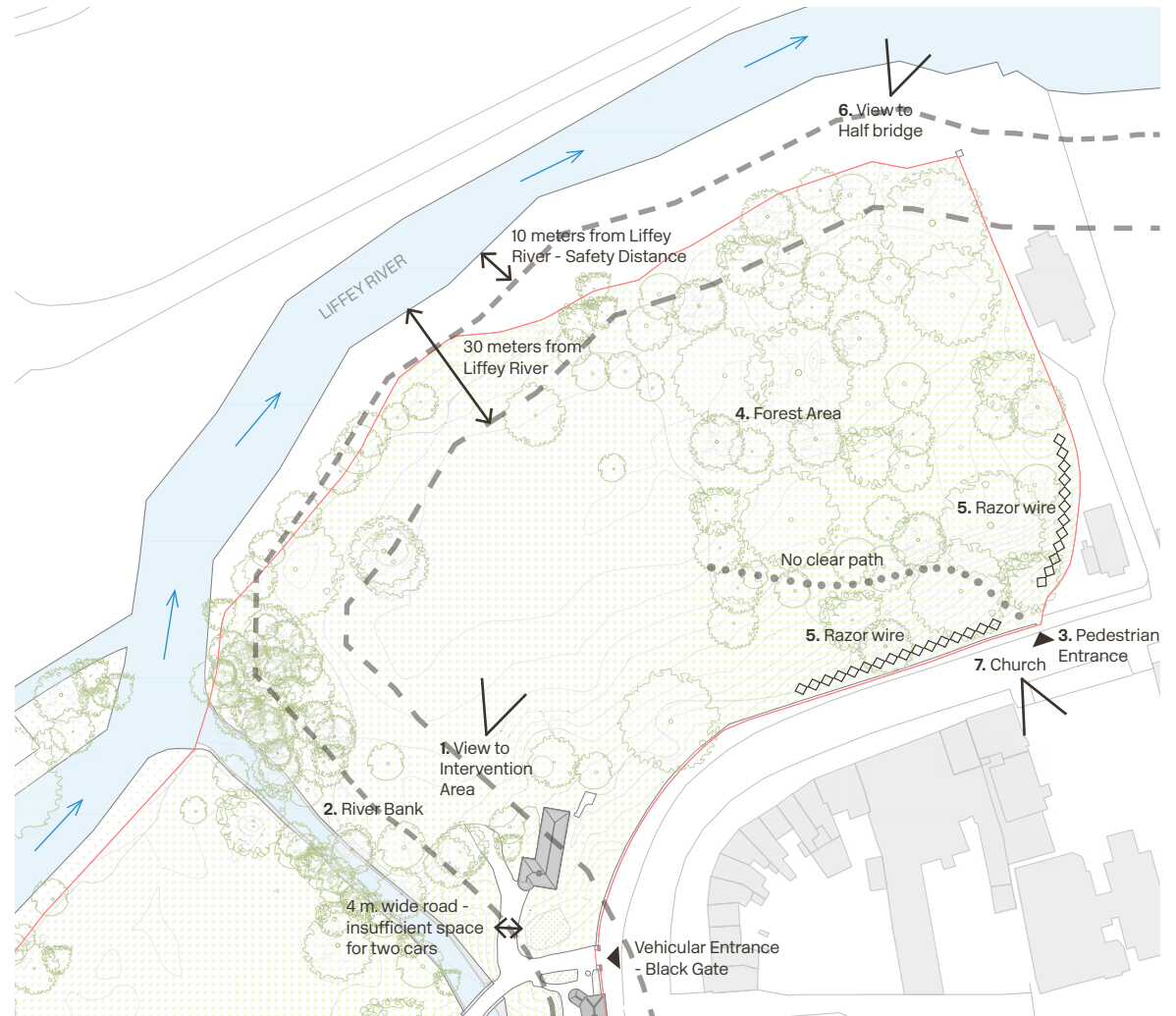
Area M - North Field Existing Site Plan

The north field is separated from the front lawn of the main house by the Griffen river which flows into the Liffey. It was previously used as an overflow car park and has been identified as the only site with potential for a general visitor car parking area. There is also a pedestrian gate in front of St Andrews Church which was built in 1823.

A feasibility study was carried out to assess potential car parking in the area and it was found that the site can provide for 95 spaces in this area. It would be desirable to provide riverside amenity areas for play or picnics and reinstate a path to the pedestrian gate.



◆ Key Plan



◆ Existing Site Plan



Proposed Area M - North Field
Feasibility Study



1. Forest Area Ref. image



2. Recreational Area Ref. image



3. Picnic Area Ref. image



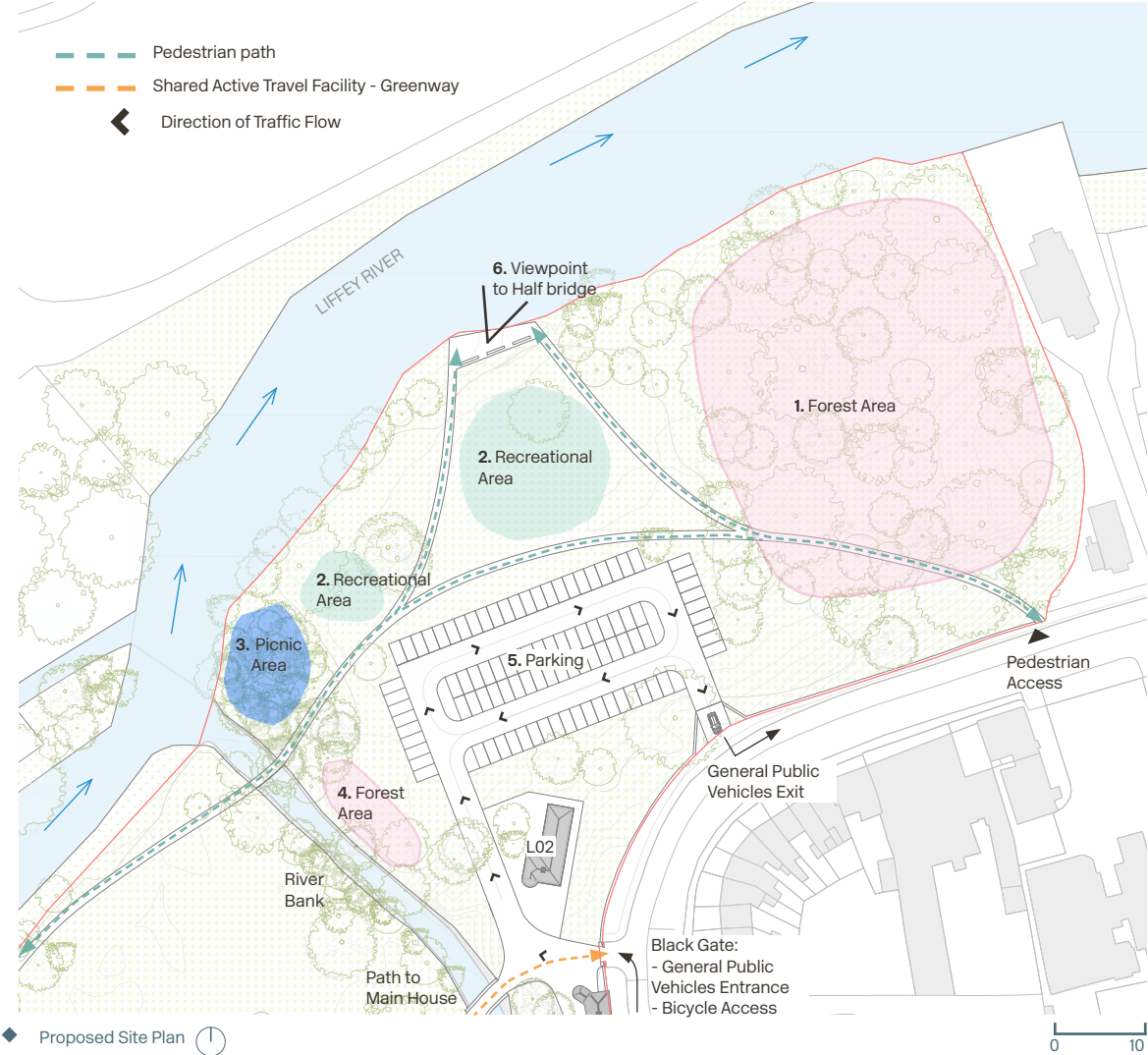
4. Forest Area Ref. image



5. Parking Ref. image 01



6. Viewpoint to Half bridge



Proposed Area M - North Field Feasibility Study - images



◆ Proposed image 01



◆ Proposed image 02

Area N - Black Gate Lodges Existing Survey - L01



1. Vehicular Entrance - Black Gate



2. View of Gatehouse (L01)



L01 · Interior view 1



3. View of Black Gate and L01



4. Blocked-up windows



L01 · Interior view 2

Area N - Black Gate Lodges
Existing Survey - L02



5. View of Small Bridge



6. Exterior view of L02



L02 Interior view 1



L02 Interior view 2



7. Exterior view of L02



8. Exterior view of L02



L02 Interior view 3

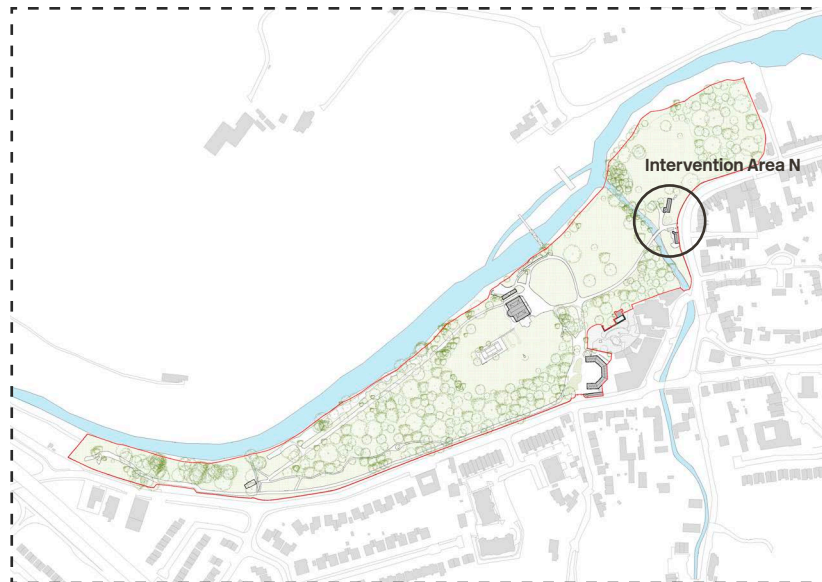


L02 Interior view 4

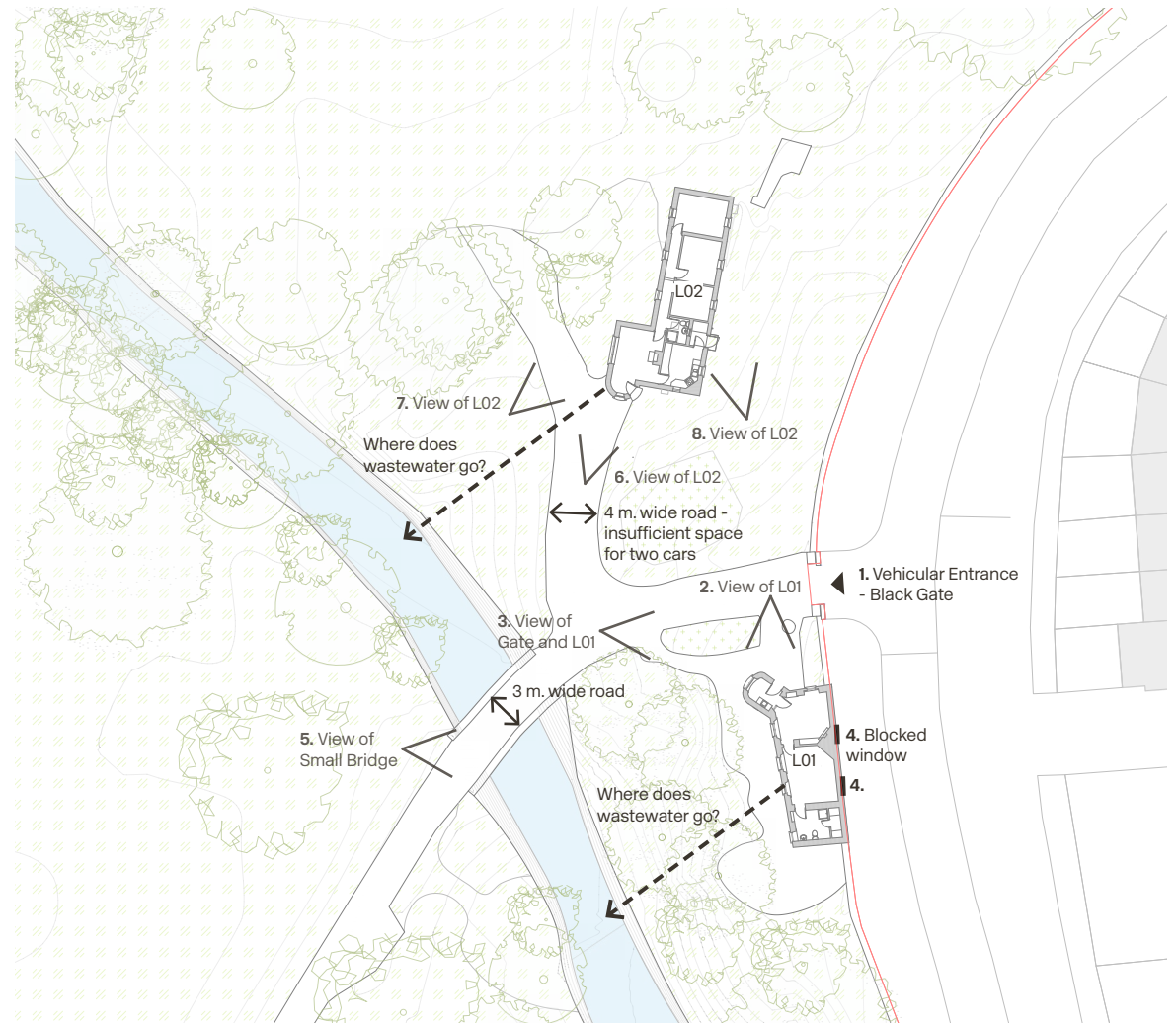
Area N - Black Gate Lodges Existing Site Plan

The Black Gate Area is the primary entrance to Lucan House Demesne. There are two gate lodges on either side of the entrance. To the North the structure was used up to recently for the Ambassador's staff accommodation and was fitted out with a modern kitchen and bathroom suite. Its location and access to services would make it suitable for staff facilities/canteen as well as public washroom facilities and a changing place.

To the South the older gate lodge comprises five rooms of which are accessible through the entrance porch at the north end of the building. The original interiors were replaced and there are some building fabric issues to be addressed to make the building habitable again. Once renovated the open plan nature of the plan would make it suitable for community use, meeting rooms, interpretative design or studio space.



◆ Key Plan



◆ Existing Site Plan

Proposed Area N - Black Gate Lodges Feasibility Study



1. Path to main house



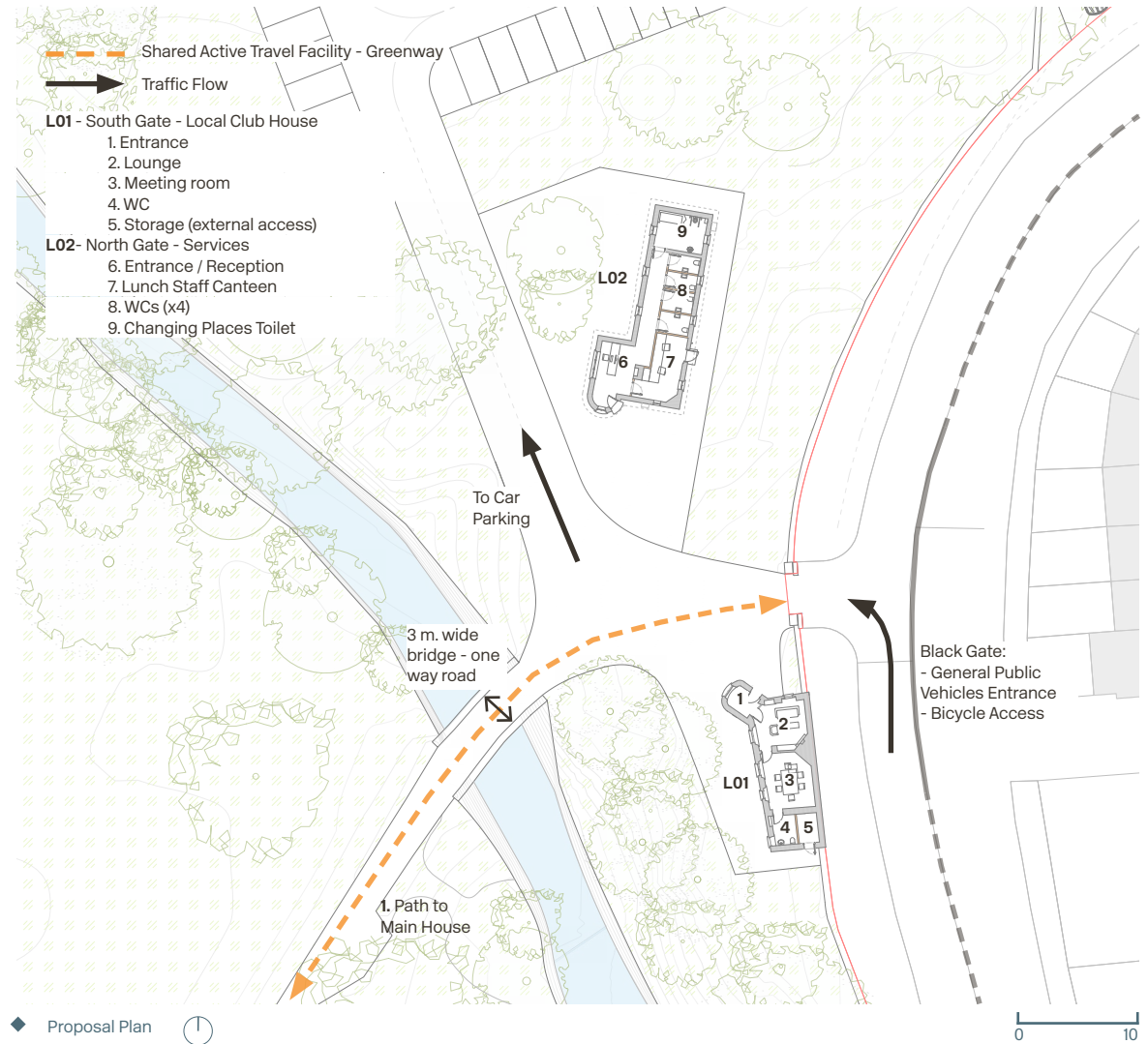
L01. Local Community / Club House



L01. Old House Renovation



L02. Washrooms Corridor



◆ Proposal Plan

Proposed Area P - Lucan House Pavilion Feasibility Study

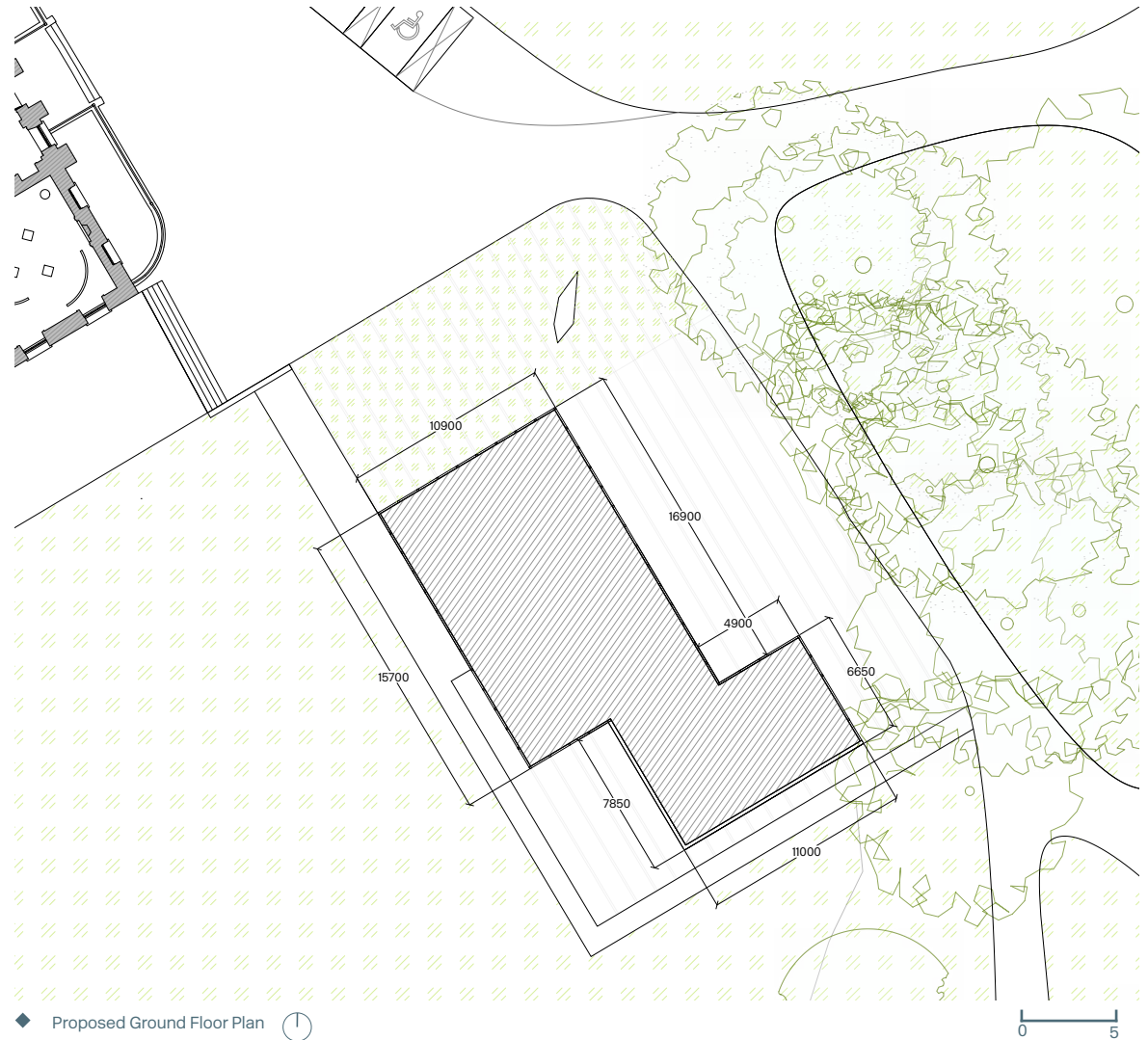
The proposed pavilion is a new addition to the Masterplan, identified as a future development opportunity. Its primary objective is to provide a flexible event space capable of accommodating up to 250 guests addressing a current gap, as such events that cannot be supported within the existing buildings due to spatial limitations, structural constraints, and other restrictions.

This new facility will distinguish Lucan House from other demesnes by offering a comprehensive, all-purpose venue solution. It will enhance the site's versatility in hosting a wide range of events and deliver positive economic benefits for the local area.

The feasibility study presented here outlines an indicative footprint for the proposed structure with further work to be undertaken to assess capacity and operational requirements. Further design development and integration into the surrounding landscape will be required. Detailed design work and environmental assessments will be undertaken at the Part 8 planning stage.



◆ Key Plan



◆ Proposed Ground Floor Plan

