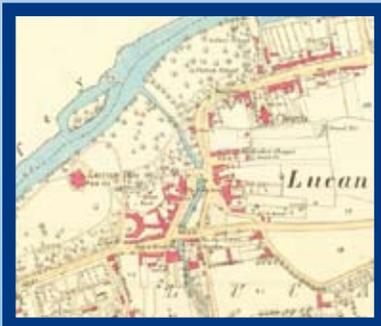


Lucan Leamhcáin

Village Design Statement



AN
CHOMHAIRLE
OIDHREACHTA



THE
HERITAGE
COUNCIL

Front Cover Images

Main picture: Main Street, Lucan

Clockwise from top left: Main Street Lucan,

Cycleways, Lucan Bridge, Residents at Community

Workshop January 2007, Griffeen River, Lucan OS 1865

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LUCAN VILLAGE DESIGN STATEMENT

1. introduction



1.1 What is a Village Design Statement?

A Village Design Statement (VDS) is a community based document that describes the qualities and characteristics of a settlement. It sets out design guidance for future development and can influence planning applications and decisions. It will help guide change in ways that will enhance rather than detract from the quality of life in the village and its environment.

The production of a VDS offers an opportunity for local people to work together and make a positive contribution to future planning and enhancement of their village and provides an important focus for community development. It is also a recognition of local peoples knowledge and understanding of the place where they live.

This VDS therefore aims to represent the views and opinions of the people of Lucan.

Objectives of the VDS are to:

- Describe the distinctive character of the town and the surrounding countryside.
- Show how character can be identified at three levels:
 - ◇ the landscape setting of the town
 - ◇ the structure of the settlement
 - ◇ the nature of the buildings themselves
- Draw up design principles and guidelines based on the distinctive local character.



Lucan VDS Workshop, January 2007



Lucan VDS Schools Workshop, January 2007



introduction

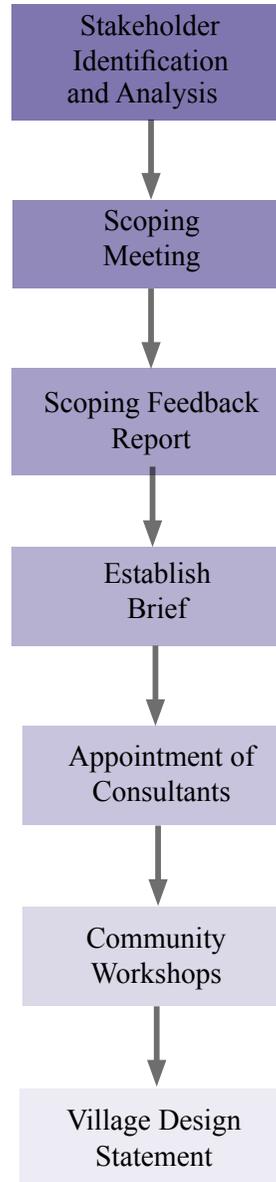
1.2 How it was produced?

In February 2006, members of the local community, supported by The Heritage Council and South Dublin County Council came together for a scoping meeting to explore the possibility of a Village Design Statement for Lucan.

A Steering Group of local community representatives was established to direct the project and in October 2006 with funding from South Dublin County Council and The Heritage Council, a team of consultants was appointed to work in partnership with the Steering Group and other village residents to meet this aim.

The VDS was produced through an extensive community consultation programme combined with desk-based study. This included an introductory meeting with community members, distribution of a key issues leaflet and questionnaires, and a series of workshops involving a wide cross section of the community including adults, children, and young people. Over 60 questionnaires were completed and over 75 people attended the main workshop.

The consultation material was made available at Lucan Library and also on the South Dublin County Council website. www.sdblincoco.ie



Heritage Council VDS Process
Adopted 2006
Flow Diagram

1.3 The VDS in the planning process

The Design Statement is a non-statutory document, but is intended as supplementary guidance that will be used alongside local and national planning documents, in particular:

- National Development Plan for Ireland, 2007 - 2013
- South Dublin County Council's County Development Plan, 2004 -2010
- Towards a Liffey Valley Park - Strategy Document, 2006

It will also serve as an input into the review of the County Development Plan, which will commence in December 2008.

The VDS can additionally be used by the community to approach various funding organisations to fulfill community aspirations.

The VDS is not a masterplan of ready-made design solutions, and its recommendations should not be viewed as a barrier to modern design. Rather, this document highlights the unique qualities of architectural, historical and natural importance that contribute to Lucan's character. It is concerned about how planned development should be carried out, so that it is in harmony with its setting and contributes to the conservation and, where possible, enhancement of the local environment.

2. village profile

2.1 Brief History of Lucan

Although archaeological finds show evidence of a pre 1100's Viking settlement at Cooldrinagh, Lucan, the Manor of Lucan was established after the Norman Invasion in 1159. Initially the lands were awarded to Alard Fitzwilliam by King Henry II, but ownership changed hands several times over the next four centuries, bringing us to the two family names most readily associated with the development of Lucan - the Sarsfields and the Vesseys.

The Sarsfield family, originally from Herefordshire, settled in Ireland not long after the Norman Conquest. John Sarsfield and both his sons, Patrick and William, held the position of Lord Mayor of Dublin between 1531 and 1560.

William Sarsfield, later knighted, received the Manor of Lucan including two castles, two water mills, 50 acres of land and 100 acres of woodland from the Minor Cannons of St Patrick.

By 1649 his grandson, also named William had added to the castle and grounds and Lucan had grown to some considerable size, with a population of around 120. However, the family were ejected that same year after the 1641 rebellion, to make way for the Commonwealth nominee – Sir Theophilus Jones. Following the Restoration, and after much petitioning to the King, the Sarsfield family returned to the Lucan Estate.

By the 17th Century Lucan Castle was now occupied by the Vesey family after Patrick Sarsfields's niece Charlotte married Agmondisham Vesey. After the death of his wife Agmondisham established his rights over the estate by way of an Act of Parliament in 1712.

By 1772, his son Agmondisham started work on a grand new house with the help of English architect Sir William Chambers, and Lucan House is now recognised as one of the finest country homes in Ireland.

In 1758 Vesey discovered a sulphur spring alongside the Liffey in Lucan Demesne, and thus began a period of development and prosperity for the village. Every Sunday numerous visitors came to test the therapeutic waters. By 1795 Lucan had established itself as equal to other prominent spa resorts.

The village population was now growing with most inhabitants working on the estate or in the collection of mills that had sprung up along the Liffey, producing corn, iron or linen.

By the mid 1900's, even the famine that affected Ireland seemed to have little effect on Lucan and its population continued to grow, although it is thought that the filled in round hole in the Demesne wall was used for passing out alms to the poor during the time.

By the 20th Century the Vesey family were still major landlords in the area and resided in Lucan House until its sale in 1921.



The two largest mills along the river Liffey were still providing the major employment opportunities for the village population. Shackleton's Mill produced the famous "Lily of the Valley" flour, and Hill's Textile Mill, which was powered by Lucan Weir, supplied the uniforms for the Allied Forces during the First World War.

Lucan continued to provide a rural existence for its population until the late 1960's with the building of new housing estates on the hills surrounding the village.

By the early 1980's a new bypass had been constructed and this opened up new land for development and the creation of what is now known as 'New Lucan'.

village profile

2.2 Population of the town

The first National Census was recorded in 1841. At that time Lucan's population was 563. It had almost doubled by 1951 (1,297) but between 1971 and 1976, it increased from 4,245 to 12,451.

The current population estimate for Lucan from the 2006 Census is 37,300. Most of the population increase is accommodated to the south of the N4 bypass, in low density suburban style housing. The new communities are essentially cut off from the old village by the bypass, the result being a divided community of old and new.

2.3 Historical and Cultural heritage

As well as Lucan's reputation as a historical spa and leisure resort, Lucan has a strong industrial history and heritage due to its advantageous position along the banks of the River Liffey and evidence of Lucan's 17th century mills can still be seen along the river.

Lucan also has several interesting architectural facts:
The architect James Gandon (1743 –1823) lived in Lucan.



Lucan Spa Hotel

His most notable works included The Custom House, Four Courts and O'Connell Bridge in Dublin. He resided at Canonbrook house until his death in 1823, and is buried at Drumcondra.

The Oval Room in Lucan House is thought to be the inspiration for the Oval Office in the White House after a supposed visit to Lucan by the Irish architect - James Hoban.

Lucan also boasts a rich sporting heritage, being home to Lucan Sarsfields, founded in 1886 and one of the oldest Gaelic Football clubs in Dublin.

Despite its geographical divisions, Lucan has a thriving community with its own newsletter and a host of active groups and clubs, including a historical society. There have also been several publications on the village's history.

"I like the people, the attractive setting beside the Liffey."

"Lucan always appealed to me I love the friendly village atmosphere."

"Beautiful sylvan setting, nestling lovely in the valley – a truly wondrous opportunity for improvement"

Quotes from residents of Lucan



LUCAN LANDMARKS



Liffey River Weir, Weirview houses



Lucan Park/Village Green

2.4 Landmarks

Aerial photo identifying the key landmarks within the village



3.1 Landscape Setting

“The pretty town of Lucan is situated in a picturesquely wooded valley formed by the sloping heights above the Liffey, at the point of junction with its tributary, the Griffin. The shelter which it enjoys from the harsh winds of spring, the salubrity of its air and the beauty of the surrounding scenery have long continued to make Lucan a favourite resort for the Dublin folk.”
The Neighbourhood of Dublin, Weston St John Joyce 1912

The quote above is still very much a relevant description of the setting of Lucan village today. The village core has remained largely intact, despite the scale of development that has occurred in the wider Lucan area. The historical rural surrounds of the village have evolved over time and been replaced with new housing and a resulting merge into the urban fringe of Dublin City.

The geology underlying Lucan and the Liffey Valley is Carboniferous Limestone. The landscape character for the Liffey Valley around Lucan is predominantly river valley grassland and woodland, surrounded by higher areas of urban fringe farmland and flat farmland, with much of the original field pattern still intact. Lucan or *Leamhcáin* in Irish means ‘place of the Elms’.

“Stand on the bridge outside the Garda station and Courtneys, look in every direction, and you see the real Lucan from old to new.”

Quote from a resident of Lucan

3.2 Landscape Designations

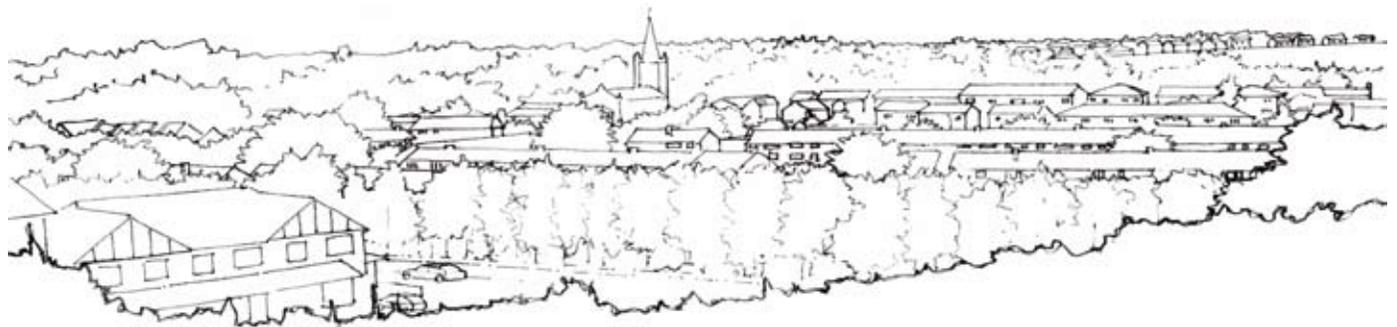
In 1990 the stretch of valley between Lucan and Palmerston was designated a Special Amenity Area Order (SAAO). This included the much loved ‘Strawberry Beds’ on the northern banks.

The Liffey Valley is also designated as a proposed National Heritage Area (NHA). ‘The Liffey Valley’, and ‘Lucan’ are two landscape character areas defined by the *South Dublin Development Plan (2004-2010)*. The plan sets out strategies relating to these areas, one of which includes investigating of the feasibility of creating a Liffey Valley Park. An Foras Forbartha refers to the Liffey Valley as a landscape of *“Outstanding natural beauty and of importance both nationally and internationally”*. A strategy document *‘Towards a Liffey Valley Park’*, 2006 was commissioned by the Office of Public Works

(OPW), and has identified a number of flagship projects between Islandbridge and Celbridge that will collectively establish a firm identity for a Liffey Valley Park and facilitate significant public use. This strategy proposes environmental enhancement works at Lucan Bridge focused on maintaining and enhancing the heritage setting at this location. It was clear from community feedback that residents strongly support the idea of creating this linear river park, and feel it can only be of benefit to the village.

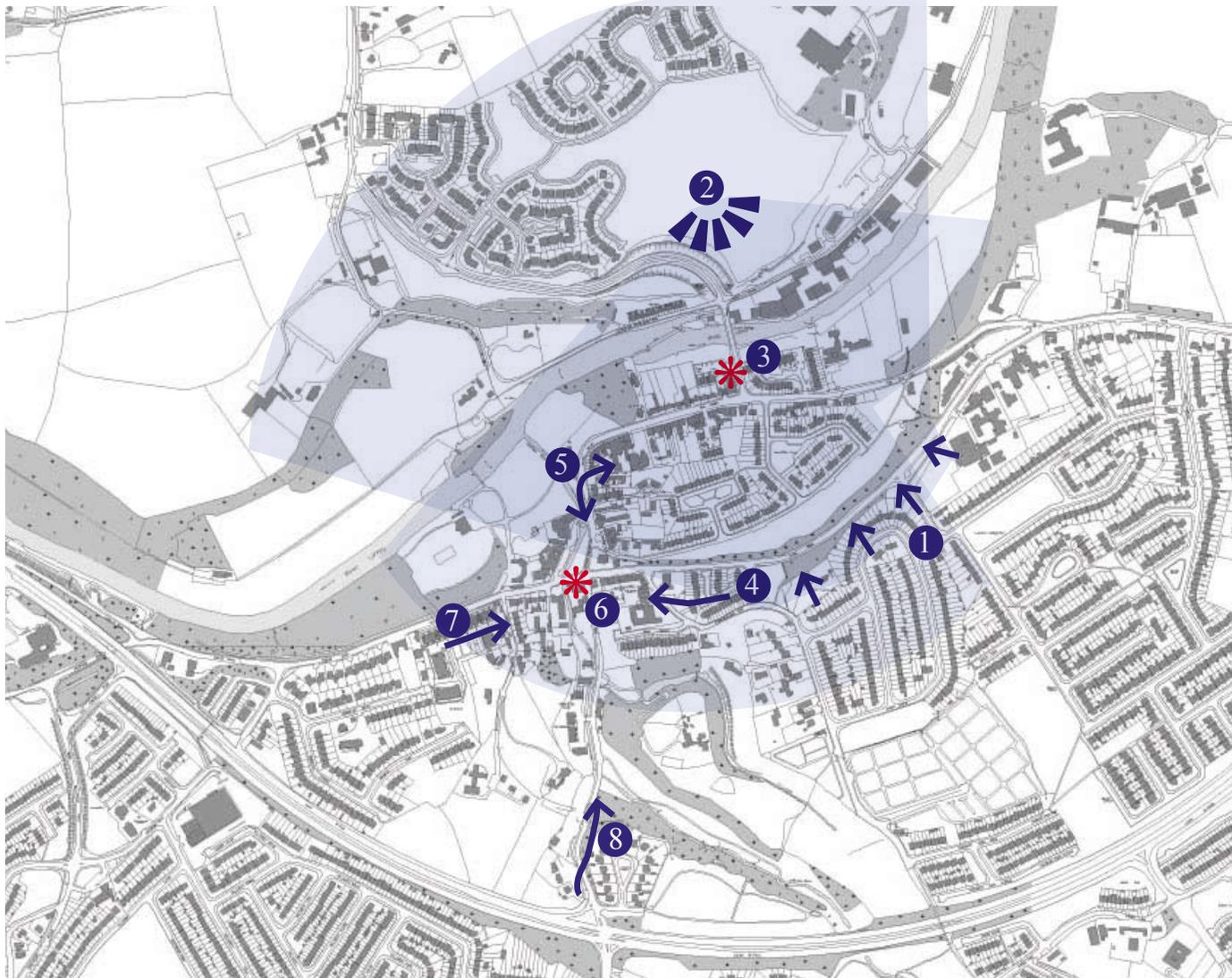
3.3 Views In and Out of Lucan

Lucan’s valley setting allows for some extended viewpoints both into and out of the village. These viewpoints are important to the village character. The map on the next page shows the significant views.



Looking across to Laraghcon from Esker Hill

KEY VIEWS



1 Extensive views of the village and beyond can be seen from Esker Hill.



2 An overview of the village can be seen from Laraghcon.



3 Lucan Bridge provides wide views around the river valley.



4 Approaching from the East from the Old Lucan Road.



5 Views around the village at Sarsfield Terrace.



6 Views around the centre of the village from Lucan Park.



7 Approaching from the West.



8 Southern approach from the Newcastle Road.



* 360° views

Plan showing significant views in and out of village

landscape setting

3.3 The Rivers and Lucan

The River Liffey and one of its tributary's the Griffeen are an extremely important part of the village.

The Griffeen River begins its journey from the south of Lucan to join the Liffey to the west of Lucan Weir in the grounds of Lucan House. Griffeen Valley Park, which incorporates Vesey Park has been created around the river before it is channelled into the centre of Lucan. Lucan Park is built around the river creating a central feature in the village. The river then flows under the road and through the Agmondisham Vesey Bridge into the grounds of Lucan House.

“They are its life and blood and absolutely vital to have access to them as well as for wild creatures.”

“Lucan’s location in the Liffey valley is what makes Lucan a special place.”

“Provide good habitats for wildlife – which in turn enrich people’s lives. They also provide interesting walks for locals and visitors.”

“They bring the natural world into the village, they are the reason the village developed here and they have priceless amenity value.”

“The banks of the Liffey at the weir have the potential to be the loveliest part of Lucan, but need a lot of work”

Quotes from residents of Lucan

The River Liffey and its valley as discussed in section 3.2, are a major asset to Lucan and the wider area. The River Liffey flows for over 100km from its source in the Wicklow Mountains to its mouth at Islandbridge. It is the wide lower course, old-age section of the river that flows past Lucan. There are many manmade elements to this part of the river; the Lucan Weir, old Mill races, and remains of historic unsuccessful bridges. The river at this stage with its marginal vegetation, and mature trees provides a variety of habitats for wildlife. Also, the river caters for many recreational pursuits such as canoeing, fishing, and walking.

3.4 Important Open Spaces

Lucan is very fortunate to have many parks and other open spaces for the public’s amenity, and that also enhance the setting of the village.

Lucan Park/Village Green was described by almost all the locals as the heart of the village. The park is owned by the Methodist Church whose congregation actively supports its use and development. It lies alongside the Griffeen River and is surrounded by roads and shops. It is a small area with lawn, well designed planting beds, and a pergola with seating. Ducks and other wildlife make this their home too.

Griffeen Valley Park is to the south of the bypass following the route of the Griffeen River. It is a large open expanse with some woodland. It is popular amongst the residents and used for general recreation, dog walking and sports.

Vesey Park, Griffeen Valley is located along the Griffeen River between the bypass and Moat House. It was once connected to Griffeen Park before the construction of the bypass. A survey commissioned in 1999 by the South Dublin County Council Parks Department acknowledged the importance of the area of woodland in Vesey Park created when the original park was formed. This woodland contains mature deciduous and coniferous trees. The most important area on the river is the wet woodland containing the most extensive fern and bryophyte growth. The woodland also provides the habitat for the protected species *Hypericum hirsutum*. Whilst it has ecological value, the narrow wooded valley is generally felt as being an unsafe place to go. The locals refer to it as the ‘Hollow’ and there are concerns that it’s enclosure does attract anti-social behaviour.



Churchyard of the Blessed Virgin Mary



Lucan House and River Liffey

Lucan Demesne, Liffey Valley is a popular recreation area along the banks of the River Liffey to the west of Lucan House. Combined with the natural woodland at St Catherines on the other side of the river, the Demesne is seen as a great village asset by the local residents. A small car park provides access for people from the wider area.

Other parks and open space in the area include; the Liffey Valley area between Old Hill road and the river, the area where the old spa used to be, the open space on Esker Hill, above Lucan Road, and areas such as the Graveyard in the village, and Primrose Lane. The housing estates also have public open space within them.

Lucan House, which is now the Italian Embassy, has extensive grounds along the riverside. The grounds used to be open to the public but in recent years concerns over safety and security has meant that it is closed to the public except for special occasions.

St Edmondsbury is a private estate and hospital, at the north-east of Lucan, with a vast area of open land used for agricultural purposes that extends to the River Liffey banks. Although zoned for amenity with some of the land being part of the Special Area Amenity Order, there has been long term pressure to develop part of the land for housing with the balance of the land to be transferred to public ownership. While the locals have expressed a wish for the riverside area here to be opened up to the public to enable a walk from Lucan Village, they do not favour development as a means of achieving this.

“All the green spaces are important – we have lost enough of the land and trees”

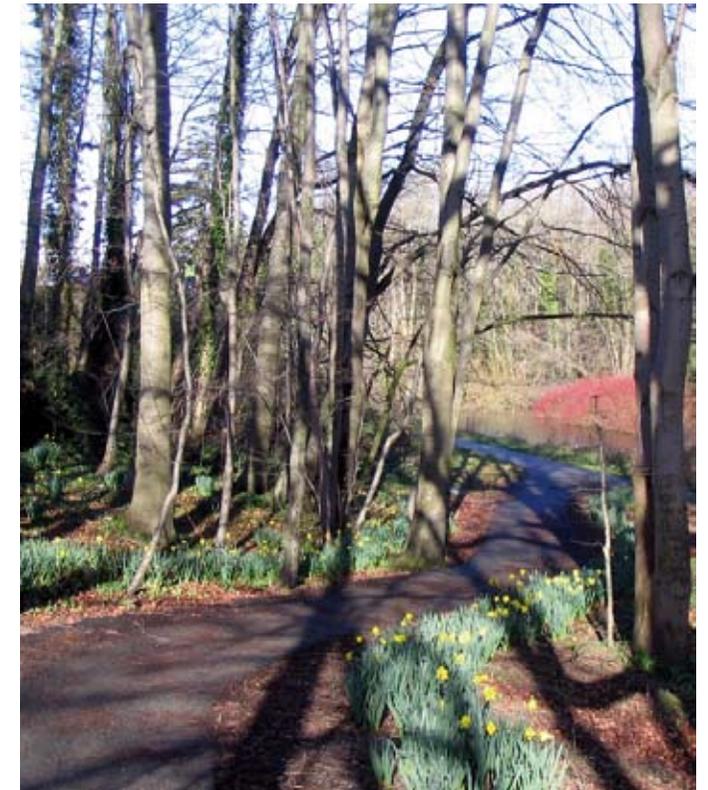
“The Italian Embassy is the most important asset to Lucan village IF only it was accessible to the public”

“Griffeen Valley Park is really disconnected from the village. The park has been dissected by the N4 and there’s no pedestrian link”

Quotes from residents of Lucan

3.5 Planting

Lucan nestles in a rich green sylvan river valley setting. These areas of woodland provide a sense of enclosure to the village and form the basis of a very important relationship between the landscape and its people. The place of the Elm has left its mark in the hearts and the minds of the community and there is a very clear sense of protectiveness towards Lucan’s trees and woodland.



Wooded river banks at the Demesne.

4.1 Lucan’s Street Pattern and Shape

Up to the 1960’s Lucan had a gradual evolution. The historic maps below show this. ‘Old Lucan’ as many people call it, approximately consists of the area between Lucan Road and the Liffey River. The development of the N4 road in the 1980’s created a divide within the greater Lucan area. This meant that landmarks such as the Spa Hotel, and parkland have been segregated from the village. New development was quick to infill the gaps between the road and river.

Lucan village has a wide variety of styles, shapes and sizes of development giving it a unique identity. Lucan is a fine example of an eighteenth century estate village. The village possesses an attractive tree lined main street and a village green. There are also a number of landmark buildings and terraces dating from the eighteenth and nineteenth century.

The road layout around Lucan has developed to accommodate the Griffeen and Liffey Rivers, which has meant that the main road turns sharply at right angles away from the Liffey to follow the Griffeen. This has given a unique pattern and enclosure to the village, which enabled Sarsfield Park housing estate (c.1960s) and other new development to fit relatively neatly behind the historic buildings. The ‘Village Green’ has lost some coherence with traffic dissecting it but essentially it is viewed as the heart of the village.

“Too many houses have spoilt the whole atmosphere of the area. No longer the place I came to in the 60’s”

“Lucan has got too big now- there are so few green spaces left that made us come here in the first place!! Stop building more houses.”

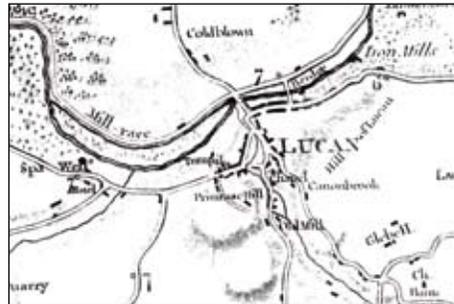
Quotes from residents of Lucan



The Griffeen River in the heart of old Lucan



Roque 1760



Taylor 1816



Duncan 1821



OS 1836

4.2 Buildings - Styles & Materials

The village includes a number of Georgian houses, including an impressive two storey Georgian Terrace on The Mall. There are attractive early nineteenth century Gothic revival buildings, including St Andrew's Church of Ireland, Griffen Lodge and the former Church of Ireland School House. Sarsfield Terrace and Vesey Terrace on Main Street are also good examples of late nineteenth century houses. The Presbyterian Church and Methodist Church both date from the late nineteenth century and display a more robust use of Gothic Architecture, when compared to the earlier St. Andrews Church. O'Neills Public House and the EBS Building on Main Street are examples of Edwardian buildings.

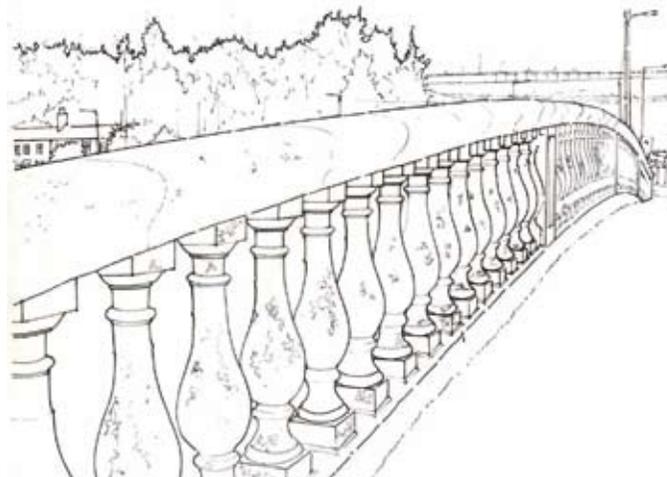
Lucan House is a Country House of significant architectural merit, dating from the late eighteenth century. It is located within the parkland setting of Lucan Demesne and is now the private residence of the Italian Ambassador.



Lucan House

The Demesne contains a stable block, carved stone gates that open to Main Street and the Vesey Bridge, which faces into the Demesne.

Lucan Bridge is a single span stone bridge built in 1814 and designed by engineer George Knowles. It still retains its metal balustrades from the Phoenix Ironworks in Dublin and is still the longest single span stone bridge in Ireland. Some of the visual effect of the curve of the



Lucan Bridge

“Need for development of small shops e.g. cafes, restaurants, and markets by the River Liffey to enliven this beautiful and characteristic area.”

Quote from a resident of Lucan

bridge has been lost with the layering of new road surfaces over the years. It does require restoring, especially the balustrades. Feature lighting could also be considered.

Lucan's architectural character has on the whole remained fairly intact, with very little development within the core village centre. The key material palette includes granite, limestone, brick, render, slate and timber to doors and windows. Random rubble stone boundary walls are also characteristic throughout the village. Local residents feel that these materials clearly represent the style and character of the village and should be considered and respected in any new development. Concern over the addition of PVC doors and windows and inappropriate business signage has been raised amongst the local community.



Materials common in Lucan

village structure

4.3 Street Furniture

The village heart is home to various styles, designs and materials of street furniture. Seating opportunities exist within the village green with limited opportunity to extend this along the thoroughfare due to pavement width. There are a number of granite benches along Main Street. Lighting includes a mixture of heritage and modern style street lighting.

The community has expressed the need to bring consistency to such features and to include additional elements such as visitor signage and increasing the number of litterbins to reduce the level of street litter. The village would benefit from a general rationalisation of signage and other elements such as manhole and access thresholds to upgrade the appearance and legibility of footways.



Different street elements within Lucan.



Clear, simple and consistent visitor signage will improve coherence and legibility.

4.4 New Developments

Within the old village centre there has been little room for large-scale developments. There have however been a few isolated infill buildings on smaller plots such as at St Andrew's Hall and the new apartment scheme opposite St Mary's Church. Future development potential is generally confined to small infill sites or to redevelopment and / or change of use to existing structures.

Local residents have highlighted concerns with regard to the potential loss of available green space to new development and with regard to new developments that are not in keeping with the existing character of the village.



4.5 Architectural Conservation and Protected Structures

There are a number of Protected Structures within Lucan, including Lucan House, Lucan Weir, Lucan Bridge, St Andrew's and St Mary's Church and the Methodist and Presbyterian churches. In 1998, Lucan Village was designated as an Architectural Conservation Area (ACA). The designation was retained under the 2004 - 2010 County Development Plan. The ACA extends from Lucan Bridge, along Main Street and includes lands at Lucan Road and Leixlip Road.

"More wooden and less plastic windows – they are not in keeping with the period of the village"

"Designs and materials used in replacing windows need to reflect original frontages"

"Up grade of the charts and expand the information provided in the village on the flora, fauna, history, walking paths and areas of particular interest in the Lucan area"

Quotes from residents of Lucan

5. role of Lucan village today

5.1 Introduction

Lucan Village today acts as a service centre predominantly for residents that live to the north of the N4. The newer satellite shopping and Library area at the Superquinn Centre has become the centre for many of the residents on the outlying estates to the south side of the N4.

5.2 Lucan Village Services and Amenities

Services such as banking, post office, chemists, doctors, Garda, pubs and restaurants have tended to stay around the original village core, however community feedback suggests that there is a lack of diversity of shops in this area of the village. At present community events are generally held at the Lucan Spa Hotel or St Andrew's Hall. The four churches also provide an important social as well as spiritual function for many in the village.

5.3 Infrastructure

Lucan village because of its strategic location as one of the few crossing points along the Liffey, has always attracted through-traffic. The expansion of Dublin's suburbs to and beyond Lucan has meant that the through-traffic combined with general commuter and local traffic has created a very congested road network within the village.

Plans for the outer ring road and proposed park and ride schemes should help alleviate traffic problems in the future.

*"Not enough buses or trains.
There are constant traffic jams."*

Quote from a resident of Lucan



The Mall

Cycling is considered dangerous by many residents. Whilst there are some cycle paths, they are not continuous, making it difficult to cycle around the village. Walking is not made easy due to lack of pavements and safe crossings. There is some pedestrian access to the riverside, but more could be done to access it.

South Dublin County Council plan to develop a 'Green Routes' system connecting Roads, Parks and Open Spaces in South Dublin with walking and cycling routes. Routes are proposed for Liffey Valley and Griffeen Valley.

Disabled access throughout the village has been raised as an issue by many residents. South Dublin County Council has recently engaged consultants to carry out a disability audit of the village.

The community also feel that public transport network is not as efficient or effective and as it could be. The Rail Procurement Agency (RPA) is currently conducting a feasibility study for a new Luas line (Line F) from the city centre to the Lucan area.

Residents have many views on how the traffic can be controlled or reduced: restrictions on HGVs through the village, traffic lights should be synchronised in the area, build another river crossing, take away the tolls from the M50, deliveries restricted to certain hours, no parking besides schools, school buses and walking bus schemes, one way systems and the inclusion of pedestrian and cyclist safety measures.

The community also voiced opinions on creating separate pedestrian bridges over the Liffey and improved pedestrian connections across the bypass.



Impact of traffic in Lucan

6.1 Young People's View

As part of the Community Consultation, two workshops were carried out in January 2007, with children and young people of Lucan to ascertain their thoughts on their village. Eighteen children ranging from 9 – 18 years attended from:

Scoil Mhuire Girls' National School
Scoil Mhuire, Dodsboro
St Andrew's School
St Joseph's College

Both workshops proved to be very informative and thought provoking, reflecting their views on growing up in Lucan and the issues that they feel affect their village and their daily lives. The children proved to be lively, knowledgeable and enthusiastic members of the community with important views and opinions. Their maturity and awareness of their village was extremely impressive.

The issues covered were based on the adult community



Drawings by school pupils

consultation workshop but there was also the opportunity to explore the key issues that affected them directly such as play provision and services for young people. Due to the differing ages, the comments reflected a mix of requests in terms of provision of services for children, however in relation to the village itself, all the children were clear and in agreement about the key issues.

All the children placed great emphasis on the environment and the issues of climate change, pollution and energy waste. They also made connections between these issues and their village, referring to pollution from traffic, the impact of losing green space to development and saving energy in their own schools.

Good things about Lucan

The children placed an importance on the good things about Lucan, in particular -

1. The parks and green spaces
2. The rivers and their associated leisure activities
3. Abundance of wildlife
4. Community spirit of the village
5. The "Heart of the Village"

As with the adult responses, the majority of the children felt that the heart of the village was around the village green. Schools and supermarkets were also mentioned as key locations within the village. For some the heart was where they 'hung out', such as the chip shop, rather than the historical and geographical heart associated with the village.

"The natural setting of Lucan is quite important to me, a pretty setting will attract more tourists. The rivers are important to Lucan because they give Lucan a lot of character"

"The little park near the duck pond is filthy and it has rats and mice running around. The benches are broken and weeds are growing up through the ground, we should fix it up a bit"

"I like the fact we have loads of trees"

"We like the green parks"

Quotes from the school workshops

Bad things about Lucan

When we asked children about the things they dislike about Lucan, five key issues were raised. These were -

1. Traffic

The issue of traffic covered a number of issues including high levels of traffic, parking, pollution, pedestrian and cycle safety and public transport.

"Reduce speed limit to 20 kilometres an hour in front of all schools and install speed cameras for the safety of children"

"Tax people travelling into Dublin through Lucan - Congestion Charge"

"Cycling is too dangerous"

"Provide buses for every school that come to your house, pick you up and drop you home. No car or bus is allowed passed the school bus if it has a red sign saying stop"

Quotes from the school workshops

2. Litter

All the pupils felt that litter was a big problem in Lucan, either from inadequate provision of bins, or from people simply not using them.

Several felt that the recycling facilities in Lucan were poor and that that was maybe why there was a lot of dumping of rubbish.

"People from the pubs are throwing glass into the duck pond and it's not fair on the ducks"

"We hate the litter, and people don't use the bins"

"There's too much litter in Lucan"

Quotes from the school workshops

3. Graffiti

Concern was raised over the increasing levels of graffiti around Lucan and that little was done to stop it. Everyone felt it gave Lucan a bad image.

"On my estate there is lots of graffiti, and when I go to my friends house there is graffiti there too, so it's everywhere"

"For the graffiti, if we could put out more cameras and Garda - mostly at night"

Quotes from the school workshops

4. Housing Development

Concerns were raised about the loss of green space to further development and felt that more work should be done instead to create a greener Lucan.

"Lucan would look really pretty with more greenery, Lucan looks like a concrete jungle, there's too much building going on and it looks horrible"

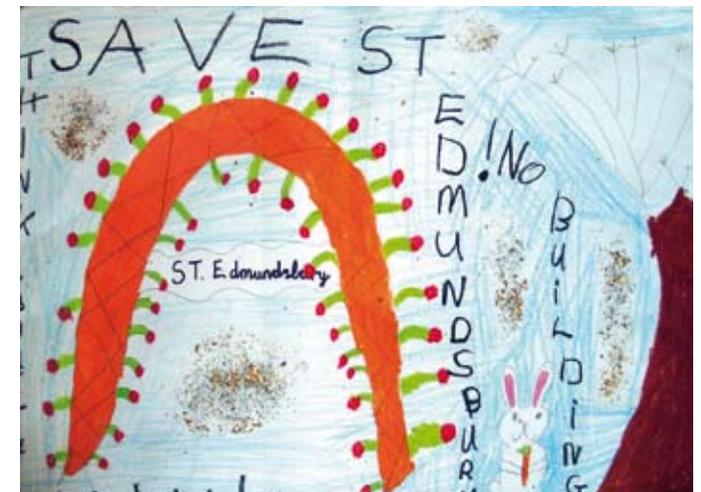
"I don't like too many houses spoiling our green spots"

"It would be nice to have more playgrounds near houses, then we can play out more instead of playing computer games"

"We need more green space in the centre of housing estates"

"Please save St Edmunds, Please don't build"

Quotes from the school workshops



community workshops

"Turn the old schoolmaster's house into an ice cream, coffee and hot chocolate café for people to hang out or grab an ice cream and go see the ducks especially the kids that go to school nearby"

"We're being blamed for loitering and being moved on when we have nowhere to go"

"I'd like a youth café"

"Build a Community Centre with tennis courts, playgrounds, basketball courts, swimming pool, indoor soccer pitches and a library"

5. Lack of Things to Do

All the pupils felt that there was a real lack of things to do in Lucan that were focused for child/young people. Although they enjoyed walks along the river, they also felt that there were too few facilities for them within the village. They were also keen to see a variety of shops and amenities such as museums etc that would cater to their needs and make Lucan more diverse.



Drawings by school pupils

Wish List

In terms of facilities, almost all of the pupils were adamant that what they wanted was a swimming pool, but they were also keen to see improvements to the village that would benefit the community and village as a whole. This included improvements to the river area such as cycle-ways and footpaths, and development of the weir area.

"We should have a Lucan Festival to celebrate Lucan"

"Put a children's cleaning committee in every estate"

"Cycle paths and mountain bike trail along the river"

"Put more flowers around Lucan Village to make it more pretty"

"Keep the green area in Sarsfield Park and develop it for walking and seating"

"Make Weir View into a sitting area with a board walk and restaurant or coffee shop"

Quotes from the school workshops



Top Wishes

**Leisure Centre
Swimming Pool
Community Centre
Games Arcade
Arts Centre
Youth Club/Cafe
Museum
Cinema
Sort out traffic
Better transport
More pedestrian crossings
More playgrounds
Open space on estates
Cycle paths
Something for teenagers
Lucan Festival**

"Thank you to all the pupils who attended the workshops and gave us their views."

6.2 Community Consultation Summary

The community consultation summary is based on returned questionnaires and the community workshops held in January 2007

community workshops

LANDSCAPE

- ◆ Protect views in and out of the village
- ◆ Promote the village as a tourist attraction
- ◆ Protect and enhance the flora and fauna around the village and along the rivers
- ◆ Give Lucan “Heritage Village” status

EVOLUTION

- ◆ Better consultation with community over future planning of developments
- ◆ Stop inappropriate developments
- ◆ Ensure appropriate materials in any new developments or improvements to existing buildings



PUBLIC REALM

- ◆ Open the cemetery behind Kenny’s Pub
- ◆ Create a public park behind the Sarsfield Estate
- ◆ Tackle the problem of graffiti and litter
- ◆ Provide more play areas and sport facilities within housing developments and open green spaces
- ◆ Provide visitor signage and information boards
- ◆ Have consistent palette of materials for all street furniture
- ◆ Develop relationship between village and Italian Embassy
- ◆ The Rivers - Develop new amenity space particularly along the River Griffeen to include:
 - A new pedestrian network, including circular walks and footbridges
 - A new cycle networks
 - Improved access to River Liffey from Main Street
 - Enhance amenity area around the weir and Lucan Bridge, to include lighting of bridge
 - Viewing platforms and seating
 - Upgrade the village green

COMMUNITY FACILITIES AND PUBLIC SERVICES

- ◆ Support the development of an evening and weekend economy
 - Improved recycling facilities
 - A Lucan Festival
 - Farmers Markets
- ◆ Children and Young People
 - Improve play provision and out of school cultural and sporting facilities
- ◆ Traffic
 - Review of all transport issues affecting the village including:
 - Parking
 - Traffic levels and congestion
 - Public transport
 - School transport including alternative transport projects
 - Traffic calming measures
 - HGV’s

Lucanians are intent on holding on to their sense of place, and quite rightly, for there is a very real human attachment and sense of belonging in this village.

The future vision for Lucan must be to protect and preserve its unique character and amenity value and facilitate its development as a significant recreational and leisure amenity within the Liffey Valley.

7.1 Introduction

This section includes general design guidelines for Lucan, progressing to more specific guidelines for each character area as shown on the character map. The character areas have been devised from the map exercises with the Lucan community who attended the workshop. Character areas are the distinct and recognizable pattern of elements, features, and qualities that occur consistently within a particular area. Sixteen character areas were decided upon which capture the distinct qualities of the village.

7.2 Design Guidelines

The following design guidelines are based on a thorough analysis of the qualities and characteristics of Lucan. Sixteen character areas were formulated capturing their distinctive identity, and value held by local residents. The design guidelines aim to preserve and enhance the important character features identified within the VDS, and seek to encourage proposals for new development that are based upon a considered understanding of the village's unique character.



Landscape Setting and Open Space

1. The many parks and outdoor spaces in and around Lucan should be maintained and enhanced as attractive, safe and comfortable outdoor spaces to be in. These should be easy to access, and where possible include provision for pushchair users and those with mobility impairments. Such spaces should have appropriate paving, lighting, seating and signage features, which compliment the character of Lucan.

2. The river bank area behind the Mall has huge potential to be improved and become a key public feature of the village. The space will need to be well designed taking into consideration potential flooding, the ecological and wildlife constraints, and surrounding architectural heritage.

3. The feasibility of achieving a walking route into St Edmondsbury and the extension of the walking paths around the Demesne to provide a circular route should be evaluated. There is potential to improve pedestrian access along the river with new river crossings at suitable places.

4. New development, infrastructure and land management should respect the attractive, historic character of Lucan Village and its river valley setting, and avoid visual intrusion of key views in and out of the village.

5. New development, infrastructure and land management should avoid direct or indirect damage to sites of known ecological interest surrounding the town, including the rivers, river banks, hedgerows and trees.

6. Existing established planting, including mature trees should be preserved and managed to ensure continued good health. New and replacement planting in the village should be of species that are appropriate to the location and scale of the space, with a preference for native species. Where possible, quick growing coniferous hedging, such as *Leylandii* should be avoided in the village area.



Village Structure & Streetscape

7. External lighting of buildings and signs should normally be avoided. The sensitive and selective lighting of key buildings and structures such as the Churches and Bridge, and key distinctive buildings should be encouraged. Lighting fittings should be as small and unobtrusive as possible.

8. Promotion of walking routes around the Demesne and historic village should be encouraged by means of improved signage and local tourism initiatives.



9. The Architectural Conservation Area should be respected. Maintenance and alterations works to building within the ACA should be in accordance with best conservation principles. Even minor changes to structures within the ACA should be referred to the Planning Authority for advice.

Maintaining the Existing Built Fabric

10. The existing structure and shape of Lucan should be respected as a product of the village’s evolution. New development should be of a scale that does not overwhelm or engulf this settlement pattern.

11. Property owners should be encouraged to retain, maintain, and restore original vernacular and architectural details (such as window frames and stone work, roof slates, walls, gate piers, etc.) as important historic character features of Lucan.

Footnote: *South Dublin County Council and the Heritage Council provide some grant aid for renovation of protected structures.*

12. New shopfronts within the village should be sympathetic to the traditional character of buildings and the streetscape. Care should be taken to ensure that new shopfronts are appropriate in terms of material and style. A proliferation of advertising signs should be avoided within the village. Where signs do exist they should be sympathetic to the streetscape and of modest scale.

13. Provision should be made within new development proposals to use any existing but redundant buildings that contribute significantly to the village’s character. These buildings and features should be sympathetically restored back into active use.

Design and Implementation of New Development

14. Within the historic core of the town, development should aim to complement visually and physically the established traditional character of the buildings.

15. Proposed extensions to buildings and boundary features such as front, rear and sidewalls, should use materials and styles to complement the original building and adjacent boundaries.

16. Design proposals for new developments should respect the local characteristics of the site and its wider context, by working with rather than against key features including the existing contours of the site and established boundaries. Development should be adapted to the site, and not the site adapted to the development.



guidelines



17. It is important that viewpoints and visual impact are fully considered when designing new developments within the vicinity of Lucan.

18. Materials used in any proposed new development should fit in with the prevailing character of the village, and be designed to reflect and respect nearby colours, textures, shapes, styles and proportions. Pastiche new build is not encouraged, but rather contemporary styles that complement the existing.

19. Monotonous repetition of standard housing types and design should be avoided. Variation in new building design should be encouraged within defined limits and based upon a common design 'theme' appropriate to the location. All new development should complement the character of Lucan and contribute towards the village's distinctive sense of place. The use of high quality contemporary design should be encouraged in the right context.

20. The total energy used in development should be minimised as far as possible to encourage sustainable development practices in line with government initiatives and current legislation. This should encourage the use of locally sourced, 'environmentally friendly' and energy efficient materials for construction as well as minimise running costs.

Footnote: *Sustainable Energy Ireland provide some grant aid for installation of Energy Efficient products.*

21. New developments should be phased in pace with improvements to local infrastructure, facilities and services, such as the sewage system, roads, pavements, and lighting. Traffic studies should accompany applications for substantial, significant new developments in Lucan Village.



Providing for the Local Community

22. Parking needs to be catered for without interrupting the character and safety of the town. Park and Ride schemes on the N4, improved public transport and parking restrictions could help reduce the current parking and traffic problems. A separate transport study needs to be undertaken to assess the issues.

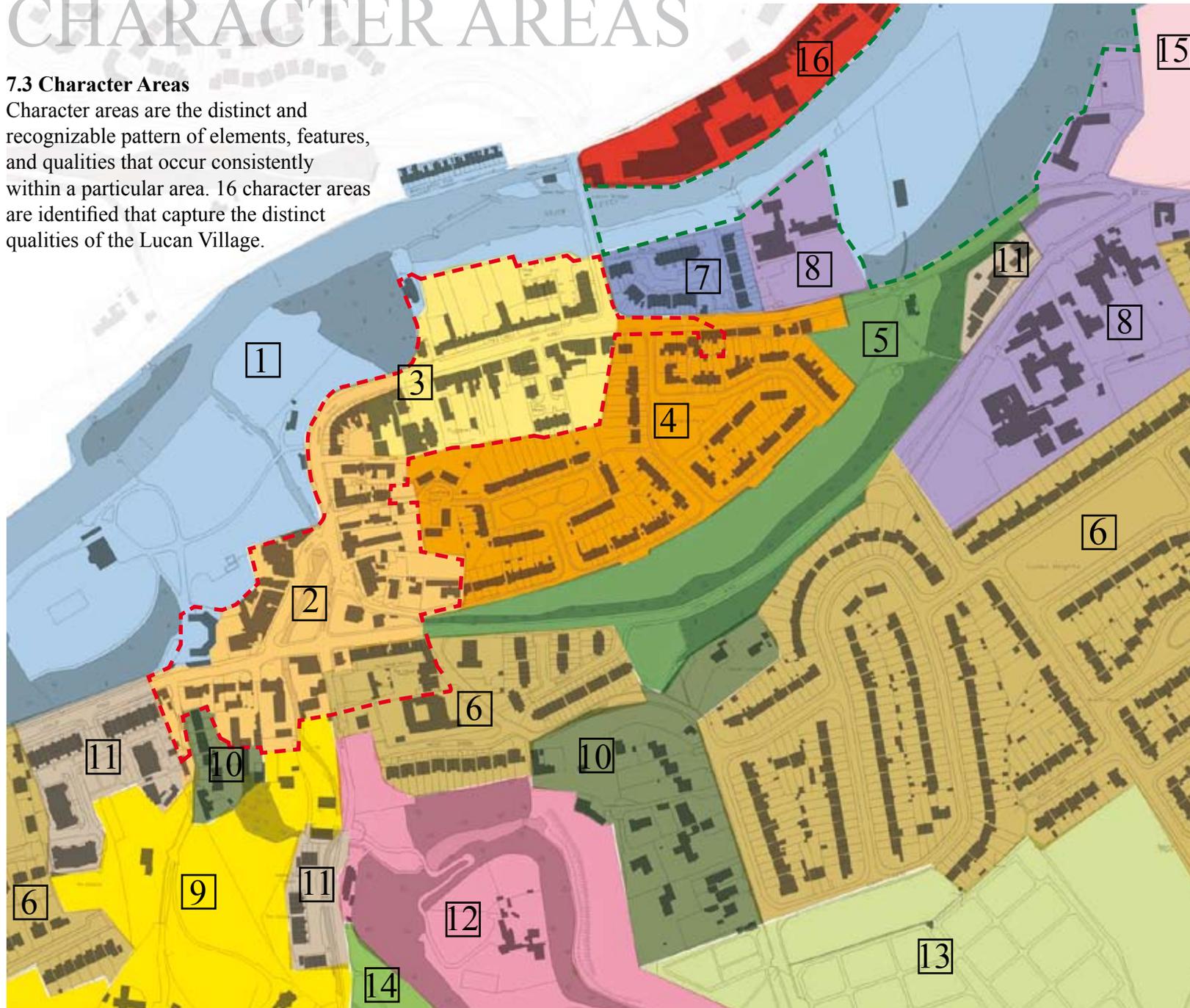
23. Traffic calming measures and enhanced footways to improve pedestrian safety should be a high priority for implementation throughout Lucan. Pedestrianisation of certain areas within the village could improve pedestrian safety and well designed areas will also improve the quality of public space.

24. Additional linked cycleways should be added throughout the village and its environs, to improve recreational opportunities, safety and alternative modes of transport.

CHARACTER AREAS

7.3 Character Areas

Character areas are the distinct and recognizable pattern of elements, features, and qualities that occur consistently within a particular area. 16 character areas are identified that capture the distinct qualities of the Lucan Village.



key

- 1 Liffey Riverside / Lucan House
 - 2 Heart of Old Lucan
 - 3 The Mall/Main Street
 - 4 Sarsfield Park Estate
 - 5 Sarsfield Park & Old Spa
 - 6 Housing Estates c1960 -1970
 - 7 The Old Rectory
 - 8 Educational/Ecclesiastical
 - 9 Primrose Lane Area
 - 10 Esker Hill Residential
 - 11 New Apartments
 - 12 Moat House Area
 - 13 Cemetery/Open space
 - 14 Vesey Park, Griffeen Valley
 - 15 St Edmondsbury Land
 - 16 Mill Bank Industrial
- Architectural Conservation Area
 --- Special Amenity Area Order

1 THE LIFFEY RIVERSIDE AND LUCAN HOUSE



Character – Section of river and flood plain to the north of Lucan, with a mix of amenity land, woodland, and private parkland of Lucan House. Historical and Natural Interest. Also including Weirview cottages, which are a single terrace on the north side of the river, but still associated with the village.

Key Elements - Lucan Bridge, The Weir, Lucan House (Italian Embassy), Riverside area behind the Mall, The Demesne, Ruins of Church of the Blessed Virgin Mary & Cemetery, Castle ruins, St Edmondsbury, Strawberry Beds.

Designations – Special Amenity Area Order (Palmerstown to Lucan Bridge), Protected Structures and Registered Monuments, Area of Archaeological Potential, Architectural Conservation Area, Proposed Liffey Valley Park.

Community Perception

This is a key area to the village with many historic elements, many of which unfortunately cannot be appreciated by the general public due to private ownership and lack of access – Lucan House and St Edmondsbury for example. It is also key because there is significant and controversial development pressure on much of the remaining open land. The community have clearly expressed their concerns on housing proposals at St Edmondsbury. However, the community have many suggestions for positive development and improvements within this area.

Design Guidelines

1. Boundary walls and mature trees within the grounds of Lucan House should be maintained as they contribute greatly to the visual amenities of Lucan.
2. Views within, into, and out of historic Lucan should be considered when new developments are proposed on the outskirts.
3. The riverside just west of the bridge could be a real opportunity to create a usable space that links the village to the river.
4. Lucan Bridge would benefit from a restoration programme.
5. There is an opportunity to enhance Lucan Bridge with appropriate floodlighting.
6. Open up the Castle ruins, and Ruins of Church of the Blessed Virgin Mary to the public.
7. Improve accessibility along the riverbanks for walks and cycling.
8. The Demesne is a popular amenity but residents would like to see a continuous walk, which could mean additional river crossings.

2 HEART OF OLD LUCAN



Character – Viewed by the majority of the community as the heart of the village, this small historic area is a bustling intersection of amenity, shops, pubs and residential properties. The small triangular park (Village Green) with the Griffeen River flowing through provides an important central area of open space and soft landscape. A mix of building styles and scales surround the park, which include Georgian, Edwardian and Victorian period buildings.

Key Elements – The Griffeen River, Lucan Park, Agmondisham Vesey Bridge (1770-90), Garda Station (1800), Sarsfield Terrace (1890-1910), Vesey Terrace, The Square, O'Neill's Public House (c1920), Famine Hole, Lucan Demesne limestone rubble wall, Cast iron post box, Stable Block, Methodist Church (1880), Village Court and Centre, Courtney's thatched roof pub, Griffeen Lodge (1825), Kenny's Vesey Arms.

Designations – Protected Structures, Architectural Conservation Area.

Community Perception

Overall, the community feeling of this area comes across as one of frustration. It has so much potential as being a inviting centre to the village, but traffic, parking, noise from the traffic, and narrow pedestrian paths do not make it a particularly pleasant place to stay.

Design Guidelines

1. Conserve the character of the area, protect the mature trees and rubble limestone walls between Lucan Demesne and the village.
2. Original features such as timber sash windows and natural slate roofs should be retained at all times or replaced with similar.
3. New developments should respect the scale and height of existing historic buildings.
4. Information and interpretation boards of the historic features such as the Vesey Bridge and Famine hole would be a welcome feature.

3 THE MALL/MAIN STREET



Character – Tree lined small-scale commercial centre running from the village green to the east side of the village. This wide linear street provides further shopping amenity for the community and includes one of Lucan’s four churches –St Andrew’s. Predominantly Georgian (The Mall) and Edwardian period buildings exist here with access to the riverbank at Watery Lane. There are a few more recent buildings slotted in between the old and at the back of the main road, which do not impose on the overall historic character of this area.

Key Elements –The Mall (C18th), Street Trees, St Andrew’s Church (1823), St Andrew’s Lodge (1827) Lucan Parish School, Presbyterian Church (c.1880), Lucan Co-operative Society (1910)

Designations – Protected Structures, Architectural Conservation Area

Community Perception

Once predominantly residential, all but one of the old buildings along the main street are now used for commercial purposes. Newer residential developments such as Gandon Mews and Village Weir apartments and offices are generally seen as sympathetic to the character of the area. Residents feel that there are too many professional service units and more diversity of shops is needed here. The community feel that the visual and physical access to the river should be improved.

Design Guidelines

1. Limestone kerbs at east side of footway of Main Street should be retained in-situ.
2. Avoid pvc windows and doors, keep natural slate roofs and rendered appearance.
3. Inappropriate extensions to Main Street buildings should be removed.
4. Reinstatement of original historic features should be encouraged and actively promoted.
5. Reduce traffic and parking along Main Street.

4 SARSFIELD PARK ESTATE



Character – 1960’s residential development behind Main Street within close proximity to the village centre, Sarsfield Park is a medium density housing development with a good balance of hard and soft landscape with internal community greens and adjoining open space and a narrow strip of woodland at the old spa.

Key Elements - Community Greens, Terraced, and Semi-detached two storey housing.

Community Perception

It is one of the older estates in the area, and its location fits neatly behind the old village buildings. It is also quite a sought after place to live and considered by many as part of ‘Old Lucan’.

Design Guidelines – Refer to main guidelines.

5 SARSFIELD PARK & OLD SPA



Character - Area of parkland, containing a sloped wooded bank that rises up to the higher Lucan Road, with a stepped access up to Lucan Road. A green division between old and new areas of Lucan, the higher ground providing good views over the village.

Key Elements – Spa, steps, historic wooded banks.

Community Perception

A green link between the east and west side of the village, with important mature wooded bank of which residents are very fond. It is used more of a thoroughfare than a recreational ground. The Old Spa had to be removed due to vandalism. Residents would like more features within this area to make it more inviting and usable.

Design Guidelines

1. Retain, manage and protect woodland along the Lucan Road banks.
2. Introduce seating and litter bins in keeping with the character of the area.
3. Potential for small events to be held in this area.
4. Introduce interpretation signage with regard to the history of the spa site.

6 HOUSING ESTATES c1960 - 1970



Character – Large residential areas between Lucan Road and Lucan Bypass. It consists mostly of semi-detached houses with large front and back gardens.

Key Elements – Housing and Greens.

Community Perception

Quiet residential areas with most concerns relating to traffic congestion in adjacent areas. Residents would like to see better bus and cycle route links from the estates. Also, some residents mentioned that additional tree planting would be of benefit to soften the mostly built up area.

School children would like more places with play equipment around the estates, rather than the empty green lawns.

Design Guidelines – Refer to main guidelines.

7 THE OLD RECTORY



Character – Recent ‘gated’ residential complex on the site of the old Rectory, between the River Liffey and Chapel Hill Road. Situated within the old perimeter walls, there is a level of segregation from the rest of the village.

Key Elements – Gated semi-detached houses, historic site.

Community Perception

No comments received.

Design Guidelines

1. Potential for interpretation boards with regard to its historic use.
2. Refer to main guidelines.

8 EDUCATIONAL/ECCLESIASTICAL



Character – Large buildings and grounds for educational and ecclesiastical purposes. Including church/public car park at junction between Lucan Road and Chapel Hill.

Key Elements – St.Mary’s Church, St.Joseph’s Convent.

Community Perception

Traffic causing pedestrian and vehicle safety issues around school is a major problem and needs to be resolved.

Design Guidelines

1. Consider alternative school transport - Walking buses, school buses, cycle routes etc.
2. Traffic calming measures.
3. Anti kerb parking measures.
4. Pedestrian crossings and school crossing facilities.

9 PRIMROSE LANE AREA



Character – An area of predominantly open fields with some settlement and extensive youth centre lands to the west of Lock Road and between Leixlip Road and Lucan Bypass.

Key Elements -Primrose Hill House and Gardens (c.1750), River Griffeen, Lucan Youth Centre.

Community Perception

Area to enjoy walking. This lane contains two lovely old cottages which must be preserved and the beautiful old creeper clad house on the corner of Lucan Road.

Design Guidelines

Refer to main guidelines.

10 ESKER HILL RESIDENTIAL



Character – Areas of individual houses that follow the old road, and since being built have been surrounded by the mass housing estates. They are typically large bungalows with large front and rear gardens.

Key Elements – Canonbrook House
(James Gandon’s former residence).

Community Perception

No comments received.

Design Guidelines

1. Maintain and develop open space areas for play and amenity.
2. Develop amenity space at top Lucan Newlands Road.

“The open space at the top of Esker Hill urgently needs to be taken in charge and improved for public amenity – Brilliant views!!”

11 NEW APARTMENTS



Character – New apartments built within the last ten years, located at the top of Lucan Road, Adamstown Road & Leixlip Road. High density, modern designs.

Key Elements – high density, off road parking.

Community Perception

Well considered design in terms of scale, quality and materials.

“The new apartments opposite the church / girls’ school are well built. Good design.”

Design Guidelines

1. Maintain the properties.
2. Refer to main guidelines.

12 MOAT HOUSE AREA



Character –Private residential properties and area of woodland on Lock Road adjacent to Vesey Park.

Key Elements – Archaeological site – Souterrain Mound/Cave, Esker stream.

Community Perception - No comments received.

Design Guidelines

1. Ensure protection of archaeological site.
2. Refer to main guidelines.

13 CEMETERY/OPEN SPACE



Character – Open structured space.

Key Elements – Old and new Cemetery, hedgerows at boundaries, recreational space.

Community Perception - No comments received.

Design Guidelines

1. Retain and maintain open space.
2. Enhance cemetery by undertaking a landscape assessment and plan.

14 VESEY PARK, GRIFFEEN VALLEY



Character – Parkland and Griffeen river valley bounded by natural woodland.

Key Elements – Area of old woodland with some local ecological interest, River Griffeen.

Community Perception

There are concerns from the residents that there needs to be more maintenance within the park and that its enclosure attracts anti-social behaviour. Another point of contention with the community is the building of the earth mound at the junction between Adamstown Road and the river which some view has made this point of the park inaccessible.

Design Guidelines

1. Management practice to enhance and maintain the biodiversity within the park.
2. Improve sense of security by connecting the park across the N4.
3. Information signage to increase visitor awareness of history, flora and fauna.

15 ST. EDMONDSBURY LAND



Character – An area of open land and woodland that extends from the Lucan Road to the river banks of the Liffey. Several large estate buildings, including St.Edmondsbury House.

Key Elements - St.Edmondsbury House, mature trees, river banks.

Community Perception

An area currently under threat from development. Community feels strongly that it should be kept as green belt and the riverside area opened up for public amenity.

Design Guidelines – Refer to main guidelines.

16 MILL BANK INDUSTRIAL



Character – An area of both heritage and modern industrial and commercial buildings on the river's north side, to the east of Lucan Bridge on lower Lucan Road. Historic workers cottages are set back from the road, between the large industrial and commercial buildings.

Key Elements- Mill Bank Cottages, Mill Chimney, Former Mill buildings.

Community Perception

This area is historically important for Lucan, and provided the employment for many living in the village. Some concerns raised over amount of HGVs travelling through the area.

Design Guidelines

1. Preserve fabric and history of mill buildings and cottages.
2. Potential for interpretation boards with regard to the history of the mills.



Steering Group

Alison Harvey	The Heritage Council (Chairperson)
Mary Mulhall	Local Historian
Sean McGowan	Lucan Planning Council
Eoin Hickey	South Dublin Chamber of Commerce
Gerry Kenny	South Dublin Chamber of Commerce
Kieran Brady	South Dublin Chamber of Commerce
Cllr Eamon Tuffy	South Dublin County Council
Cllr Billy Gogarty	South Dublin County Council
Cllr Derek Keating	South Dublin County Council
Cllr Guss O'Connell	South Dublin County Council
Paul Hogan	Planning Dept. South Dublin County Council
Dara Larkin	Planning Dept. South Dublin County Council
Karen Kenny	Planning Dept. South Dublin County Council
Irenie McLoughlin	Conservation Officer, South Dublin County Council
Michael Hannon	Parks Department, South Dublin County Council
Donna Lakes	Roads Department, South Dublin County Council

Key References:

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Management Ireland Ltd

Many thanks to Mary Mulhall for all the information she gathered for the team and her invaluable historical knowledge of Lucan.



LUCAN VILLAGE - CHARACTER AREAS

1. THE LIFFEY RIVERSIDE AND LUCAN HOUSE

Section of river and flood plain to the north of Lucan, with a mix of amenity land, woodland, and private parkland of Lucan House. Historical and Natural Interest. Also including Weirview cottages, which are a single terrace on the north side of the river, but still associated with the village.

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8. EDUCATIONAL/ ECCLESIASTICAL

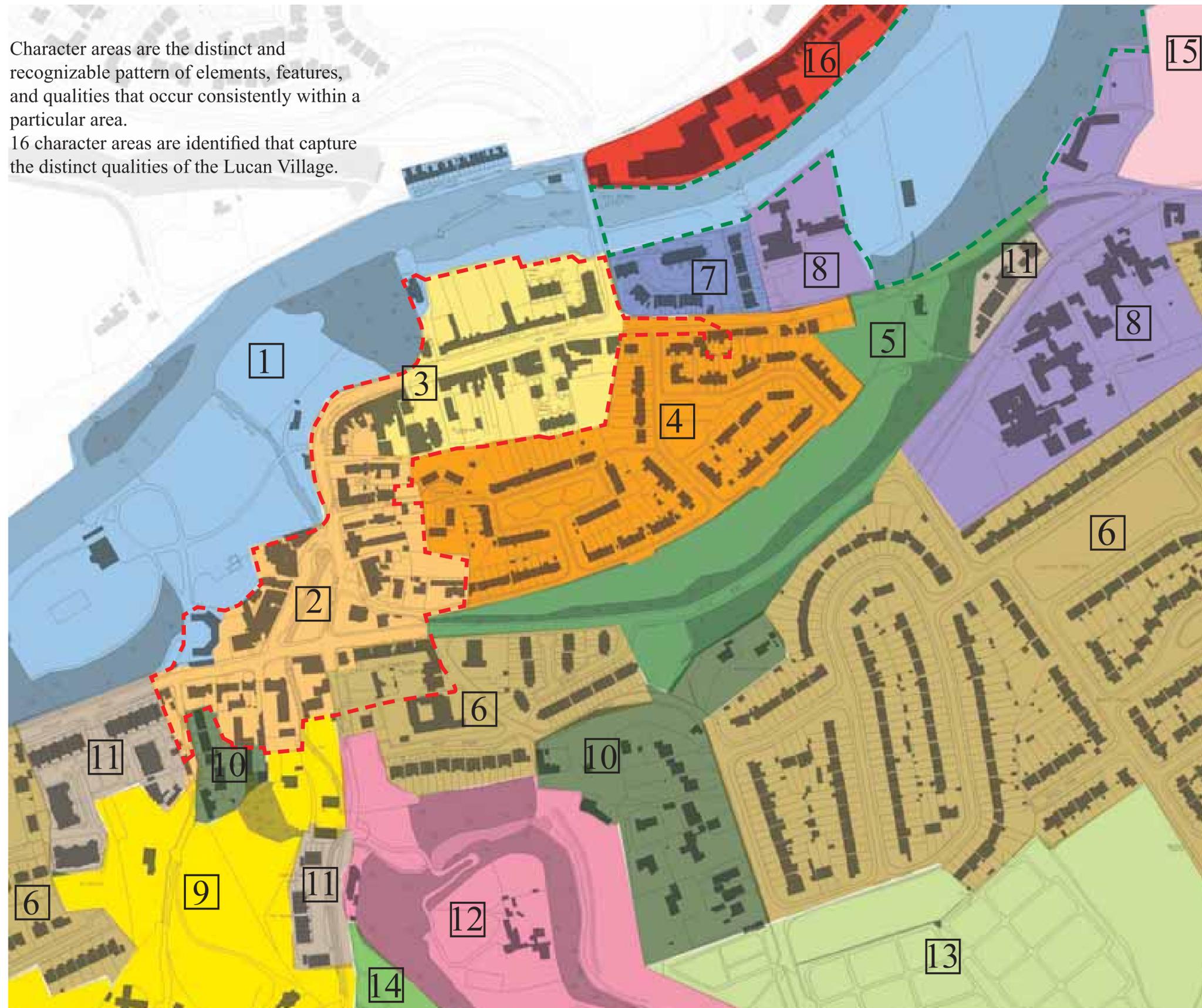
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LUCAN VILLAGE - CHARACTER AREAS MAP

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 - 16 Mill Bank Industrial
- Architectural Conservation Area
--- Special Amenity Area Order

This Village Design Statement, undertaken in partnership with the community of Lucan, has been produced by South Dublin County Council with support from The Heritage Council.

South Dublin County Council would like to acknowledge the role of Manogue Architects and Soltys Brewster Consulting in working with the community of Lucan towards the production of this document.

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