

Sandymount

Dumhach Thrá

September 2011



An Urban Pilot VDS for the Heritage Council & Dublin City Council

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Preface

Sandymount Village Design Statement (VDS) has been undertaken by the Sandymount Residents in partnership with Dublin City Council and the Heritage Council under the Heritage Council's new community-led National Village Design Statement Programme II (VDS PII). It is the 'Pilot' VDS for Dublin City. Sandymount VDS provides an innovative example of how local communities can become actively involved in environmental planning and management matters, to promote and enhance the 'sense of place and identity' of historic urban villages and to improve the overall quality of life for residents.

Community-led VDSs under VDS PII help to raise awareness and an understanding of the need to effectively plan, manage and protect our landscapes - both urban and rural. 'Landscape' is defined by the European Landscape Convention and Irish Planning Legislation as:

"An area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors".

Chairman's Foreword

Those of us who live and work in Sandymount are very aware of the importance of caring for the wonderful amenities in our Village, and our responsibility to preserve and enhance it for future generations.

This Village Design Statement establishes the principles that will allow us to do that by defining what local people think is important to Sandymount. This includes the conservation and enhancement of our unique built environment, our cultural and natural heritage which all deserve to be acknowledged and celebrated.

The VDS process has been demanding but ultimately rewarding and it could not have happened without the support, hard work and commitment of the community, including school pupils, the VDS Steering Committee, and our environmental consultants. Thanks must also go to our partners and funders The Heritage Council, Dublin City Council and Aviva Stadium.

John McAlinden
Chair, Sandymount VDS Steering Committee

Sandymount is an historic urban village in south Dublin with a particularly well-developed sense of place despite being only 3km from Dublin city centre. Its seaside location, variety of architectural styles, and renowned village character, focused around Sandymount Green, has long made this attractive suburb a very desirable place to live.

The aims of Sandymount Village Design Statement are to:

1. Record what is distinctive and important to the residents of Sandymount to ensure these features are protected and / or enhanced through the local planning system and other relevant socio-economic programmes;
2. Devise design principles to guide future development within Sandymount and adjacent areas which would impact on village character;
3. Provide advice and up front guidance on local design issues to decision makers and developers;
4. Suggest how specific projects that will benefit Village residents and their environment may be initiated;
5. Act as a focus for the community to participate and collaborate effectively in the local planning process as well as in regard to other aspects of life in the Village.

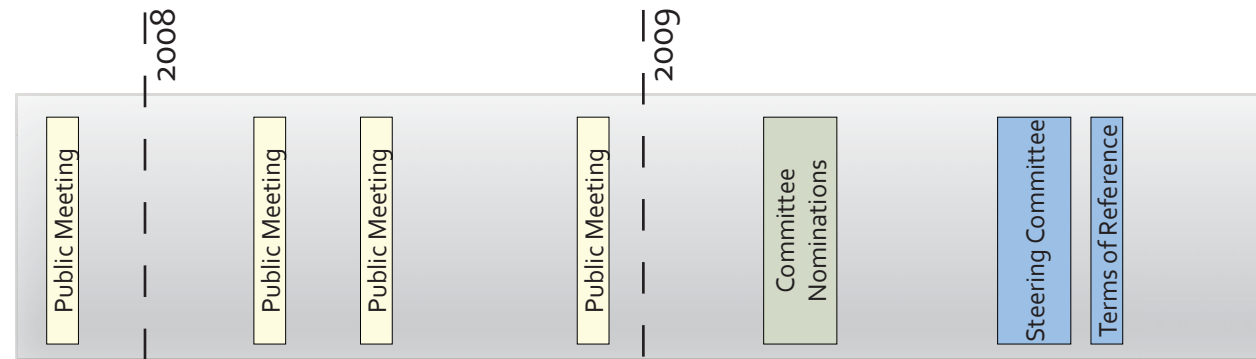


2.1 The VDS Process

Sandymount VDS is the second 'Pilot' VDS project to be carried out under the Heritage Council's new community-led Village Design Programme II following the Ministerial launch of the Julianstown VDS in October 2010.

The Sandymount 'Pilot' VDS embraces a collaborative and participative approach to village design in an urban landscape, whereby local communities have a real "voice" in how their villages and environments are planned and managed in the future. Communities are encouraged under the aims of the VDS Programme II to chair the local VDS project from the outset and this applied to the Sandymount VDS. The VDS has been produced by a Steering Committee (*See Appendix A – People*) and jointly funded by the Heritage Council, Aviva Stadium and Dublin City Council (*see Appendix B - National Policy Context*).

"Producing a Village Design Statement provides local people with an opportunity to work together to make a positive contribution to the enhancement and future development of their village. It encourages community spirit by bringing the local community together and is recognition of local people's knowledge and understanding of where they live."
Heritage Council



This VDS is not intended to prevent change. Rather, it will help to define features of value that should be protected, enhanced and celebrated by future development in order to maintain Sandymount's unique 'sense of place'.

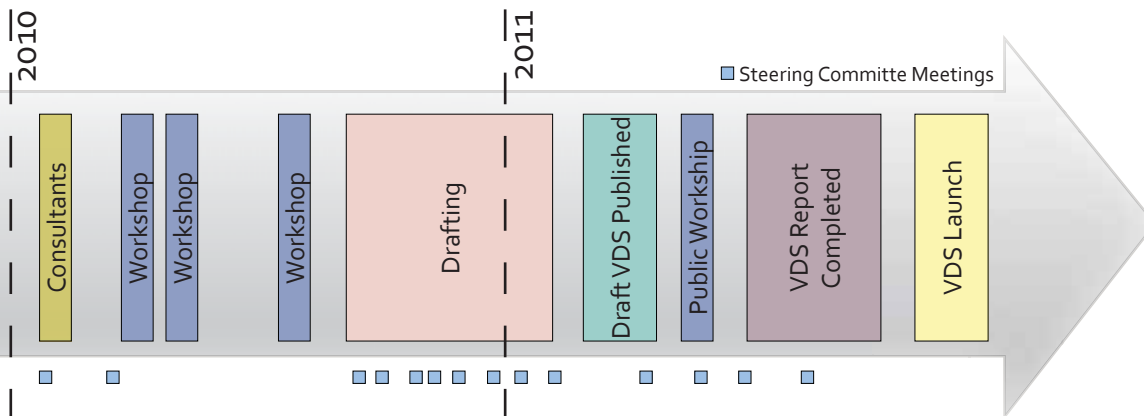
The design principles and guidelines in this document have been formulated based on the distinctive local character of the Village, which has been identified at three levels:

1. The nature of the buildings and architectural heritage within the Village;
2. The structure of the public realm, the streetscape, and the spaces between buildings;
3. The wider landscape setting of the Village.

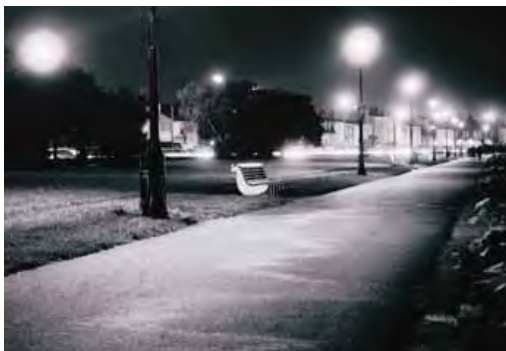


2.2 Public Participation

Dublin City Council encouraged residents to participate in the VDS by holding four widely advertised, and well-attended, public meetings between 2007 and 2009. These meetings agreed the initial boundary of the VDS study area, a process for selecting and chairing a Steering Committee and decided that the VDS would ultimately be used to inform a future Architectural Conservation Area (ACA) for the Village with the Heritage Council's support.



The VDS Steering Committee, which was Chaired by a local community representative and included volunteer local residents, business owners, Dublin City Council Officials and Councillors, first met in October 2009. In December 2009, preparation of the VDS began, with funding and active involvement from the Heritage Council and Dublin City Council. Professional support was provided by environmental consultants, Soltys Brewster Consulting.



A series of events and workshops were arranged to maximise opportunities for interested parties to get involved in the VDS process. A set of preliminary 'Key Issues' were identified as a starting point for public consultation (see below).

These 'Key Issues' were initially distributed to stakeholders and the general public in the form of a leaflet and questionnaire, along with invitations to workshops. The Key Issues evolved through the public participation process and the agreed set of specific issues that were identified for Sandymount are detailed in Chapter 6.

The workshops included an exhibition providing information on the VDS process and 'Key Issues' including maps, images, historic information and current facts and figures about Sandymount.

Information and copies of the questionnaires were made available at the local Post Office,

Credit Union, Dublin City Council Local Area Office, and on the Sandymount and Merrion Residents Association website, in order to involve people who weren't able to attend the workshops. News of the VDS was also published in the local newspaper, News Four.

Findings from the workshops and questionnaires were analysed to identify the issues that local people deemed to be important. These included the identification of valued and distinctive physical elements, features thought to be in need of protection, detractive elements / activities, and potential opportunities to enhance Village life.

The following preliminary 'Key Issues' were identified by the Steering Committee and debated at the Workshops:

1. **Village Context & Landscape Setting** including: *Landscape, Scenic Views & Important Features;*
2. **Heritage and History** including: *Village Shape, Scale, Layout, Evolution, Street Pattern & Spaces;*
3. **Streetscapes and Buildings** including: *Street Furniture, Paving, Materials & Finishes;*
4. **Community Aspects of the Village** including: *Amenities and Missing Amenities.*

Comments made at the public workshops:

"Sandymount is a unique, peaceful oasis"

"My first engagement but the VDS is clearly set out and very accessible"

"W B Yeats is very lonely and isolated in the Green - nice seating and cobble lock surround would be a help."

"A major attraction of Sandymount Green is its tranquillity"

2.3 Stakeholder Workshop

Stakeholders, including the secretaries of the local residents associations, head teachers of local schools, retailers and representatives from businesses, churches, sports clubs, residential homes and historical societies, were invited to a stakeholder workshop in Scoil Mhuire on 22nd March 2010. Many of the stakeholders were also invited to attend later workshops and completed questionnaires to ensure that their views were incorporated into this VDS.



2.4 Public Workshops

Two public workshops were held in the morning and afternoon of Saturday 17th April 2010. Both sessions were well attended.

An exhibition and questionnaire were available for workshop participants and members of the public who did not have time to stay for the workshops. A considerable number of questionnaires were returned.

The workshops were held in small groups around tables where a facilitator from the professional consultant team, and a member of the Steering Committee, encouraged discussion and noted the opinions put forward by attendees in response to a series of topics based on the preliminary 'Key Issues'. These issues were then discussed and summarised by the whole group.

The final draft VDS and questionnaire were circulated in April 2011, followed by an informal public workshop and exhibition to gather people's responses to the final draft and identify any possible errors or major objections. Perhaps, most importantly, this workshop was also used to raise interest in the Future Projects in Chapter 8. The majority of people who attended this event were already aware of the VDS and were generally happy with the overall content although some minor amendments have been made in response to comments received.



2.5 Schools Workshops

An important aspect of the collaborative process was the participation of young people. Youth workshops were held with boys and girls from two local primary schools, Scoil Mhuire and Star of the Sea, in April 2010, and teenage boys at Marian College secondary school in June 2010.

Facilitators who specialise in youth participation explained the purpose of the VDS. The value of receiving input from young people was emphasised and pupils were asked to describe their views on three main aspects of living in Sandymount:

1. Past times ('Long Ago');
2. Aspects which would be of interest to a visitor to Sandymount;
3. A view to the future features / elements of the Village that should be retained.

All the pupils who attended the workshops were familiar with the Sandymount area and could discuss historical, ecological and retail aspects of the Village and its surroundings. Girls and boys had similar responses to the issues that were discussed although the Aviva stadium featured more strongly in responses from the boys than the girls.

- Sandymount Strand and the Green were important features in the past, present & future.
- Sandymount Green also featured strongly in all responses.
- The Martello Tower was regarded as an important reminder of the past and something that the pupils would still like to see in 50 years time, along with the Poolbeg Chimneys.
- Open areas and nature walks were regarded as attractive aspects of Village life.
- The statue of W B Yeats was mentioned in all responses, and pupils were generally aware of his contribution to Sandymount's cultural heritage.
- Local businesses were regarded as being of both historic and future interest to visitors to the Village.

2.6 Launch

The Sandymount Village Design Statement was formally launched on 7th September 2011 by the Minister for Arts, Heritage and the Gaeltacht, Jimmy Deenihan T.D., in the presence of Deputy Lord Mayor, Cllr. Maria Parodi.



3.1 Brief History of Sandymount

The land between the River Dodder and the sea was originally owned by Richard de St Olof in the 13th century. By the 15th century it had passed through the Bagods of Baggotrath into the ownership of the Fitzwilliams of Merrion.

Furze covered sand dunes at the northern end of the coast were known as Scallet Hill while the southern end was marshy with a sea lough. By this time a herring fishery had been well established along the coast from Blackrock to Ringsend.

In the 18th century Lord Merrion established a brick works along the shore which provided bricks for many of the fine buildings in Dublin's Georgian squares. By 1760 the original settlement was shown as Brickfield Town on Rocque's map.

In 1791 Lord Merrion commenced construction of the sea wall to protect his brick works. The Martello tower was built on the strand in 1805 as part of a defence system to protect against a Napoleonic invasion.

The sea wall and embankment, with the roadway on top, encouraged people to build seaside villas overlooking the bay. The Fitzwilliam Estate controlled the residential development of the area, now renamed as Sandymount, by granting long leases requiring a high standard of construction. Retail development was restricted to the roads around the Green, and the Estate also controlled the streetscape by requiring granite plinths and railings around the front gardens of each plot.



Sandymount Green was laid out in the early 1800s at the heart of the Village. A wrought iron drinking fountain was added later. The horse chestnut trees around the edge of the green were planted by the Corbet family in the 1800s.

Sandymount Castle, owned by the Corbet family, remains one of the most prominent buildings around the Green. It has been embellished with the addition of towers and battlements.

The Village came to prominence as a seaside resort in the 1820s as Dublin grew and prosperous visitors sought clean air, wide views and a relaxed holiday atmosphere away from the city. A major catalyst to the expansion of the Village was the construction of the Dublin to Kingstown Railway in 1834, Ireland's first railway line.



The first church, St. John's, was built in 1850 by the Earl of Pembroke. St Mary's Star of the Sea and Christchurch were built shortly afterwards.

Sandymount was incorporated into the Pembroke Township in 1863. Horse drawn trams to Dublin were introduced in 1872 by the Dublin Tramway Company, whose stables and yards were built on Gilford Road. The cottages which were built for the tramway workers in 1894 remain on Gilford Road today.

In the late 1800's the convenience of the railway and trams allowed residents of Sandymount to commute easily into the city centre, making it an increasingly attractive area to live.

The construction of Merrion swimming baths on the Strand in 1883 was a major attraction and included an elegant pier that provided access from the promenade. This feature was closed in 1923 and all that remains today are the dilapidated concrete walls on the beach.

Twentieth century developments have included the municipal dump, reclamation of the strand, the Nature Park, power stations and industries for cement and scrap metal. However, the Village atmosphere is retained overall. The Green offers a safe play area for children and a place for adults to sit and relax, enjoying the flowers and a chat.

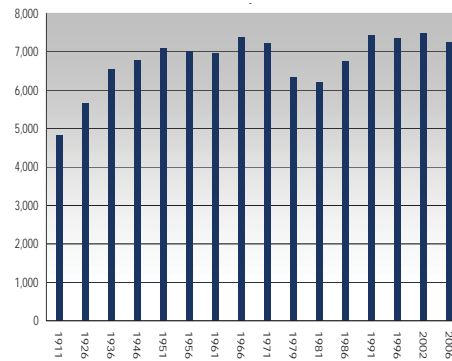
3.2 Population

A Parliamentary return completed in 1766 shows that very few people lived in Sandymount, which was then known as Brickfields:

St. Mary's, Donnybrook 1766:

| | <i>No. of Families</i> | <i>Protestant</i> | <i>Papists</i> |
|-------------|------------------------|-------------------|----------------|
| Ringsend | 103 | 79 | 24 |
| Irishtown | 103 | 5 | 98 |
| Brickfields | 10 | 5 | 5 |

By the 1870s the population had grown to about 4,000. Detailed census figures, available from 1911 onwards, show that Sandymount's population continued to grow steadily in the early 20th century, reaching c. 7,500 by 1966. The population then declined until 1981 but by 1991 it had recovered and now remains stable at about 7,500.



3.3 Schools & Churches

Sandymount is fortunate to be a community of mixed religions with churches and schools being founded by many Christian denominations. There is also a Sikh Gurdwara on Serpentine Avenue.

Historically, the Fitzwilliam Estate placed considerable emphasis on the value of education and, in addition to the various denominational schools, there were at one time a number of small private schools and academies.

Today, the increasing population of young families places a strain on the three primary schools: Star of the Sea, Scoil Mhuire, and St. Matthews. The Village has one secondary school for boys, Marian College, but unfortunately, since the school at Roslyn Park closed, lacks one for girls. Pre-school childcare is provided by a number of Montessori schools.



3.4 Cultural Heritage

Sandymount is associated with a number of Ireland's most prominent literary figures, and creative writing and poetry has carried through the Village in an unbroken tradition.

James Joyce lived for brief periods at Dromard Terrace and Shelbourne Road. In his famous novel, 'Ulysses', Joyce placed the characters Stephen, Leopold and Gerty on the Strand, endowing Sandymount with a literary air which persists to this day.



"Am I walking into eternity along Sandymount strand? Crush, crack, crick, crick. Wild sea money."

'Ulysses' by James Joyce

In the Village Green there is a bronze bust of the poet and Nobel laureate, William Butler Yeats who was born in Sandymount. His modern day equivalent, Seamus Heaney, has long been a resident of the Village, attracted by its scenery and atmosphere.

Percy French, the engineer, watercolourist and writer of many amusing and witty songs, lived on St John's Road, and the artist Jack B Yeats, brother of WB Yeats, lived in 'Madeley' on Sandymount Road. Denis Johnson, Annie MP Smithson, TC Murray, Brinsley McNamara, Frank O'Connor, and recently deceased Maurice Craig, also had homes in Sandymount.

*"Sandymount Corbets, that notable man
Old William Pollexfen,
The smuggler Middleton, Butlers far back,
Half legendary men."*

'Are you Content' by WB Yeats

3.5 Sports

Sandymount has had a rich history of sports since the 18th century when horse racing took place on the Strand.

At Lansdowne Road rugby, running and tennis became important during the 19th century and the first stadium was built here in 1874. It was rebuilt in 2010 as the Aviva Stadium, which provides a modern 50,000 seat headquarters for rugby and football. Monkstown Rugby Club moved from Dun Laoghaire to Park Avenue at the end of the 19th century.

Cricket has had a long history and the Pembroke, Railway and YMCA clubs all field

male and female teams. Hockey is also played in three local clubs: Pembroke Wanderers on Serpentine Avenue; YMCA on Claremont Road; and Railway Union on Park Avenue.

Gaelic games are actively pursued at Clanna Gael Fontenoy in Sean Moore Park. Fencing takes place in the Salle D'Armes Duffy on St John's Road.



Other sports, which are catered for and played in Sandymount, include tennis, swimming, bowls, soccer, water polo, basketball, fishing, wind surfing, kite boarding and tag rugby.



4.1 Introduction

Sandymount Village has well defined boundaries between the sea and the railway. However, its character is also influenced by wide open views to the surrounding natural landscape. Dublin Bay forms a substantial, sweeping stretch of sea to the east. The sea level climate gives rise to a variety of coastal planting and 'seaside' architecture in this part of the Village. The inland topography rises gently and merges with the rest of south-east Dublin, with the Dublin Mountains in the south forming the horizon.

4.2 Views

The wide sweeping view from Strand Road, across the strand to Poolbeg peninsula and Howth, contributes to the sense of space and openness, which is a vital part of the character of Sandymount. The city streets are left behind, the quality of the daylight changes and the natural landscape unfolds. The presence of the high striped chimneys of Poolbeg is a reminder of the port and the city beyond.

"the view over the bay, the wide outlook over waves and shore and shipping, is very heart-lifting and head-clearing"
 Seamus Heaney interviewed by Elaine Walsh, News 4 in December 1999





Within the Village, most vistas are relatively short, although the flat topography does allow some views along streets and over open spaces towards the Strand, the mountains and the chimneys at Poolbeg.

A defining view of Sandymount Village is the Green with its surrounding buildings ranging from the castellated Sandymount Castle, large Georgian redbrick terraces and Christchurch, to small scale shops, pubs and restaurants. This small public park is maintained by Dublin City Council and contains trees, brightly coloured bedding and grass. It is used for informal recreation by residents of all ages.



4.3 Landscape Designations

Within the Village a significant number of buildings are Protected Structures and the Village centre is a designated Conservation Area. Sandymount Strand is a designated Special Protection Area, a proposed Natural Heritage Area and is a candidate Special Area of Conservation in recognition of its ecological value, particularly as a habitat for wading birds.



The promenade, road and footpath are at a higher level than the beach and allow for a certain level of interest and surveillance of the beach. Young and old walk the beach. The whole sea front area is a wonderful amenity for the city and for Sandymount in particular.

4.4 Important Open Spaces

Sandymount Green and the Strand are the primary open spaces but the landscape character of the Village is further enhanced by private open spaces, which include:

- Lawns and mature trees at Marian College, which combine with planting on the banks of the Dodder to enhance the northern part of Sandymount;
- The grounds of Roslyn Park, which create a welcome green break in the built up frontage of Strand Road;
- The grounds of Lakelands which contains significant mature trees despite ongoing development over many years;
- Open space at Claremont Park and Seabury.

Private green spaces include numerous sports pitches, including those mentioned in Section 3.5, and land to the rear of houses on Park Avenue and on Claremont Road.



4.5 Trees and Shrubs

Sandymount is a particularly leafy suburb of Dublin. This character is central to the Village's heritage and is an enduring physical expression of the Pembroke Estate's planned approach to the Village's development in the early 19th century.

Trees along main routes into and through the Village make an important contribution to its character but perhaps the most significant planting are the horse chestnut trees around the Green which act as a central focal point.

Plot sizes on larger residential streets, such as Park Avenue, Gilford Road and Sydney Parade, have allowed trees to mature into large specimens which have a positive effect far beyond their immediate locality. There is a wide variety of high quality ornamental shrub planting in private gardens, including Magnolia, Fuchsia, Laurel and Eucalyptus.



The Poolbeg Chimneys, whilst located outside the village, are a major visual feature visible from the Green and many of the streets within Sandymount.



The shape, form, 'island' location, and light stonework of St John's Church afford it a visual prominence in the leafy residential roads around Park Avenue.



4.6 Landmarks

The unique and distinguishing features of Sandymount are the beautiful Village Green and the magnificent strand with its sea wall, promenade and Martello Tower. The Poolbeg Chimneys also provide a recognisable landmark on northern approaches to the Village and there are other landmarks that define various other geographical parts of the Village, such as the Aviva Stadium and various churches, schools and historic buildings which occupy prominent locations.



The Martello Tower is a point of historic and visual interest along the promenade. It originates from Napoleonic times and is a focus of interest for people walking, driving on Strand Road or relaxing by the sea shore.

5.1 Settlement Pattern & Form

Sandymount's road layout derives from the network of small roads that was developed through the fields, marshes and sand dunes in the 15th – 18th centuries to link the small settlement of Brickfield Town to the surrounding neighbourhoods of Ringsend, Irishtown, Ballsbridge, Donnybrook and Merrion.

Over the past 200 years seaside residences, ranging from terraced houses to large villas, were built to overlook the Strand. Sandymount developed in response to the growing popularity of this seaside location and improved commuter links to the expanding city of Dublin. The mixed style of residences along the coastal boundary of the Village creates a peaceful seaside ambiance, unfortunately now disturbed by vehicular traffic along Strand Road.



John Rocque's map 1760s

The Village Green is approached by five winding roads, along which an eclectic mixture of housing has developed since the early 19th century. More uniform estates were built on linking roads from the 1900s to the 1950s.

In recent decades modern in-fill development of apartment blocks and town houses can be seen on the grounds of older houses particularly on the Strand Road, St John's Road and Park Avenue.

Open spaces within the Village, with the exception of the Green, are also the remnants of former small estates.

The fact that the Village has remained almost wholly residential, except for the retail centre around the Green, is remarkable and is a distinct and highly valued aspect of Sandymount's character.



OS map 1843

5.2 The Village Green

The Green has long been the physical, social and cultural heart of the Village, providing a safe oasis for residents. It is the focal point for many events, such as the Summer Festival and the lighting of the Christmas tree, which is organised by the Local Residents Association and Dublin City Council.

The Green was surrounded by railings in the early 1800's and laid out as a local amenity with a cast iron drinking fountain. In the 1960s Dublin Corporation took it into public ownership and continues to maintain it with colourful planting beds present throughout the year.

A bust of W B Yeats, who was related to the Corbet Family, is located within the Green and provides a reminder of Sandymount's cultural heritage.



Today, traffic on the main roads leading into the Village centre at the Green has resulted in significant congestion, which seriously diminishes the amenity for pedestrians. Many residents also dislike the ESB station, which is a visually detractive feature, inappropriately located within the Green.

5.3 Buildings & Structures

Within the heart of the Village much of the focus is on the Green and the surrounding historic buildings, but there are also many other elements which make a valuable contribution to the Village's distinctive character including the unique architecture of individual buildings / groups of buildings, the mix of land uses, various green open spaces and mature planting.

Residential development reflects the different, and sometimes eclectic, building styles of the Georgian, Victorian and Edwardian eras and creates an architectural identity that is unique to Sandymount. There are houses ranging from large detached and semi-detached buildings, such as those around Park Avenue, to smaller terraces, such as those at Seafort.

Retail in the Village centre includes a wide range of shops, pubs, restaurants, a post office, a bank and many other businesses. The centre is a hive of activity during the day and is remarkably quiet at night.

The retail and residential elements of the Village sit side by side across the road from the Green. Red brick houses join seamlessly with the retail heart of the village and the outdoor tables of the cafés add to the vitality and interest on the road.



Houses along Park Avenue demonstrate the quality and variety of architecture prevalent throughout the Village.



The handsome generous façade of Sandymount Castle, with plaster finishes and elaborate door and window detailing, has remained virtually unchanged since its construction in the 19th century. The Castle is one of the most prominent buildings in the heart of the village. The building has a great presence and marks the arrival into the Green. Its unchanged appearance is a link with previous generations.



5.4 Building Styles & Materials

Red brick is intrinsic to Sandymount's heritage and is a popular building material. There is a mixture of brick types, ranging from the softer, hand-made bricks of the early 19th century to the more uniform, machined brick of the 20th century. Rendered stone or brick houses and terraces, dating from the early 19th century, and painted in pastel colours, are a feature, particularly along Strand Road.



Granite is the most frequently used material for windowsills, kerbstones, wall copings and low plinth walls. Rubble stone boundary walls are also characteristic throughout the Village, lending an air of old-fashioned charm.

The predominance of two-storey buildings has generally been retained, even in the Village centre, with very few exceptions. Original, natural slate roofs and decorative, terracotta ridge combs are evident on many properties,

some of which use fish-scale tiles, which further add to the distinctive streetscape character.

There is a variety of ironwork in the Village, including railings, gates, boot scrapers, post boxes and lampposts.



There is a rich variety of doors and door surrounds dating from the early 19th to 20th centuries. Many are original, well maintained and unique to specific buildings. Fanlights, overlights, panelling features, and original tiling are evident in entranceways.

This historic mix of styles and materials embodies the character of Sandymount and should be respected by, and inform, new development.



5.5 Street Furniture

Features, such as period lampposts, post boxes and historic street signs, are complementary to Sandymount's heritage. The style of seating on the promenade is also part of the local vernacular and the provision of litterbins and lampposts has public amenity value.

However, similar to many other urban areas, the proliferation of street furniture, especially signage, in recent years has affected the quality of Sandymount's streetscapes. Modern additions to historic buildings and streets have often been imposed with little consideration of quality or local vernacular.

This is most apparent, and overwhelming, in the Village centre where substantial visual clutter and physical obstruction is created by a range of street furniture elements: parking restriction and traffic signs; pay and display machines; bollards; bicycle racks; bus stops; pedestrian barriers; traffic lights; pedestrian crossings; yellow line markings; junction boxes; overhead wires and litterbins.

The provision of flower tubs on pavements are a welcome means of extending the attractive planting in the Green into the rest of the Village centre but they should be carefully placed to ensure that they do not hinder pedestrian movement.



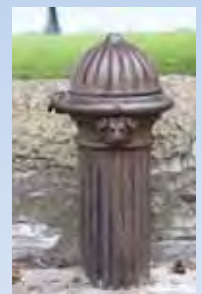
5.6 New Development

The majority of land within Sandymount has been developed over time and the Village is well consolidated. Modern residential development consists of denser and uniformly designed clusters of buildings. Developments have been recently permitted that modify existing buildings / plots including conversion from single to multi-occupancy and changes to building uses.

Many recent submissions have also been made to alter / demolish existing buildings in order to permit larger structures, for example, the new pub in the Village centre has undergone considerable redevelopment. The Aviva Stadium is the most major redevelopment in Sandymount in recent times.

The Dublin City Development Plan 2011-2017 Development Standards advocate that all new developments should have a high standard of design to create a distinctive sense of place and take account of site history and setting.

Generally the architecture of Sandymount Village is an eclectic mix of street-fronting houses and houses set back from the street with large front gardens. There is no uniform house type or design but most buildings date from the 19th and early 20th centuries. There is an attractive mix of materials and details, and all new development in the Village should complement and enhance this special character.



Therefore, to ensure that future development proposals meet these criteria and respond to the specific and unique character of Sandymount, the following elements of the proposals should be assessed:

- The visual and physical characteristics of built form;
- Aspect and orientation;
- Proportion, and the balance of solid to void;
- Roof shape and detail, including chimneys. Roof forms should harmonise rather than clash with traditional pitched roofs;
- Windows and doors;
- Details of boundary and associated treatments, such as walls, gates, street furniture, paving and planting;
- The choice of materials which match or complement the local vernacular.



5.7 Green Infrastructure

'Green Infrastructure' is the interconnected network of land and water that supports the environment we live in. It provides for native wildlife, sustains valuable ecosystems and contributes to the health and well being of communities. It is therefore important to conserve the integrity of green spaces and enhance them where possible.

Sandymount benefits from its proximity to valuable natural coastal habitats and there are a series of green spaces and green links within the Village.

Pocket green spaces are islands of green within urban areas, such as the Village Green, which is of public amenity and wildlife value. Sports fields are also 'pockets' but, whilst they may enhance the amenity of surrounding properties, they have less habitat value.

Pathways along the River Dodder, and coastal links to Irishtown Nature Park, provide easy public access to the natural environment.

Green links, in the form of watercourses, hedgerows, gardens, and avenues of trees, also allow wildlife to move safely through urban areas.

A Shared Vision

The VDS process has encouraged wide public debate and has allowed the community to reach broad agreement on key features of life in Sandymount which would be worthwhile to protect and enhance in order to sustain the Village's unique character. The 'Shared Vision' for the future incorporates the 'Key Issues' that were originally identified by the Steering Committee and refined through the public collaborative process.

This process identified various goals, including maintaining a Village that welcomed visitors, strengthening community spirit, improving open spaces, calming traffic flows and retaining the overall residential and historic architectural character of the Village. This chapter summarises the views and concerns expressed by the Sandymount community on the key issues in the Village which have been grouped under the following headings:

- The Heart of the Village
- The Strand & Promenade
- Architectural Heritage & Development
- The Public Realm
- Green Infrastructure

The 'Shared Vision' will act as a continuing point of reference for the community, Dublin City Council, other stakeholders and developers, as they implement physical and social improvements and development in the Village. Design Principles, Chapter 7, and Projects, Chapter 8, have been formulated to help inform, achieve and sustain this 'Shared Vision'.



Statement of Goals of the Shared Vision for the Future of Sandymount:

1. To protect and enhance Sandymount's unique 'sense of place' that is provided by its streetscape, rich architectural heritage and relationship with the surrounding landscape.
2. To improve the appearance, quality and function of the public realm.
3. To ensure that future development respects Sandymount's unique character and promotes a balanced and harmonious relationship between the existing and the new by adopting an Architectural Conservation Area (ACA).
4. To enhance Sandymount's green infrastructure for public enjoyment and biodiversity potential.
5. To enhance existing community amenities, facilities and events in order to provide a rich and diverse range of social and recreational opportunities for the residents of Sandymount and visitors to the Village.
6. To raise awareness of the VDS in all relevant City Council Departments and amongst architects, planners, designers, statutory bodies and other groups and organisations to ensure it is used to guide future change.



Green Coast Award



6.1 The Heart of the Village

1. The Green is central to the intrinsic and highly attractive character of Sandymount.
2. The social centre of the Village is unique by virtue of the following elements: the scale, variety, uses and architectural style of surrounding buildings, the mature trees and peaceful atmosphere of the Green.
3. There is a good community atmosphere which should be retained and enhanced.
4. The literary and artistic associations of the Village are valued and of continuing interest to a significant proportion of residents, young and old.
5. A significant number of residents dislike the ESB sub-station in the Green and the effect of significant traffic movement around the Green and would like to see these issues addressed.



6.2 The Strand & Promenade

1. The location of the Village on the edge of the wide expanse of Dublin Bay allows wide sea views and the feeling of 'openness' which is an important aspect of Sandymount's sense of place.
2. Views across the sands, including views of the Poolbeg chimneys, are positive features and development that would diminish these views is not generally favoured.
3. Concerns were also raised about potential developments that might affect the sea wall and areas of soft sand used by families.



6.3 Architectural Heritage & Development

1. There is a strong desire to protect the existing environment and many people feel that modern development is having a detrimental effect on the historic fabric of the Village.
2. Older buildings make a very important contribution to the attractive character of the Village.
3. Traditional buildings, materials and details positively benefit Village character. Key elements include: the Churches; Georgian terraces; red brick buildings; some of the larger detached houses; railings; and gardens.
4. Buildings, groups of buildings and their settings are valued for their aesthetic quality as well as for the part they play in daily Village life.



5. There is a considerable interest in, and knowledge amongst residents of, the development of the Village which could be more widely shared within the whole community.
6. The scale of the supermarket is considered inappropriate for its location on a street of small village shops. The design makes little reference to the shop's context.
7. Many residents are concerned that large scale, high density new development, associated traffic increases and loss of green space and trees is detrimental to historic character.
8. The Village has an eclectic mix of architectural styles so there is no single point of reference for new development. However, the community feels that new development must complement existing materials, scales, layouts and design details that are central to architectural quality.

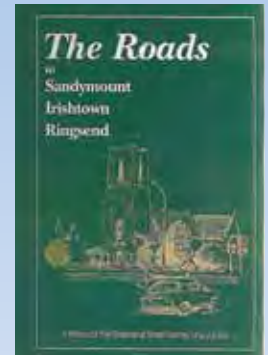
6.4 The Public Realm

1. Residents generally dislike the amount of clutter on Village streets.
2. Residents would like to see higher quality and more uniform styles of street furniture and paved surfaces.
3. Traditional post boxes, street signs and ornamental lampposts are considered to contribute positively to Village character.
4. The amount of vehicular traffic detracts from pedestrian use and enjoyment of the Village.



6.5 Green Infrastructure

1. The existing level of green open space, both public and private, is important to Village character but is considered to be under threat from new development.
2. Publicly accessible links between different areas of open space, and the interaction between these spaces, is either not seen to be present or is not promoted.
3. Opportunities should be taken to extend and enhance the physical green infrastructure, enhance its wildlife quality, and promote its public use.



The Design Principles in this chapter are specific to Sandymount, and have been formulated to help inform, achieve and sustain the 'Shared Vision' set out in Chapter 6. They outline practical policies to guide development and to allow the agreed goals to be achieved. They are grouped according to the agreed Key Issues (see page 16). They are in addition to published guidelines contained in current Planning documents especially those concerning Conservation Areas.

7.1 The Heart of the Village

Objective: To retain the structure and unique character at the heart of the Village.

The Green, and its interrelationship with the surrounding buildings, is one of the primary elements of Sandymount's unique sense of place. The protection and preservation of this is a primary objective for the Sandymount community.

Principles:

1. Future development should respect the height, scale, density and variety of design of the buildings around the Green and associated shopping area.
2. Existing mature trees should be protected against above and below ground damage caused by development.
3. The continued presence of mature trees should be ensured by regular health

and condition surveys and successive replanting where necessary.

4. The open character and the opportunity for quiet enjoyment that the Green offers should be retained by maintaining the simple layout of paths and lawns. Additional features, which would introduce clutter, should be avoided.
5. The Green's boundary railings are of a style and material that reflect the age of the park and enhance it. They should therefore be retained, inspected and repaired as necessary.
6. The replacement and repair of existing surfaces, kerbs, street furniture, etc, should be carried out using materials which respect and enhance the existing character. In particular, inappropriate contemporary styles should be avoided.

Potential specific actions to implement these Principles are included in Projects 1 to 4 in Chapter 8.



7.2 The Strand & Promenade

Objective: To retain the Strand and sea wall as a primary visual and recreational amenity for residents and visitors in recognition of its contribution to Sandymount's cultural and natural heritage.

The wide expanse of sand that is exposed at low tide is not just a major asset to Sandymount but is also the reason why the Village has developed in the manner in which it has done.

Principles:

1. The sea wall should be maintained and necessary elements should be restored using design, materials and methods appropriate to its heritage as well as its present use.
2. Uninterrupted seaward views should be maintained by preventing further built structures that would reduce views of the beach being developed to the east of Strand Road.
3. The small areas of soft sand that are enjoyed particularly by families should be protected and maintained.
4. Facilities should be provided to increase enjoyment of the promenade for all users. These facilities should be well-designed and appropriately sited in order to avoid physical or visual clutter and enhance visual amenity. They should include seats, drinking fountains, waste

- bins (including dog waste).
- Pedestrian links should be improved between the strand and Sean Moore Park, and via the Nature Walk to Irishtown Nature Park and the Great South Wall.

Potential specific actions to implement these Principles are included in Project 5 in Chapter 8.



7.3 Architectural Heritage & Development

Objective: To fully recognise the contribution of the wide variety of building styles to Sandymount's unique sense of place and to ensure that new / replacement developments complement this existing character.

Sandymount contains an interesting and eclectic range of building styles. It is this variety, as well

as the high quality of design and maintenance of many individual buildings, that contributes to the Village's unique character.

Principles:

- Existing and detailed guidance is contained in the City's Development Plan (Appendix C). The following are specific recommendations for Sandymount:
- New building should have regard to the height of existing adjacent buildings.
- New building should not increase the density of built form in the vicinity.
- New buildings should be set back from roads and bounded by garden walls and railings to reflect the existing vernacular.
- Original boundary walls and railings should be retained.

Potential specific actions to implement these Principles are included in Projects 6 & 7 in Chapter 8.



7.4 The Public Realm

Objectives: To retain and enhance the quality of the streetscape as a common resource.

To reduce the amount and visual impact of unattractive elements such as bins, bollards, certain signage, overhead wires etc.

To investigate ways in which vehicular traffic can be reduced in volume and prominence to favour pedestrian movement.

The majority of movement in, out, through and within Sandymount takes place on public roads and footpaths from which people can view and appreciate the character of the Village. Whilst architectural character is of primary importance, the appearance and function of the roads and pavements also has a strong influence on people's perception and use of the Village.



Principles:

1. Existing mature trees should be protected against above and below ground damage caused by development whether on public or private land.
2. The continued presence of mature trees should be ensured by regular health and condition surveys and successive replanting, where necessary, as well as additional street tree planting wherever possible.
3. A variety of road widths and the availability of footpaths should be retained throughout the Village.
4. Roads should be free from overhead electricity wires wherever possible.
5. The use of traditional street name signs, lamp standards and other street furniture should be retained and increased throughout the Village. The use of the traditional green post boxes should also be retained.
6. Traffic management systems should be incorporated on streets and around the Green where this will be an effective method of enhancing the amenity of the Village.
7. Steps should be taken to curb anti-social behaviour associated with major events such as football matches.

Potential specific actions to implement these Principles are included in Projects 8 to 10 in Chapter 8.

7.5 Green Infrastructure

Objectives: To retain and enhance opportunities for biodiversity and habitat creation within the village. To respect the contribution of existing ornamental planting to Village character. To monitor the effect of development on wildlife / habitats.

Sandymount is fortunate in having the beach as a natural resource. The Strand is one of Ireland's prime Special Protection Areas (SPAs) for winter wading birds. This is enhanced by the wildlife corridor associated with the River Dodder, the proximity of the Irishtown Nature Park, several green open spaces and the fact that a large proportion of the village is cultivated as private gardens.

Principles:

1. Existing mature trees should be retained wherever possible and tree surgery should be favoured over felling.
2. Where possible, large native tree species should be planted to replace any trees that are removed, or in new locations to enhance wildlife habitat.
3. The 'sterilisation' of front gardens, caused by their replacement with parking, should be avoided.
4. The existing and possible future ecological value of land should be a major consideration from the early design stages for any new development.

Potential specific actions to implement these Principles are included in Projects 11 & 12 in Chapter 8.



Introduction

This chapter provides details on a series of VDS projects which the community would like to implement in order to achieve their 'Shared Vision' for the future of Sandymount - the agreed VDS Action Plan

It is envisaged that the Steering Committee, that was established to prepare this VDS, will coordinate the development of these projects. They will enlist the help and support of the local community, Dublin City Council, and other relevant partners as and when appropriate. It is also expected that the 'Shared Vision' and 'Design Principles' will be respected by all public bodies and private organisations working within the Village because they are a collective and agreed expression of the community's goals for the future of Sandymount.



8.1 The Heart of the Village

Project 1: Village Green Enhancement

Current Issue: The Green is a very well used space but its surfaces, street furniture, boundaries and planting require upgrading. It is also surrounded by busy roads which make pedestrian access hazardous at certain times of day. The ESB substation is a large, visually detractive, feature that is inappropriate within the historic core of the Village.

Outline Project Brief:

- Remove the ESB sub-station or failing this enhance the physical appearance of the sub-station and its relationship with the Green;
- Replace concrete kerbs and asphalt surfaces with materials appropriate to the heritage value of the Green and Village centre, including granite kerbs;
- Carry out any necessary tree works;
- Repair / replace existing street furniture as required;
- Provide safe pedestrian access to the Green on all three sides.



Project 2: Annual Cultural Heritage & Community Events

Current Issues: Sandymount should exploit its potential capacity to host and generate more cultural and community events. These projects would entertain the community, attract visitors, and benefit local residents and businesses.

Outline Project Brief:

- Establish an annual programme of events based in the Village;
- Incorporate the existing Summer Children's Day and 'the Wren Boys';
- Re-establish concerts in the Green, with bands, school choirs, Irish dancing etc.
- Revive Sandymount Community Week which was a vibrant and successful festival;
- Take advantage of existing local amenities and proximity to the city centre and Aviva Stadium.



Project 3: Annual Literary Heritage Events

Current Issues: Dublin has recently received the sought after accolade of UNESCO City of Literature, only the fourth such designation in the world, in recognition of its cultural profile, heritage and international standing as a city of literary excellence. This offers enormous potential for beneficial cultural and economic impacts on Sandymount which is steeped in literary history.



5 Sandymount Ave - birthplace of WB Yeats

Outline Project Brief:

- Establish an annual programme of events highlighting the important connection between Sandymount and its notable residents, including Heaney, Yeats and Joyce;
- Create a literary trail through the Village and along the Strand;
- Consider creating a guide book, audio / interactive experience, a play, etc.

Project 4: Community Information Centre

Current Issues: There is no single recognised location for the dissemination and / or acquisition of information regarding community events and issues affecting the Village.

Outline Project Brief:

- Provide a Community Information Centre located in an area of Sandymount that has a high footfall (e.g. the Green or along the Strand);
- Establish an effective way to provide up-to-date information on Village news.

8.2 The Strand & Promenade

Project 5: Flood Risk and Preservation of the Sea Wall and Martello Tower

Current Issues: The community are aware of a number of potential flood alleviation schemes and wish to ascertain the potential impact of these on the Village. Sandymount is built on a coastal plain with a defensive sea wall built in the 1790s. Any increase in sea level caused by Global Warming is of concern and the amenity of the coast, including the preservation of the sea wall and the Martello Tower, should be protected in the context of any coastal works.

Outline Project Brief:

- Establish a working group to consider flood issues and proposed feasibility study by Dublin City Council to increase flood protection in the context of the existing sea wall, promenade and Martello tower;

Potential issues are likely to include:

- Preservation of coastal amenity, e.g. views, beach access, footpaths, etc;
- Loss of views currently enjoyed from seaside villas;
- Preservation of pedestrian amenity alongside cyclists and vehicular traffic;
- Impact of defences being constructed on the River Dodder;
- Proposals currently under consideration to raise bridge parapets at Newbridge Avenue and Londonbridge Road to further improve flood defences;
- Preservation of Maritime Heritage.

8.3 Architectural Heritage & Development

Project 6: Architectural Conservation Area Designation

Current Issues: Sandymount's unique architectural character has inadequate protection. It is being eroded by new development including infill and alterations to existing buildings, front gardens, boundaries, etc. The information gathered as part of this VDS process and the proposed Project 7 will be essential to inform this ACA project.

Outline Project Brief:

- Implement the commitment in the City Development Plan 2011-2017, Objective FCO34, to undertake an assessment to inform a potential ACA designation;
- Investigate the necessary steps needed to facilitate an ACA designation of the Village centre.



Project 7: Historic Landscape Character Assessment

Current Issues: Sandymount does not have a formal record of its historic development. An assessment of its historic landscape character is needed to properly define the unique and specific character of all parts of the Village and its relationship with the surrounding landscape. This project will support evidence-based policies for growth and conservation. It will also provide a basis for developing architectural and archaeological policy and in particular will inform an Architectural Conservation Area designation (see Project 6).

Outline Project Brief:

- Collect, map and analyse historical detail of Sandymount's settlement pattern and form, its boundaries, and its buildings;
- Document both natural features and man-made changes over the last three centuries;
- Focus on the Village's development from the 1600s to the present day;
- Collate all information using a computerised system or database;
- Make this information available to the public through a dedicated website, via seminars and by presentations to local groups;
- Use the HLCA results as a primary reference source for further research and character appraisal.

8.4 The Public Realm

Project 8: Traffic Calming & Pedestrian Safety Measures

Current Issues: Traffic flow is having an increasingly detrimental impact on village character. Local access roads, including those around the Green, are used as 'rat runs'. Bottlenecks are forming at local pinch points. Traffic is affecting cyclist and pedestrian safety and even discouraging some local motorists from visiting the Village centre.

Outline Project Brief:

- Develop a set of principles as a framework to guide traffic improvements;
- Aim to enhance linkages / permeability and achieve improved access for all;
- Ensure pedestrian and cyclist safety;
- Consider motorists who wish to use the facilities in the centre;
- Consider the needs of traders to ensure that a flourishing, prosperous Village core is maintained;
- Ensure that any traffic calming measures are sensitive to the historic context of Sandymount and do not detract from or cause the loss of existing historic and vernacular character elements.

Project 9: Streetscape Enhancements

Current Issues: Sandymount's street furniture is inconsistent in style, quality and condition. Existing provision includes fittings of different designs, both traditional and contemporary, which are incoherent in appearance. Furniture combined with fittings, such as overhead wires and switch boxes, detracts from the visual quality of streets and building facades. Street furniture is often positioned in a manner which impedes pedestrians including those who are partially sighted or have mobility problems.

Outline Project Brief:

- Survey the variety and suitability of existing street furniture;
- Define preferred style(s) with the objective of harmonising (as opposed to standardising) various items, e.g. lampposts, benches, planters, road nameplates, litterbins, etc;
- Replace unsuitable furniture in conjunction with other physical enhancement projects, e.g. investigate the possibility of installing the original swan-necked street lamps which were once a feature of Sandymount;
- Identify where clutter is visually unacceptable and devise methods of reduction in association with the Council, utility companies and local businesses;
- Create a recognisable identity for each distinct part of the Village;

- Coordinate street signage to give improved guidance to visitors, being mindful of overall need to reduce physical 'clutter'.

Project 10: Village Branding

Current Issues: There is a lack of uniformity in the way in which Village services, amenities and events are marketed to the local community, visitors, commercial interest groups and other potential markets. This needs to be consolidated in order to promote Sandymount as an all-inclusive destination, be it for shopping, exercising, eating or just for fun and sport.

Outline Project Brief:

- Develop a strong brand for Sandymount that reflects the 'Shared Vision' that has been established by community and stakeholder input into this VDS (see Chapter 6);
- Devise a brand strategy that differentiates Sandymount from the rest of Dublin by its unique sense of place, friendly personality and community spirit, its village green, and homely atmosphere.



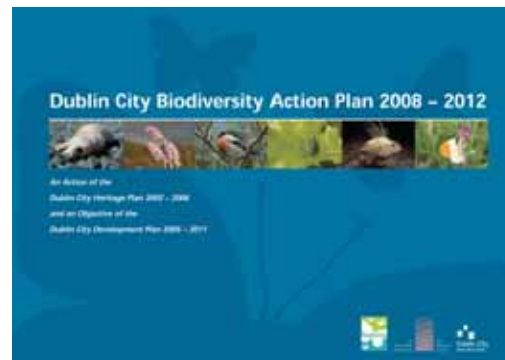
8.5 Green Infrastructure

Project 11: Sandymount Greenway & Ecology Trail

Current Issues: Dublin City Biodiversity Action Plan 2008-2012 summarises priority habitats and actions to protect and enhance biodiversity. Within Sandymount, links and interactions between different areas, for the benefit of wildlife and people, needs to be developed, enhanced and promoted.

Outline Project Brief:

- Establish a continuous, attractive and publicly accessible network of green spaces throughout the Village;
- Strengthen wildlife corridors, including public and private green spaces, river and rail corridors, and mature trees;
- Prepare a program to maintain, extend and enhance existing footpaths;
- Provide signage, maps and leaflets to help people of all ages use the Greenway and understand its ecological value;
- Encourage sustainable construction methods;
- Create new spaces and habitats where possible;
- Designate a suitable buffer zone along the perimeter of habitats protected under European Directives.



Project 12: Creation of New Public Spaces

Current Issues: Sandymount has only a few publicly accessible open spaces that can be used for recreation, primarily the Green and the beach / promenade. Many open spaces, including those for organised sports, are private and are not publicly accessible.

Outline Project Brief:

- Identify potential locations, and develop initial plans, for new public open spaces;
- Explore the potential of developing the following open spaces within Sandymount: children's playground; cycling and roller-blading paths; skateboarding area; public football pitches; a bowling green.



Agreed VDS Action Plan

| VDS Project | Priority | Anticipated Programme / Timescale* |
|---|----------|------------------------------------|
| The Heart of the Village | | |
| <i>Project 1: Village Green Enhancement</i> | High | S |
| <i>Project 2: Annual Cultural Heritage & Community Events</i> | High | S |
| <i>Project 3: Annual Literary Events</i> | High | S |
| <i>Project 4: Community Information Centre</i> | Low | L |
| The Strand & Promenade | | |
| <i>Project 5: Flood Risk, and Preservation of the Sea Wall and Martello Tower</i> | High | M |
| Architectural Heritage & Development | | |
| <i>Project 6: Architectural Conservation Area Designation</i> | High | S |
| <i>Project 7: Historic Landscape Character Assessment</i> | Medium | S |
| The Public Realm | | |
| <i>Project 8: Traffic Calming & Pedestrian Safety Measures</i> | High | M |
| <i>Project 9: Streetscape Enhancements</i> | Medium | M |
| <i>Project 10: Village Branding</i> | Medium | M |
| Green Infrastructure | | |
| <i>Project 11: Sandymount Greenway & Ecology Trail</i> | High | S |
| <i>Project 12: Creation of New Public Spaces</i> | Low | L |

*Key: S - Short term, 6 months - 1 year; M - Medium term, 1 - 3 years; L - long term, 3 years or longer

Sandymount VDS Steering Committee would like to thank the residents of Sandymount, Dublin City Council, the Heritage Council, Aviva and Soltys Brewster Consulting for their time, input and support.

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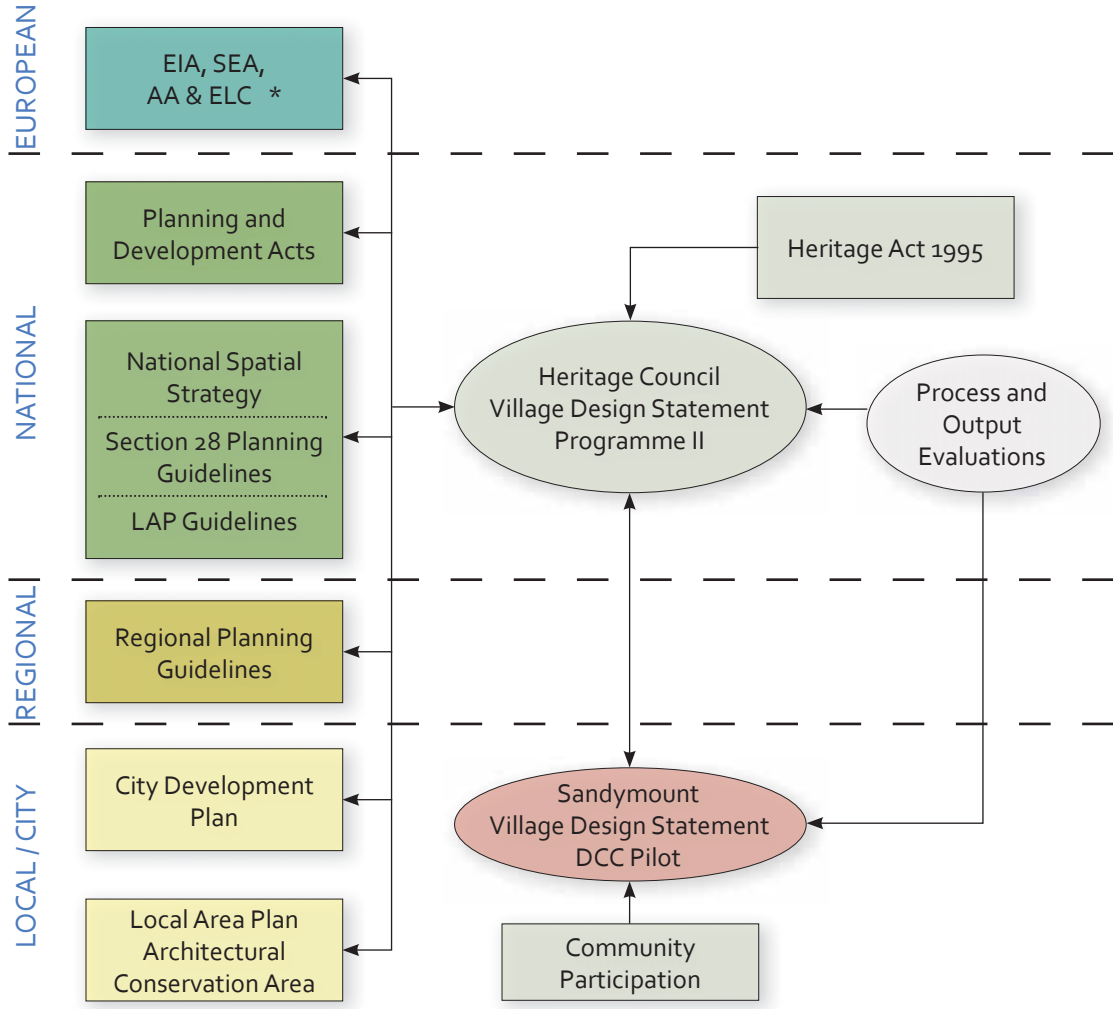
Heritage Council

Alison Harvey, VDS Programme II Manager
Elaine Ring, Intern

Consultant

Soltys Brewster Consulting Ltd

National Policy Context



* EIA Environmental Impact Assessment
 SEA Strategic Environmental Assessment
 AA Appropriate Assessment
 ELC European Landscape Convention
 LAP Local Area Plan

Dublin City Development Plan 2011 – 2017 / Objective SCOg

To prepare a number of Schematic Masterplans, Village Improvement Plans (VIPs), or Village Design Statements (VDS) for existing and long-established District Centres (Urban Villages) in conjunction with the relevant Area Committees in so far as priorities and resources permit, including the following; Cabra, Donnycarney, Finglas, Glasnevin, Harold's Cross, Marino, Rathgar, Terenure, Bluebell, Crumlin, Walkinstown, Ringsend, Sandymount, Navan Road.

Zoning Objectives

The Sandymount VDS boundary covers a large area from Bath Avenue in the north to the Merrion Gates in the south. A number of specific zonings are present within this area ranging from residential areas (Z1 / Z2), neighbourhood facilities at Sandymount Green (Z3), employment uses at Merrion Hall (Z6), pockets of open space (Z9), lands such as those occupied by Roslyn Park and the St. Brendan's Clinic (Z12), and institutional lands at Gilford Road (Z15). The following zoning objectives are relevant.

- Z1. To protect, provide and improve residential amenities;
- Z2. To protect and / or improve the amenities of residential conservation areas;
- Z3. To provide for, and improve, neighbourhood facilities;

- Z6. To provide for the creation and protection of enterprise and facilitate opportunities for employment creation;
- Z9. To preserve, provide and improve recreational amenity, open space and green networks;
- Z12. To ensure that existing environment amenities are protected in any future use of these lands;
- Z15. To provide for institutional, educational, recreational, community and health uses.

Record of Protected Structures

There are several protected structures within Sandymount, including: houses on Sandymount Avenue and Sandymount Green; Sandymount Castle; the Church of Our Lady, Star of the Sea; Christ Church; Roslyn Park House; St John's Church; the Sea Wall; and the Martello Tower.

Conservation Area

Sandymount Village is a designated Conservation Area (Dublin City Development Plan 2011-2017). The special value of Conservation Areas lies in the architectural design and scale of these areas and is of sufficient importance to require special care in dealing with development proposals and works by the private and public sector alike. Dublin City Council will thus seek to ensure that development proposals within Conservation Areas complement the character of the area, including the setting of Protected Structures, and comply with development standards.

Policy FC34: To actively encourage uses which are compatible with the character of protected structures.

Policy FC37: To protect the special character of the City's conservation areas through the application of the policies, standards and guiding principles on building heights.

Policy FC38: To protect and conserve the special interest and character of Architectural Conservation Areas and Conservation Areas in the development management process.

Policy FC41: To assess and, where appropriate, re-designate existing non-statutory Conservation Areas as Architectural Conservation Areas.

Landscape

Sandymount's landscape setting and key open spaces give the Village its unique sense of identity and place. It is the policy of the City Council (Dublin City Development Plan 2011-2017):

GC9: To continue to protect the landscape and existing green spaces for both existing community and for future generations.

Useful Links and Information:

See the Sandymount and Merrion Residents Association website for a pdf of this document - www.samra.ie/vds. This document is also available on www.dublincity.ie and on www.heritagecouncil.ie

National VDS Programme II

The Heritage Council

www.heritagecouncil.ie/planning/publications/village-design-statements-programme-ii/

Policy – United Nations Economic Commission for Europe

Aarhus Convention (1998) www.unece.org

Policy - European

European Landscape Convention (2004)

www.coe.int

Faro Declaration (2005) www.cingostrasbourg.eu

Planning Policy – National

Department of the Environment, Community and Local Government www.environ.ie

Planning Policy – Regional

Regional Planning Guidelines www.rpg.ie

Planning Policy - Local

Dublin City Council www.dublincity.ie/planning

Dublin City Development Plan 2011-2017 & Record of Protected Structures

www.dublincity.ie/

Contact Information

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Soltys Brewster Consulting www.soltysbrewster.com

Julianstown Village Design Statement

www.julianstowncommunity.com/Frames/VDS.htm

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