

OVERALL DESIGN THEMES AND LANDSCAPE FRAMEWORK

Design Themes
Building with Nature
Building with Heritage
Landscape Framework



01. The Bay as Habitat for Wild Birds



02. View of the Bay at Low Tide



03. View of the Bay at High Tide

Design Themes

3.1 An overall design philosophy underpins the Planning Scheme. This comprises two main themes: 'building with nature' and 'building with heritage' which are described below. In section 6.0, these themes are developed into the overall design principles which will inform development on the peninsula.

3.2 The southern side of the peninsula relates closely to Dublin Bay and Sandymount Strand, and the design approach here will focus on building with nature. The outlook to the north, towards the River Liffey, is more urban and contains several heritage structures. The approach on this side of the peninsula will focus on building with heritage. These themes influence the overall design, nature and extent of development, the distribution and location of uses, the transport and movement network and the development of leisure and recreational facilities.

Building with Nature

3.3 Central to this theme is an appreciation of the landscape and natural features of the peninsula that exist alongside the industry, major infrastructure and utilities. The natural features include the Sandymount Strand, the Dublin Bay with its distant views across the sands to the Dublin Mountains, and the continuous sweep of coastal edge that connects with the Great South Wall at the eastern end of the peninsula, with Irishtown Nature Park and Sean Moore Park.

3.4 The design philosophy seeks the protection and enhancement of the existing natural and recreational features. These include improving the southern edge of the peninsula and enhancing Irishtown Nature Park; providing new spaces that take advantage of the amenity value of the Dublin Bay; creating spaces that provide a natural buffer to the major infrastructure and utilities; and improving connections between natural features.

3.5 Development must respond to the landscape and provide an appropriate edge to the natural, recreational and amenity areas. Density and open space will respond to the natural landscape and biological resources of the area, to the potential for family living and natural surveillance.

3.6 Policies in the Planning Scheme will ensure the implementation of these principles by protecting the landscape and natural assets, controlling development form, designating new open spaces and by specifying the improvements and connections to be made to existing open space.



Building with Heritage

3.7 Underpinning this theme is the revitalisation of the peninsula's historic assets and their re-incorporation into the fabric of the city to counter the image of the peninsula as marginal to the city. The peninsula's heritage assets include the Great South Wall, the remains of the Pigeon House Fort, the Pigeon House Hotel and the former Pigeon House Power Station.

3.8 The historic assets will be restored, reinterpreted, conserved and integrated within the development. They will stand as features in their own right and will add character to the development as a whole. They will be linked through the promotion of a themed route which will connect the Great South Wall in the west of the peninsula to a potential Heritage Centre located at the eastern end of the peninsula, promoting access and education.

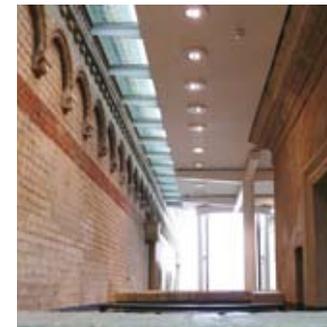
3.9 The Planning Scheme will ensure the implementation of these principles by including policies on acceptable new uses for historic buildings, by providing for appropriate development in the area surrounding the heritage assets and by specifying what improvements and public transport connections need to be made to enable development to proceed.

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Assemblage of Pigeon House Dock and Pigeon House Power Station



01. Lunet B, Breda (NL) - Rothuizen van Doorn 't Hooft

EXAMPLES OF
SUCCESSFUL
INTEGRATION
OF HISTORIC
STRUCTURES



02. Sackler Galleries, London - Foster+Partners



FIGURE 3.1: THE LANDSCAPE FRAMEWORK

- | | | |
|---|----------------------|---------------------------|
|  Destination | A: Ringsend Park | F: Irishtown Nature Park |
|  Green links | B: Sean Moore Park | G: Pigeon House Dock Park |
| | C: Dublin Bay Valley | H: Green Hill |
| | D: Southshore Green | I: Beach Walk |
| | E: Beach Park | J: Poolbeg Lighthouse |

Landscape Framework

3.10 The Planning Scheme incorporates a landscape framework based upon an appreciation of the natural features of the peninsula that exist alongside the large scale industrial development and infrastructure.

3.11 The major landscape features of Planning Scheme lands include the River Liffey edge, Sandymount Strand, Dublin Bay, the continuous sweep of coastal edge, Irishtown Nature Park and the Great South Wall.

3.12 The existing major public open spaces in the area, shown on figure 3.1, include Ringsend Park and Irishtown Athletics Stadium (A). The park has football pitches, basketball and tennis courts and the stadium has a modern athletics track, all-weather playing pitches and changing room facilities. On the peninsula are Sean Moore Park (B) and Irishtown Nature Park (F). Sean Moore Park has sports pitches and grassed areas for informal recreation, whereas the Nature Park comprises scrub and rough grassland through which a number of informal footpaths run. Sandymount Strand runs along the southern edge of the peninsula. The beach areas are complemented by a public footpath which runs to Poolbeg Lighthouse (E, I and J).

3.13 The objective of the landscape framework is to enhance the existing areas of open space on the peninsula, to create new open spaces and to implement a green chain of continuous and accessible public ways which will give access to a range of different kinds of open space: sports, leisure, ecological, wetland, shoreline and beach. The Planning Scheme will also include a dedicated 'nature walk' which will run the length of the peninsula, linking together sites of nature interest



Example of environmental assets in an urban context (GWL Terrain, Amsterdam)



and providing interpretative information. Section 8.0 contains further details on environmental enhancements and the proposed nature walk.

3.14 There are four new areas of public open space on the peninsula. The Dublin Bay Valley Park (C) will be a wedge shaped public space comprising an urban plaza and 'cascade park' which will provide views and access to the bay from the central part of Zone 1. Beach Park (E) will extend the existing beach to provide a 'cove park', amenity grassland and small 'sand dune' topographical formations. The public footpath is intended to be upgraded to a promenade, which will provide an attractive route between Beach Road and Irishtown Nature Reserve. South Shore Green (D) will be a linear, ecological park located between the Synergen power station and Zone 3. Pigeon House Dock Park (G) will be an urban greenspace, linked to a hard landscaped area surrounding Pigeon House Dock. Section 5.0 contains further information about the creation of new public open space.

3.15 The landscape framework establishes the green infrastructure on the peninsula, which provides a 'frame' within which development can take place. Section 4.0 describes the four Development Zones which are set within the landscape framework.

left:
View from an apartment overlooking the Bay and the Bay Valley Park

