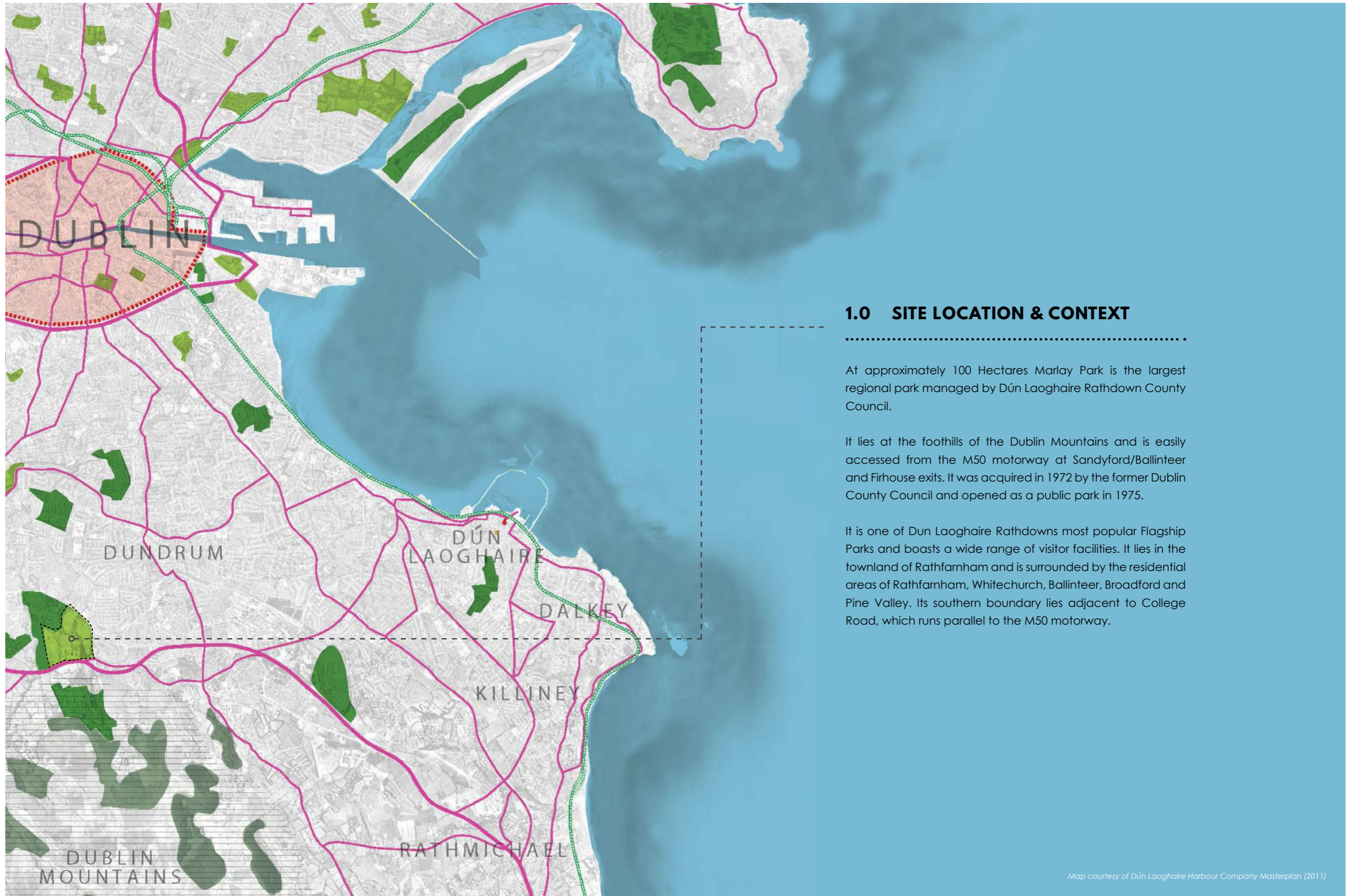


DRAFT Marlay Park
MASTERPLAN





1.0 SITE LOCATION & CONTEXT

At approximately 100 Hectares Marlay Park is the largest regional park managed by Dún Laoghaire Rathdown County Council.

It lies at the foothills of the Dublin Mountains and is easily accessed from the M50 motorway at Sandyford/Ballinkeer and Firhouse exits. It was acquired in 1972 by the former Dublin County Council and opened as a public park in 1975.

It is one of Dun Laoghaire Rathdowns most popular Flagship Parks and boasts a wide range of visitor facilities. It lies in the townland of Rathfarnham and is surrounded by the residential areas of Rathfarnham, Whitechurch, Ballinkeer, Broadford and Pine Valley. Its southern boundary lies adjacent to College Road, which runs parallel to the M50 motorway.

1.1 AIMS AND OBJECTIVES

To facilitate the on-going development of Marlay Park in a holistic manner avoiding a piecemeal approach to development. In recent years, the park has become intensively used for active recreation, in particular running and jogging. With the new park facilities in place, visitor numbers have also steadily risen. In 2007, it was estimated that there were approximately 1 million visits to Marlay Park whereas in 2016, the estimate is approximately 2.5 million visits. The Masterplan is now being reviewed and updated to reflect these changes and to solve a number of on-going logistical challenges.

The following aims and objectives are being used to formulate the Marlay Park Masterplan;

1. To put in place a long term vision for Marlay Park that arranges the elements into a logical order to maximise the parks amenity value within the context of the historic landscape.
2. To protect and enhance the natural heritage, the flora and fauna of the site.
3. To conserve and protect the built heritage and provide suitable, sympathetic and sustainable uses for the properties in the setting of the historic landscape.
4. To ensure the park is designed to cater for existing and future needs of its users while recognising its limitations as a resource.
5. To develop high quality active recreation facilities, available to a wide range of the population in order to encourage a more active lifestyle.
6. To provide high quality passive recreational facilities including rest and relaxation spaces in appropriate locations.
7. To ensure a suitable and appropriate level of visitor facilities are provided throughout the park.
8. To ensure suitable number and varied type of events are provided at appropriate stages throughout the year.
9. To provide a high quality level of horticultural display at appropriate scale and locations.
10. To use smart technologies throughout the park in order to improve visitor facilities and uses.
11. To encourage community participation and education throughout the park.
12. To encourage the use of sustainable energy sources throughout the park.
13. To ensure the final adopted Masterplan is used in its entirety for the development and conservation of Marlay Park without significant amendment.
14. To acknowledge the size and scale of the park through strategic interventions that will also benefit the broader county.
15. To maximise the biodiversity and pollinator potential of the park through sustainable maintenance policies that seek to minimise or eliminate the use of herbicides.





EXISTING PARK LAYOUT



PROPOSED PARK LAYOUT

2.0 BALANCING CONSERVATION & DEVELOPMENT

For the sake of the master plan, it is suggested to rationalise the park by subdividing it into parcels. This subdivision is based firstly on two distinct areas. The central pond forms a pivot point in the park. This serpentine body of water along with the water course act as a diagonal divide running south east to north west across the landscape. The main band of trees straddling these water features reinforce this division. On viewing the old maps it is clear that the historic estate was divided in this way with the designed parkland landscape closer to the house and the working farmland screened to the far side of the band of woodland.

As a starting point, it is suggested to label these two distinct areas as:

- The Designed Landscape
- The Farmed Landscape

Further subdividing the park into more manageable parcels helps in identifying particular features to be addressed, prioritising certain projects and for scheduling all of the proposed work. The suggested subdivisions are based on the historic features, present/proposed uses and the existing demarcations created by the natural features.



THE FARMED LANDSCAPE



THE DESIGNED LANDSCAPE

The Farmed Landscape

This area is purposed as a area of high usage and activity

This area has also been broken into four distinct zones. It lends itself more easily to a straight forward subdivision as there are defined existing uses. The following are the suggested names for each area:

- A. The North West Field
- B. The Sports Paddocks
- C. The Meadow
- D. The Golf Course





THE NORTH WEST FIELD

ZONE A

This zone is currently an underused resource within Marlay Park. To meet the increasing pressure to provide quality space and facilities within the park the master plan seeks to convert this space into a multi-use zone that is attractive for walking, exercising and relaxing.

The relocation of the cricket crease and outfield will be surrounded by undulating ground intertwined with model railway tracks. A focal point will be created at the end of the Oak avenue that will lend itself as a suitable destination point within the park.



PROPOSED PLAN

EXISTING VIEW OF FOCAL POINT

EXISTING PLAN

ADVENTURE RUNNING ROUTE
INCORPORATING MODEL
RAILWAY AND SCULPTURAL
MOUNDING

CRICKET CREASE AND OUTFIELD

MOUNDING AND FOCAL POINT

ATTENUATION POND AND WETLAND

RESTORATION OF DEPOT YARD
TO INCLUDE SPORTS STUDIOS
AND CHANGING AREAS



PLANTING OF NATIVE HEDGEROWS AND TREES

MULTI-USE BUILDING TO SERVE PITCHES/ TENNIS COURTS

OVERFLOW REINFORCED GRASS CAR PARK

SMALL SIDED GAMES PITCHES

UPGRADED ENTRANCE

NEW PATH ARRANGEMENT

REINSTATEMENT OF WOODLAND TO FORM AN ARBORETUM



THE SPORTS PADDOCKS

ZONE B

A zone designated for high intensity usage. The masterplanning of this area includes the removal of the existing car park to provide additional space for grass playing pitches that will be separated by native hedgerows. This will eliminate the conflict currently posed between cars and people.

The relocation and upgrading of the tennis courts will facilitate usage during the day or night with a multi-use building provided also.

Additional overflow car parking will be supported by a reinforced grass car park following the upgrading of the existing College Road entrance.

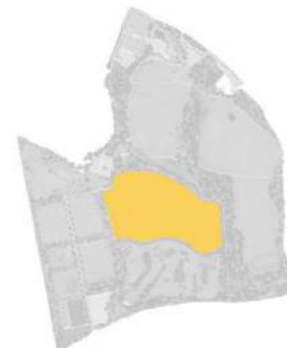


EXISTING VIEW OF AVENUE



EXISTING PLAN

PROPOSED PLAN



THE MEADOW

ZONE C

To reduce pressure on the area designated as 'The Designed Landscape' the master plan will improve the usage of this zone. The construction of a new perimeter path, which will in turn link to the ha-ha field to provide further opportunities for seating and relaxation.

The reinstated trees will improve the tree belt as seen from Marlay House while providing increased shelter within the meadow field.



NEW SEATING AND RESTING SPACE

NATIVE TREE PLANTING IMPROVED TREE BELT

PATH LEADING TO SINGLE SPAN PEDESTRIAN BRIDGE

UPGRADED RESTING SPACE

MEADOW FIELD

PROPOSED PLAN



EXISTING VIEW OF MEADOW



EXISTING PLAN



THE GOLF COURSE

ZONE D

The master plan aims to improve the usage and playability of the par 3 golf course at Marlay Park. Under current conditions the greens are proving difficult for users and beginners and are thus reducing the golf courses popularity as a family destination.

The proposal includes a new crazy golf course and improved greens to maximise the potential of the course. These measures will only happen as part of a solid business plan for the facility.



EXISTING VIEW OF SYNTHETIC GREENS



EXISTING PLAN



PROPOSED PLAN

IMPROVED CRAZY GOLF FACILITY

REINSTATEMENT OF GRASS GREENS

The Designed Landscape

This area of Marlay Park that is given the designation of 'The Designed Landscape' contains most of the items within the park associated with its original 18th Century Landscape layout.

This area has been broken into 4 distinct areas. The following are the suggested names for each area:

- E. The House
- F. The Ha-Ha Field & Central Pond
- G. The Upper Pond & Playing Fields
- H. The Woodland Walks



THE DESIGNED LANDSCAPE



PROPOSED PLAN

pedestrian access



THE HOUSE

ZONE E

As a zone of high usage and footfall DLRCC plans to provide increased seating and gathering opportunities to the public. The master plan aims to create an area that has the potential to serve those enjoying the natural and digital amenities of the park. The seating area will provide the option of fast wifi as part of the smart park initiative in Marlay Park.

Tree planting is proposed to reinstate historic planting close to Marlay House. Additional planting to the car park will act as a visual screen for users within the park while reducing the scale of the hardsurfacing

A new pedestrian entry point will be provided as a change of emphasis away from the dominance of the car to pedestrians within the park.



EXISTING VIEW OF MARLAY HOUSE



EXISTING PLAN



PROPOSED PLAN

RESTORATION OF DEPOT TO INCLUDE SPORTS STUDIOS AND CHANGING AREAS

DEVELOPMENT OF COTTAGE GARDEN WITHIN LAURELMERE

SUCCESSION PLANTING TO IMPROVE TREE BELT

RESTORATION OF THE HA-HA

LOCATION FOR POTENTIAL SINGLE SPAN PEDESTRIAN BRIDGE

UPGRADED RESTING AND SEATING AREA



THE HA-HA FIELD AND CENTRAL POND

ZONE F

The ha-ha field and central pond form a key area of the original 18th Century Landscape design by Thomas Leggett and as such will follow the Burra Charter which aims to maintain and restore the original layout of this historic park. Works carried out for the restoration of the ha-ha and additional ancillary works will be carried out under the guidance of a suitably qualified archaeologist and conservation architect.

As part of the ongoing tree succession management in Marlay Park new trees will be planted in historic locations throughout the park to reinstate views and vistas which were lost over time.

New interventions in this area include a high quality pedestrian arched bridge, over the central pond which will provide important linkages with the meadow field and a new feature within the park



EXISTING VIEW OF THE HA-HA FIELD



EXISTING PLAN



THE UPPER POND AND PLAYING FIELDS

ZONE G

The proximity of the upper pond to the car park provides users with a very enjoyable and manageable walk. The master plan seeks to develop this area to create a space for walking and relaxation in a manner which accommodates the naturalistic character of the pond and wildlife.

The master plan seeks to upgrade the existing grass pitches in Marlay Park to provide grass play surfaces of quality with maximised playability.

THINNING OF TREE CANOPY,
DE-SILTING OF UPPER POND
AND IMPROVED WALK

IMPROVED GRASS PITCHES

WOODLAND PLANTING BOUNDARY

SHARED SURFACE CYCLE TRACK



PROPOSED PLAN

EXISTING VIEW OF BOUNDARY

EXISTING PLAN

2.2 BUILT STRUCTURES

Built Heritage

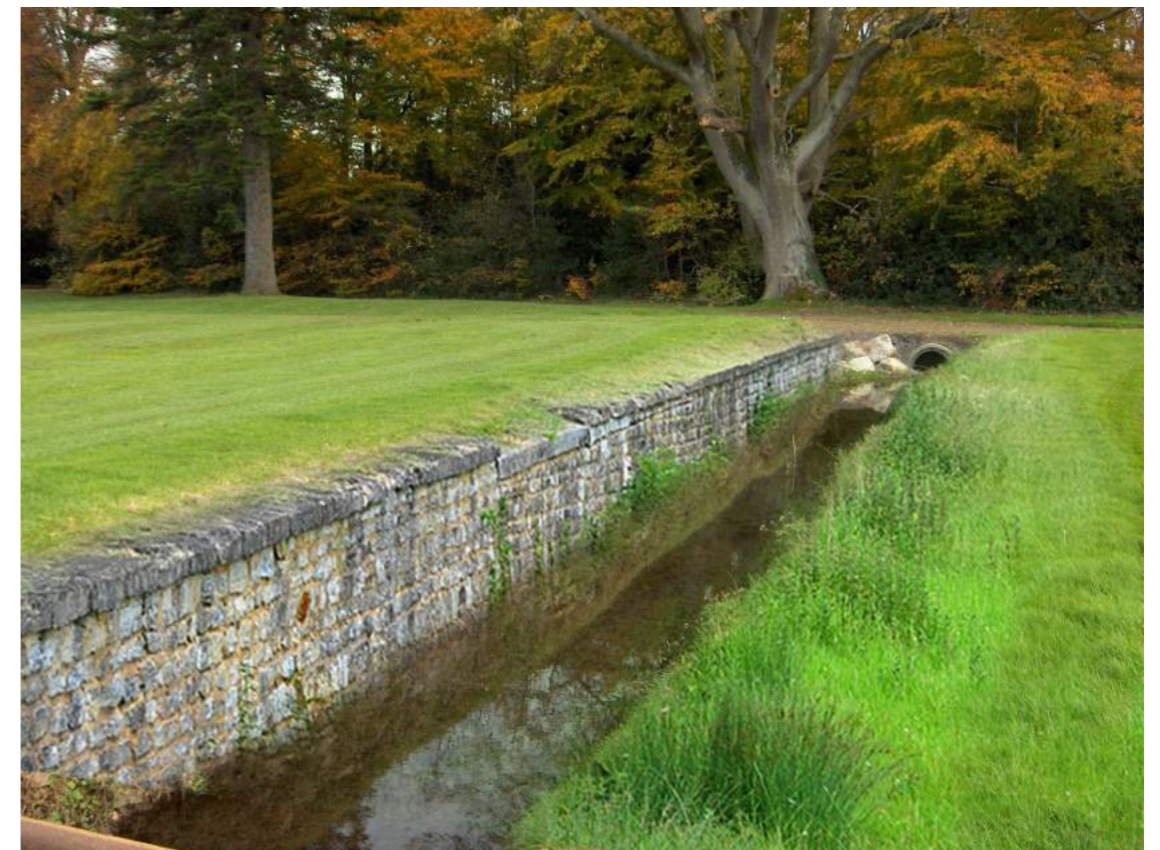
The architectural heritage within the park should be retained and repaired wherever appropriate. It is preferable to oppose the loss of any historic fabric unless a comprehensive, compelling proposal is put forward to suggest otherwise. Often, minor alterations to the fabric of protected structures can impact on their character and special interest. To ensure the right balance is struck between the changing demands and the continued use of the buildings, it is vital that proposed works be thoroughly assessed and evaluated prior to implementation.

Repairs to enhance the built heritage in Marlay Park should be carried out to the highest conservation standards, and should avoid over restoration making them materially unidentifiable from the original. The interventions should be simple in nature and easily reversible using similar methods and materials. Where new interventions are proposed they must be sympathetic to their surroundings while representing quality modern design ideals and standards.

All development proposals potentially impacting on Protected Structures shall have regard to the Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011). All works to should comply with BS 7913



EXISTING VIEW OF HAHA



PROPOSED RESTORATION OF HAHA (indicative)

2.4 REPLANTING MARLAY PARK (IMAGES INDICATIVE)

Tree planting in Marlay Park should be sympathetic to its surroundings and enhance the rich amenity of the area. The existing trees within the parkland are recognised for having a positive influence on the appeal and park and an increase in tree planting within Marlay Park is actively sought as part of the masterplan that also proposes the reinstatement of historic trees.

Tree surveys within the park are on-going, using the best current practices to identify the management priorities of trees. Tree retention is favoured; however, DLRCC will ensure that any felled trees will be replaced by a replacement tree of a suitable size and species, having regard to their Tree Planting and Management Guidelines. Where suitable, more than one replacement tree will be considered to improve tree stock.

All trees shall be planted by suitably trained DLRCC staff, within the months of November and March. Those undertaking tree works will be given appropriate guidance and training, which will include an awareness of protected species within the park. As per the DLRCC Tree Strategy; 'Where tree works have potential to affect protected species or their habitat, the Council will have regard to legislative requirements and the procedures outlined in the Council's Parks Biodiversity Policy. Essential tree works will be undertaken in a way that minimises adverse impact and ecological advice will be sought where necessary.'

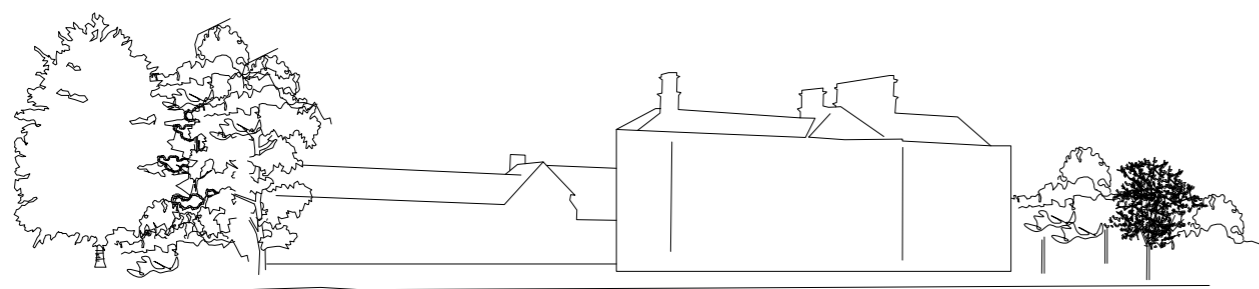
All tree planting works will be done in accordance with the best current Standard Codes of Practice:

- **BS 3882:2007** Specification for Topsoil and Requirements for Use.
- **BS 3936-1:1992** Nursery Stock specification for trees and shrubs.
- **BS 3998:1989** Recommendations for Tree Work.
- **BS 4043:1989** Recommendations for Transplanting Root-balled Trees.
- **BS 4428:1989** Code of Practice for General Landscape Operations (Section 7).
- **BS 5837:2012** Trees in Relation to Design, Demolition and Construction
- **BS 7370-4:1993** Recommendations for maintenance of soft landscape
- **BS 8545:2014** Young Trees: From the Nursery to Independence in the Landscape

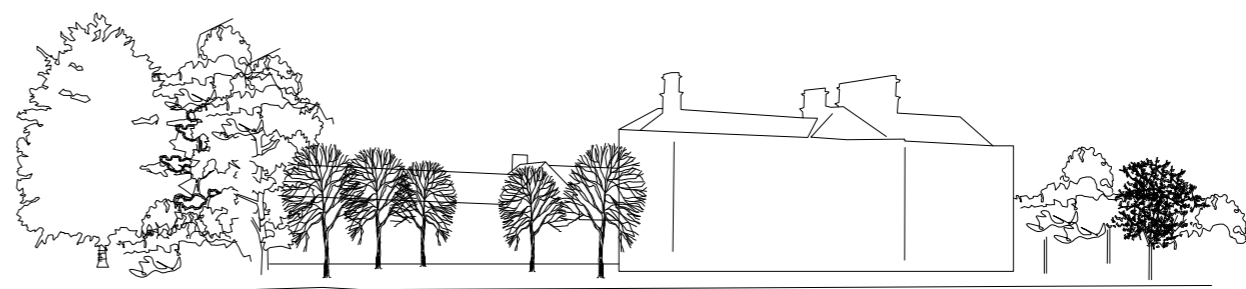
Memorial Tree Planting Arboretum

Requests to accommodate tree planting within the proposed woodland arboretum as a memorial will be assessed.

I. REINSTATING HISTORIC TREES AT MARLAY HOUSE

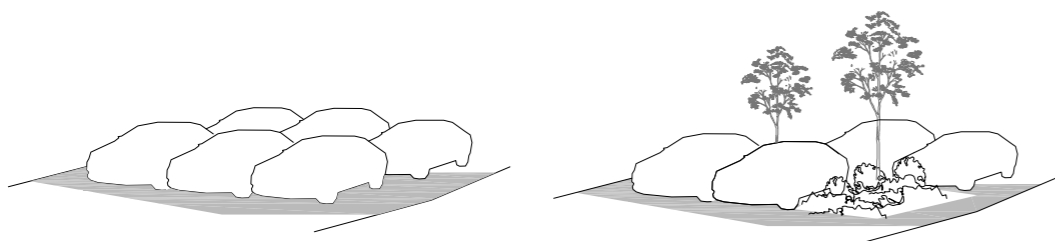


today



historic trees reintroduced

II. TREES IN CAR PARKS

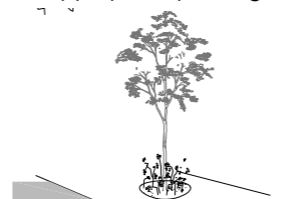


today

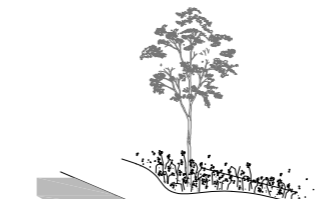
trees in car park

III. GROUNDCOVER & NATIVE HEDGEROW PLANTING STRATEGY

i. Inappropriate planting

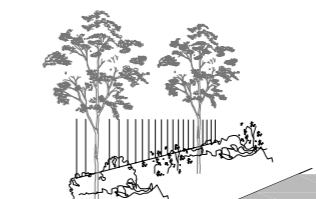


today



tree at junction

ii. Denser planting



today



denser planting to act as a way of screening



REINSTATED WOODLAND ARBORETUM



REINSTATED HISTORIC TREES



PROPOSED NATIVE HEDGEROW PLANTING



WOODLAND WALKS



BOUNDARY PLANTING



PROPOSED WOODLAND PLANTING

*note: all images are indicative



today

Grass lawn Areas

The abundance of existing path networks has reduced desire lines through the grass lawn areas of Marlay Park. There are areas of damage, in particular within the ha-ha field, which are in need of maintenance and resowing. Other areas of deterioration within the park can be addressed through dedicated lawn maintenance and grass cutting. In areas where the grass is deteriorating though lack of sunlight an alternative planting approach will be considered.

Areas of high pedestrian traffic which have shown signs of deterioration will be resown and cordoned off until a the grass is re-established



proposed ha ha field (indicative)



IMPROVED PLANTING OF HISTORIC VIEWS

2.5 DESTINATION POINTS

REFERENCE IMAGES OF DESTINATION POINTS WITHIN PUBLIC PARKS



WATER VIEWS



GRASS PATHS



WILDFLOWER MEADOWS



FEATURES



BRIDGES

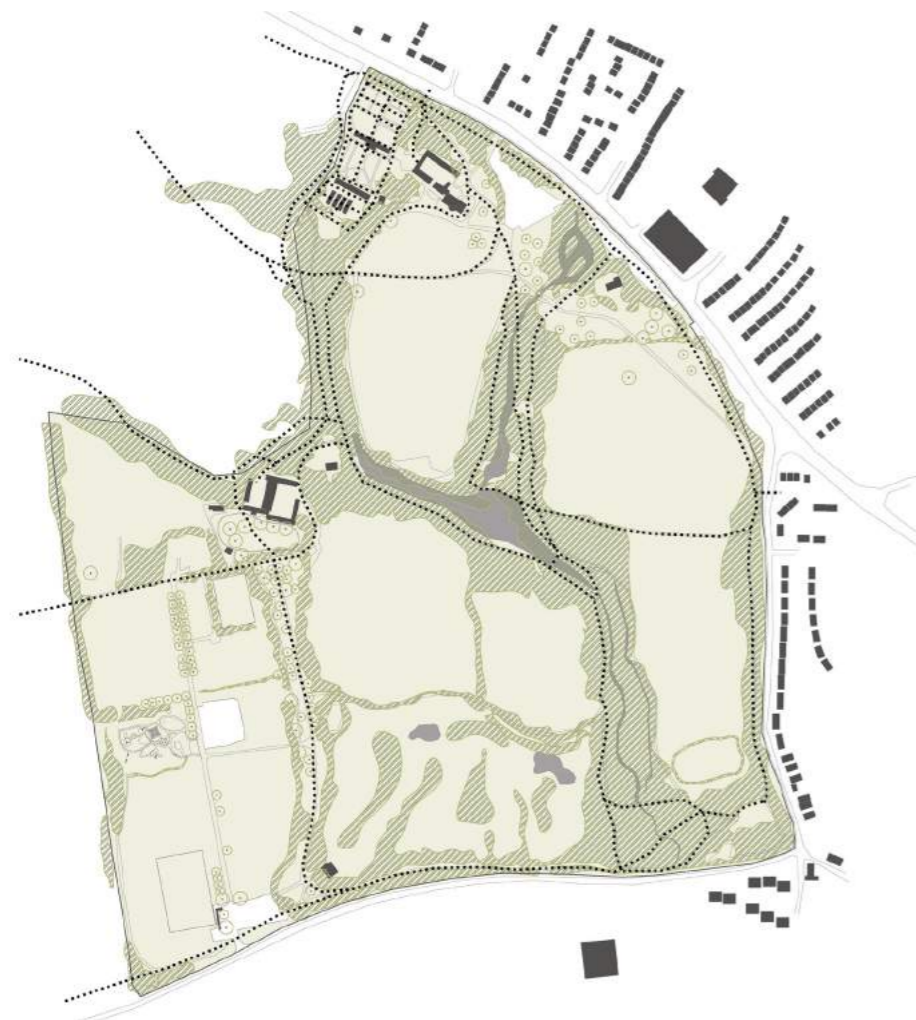


DESTINATION POINTS/ RESTING LOCATIONS

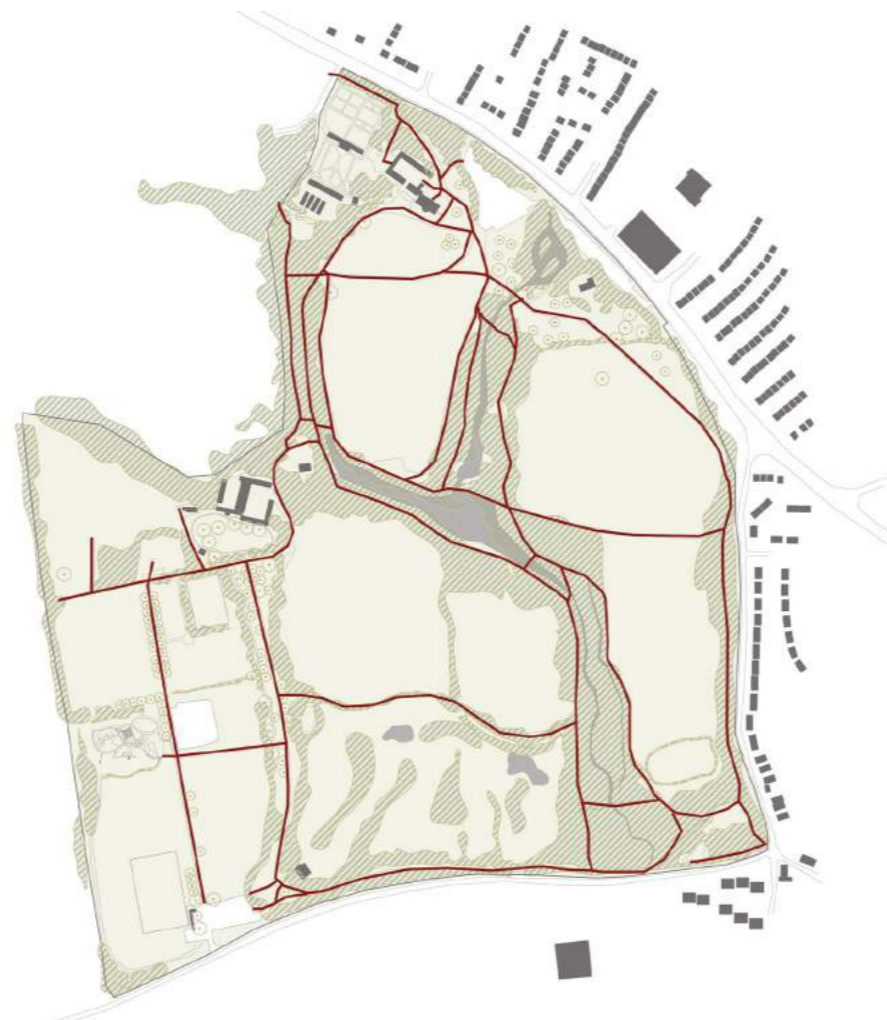
2.6 PATHS AND CIRCULATION

Path Network and Circulation

The masterplan seeks to address the excessive provision of parallel and underutilised paths within Marlay Park. With reference to the original path layout of the park the master plan will provide an improved circulation network and connections suitable for a variety of activities of a finish and width suitable to an 18th Century park.



HISTORIC PATH LAYOUT

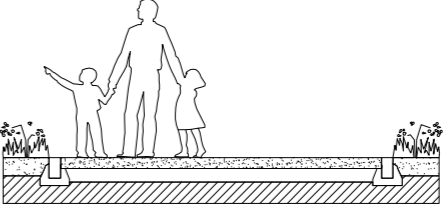
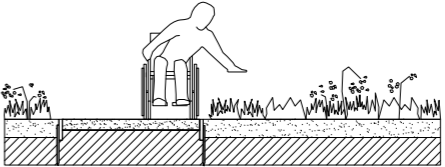
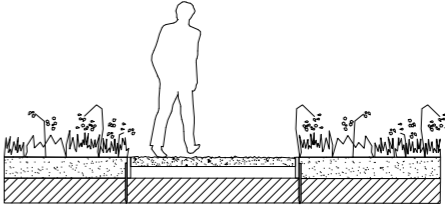
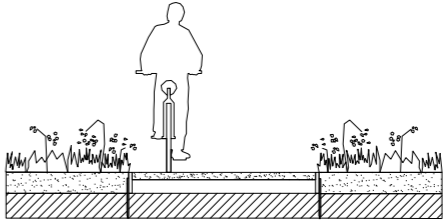
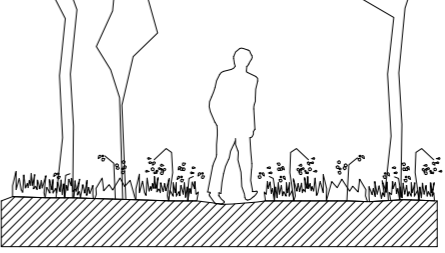
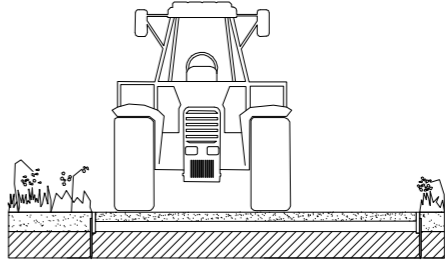


EXISTING PATH LAYOUT



PROPOSED PATH LAYOUT

PATHS - POTENTIAL HIERARCHY

TYPE OF PATH	EXISTING / NEW	HISTORIC ROUTE kept / restored	ACCESSIBILITY natural / tamed / tempered	SECTIONS
'Marlay Path' self-binding gravel path	existing	kept	tamed fully accessible width varies 2m - 4m	
Footpath	new	-	tamed fully accessible typically 2.4m width	
North West Field	new	-	typically 2.4m width not universally accessible variable slopes	
Cycle Path tarmacadam	new	partially restored	tamed fully accessible typically 1.8m width	
Woodland Walks	existing	upgrade, remove	not universally accessible varying width	
Maintenance Path tarmacadam	existing	kept	tempered occasional vehicular access pedestrian accessibility typically 3.5m width	

2. EXTENSIVE SEATING AND GATHERING SPACE

4. RESTORATION OF HA-HA

7. DEVELOPMENT OF COTTAGE GARDEN AT LAURELMERE

8. RESTORATION OF DEPOT YARD TO INCLUDE SPORTS STUDIOS AND CHANGING AREAS

10. ADVENTURE RUNNING ROUTE INCORPORATING MODEL RAILWAY AND SCULPTURAL MOUNDING

11. CRICKET CREASE AND OUTFIELD

12. ATTENUATION POND AND WETLAND

13. MOUNDING AND AVENUE FOCAL POINT

14. SMALL SIDED GAMES PITCHES

15. REINSTATEMENT OF WOODLAND TO FORM AN ARBORETUM

16. PLANTING OF NATIVE HEDGEROWS AND TREES

17. NEW PATH ARRANGEMENT

18. TREE AND HEDGE PLANTING ALONG AVENUE

19. SCREENING OF CAR PARK

20. RELOCATION OF TENNIS COURTS

21. MULTI-USE BUILDING TO SERVE PITCHES/COURTS

22. OVERFLOW REINFORCED GRASS CAR PARK

1. PEDESTRIAN ACCESS

3. THINNING OF TREE CANOPY, DE-SILTING OF PONDS AND IMPROVED WALK

5. WOODLAND PLANTING BOUNDARY

6. LOCATION(S) FOR POTENTIAL BRIDGE

9. SEATING AND RESTING SPACE

26. UPGRADED GRASS PITCHES

25. CYCLE ROUTE (SHARED SURFACE)

24. INCREASED WOODLAND BELT

23. UPGRADED ENTRANCE AT COLLEGE ROAD



PROPOSED MARLAY PARK MASTERPLAN