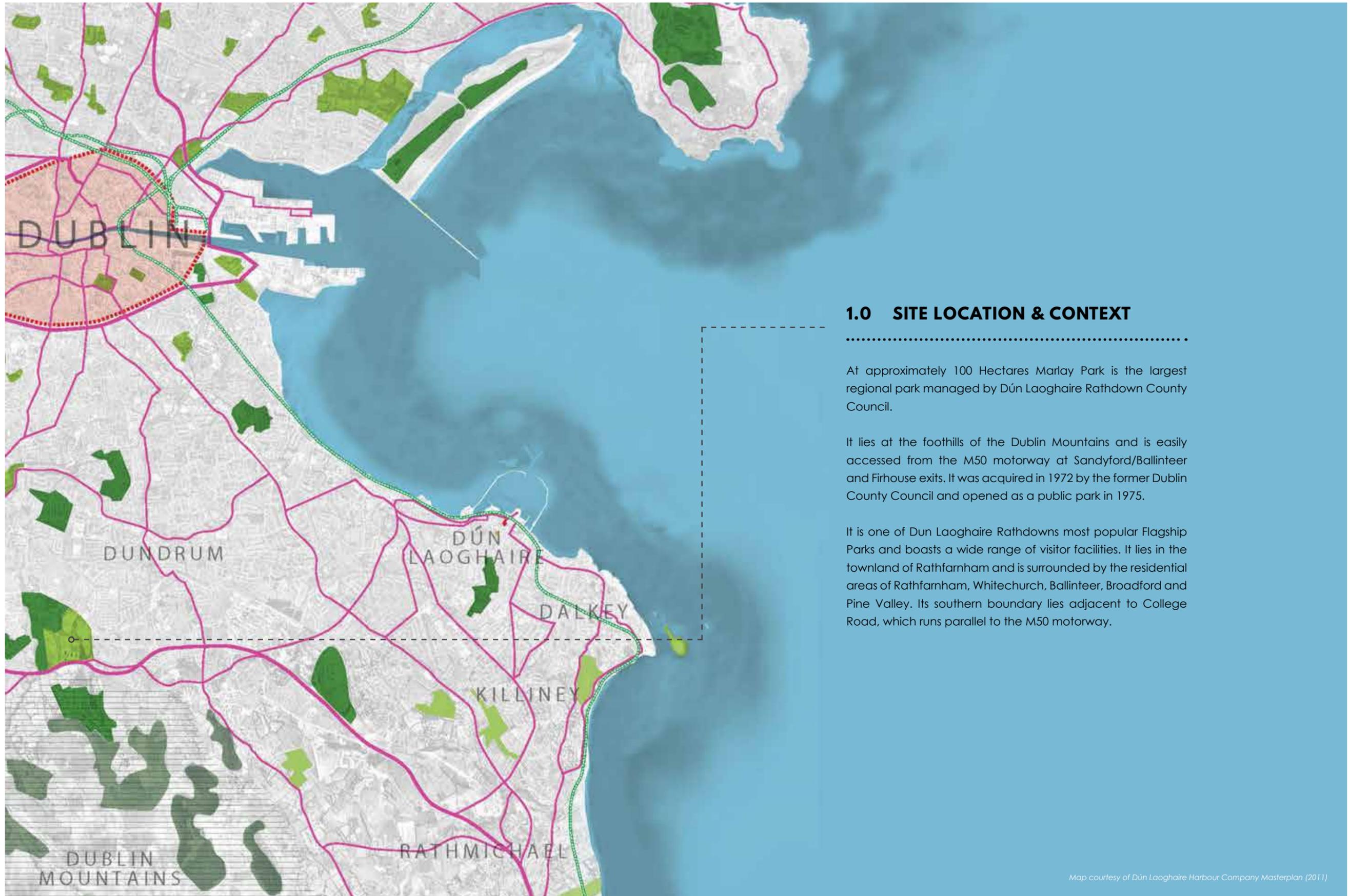


# Marlay Park MASTERPLAN 2018





## 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

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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

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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



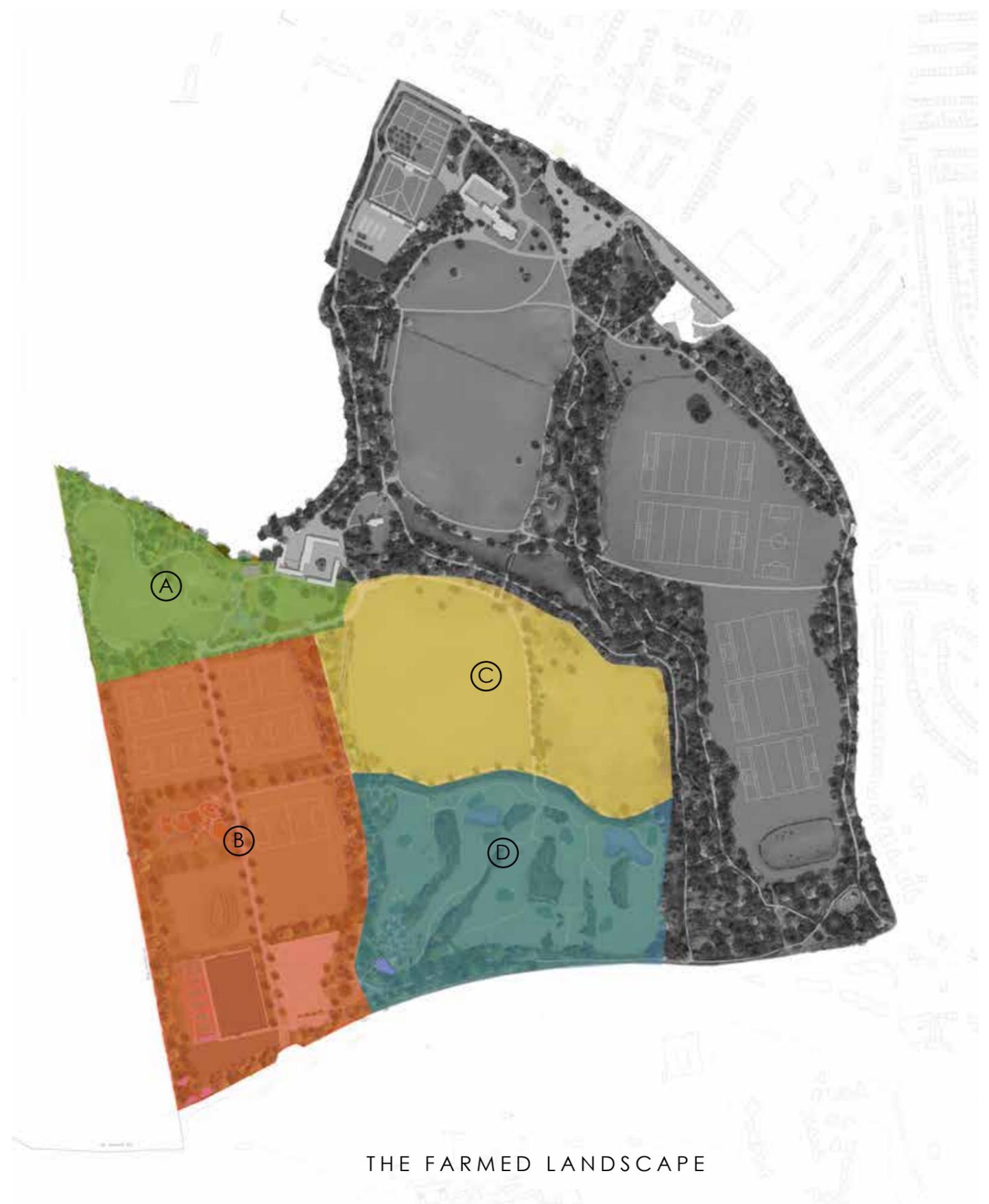
THE DESIGNED LANDSCAPE

### **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





PROPOSED PLAN

ADVENTURE RUNNING ROUTE INCORPORATING  
MINIATURE RAILWAY TRACKS AND SCULPTURAL  
MOUNDING

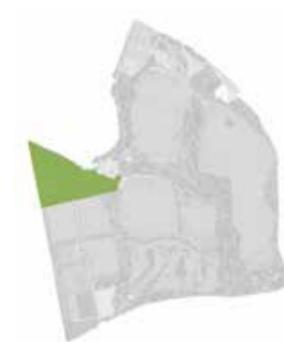
CRICKET CREASE AND OUTFIELD

MOUNDING AND FOCAL POINT

ATTENUATION POND AND WETLAND

RESTORATION OF CLOCK TOWER  
AND SURROUNDING BUILDINGS

RESTORATION OF STABLEYARD DEPOT  
TO INCLUDE SPORTS STUDIOS AND  
CHANGING AREAS



## 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 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 miniature railway tracks while allowing regulation space from the crease. 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.

Linkages from the stableyard will allow for easier access from the playing pitches to the refurbished changing rooms and provide alternative walking routes for park users.



EXISTING VIEW OF FOCAL POINT



EXISTING PLAN



PLANTING OF NATIVE HEDGEROWS AND TREES

MULTI-USE COURT

MULTI-USE BUILDING TO SERVE PITCHES/ TENNIS COURTS

OVERFLOW REINFORCED GRASS CAR PARK

SMALL SIDED GAMES PITCHES

UPGRADED ENTRANCE

NEW PICNIC AND BBQ AREA

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 and a picnic/barbeque area that will be separated by native hedgerows. This proposal will eliminate the conflict currently posed between cars and people within the park.

The relocation and upgrading of the playing courts will facilitate varied sport usage during the day or night with a multi-use building accomodating changing rooms, storage and toilets provided also.

An 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

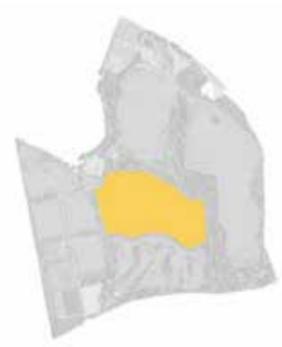


EXISTING PLAN

PROPOSED PLAN



PROPOSED PLAN



## THE MEADOW

### ZONE C

To reduce pressure on the area designated as 'The Designed Landscape' the 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, relaxation and orientation.

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

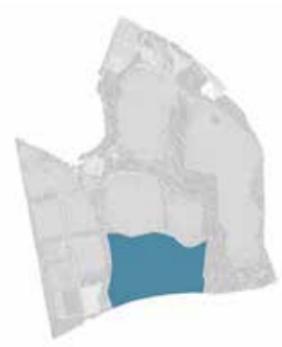
It is proposed to continue de-silting the ponds within Marlay Park with additional nesting areas created along the banks of the ponds where feasible.



EXISTING VIEW OF MEADOW



EXISTING PLAN



## THE GOLF COURSE

### ZONE D

The 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.

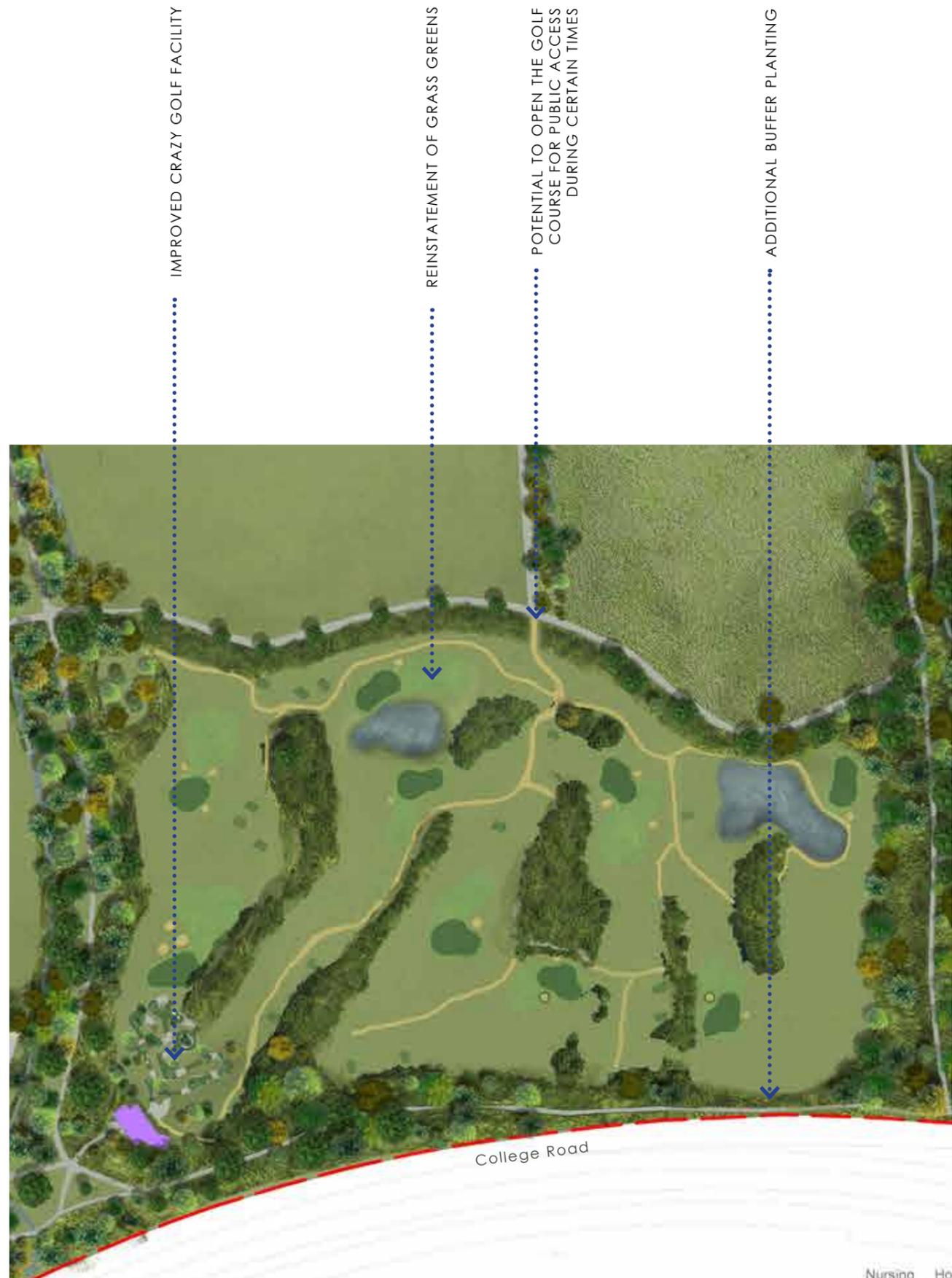
As part of the long term use and sustainability of golf course lands, an option to open the land for public access during certain times will be explored. This could include certain days of the week, or seasons, depending on the usage of the golf course once the greens are reinstated to natural grass greens.



EXISTING VIEW OF SYNTHETIC GREENS



EXISTING PLAN



IMPROVED CRAZY GOLF FACILITY

REINSTATEMENT OF GRASS GREENS

POTENTIAL TO OPEN THE GOLF COURSE FOR PUBLIC ACCESS DURING CERTAIN TIMES

ADDITIONAL BUFFER PLANTING

PROPOSED PLAN

### ***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



IMPROVED DEPOT AREA

RESTORED AVIARY

AUTOMATED BOLLARD ENTRANCE TO REDUCE VEHICULAR ACCESS AND MOVEMENT

REINTRODUCED HISTORIC EVERGREEN TREE AND SHRUB PLANTING

EXTENSIVE SEATING AND GATHERING SPACE

NEW CHANGING PLACES TOILET FACILITY WITHIN THE CRAFT COURTYARD

DEMOLITION OF EXISTING TOILET FACILITY

YELLOW BOX TO IMPROVE VEHICULAR INGRESS AND EGRESS

TREE PLANTING WITHIN CAR PARK

NEW PEDESTRIAN ACCESS

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 aim is to create an area that has the potential to serve those enjoying the natural and digital amenities of the park. The seating area will form 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, reducing the scale of the hardsurfacing without reducing the amount of parking areas currently allocated.

The plan will also examine the value of Marlay House as a community resource, with consideration given to hosting events and functions organised by interested parties.

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 STABLEYARD AND CLOCK TOWER AREA TO INCLUDE SPORTS STUDIOS AND CHANGING AREAS
- DEVELOPMENT OF COTTAGE GARDEN WITHIN LAURELMERE
- SUCCESSION PLANTING TO IMPROVE TREE BELT
- FAITHFUL RESTORATION OF THE HA-HA
- LOCATION FOR POTENTIAL SINGLE SPAN PEDESTRIAN BRIDGE
- INSPECTION AND RESTORATION OF HISTORIC BRIDGES AND WEIRS WHERE APPROPRIATE
- UPGRADED VIEWING DECK



## 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 Hely Dutton 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 potential high quality pedestrian arched bridge, over the central pond which will provide important linkages with the meadow field and provide a new feature within the park



EXISTING VIEW OF THE HA-HA FIELD



EXISTING PLAN



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

IMPROVED GRASS PITCHES

WOODLAND PLANTING  
BOUNDARY TO FORM  
TREE BELT WITHIN THE  
PARK



## 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 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.



EXISTING VIEW OF BOUNDARY



EXISTING PLAN

PROPOSED PLAN



## DOGS OFF LEASH AREA & PLAYING FIELDS

### ZONE H

The dogs-off-leash area has been well received since its installation. The plan seeks to further develop it to create a more challenging area for dogs without increasing its scale. The provision of a water facility is being explored and is pending on access to a water source.

The fairy tree has proved to be a popular family destination within Marlay Park and consideration is being given to the feasibility of expanding upon it.

Upgrading and refurbishing the current play facilities within the Toddler Playground will form part of the master plan which will include the provision of additional seating areas. Toilet facilities in this area will not be considered during the life cycle of this plan.



EXISTING VIEW DOG PARK



EXISTING PLAN



PROPOSED PLAN

- ..... POTENTIAL EXPANSION OF FAIRY TREE(S)
- ..... UPGRADED SILT TRAP
- ..... REINSTATED BOUNDARY WALL
- ..... IMPROVED DOGS OFF LEASH AREA
- ..... RENOVATED TODDLER PLAYGROUND

## 2.2 BUILT STRUCTURES

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### ***Built Heritage***

The architectural heritage within the park is critical and must 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.'

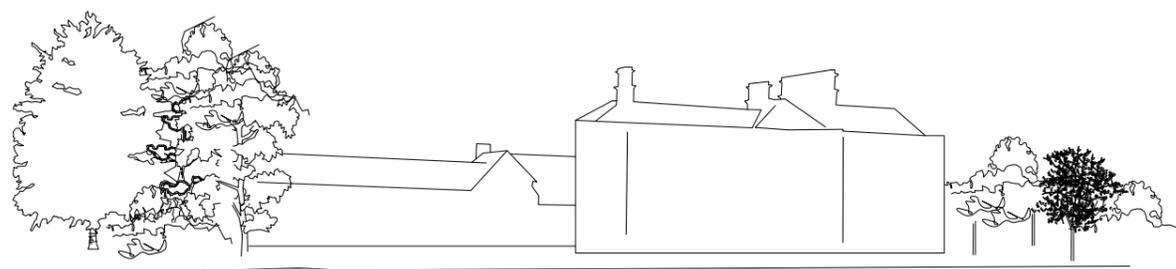
All tree planting works will be done in accordance with the best current Standard Codes of Practice:

- **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

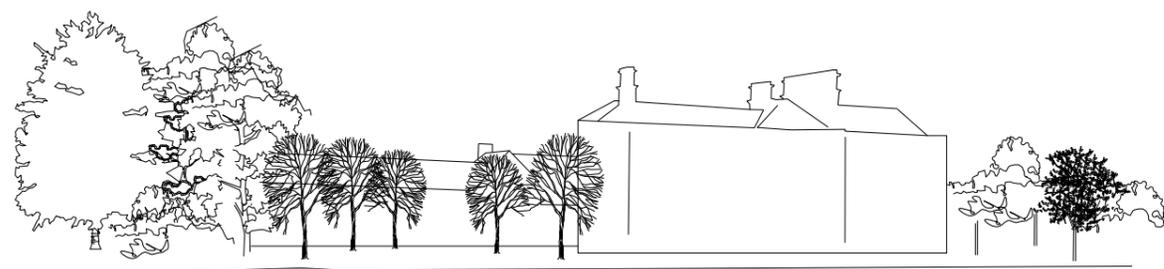
### Memorial Tree Planting Arboretum

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

### I. REINSTATING HISTORIC TREES AT MARLAY HOUSE

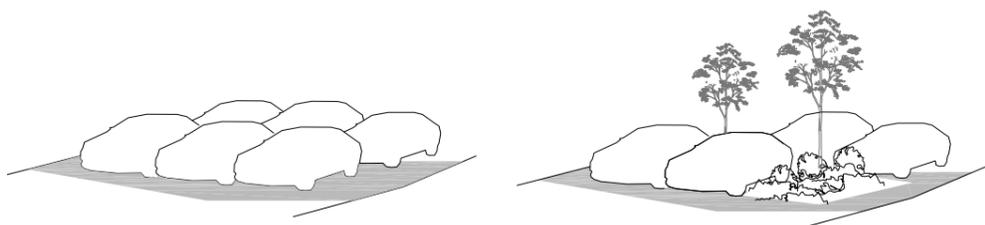


today



historic trees reintroduced

### II. TREES IN CAR PARKS

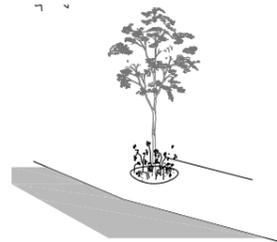


today

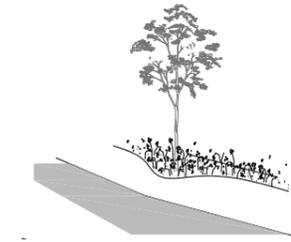
trees in car park

### III. GROUNDCOVER & NATIVE HEDGEROW PLANTING STRATEGY

#### i. Inappropriate planting

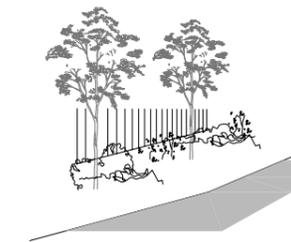


today

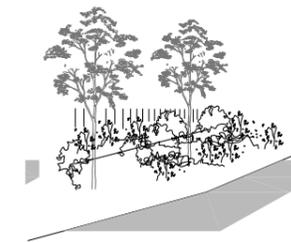


tree at junction

#### ii. Denser planting



today



denser planting to act as a way of screening



REINSTATED WOODLAND ARBORETUM



REINSTATED HISTORIC TREES & SHRUBS



PROPOSED NATIVE HEDGEROW PLANTING



INCREASED PLANTING AND IMPROVE PATHS



BOUNDARY TREE BELT 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

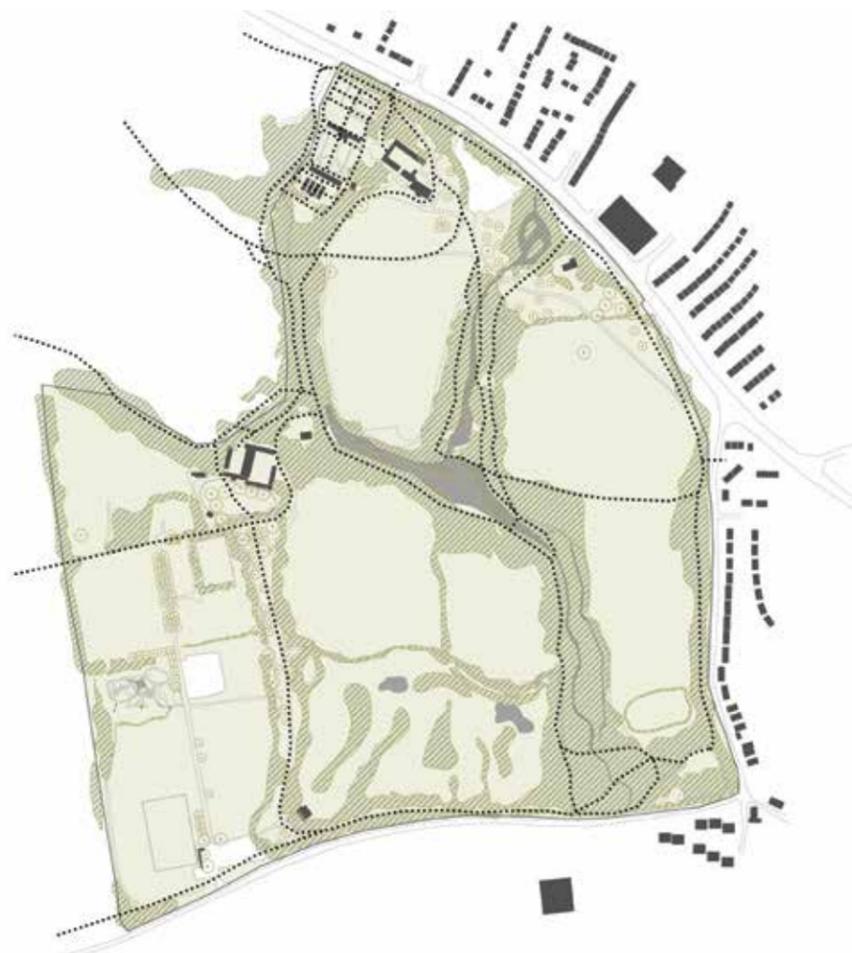


## 2.6 PATHS AND CIRCULATION

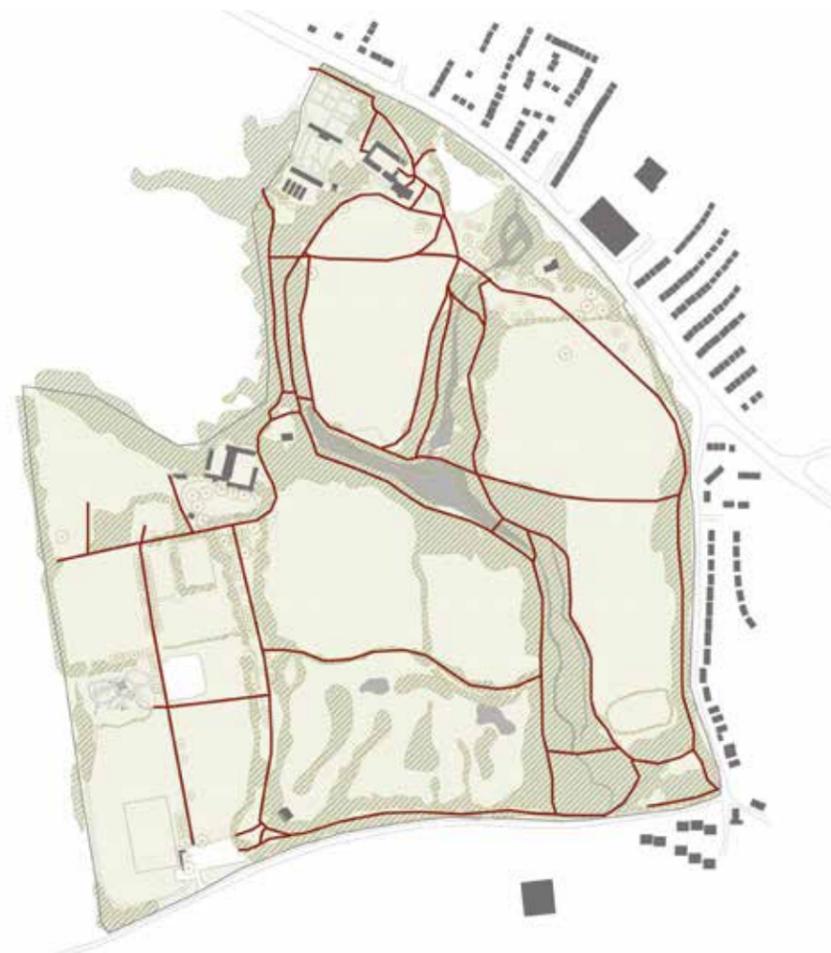
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### *Path Network and Circulation*

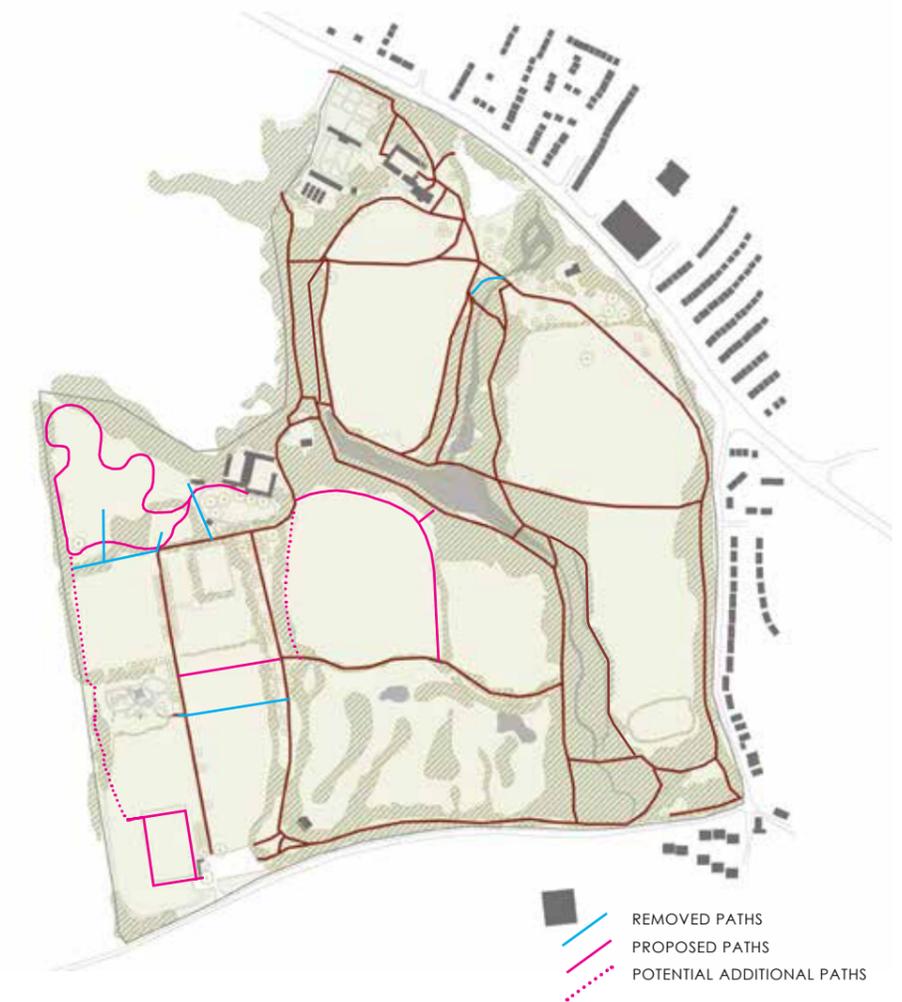
The plan seeks to address underutilised paths within Marlay Park. With reference to the original path layout of the park the master plan will provide an improved circulation network and connections suitable for a variety of activities with a finish and width suitable to an 18th Century park.



HISTORIC PATH LAYOUT

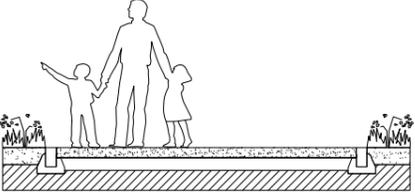
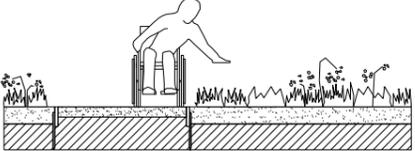
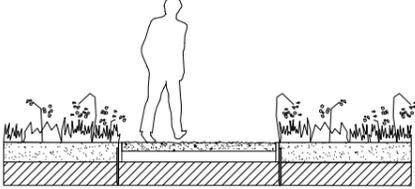
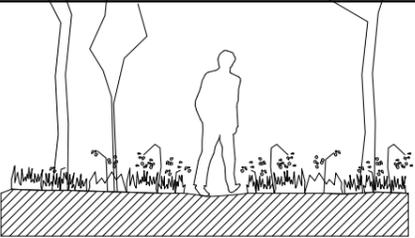
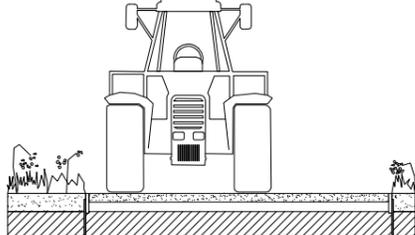


EXISTING PATH LAYOUT



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	
Woodland Trails	existing	upgrade, kept	not universally accessible varying width	
Maintenance Path tarmacadam	existing	kept	tempered occasional vehicular access pedestrian accessibility typically 3.5m width	

1. PROPOSED YELLOW BOX TO IMPROVE VEHICLE INGRESS & EGRESS

3. RESTORED AVIARY

5. EXTENSIVE SEATING AND GATHERING SPACE

6. FAITHFUL RESTORATION OF HA-HA

8. DEVELOPMENT OF COTTAGE GARDEN AT LAURELMERE

9. RESTORATION OF STABLEYARD TO INCLUDE SPORTS STUDIOS AND CHANGING AREAS

11. ADVENTURE RUNNING ROUTE INCORPORATING MODEL RAILWAY AND SCULPTURAL MOUNDING

13. CRICKET CREASE AND OUTFIELD

15. ATTENUATION POND AND WETLAND

16. MOUNDING AND AVENUE FOCAL POINT

17. SMALL SIDED GAMES PITCHES

18. REINSTATEMENT OF WOODLAND TO FORM AN ARBORETUM

20. PLANTING OF NATIVE HEDGEROWS AND TREES

21. NEW PATH ARRANGEMENT

22. TREE AND HEDGE PLANTING ALONG AVENUE

23. BBQ AREA

25. RELOCATION OF TENNIS COURTS

26. MULTI-USE BUILDING TO SERVE PITCHES/COURTS

28. OVERFLOW REINFORCED GRASS CAR PARK

2. PEDESTRIAN ACCESS

4. THINNING OF TREE CANOPY, DE-SILT-ING OF PONDS AND IMPROVED WALK

7. WOODLAND PLANTING BOUNDARY

10. LOCATION(S) FOR POTENTIAL BRIDGE

12. UPGRADED GRASS PITCHES

14. SEATING AND RESTING SPACE

19. POTENTIAL ACCESS TO THE GOLF COURSE

23. REFURBISHED TODDLER PLAYGROUND

27. INCREASED WOODLAND BELT

29. UPGRADED ENTRANCE AT COLLEGE ROAD



PROPOSED MARLAY PARK MASTERPLAN