

Appendix

# 2a

## Planning Scheme Grangegorman

### Conservation - Protected Structures





## Appendix 2a:

## Purpose and Layout of this Appendix

Appendix 2a should be read in conjunction with Chapter 6. This Appendix considers each of the structures currently listed on the Record of Protected Structures and those further structures to be retained on site. Details are provided for each building and structure including specific guidelines relating to its retention and relevant design considerations for reuse and adjacent developments.

### Contents

- |   |   |
|---|---|
| A2a.1 Protected Structures                                      | A2a.8 The Top House<br>(The Male House)   |
| A2a.2 Lower House (Former<br>Richmond Lunatic Asylum)           | A2a.9 The Female House  |
| A2a.3 Clock Tower Building<br>(Former Richmond<br>Penitentiary) | A2a.10 The Laundry  |
| A2a.4 The Female Infirmary                                      | A2a.11 The Mortuary   |
| A2a.5 The Male Infirmary  | A2a.12 Boundary Walls   |
| A2a.6 The Roman Catholic Church<br>(Chapel of St. Laurence)     | A2a.13 Tunnel running under<br>Grangegorman Lower,<br>linking east and west sections<br>of Grangegorman Lands |
| A2a.7 Former Church of Ireland<br>Chapel                        |   |



### A2.a.1 Protected Structures

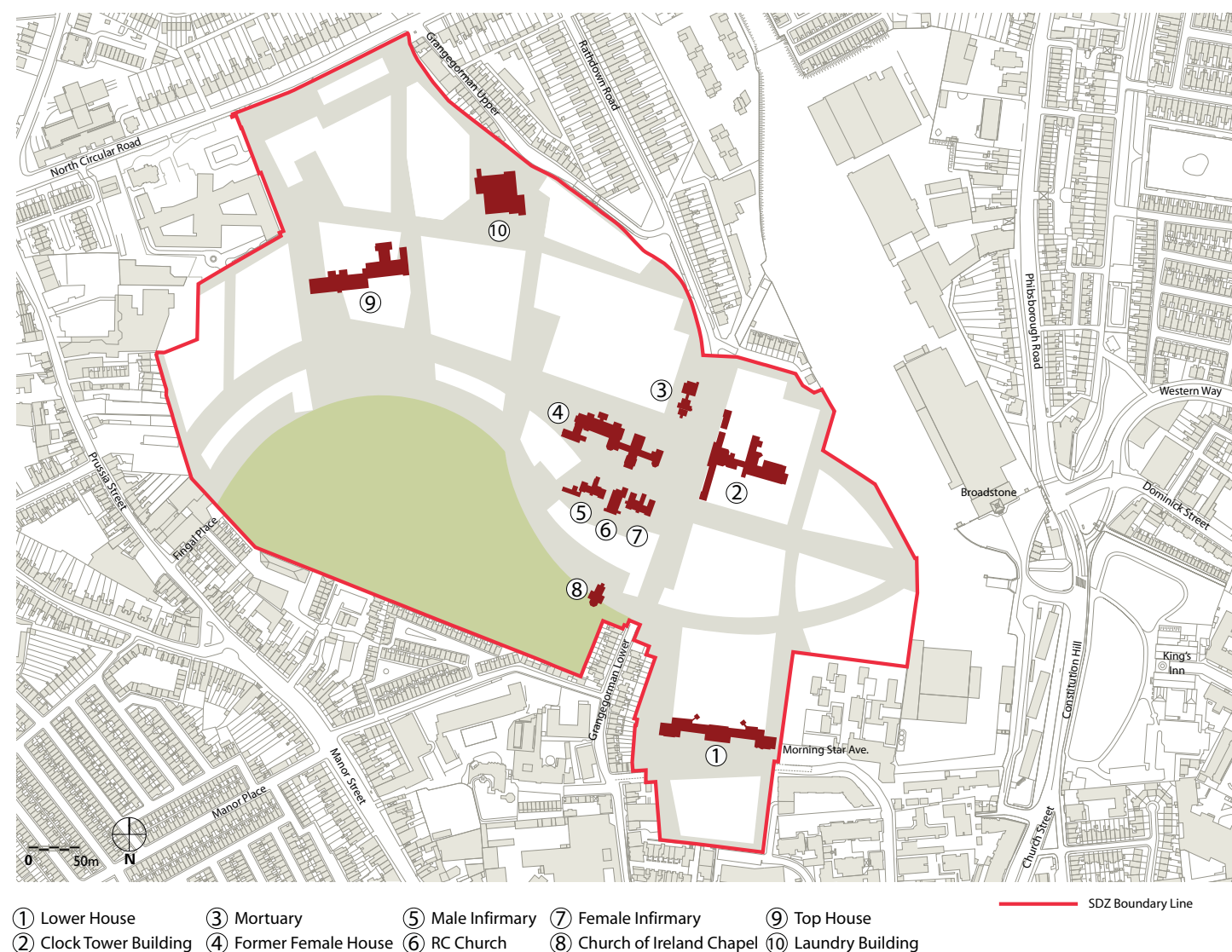
The following list comprises all structures that are currently listed in the RPS and their respective reference numbers.

- Lower House (Former Richmond Lunatic Asylum), including entrance features and entrance gate, piers, curved wall at Morning Star Avenue RPS Ref: 3334
- Clock Tower Building (Former Richmond Penitentiary) RPS Ref: 3336
- Catholic Church RPS Ref: 3328
- Church of Ireland Chapel RPS Ref: 3327
- Special Care Unit (Former Female House) RPS Ref: 3330
- Laundry Building RPS Ref: 3337
- Mortuary RPS Ref: 3332
- Top House (Former Male House) RPS Ref: 3329
- Sections of the Boundary Walls in addition to those listed under RPS Ref 3334 above, namely Entrance gates, piers and wall at Grangegorman Upper RPS Ref: 3331 and Stone wall along North Circular Road, RPS Ref: 3333

While the above list reflects the written RPS of Dublin City Council, this Planning Scheme has taken a view that both the Former Female Infirmary and the Former Male Infirmary form part of the curtilage of the Catholic Church (RPS Ref: 3328), the three buildings comprising a group which were designed and constructed together, c.1850, as an architectural ensemble and all three being designed by William Murray and Denny. This view reflects that taken in the Masterplan also.

#### Curtilage, Attendant Grounds and Setting

Generally the existing buildings do not sit within specific, individually distinct sites. Several, notably the Lower House, Former Penitentiary and Top House, are the remaining parts of once much larger structures or complexes that were subject to demolition and as such, create a particular difficulty in defining a current relevant curtilage. Previous Architectural Appraisals of the site prepared by Dublin City Council<sup>17</sup> and the GDA, define the curtilage of the protected structures as being within the immediate vicinity of these structures. For this Planning Scheme it is helpful



**Figure A2a.1: Protected Structures**

to distinguish between the legal definitions of 'curtilage' and the planning concept of setting. The DoEHLG Architectural Heritage Protection Guidelines state that 'curtilage can be taken to be the parcel of land immediately associated with that structure and which is in use for the purposes of the structure'. Figure A2a.2 describes the extent of curtilage for each protected structure and how this has been determined.

The DCC Architectural Appraisal document further indicated a suggested extent of attendant grounds (defined in the DoEHLG Guidelines as the 'lands outside the curtilage of the structure but which are associated with the structure and are intrinsic to its functions, setting and/or appreciation') for each of the protected structures. This was quite limited in

area, relating directly to the individual buildings. However, this Planning Scheme has taken the entire lands of the SDZ area to comprise the attendant grounds of all the protected structures on the basis that the setting of the protected structures extends to the entire site.

With regard to 'setting' it is proposed that the overall SDZ area comprises the setting for the protected structures and therefore all development which takes place within this area needs to have regard to the setting of the protected structures. Equally, development within the SDZ area needs to have regard to the setting of protected structures adjacent to, but outside the SDZ area.

<sup>17</sup> Architectural Appraisal St Brendan's Hospital Grangegorman, Dublin 7, dated February 2006 and carried out for Dublin City Council by Paul Arnold Architects



In this context, the Grangegorman Development Agency Act 2005, which sets out the statutory objective to redevelop the lands at Grangegorman to accommodate a variety of uses, and which underpins the overall objectives of the Masterplan and Strategic Plan, predicates a significant alteration to the curtilages and settings of the protected structures. Study of the historic development of Grangegorman reveals that this has been a continually evolving landscape since the early 1800's, developing, without an overall masterplan or architectural vision, to a vast complex of generally unrelated individual buildings of varying architectural merit.

### Definitions

The notion of 'curtilage' is taken to be the parcel of land immediately associated with a protected structure and which is (or was) in use for the purposes of the structure. It is defined on a case-by-case basis by the Planning Authority following guidance set out in The Architectural Heritage Protection Guidelines for Planning Authorities (Section 13.1.5).

The 'attendant grounds' of a structure is that which forms an intrinsic part of the setting and may include land outside the curtilage of the structure. The attendant grounds could include land or features which were originally within the curtilage of the structure and which through change of ownership or subdivision of the site have been separated from the building. They might potentially include land historically associated with that structure.

The 'setting' of a protected structure uses the definition developed by English Heritage as: "Setting is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Definition of the setting of a significant place will normally be guided by the extent to which a material change within it could affect (enhance or diminish) the place's significance".





The development of the various institutions at Grangegorman occurred over several phases which are reflected in the varying characteristics of the site, in particular between the lands to the east of Grangegorman Lower and those to the west of this road. The earlier phase occurred to the east and is characterised by relatively dense development with little open space or landscape features. The open nature of the lands here today are a result of building demolition rather than considered landscape design and little features of such type exist. The west side of the site, however, is distinguished by its more open landscape character with individual buildings set within the landscape, or in small groups, reflecting the Victorians' concerns with access to clean air, ventilation and separation between buildings as a guard against spread of contagious diseases. While there is no overall designed landscape set-piece here, there are a number of mature specimen trees of note including the tree lined allée.

Within this overall landscape are a small number of architectural and landscape set-pieces, which comprise the allée of trees; the group of Murray and Denny buildings of 1850—male and female infirmaries, St. Laurence's Chapel and the former Female House—and the formal arrangements of the two Johnston buildings which no longer remain in their entirety. In addressing the issue of curtilage and setting, the proposed development seeks to retain the set-pieces noted above and to ensure the altered setting, following development, will integrate the historic structures and the new buildings in a way which provides for an overall architectural and urban coherence. This is achieved through the formal relationships between new buildings, the retained historic buildings and the proposed landscape and public realm treatment.

### I Former Richmond Lunatic Asylum (Lower House) 1810-15

This structure is the surviving south wing of a formerly much larger structure. The extent of the curtilage to the north (where the building once extended) was determined by the approximate location of a corridor which linked the east and west wings and divided the courtyard within the block. Such a physical division would typically have been related to use in a building of this kind; it is therefore considered that this represents a reasonable curtilage for a fragmentary structure of this nature.

To the south there is a large open space which is overlooked by the south/front elevation of the building. While certainly relating to the structure of the Lower House, this area can also be considered to be a distinct 'garden' in its own right, and in the early 1900s it was indeed enclosed, with a separate section from the east to west gateways and extending northwards providing access to the building. It is the extent of this access area that provides the basis for the curtilage on the south side.

### I Former Richmond Penitentiary (The Clock Tower Building) 1812-1816

The structure comprises part of the west (front) range and west-east spine of a building formerly of radial plan. The curtilage has been determined to extend to the north as far as the C20th single-storey structure which now extends parallel to the west-east spine. To the south, the curtilage is determined to extend south-west along the diagonal boundary of the grassed area and westward towards Grangegorman Lower, forming a shape which is generated by the original radial plan layout.

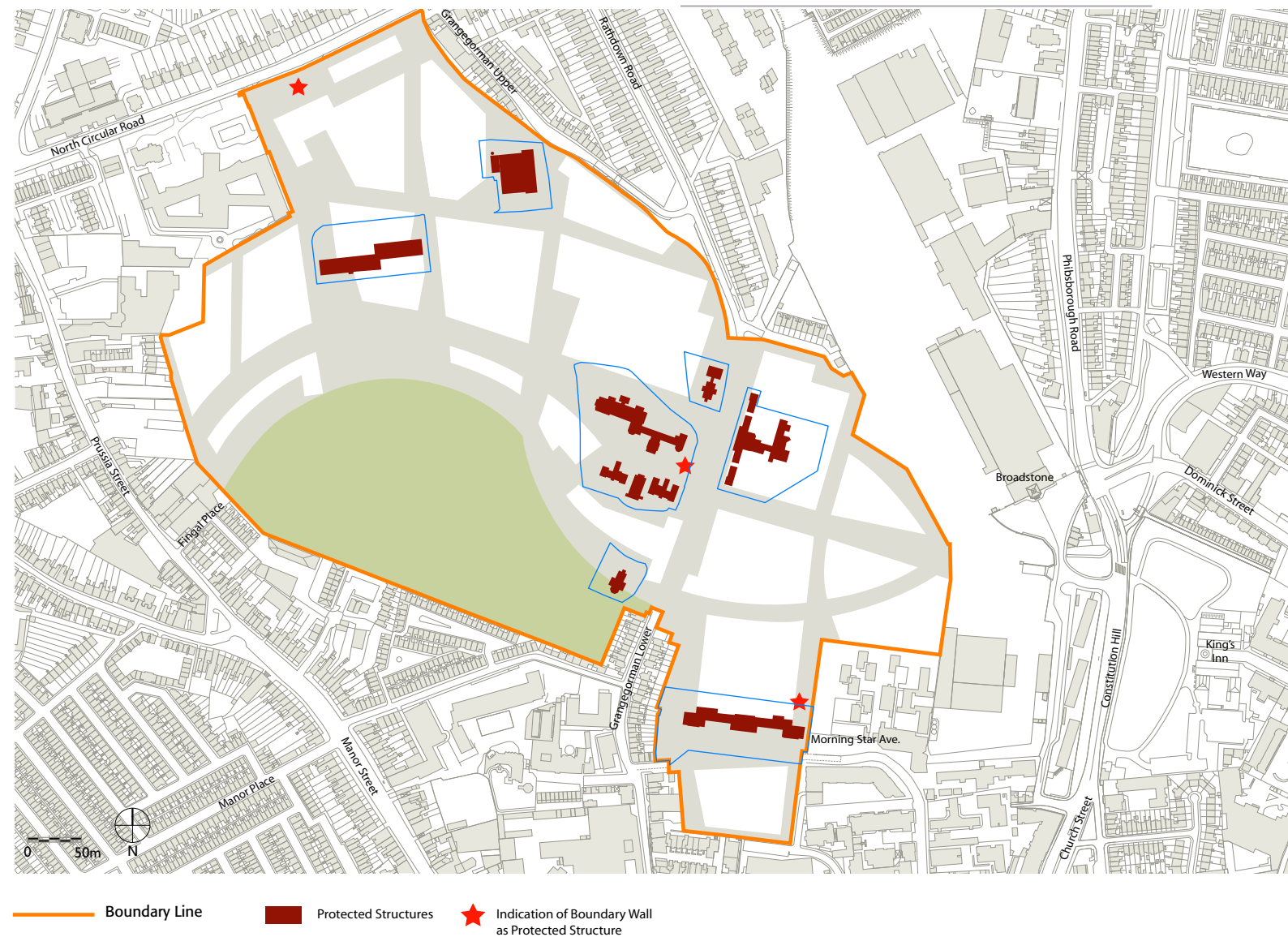


Figure A2a.2: Proposed extent of curtilage for the protected structures within the SDZ area

### I The Female Infirmary, The Male Infirmary, The Roman Catholic Church C.1850

The three structures together comprise a formally arranged group. The curtilage of these buildings is considered as a single entity which extends from the edge of the raised paved entrance forecourts in the south-east, follows the boundary of the forecourts along the south and continues to meet the pathway on its western boundary, the main point of access to this assembly of buildings. These extents take in the grassed area to the west of the Male Infirmary which historically formed part of the formal setting of the buildings.

To the north, these three buildings also historically formed a further assembly with the Female House, and the northern extents of the curtilage is deemed to run into the curtilage of this structure. This is entirely appropriate, as the buildings collectively formed a garden and therefore, it could be said that their curtilages essentially overlapped.

## A2a.2 Lower House (Former Richmond Lunatic Asylum)

**Constructed:** c.1810-15

**Architect:** Francis Johnston (with modifications and extension by William Murray in 1822)

**Protected Structure:**

Dublin City Development Plan RPS Ref: 3289

**Special Interest Categories:** Architectural; Historical; Social

**Original Use:** Lunatic Asylum

**Current Use:** Unused / Derelict

### Brief Description:

This structure is the surviving front (south) wing of a former quadrangular complex. The surviving wing is a detached, three-storey, twenty-six bay structure, composed of a central six-bay breakfront incorporating a two-bay central projection and with advanced four-bay ends which include central, two-bay breakfronts. Walls are snecked rubble Calp limestone with dressed granite details including window and door surrounds. Decoration is minimal, reflecting the building's purpose; the Richmond Coat of Arms, located above the principal entrance providing the only sculptural element. The roof, which is partially collapsed, is a hipped ended,



*Exterior of Lower House (former lunatic asylum) – North (rear) elevation*



*Exterior of Lower House (former lunatic asylum) – south (front) elevation*

double pitch, having a slated finish. The chimneys are brick with diagonally laid chimney stacks. Internal access was not possible due to the condition of the building which is extremely poor such that the building can be deemed to be 'at risk'.

### Building Specific Guidelines:

- It is evident that the fabric of the Lower House, even without detailed condition survey information, is in grave danger of further serious deterioration if some immediate action is not undertaken. The structure has no roof, and remains open to the weather. It is currently fenced off from the surrounding area and is obviously in a dangerous condition (see above). If it is left in this state for much longer it is likely

that valuable historic fabric will be lost. The Lower House is one of the most significant existing structures within the Grangegorman complex, being to the design of Francis Johnston and the earliest surviving building (1810).

- The Lower House building should read prominently within the proposed surrounding courtyards, particularly approaching from the south as this will form the main route from the city via Smithfield. The relationship between any new development in the open lands south of this building, should ensure that a reading of the long south façade is maintained.



- The relationships in height between the proposed new buildings that form the quadrangles to the north and south require careful consideration —particularly with new structures immediately adjacent to the historical building. The new buildings should not physically overwhelm the historic building through their scale.
- Landscaping and public realm works to the proposed quadrangles to the north and south of the surviving range should reflect the formality of the historic building.
- Depending on specific use requirements, it may be appropriate to provide new build connecting structures onto the northern façade, using the historic plan form as a guide to the appropriate location for these connections. It is not considered appropriate to extend onto the front (south) façade.
- While little if any of the roof structure may be salvageable, it is recommended that the historic roof profile be retained as part of any restoration and that replacement slates match the existing in type, colour, texture, size and grading.
- The organisation of the spaces and uses on the ground floor of the historic structure should allow for movement through the building as part of the north-south route through this section of the campus towards St. Brendan's Way.
- While it is not necessary to reinstate the historic plan form of the surviving front range, the internal layout should ensure an ordered and coherent relationship with the external elevation, in particular the window and door openings.
- Penetration of the historic roof profiles for services etc., should be avoided or, where necessary, these should be minor in scale (for example a lift enclosure or plant room at roof level would be unacceptable whereas an overflow pipe from an attic tank may be considered acceptable) and located discreetly to minimise any negative visual impact. Where possible these should be integrated within any new build elements.

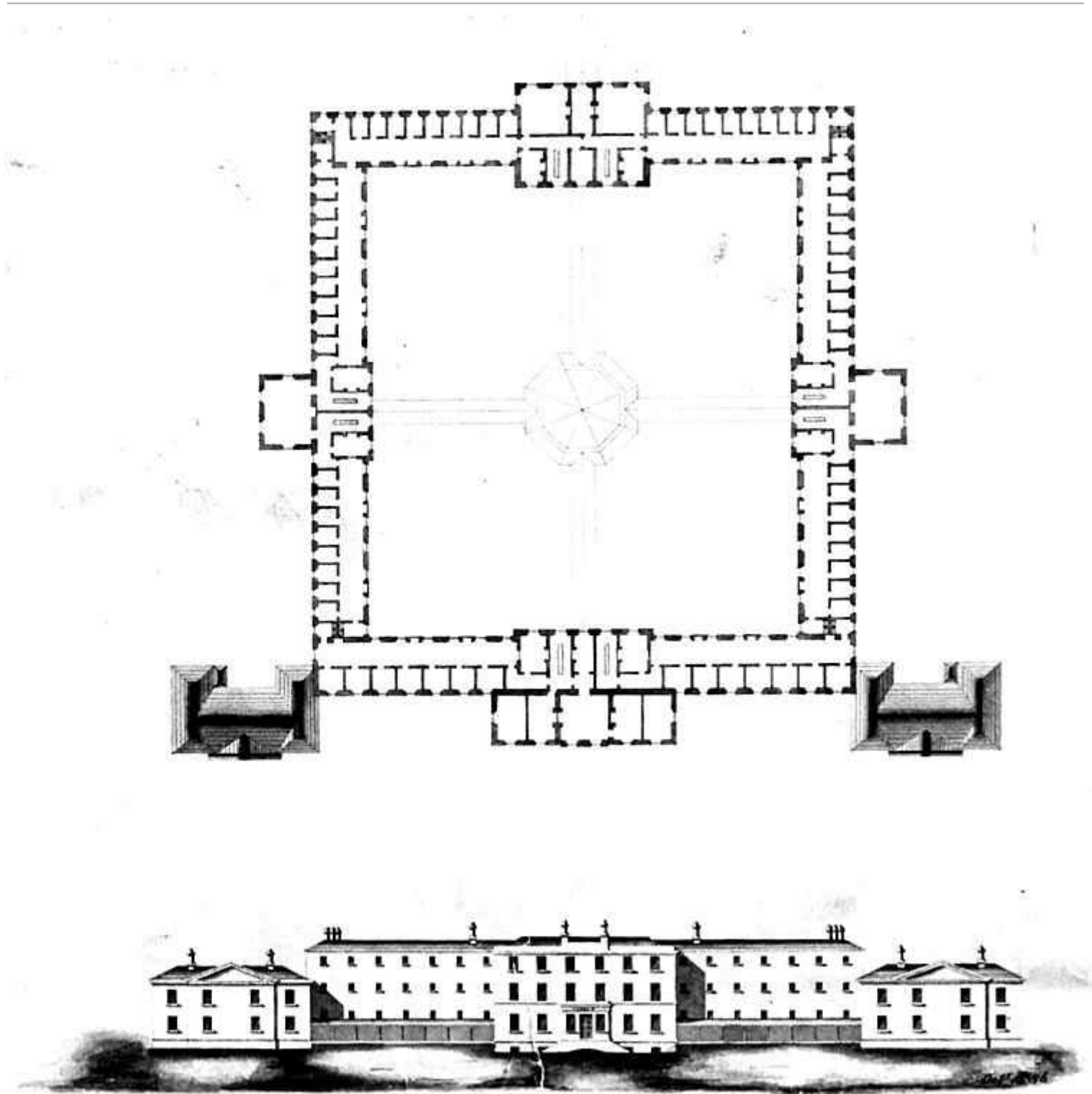
**Suitable Uses:** This building is suitable for a range of uses, subject to satisfying the general guidelines, including office, administrative, education, cultural. Due to its significance, it is recommended that the use would facilitate some public access to the interior.



*Richmond Coat of Arms which is located in the central breakfront of the principal (south façade).*



*North elevation of surviving southern wing—showing the truncated western return wing of the original quadrangle complex. This photograph also illustrates the poor condition of this structure.*



*Figure A2a:3 Original plan and elevation drawings of the Lower House (Former Richmond Lunatic Asylum).*



### A2a.3 Clock Tower Building (Former Richmond Penitentiary)

**Constructed:** c.1812-1816

**Architect:** Francis Johnston

**Protected Structure:**

Dublin City Development Plan RPS Ref: 3288

**Special Interest Categories:** Architectural; Historical; Social

**Original Use:** Penitentiary

**Current Use:** HSE Offices (partially)/ partially unused

#### Brief Description:

This building is a substantial survival of the former radial plan Richmond Penitentiary complex. The radial plan arrangement was a typical layout adopted in penal architecture in the early 1800's. Christine Casey (in *The Buildings of Ireland 'Dublin'*; Yale University Press, 2005) has compared it to the early polygonal gaols designed by William Blackburn in England in the late eighteenth century. The surviving front range originally housed the governor's rooms, offices and apartments and is now partially occupied by the HSE, and is partially empty—this section is in poor condition. The front (west) principal façade, is a seventeen-bay, three storey composition with a pedimented central breakfront of five-bays, topped by a copper domed clock tower and with breakfronted end bays. The walls are sneaked Calp limestone with decorative articulation limited to a plain first floor string course and the pediment cornice. The central spine of the original plan which extends from the rear (east) of the front block also survives—and includes the Chapel with its rib-vaulted ceiling and, partially, its gothic style windows—, as does, partially, the north wing extension off this central spine. There are also some later extensions to this original fabric which are of little architectural merit. A feature of some significance is the surviving entrance to the rear courtyards off Grangegorman Lower, which also includes the timber gate which sits flush within the recessed stonework of the entrance when open.

The clock and clock mechanism are in generally good condition with the clock operational, although not keeping exact time. The clock is maintained on a regular basis.



*Exterior of Clock Tower Building (former penitentiary) – west elevation to Grangegorman Lower*

Internally, the southern end of the front range has been altered with most decoration removed. The central rooms and vaulted stairhall retain much of their original features. The northern end is probably little changed from the original. Currently unused, it is in poor condition with signs of water and pigeon ingress. The central spine to the rear also contains high, vaulted, circulation spaces in addition to the Chapel with its rib vaulted ceiling. Internal access was limited to areas currently in use.

#### Building Specific Guidelines:

- The original plans survive and indicate which surviving structures pertain to the original Francis Johnston building. While it is appropriate to remove the later additions, the original surviving structure should be retained.
- New buildings adjacent and/or connected to the historic building should conform to the building heights and scale of the historic buildings. New forms should be clearly legible from the historic. Proposals which seek to reflect the original courtyard layout of the former penitentiary through the siting of new buildings and extensions, should have regard to the Masterplan.
- Any proposed extensions to be added east of and parallel with the north and south ranges of the southern formal entrance range, as indicated on the Masterplan layout plan, should be kept back off the existing building, and should not exceed the height of the existing southern range and should not extend beyond the existing north and south gable ends.

The manner in which such extensions are connected to the existing building should be in line with the General Guidelines outlined in Chapter 6.

- Internal partitions which are later to the building may be removed to facilitate the specific use requirements of the brief.
  - The surviving vaulted internal spaces should be retained with the vaulted ceilings presented.
  - Sound surviving historic joinery, decorative plasterwork, stairs and windows, should be retained and repaired.
  - The first floor former Chapel should be restored to its original volume and any historic decorative paint schemes retained.
  - The surviving historic gateway and gate which survives on the north end of the main front entrance range will be retained. Consideration should be given to removing the modern intervention to the southern gateway along this range (which matched the northern entrance described above), which has been altered to provide an internal space, in such a manner which allows a clear reading of the original purpose of the gateway and the surviving architectural features.
  - Penetration of the historic roof profiles for services etc., should be avoided or, where necessary, these should be minor in scale (for example a lift enclosure or plant room at roof level would be unacceptable whereas an overflow pipe from an attic tank may be considered acceptable) and located discreetly to minimise any negative visual impact. Where possible these should be integrated within any new build elements.
- Suitable Uses:** This building is suitable for a range of uses, subject to satisfying the general guidelines, including office, administrative, education, cultural. Due to its significance, it is recommended that the use would facilitate some public access to the interior.



*Central stair hall in front (west) principal range*



*Central first floor room in front (west) principal range*



*Vaulted ceilings in central spine extending from rear of front range*



*Rib vaulting to Chapel ceiling*





Figure A2a:4 Ground floor plan of Clock Tower Building (former penitentiary) as existing from survey



Entrance from Grangegorman Lower (at north end of principal wing) with surviving timber gate opened back into recess



Exterior of Clock Tower Building (former penitentiary) – courtyard to east



### A2a.4 The Female Infirmary

**Constructed:** c.1850

**Architect:** William Murray

Interpreted as a Protected Structure in this Planning Scheme as being in the curtilage of RPS Ref: 3284

**Special Interest Categories:** Architectural; Historical; Social

**Original Use:** Female Infirmary of Richmond Lunatic Asylum

**Current Use:** Occupational Therapy Unit of St. Brendan's Hospital

#### Brief Description:

Matching the Male Infirmary on the opposite side of the Catholic Church, this two storey building of snecked Calp limestone walls with dressed flush and chamfered limestone surrounds to window and door openings, has advanced two storey gable ends with central gable porch. The gabled end bays extend to the rear, with a lower range extending centrally to the rear and also gable ended. This is a charming Tudor style building with light filled interiors which retain original features and, to a large extent, the original layout.

#### Building Specific Guidelines:

- Historic plan form to be utilised in layout of interior.
- Where extensions are required, these should be modest in scale and generally subservient to the existing building form. They should also be designed such as not to detract from the balanced composition of this group of buildings which also includes the Male House and the RC Church.
- Careful consideration to be given to treatment of landscaping and setting around the cluster of buildings which comprises the Female House, RC Church and Male Infirmary. This should distinguish this grouping of historic buildings which also includes the Female House to the north, while retaining coherence with the public realm treatment of adjacent public spaces and routes.
- Particular attention to be paid to establishing entrances on north (originally rear) facades of these buildings which are likely to be required to facilitate entry from St. Brendan's Way.

- Height and distance of proposed new structures to south and east to be managed to ensure excessive overshadowing does not occur.
- The proposed user offers the possibility of extending café functions onto the adjacent public spaces and routes, namely St. Brendan's Way and the space to the south which enjoys a sunny orientation.
- Penetration of the historic roof profiles for services etc., should be avoided or, where necessary, these should be minor in scale (for example a lift enclosure or plant room at roof level would be unacceptable whereas an overflow pipe from an attic tank may be considered acceptable) and located discreetly to minimise any negative visual impact. Where possible these should be integrated within any new build elements.

**Suitable Uses:** This building is suitable for a range of uses, subject to satisfying the general guidelines, including office, administrative, education, cultural, retail (e.g., bookshop), cafe. Due to its strategic location along the proposed St. Brendan's Way, it is recommended that a public nature use be accommodated. Accommodation of student/staff facilities which would assist in animating the adjacent public realm would be a suitable form of use.

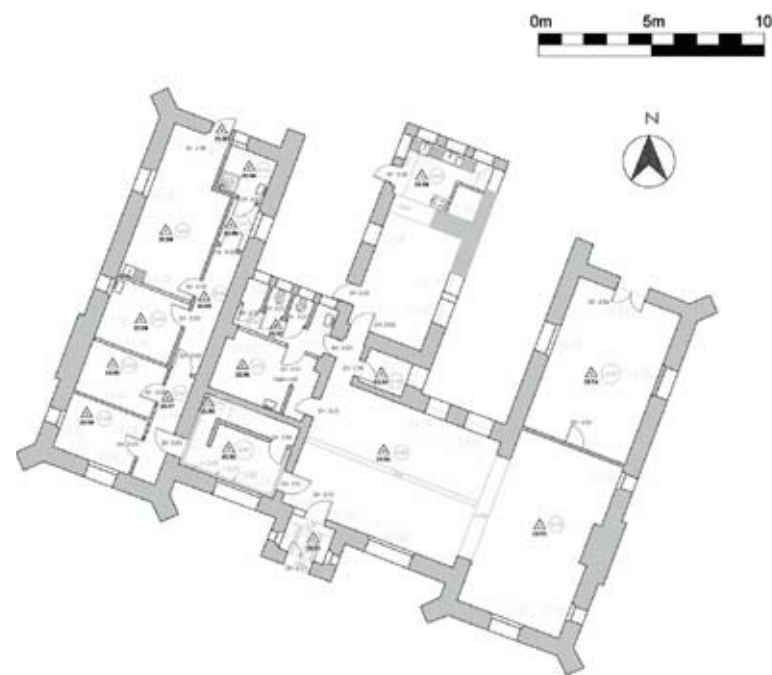


Figure A2a:5 Ground floor plan of female infirmary as existing from Survey



Exterior of female infirmary—south elevation



Interior of female infirmary





*North elevation of female infirmary from roof of clock tower opposite—Catholic Church and male infirmary in background, together forming overall assembly of buildings*

### A2a.5 The Male Infirmary

**Constructed:** c.1850

**Architect:** William Murray

Interpreted as a Protected Structure in this Planning Scheme as being in the curtilage of RPS Ref: 3284

**Special Interest Categories:** Architectural; Historical; Social

**Original Use:** Male Infirmary of Richmond Lunatic Asylum

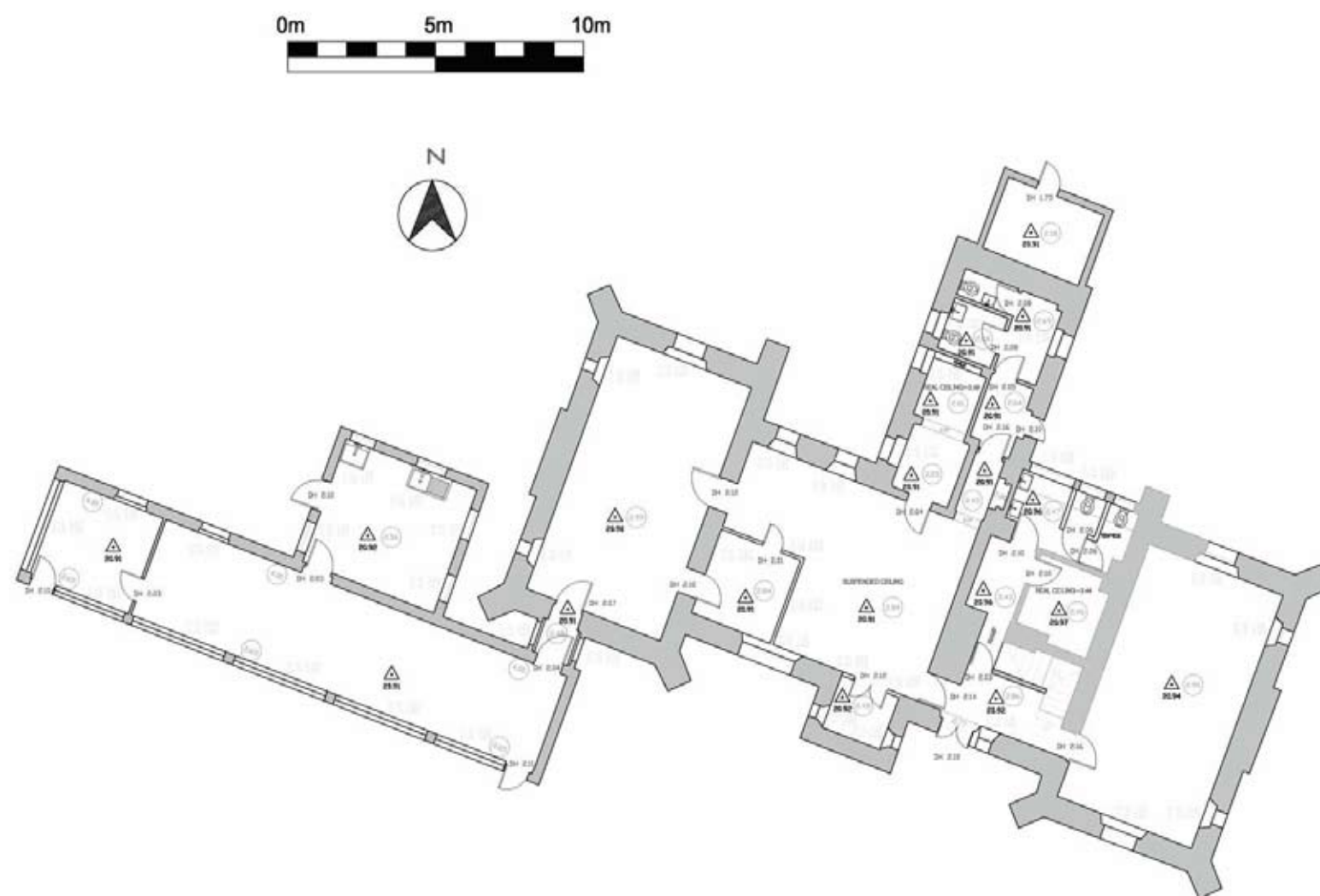
**Current Use:** Unused

#### Brief Description:

Matching the Female Infirmary on the opposite side of the Catholic Church, this two storey building of sneaked Calp limestone walls with dressed flush and chamfered limestone surrounds to window and door openings, has advanced two storey gable ends with central gable porch. The gabled end bays extend to the rear, with a lower range extending centrally to the rear and also gable ended. This is a charming Tudor style building with light filled interiors which has been altered to a greater degree internally than its partner to the east. There is a modern single storey extension to the west which is of little architectural significance.

#### Building Specific Guidelines:

- Late C20th extension to west to be removed.
- Where extensions are required, they should be modest in scale and subservient to the existing building form. They should also be designed so such as not to detract from the balanced composition of this group of buildings which also includes the Male House and the RC Church.
- Careful consideration to be given to treatment of landscaping and setting around the cluster of buildings which comprises the Female House, RC Church and Male Infirmary. This should distinguish this grouping of historic buildings which also includes the Female House to the north, while retaining coherence with the public realm treatment of adjacent public spaces and routes.
- Particular attention to be paid to establishing entrances on north (originally rear) facades of these buildings which are likely to be required to facilitate entry from St. Brendan's Way.



**Figure A2a.6: Ground floor plan of male infirmary as existing from survey**

- Historic plan form to be utilised in layout of interior—the existing plan form should suit office/student services uses.
- Height and distance of proposed new structures to south to be managed to ensure that excessive overshadowing does not occur.
- Penetration of the historic roof profiles for services etc., should be avoided or, where necessary, these should be minor in scale (for example a lift enclosure or plant room at roof level would be unacceptable whereas an overflow pipe from an attic tank may be considered acceptable) and located discreetly to minimise any negative visual impact. Where possible these should be integrated within any new build elements.

**Suitable Uses:** This building is suitable for a range of uses, subject to satisfying the general guidelines, including office, administrative, education, cultural, retail (e.g., bookshop), café. Due to its strategic location along the proposed St. Brendan's Way, it is recommended that some public nature use be accommodated. Accommodation of student/staff facilities which would assist in animating the adjacent public realm would be a suitable form of use.





*Exterior of male infirmary—south elevation*



*Exterior of male infirmary—south elevation with Catholic Church in background*



*Exterior of male infirmary—part of north elevation*

## A2a.6 The Roman Catholic Church (Chapel of St. Laurence)

**Constructed:** c. 1850

**Architect:** William Murray with sacristy addition by W.H. Byrne (1898)

**Protected Structure:** Dublin City Development Plan RPS  
Ref: 3284

**Special Interest Categories:** Architectural; Historical; Social

**Original Use:** Roman Catholic Church

**Current Use:** Roman Catholic Church

### Brief Description:

Designed in a pared down Tudor style, as part of the group which comprises the adjacent Male and Female Infirmarys, this is a six bay single volume hall space of snecked Calp limestone walls and flush dressings to window and doors opes, with a steep gable ended roof with bell cote and bell at the shallow chancel end and with east and west porches flanking the entrance gable. Buttresses articulate the corners and the window bays to the side walls. Simple lancet windows—alternating single and paired— with original cast iron bars and quarry glazing to the flanking walls, the gable windows being triple lancets. The interior is simple with gallery at the entrance end and a king post roof.

### Building Specific Guidelines:

- Careful consideration to be given to treatment of landscaping and setting around the cluster of buildings which comprises the Female House, RC Church and Male Infirmary. This should distinguish this grouping of historic buildings which also includes the Female House to the north, while retaining coherence with the public realm treatment of adjacent public spaces and routes.
- As it is proposed to retain this building in its current use, it is not envisaged that any new entrances will be formed off St. Brendan's Way to the north of the church building. However, any requirement to provide a more accessible arrangement onto St. Brendan's Way should incorporate the existing entrance to the vestry, rather than altering the chancel/altar end of the historic building.



**Interior of RC Church—view towards altar**

- Height and distance of proposed new structures to south to be managed to ensure excessive overshadowing does not occur.

**Suitable Uses:** Most suitable use is to remain in church use as a place of public worship. Other suitable uses would be cultural/performance uses for small scale events.



### A2a.7 Former Church of Ireland Chapel

**Constructed:** c.1860

**Architect:** George Wilkinson

**Protected Structure:** Dublin City Development Plan RPS  
Ref: 3285

**Special Interest Categories:** Architectural; Historical; Social

**Original Use:** Church of Ireland Chapel

**Current Use:** Unused / Derelict

#### Brief Description:

This former Church of Ireland Chapel is nestled within mature planting and this landscaped setting forms a significant part of the overall character of the building. The building is a detached, four bay, single storey structure of cruciform plan with an apsidal chancel. Walls are snecked Calp limestone with single lancet windows with limestone hood moulding and decorative lapel stops to the flank walls, and triple lancet chancel window to the gable ends. The roof is steeply pitched and slated with limestone bell cote (bell has been removed) marking the entrance end with projecting gable fronted porch. The centralised plan and the timber scissors roof truss with exposed purlins and rafters add a distinctive spatial quality to the fine interior. The building is in poor condition with water ingress. Currently the building is used to house unused furniture and hospital equipment.

#### Building Specific Guidelines:

- Historic plan form to be utilized, where possible, in layout of interior—single large volume. This is likely to be appropriate for the suitable new uses suggested below. The existing setting of the building is particularly evocative; due care should be taken in the landscaping treatment of the surrounding area and in the immediate vicinity of the structure. Stands of mature trees to be retained where possible/appropriate.
- Where extensions are required these should be modest in scale, subservient to the existing building form and should ensure a legible reading of the historic building. It is likely such extension may be required for toilets, kitchen, storage accommodation to serve the proposed building use.



*View of bellcote of Church of Ireland chapel*



*View of Church of Ireland chapel in its thickly wooded setting*

- Penetration of the historic roof profiles for services etc., should be avoided or, where necessary, these should be minor in scale (for example a lift enclosure or plant room at roof level would be unacceptable whereas an overflow pipe from an attic tank may be considered acceptable) and located discreetly to minimise any negative visual impact. Where possible these should be integrated within any new build elements.



*Interior of Church of Ireland chapel*

- A guide is to be provided which identifies any particular constraints on use and intervention to the historic fabric and this is to be used in assessing the appropriateness of any proposed event or activity.

**Suitable Uses:** This building has potential to be used as an unprogrammed space for display, exhibition and/or presentation by the various faculties within DIT or other appropriate users.



### A2a.8 The Top House (The Male House)

Constructed: 1848-54

Architect: Murray & Denny

Protected Structure: Dublin City Development Plan RPS  
Ref: 3282

Special Interest Categories: Architectural; Historical; Social

Original Use: Male Wards of Richmond Lunatic Asylum

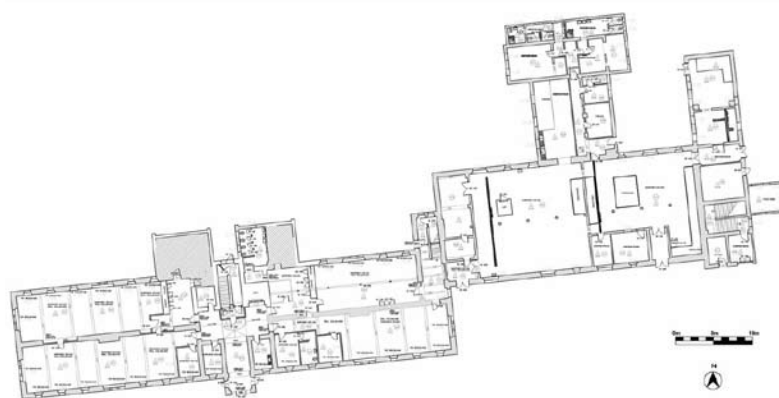
Current Use: Unused

#### Brief Description:

The Male House, or Top House consists of a three-storey seventeen bay structure with attached two-storey eight bay block to the north-east. A slightly taller three-storey French Gothic style tower is located at the junction between the two ranges. The roofs are steeply pitched with natural slate coverings. The building is constructed of dressed Calp limestone with dressed granite detailing. Generally in sound condition, although there are indications of water ingress due to damaged flashings and rainwater goods.

#### Building Specific Guidelines:

- The external form of the protected structure should generally remain readable. In particular the view from the new North Circular Road entrance (Planning Reference No. 3112/09) into the site should include a part view of the Top House, as indicated on the Master plan.
- New additions should not compromise the overall legibility of the historic building form.
- The historic open plan layout should generally be retained. Internal layouts should work with the historic plan form—using large volume spaces.
- Upper floor southerly views from the western end of this building which look across the open space towards the south side of the city (which the obscure glazing denied to previous occupants) should be reinstated.
- Glazed roof links should be detailed to avoid historic building details, connecting below eaves level and so avoiding any disruption to the roof profiles.



**Figure A2a.7 Ground floor plan of male house as existing from survey**



**Exterior of top house—view from South East**

- The shallow vaulted entrance hall and connecting stairs in the western wing should be retained with the vaulted ceilings presented.
- The present windows should be replaced with a more appropriate window style which allows for natural light penetration, views out and larger opening sections to maximise natural ventilation.
- Penetration of the historic roof profiles for services etc., should be avoided or, where necessary, located discreetly to minimise any negative visual impact. Where possible these should be integrated within any new build elements.



**Exterior of Top House - View from North West**



**Interior of top house—second floor room**

**Suitable Uses:** This building is suitable for a range of uses, subject to satisfying the general guidelines, including office, administrative, education, cultural. Due to its significance, it is recommended that the use would facilitate some public access to the interior. The envisaged library use (as identified in the Masterplan) would be particularly suitable for this building, due to its location within the heart of the site.



### A2a.9 The Female House

**Constructed:** c.1866, remodelled by W.H. Byrne in 1898 and extended between 1907 and 1936

**Architect:** Original architect unknown.

**Protected Structure:** Dublin City Development Plan RPS Ref: 3283

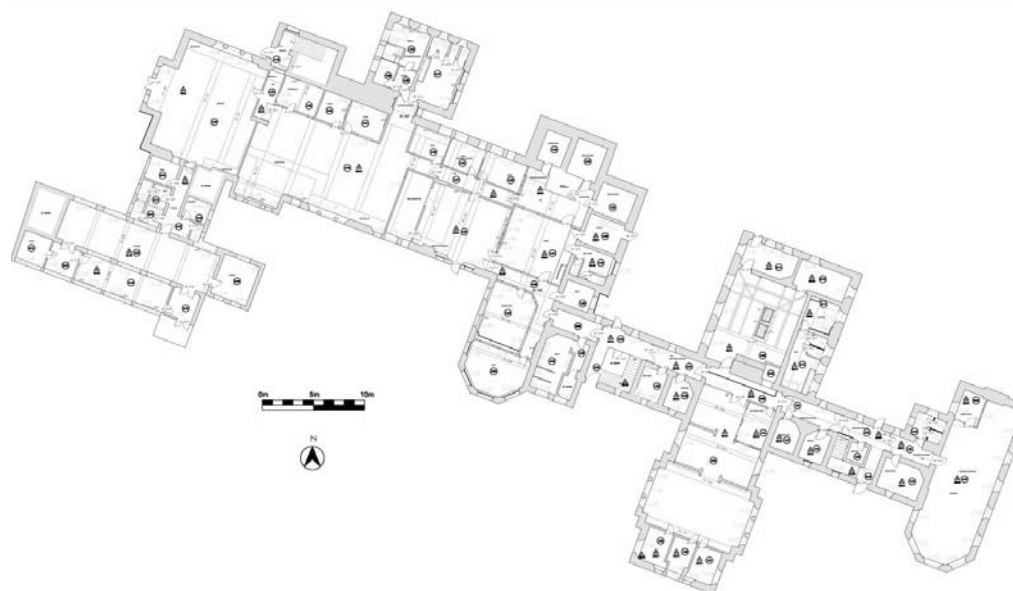
**Special Interest Categories:** Architectural; Historical; Social

**Original Use:** Female Wards of Richmond Lunatic Asylum

**Current Use:** Special Care Unit, St. Brendan's Hospital

#### Brief Description:

This two storey with partial attic building of sneaked Calp rubble walls and dressed limestone quoins, runs parallel to the Tudor trio of Murray designed buildings. It is a detached structure built in two phases the 1866 being the earliest phase, which forms the eastern part of the existing range, having a central advanced breakfront flanked by five-bay ranges with advanced three-bay end pavilions with wide canted bays to the south. The later phases, added to the west, north and south of the original building, were constructed sometime between 1907 and 1936. These comprise a two-storey, three-bay addition to the south and a single/part two-storey addition to the north side of the central breakfront. To the west a larger two-storey four-bay range was added. Further additions in 1970 are of little architectural value. While the building is now entered from the north, Paul Arnold's report has identified that the original entrances were from the formal garden to the south as indicated on the 1876 and 1907 maps. It is also worth noting that the central part of the original structure is located on axis with the Catholic church opposite, which indicates a carefully considered original positioning of this building which followed the Murray group by 16 years. The building also follows the Tudor style of its neighbours with steeply pitched slated roofs, which are double pitched with gable and hipped ends and chamfered limestone window and door surrounds (although later window modifications have brick upper surrounds). The only surviving chimney stack is the projecting stack to the end bay at the north-east corner. Internally, the plan layout comprises a range of spaces, including small cellular rooms and larger open spaces, most notable the large dining room within the central block which



**Figure A2a.8: Ground floor plan of female house as existing from survey**



**Exterior of female house—part of south elevation**



**Part of exterior (north) of female house**

contains a series of chamfered timber trusses and central lantern. Decoration is generally plain with some original surviving, such as the rounded and chamfered corners, other surviving elements may be concealed by modern finishes.



**Building Specific Guidelines:**

- The historic plan form should be utilised, where possible, as part of a new use layout.
- Careful consideration to be given to treatment of landscaping and setting around the cluster of buildings (including Female House, RC Church and Male Infirmary).
- The relationship between the public realm and entrances—south façade to be re-established as main elevation on to St. Brendan’s Way; north façade opening to Cultural Garden.
- Retention of specific mature trees within Cultural Garden will enhance the setting of the building.
- The removal of late circa twentieth century accretions and the earlier addition to the north side of the original central breakfront will provide an opportunity to strengthen setting and clarify hierarchy of entrances.
- Location, scale and architectural expression of any extension to accommodate a theatre use (see below under suitable uses) requires careful consideration in terms of impact on the protected structure and the spatial qualities of the public space surrounding it. Such a new extension can assist in animating and shaping the external spaces and should be contemporary in expression to provide a clear reading of historic layers.
- Penetration of the historic roof profiles for services etc., should be avoided or, where necessary, these should be minor in scale (for example a lift enclosure or plant room at roof level would be unacceptable whereas an overflow pipe from an attic tank may be considered acceptable) and located discreetly to minimise any negative visual impact. Where possible these should be integrated within any new build elements.

**Suitable Uses:** This building is suitable for a range of uses, subject to satisfying the general guidelines, including office, administrative, education, cultural. Due to its location with regard to St. Brendan’s Way, at the centre of the overall complex and within the potential student hub, which the Masterplan proposes, other uses such as retail, public house/student bar, entertainment, theatre, would be appropriate.



**Exterior of female house - North elevation**



**Exterior of female house**



## A2a.10 The Laundry

Constructed: 1895

Architect: W.H. Byrne

Protected Structure: Dublin City Development Plan RPS  
Ref: 3287

Special Interest Categories: Architectural; Historical; Social

Original Use: Laundry

Current Use: Unused/small NW section remains in use as laundry. It should be noted a planning permission has been granted for the carrying out of works and adaptation to new office use (Planning Ref No. 2114/09)

### Brief Description:

The former laundry comprises a single storey multiple bay structure, constructed of ashlar limestone with yellow brick openings and detailing. There are four bays running east-west and an additional adjoining range to the east running north-south which is divided into three main spaces. The main spaces within these ranges are large single-volume top-lit rooms with fine wood block floors of a distinct and pleasant character.

### Building Specific Guidelines:

- It is a key opportunity within the masterplan to re-use this building and its characteristic spaces and volumes as they currently exist. Any subdivisions should ensure the existing volumes remain legible and should be reversible.
- The setting of the building should be carefully considered, in terms of the surrounding new buildings and spaces.
- The distance to any new building to the west, and the height and materiality of this new neighbouring structure will require careful handling to ensure satisfactory scale relationships and to minimise any negative impact on daylight and natural ventilation within the historic building.
- Maintaining open space to the east, south and north will provide appropriate 'breathing room' for this single-storey building.



Figure A2a.9 Ground floor plan of laundry as existing from survey

- The stub of the original chimney still survives and is now replete with vegetation. Consideration may be given to retaining this feature as an historic fragment which could be incorporated as part of the landscaping. The current planning permission allows for work to the existing chimney.
- The use of landscaping techniques and materials in the immediate environs of the building should reflect its status as a protected structure and may include the use of stone, brick or similar natural materials and/or material salvaged from elsewhere within the site.

**Suitable Uses:** This building is suitable for a range of uses, subject to satisfying the general guidelines, including office, administrative, education, cultural.



Laundry Exterior



Laundry Interior



### A2a.11 The Mortuary

**Constructed:** c.1900

**Architect:** W.H. Byrne

**Protected Structure:** Dublin City Development Plan RPS  
Ref: 3286

**Special Interest Categories:** Architectural; Historical; Social

**Original Use:** Mortuary

**Current Use:** Clinic

#### Brief Description:

Detached, single-storey structure composed of two and three bay gabled ranges extending from a common lower range. The entrance pavilion to the south is hipped and all roofs are slated. External walls are rusticated limestone with painted brick quoins and window and doors surrounds and painted granite sills. There is a flat roofed extension to the eastern façade. Timber four over four sash windows mostly survive. The building contains an electrical sub-station to the south and the mortuary is housed in the centre. The remaining portion currently accommodates offices. Original plain interior joinery survives with exposed timber purlins in some rooms.

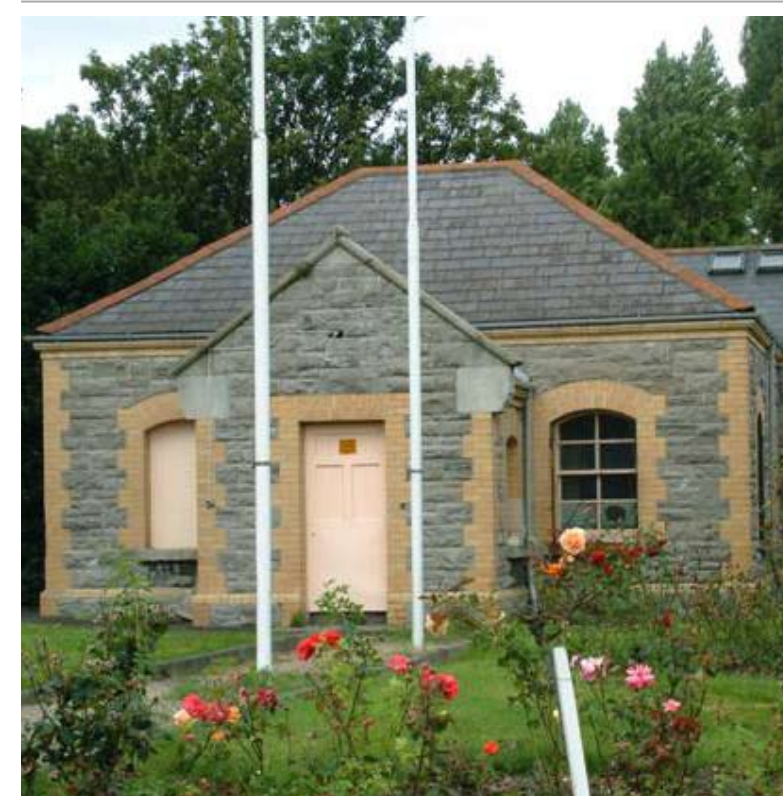
#### Building Specific Guidelines:

- The relationship between this low single storey structure and any neighbouring new structures requires careful design of the transitions of scale.
- It may be necessary/appropriate to extend the mortuary (depending on use). There may be an opportunity to utilise the step in section that exists at Grangegorman Lower in order to achieve an interesting design.
- There should be a clear relationship between the Mortuary and the surrounding public spaces and gardens, in terms of landscape design and use.
- Any new use should ensure the layout relates to the external envelope and façade arrangement of the existing building, thus availing of the opportunity for dual and triple aspect rooms. The building is too small for the existing spaces to be reduced in size.

**Suitable Uses:** This building is suitable for a range of uses, subject to satisfying the general guidelines, including office, administrative, education, cultural.



**Figure A2a.10: Mortuary survey plan**



**Exterior of mortuary—south elevation and entrance**



**Exterior of mortuary—east elevation from Grangegorman Lower**



## A2a.12 Boundary Walls

**Constructed:** Built in phases from the early nineteenth century with additions and modifications continuing throughout the twentieth century.

**Architect:** Not identified

**Protected Structure:** Dublin City Development Plan RPS Ref: 1674 (Steon wall along North Circular Road, St. Brendan's Hospital complex) ;3281 (Entrance gates, piers and wall at Grangegorman Upper); 3289 (entrance features and entrance gate piers, curved wall at Morning Star Avenue are all included within the listing of The Lower House)

**Special Interest Categories:** Architectural; Social

**Original Use:** Boundary Walls, gates

**Current Use:** Boundary Walls, gates

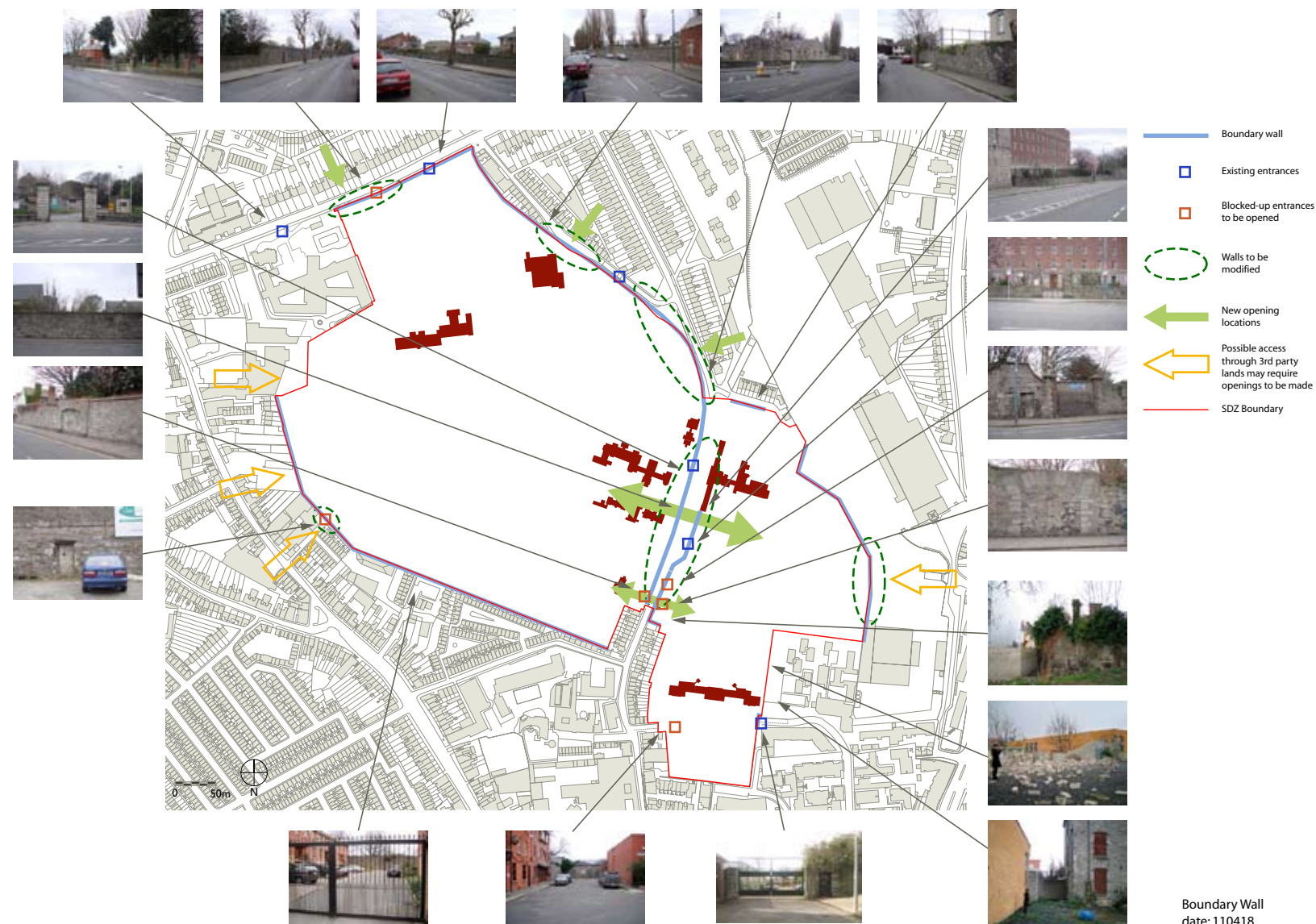
**Proposed Use:** Boundary Walls, gates.

### Brief Description:

This comprises boundary walls of Calp limestone rubble walling construction, with sections of high quality sneaked coursing, limestone entrance piers and the eighteenth century (1780) wrought-iron entrance gates and granite gate piers relocated from Santry Court to their current position c.1940. The walls form the boundary to the site and are overall in sound condition, however in places sections have been lowered, rebuilt in concrete block and are overgrown with vegetation. Not all walls are of historic significance.

### Structure Specific Guidelines:

- A number of former openings in the boundary which provided access into the site and have been closed off/ blocked up in modern times, are to be reopened. Careful removal of infill should be carried out and any architectural features—piers, arches, decorative lintels, reveals, etc., retained and repaired.



**Figure A2a.11: Map of Grangegorman site indicating extent of existing boundary walls**



- New openings in the boundary wall, including those sections which are included on the RPS, will be required to facilitate access and movement as set out in the Masterplan proposals. Planning permission has been granted (Planning Ref No 3112/09) for a new opening/entrance to the site from the North Circular Road. Another significant opening will be required in the boundary wall to the western part of the site along Grangegorman Lower. The location of this, and any other necessary openings, should be determined based on a careful study of the walls so that any existing architectural features of note are carefully considered and integrated into the overall design. The use of traditional elements such as piers, arches, railings should be introduced with careful attention to detail, junctions and material specification. Considered contemporary interpretations may be appropriate. The extent and size of any openings should be guided by consideration of the overall character and legibility of the wall, which should remain following the intervention.
- A condition survey of sections the boundary walls where interventions are proposed, will be carried out to inform detail works, including repairs, alterations and interventions. These areas of the historic boundary walls will be subjected to a full measured survey. This would include dimensional information on the walls including length, depth, height and relative levels. Elevations identifying the various construction materials and the locations where changes in these materials occur are to be provided. Any special features such as blocked-up entrances, including stone/brick piers, arches etc will be identified and surveyed in detail by rectified photography.
- The above described survey will provide an accurate and up-to-date record of the boundary walls where interventions are proposed. It will inform the detailed strategy and design for removal and making-good of the walls where this is required and will also provide detailed information which will be required to determine the approach to re-opening (with possible enlargement) of existing openings.



***Access gate from Morning Star Avenue***



***Arched entrance from Grangegorman lower to rear of surviving section of Lower House***



***Main Entrance gates and piers***

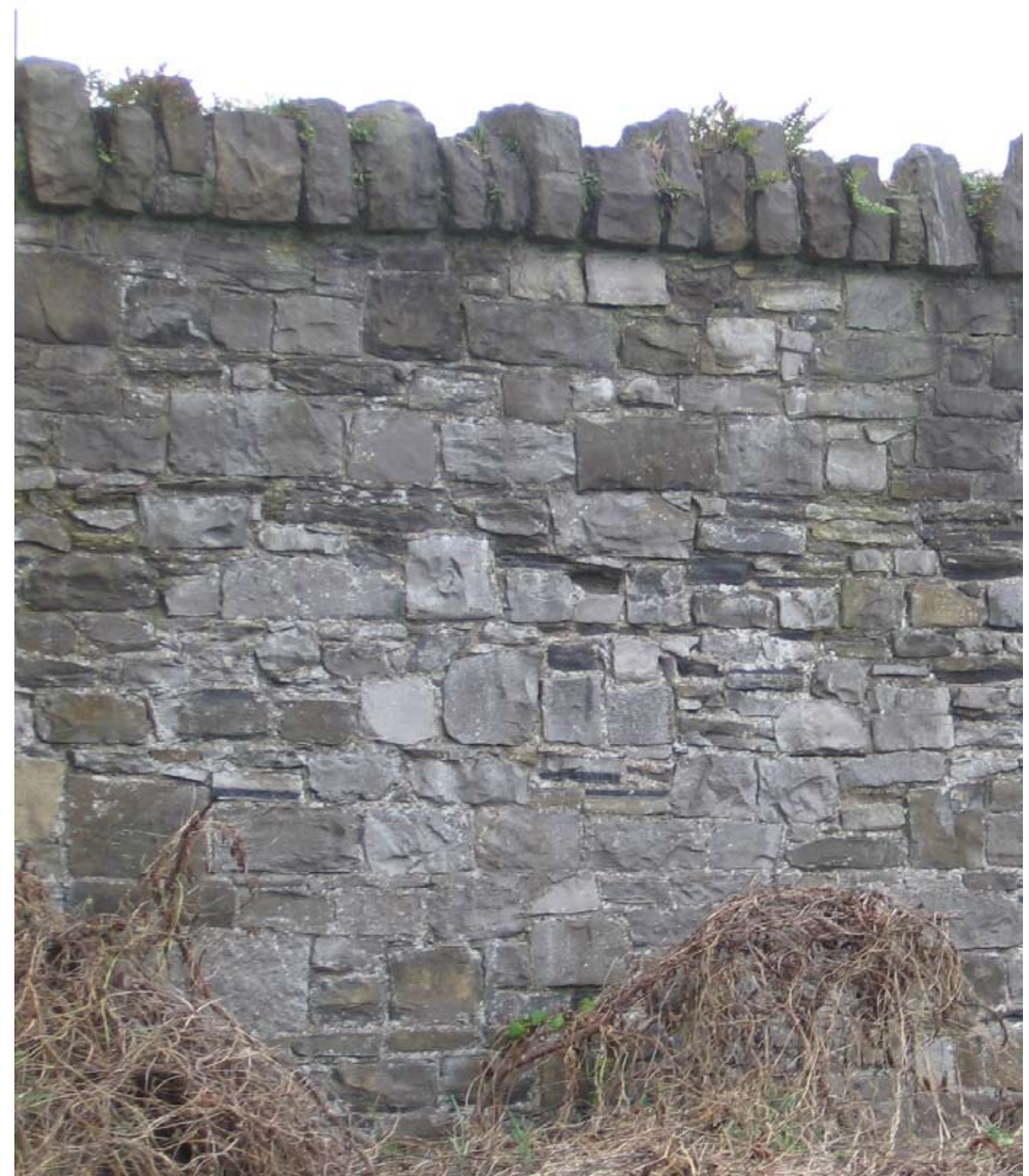


***(above and left) Main Entrance gates and piers***





*Sneeked Calp Boundary wall to Grangegorman Lower*



*Calp wall enclosing Eastern Boundary wall to Grangegorman Lower*



### A2a.13 Tunnel running under Grangegorman Lower, linking east and west sections of Grangegorman Lands

Constructed: c.1836

Architect: not known

Protected Status: Not protected

Special Interest Categories: Social

Original Use: tunnel for secure and discrete movement of patients

Current Use: derelict

#### Brief Description:

A significant architectural feature is the tunnel that runs beneath the road at Grangegorman Lower, connecting the eastern and western sections of the site. It is believed that this tunnel was originally constructed to move patients/inmates from one part of the complex to the other. Although not a protected structure, it is an interesting feature that is to be retained and should be presented in an appropriate manner within the landscaping plan.

#### Building Specific Guidelines:

- Retention and presentation/reuse of the tunnel is generally desirable.
- To facilitate detail proposals for presentation and reuse of the tunnel, it will be necessary to carry out a survey. Careful clearance of overgrown vegetation (with any significant planting or landscape features identified and protected in advance) and debris is necessary to facilitate this survey.
- Any additions required to service temporary uses, or secure the tunnel, should be reversible and allow for viewing of the tunnel, if full access is considered inappropriate.
- Any interpretation displays should be kept to a minimum and not distract visually from the site. As such, the tunnel space may spark personal enquiry and imagination.



**Entrance to tunnel at west side of Grangegorman Road— while currently overgrown access to the tunnel is still possible from this side.**



**Detail view from east side, showing stones to tunnel entrance arch. Opening is filled with concrete block.**

- It may not be appropriate, or necessary, to signpost or illuminate (other than for safety reasons or for a particular use) the tunnel—such a place may be better found 'by accident'.
- Guidelines to be prepared to outline the types of activities/events which might take place here and constraints on intervention and protection of fabric from damage.

**Suitable Uses:** Subject to its availability for re-use, this landscape feature/historic piece of infrastructure would be suitable for use for temporary events and exhibitions.