

Appendix

2b

Planning Scheme Grangegorman

Conservation - Removal of Structures





Appendix 2b:

Purpose and Layout of this Appendix

Appendix 2b should be read in conjunction with Chapter 6. This Appendix lists the structures to be removed and provides structure specific guidelines for the removal of these structures.

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A2b.1 Structure Specific Guidelines— Removal of Structures

The following is a list of the buildings which are proposed to be removed:

- 1 Former doctor's houses at 226, 228 & 230 North Circular Road
- 2 St. Elizabeth's Court
- 3 GDA offices (part of former Richmond District Lunatic Asylum)
- 4 Administration Building/Orchard View¹⁸
- 5 Handball Alleys
- 7 Transport Depot
- 8 Residential Wards (1970s)¹⁹
- 9 Outpatients Building (1970s)
- 10 Recreation buildings (1970s, 1980s)
- 11 DCC Cleansing Depot (1970s)
- 12 Supplies Dept. (1970s)
- 13 Nurses Home (1938)
- 14 Stores (1970s)
- 15 Administration building (1980s)
- 16 Nos. 1-5 Orchard View (1930s)¹

While most of the structures are of little architectural value, five have been identified in the previous architectural appraisals as being of architectural merit. These are the surviving fragment of the former Richmond District Lunatic Asylum (currently the GDA offices), the 1938 Nurses Home (currently part occupied by the HSE) and the 3 No 1936 former doctor's houses (nos. 226, 228 & 230 North Circular Road). In addition the cultural value of two handball alleys has been identified. In light of this, the background context to their proposed removal and structure specific guidelines for their removal are set out within this Appendix.

¹⁸ A planning permission for replacement development and demolition of the currently vacant and boarded up residential properties has been granted (Planning Ref. No. 1125/06)

¹⁹ A planning permission for replacement of and demolition of portion of these residential wards has been granted (Planning Ref. No. 3112/09)

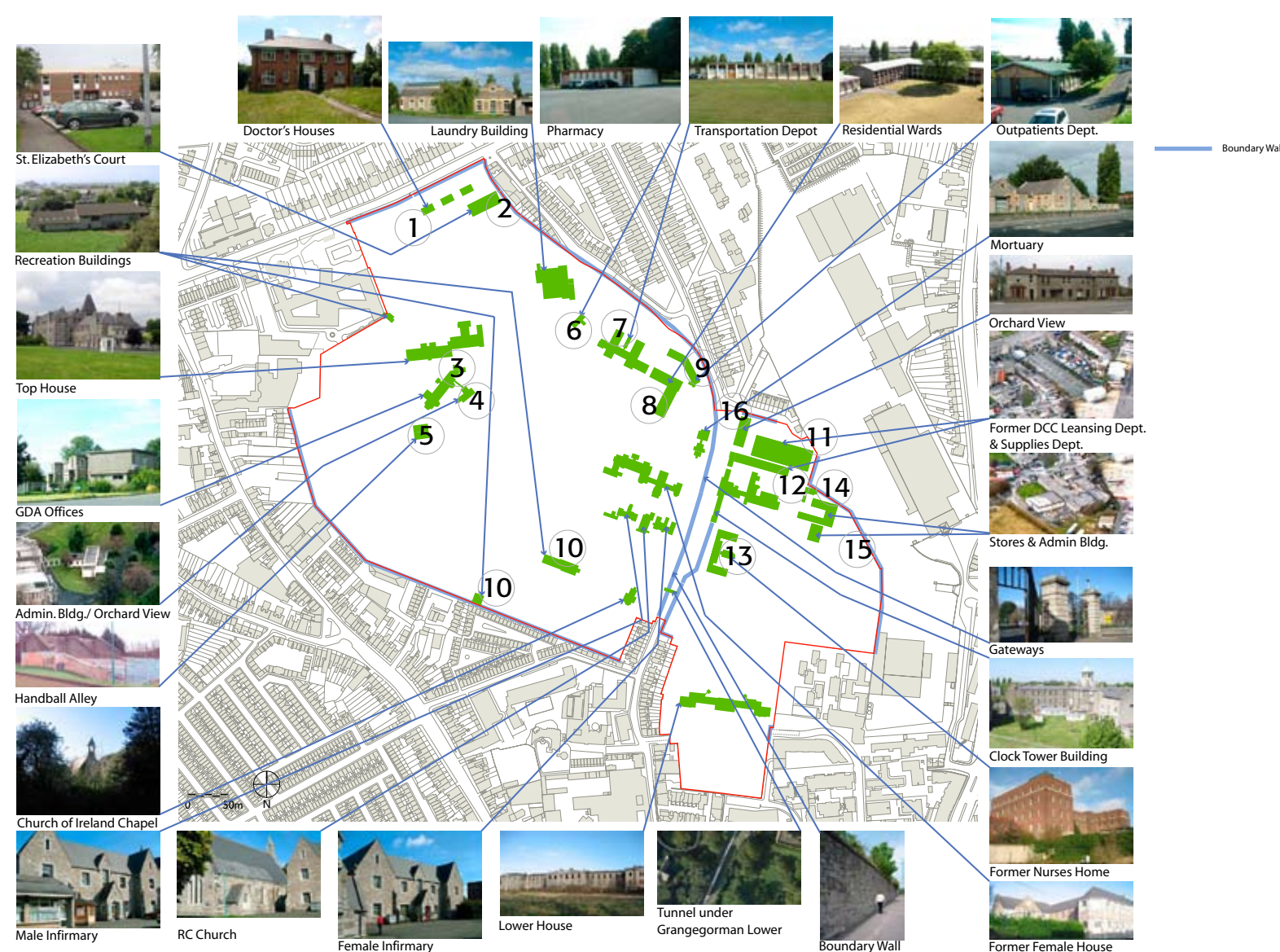


Figure A2b.1: Key plan identifying structures on site

A2b.2 Guidelines and procedures for removal of structures:

- Record drawings and photographs of existing structures are to be prepared prior to commencement of removal works.
- Dismantle using methods which allow for re-use of elements and materials
- Identify strategy for re-use of building elements with on-site re-use prioritised.

A2b.3 Removal of the Nurses Home

The Nurses Home was constructed in 1938 to the designs of Vincent Kelly. It is not recorded on the Record of Protected Structures.

It is a detached seventeen-bay five storey structure with a flat roof on a U-shaped plan. The ground floor has a channelled granite-faced finish and upper floors are of red/brown brick laid in English bond. There is a granite cill course on the uppermost floor. Windows are of timber with sliding sashes and horizontal glazing bars. A feature of particular note is the main entrance door with its Art Deco style decoration. Internally the layout and decorative features remain mostly intact since construction and are in good condition (ref Paul Arnold Architectural Appraisal).

The removal of this structure is a required part of the Strategic Plan for the redevelopment of Grangegorman.



Nurses Home elevation



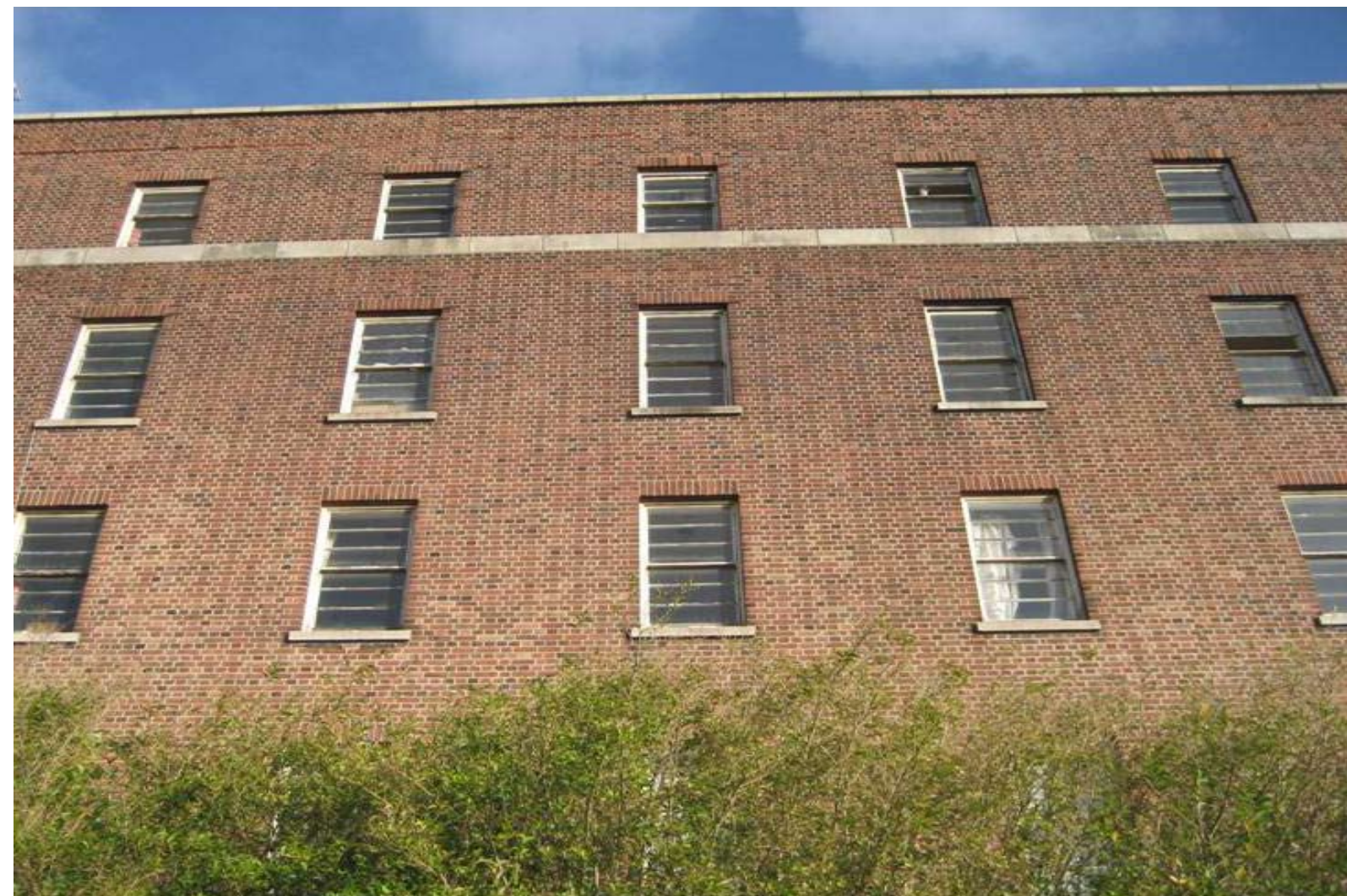
Nurses Home from south-east

This is primarily in order to achieve one of the key goals of the Masterplan design. A major element of this design is the creation of a route through the site (St. Brendan's Way) which links the two sides of the site, on the east and west of Grangegorman Upper and also connects back into the existing urban fabric that surrounds the area. To make this connection successfully the most appropriate location is immediately south of the Clock Tower Building (Former Penitentiary) where the Nurses Home is located. This allows the route to weave through the centre of the site and between the cluster of existing buildings (all Protected Structures) on the western side of Grangegorman Upper thus integrating these structures into the overall scheme. Thus, the removal of the Nurses Home forms an integral part of the overall urban strategy for Grangegorman.

Also despite the fact that it is a building of certain architectural interest in relatively good structural condition, it would be challenging to adapt it successfully to acceptable modern standards appropriate to a new use without considerable compromise of the internal layout, due primarily to the fact that it appears the internal load-bearing walls (which are reinforced concrete) are of very short spans (c. 3.5m). To make use of this cellular layout would involve significant, costly, internal demolition, essentially 'gutting' the interior.

The structures that will replace this building, and the other buildings which are proposed to be removed, will be designed to a high standard and the quality of the new quarter overall will be superior to that which it replaces, in all aspects of design.

Features of significance from the Nurses Home, such as the sculpture above the door case, will be retained and, where possible and appropriate, re-used elsewhere within the scheme, retaining traces of what went before.



Nurses Home, front elevation.

A2b.4 Removal of the GDA building (fragment of former Richmond District Lunatic Asylum):

This structure comprises essentially a surviving fragment from the early twentieth century extensions to the Richmond District Lunatic Asylum of the mid-nineteenth century. The majority of the structure, which is set at an angle to the earlier section, was built as one of two wings added c. 1910 to the original District Asylum which was built in 1851 and substantially demolished in 1986. It is not listed in the Record of Protected Structures.

It comprises a two-storey building, now flat-roofed with original pitched-roof removed. Walls are of calp ashlar with dressed limestone to window opes and two-stage buttresses located on the corners and on the elevations. Many of the windows retain their original timber sashes. Internally some original features remain but significant modernisation has taken place. Paul Arnold's Architectural Appraisal Report suggests that this structure may date either to 1909 additions by George Tighe Moore or later works carried out in 1928 to the designs of Patrick John Fitzgerald Munden.

The removal of this building is necessary to achieve the plan of a central library complex (incorporating the Top House, a Protected Structure) and academic hub plaza which, with its associated outdoor space overlooking the playing fields and cityscape beyond, will form the main congregation space and principal civic space, in this new city quarter and university campus. Its significance derives from its use as the central library (incorporating a local authority branch library for the surrounding community), its location at the intersection of St. Brendan's Way (the main east-west route through the site and the extension of the historic eighteenth century city spine), the entrance avenues from North Circular Road and the open parkland playing fields to the south of the site and, the integration of the historic Top House at the core of this 'heart'.

The structure which survives today is a fragment of a later addition to the original structure. While the building contains materials and construction of high quality, its architectural integrity has been greatly compromised.



GDA building—to be removed.

Were it to be retained, the location of the building and its compromised architectural form would impact in a severely negative manner on the major urban design strategies of the Masterplan.

Therefore, it is considered appropriate to remove this structure following the general principles and guidelines laid down in the report. The structure should be carefully dismantled in order to conserve as much of the material, intact as building elements, as possible for re-use. Good quality materials, some of which are no longer readily available (such as Calp Stone), were used in the construction of this building and every effort should be made to salvage as much of these as possible.

A2b.5 Removal of Former doctor's houses and day care centre at 226, 228 & 230 North Circular Road

These three houses are essentially identical structures, comprising detached two storey, five bay brick houses with hipped, slated roofs. Dating from 1936 they are currently in medical use. While these houses are in good condition and are typical of the residential architecture of their time, they are not listed on the Record of Protected Structure and, in light of the broader Masterplan objectives to allow for new health care accommodation in this part of the site, which will serve the local community as well as specialist needs, and also to enable residential apartment uses, the removal of these buildings is justified in accordance with the Masterplan layout and proposals.

As detailed above, these structures should be fully recorded, dimensionally and photographically, prior to their removal.



226 North Circular Road—former doctor's house. Nos. 228 & 230 are essentially identical structures.

A2b.6 Removal of handball alleys

The removal of the handball alleys will be necessary to achieve the Masterplan proposals. This structure is an example of a type that would have been typical of its time (c.1900). It is not included on the Record of Protected Structures and its central location overlooking the playing fields represents a key position on the site and therefore its removal can be justified in the interests of achieving the best redevelopment plan for the site as a whole. The design as envisaged by the Masterplan requires that this area forms part of the most important outdoor meeting/civic space at the junction of the main east-west route through the site and the principal north-south axis from the North Circular Road. There will also be a sizeable basement sports complex located adjacent to the existing handball alleys.

As detailed above, the structures should be fully recorded, dimensionally and photographically, prior to removal.



Handball Alleys (1890s to 1907) - to be removed

A2b.7 Removal of buildings identified as being of no architectural heritage significance

The Planning Scheme for the Grangegorman site proposes the removal of several buildings which have been assessed previously (ref. Arnold Report, Mandal Report) as being of no architectural merit and which are not included on the Record of Protected Structures. These include the residential wards and outpatients building constructed in the 1970s, the recreation building dating from the 1980s and the transport depot which dates from the 1920s. All such structures, prior to demolition, will be recorded fully in dimensional/measured format and also photographically. These records will be retained by the GDA and also will be lodged with the Irish Architectural Archive, Dublin City Archives etc for future reference, all as per the general guidelines for removal of structures. Permission for demolition of the Residential wards buildings has been granted (Planning Ref. 3112/09).



Residential wards (1970s) - to be removed



Outpatients (1970s) - to be removed