

6

Planning Scheme Grangegorman

Conservation And Cultural Heritage



Chapter 6:

Conservation And Cultural Heritage

6

Conservation And Cultural Heritage

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6.0 Purpose and Layout of this Chapter

This chapter addresses two principal matters, namely guidelines and proposals. It sets out guidelines for the assessment of the historic buildings and structures within the proposed SDZ area in terms of their re-use and integration as part of new design proposals. The chapter provides proposals and guidance in relation to retention, removal, interventions, use and settings of the existing buildings on the site. These have been prepared following inspection of the existing buildings and structures within the site; review of previously prepared Architectural Appraisal reports and review of historic records and documents relating to the site.

The chapter includes general guidelines which will be applied to all building projects as well as specific guidelines for each building or structure. The guidelines are intended as a design tool for architects and other design team members as well as a tool to aid assessment of design proposals, building techniques, etc. by the GDA and the relevant planning and development authorities.

6.1 Historic Context / Development of Grangegorman

The surviving structures that are to be found in Grangegorman today represent the remains of several institutions built in phases over the last two hundred years. Prior to that, the lands remained largely undeveloped, having passed through a series of owners over time. In 1170, at the time of the Norman invasions, the lands formed part of the Priory of Holy Trinity, Christchurch Cathedral. The village of Stoneybatter gradually developed around a manorial residence which was constructed on these lands. During the early eighteenth century the manor house and lands became the residence of the Monck family, Earls of Rathdown, later Viscount Monck of Charleville House, Wicklow. In the 1760's the North Circular Road was laid out, forming the northern boundary to the site.

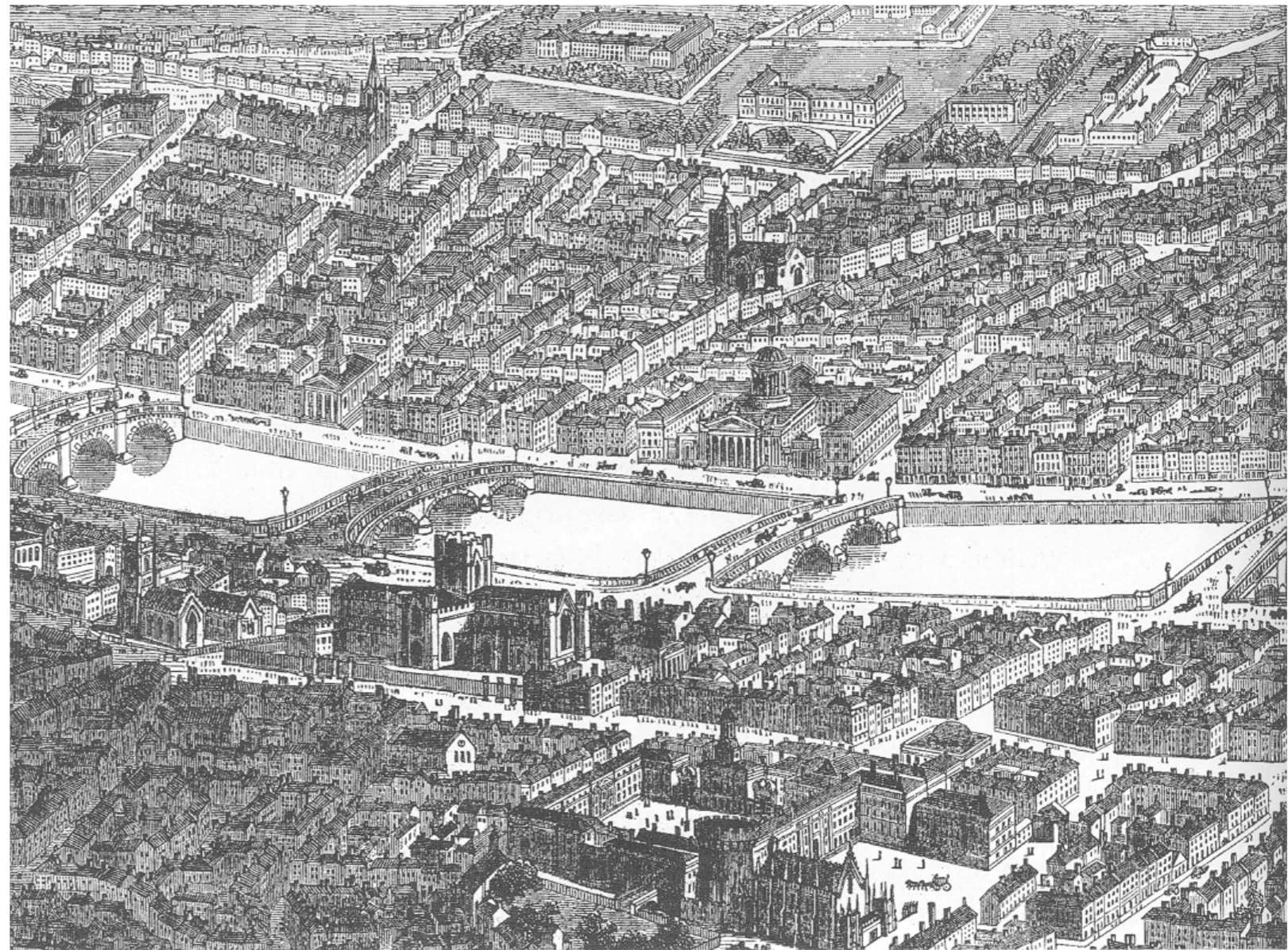


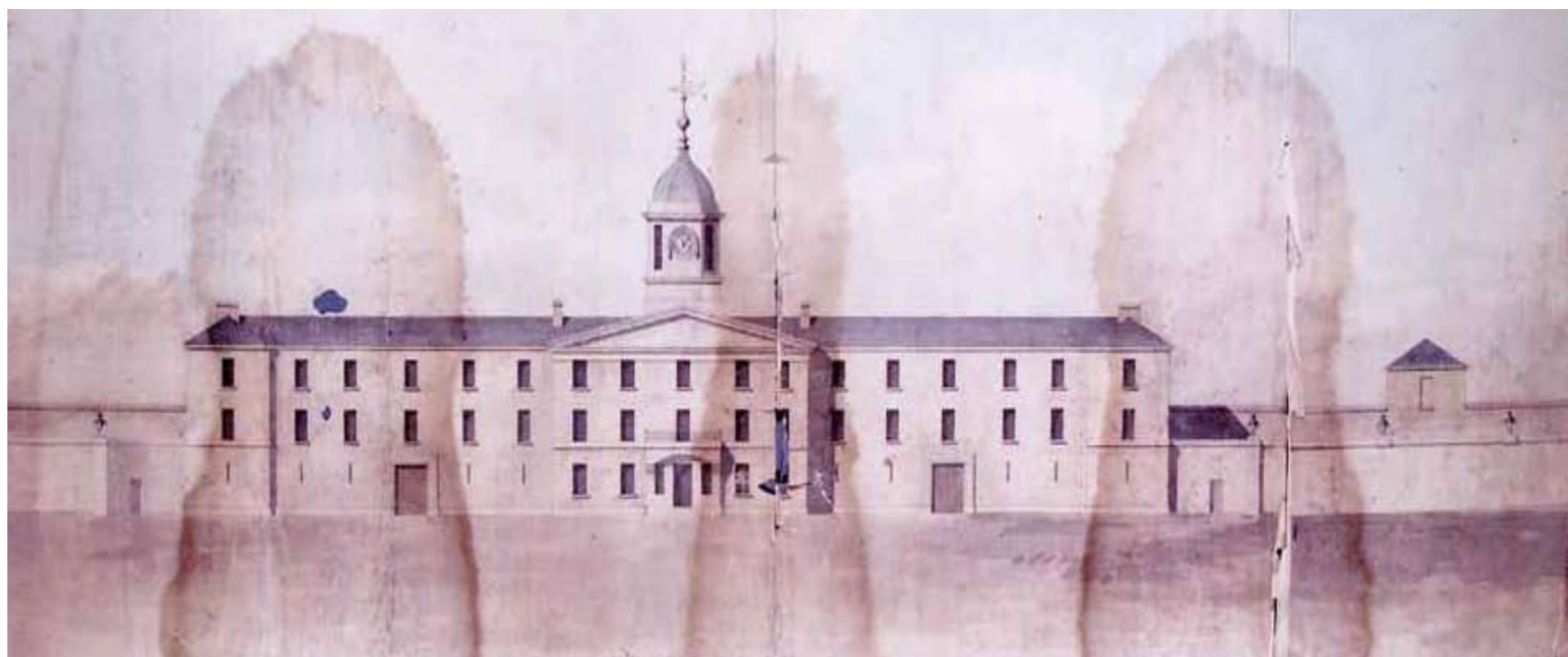
Figure 6.01 1846 view of Dublin city from south side of Liffey looking north towards Grangegorman area (note grouping of institutional buildings at top of drawing). Source: Illustrated London News, 1846

The Dublin House of Industry was set up in 1773, on the foot of parliamentary acts which had been passed the previous year. It was located on a site on what was later to become Morning Star Avenue (to the east of the surviving section of the Former Richmond Lunatic Asylum/Lower House). Initially it provided relief of the poor in addition to punishment for 'vagabonds and sturdy beggars', however it was increasingly used to accommodate the mentally ill and the governors sought in 1809 to build accommodation specifically for 'lunatics'.

In 1814 the Richmond Lunatic Asylum (today known as the Lower House), designed by Francis Johnston, located adjacent to the House of Industry and based on the plan of the London Bethlehem Hospital ('Bedlam'), received its first patients from the House of Industry. In 1812 building work commenced on the Richmond Penitentiary (now called the Clock Tower Building), also designed by Francis Johnston, on a site north of the Richmond Lunatic Asylum.

While this building opened in 1816, it was not fully completed until 1820. The design, layout and operation of these institutions reflected the most advanced contemporary thinking with regard to treatment of mental health and criminality, however the early history of both these buildings is one of continual pressure from overcrowding. This overcrowding and an Act of 1831 which enabled the Richmond Lunatic Asylum to receive as many patients as it could accommodate led to the purchase of extensive additional lands on the west site of Grangegorman Lower from Lord Monck in 1836 and again in 1851. A tunnel, constructed under the road to connect these lands to the Asylum, still survives.

In c. 1851 a chapel (Chapel of St. Laurence), designed by Murray and Denny, -initially serving both Catholic and Protestant patients- and two flanking infirmaries (the Male Infirmary and the Female Infirmary), were built as an ensemble on the western section of the site. The Church of Ireland Chapel designed by George Wilkinson was constructed in 1860. To supplement the Richmond Lunatic Asylum, the Richmond District Asylum was completed by Murray and Denny in 1854 in the north-western section of the extended lands, built to house males only. The preferred entrance to this building was from the North Circular Road but it was not permitted by Lord Monck and so the present entrance on Grangegorman Lower, opposite Johnston's Penitentiary building was formed. The decorative cast iron gates and granite piers of this entrance are not original to here, being the c.1780 gates of Santry Court which were re-erected here c. 1940.



Original elevation of Richmond Penitentiary.

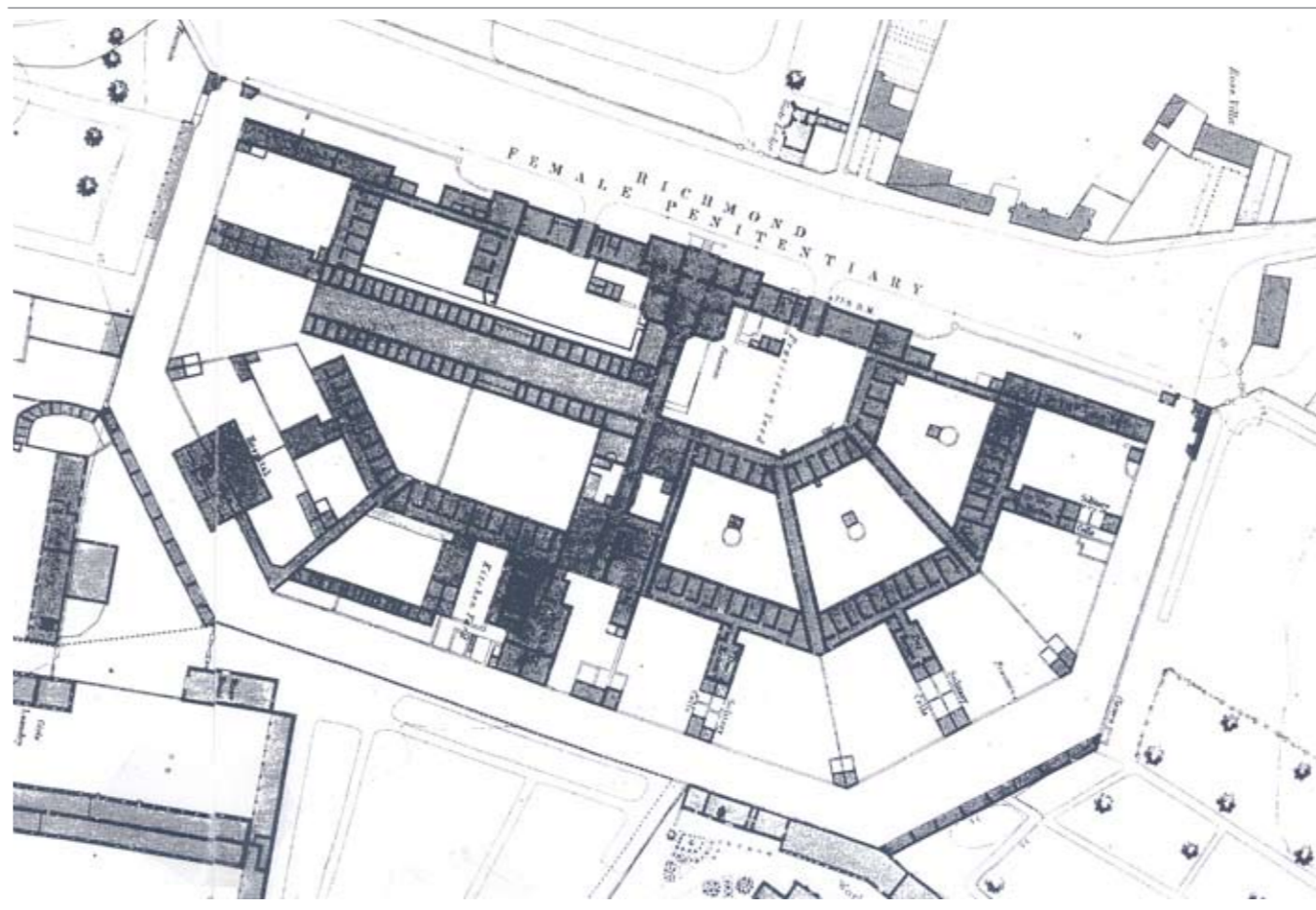


Figure 6.02 Plan of Richmond Penitentiary.
Source: 1847 OS map

The District Asylum was extended in phases, ultimately comprising a large series of wings and ranges, see figures 6.3, 6.4 6.5 and 6.6. Today nothing survives of the original buildings, all that survives are the first two floors of the last phase—the c.1910 western wing—which currently houses the offices of the Grangegorman Development Agency.

Female patients remained in the Richmond Lunatic Asylum until in 1866 a new Female House (original Architect unknown) was built alongside the earlier (Murray and Denny) chapel and infirmaries. It was later remodelled in 1898 by W.H. Byrne.

At the end of the nineteenth century, prisoners in the penitentiary were transferred to nearby Mountjoy Gaol and the building was taken over as part of the asylum complex. Alterations took place in the early twentieth century that reflected this change of use. Also in the late 1800's, the lands fronting onto the North Circular Road were finally acquired—although it became necessary to use a compulsory purchase order to acquire these lands from Lord Monck following a dispute regarding their value. St. Dymphna's (now known as the Conolly Norman House after Dr. Conolly Norman who was appointed medical superintendent of the Richmond Asylum in 1886), was built on part of these lands in 1905. In 1894 the single-storey brick Laundry building was built to designs by W.H. Byrne. Byrne was also responsible for the mortuary building which is of a similar style and vintage and is located at the entrance to the western portion of the site.

Building continued in the twentieth century and the 1936 and 1943 Ordnance Survey Maps indicate the extent of land which was ultimately developed by the institutions. In c.1936 three detached doctor's houses were built fronting onto the North Circular Road and in 1938 Vincent Kelly completed the U-shaped Nurses home immediately south of the Richmond Penitentiary, which required the removal of the southern section of the Penitentiary complex. This building was extended in 1949.

In 1958 the hospital board passed a motion to rename Grangegorman 'St. Brendan's Hospital'. A programme of demolitions in the 1980's resulted in the loss of significant amounts of the nineteenth century buildings, in particular large amounts of the extensive ranges from the two Johnston buildings and the later Richmond District Asylum.



Figure 6.03 Ordnance Survey Map Grangegorman in 1837. House of Industry (named as North Dublin Union Workhouse), Richmond Lunatic Asylum and Richmond Penitentiary all constructed to east of Grangegorman Lower. No institutional development yet in evidence on western portion of site. Source: 1837 OS map.

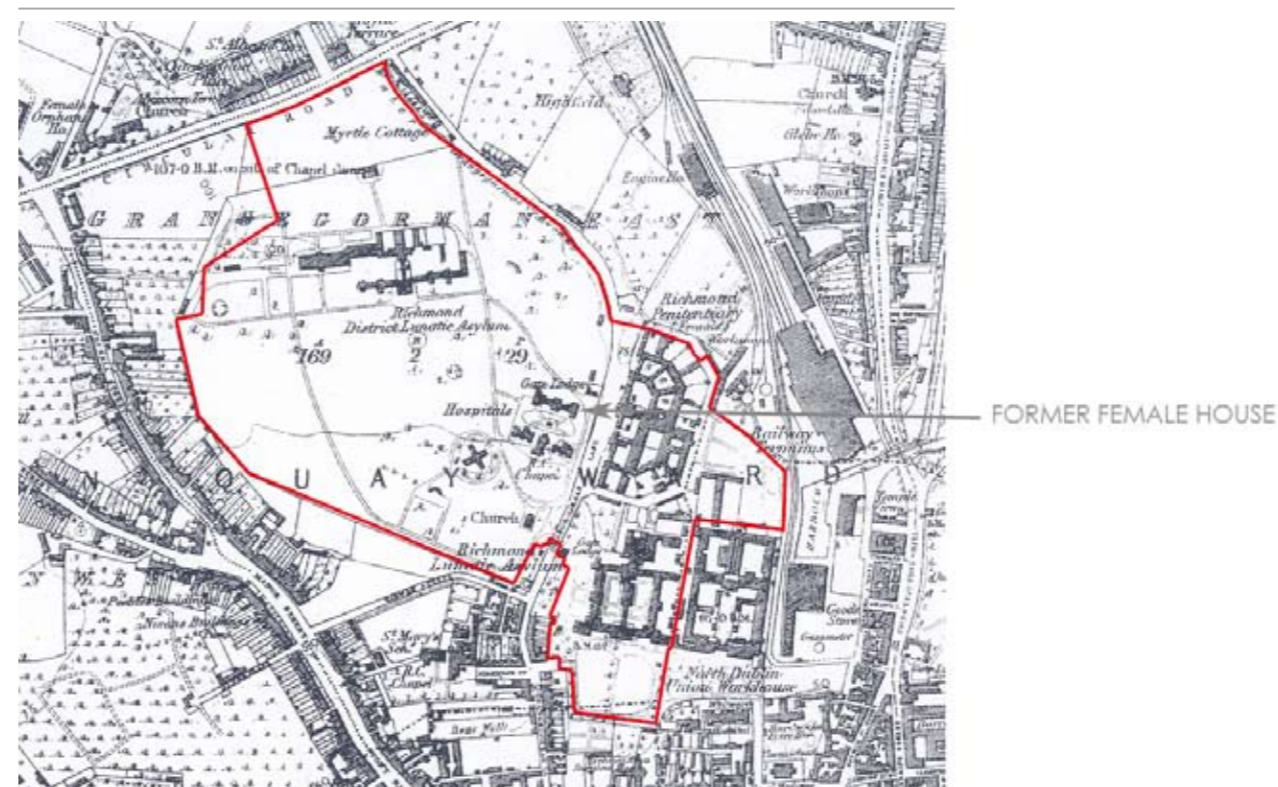


Figure 6.04 1876 Ordnance Survey Map with indication of SDZ boundary

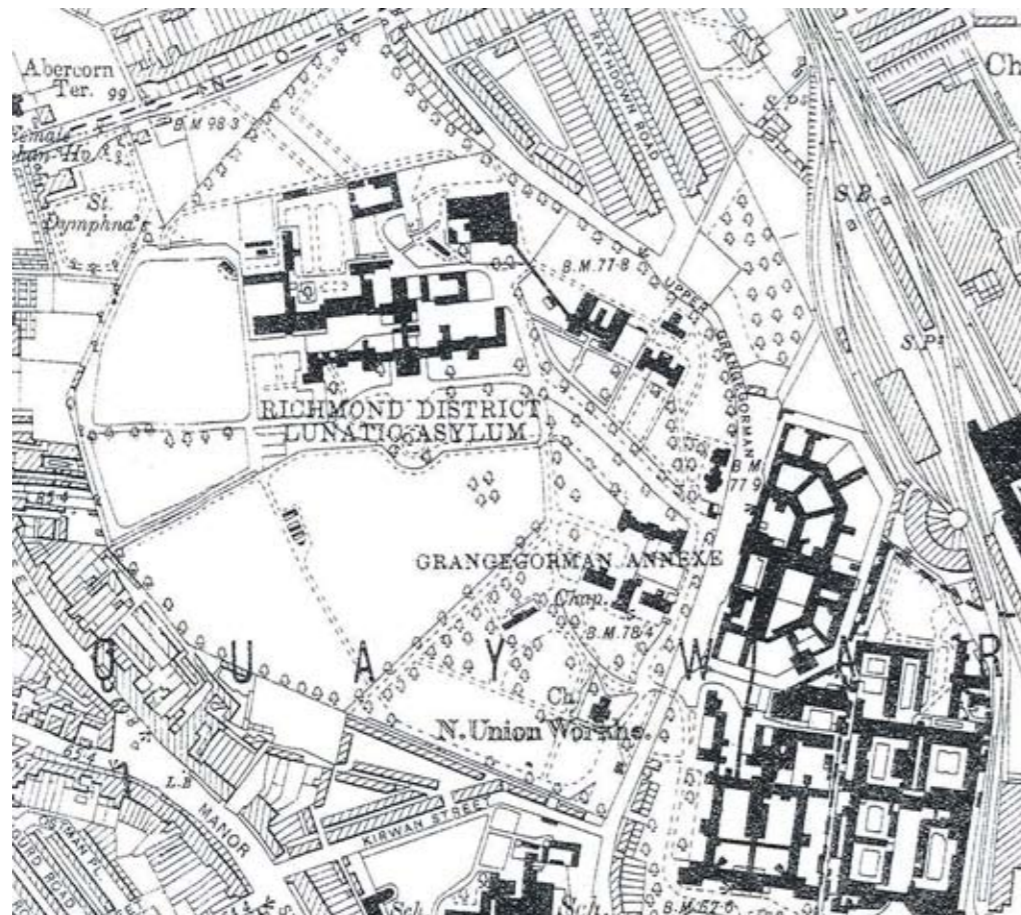


Figure 6.05 1907-8 Ordnance Survey Map

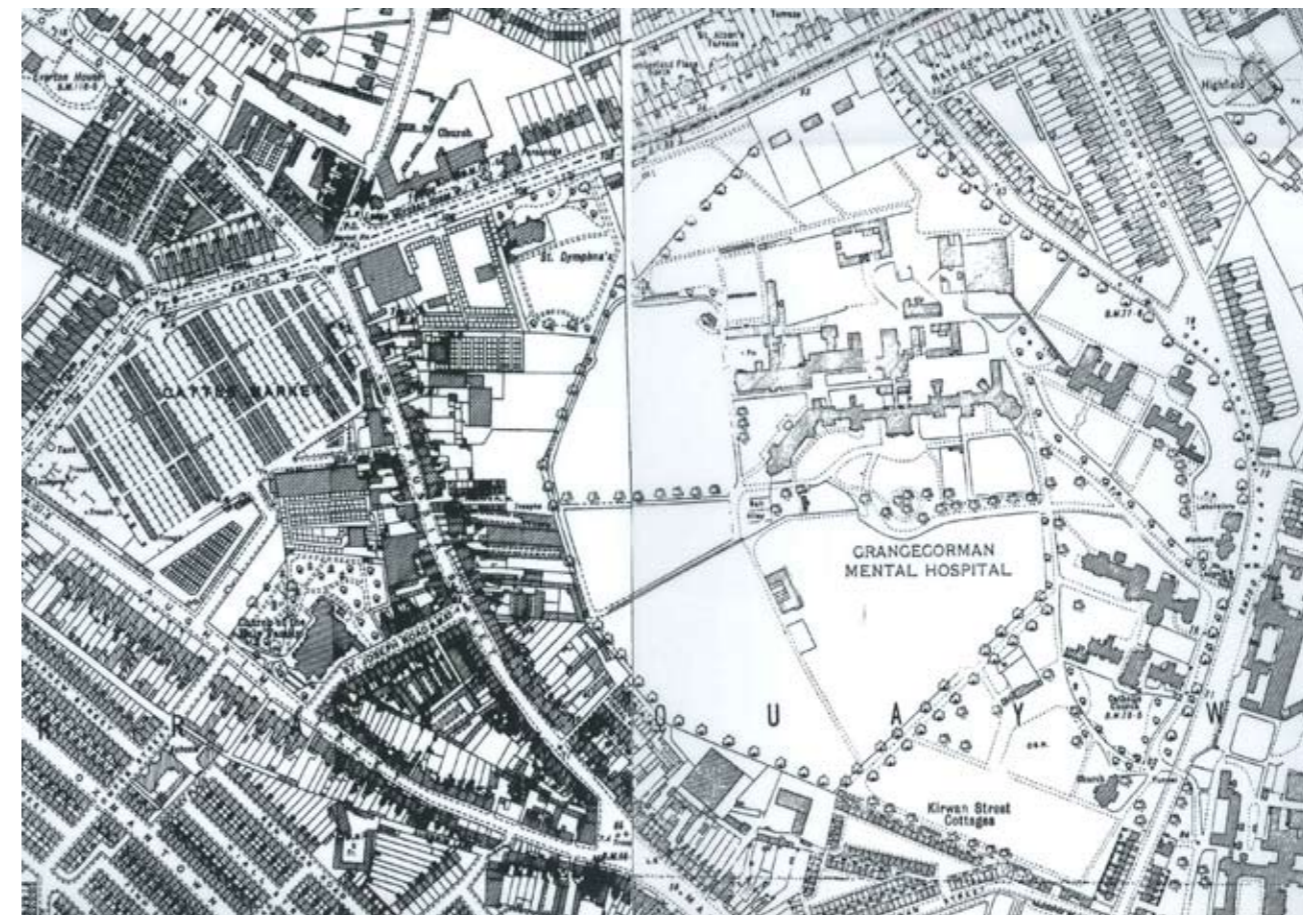


Figure 6.06 1936/1943 Ordnance Survey Maps



Front elevation of Richmond Lunatic Asylum. Source: Irish Architectural Archive

6.2 Statutory Context for Cultural Heritage

The site contains 11 structures which are listed in Dublin City Council's Record of Protected Structures (RPS) and as such are statutorily protected as outlined in the Planning and Development Act 2000. These protected structures comprise 10 buildings and sections of boundary walls, gates and piers. These are listed and described below and in Appendix 2a to this chapter, 'Protected Structures'.

The open lands to the south of the Richmond Lunatic Asylum are designated a Conservation Area in the Dublin City Development Plan 2011 -2017, being the northern section of the Smithfield Conservation Area. There are a number of protected structures close to or bounding the site, including St. Dymphna's (also known as Connolly Norman House) on North Circular Road, No. 29 Prussia Street, 232 North Circular Road and the Broadstone Terminus and Bus Depot buildings. Some of the bounding residential areas are zoned Z1 and Z2 in the Dublin City Development Plan, which is aimed at protecting and/or improving the amenities of residential conservation areas, existing architectural and civic design character of the area.

Generally the existing Protected Structures do not sit within specific, individually distinct sites. Several, notably the Lower House, Former Penitentiary and Upper 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 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 necessary to distinguish between the legal definition 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'. It is proposed, therefore, that the curtilage of the protected structures aligns with that proposed in the Architectural Appraisal prepared for Dublin City Council.

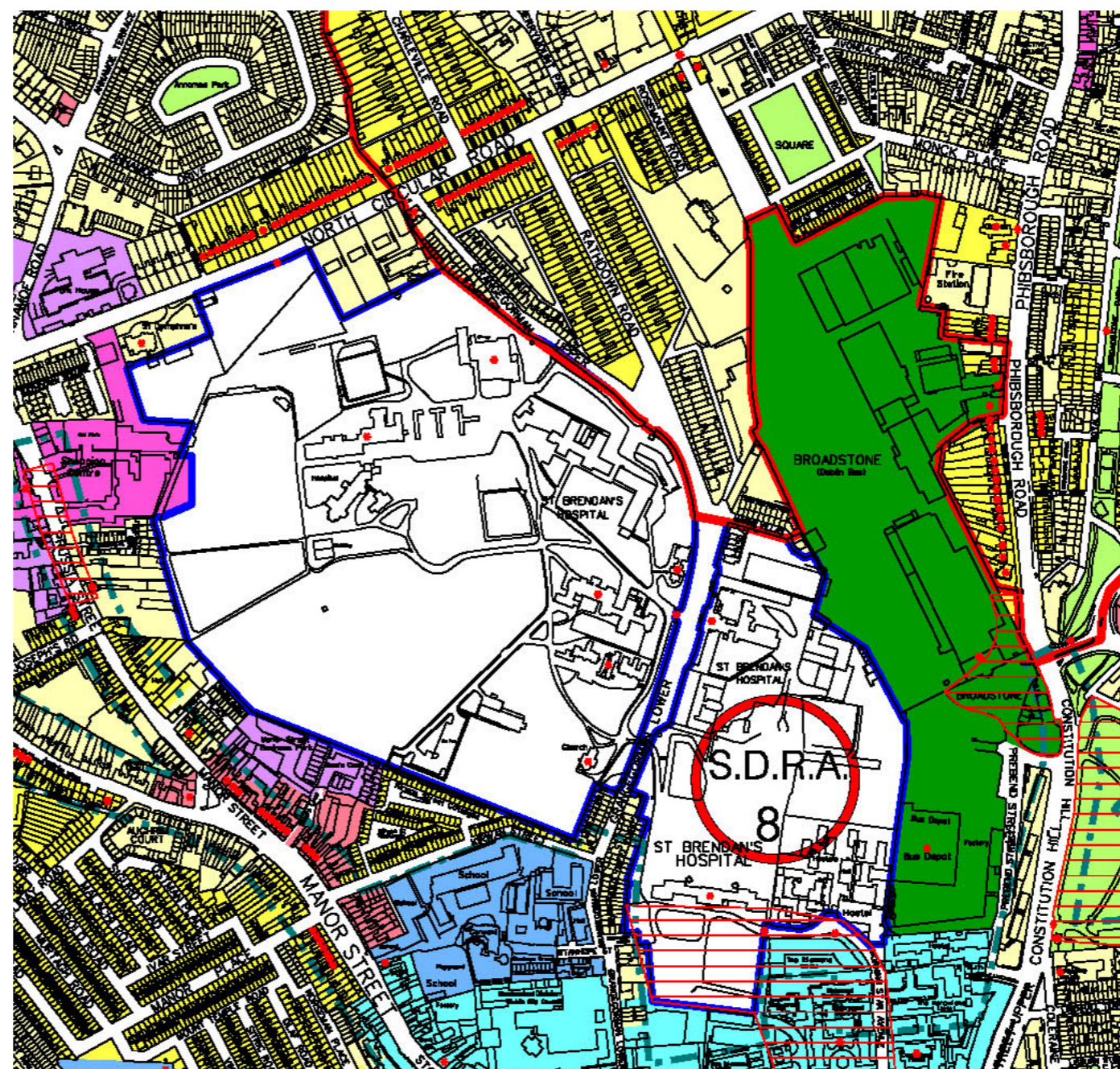
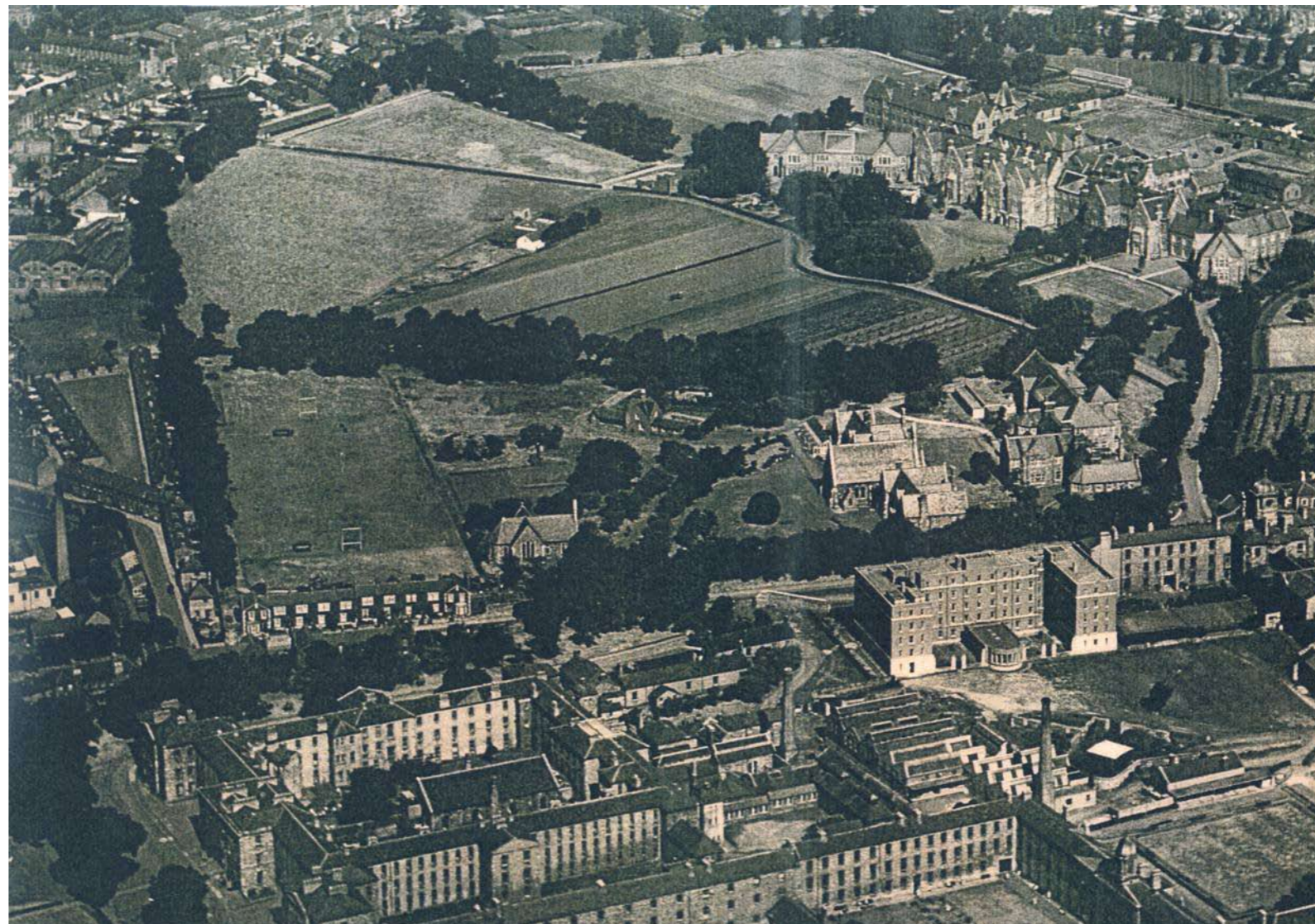


Figure 6.07: Extract from Dublin City Development Plan 2011-2017 Land Use Zoning Map, indicating land use zoning objectives for the site, including conservation area objective and protected structures. It should be noted that while the former Female and Male Infirmary buildings are indicated as protected structures on this map, they are not included in the written record, which is the primary and overriding record. However, in this Planning Scheme these two buildings have been considered as protected structures, lying within the curtilage of the Catholic Church (RPS No. 3328).

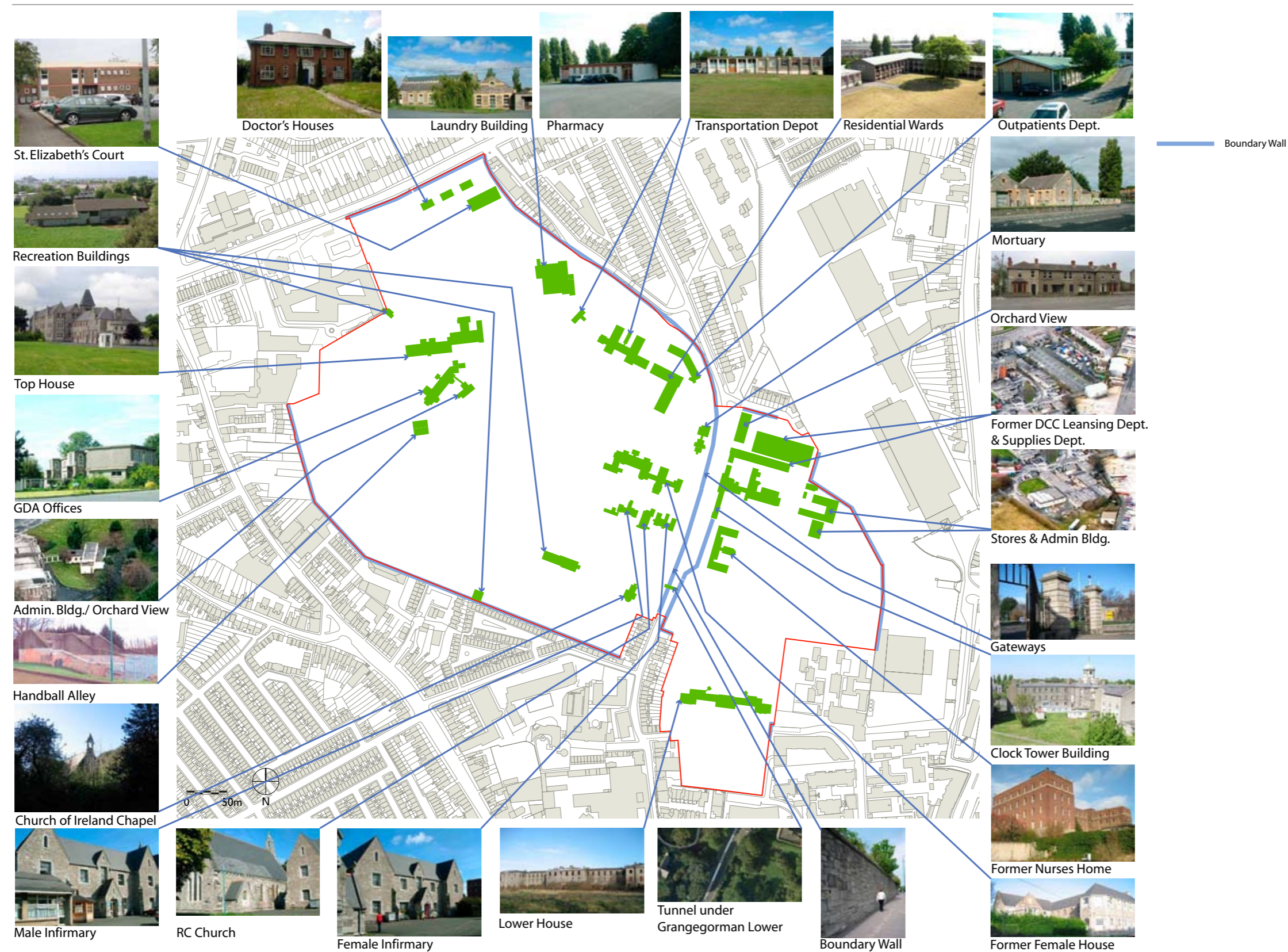
6.3 Significance of Site Heritage

The heritage of the 'St Brendan's Hospital' complex is significant in a variety of ways:

- For such a large tract of publicly-owned land to survive in the centre of the capital city with buildings reflecting a range of styles and vintage is significant.
- The surviving buildings relate an architectural history of institutional approaches to mental health treatment and care from the late eighteenth century up to modern times.
- Many noted and leading architects of their time were involved in the collection of buildings that survive.
- Some groupings of buildings survive that enhance the significance of the individual structures themselves; most notably the Catholic Church and flanking Male and Female Infirmaries, but also of note is the relationship between these buildings and the Female House and Mortuary as they form a cluster near the entrance gates, and the relationship between this cluster of buildings and the older former Richmond Penitentiary on the opposite side of Grangegorman Lower.
- Some fine trees survive, as individual specimens and as more formal groupings of designed landscape.
- As a site of significant cultural memory.



Aerial photo of Grangegorman taken mid-C20th.
Source: DIT



6.4 Retention of Existing Structures

The Planning scheme retains all the existing structures that are on the RPS, as listed in Table 6.1. In addition, the historic tunnel which connects the two parts of the site under Grangegorman Lower, will also be retained. Structure specific guidelines for those structures to be retained are as outlined in Appendix 2a. to this chapter.

Figure 6.09 identifies the buildings to be retained. Figure 6.10 shows the boundary wall with sections to be retained and sections where breaches may be formed subject to guidelines contained in Appendix 2a.

Table 6.1
Structures listed on the Record of Protected Structures

Lower House (Former Richmond Lunatic Asylum)	This building is a three-storey, twenty six bay structure (on the southern elevation), c.1810, designed by Francis Johnston. It is all that remains of the oldest surviving buildings on the site. The wings were added in 1822, to a design by William Murray. Virtually nothing is left of the interior of this structure.
Clock Tower Building (Former Richmond Penitentiary)	This building is a three-storey, seventeen bay structure, c.1814, designed by Francis Johnston. It is one of the oldest surviving buildings on the site. It was remodelled extensively c. 1864, by Edward Carson.
Former Female Infirmary	This building is a two-storey, five-bay structure, c.1850, designed by William Murray, who also designed the two adjacent buildings (structures 20 and 21) at the same time.
Former Male Infirmary	This building is also a two-storey structure, c.1850, designed by William Murray, who also designed the two adjacent buildings at the same time.
Catholic Church	This building is a five-bay structure with a gallery, c.1850, designed by William Murray.
Church of Ireland Chapel	This building is a four-bay structure with a gallery, c.1860, designed by George Wilkinson.
Special Care Unit (Former Female House)	This building is a two-storey structure, c.1870, altered by W.H.Byrne. In use as residential wards.
Laundry Building	This building is a single-storey structure, c.1895, designed by W.H.Byrne. Formerly used for Occupational Therapy.
Mortuary	This building is a single-storey structure, c.1900, possibly designed by W.H.Byrne. Still in use as a mortuary.
Top House (Former Male House)	This building is a three-storey detached structure, c.1870, and is currently unused.
Boundary Wall & Gateways (parts of)	The walls form the boundary to the site and comprises of Calp limestone rubble walling construction, with sections of high quality snecked 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.

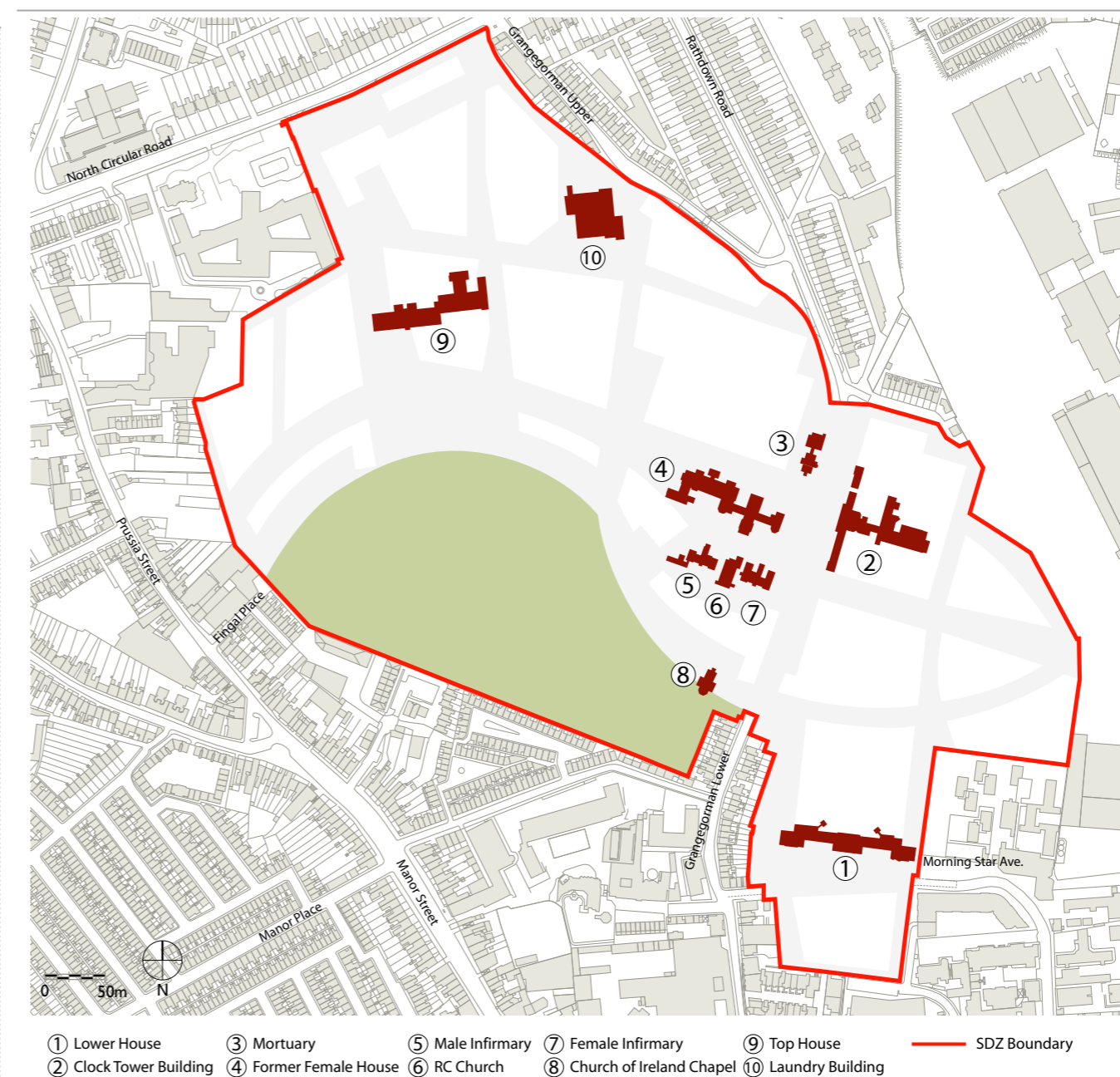


Figure 6.09 Key plan identifying buildings to be retained

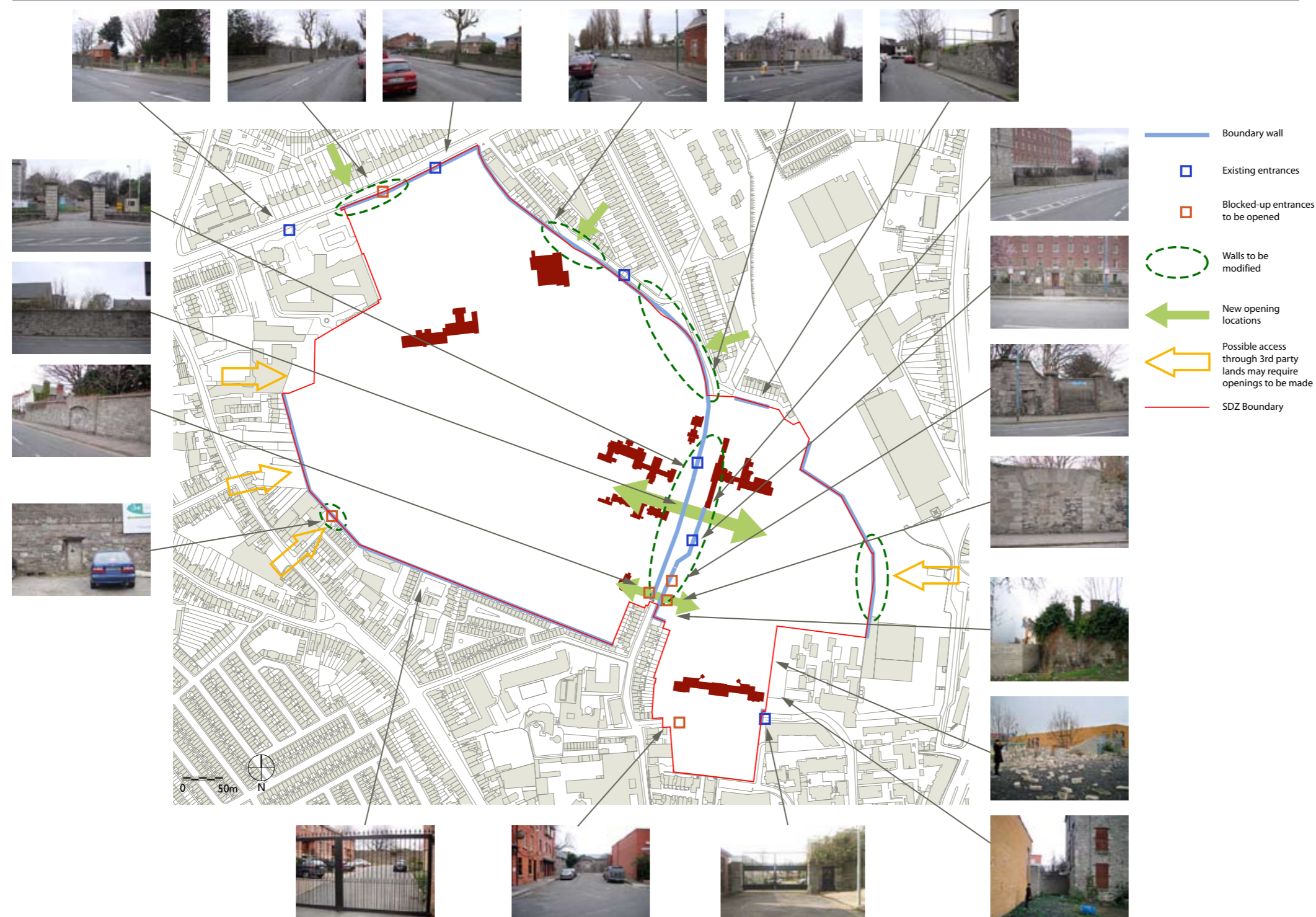


Figure 6.10 Key plan identifying site boundary wall highlighting section which may be modified.

6.5 Removal of Existing Structures

Structures to be removed fall into two broad categories, those that have some architectural merit or historical significance (but are not on the record of protected structures) namely the Nurses Home, the Handball Alley, the remaining fragment of the former Richmond District Asylum (the GDA offices) and the Doctors' Houses and all the remaining structures (not protected) that do not have such merit and are relatively commonplace and undistinguished.

All buildings to be demolished are described in Appendix 2b to this chapter and guidelines on matters such as drawn or photographic recording, and possible reuse of elements of materials are set out where appropriate.

Table 6.2
Other Buildings and Structures within the Subject Site

1	Doctors Houses	These three buildings are detached, two-storey houses, c.1936, currently in medical use. Two are hostels (structures 3 and 4) and one is used as a day care centre (structure 5).
2	St. Elizabeth's Court	This building is a two-storey detached structure, c.1970
3	GDA Offices	This building is a two-storey structure, c. 1920, originally constructed as an extension to the Richmond District Lunatic Asylum, which was demolished in the 1980s. It was built for residential use, and is currently used by the GDA. The earlier pitched roof has been replaced by a flat roof.
4	Administration Building/Orchard View	This building is a single-storey detached structure, c.1950.
5	Handball Alley	This structure contains two handball alleys, constructed from concrete, c.1900.
6	Pharmacy	This building is a single-storey detached structure, c.1970.
7	Transportation Depot Building	This building is a single-storey detached structure, c.1930.
8	Residential Wards (Units 3A & 3B)	This building is a two-storey detached structure, c.1970, in use as wards.
9	Teaching Centre	This building is a single- and two-storey detached structure, c.1970, in use for teaching and administration.
10	Recreational Buildings	This building is a part two-storey, part single storey detached structure, c.1980. This building is a single-storey detached structure, c.1970.
11	Former DCC Cleansing Dept	This building is a single-storey detached structure, c. 1970, including a local bring centre.
12	Supplies Building	This building is a multi-bay, single-storey detached structure, c.1970, attached to the former Richmond Penitentiary.
13	Former Nurses Home	This structure is a detached, seventeen bay, five storey structure, c.1938, designed by Vincent Kelly, in red brick, with a stone base and a stone string course at third floor level.
14	Engineering Department	This building is a single-storey detached structure, c.1970.
15	Engineering Stores Department	This building is a single-storey detached structure, c.1970.
16	Terrace of Houses at corner of Maene Villas and Grangeegorman Lower (Nos.1-5 Orchard View)	This terrace comprises of a group of five, c. 1935 two-bay, two storeys houses.

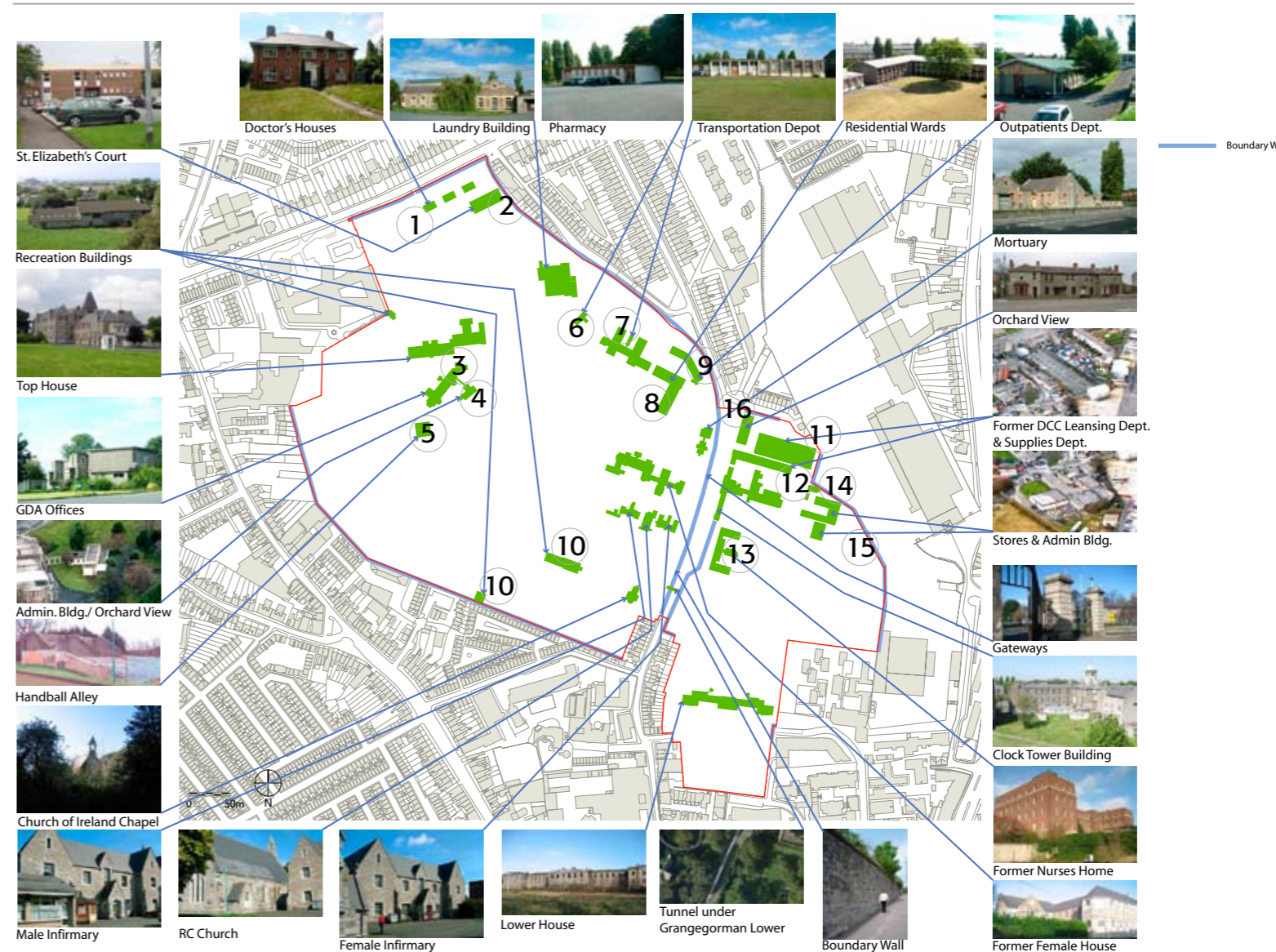


Figure 6.11 Key plan identifying main structures

The dismantling of heritage buildings is generally discouraged and re-use of the salvaged items must be carefully considered to ensure no confusion arises regarding their provenance. In order to mitigate the loss, the removal of important or decorative elements, e.g. the stone window surrounds of the Former Nurses Home, this will only be permitted when the items have been recorded prior to dismantling and their future use in close proximity to the original location identified and specified. It will be a requirement to tag and store these salvaged materials on site.

6.6 Conservation Strategy

The following Conservation Strategy has been developed for redevelopment of the site;

- To establish and articulate the historic—social, urban and architectural—values of Grangegorman and to ensure these are suitably incorporated within the overall plan. As such, it is important to understand the historic significance of the site from the earliest development of the city and its environs, through to its more known and recent history as an institution.
- To integrate the historic structures of significance within the SDZ in a manner which ensures that they contribute to the generation of spaces and places—both in terms of physical layout and character.
- To identify opportunities where history—in built and memory form—can influence design in a way which enhances sense of place and, in so doing, enables distinctiveness of place and identity.
- To establish strategies for repair, intervention, adaptation and extension to the historic structures. These will include both general and specific strategies and will also include approaches and objectives for upgrading of historic structures for increased thermal efficiency and other initiatives to achieve objectives for greater energy efficiency and sustainable development.
- To ensure that the integration of historic and new built form and landscape achieves an overall coherence and integrity both at the level of the SDZ and the individual buildings.

In addition to the above, the policies and objectives set out in Chapter 7.2 Built Heritage of the Dublin City Development Plan 2011-2017 will also apply.



6.7 General Guidelines for Existing Buildings, Structures and Elements

The following guidelines are general and will apply when works are to be carried out to existing buildings, structures or elements within the Grangegorman site. Further structure specific guidelines are set out in Appendix 2b for each structure to be retained.

6.7.1 Building Repairs

While the adaptation of the buildings to be retained will require intervention and alteration to meet specific use requirements, a considerable portion of the works involved will require repairs to historic structure and fabric. This work will be carried out in line with the following principles for the repair of historic structures:

- Department of Environment, Heritage and Local Government Guidelines for the Protection of Architectural Heritage and current conservation principles and techniques.
- All works are to be carried out under the professional supervision of an architect or expert with specialised architectural conservation experience and expertise.
- The extent and scale of works to the buildings will be carried out in a manner sympathetic to the intrinsic quality and architectural significance of the structure.
- Retain and repair authentic architectural structure and fabric. Respect for the existing architectural integrity of the building is to be a priority, and works will be carried out with reference to historic authenticity.
- All existing fabric which is sound is to be protected. Generally a minimum interventionist approach is to be taken with an emphasis on repair, with replacement only of decayed or missing parts, rather than outright replacement.
- Repairs and alterations will be carried out without attempt to disguise or artificially age, but shall also be carried out so that they are sympathetic with the architectural and aesthetic integrity of the building, or building element.
- All existing features and decorative work to be retained will be protected during the works. Any addition, whether reconstruction or repair, is to be implemented in a manner which will not damage existing fabric or features, and will not obliterate existing authentic work. In as far as possible, repairs should take place in situ.



View of Top House

- Materials used for repairs will be compatible with and, in as far as is possible, match the historic materials. Work to be carried out using traditional or appropriate methods. The aim is to use natural and traditional materials in preference to synthetic materials which will, in general, be avoided.
- Salvage materials will only be used where of proven provenance and will only be used in a manner that will not confuse the understanding or appreciation of the historic structure. As a general principle it will be the intention to salvage and re-use all sound material arising from modifications or removal of existing structure where feasible and appropriate.
- Loose debris/rubbish resultant from the works will be removed from the building and disposed of in accordance with waste management disposal requirements of the Local Authority and waste strategy for this Planning Scheme. This operation is to be supervised to ensure no important building fabric is removed.
- Reversibility or substantial reversibility will be a guiding principle to repair, alterations and additions to protected structures. As genuine reversibility cannot always be appropriately applied it should not be used to justify inappropriate interventions in these instances.

6.7.2 Interventions and Additions

There is considerable guidance policy available on this aspect in particular the DoEHLG Architectural Heritage Protection Guidelines for Planning Authorities which is a statutory guidance document. Due regard should be had in all applications for development within the curtilage of a protected structure to current or subsequent Government Guidance and to the current City Development Plan policies and objectives contained therein regarding additions or works within the curtilage of protected structures. In addition, reference should be made to the Conservation Advice Series also published by the DoEHLG. See also definitions of the curtilage, attendant grounds and of protected structures in Appendix 2A.

In brief, however, the following points are particularly relevant to the likely projects to be carried out within the proposed SDZ area:

Informed intervention: Successful interventions and additions to protected structures arise from a good understanding of a structure and the aspects which make it significant. This requires up-front research, analysis and the ability to interpret. A well-informed research-led approach will be taken in preparing design proposals for alterations, interventions and additions. The lead architect is to be experienced and skilled in conservation and adaptation of historic buildings or such expertise will be embedded in the design team and design process from the outset to completion. A considerable amount of research has already been carried out on this site and Design Teams will be given copies of the available documentation, existing buildings surveys and historic drawings, illustrations and photographs as part of the project briefing documentation.

Scale: In developing detailed proposals for additions to the protected structures, these will address the particular scale of the existing building. This does not necessarily mean that the additions/extension should be similar in scale to the existing buildings, but that there should be a coherent relationship between the form, massing and proportion of the existing building and any additions.

Plan Form: The original plan form and physical envelope of the existing protected structure will be legible following any intervention.

Retention of original/historic fabric: Interventions will, so



Female House

far as is practicable, retain as much original/historic fabric as possible and where fabric is to be removed it will be re-used on site or, where this is not feasible, an appropriate reuse elsewhere will be identified. Designs and planning applications will demonstrate how any negative impact on the historic fabric will be minimised.

Junctions between new and old: New extensions and additions will engage with the historic buildings. Junctions between new and old should relate to primary architectural features of the historic buildings.

New basements adjacent to existing buildings: A number of basements/sub-ground floor levels may be proposed under the new development. Where these will

be close to, or abutting, existing buildings and structures, these will be set back/detailed in a manner which does not comprise the structural integrity and weathering of the protected structures and any design proposals/planning application will include sufficient details to show how this will be achieved.

Cultural and Historic Archiving: The Agency aims to recognize and have regard to the cultural and historic aspects of the site. This will include developing a strategy for the archiving, interpreting and displaying as appropriate material relating to the conservation and restoration of the built environment and the already existing significant collection of records, documentation, equipment and artefacts from St. Brendan's Hospital.

6.7.3 Setting, Public Realm & Landscape

The new development will significantly alter the existing setting of the protected structures. In line with the Masterplan proposals, new buildings, additions and public realm/landscaping works will be planned and designed in such a way as to enhance the architectural and spatial quality of the setting of the protected structure. This will include views to and from the protected structures at ground and upper floor levels. In the siting of new buildings and the design of additions, the changes to natural light, sun, shade, wind and any other micro-climate conditions will be such as to minimise negative impacts on the qualities, character and fabric of the protected structures, both externally and internally and to maximize opportunities to improve these qualities through removal of unsympathetic later additions to protected structures, where appropriate.

New buildings which provide a backdrop to a protected structure, particularly where there is an identified view corridor, will need to demonstrate a considered architectural relationship.

Street Kerbs, Paving, etc.

Historic granite kerbs and limestone cobbles survive in places within the site and adjacent public streets. These should be carefully retained and incorporated within the new landscaping. Where it is not possible to retain these elements in situ, they should be salvaged for reuse elsewhere within the site or immediate area.

A number of historic ornamental lighting standards survive within the grounds. Where possible these might be retained—relocated as necessary - and integrated within the new public realm works.



Church of Ireland Chapel



Grangegorman Lower

6.7.4 Sustainability objectives

It has been stated that generally the most sustainable building is an already existing building, due primarily to its embodied energy. The cultural heritage value – collective memory, associations, etc – also contribute to the social sustainability (identity) of place and needs to be included in any sustainability assessments.

Appropriate initiatives to improve the energy efficiency of existing buildings will be implemented. The approaches to upgrading will depend on the condition and significance of the internal and external fabric, however there are many ways in which energy efficiency can be achieved without compromising the architectural heritage value. It is important that compatible materials and techniques are used, for example hygroscopic insulants where upgrading breathable external walls. As the historic buildings will form part of a larger development, centralised energy centres, e.g., district heating systems using renewable energy sources, could also serve existing buildings and thus minimise impact within the historic building. There are a number of emerging guidance documents addressing the appropriate adaptation and treatment of historic buildings to reduce carbon emissions and dependence on non-renewable energy sources. Designers and specifiers can avail of advice from the DoEHLG Architectural Heritage Advisory Unit on the appropriateness of such guidance.

6.7.5 Use

Within the Strategic Plan and its Masterplan proposals there is a general objective to encourage uses which promote public access to protected structures.

The Strategic Plan also has considered uses in terms of their impact on the protected structure. Some uses will require significant alteration of plan form, or demanding services and infrastructure installation which involve considerable intervention and which may result in considerable loss of architectural significance.

A well accepted principle of conservation is that the original use is the most appropriate use. In the case of Grangegorman this is not possible, (with the exception of the Chapel of St. Laurence, which will remain in church use), and new uses, where if appropriate, can add value to a protected structure. Thus, uses which are complementary and can revitalise the historic structures, should be favoured over inappropriate uses which can destroy the particular qualities which make a building special.



Lower House

6.7.6 Accessibility

The protected buildings at Grangegorman are important for their intrinsic cultural heritage value but they are also important because of their future, and, in some cases, current, use as places where people will work, learn, live and enjoy everyday activities.

For some people with disabilities, barriers exist which make visiting and using historic buildings and places difficult or impossible. In adapting the historic buildings and landscape of Grangegorman for improved access, it will be important to design and develop appropriate strategies and solutions to improve the accessibility of the buildings, while protecting the particular character, significance and aspects of special interest.

Regard shall be given to existing and future guidance on improving access to historic buildings and sites.

6.7.7 Monitoring and Maintenance

Maintenance plans are to be provided for all protected structures. This will include provision for monitoring condition both in advance of any refurbishment/ redevelopment works and during the ongoing lifetime of the building. Where current building condition is causing deterioration of structure and fabric, appropriate protection measures, temporary or permanent, should be put in place as a priority, subject to necessary approval by/agreement with the Planning Authority (for example by way of Section 5 Declaration of Exemption, or Section 57 Declaration, Planning and Development Acts 2000 to 2010).

6.8 Building Project Design Briefs

Design Briefs for all building projects within the SDZ area will direct design teams to have regard to respond to and take on board the existing architectural heritage assessment and research (in particular the Paul Arnold Architectural Appraisal prepared for Dublin City Council and the Robin Mandal Conservation Report prepared for the GDA¹⁶) which provide substantial architectural historical information as well as inventories and architectural assessments of all buildings and structures. This information will be made available to building Design Teams from the outset of the design process. Such briefs will where relevant form part of the Design Procurement Strategy referred to in Section 8.2.2.

6.9 Documents and Information Required for Planning Compliance

6.9.1 Condition Surveys

A condition survey of the protected existing structure should accompany any planning application for the re-use and development of the buildings to be retained. A comprehensive assessment of the current condition of the relevant existing structures will inform the strategy for re-use of those structures, and will potentially inform any strategy for the dismantling of any parts of these structures which are to be removed, including an approach for the recovery and re-use of salvageable materials. In some cases it may be necessary to put temporary measures in place in order to permit safe access to carry out the condition report. The report should also identify other essential stabilisation works required in order to secure structures against the weather/water penetration. However, it should be stressed that costly temporary works should be avoided wherever possible by the incorporation of the necessary repairs into the programme of development works at the earliest possible stage.

These works would be carried out by a team led by an appropriately qualified conservation architect and including a structural engineer with expertise in historic structures.

¹⁶: Framework Architectural Conservation Strategy for the Existing Buildings the Lands at Grangegorman, Dublin 7, prepared by Robin Mandal Architect for Grangegorman Development Agency, dated May 2007



Illustration of the Top House from the Richmond District Lunatic Asylum, Report of the Resident Medical Superintendent, 1878.
Source: St. Brendan's Hospital Archives.

6.9.2 Proposal Drawings and Supporting Information

Submitted design drawings should include an appropriate level of detail to allow for a full and proper assessment of proposals. The information should clearly show the existing situation and details and describe—in drawing and text formats—the rationale behind the proposal and how any new works relate to or are informed by the existing architecture and the conservation strategies and general and specific guidelines within this Planning Scheme. This rationale should also include material specification. Also to be included are construction methodologies for significant or material interventions which set out clearly the works proposed, sequencing and an outline of likely temporary works required. Fire strategies and building services strategies should be provided as part of a planning scheme compliance submission relating to protected structures.

6.9.3 Recording Prior to Material Alteration

Where material alterations are proposed to protected structures or where it is proposed to demolish an existing structure, the structure should be fully recorded in photographic and drawing format prior to alteration or demolition. Copies of these records should be lodged with the GDA and, where requested, other archive bodies, such as the Irish Architectural Archive, the Dublin City Archive etc.

6.9.4 Maintenance Strategies

A maintenance strategy is to be provided as part of the planning documentation which will set out the key monitoring and maintenance requirements to be implemented during the ongoing lifetime of the building.

6.10 Trees in the Historic Landscape

Figures 4.21 and 4.22 illustrate trees to be retained and removed on the site.

6.10.1 General description

The trees within the subject area fall within two distinct groups i.e. those on North Circular Road (NCR) and those within the lands of the H.S.E. and St. Brendan's Hospital sites.

The trees on the N.C.R. are London Plane (*Platanus x hispanica*) and were planted in the early 1900s. They are located on both the north and south sides of the road and are generally in good condition. They have had regular management over the years to control crown development and have acquired the typical pollard crown shape associated with these trees within urban environments. Odd specimens have areas of decay but these were not regarded as being significant in terms of structural integrity within the tree survey. The remaining trees which are located within the H.S.E. and St. Brendan's Hospital lands are a combination of non-native and native species planted for ornamentation and self-seeded native specimens generally located within disused areas of the site. Given the broad age class and species assemblage present the condition of the trees is as would be expected mixed in nature.

Little of the historic landscape and trees associated with it appears to be in place within the H.S.E. and St. Brendan's Hospital lands, though Mandal R (2007) has identified the area to the south of the Lower House as perhaps the only area with potential to contain elements of the historic landscape core and a small number of trees could be associated with the designed open space shown in the Ordnance Survey map of 1869. A number of trees present in this area are possibly associated with this landscape core. Trees adjacent to the conference centre and the Church of Ireland chapel are visible on the 1907 Ordnance Survey map therefore should be considered older than this date.

Both the H.S.E. and St. Brendan's Hospital lands contain native and non-native species planted for ornamentation and screening. Areas which have been abandoned or overgrown with giant hogweed (*Heracleum mantegazzianum*) contain greater concentrations of shrub with Sycamore (*Acer pseudoplatanus*) and Willow (*Salix alba*) the primary species.



Existing Alley of Trees

The dominant trees within the H.S.E. lands are the large mature deciduous and evergreen species on the boundary with Grangegorman Upper, individual mature trees scattered throughout the site, internal linear plantings and a grove of Holm Oak (*Quercus ilex*) within the more central area of the site. The southern and western boundaries also contain relative high numbers of mature deciduous trees including Sycamore (*Acer pseudoplatanus*) and Horse Chestnut (*Aesculus hippocastanum*).

Management of trees has been minimal to date however the condition of the trees throughout the site is generally good though inevitably some individual trees were identified

as being of poor quality with recommendations made for their removal. There is a high incidence of Bleeding Canker (*Pseudomonas syringae*) on Horse Chestnut (*Aesculus hippocastanum*) throughout the site which is ultimately leading to the demise of this species. There is little opportunity available to treat this pathogen therefore it should be expected that this species will be lost to the site over time.

As the lands incorporating St Brendan's Hospital on the eastern section of the site are largely derelict the condition and mix of tree species present with some notable exceptions is a reflection of this. A planting of Lombardy Poplar (*Populus nigra* var '*italica*') on the eastern and

southern boundaries with Broadstone is in a state of decline due to neglect and construction damage. A number of very high quality mature deciduous trees are located within the southern section of these lands close to the Lower House and there are also a number of very high quality trees on the western boundary with Grangegorman Upper to the south of the former nurse's home. The remainder of the trees on this section of the site could be described as self-seeded scrub and of limited arboricultural or landscape value.

6.10.2 Impact of Development on Trees

A primary design consideration was the retention of as many high quality trees as possible. However given the nature of the development and the high concentrations of trees in certain areas it was inevitable that some trees of note would be lost. The proposed development will primarily impact on those trees within the interior of the site and those which fall within the footprint of the proposed buildings and infrastructural components of the development. With some notable exceptions including the central grove of Holm Oak (*Quercus ilex*) the impact of the loss of most trees is of limited arboricultural importance. Two trees are proposed for removal from North Circular Road. It is considered that the loss of these trees will not have a strong detrimental impact on the overall structure of the streetscape as the trees are distanced from each other by trees which will be retained.

A number of trees have been retained in close proximity to buildings and it is intended that measures will be put in place to protect these and all other retained trees following the guidelines contained within BS5837 Tree in Relation to Construction (2005).

