

C_conservation

introduction

This section sets out guidelines for the proposed use and treatment of the historic buildings and structures within the Masterplan area. These have been prepared following inspection of the existing buildings and structures within the site, review of previously prepared Architectural Appraisal report by Paul Arnold Architects and Conservation Strategy document prepared by Robin Mandal Architect and, review of historic records and documents relating to the site. The two aforementioned reports contain substantial architectural historical information as well as inventories and architectural assessments of all buildings and structures and this information should be made available to building Design Teams.

The guidelines contain 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 aide assessment of design proposals, building techniques, etc.

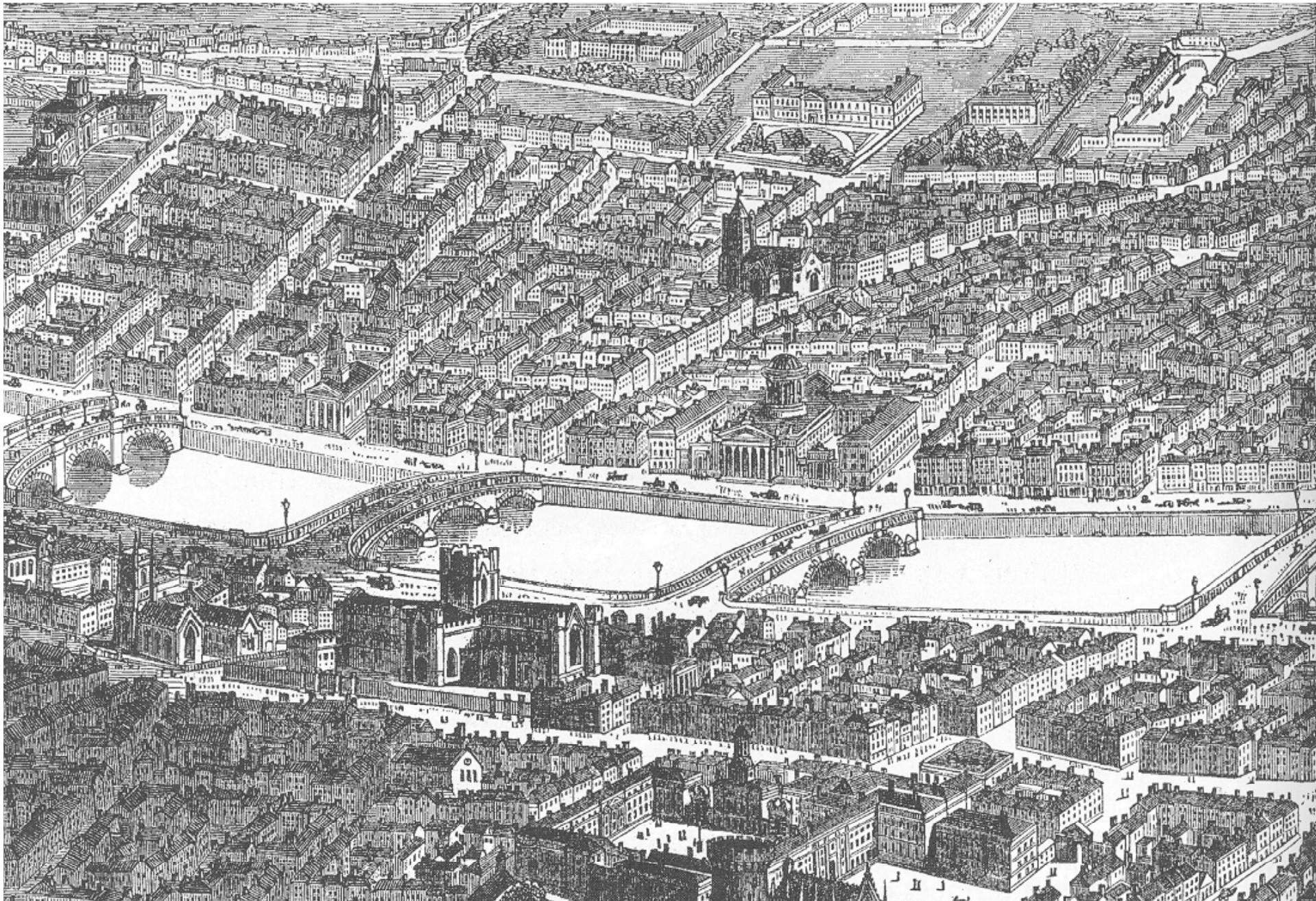
The Masterplan has been developed with ongoing architectural and conservation input to the overall vision, layout and use strategy in addition to more focussed and specific input on the significant historic buildings and structures. Thus, for example, St. Brendan's Way can be read as a new extension to the important early 18th century spine of the City which ran from Dublin Castle on the south of the River, through Grattan Bridge (the eastern most river crossing at this time) along Capel Street to Bolton Street/ Dorset Street and, leading off this into Henrietta Street—the street of mini-palaces home to the political and financial elite of the period—culminating at Gandon's King's Inns. This new extension will connect this historic spine with Broadstone and run east-west through the Grangegorman lands to Prussia Street, integrating many of the important historic buildings along its route.

Brief Outline of the Historic Development of Grangegorman:

The complex of buildings which survive today at Grangegorman represent a number of institutions built in a series of phases over the last two hundred years. At the time of the Norman invasions in 1170, the lands formed part of the Priory of Holy Trinity, Christchurch Cathedral. A manorial residence was constructed around which the village of Stonybattery developed. In 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, and this now forms the northern boundary to the site.

In 1801 the Royal Canal Company was awarded a grant to build a harbour on Constitution Hill, located to serve the adjacent markets and law courts. The Midland Great Western Railway Company purchased the Royal Canal in 1845 in order to construct a railway alongside to the west and in 1850 John Skipton Mulvaney's terminus building was completed.

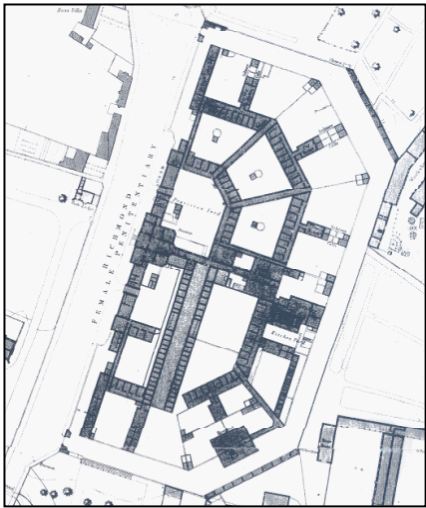
In 1772 a number of Acts were passed which led to the Dublin House of Industry being set up in 1773 which at the outset provided relief of the poor as well as punishment for 'vagabonds and sturdy beggars'. Increasingly used to accommodate the mentally ill, the governors sought in 1809 to build accommodation for 'lunatics'. In 1814 the Richmond Lunatic Asylum, designed by Francis Johnston and based on the plan of the London Bethlehem Hospital ('Bedlam'), received its first patients from the house of Industry and officially opened the following year. In 1812 building work commenced on the Richmond Penitentiary on a site just north of the Richmond Lunatic Asylum also designed by Francis Johnston. While



1846 view of Dublin city from south side of Liffey looking towards Grangegorman source: Illustrated London



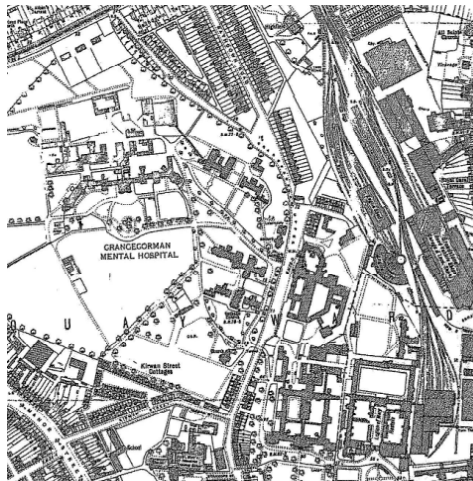
Engraving of Foster Aquaduct: source



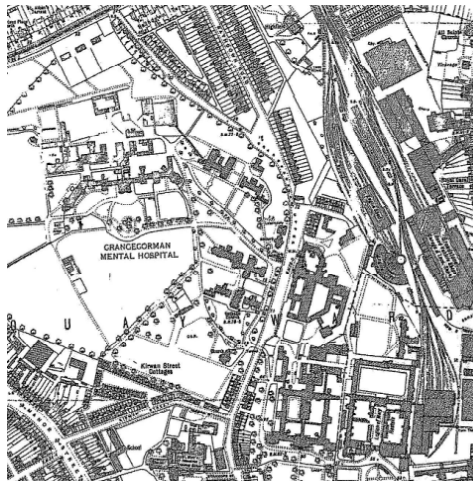
plan of Richmond Penitentiary: source 1847 OS map



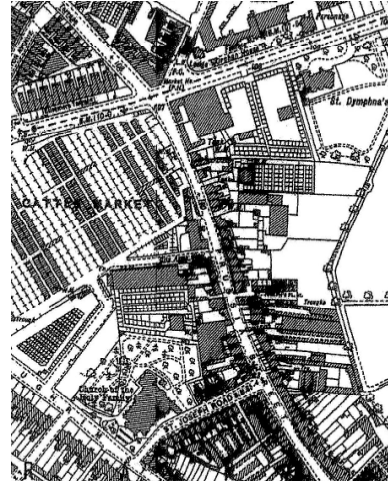
plan of Richmond Lunatic Asylum: source 1847 OS map



1907/08 Ordnance Survey Map



1936 Ordnance Survey Map



1943 Ordnance Survey Map

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.



aerial photo of Grangegorman taken mid-C20th : source DIT



front elevation of Richmond Lunatic Asylum: source

Significance

The heritage of '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 fine trees survive, as individual specimens and as more formal groupings of designed landscape.
- The site is an important habitat for wildlife within the city.
- As a site of significant cultural memory.

Conservation Strategy:

At the outset of the Masterplan preparation and following site visits and review of previously prepared reports, a number of conservation objectives were developed to provide the following Conservation Strategy for the Masterplan:

- To establish and articulate the historic—social, urban and architectural—values of Grangegorman and to ensure these are suitably incorporated within the overall Masterplan. 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 of institution.
- To integrate the historic structures of significance within the Masterplan 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 uses for the historic buildings which are compatible with their spatial layout, which will ensure full and useful occupancy and which will allow this important heritage make a dynamic contribution to the cultural and functional character of this evolving urban quarter.
- To identify opportunities where history—in built and memory form—can influence the Masterplan 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 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 the Masterplan Brief 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 Masterplan and the individual buildings.



1 In the RPS the Chapel and Male and Female infirmaries are numbered as a single entry. However they form three of the 12 structures referred to here.

Statutory Context:

The site contains 121 structures which are listed in Dublin City Council's Record of Protected Structures (RPS) and so are statutorily protected as outlined in the Planning and Development Act 2000. The open lands to the south of the Richmond Lunatic Asylum are designated a Conservation Area in the Dublin City Development Plan 2005 –2011, being the northern section of the Smithfield Conservation Area. There are a number of protected structures close to or bounding the site, including No. 29 Prussia Street, 232 North Circular Road and the Broadstone Terminus and Bus Depot buildings. Some of the bounding residential areas are zoned Z8 in the Dublin City Development Plan, which is aimed at protecting the existing architectural and civic design character of the area.

Curtilage and Existing Building Context:

Generally the existing buildings 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. While it could be asserted that the immediate vicinity of each building provides its curtilage in each case it is clearer to consider the overall Grangegorman site area, as defined by the boundary walls, as the curtilage for all the structures within.

In this context, the Grangegorman Act, which sets out the statutory objective to redevelop the lands at Grangegorman to accommodate a new campus for DIT, and which underpins the overall objectives of the Masterplan, predicates a significant alteration to the existing curtilage, or setting, of the protected structures. However, a review of the historic development of Grangegorman reveals that it 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.

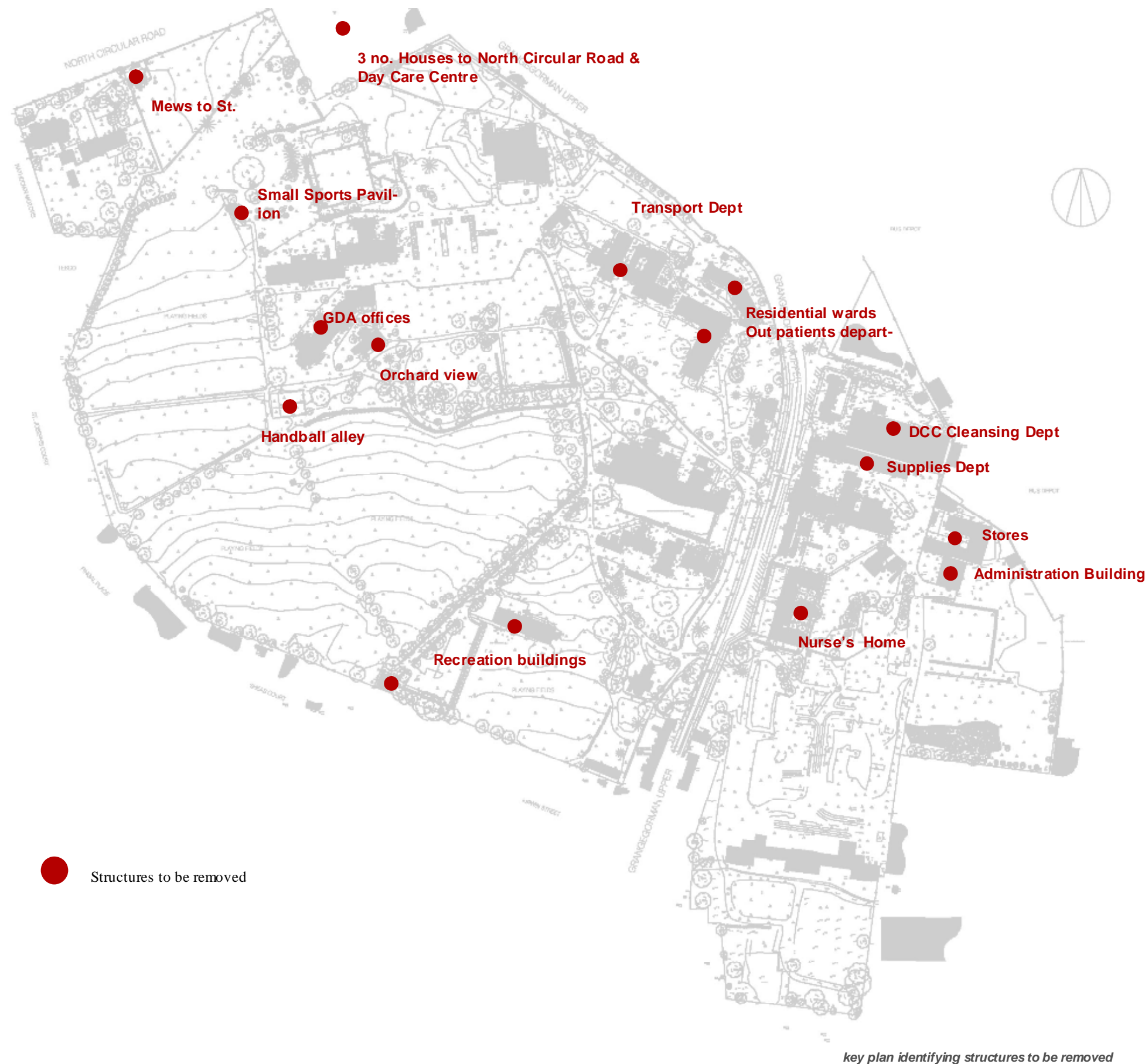
Within this overall landscape are a small number of architectural and landscape set-pieces, which comprise the allée of Holm Oaks; the group of Murray and Denny buildings of 1850—male and female infirmaries and St. Laurence's Chapel—and the formal arrangements of the two Johnston buildings which no longer remain their entirety.

In addressing the issue of curtilage, the Masterplan seeks to retain the set-pieces noted above and to ensure the new setting will integrate the historic structures and the new buildings in a way which provides an overall architectural and urban coherence. This is achieved through the formal relationships between new buildings and existing and the proposed landscape and public realm treatment.

Retention of Existing Structures:

The following is the list of existing buildings and structures which are to be retained. These comprise all structures currently listed in the RPS. Structure specific guidelines are outlined on the following pages.

- Lower House (Former Richmond Lunatic Asylum)
- Clock Tower Building (Former Richmond Penitentiary)
- Former Female Infirmary
- Former Male Infirmary
- Catholic Church
- Church of Ireland Chapel Top House (Former Male House)



Special Care Unit (Former Female House)
Laundry Building
Mortuary
Conolly Norman House (St. Dymphna's)
The Boundary Walls

In addition, the historic tunnel which connects to two parts of the site under Grangegorman Road Lower, will be retained.

Removal of Existing Structures:

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

Mews to St. Dymphna's (Connolly Norman House)
3 no. houses on NCR and day care centre (these sit outside the formal Masterplan area and will be retained until extension phase)
GDA offices (part of former Richmond District Lunatic Asylum)
Orchard View (1930s)
Small sports pavilion
Residential Wards (1970s)
Outpatients Departments (1970s)
Transport Depot
Handball Alleys
Recreation buildings (1970s, 1980s)
DCC Cleansing Dept building (1970s)
Medical Supplies Dept. (1970s)
Stores (1970s)
Administration building (1980s)
Nurses Home (1938)

The mews to St. Dymphna's (Connolly Norman House) is within the curtilage of the protected structure and is deemed part of the protected structure. The context for its proposed removal is outlined under the specific guidelines for St. Dymphna's set out on page 17. While most of the other structures are of little architectural value, two 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 (GDA offices) and the 1938 Nurses Home. In addition the cultural value of two handball alleys has been identified. In light of this, the background context to their proposed removal with associated guidelines for their removal are set out on the following pages.

general guidelines

The following guidelines are general and will apply to both new build and existing building projects within the Grangegorman site.

Use

Within the Masterplan there is a general objective to encourage uses which promote public access to protected structures.

Uses should also be considered 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. This may not always be possible and new uses, if appropriate, can add value to a protected structure. Thus, uses which are complimentary and can energise the historic structure, should be favoured over inappropriate uses which can destroy the particular qualities which make a building important.

Setting

The new development will significantly alter the existing setting of the protected structures. New buildings, additions and public realm/landscaping works should be planned and designed in such a way as to enhance the architectural and spatial quality of the setting of the protected structure. This should 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 should be such as to avoid any negative impact on the qualities, character and fabric of the protected structures, both externally and internally.

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 now a statutory guidance document. However, the following points are particularly relevant to the likely projects to be carried out within the Grangegorman Masaterplan area

Informed intervention: Successful interventions and additions 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. It is recommended that a well-informed research-led approach be taken in preparing design proposals for alterations, interventions and additions. It is also recommended that either the lead architect is experienced and skilled in conservation and adaptation of historic buildings or that such expertise is embedded in the design process from the outset to completion.. A considerable amount of research has already been carried out on this site and Design Teams should 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 proposals for additions to the protected structures, these should 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 should be legible following any intervention.

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

Junctions between new and old: New extensions and additions should 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 are proposed under the new development. Where these may be close to, or abutting, existing buildings and structures, these require to 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 should include sufficient details to show how this will be achieved.

Sustainability objectives

It has been stated that the most sustainable building is the already existing building, due primarily to its embodied energy. This value needs to be taken into account in any sustainability audits for new development which includes existing buildings. The cultural heritage value – collective memory, associations, etc – also contribute to the social sustainability of place and needs to be included in any sustainability assessments.

Appropriate initiatives to improve the energy efficiency of existing buildings should 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 should seek advice from the DoEHLG Architectural Heritage Advisory Unit on the appropriateness of such guidance and have due regard accordingly.

Monitoring and Maintenance

Maintenance plans should be provided for all protected structures as part of planning applications. This should 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 subject to necessary approval by/agreement with the planning authority (for example by way of Section 5 Declaration of Exemption)..

Principles for removal, or partial removal of existing buildings and structures

All structures should be fully recorded in photographic and drawing format prior to demolition/partial demolition. Copies of these records should be lodged with GDA, Dublin City Archives and with the Irish Architectural Archive. Proposals and methodologies for dismantling and reuse of sound elements should be submitted as part of planning applications.

Planning submission requirements for existing buildings

Where significant intervention, alteration and/or addition is proposed, there should be a sufficient level of detail submitted with any planning application to allow a full assessment of the proposals. In addition to the proposal drawings, the information to be submitted should clearly show the existing situation and details and describe – in drawing and text format – the rationale behind the proposal and how any new works relate to and are informed by the existing architecture. This rationale should also include outline material specification and outline scope of works.

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 should be carried out in line with the following principles for the repair of historic structures. :

The works shall have due regard to the Department of Environment, Heritage and Local Government Conservation Guidelines and current conservation principles and techniques.

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 integrity of the building should be a priority, and works should always be carried out with full reference to historical authenticity.

All existing fabric which is sound is to be protected. Generally a minimum interventionist approach should be taken with an emphasis on repair, with replacement only of decayed or missing parts, rather than outright replacement.

Repairs and alterations shall 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.

Materials used for repairs should be compatible with and, in as far as is possible, match the historic materials. Work to be carried out using traditional or appropriate methods and natural materials. The aim is to use natural and traditional materials in preference to synthetic materials which will, in general, be avoided.

Salvage materials shall 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, 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. This operation should be supervised to ensure no important building fabric is removed

Reversibility or substantial reversibility shall 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.



Temporary protection works required: The Lower House (Former Richmond Lunatic Asylum)



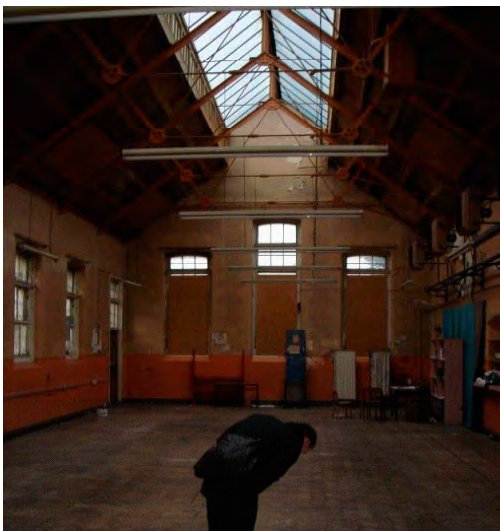
Temporary protection works required: The Lower House (Former Richmond Lunatic



Temporary protection works required: Clock Tower Building (Former Richmond



Temporary protection works required: Church of Ireland



Temporary protection works required:



Historic granite kerbs and limestone cobbles at Grangegorman Road

Condition of existing structures to be retained:

Due to the condition of a number of the protected structures it is proposed to carry out a condition survey of the these buildings. A comprehensive assessment of the current condition of the relevant existing structures will also inform the strategy for re-use of those structures, and will potentially inform any strategy for the dismantling of any parts of these structure 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, as outlined above. The condition 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.

The building which are currently most 'at risk' and for which a condition survey should be prepared, are:

- The Lower House (Former Richmond Lunatic Asylum)
- Clock Tower Building (Former Richmond Penitentiary) - partially
- Church of Ireland Chapel
- Laundry

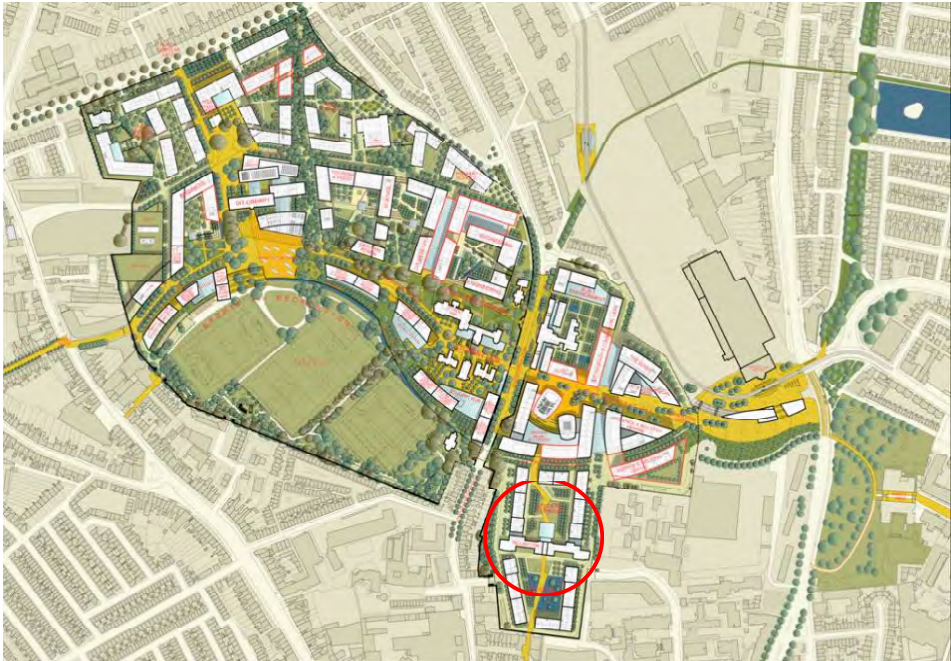
The other buildings within the complex which are presently in use appear from a visual inspection to be in sound condition. The buildings which are presently unused, for example the Top House (Male House), do require regular inspection with any necessary maintenance works, for example, cleaning out and repairs to rainwater goods, fixing of loose/slipped slates, etc., carried out.

Archive

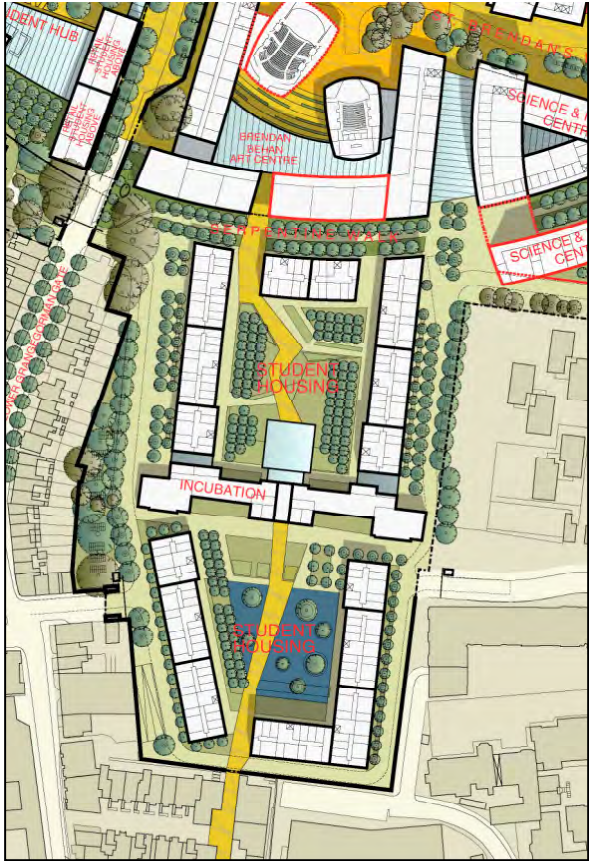
There is a significant collection of records and other documentation in addition to equipment and artefacts all relating to the institutional history of the Richmond/St. Brendan's Hospital complex. This has been assembled by the chaplain for St. Brendan's Hospital and is currently stored in the former Nurse's Home building. It is recommended that as part of the overall development a permanent archive for this important historic and social record is provided with the appropriate archival conditions for the nature of the material and objects contained within the collection. It is preferable that such an archive be housed within the Grangegorman site and the opportunity to present some of the material—either as part of a permanent or rotating exhibition—be put on public display within the Grangegorman complex. Access to the remainder of the archive would be made available for researchers, subject to necessary conservation standards being maintained.

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 insitu, they should be salvaged for reuse elsewhere within the site or immediate area.



key plan showing location within entire masterplan



detail of masterplan showing former lunatic asylum in con-



exterior of former lunatic asylum—north (rear) elevation



exterior of former lunatic asylum—south (front) elevation

original plan and elevation drawings of the Richmond Lunatic Asylum

existing structures—proposed re-use

Former Richmond Lunatic Asylum (Lower House)

Constructed: c.1810-15
Architect: Francis Johnston (with modifications and extension by William Murray in 1822)
Protected Structure, Dublin City Development Plan RPS Ref:3334

Original Use: Lunatic Asylum
Current Use: Unused / Derelict
Proposed Use: Science and Industry Centre

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 principle entrance, providing the only sculptural element. The roof, which is partially collapsed, is a hipped ended, double pitch, 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'.

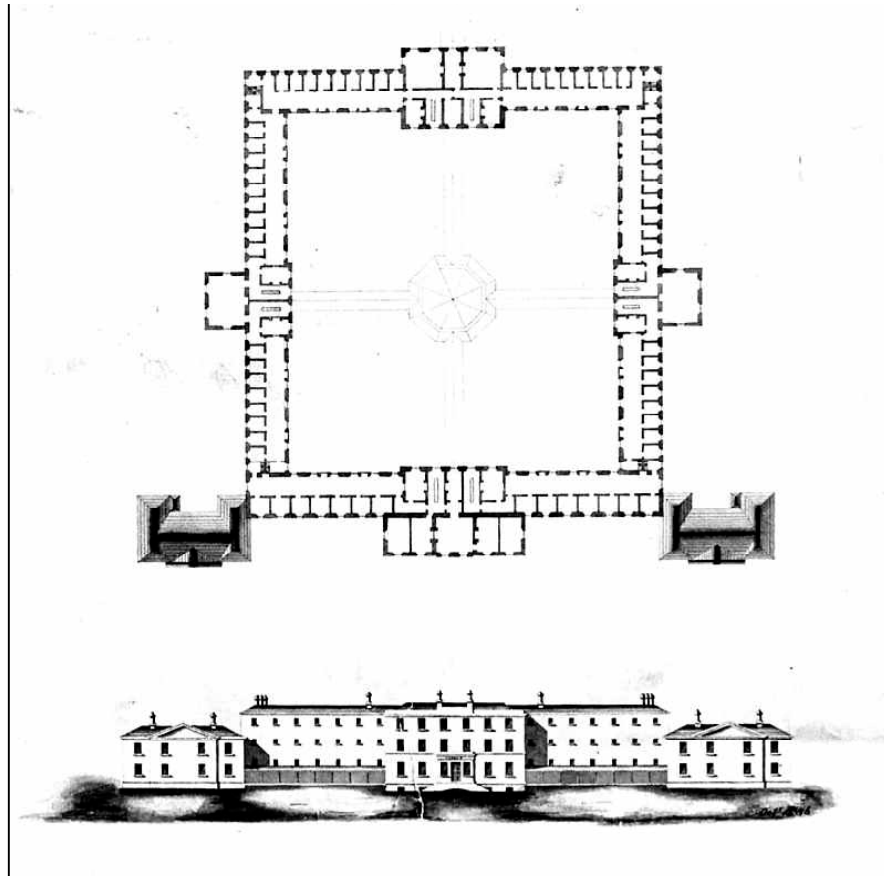
Proposal for re-use:

The proposed use is a science and industry centre. While not part of the core academic content of DIT, this will provide a complementary, industry led, use which is likely to require cellular type spaces and open meeting rooms, presentation rooms, etc. (although the brief requirements are not yet defined). It is considered that the use requirements are likely to be accommodated within the historic structure without compromising its architectural integrity. The relatively quiet location of this building—off the main east-west route, is also likely to suit the particular nature of the use and be compatible with the proposed student housing to be located adjacent to the historic building.

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 dangerous condition (see above). If it is left in this state for much longer it is likely that valuable historic fabric will be lost. It is the statutory obligation of the owner of a Protected Structure, under the Planning and Development Acts, to maintain that structure. The Lower House is one of the most significant existing structures within the Grangegorman complex, being to the designs 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. An opportunity to view the entire south façade should be available at some point within the courtyard/quadrangle.



original plan and elevation drawings of the Richmond Lunatic Asylum



*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*



Richmond Coat of Arms which is located in the central breakfront of the principle (south façade)

The relationships in height between the proposed new buildings that form the quadrangles to the north and south require careful consideration—structures immediately adjacent to the historical building should respect its parapet/ridge lines.

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 the general public to move through the building as part of the north-south route through this section of the campus towards St. Brendan's Way.

In a general sense, some uses appropriate to establishing some public access should be planned for the ground floor of the Lower House.

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, located discreetly to minimise any negative visual impact.. Where possible these should be integrated within any new build elements.



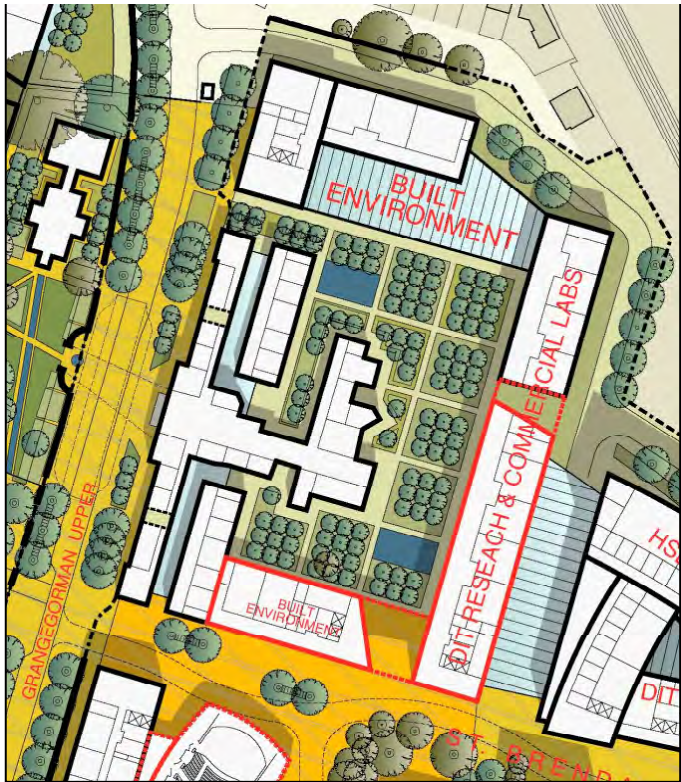
key plan showing location within entire masterplan



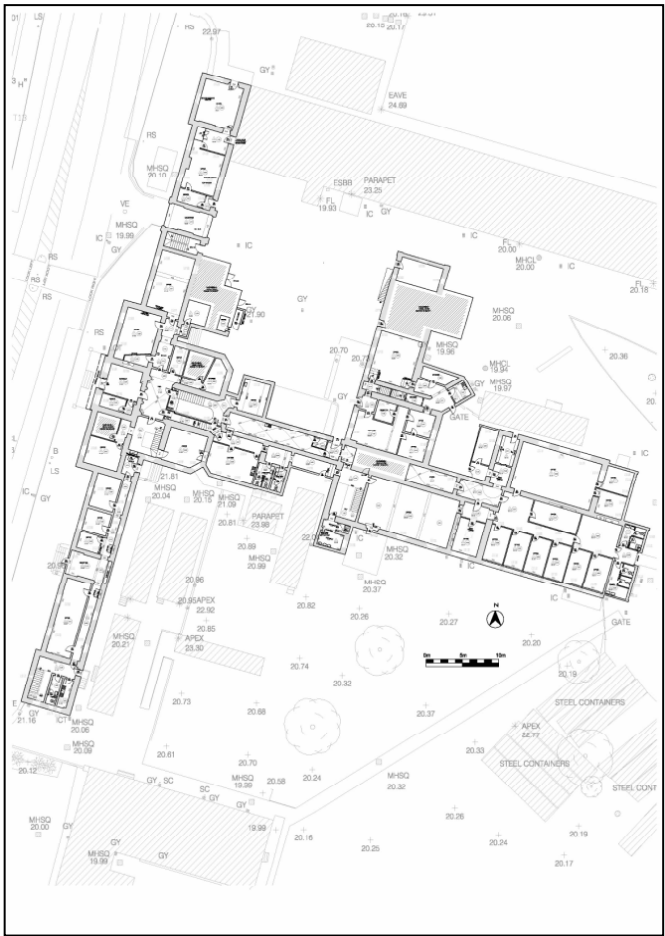
exterior of former penitentiary
—west elevation to Grangegorman Lower



exterior of former penitentiary—courtyard to east



detail of masterplan showing former penitentiary in context



ground floor plan of former penitentiary as existing from survey

Former Richmond Penitentiary (The Clock Tower Building)

Constructed: c.1812-1816
Architect: Francis Johnston
Protected Structure, Dublin City Development Plan RPS Ref:3336

Original Use: Penitentiary
Current Use: HSE Offices
Proposed Use: Built Environment / School of Architecture

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 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 governors rooms, offices and apartments and is now partially occupied by the HSE, and is partially empty—this section in poor condition. The front (west) principle 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 snecked 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 Road, 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.

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 , 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 restricted to areas currently in use

Proposal for re-use:

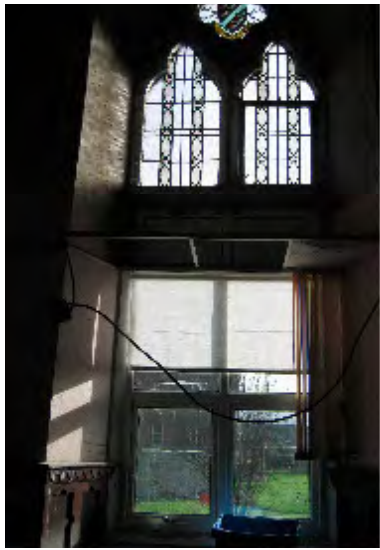
It is proposed to accommodate the Built Environment faculties within this building. This will require additions and extensions to the historic structure. The introduction of new buildings is not considered inappropriate, given the extent of the original complex. However the scale and arrangement of these buildings need to be designed with appropriate regard to the surviving historic structures. The new buildings will make new courtyard spaces which will be animated by the activities and projects of the Built Environment students—for example architectural models and exploratory structures. The location of a significant academic use within this building will bring a status to the buildings which is appropriate to its location and physical presence. The range of accommodation requirements ensure that appropriate uses can be located in the more important interior spaces in such a way as to avoid loss or damage to the architectural integrity.



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



Rib vaulting to Chapel ceiling



Surviving window to Chapel



Central stair hall in front (west) principle range



Central first floor room in front (west) principle range.



Vaulted ceilings in central spine extending from rear of front range

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.

The original courtyard layout of the former penitentiary should be reflected (not re-established exactly as it was) in the design of additions to the east/ rear.

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.

The extensions indicated on the Masterplan layout plan, which are shown running to the east of and parallel with the north and south ranges of the southern formal entrance range, should be kept back from the existing building and should not exceed the width or 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 on previous pages.

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 decorative paint schemes retained.

The two gateways in the front southern entrance range should be retained including the historic gate which survives to the northern entrance way. The modern intervention to the southern entrance, which has been altered to provide an internal space, should be removed and replaced 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, located discreetly to minimise any negative visual impact.. Where possible these should be integrated within any new build elements.



key plan showing location within entire masterplan



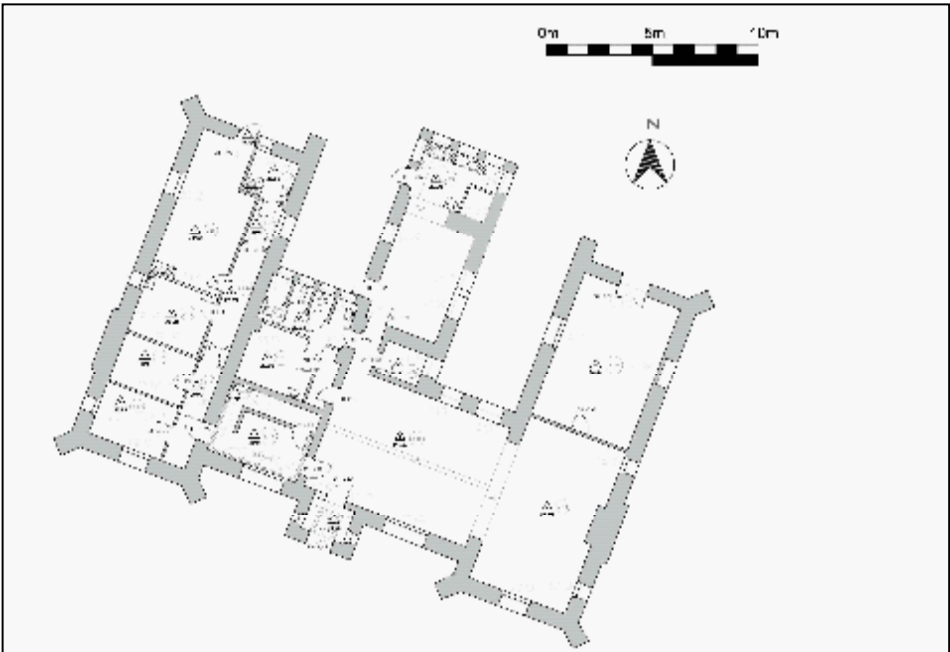
exterior of female infirmary—south elevation



interior of female infirmary



detail of masterplan showing proposed bookstore / cafe



ground floor plan of female infirmary as existing from survey



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

The Female Infirmary

Constructed: c.1850
Architect: William Murray
Protected Structure, Dublin City Development Plan RPS Ref:3328

Original Use: Female Infirmary of Richmond Lunatic Asylum
Current Use: Occupational Therapy Unit of St. Brendan's Hospital
Proposed Use: Bookstore / Cafe

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.

Proposal for re-use:

The proposed use as a Bookshop and Café is entirely appropriate for the more domestic scale and un-intimidating architecture which contains large open interior spaces and looks onto the proposed main east-west route of St. Brendan's Way. There are also possibilities for the café use to 'spill out' onto the south facing courtyard at the main entrance front.

Building Specific Guidelines:

Historic plan form to be utilised in layout of interior—should suit bookshop/ cafe use.

While no extensions are envisaged within the Masterplan layout, if these are required, they should be modest in scale and subservient to the existing building form. They should also be designed in such a way as to retain 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 this buildings which are likely to be required to facilitate entry from St. Brendan's Way.

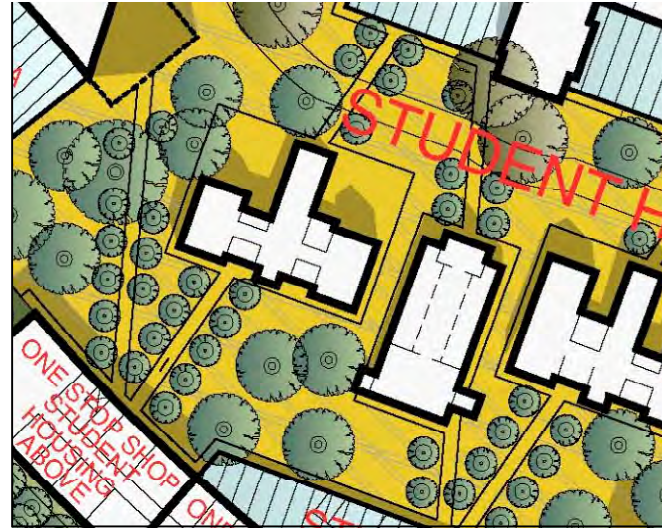
Height and distance of proposed new structures to south and east to be managed to ensure excessive overshadowing does not occur.

The proposed use offers the possibility of extending the 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, located discreetly to minimise any negative visual impact.. Where possible these should be integrated within any new build elements.



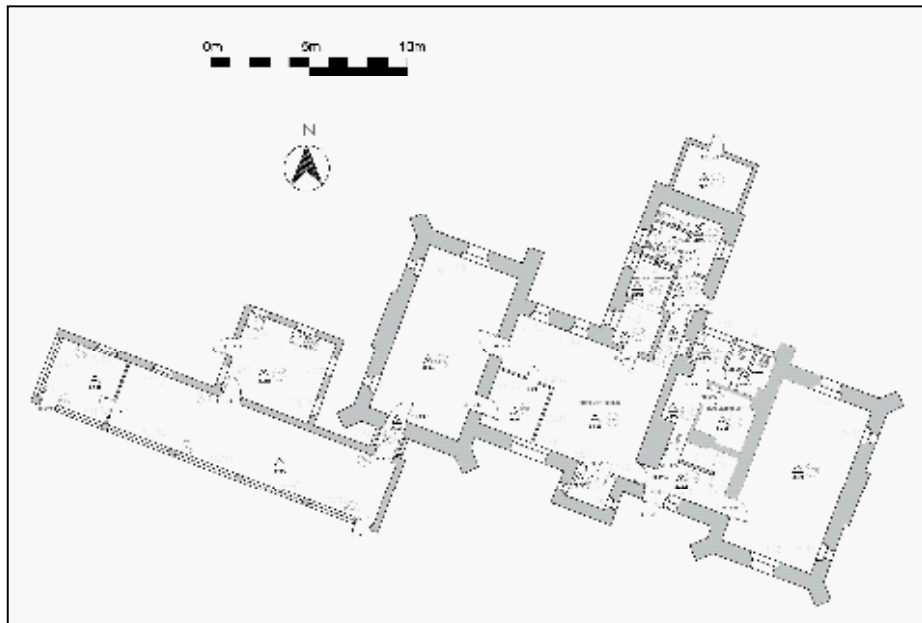
key plan showing location within entire masterplan



detail of masterplan showing proposed GDA offices



exterior of male infirmary—south elevation



ground floor plan of female house as existing from survey



exterior of male infirmary—part of north elevation



exterior of male infirmary—south elevation with Catholic Church in background

The Male Infirmary

Constructed: c.1850
Architect: William Murray
Protected Structure, Dublin City Development Plan RPS Ref:3328

Original Use: Male Infirmary of Richmond Lunatic Asylum
Current Use: Unused
Proposed Use: Student Services Accommodation

Brief Description:

Matching the Female 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 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/.

Proposal for re-use:

Office Use. To be occupied possibly by the Grangegorman Development Agency or, to provide accommodation for Student Services, as part of the student hub to be created in the area. The scale of the building and its plan form allow for provision of a combination of cellular offices and larger open meeting room type spaces. The location, at the centre of the complex and approximately mid-way along St. Brendan's Way, makes it easily accessible.

Building Specific Guidelines:

Late C20th extension to west to be removed

While no extensions are envisaged within the Masterplan layout, if these are required, they should be modest in scale and subservient to the existing building form. They should also be designed in such a way as to retain 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 this buildings which are likely to be required to facilitate entry from St. Brendan's Way.

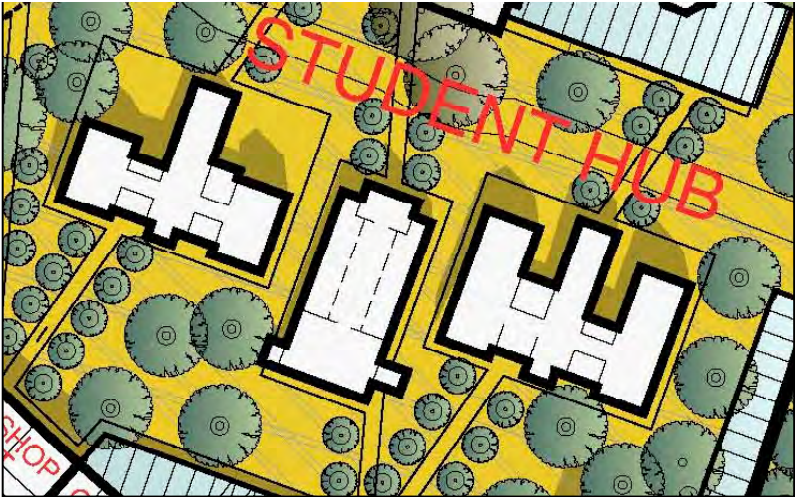
Historic plan form to be utilised in layout of interior—the existing plan form should suit office/student services uses

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

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.



key plan showing location within entire masterplan



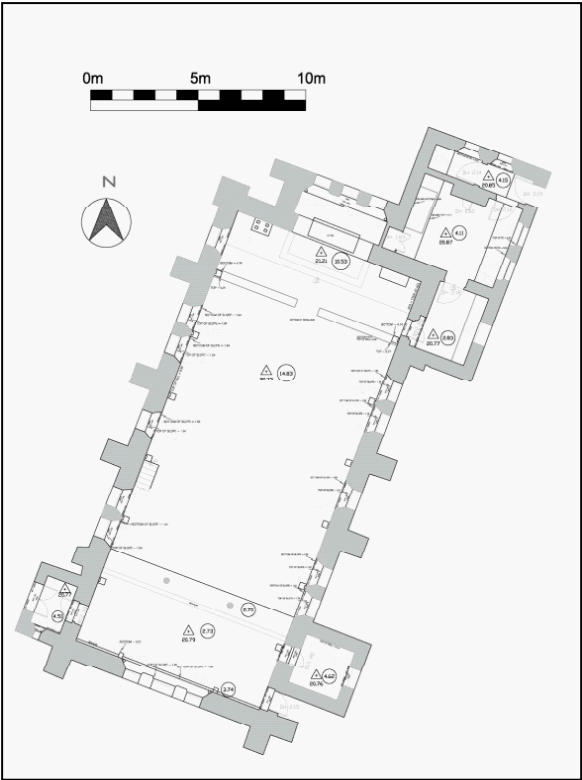
detail of masterplan showing RC Church in context



exterior of RC Church—view from south-east with female infirmary to right hand side



interior of RC Church—view towards altar



ground floor plan of RC Church as existing from survey



Interior of RC Church—view towards gallery

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:3328

Original Use: Roman Catholic Church
Current Use: Roman Catholic Church
Proposed 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.

Proposal for re-use:

The original and current use will be retained. There is an existing active congregation within the community and consultation concluded that the existing use should remain. This meets with the universal conservation principle that the original use is the most appropriate use.

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.

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



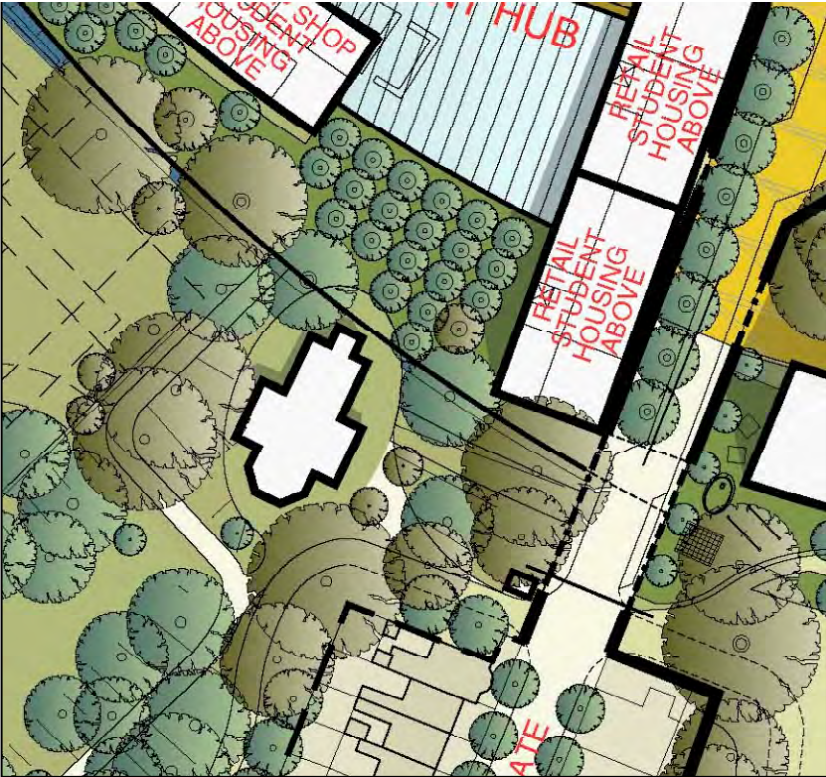
key plan showing location within entire masterplan



view of Church of Ireland chapel in its thickly wooded setting



interior of Church of Ireland chapel



detail of masterplan showing multi-faith centre in context



view of bellcote of Church of Ireland chapel

Former Church of Ireland Chapel

Constructed: c.1860
 Architect: George Wilkinson
 Protected Structure, Dublin City Development Plan RPS Ref:3327

Original Use: Church of Ireland Chapel
 Current Use: Unused / Derelict
 Proposed Use: Unprogrammed space for display/exhibition/presentation.

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 adding lends 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

Proposal for re-use:

The architectural character of the building suggests a use which can be accommodated primarily within a single volume, thus protecting the integrity of the interior. Also, the proposed use, as unprogrammed space for display/exhibition/presentation, is intended to be used for events, installations, etc. which are low demand in terms of services and interventions, or where particular requirements can be provided on a temporary, easily reversible way. The use is also proposed to ensure broad access to this fine building—and this special part of the site—which will include students and staff from all faculties as well as the public (depending on the particular event). The intention is that the building can be repaired and provision made for back-up services and infrastructure for a range of temporary activities — to be primarily educational and cultural in nature — which can be 'plugged into' where additional services may be required for a particular event.

Building Specific Guidelines:

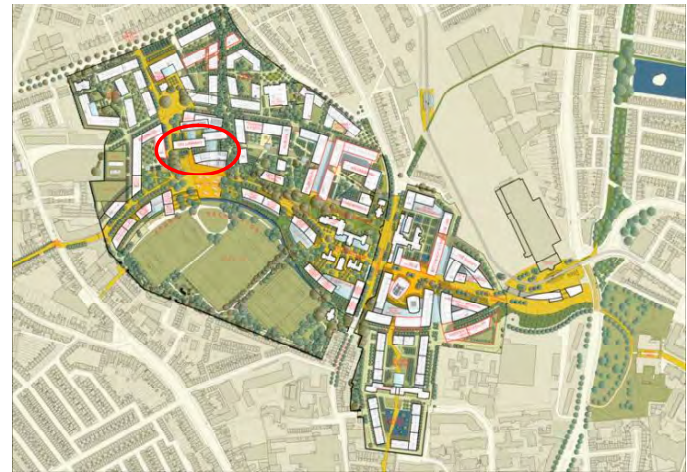
Historic plan form to be utilised in layout of interior—single large volume—this is likely to be appropriate to the proposed new use as an unprogrammed space to be used for display, exhibition and/or presentation by the various faculties within DIT.

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.

While no extensions are envisaged within the Masterplan layout, if these are required, they 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 maybe required for toilets, Kitchen, storage accommodation to serve the proposed building use.

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.

A guide 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.



key plan showing location within entire masterplan



exterior of top house—view from north-west



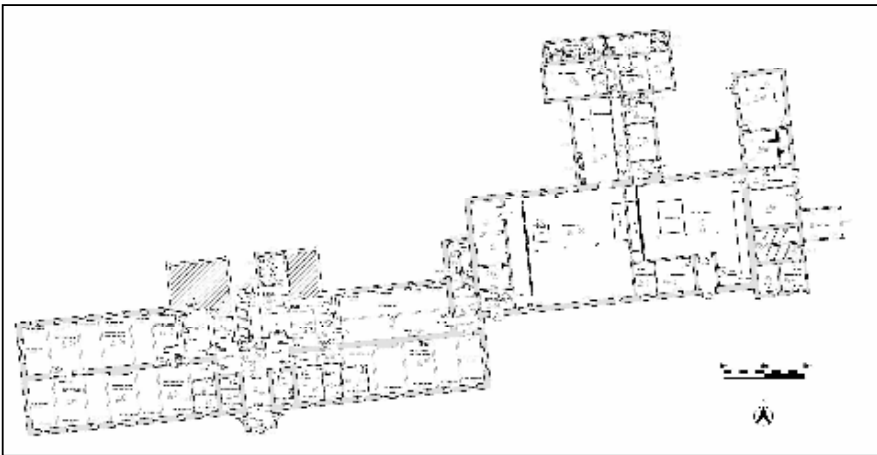
view from second floor of top house looking south over city



detail of masterplan showing proposed main library complex
Existing building



interior of top house—second floor room



ground floor plan of female house as existing from survey

The Top House (The Male House)

Constructed: 1848-54
Architect: Murray & Denny
Protected Structure, Dublin City Development Plan RPS Ref:3329

Original Use: Male Wards of Richmond Lunatic Asylum
Current Use: Unused
Proposed Use: Part of main library complex

Brief Description:
The Male House, or Top House consists of a three-storey seventeen bay structure with attached two-storey eight bay block to north-east. A slightly taller three-storey French Gothic style tower is located at 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.

Proposal for re-use:
It is proposed to incorporate this building as part of the main library complex for DIT. This would involve attaching full height glazed atria to the structure which would in turn link to new structures, the combined structures forming the campus library.

This use is appropriate as it places this historic building at the heart of one of the most important and civic building functions of the Masterplan and also provides a wonderful opportunity to situate a reading room on the second floor of the historic building,, thus re-establishing the original south-facing views across the city towards the mountains for students and visitors. In addition, by ensuring that the form of the existing structure remains visible within this cluster of buildings, this important 'heart' of the campus—which possesses less historic building than elsewhere within the Masterplan area—benefits from the character and sense of place generated by the historic buildings.

The large internal volumes of the historic plan form should lend themselves well to the requirements of a library without significant alteration. Later accretions such as the two three-storey toilet blocks can be removed and services dealt with as part of the strategy for the complex as a whole.

Building Specific Guidelines:
Form of protected structure should remain readable

New additions should not project beyond the extremities of the protected structures

The 'tower' and distinctive roof form should be readable from the main entrance axis off the North Circular Road as well as from the playing fields/park

The historic open plan layout should be retained. Internal layouts should work with the historic plan form—using large volume spaces.

The original extensive views across the open space towards the south side of the city should be retained from the second storey of the building, ideally from a large reading room.

Glazed roof links should be detailed to avoid historic building details, connecting below eaves level and so avoiding any disruption to the roof profiles

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..



key plan showing location within entire masterplan



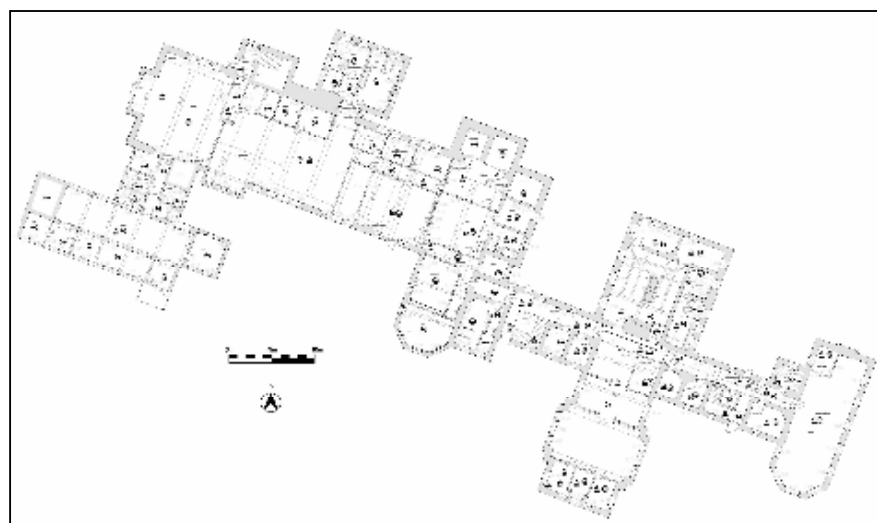
exterior of female house—part of north elevation



exterior of female house—west elevation



detail of masterplan showing proposed student's union



ground floor plan of female house as existing from survey



exterior of female house—part of south elevation

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:3330

Original Use: Female Wards of Richmond Lunatic Asylum

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

Proposed Use: Student's Union

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 exiting 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 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 elements may be covered by modern finishes.

Proposal for re-use:

The proposed use is for Student Recreation. This is likely to complement Student Union accommodation to be housed in new buildings to the south of the group containing the Catholic Church. It is likely that the functions to be accommodated in this building will fit comfortably within the historic layout, or, where larger spaces may be required, it will be possible to carry out interventions and/or additions, which do not damage the architectural integrity of the building.

Building Specific Guidelines:

The treatment for the proposed 100-seater black box theatre will need careful consideration—addition as object or placed underground?

The plan form as existing should be utilised for the internal spaces

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



key plan showing location within entire masterplan



interior of laundry building



exterior of laundry building—view from south



detail of masterplan showing proposed daycare facility



plan of laundry building as existing from survey

The Laundry

Constructed: 1895
Architect: W.H. Byrne
Protected Structure, Dublin City Development Plan RPS Ref:3337

Original Use: Laundry
Current Use: Unused/small NW section remains in use as laundry
Proposed Use: Daycare Centre

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.

Proposal for re-use:
It is proposed to remove a later extension to the south-east where the main entrance is currently situated, in addition to the section to the north-west which currently houses a small laundry. The main east-west and north-south ranges are to be retained.

The proposed use as a daycare centre for the HSE is appropriate for this structure as it will utilise the large volumes as existing without any further partition or sub-division. A new drop-off area located to the north of the building will facilitate convenient direct access from Grangegorman Upper. This, and the removal of the existing entrance area will require the re-location of the entrance to the north façade, which can be accommodated at an existing opening in the north-west corner.

The retention of an adjacent stand of existing mature trees to the east, within the proposed Respite Garden, will help in the creation of an appropriate setting for this building within the context of its new surroundings. In addition, the treatment of the drop-off area to the north and the pocket park to the south will provide opportunities to further enhance this setting.

Building Specific Guidelines:
It is a key opportunity within the masterplan to re-use this building and its characteristic spaces as they currently exist in the manner proposed. Any revisions to this proposal that would result in the sub-division of the spaces would not be appropriate or desirable.

The setting of the building should be carefully considered, in terms of the surrounding new buildings and spaces.

The distance to the Community Nursing Unit building to the west, and the height and materiality of this new neighbouring structure will require careful handling.

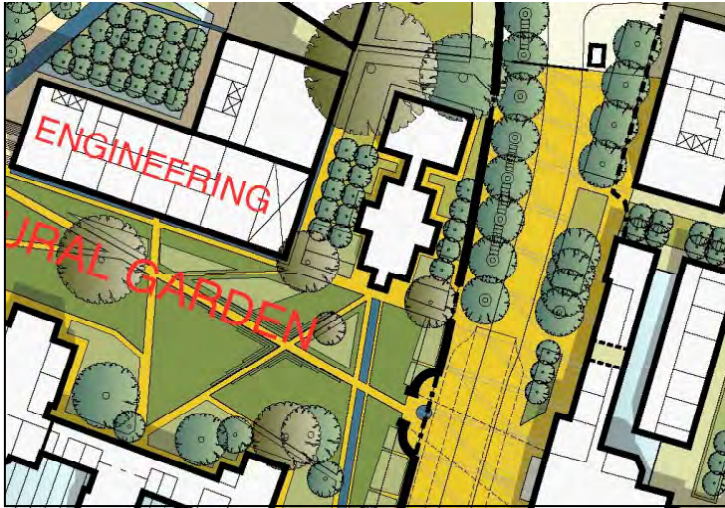
The open spaces of the adjacent Respite Garden, pocket park and drop-off area, to the east, south and north, provide appropriate 'breathing room' for this single-storey building.

The stub of the original chimney still survives and is now replete with vegetation. It should be retained as a fragment as it has historic interest and could be incorporated as part of the landscaping.

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.



key plan showing location within entire masterplan



detail of masterplan showing mortuary in context



exterior of mortuary—south elevation and entrance



exterior of mortuary—east elevation from Grangegorman Lower



ground floor plan of mortuary as existing from survey

The Mortuary

Constructed: c.1900
 Architect: W.H. Byrne
 Protected Structure, Dublin City Development Plan RPS Ref:3332

Original Use: Mortuary
 Current Use: Mortuary / Clinic
 Proposed Use: Visitor Orientation Centre

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 in a T-shaped plan, 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.

Proposal for re-use:

The location, adjacent to the main east-west spine and fronting onto the proposed cultural garden, added to the small scale and 'gate lodge' character of the structure lends it to the proposed visitor orientation centre, which would also contain information/exhibition on the site, its history of use, development and architecture.

Building Specific Guidelines:

The building to the west are proposed to be quite high, particularly in comparison to the single-storey mortuary—relationship at ground level to be detailed carefully.

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 Road in order to achieve an interesting design.

There should be a clear relationship between the Mortuary and the cultural garden, in terms of landscape 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.



key plan showing location within entire masterplan



detail of masterplan showing HSE administration building in context



St. Dympna's House to be retained



Mews Structure to be removed



St. Dympna's (Connolly Norman House)

Constructed: c.1905
Architect: W.H. Byrne
Protected Structure, Dublin City Development Plan RPS Ref:3335

Original Use: Director's House
Current Use: HSE administration
Proposed Use: HSE administration

Brief Description:
Detached, two-storey, multi-bay, Flemish bond, red-brick former residential structure with shallow sloped hipped slated roof with projecting eaves and brick chimney stacks. Window and Door surrounds in brick with granite window sills and there is a stepped brick plinth to west and front elevation. The arched front entrance is flanked by brick side pilaster with a plain fanlight to the door. Most windows have been replaced with uPVC casement windows. Internally the room essentially retains its original residential layout, although now used as offices. Original joinery and decoration survive, including the main timber staircase, timber door surrounds, plaster cornices and stone fireplaces in the library and hall. The building sits in a landscaped garden with a fine red brick and railing boundary wall to the North Circular Road and brick and rubble limestone boundary and screen walls elsewhere. To the east is a lower, two storey, three-bay structure of red brick to the north, east and west facades and yellow brick to the south) with hipped slated roof, similar in style to the main house. This structure probably accommodated service accommodation for the main house and is referred to as the Connolly Norman Mews.

Proposal for re-use:
The existing use as offices for the HSE is to be retained, however, it is likely that refurbishment works, including upgrading of building services installations and decorative finishes will be carried out.

Proposal to remove the Connolly Norman Mews structure
Arising from the master plan process this part of the site has been identified as the suitable location for the high dependency mental care unit which will accommodate, amongst others, some existing long term patients. This is due to its secure location within the site, with the capacity to secure its boundaries without compromising the broader Masterplan objectives for permeability through the site and linkage to existing urban districts outside the site. The accommodation requirements for this use are highly controlled and considered, the aim being to achieve the necessary levels of security while creating a comfortable, secure environment for the occupants. The proposed layout of this unit follows specialist design input and incorporates the main house of St. Dympna's as offices. It has not been possible, however to retain both house and Mews, and meet the design standards for the new unit. Therefore it is proposed to remove the Mews. In light of the particular requirements of the brief and the critical aspect of this accommodation, it is considered that these constitute sufficient exceptional circumstances to permit the demolition of the Mews.

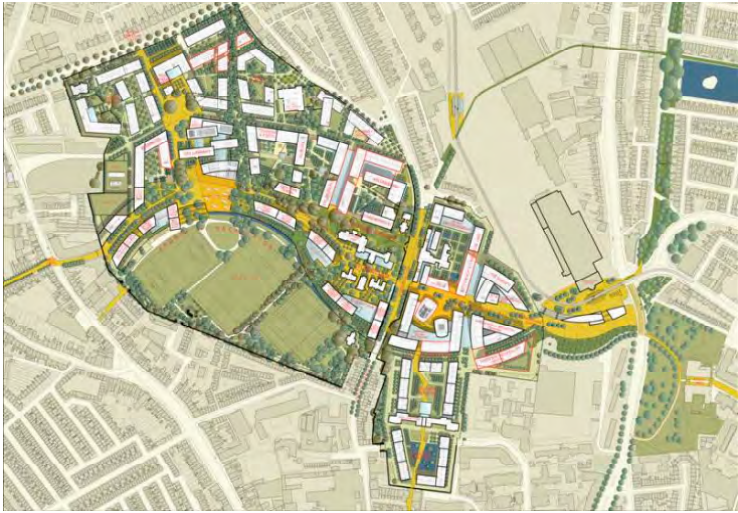
Building Specific Guidelines:

Boundary walls/railings and enclosure are distinctive and provide a clear definition to the site and setting for the building—these should be retained.

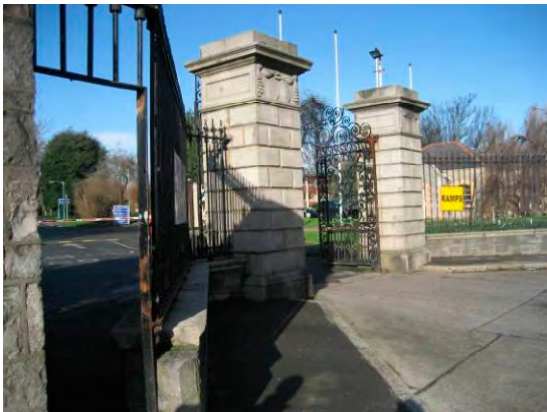
Historic plan form to be utilised in layout of interior—this should suit maintaining current use as office/administration.

Gazebo in garden should be considered for retention

All sound material from Mews structure and other walls to be demolished, is to be salvaged, intact where possible, for re-use. Re-use as part of the Grangegorman works should be prioritised..



key plan showing location within entire masterplan



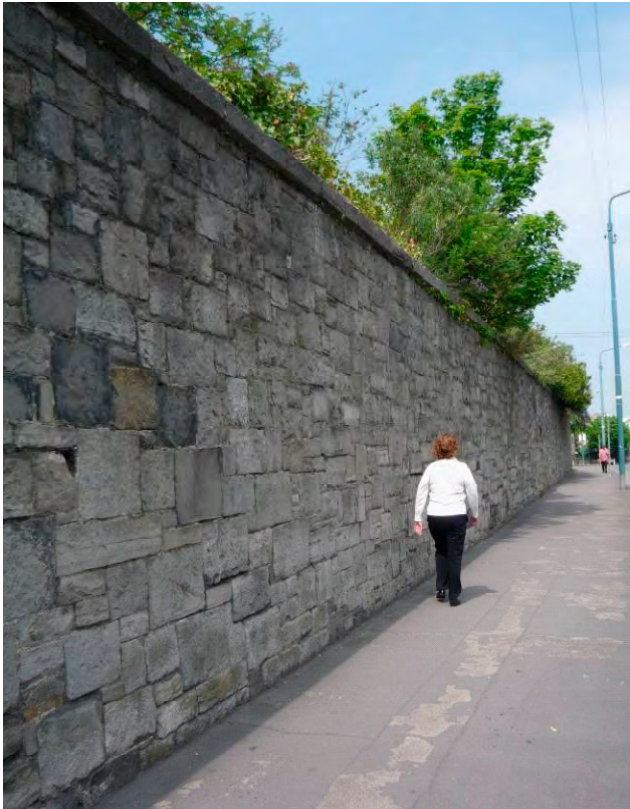
Main Entrance gates and piers



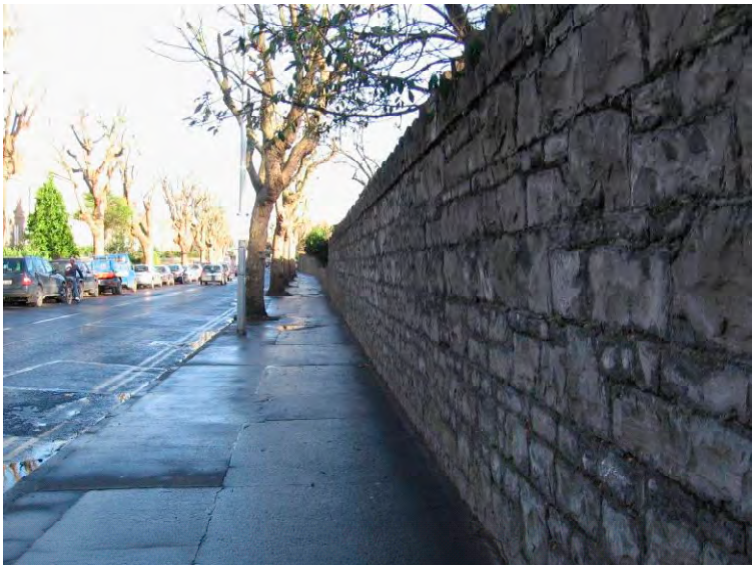
Access gate from Morning Star Avenue



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



Calp Boundary wall to Grangegorman Lower



Calp walled Boundary to tree lined North Circular Road



Calp wall enclosing Eastern Bound-

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:3333 and 3334

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 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. 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.

Proposal for repair intervention:
Generally boundary walls will be retained however in a number of strategic locations it is proposed to partially remove sections of the boundary walls. Of particular note will be a long section of wall bounding with the North Circular Road and sections along Grangegorman Road Lower. These openings/partial demolitions are required to achieve the Masterplan objective to address the North Circular Road as well as the objectives to connect the east and west parts of the site.

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.

Sections of the boundary wall have been replaced with modern materials over the years. A programme for reinstating the historic Calp wall should be carried out using the stone salvaged from the partial demolition of the boundary wall. This work will require to be carried out in conjunction with the neighbouring property owner. In advance of this, an assessment should be made as to the ecological value of the wall and this should determine the extent and nature of any removal and replacement of masonry and vegetation.

A proposal to provide a condition survey of the boundary walls is currently under preparation. The historic boundary walls should 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 to be identified and surveyed in detail by rectified photography. Areas where the stonework is of particularly good quality and where breaches are proposed to accommodate the masterplan design will be also be recorded using rectified photography.

Contd./



key plan showing location within entire masterplan



Entrance to tunnel from the east side of Grangegorman Road. Entrance blocked up



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



View inside tunnel showing retaining wall. Tunnel currently used as a site services route



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

The above described survey will provide an accurate and up-to-date record of the boundary walls. This information can be augmented with more detailed condition assessments of particular sections of the walls where breaches are proposed to allow access. It will inform the strategy for removal and making-good of the walls where this is required under the masterplan and will also provide detailed information which will be required to determine the approach to re-opening (with possible enlargement) of existing openings.

The survey could also inform a bat survey/ecological assessment, which should also be carried out in order to establish the presence of any significant flora or fauna on or within the wall structure.

Tunnel running under Grangegorman Road Lower, linking east and west sections of Grangegorman Lands

Constructed: c.1836
Architect: not known

Original Use: tunnel for secure and discrete movement of patients
Current Use: derelict
Proposed Use: landscape feature; temporary exhibition/installation.

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 specifically 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.

Proposal for re-use:
With minimal intervention it is proposed to retain this as a landscape feature, as site of memory and a space for temporary exhibition, installation and events.

Building Specific Guidelines:

In reopening the tunnel, care to be taken to ensure no landscape features of significance are damaged or lost. To ensure this, site should be assessed in advance by a landscape archaeologist and recommendations produced to cover works implementation, the features to retain and appropriate solutions for presentation.

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. It is suggested that this place may be better interpreted through the individual response of each visitor, rather than in a prescribed universal format. As such, the tunnel space may spark personal enquiry and imagination.

It may not be appropriate, or necessary, to signpost or illuminate (other than for safety reasons or 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.

strategy for removal of existing structures:

Guidelines and procedures for removal of existing buildings:

- Record—drawn and photographic
- 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

Note: The buildings within the Grangegorman site have been assessed several times (ref Robin Mandal and Paul Arnold reports) and no further additions to the Record of Protected Structures have been made on foot of these assessments.

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 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 Masterplan for the redevelopment of Grangegorman. Despite the fact that it is a building of certain architectural interest, in good condition, it would be challenging to adapt it successfully to acceptable modern standards appropriate to a new use without some compromise, its removal can be justified in order to achieve the 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.

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 re-used elsewhere within the scheme, retaining traces of what went before.



To be removed: Nurses Home elevation



To be removed: Nurses Home from south-east



To be removed: Nurses Home elevation



To be removed: GDA building c.1910)



To be removed: GDA building (c.1910)

Removal of the GDA building (former Richmond District Lunatic Asylum) :

Part of this structure includes surviving fabric from 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 but 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) which, with its associated outdoor space overlooking the playing fields and cityscape beyond, will form the main congregation space and principle 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, in our opinion, been greatly compromised.

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 is 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 it as possible.



To be removed: Handball Alleys (1890's to 1907))



To be removed: Residential wards (1970s)



To be removed: Transport Depot (1920s)

Removal of buildings identified as being of no architectural heritage significance



To be removed: Outpatients (1970s)



To be removed: Recreation Building (1980s)



To be removed: Pharmacy (1970s)



images of adaptive re-use of historic buildings: Shaffrey Associates examples



Above: Zuiderzee Museum, Enkhuisen, Holland.



Above: Katholische Universität, Eichstatt, Germany
Architect: Karljosef Schattner



Above: Musée d'histoire de la ville, Luxembourg
Architects: Reperages architectures



Left: Royal castle of Koldinghus, Vejle, Denmark.
Architects: Inger Exner, Johannes Exner



Right: Siftung Kloster Frenswegen, Nordhorn, Germany.
Architects: Hans-Busso von Busse, Horst Jakel

images of adaptive re-use of historic buildings: European examples