



**Z12 - Institutional Land (Future Development Potential) and Z15
-Community and Social Infrastructure Masterplan
SVRD-STW-XX-XX-RP-A-022003**

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Aerial Photograph of Subject Lands

Introduction

This Z12 - Institutional Land (Future Development Potential) and Z15 - Community and Social Infrastructure Masterplan Report has been prepared by Scott Tallon Walker Architects and John Spain Associates in response to the requirements of the Z12 and Z15 land use zoning objectives relating to the subject lands at St. Vincent's Hospital under the Dublin City Development Plan 2022 –2028 and seeks to provide a vision for the future use and development of these lands.

This Masterplan Report has been prepared to outline the proposed architectural masterplanning, urban design and site layout considerations which have informed the masterplan for the subject site.

The Z15 Community and Social Infrastructure zoned lands are currently primarily used by St. Vincent's Hospital as a mental health facility (with adjacent Z15 land accommodating Gheel Autism Services, part of Fairview Community Unit and a graveyard and adjacent open space. It is clearly set out in this Masterplan how it is envisaged this existing institutional / community use will be maintained and improved into the future in accordance with the Z15 zoning, with supporting residential use, open space and reuse of protected structures / historic buildings provided for on the remainder of the Z15 lands.

The Z12 Institutional Land (Future Development Potential) zoned lands are currently undeveloped and proposed for residential use and supporting open space.



Aerial Photograph of Subject Lands and Adjoining Community / Residential

Planning Policy Context

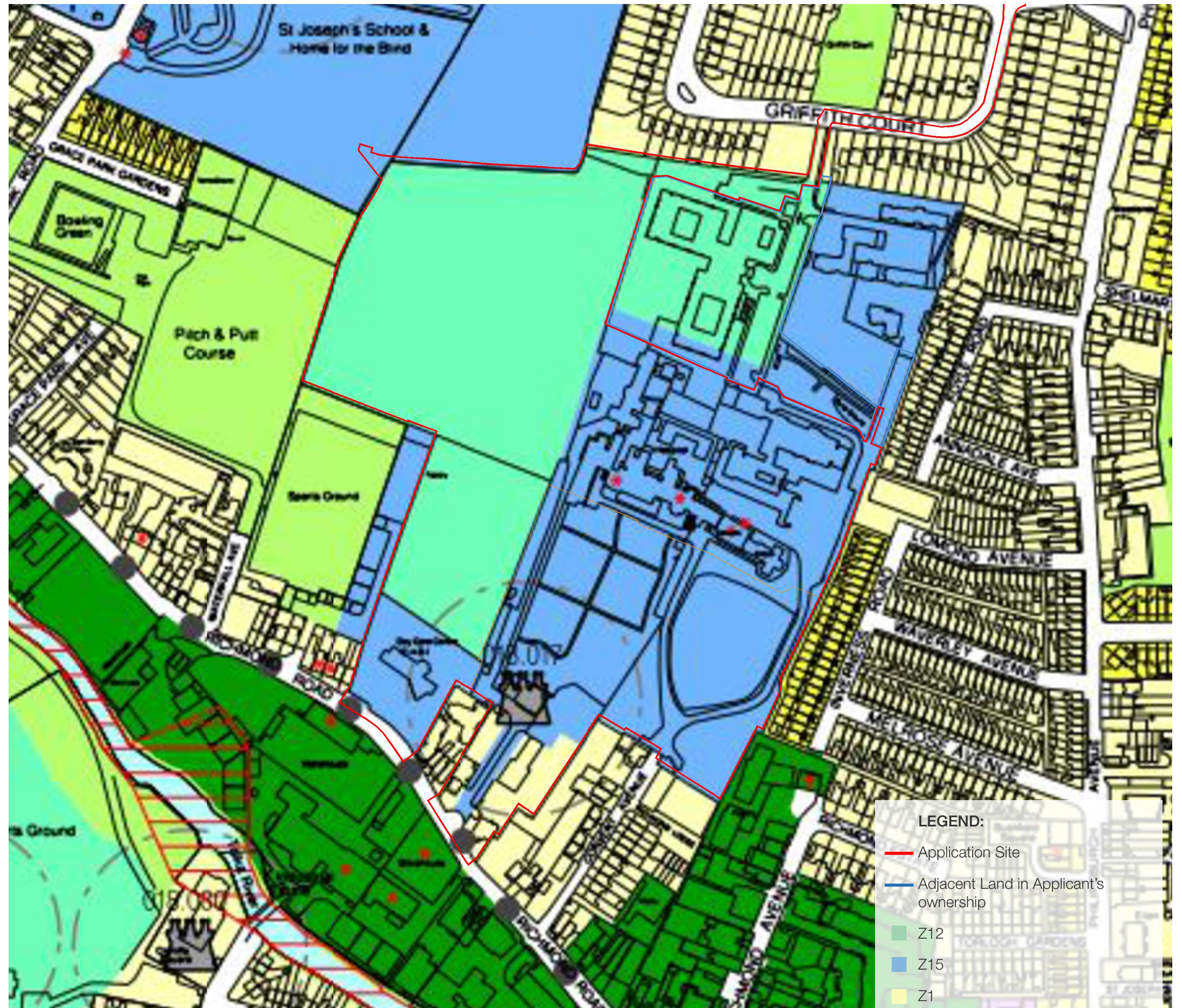
Dublin City Development Plan 2022-2028

The applicant's landholding is subject to three different land use zonings under the Dublin City Development Plan 2022-2028 as follows:

- 'Z1 Sustainable Residential Neighbourhoods' which seeks 'To protect, provide and improve residential amenities.'
- 'Z12 Institutional Land (Future Development Potential)' which seeks 'To ensure existing environmental amenities are protected in the predominantly residential future use of these lands'
- 'Z15 Community and Social Infrastructure' which seeks 'To protect and provide community uses and social infrastructure.'

For Z12 zoned lands, the Plan requires the preparation and submission of a masterplan setting out a clear vision for the future development of the entire land holding. The masterplan will need to identify the strategy for the provision of the 25% public open space requirement associated with any residential development, to ensure a co-ordinated approach to the creation of new high-quality public open space linked to the green network and/or other lands, where possible. The minimum 25% public open space shall not be split up into sections/fragmented and shall comprise soft landscape suitable for relaxation and children's play.

For Z15 zoned lands, the Development Plan requires a masterplan for sites larger than 1ha which sets out the vision for the lands and demonstrates that a minimum of 25% of the overall development site/ lands is retained for open space and/or community and social facilities. The 25% public open space shall not be split up, unless site characteristics dictate otherwise, and shall comprise mainly of soft landscaping suitable for recreational and amenity purposes and should contribute to, and create linkages with, the strategic green network. Development proposals must incorporate landscape features that contribute to the open character of the lands and ensure that public use, including the provision of sporting and recreational facilities which would be available predominantly for the community, are facilitated.



Extract from Dublin City Development Plan 2022-2028 Map E

* Red lines shown are indicative and represent the Application Site Boundary under the legal ownership of the Applicant.

Planning Policy Context

Dublin City Development Plan 2022-2028

The subject site is located at St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3. The application site contains protected structures under RPS Ref.: 2032 (St. Vincent's Hospital), 8788 (Richmond House) and 8789 (Brooklawn). These RPS references are described as follows in Volume 4, Record of Protected Structures of the City Development Plan 2022-2028:

- RPS Ref.: 2032- St. Vincent's Hospital old house/convent, including plastered extension to the west, including entrance porch to convent. Two-storey over garden level brick building (with granite steps and entrance door surround) on south front. Four-storey pedimented brick pavilion, with stone trimmings, to the west (including granite balustrading at parapet level). Railings in front of convent building on north side.'
- 'RPS Ref.: 8788- Richmond House (in the grounds of St. Vincent's Hospital), to include former chapel and courtyard with outbuildings - see Convent Avenue.'
- 'RPS Ref.: 8789- 'Brooklawn' (within the grounds of St. Vincent's Hospital), bow-fronted House, with 19th century red brick wall to its western boundary and two gate piers -see Convent Avenue'.

There is one recorded monument within the proposed development area, the site of a castle (DU018-017), which is an identified zone of archaeological interest.



Main Hospital Building



Chapel



Brooklawn House



Richmond House

Protected Structures (Development Plan 2022-2028)

Constraints and Opportunities (Strategic / Wider Context)

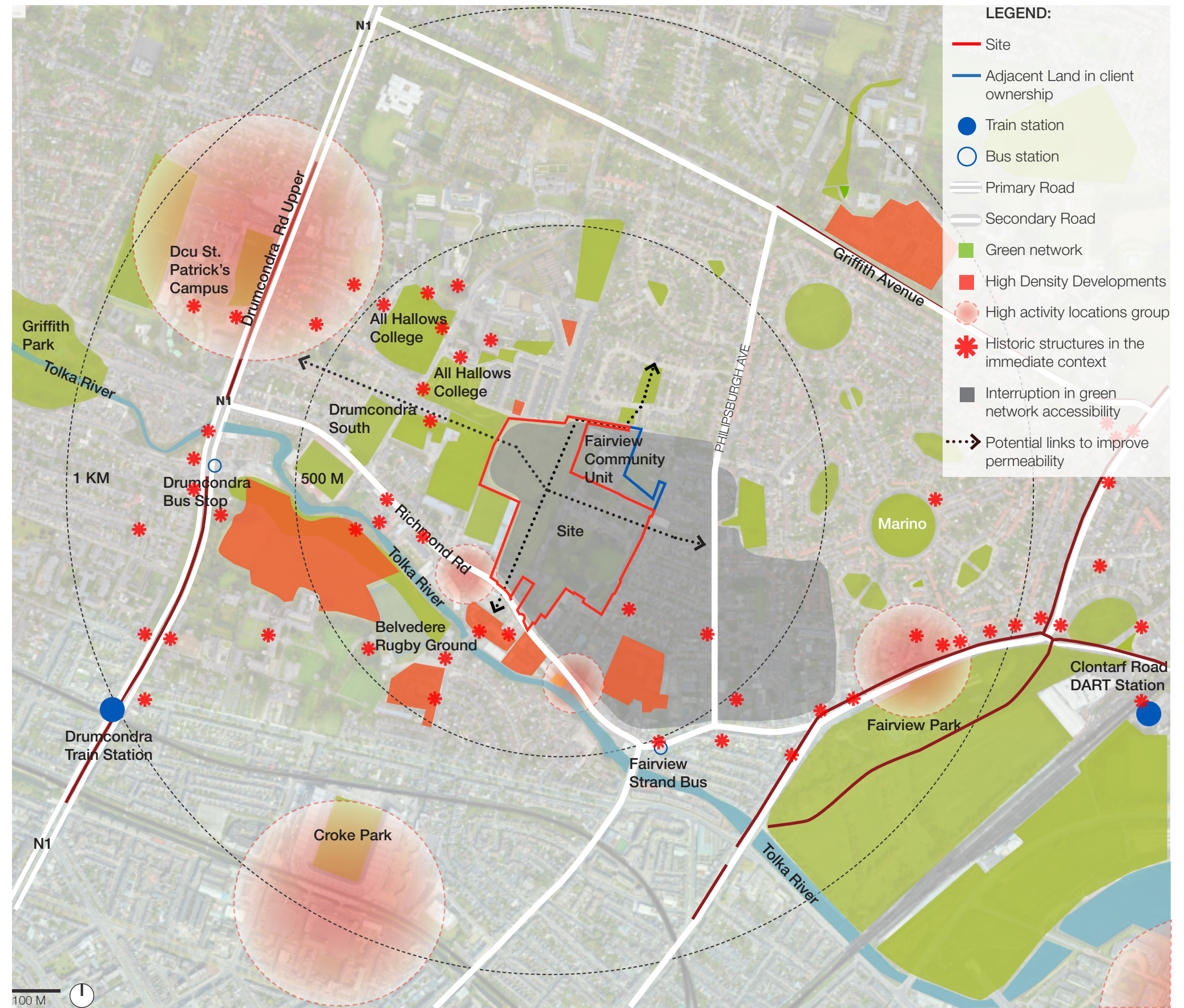
Below is a summary of the key findings (constraints and opportunities) of the analysis of the Urban Context, which provide site planning principles and objectives that have informed the proposed development of the site.

Constraints

- Interruption of local connectivity in the green network
- Interruption/lack of continuity of cycle infrastructure in the area
- Neighbouring Low density housing
- Monofunctional/small number of diverse uses in the immediate context of the site
- Dilapidated historic structures not suitable for current medical / health uses

Opportunities

- Potential to replace the aging, unsuitable hospital buildings with a new state-of-the-art hospital providing mental health services on the same site and benefiting from the existing mature landscape.
- Potential to provide new, high-density housing on under-utilised land and to help fund the new hospital and refurbishment and re-use of the protected structures.
- Potential to integrate enhance and protect the green network
- Potential to create a new public space for adjacent neighbourhoods
- Incentivise sustainable transport systems by providing new cycling and pedestrian infrastructure that connects with the existing network
- Improve connections to nearby major public transport infrastructure (bus routes and Irish rail)
- Potential to become a major centrality by providing new amenities that can be shared between future residents on the site and residents in the existing surrounding housing
- To protect the special character and history of the area by the refurbishment and appropriate re-use of the historic buildings on site



Urban Analysis Synthesis Map

* Red lines shown are indicative and represent the Application Site Boundary under the legal ownership of the Applicant

Constraints and Opportunities (Subject Site)

Site Analysis - Constraints and Opportunities

Having carried out the detailed analysis of the site and context, we have identified the key findings (constraints and opportunities) which inform the design approach.

Constraints

- Lack of connection to the surrounding areas.
- Convent Avenue is too narrow to deal with the existing hospital traffic.
- Adjoining residential developments.
- Protected structures and their curtilage
- Extent of mature trees requiring retention / incorporation into the layout

Opportunities

- Potential site for New Hospital adjacent to mature landscape creating a modern healing environment
- Better intergartion of new hospital with the community with new improved entrance to the Mental Health Facility.
- High value undeveloped land to the West.
- Improve the local accessibility through this landlocked site - especially in the housing and institutional edges and links to public transport nodes.
- Higher density development of an appropriate scale and massing appropriate to the boundary condition
- Potential for the creation of public open space/park to connect the existing public green pockets in the surrounding neighbourhoods.
- Protect and enhance existing mature planting and landscape.
- Potential for the integration of new attractive uses, social and community facilities, while providing necessary services in the site (extension of medical facilities).
- Conserve and refurbish historic structures (Main Hospital Building; Convent; Chapel; Richmond House; Brooklawn; Laundry Building) and bring them into active use to ensure their preservation and to minimise the requirement for new build. (Approximately 4000 sq.m)



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Public Transport Connections

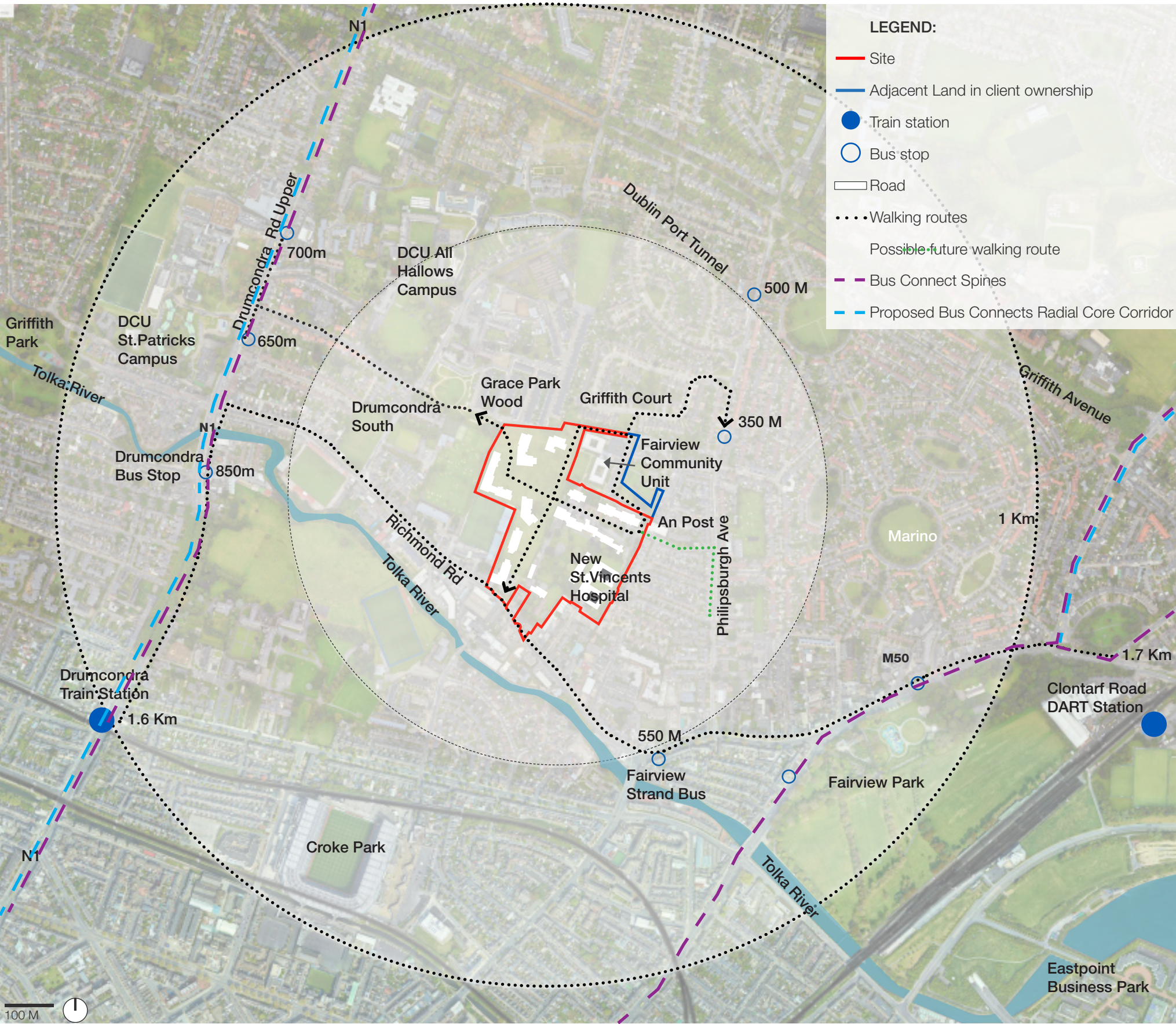
The subject site is within a 9 minute walking distance of Drumcondra Road QBC / proposed Bus Connects ‘A Spine’ to the west (650m) via the proposed connection through Grace Park Wood to the north west.

The bus stops on Drumcondra Road Lower, i.e. within the c. 650 metres / c. 8 minutes walking distance from the subject site, including the following bus routes (peak frequencies in brackets): Nos. 1 (every 10 mins), 11 (every 15 mins), 13 (every 10 mins), 16 (every 10-12 mins), 41 (every 20 mins) and 44 (every 60 mins). The proposed Bus Connects ‘A Spine’ indicates a frequency of between 3-4 minutes between buses during peak hours. It is 750m walking distance to the bus stops on Drumcondra Road via Richmond Road.

The site is within c. 6 minutes walking distance to the Fairview Strand bus stop to the east (550m) via the main entrance from Richmond Road and c. 4 minutes walking distance to the bus stops on Phillipsburgh Avenue (350m) via the proposed connection through Griffith Avenue to the North. The bus stops at Fairview Strand and Phillipsburgh Avenue are served by Bus Route No. 123 (every 12 mins).

The site is also within c. 10 minutes walking distance (800m) to the proposed H spine BusConnect and bus stops at Annesley Bridge and Fairview (Marino Mart) via the proposed connection through Lomond Avenue to the east. These bus stops are served by Bus Route No’s 14 (every 10-12 mins), 15 (every 10 mins), 27 (every 10 mins), 27A (every 35 mins), 27B (every 15 mins), 42 (every 20 mins), 43 (every 15 mins), 130 (every 10 mins), Bus Connects H1 (every 15 mins), H2 (every 30 mins) and H3 (every 30 mins).

In addition, the site is located within 1.6 km (20 minute walking distance / 6 minute cycle) of Drumcondra Rail Station and within 1.7 km (22 minutes walking distance / 7 minute cycle) of Clontarf DART Station.



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Trees

A total of 278 trees were identified and assessed. The majority of the trees have been categorised as being of high (category A 12.6%) to moderate value (category B 68.0%) with the remaining trees (19.4%) of low value (table 1).

The surveyed trees are predominately mature specimens with a smaller number within the early-mature/young age classes (chart 2).

The tree survey and arboricultural assessment informed the masterplan approach to the proposed development of these Z12 and Z15 lands

Category	Number	% of total
A	35	12.6%
B	189	68.0%
C	36	12.9%
U	18	6.5%

Table 1. Tree Category breakdown (see page 19 for tree category explanations).

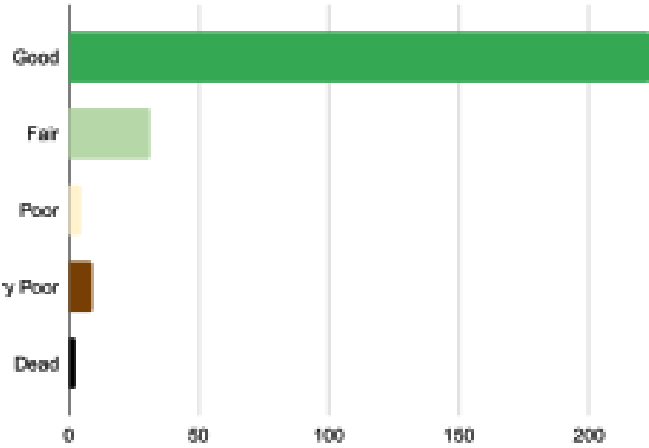


Chart 1. Tree vigour breakdown.

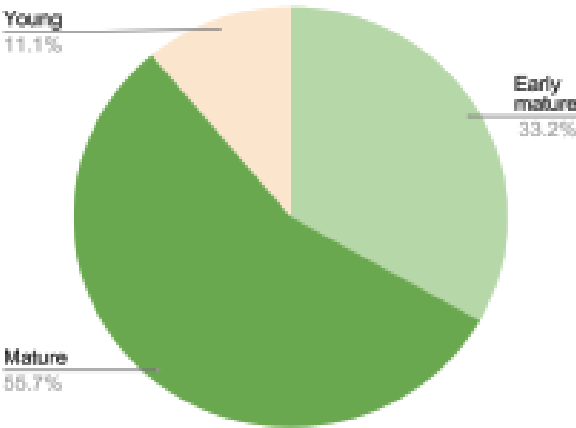


Chart 2. Age class breakdown.



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Master Plan - Design Approach

The provision of a new Hospital providing mental health services to replace the aging and unsuitable current hospital buildings is the primary focus of this application and which will be supported by the residential proposals. The key elements that defined the design of the new hospital are:

- St Vincent's Hospital Fairview is an essential piece of local and community infrastructure. The site will remain the home of the hospital and maintain its historic links to the buildings and the landscape.
- The mature landscaped grounds remain in Hospital use. This is their garden, for the benefit of their community, both historically and in practice.
- The new Hospital can be constructed with no interruption of service to existing patients or hospital residents.
- The new Hospital is located on the flat grassy part of the site where it has minimum impact on the mature landscape.
- The new hospital is located on lands Z15 Zoned. Over 50% of the existing Z15 zoned lands remain therefore in active use suited to its zoning. (See the following page for further detail.)
- The remainder of the lands are surplus to requirements and may be developed for open space and residential uses.
- The development of the surplus lands provides the commercial support necessary to fund a new, state of the art, hospital providing mental health services.
- The new position locates the hospital closer to Richmond Road, which improves the presence of the hospital and promotes better engagement with the local community.
- Conservation gain: The existing Protected and Historic Structures housing the current hospital will be refurbished, mainly for community use. Richmond House, Brooklawn, The Laundry Building and Rose Cottage are not in active use and are in disrepair. Both Richmond House and Brooklawn are now listed on the Record of Protected Structures. Each of these buildings will be restored and brought into active Hospital use, thus ensuring their protection and upkeep into the future.

LEGEND

- Existing Wayleave
- Protected Structure
- Existing Buildings
- Existing Natural Buffer Zone
- Site For New Hospital – Open Lawns & Fewest Mature Trees
- Existing Mature Landscape
- Residential Edge
- Z15
- Z12
- Z1



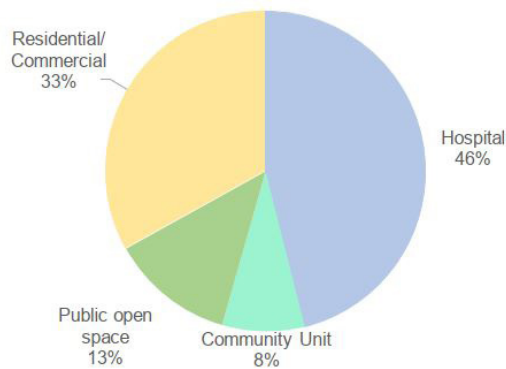
Uses within Z15

The proposed residential (and commercial) uses are subordinate to hospital / community uses within the Z15 portion of the site.

Z15 Lands within Red Line = 4.65 Ha
Total Z15 Lands within Red and Blue Line = 5.1 Ha

Proposed New Hospital Site within Z15 = 2.35 Ha
Public Open Space within Red Line = 0.64 Ha
Existing Fairview Community Unit Site within Z15 = 0.425 Ha

Total Existing and Proposed Hospital/Community sites and Public Open Space = 3.415 Ha = 67% of total Z15
ie. The Residential / Commercial site only comprise 33% of these Z15 lands.



Site Uses within Z15 Lands - Residential / Commercial uses is subordinate

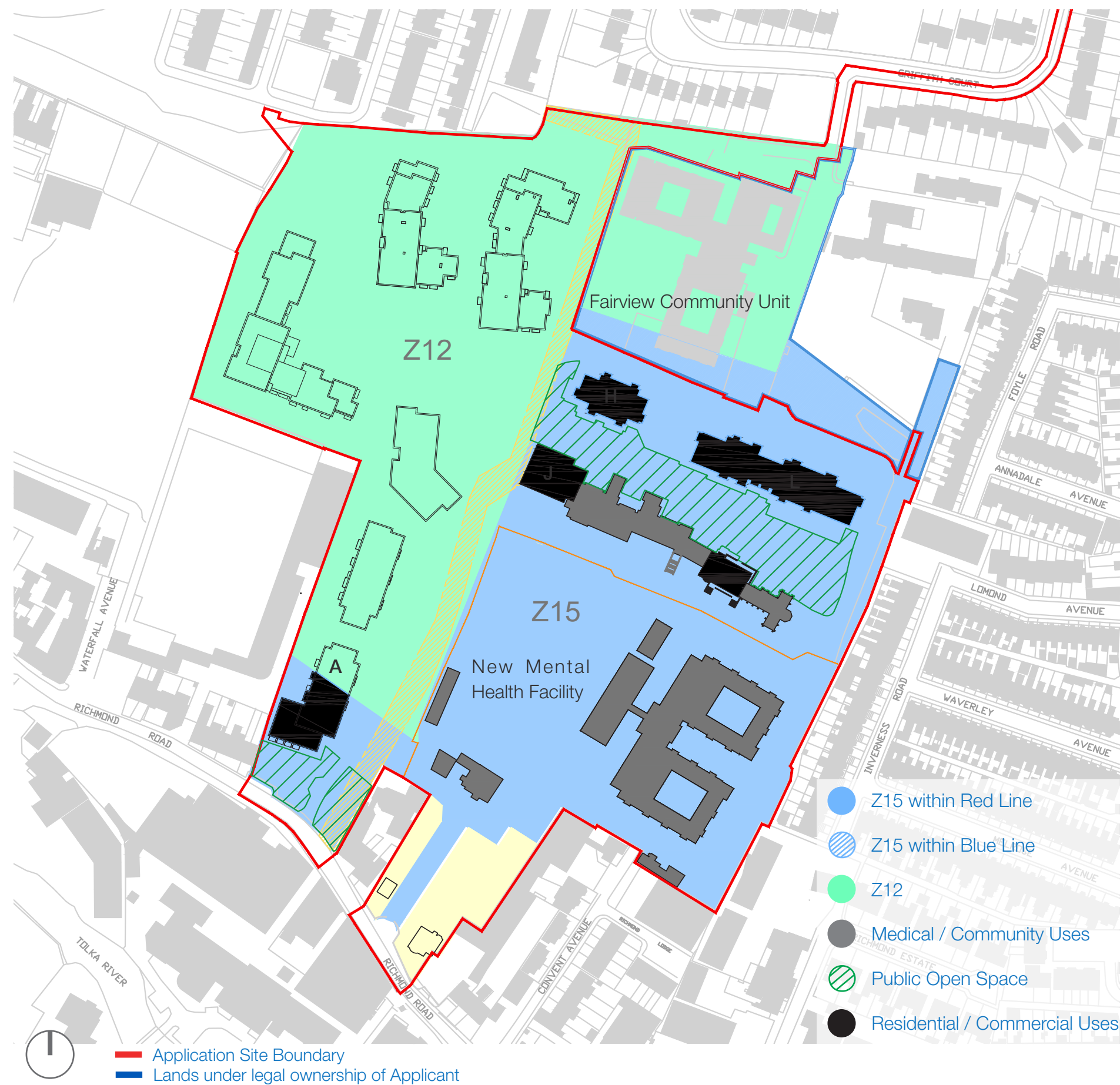
The Site Plan also demonstrates how the footprint of residential/commercial (Blocks A (portion in Z15), J, H and L) on Z15 zoned lands is subordinate to the footprint of the new Mental Health Facility, existing Community Unit and other proposed community uses.

Building Footprints within Red Line Z15 Lands

Footprint of the new Hospital buildings within the Z15 lands = 4556 sq.m
Footprint of the Community Uses within the refurbished historic structures = 1475 sq.m
Area of Public Open Space = 6,400sq.m
Total mental health and community uses = 12,431 sq.m

Residential / Commercial Uses (including Communal Open Spaces of 939sq.m) within Z15 lands = 4,895sq.m

Therefore the Residential/Commercial footprint area at 28% is clearly subordinate to that of the new Mental Health Facility and Community Amenities' footprint.



















Site Planning Principles

The key strategies adopted following a detailed context and site analysis and associated constraints and opportunities review are:

- Providing a new Hospital providing mental health services and associated healing garden and ancillary buildings
- Opening up the site by providing new links to the West, North and East.
- Refurbishing the main Protected and Historic Structures to provide amenity and community uses.
- Creating a new 'Gateway Plaza' off Richmond Road and enhancing the road where possible.
- All of this is facilitated by the provision of a large Central Park that runs the whole way across the site, from East to West, and addresses the refurbished Protected and Historic Structures.
- A new linear park links the Gateway Plaza with the Central Park, and follows the line of the existing services wayleave.
- A new entrance to the proposed new Hospital which makes use of the historic Richmond House and Brooklawn House and the associated tree-lined avenue.
- The remaining parcels of land which are separated from adjacent residential developments and address the new green spaces are the areas identified as appropriate for new residential development

LEGEND

-  Existing Wayleave
-  Protected Structure
-  Existing Building to be Retained
-  Active Public Park to the North of Protected Structure
-  Buildings to be removed
-  Existing Natural Buffer Zone
-  Site For New Hospital – Open Lawns & Fewest Mature Trees
-  Existing Mature Landscape
-  Residential Edge
-  Permeable Link
-  ① Gardens
-  ② New Entrance on Axis of Richmond House
-  ③ Convent Avenue - too Narrow for Residential (Service access only)
-  ④ Proposed New St. Vincent's Acute Mental Health Facility - 73 Beds
-  Residential Development
-  Outlook onto Open Space



Master plan Evolution scheme

Proposed Masterplan

Masterplan

The final site masterplan contains the following key strategies:

- A new Hospital providing mental health services with its associated green space and ancillary buildings. Privacy is maintained using existing mature and supplemented landscaping.
- A new dedicated entrance from Richmond Road to the proposed new Hospital which makes use of the historic Richmond House and Brooklawn House and the associated tree-lined avenue.
- Refurbished Protected and Historic Structures brought into active use, much of which is open to the general public.
- Generous new Public Open Spaces (equating to 25% of the Z12 and Z15 Lands) facilitating permeability through the site and connecting surrounding neighbourhoods.
- Interactive landscape features that contribute to the open character of the lands, including the provision of allotments, active recreation features and connections to adjoining areas, for the benefit of residents and for the community.
- A tree-lined avenue and Linear Park connecting the new Richmond Road residential entrance with the main residential arrival area and Central Park.
- Communal Open Space for residents - both as dedicated ground level gardens and rooftop terraces.
- Retail and community uses creating active facades to Public Open Space.
- A mix of residential internal amenity spaces.
- New residential apartment buildings with higher elements relating to open space and stepping down to respect any surrounding lower existing residential areas.

LEGEND

Protected Structure

Existing Building to be Retained

Hospital Building

Residential Buildings

Transition to Low Rise Residential Neighbourhood

Area for Increased Height away from Neighbouring Dwellings

Green Buffer

Public Open Space

Communal Open Space

Retail / Community Facility

Resident Amenity

Pedestrian and Cycle Links

Possible future link

Vehicle, Pedestrian and Cycle Link

Road to Arrival Space

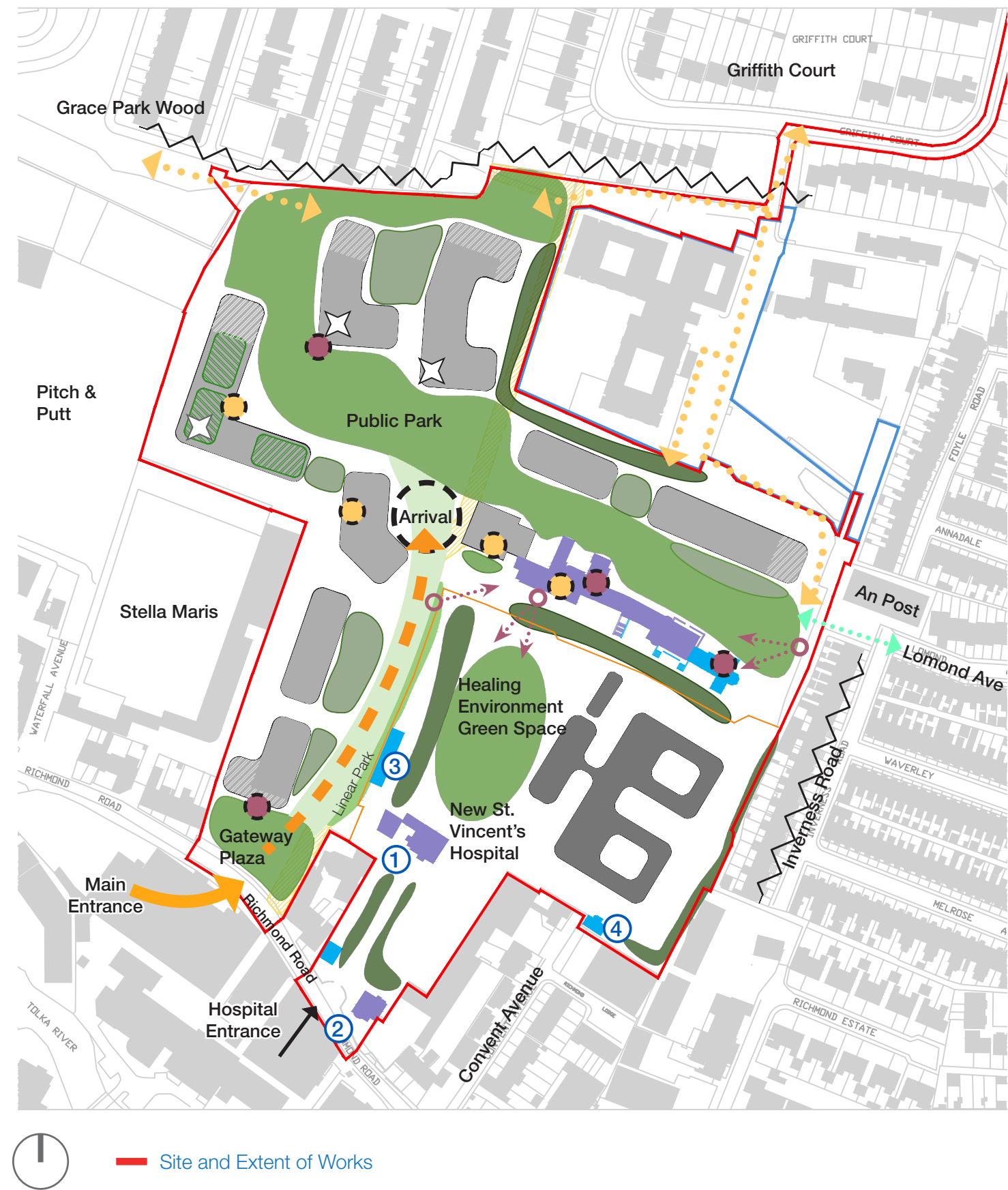
Views Towards and Views from Protected Structure to be Preserved and Enhanced

① Richmond House - Staff/Administration

② Brooklawn House

③ Laundry Building

④ Rose Cottage



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