

Property, Enterprise & Economic Development Department
Civic Offices, Wood Quay, Dublin 8

To the Chairperson and Members
of the South East Area Committee

Addition of: Structures 1, 3, 4, 7, 8, & 11 St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila') to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Photo of Structure



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act to add the **Structures 1, 3, 4, 7, 8, & 11 St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila')** to the Dublin City Council's Record of Protected Structures (RPS).

Request for Addition

Dublin City Council Conservation Section

Summary of Applicants Reasons for Seeking Addition

It has come to the attention of Dublin City Council that the structures of St Mary's College are not Protected Structures.

2016-2022 Development Plan Zoning & Location Map: St Mary's College is situated on the grounds of a former house called Gayfield, lying to the southeast of Bloomfield Avenue. A residential development of apartments called Bloomfield Park was constructed on the eastern part of the site, following its sale by the Carmelite Fathers circa. 2003/4. To the west of the site is the complex of the Royal Hospital, Donnybrook.

The location of the **St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4** (**Site is also known as 'Avila'**) is shown in green. The zoning objective for the site is **Z15**: 'To provide for institutional, educational, recreational, community, green infrastructure & health uses.'



Recent Planning History:

1. 5740/03 Planning permission declared invalid.
2. 1060/04 Planning permission granted 10th December 2004: Planning permission granted to Bryan Cullan for mixed use development of 196 units (182 apartments and 14 houses) with childcare facility. Surface and basement car parking. Vehicular entrance at Bloomfield Avenue. Pedestrian and emergency entrance off Morehampton Road. All on a site of 1.46 hectares formerly part of lands known as 'Avila', Bloomfield Avenue.
3. 1060/04Sub01 Planning permission granted 10th December 2004: Planning permission granted to Bryan Cullan for mixed use development of 196 units (182 apartments and 14 houses) with childcare facility. Surface and basement car parking. Vehicular entrance at Bloomfield Avenue. Pedestrian and emergency entrance off Morehampton Road. All on a site of 1.46 hectares formerly part of lands known as 'Avila', Bloomfield Avenue.
4. 4338/04 Planning permission granted 25th November 2004: Planning permission granted to The Carmelite Order for a new retreat centre with 8 guest bedrooms and a new entrance at 'Avila' Bloomfield Avenue, Donnybrook, Dublin 4. The development comprised a two-storey building incorporating a 10 bedroom priory and a new chapel with a 16 metre high spire plus 2 no. single-storey one-room detached hermitages.
5. 4053/04 Planning permission granted 25th November 2004: Planning permission granted to The Carmelite Order for a new retreat centre and a new entrance at 'Avila' Bloomfield Avenue, Donnybrook, Dublin 4. The development comprised a two-storey building incorporating a priory and a new chapel with a 16 metre high spire plus two single-storey one-room detached hermitages.
6. 2217/05Sub01 Decision not made.
7. 2217/05 Planning permission granted 29th June 2005: Alterations to approved scheme (1060/04).

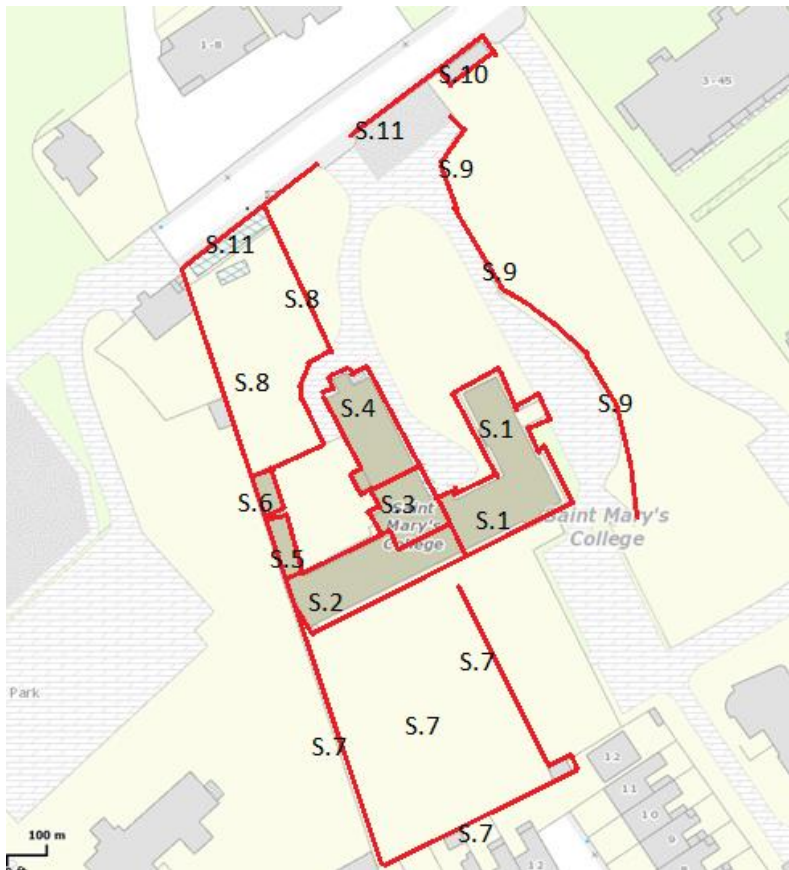
8. 2031/05Sub01 Compliance: 15th August 2015: Planning permission for single-storey ESB sub-station and switch room at entrance to residential development.
9. 2031/05 Planning permission granted 15th August 2005: Planning permission for single-storey ESB sub-station and switch room at entrance to residential development.
10. 3550/06 Planning permission granted 19th September 2006: Alterations to approved scheme (1060/04).
11. 3689/06 Planning permission declared invalid.
12. 4457/06 Planning permission granted 14th March 2007: Alterations to approved scheme (1060/04).
13. 4745/07 Planning permission granted 13th November 2007: Alterations to approved scheme (1060/04).
14. 5298/08 Planning permission granted 25th March 2009: Alterations to approved scheme (1060/04).
15. 2689/11 Planning permission declared invalid.
16. 2779/11 Planning permission granted 26th August 2011: Replacement of previously approved house type F1 (4745/07).
17. 0176/16 Planning permission decision 9th June 2016: Reopening of boundary wall to install pedestrian gate to allow direct access to its lands to and from Morehampton Road.

Summary Description:

L-plan seven-bay two-storey over raised-basement with attic Gothic Revival seminary, built 1888 to a design by W.H. Byrne, with breakfronts comprising a central entrance gable and a gabled end bay to south. Seven-bay two-storey over basement range to south with additional floor added c.1945. Seminary built to east elevation of earlier house (Gayfield House – now demolished). Eleven-bay three-storey over basement extension added to west of south wing c.1945, by Simon Aloysius Leonard.

Chapel constructed c.1896, to a design by W.H. Byrne. Block directly to south of chapel designed c.1928 by Ralph Henry Byrne and built on site of Gayfield House. Two-storey building to west wall of rear yard formerly used as laundry with rooms above. Three-bay garage to north. Walled gardens to north and south of buildings. Wrought-iron railings and gates bound lawn to east of seminary building. Single-storey outbuilding along site's northern stone boundary wall, now houses a Christmas Crib. Retreat centre called Avila Carmelite Centre, built c.2004, to east of seminary.

Annotated Map Showing Recorded Structures:



Structure 1: W.H. Byrne-designed red brick L-plan wing, dated 1888

Structure 2: Cement-rendered accommodation block, built c.1945

Structure 3: Block to the south of chapel, built c.1928

Structure 4: College chapel, built c.1896

Structure 5: Outbuilding to west side of yard, built c.1950

Structure 6: Garage to west side of yard, built c.1950

Structure 7: Walls of enclosed orchard to south of college buildings and stone shed outside the southeast corner of the garden wall, c.1800

Structure 8: Enclosed garden to north, c.1800

Structure 9: Wrought-iron gates and railings that bound lawn to east of college buildings, erected c.1900

Structure 10: Former outbuilding along northern boundary wall

Structure 11: Northern stone-built boundary wall along Bloomfield Avenue, c.1800

Assessment of Significance Under The National Inventory of Architectural Heritage (NIAH) and Special Interest Under the Planning & Development Act 2000:

The NIAH has not been carried out for this area; however, its categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and its rating system has been used to assess the structure in question. The NIAH identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of **International, National, and Regional** significance are recommended by the Minister to the relevant planning authority for inclusion in their RPS. Using the NIAH System of rating the following structures **Structures 1, 3, 4, 7, 8, & 11 St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila')** are considered to be of Regional significance. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

The Categories of Special Interest are defined in the Planning and Development Act, 2000 as architectural, historical, archaeological, artistic, cultural, scientific, technical and social.

When assessed under the above categories, it is found that the principal seminary buildings are of architectural, artistic and social interest for the following reasons:

Structure 1: The L-plan wing, constructed to the east of Gayfield House (now demolished), is a Gothic Revival institutional building of architectural, artistic and social interest. Designed by prolific architect W.H. Byrne, it boasts an attractive roofscape and a red brick exterior that is enriched by yellow and vitrified brick dressings and skilfully carved limestone elements.

Notable spaces and design features within the interior include a well-proportioned entrance hall and parquet-floored corridors at ground-floor level; the entrance hall's internal doubleleaf doorway with painted overlight and a similar doorway leading to the stairhall; the principal ground-floor rooms with fireplaces; original door and window joinery throughout; and the main staircase, with decorative newel post, carved handrail and balusters, located in the southeast corner of the L-plan building. W.H. Byrne's seminary wing is of Regional importance.

Structure 3: The block to the south of chapel was designed c.1928 and was erected on the site of Gayfield House. The red brick, flat-roofed building was designed by Ralph Henry Byrne c.1928 and is of architectural interest. Reflecting the design and materials used by the architect's father in the L-plan seminary wing and chapel, this structure blends well with the established architectural theme. Notable interior features include window and door joinery, the geometric floor tiles to the ground-floor corridor and the timber fireplace within the sacristy. This structure is considered to be of Regional significance.

Structure 4: The college chapel is another of W.H. Byrne's buildings at the Gayfield House site. The red brick and rusticated exterior complements the design and fabric of the earlier Lplan seminary structure. The plain, yet attractive exterior, influenced by Gothic Revival design, is of architectural, artistic and social interest. The single-cell chapel has an attractive trussed and panelled ceiling, which is a good example of design and craftsmanship. Further elements of particular architectural and artistic interest include the polished marble flooring, altar and wall panelling. This structure is considered to be of Regional significance.

Structure 7: The three boundary walls of the enclosed garden/orchard, and the small outbuilding at the southeast corner of the garden, are of architectural significance because of their design and their association with Gayfield House. Constructed in calp limestone and handmade brick, the garden walls and outbuilding are some of the only surviving features associated with the detached house known as Gayfield, built c.1800. The garden walls are of social interest as they enclose a space which is frequented by retreatants seeking a quiet place to contemplate and pray. This structure is considered to be of Regional significance.

Structure 8: The walled garden to the north of the site was associated with Gayfield House, built c.1800 (now demolished), and the enclosed garden/orchard to the south. When the college chapel was constructed at the end of the 19th century, garden walls at the southeast corner were removed and replaced with a curving rendered wall. The historic rubble and brick walls are of architectural interest and are considered to be of Regional significance.

Structure 11: The rubble stone wall that forms the site's northern boundary along Bloomfield Avenue is of architectural interest as it is part of the early historic fabric of Gayfield house. The historic wall contributes to the character of both the site and the streetscape. This structure is considered to be of Regional significance.

References

Fr Eugene Mc'Caffery of The Avila Carmelite Centre, Bloomfield Avenue

Monahan, Prior Fr. Phelim, Centenary Record of St Mary's, Gayfield, 1875-1975,

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Ordnance Survey Maps, Trinity College, Dublin

Irish Architectural Archive, Dictionary of Architects www.dia.ie

Lewis, Samuel. A Topographical Dictionary of Ireland: Comprising the Several Counties, Cities, Boroughs, Corporate, Market, and Post Towns, Parishes, and Villages, With Historical and

Statistical Descriptions: Embellished With Engravings of the Arms of the Cities, Bishopricks, Corporate Towns, and Boroughs; and of the Seals of the Several Municipal Corporations: With an Appendix, Describing the Electoral Boundaries of the Several Boroughs, As Defined By the Act of the 2d &3d of William IV. London: S. Lewis & co., 1837.

Conclusion & Recommendation:

St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila') is considered to be of Regional importance having architectural, technical and cultural significance.

Dublin City Council's Conservation Section therefore recommends the addition of the **Structures 1, 3, 4, 7, 8, & 11 St Mary's College, Gayfield, Bloomfield Avenue, Donnybrook, Dublin 4 (Site is also known as 'Avila')** to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Paraic Fallon
Senior Planner

Extent of Protected Structure Status

Approximate extent of protected structure curtilage is shown on the map below in red.



Short Photographic Record (Exterior 28/12/16)



East-facing entrance elevation of L-plan wing dated 1888 (Structure 1)



East-facing entrance elevation of L-plan wing dated 1888 (Structure 1)



East-facing elevation of the block to the south of the chapel. The block stands on the site of Gayfield
(Structure 3)



East elevation of the five-bay chapel (**Structure 4**)



Brick-faced eastern wall with entrance gate to walled orchard. Brick was used to face the wall as it retained the sun's heat and encouraged the growth of espaliered fruit trees (**Structure 7**)



A view through the southern gate of the heritage garden to the north of the complex (**Structure 8**)



Rubble stone and brick northern boundary wall which forms boundary of site along Bloomfield Ave
(Structure 11)