

## **INFIRMARY ROAD – 38 HOUSING UNITS**

### **INTRODUCTION**

The now vacant Infirmary Road site was previously owned by the Department of Defence and managed by the Office of Public Works. It was transferred to Dublin City Council in the early 2000s on the understanding of its use for the then government's Affordable Housing Initiative and was actively pursued for development at that time prior to the economic downturn. Given the site's proximity to the much larger O'Devaney Gardens redevelopment lands the Infirmary Road site has always been viewed in relation to the broader context of developments thereon.

The current brief takes into consideration a number of changes, which have occurred in the intervening years, including revisions to the Development Plan 2016-22, Department of Housing, Planning, and Local Government Guidelines on Sustainable Urban Housing, Planning considerations, space standards. Significant changes in the Building Regulations, including Technical Guidance Documents TGD: Part M 2010 and Part L 2011(NZEB) Nearly Zero Energy Buildings, all impact on the project.

Initial scoping studies had indicated that the clearer southernmost lower portion of the site was the most suited for any proposed redevelopment. On this basis Dublin City Council sought Capital Works Management Framework (CWMF) Stage 1 approval for a proposal for a residential apartment scheme on the lower portion of the site and received approval from the Department of Housing, Planning, and Local Government in Reference Number N292/894 on 7<sup>th</sup> July 2015.

The proposed housing development is located at the southernmost lower portion of the overall site boundary enclosure. This proposal has taken into account the site setting, the overall site enclosure and the existing protected structures and the implications on them of the proposed new residential development and the future development on the overall site.

The budget costing for the development indicates an estimated project cost in excess of €12 million.

The Pre-Part 8 Consultation process has been completed and DCC Planning & Property Development Department have issued their Pre Part 8 Report.

The Proposing Department, Housing and Community Services intend to commence the Part 8 process for the scheme presented herewith for noting.

### **PROJECT DESCRIPTION**

#### **Site Location**

The site is located on Infirmary Road, Dublin 7. It is bounded by Infirmary Road, Montpelier Hill and Montpelier Gardens and is directly opposite the new Criminal Courts of Justice.

The overall site contains a number of standing protected structures including the former Married Quarters (red brick building), the Boundary Walls and gateways, RPS ref 3994. Two other structures are on the NIAH list, the Former Isolation Infirmary (cruciform building) ref 50070132 and the Mobilization unit ref 50070133.

The lower part of the site lies within the *Zone of Archaeological Interest*.

The site is adjacent to the Phoenix Park, residential Streets on Infirmary Road and

## Montpelier Hill.

The site is located in the SDRA 11 O'Devaney Gardens (Strategic Development and Regeneration Area) in Dublin City Council Development Plan 2016-22, for the creation of a high quality residential quarter. The SDRA area also includes St Bricin's, where the amalgamation of the 68 existing bedsits into 35 1 bed apartments for senior citizens is completed and a new 54 unit social housing scheme general mix in O'Devaney Gardens is currently under construction.

The overall Infirmary Road site enclosure has 3 distinct changes in level, ranging from +14.5M at the southernmost lower portion, +17.5M and +18.5M at the upper part of the site. The proposal residential scheme is located at the southernmost lower portion end of the site.

### **Housing Development**

The proposed new build residential development comprises social housing, a landscaped courtyard, cycle parking, plant and ancillary accommodation, bounded by the existing Protected Structures Boundary Wall and Gateways on three sides and the 3 storey building Married Quarters on Infirmary Road.

### **Housing Mix**

The proposed development comprises 38 no. social housing units with 134 bedspaces as follows:

- 12 no. 1 bedroom - 2 person apartments
- 16 no. 2 bedroom - 4 person apartments
- 4 no. 2 bedroom - 4 person duplex units
- 6 no. 3 bedroom - 5 person duplex units

### **Arrangement**

The new buildings are arranged in two blocks, Block A to the rear of the site and the corner "L" shaped Block B fronting onto Infirmary Road and Montpelier Hill. The existing 3 storey former Married Quarters (MQ) (Protected Structure) building forms the third building element on the lower site. An Architectural Conservation Fabric repair survey and Structural conditions survey report and works has been carried out on this building.

Block A, rear block at courtyard level is accessed from the courtyard and comprises of 6 no. 1 bedroom- 2 person apartments with private space fronting onto the courtyard and 6 no. 3 bedroom 5-person duplex above, accessed at first floor level, each with private front and rear gardens. 2 no. duplexes and 2 ground floor apartment units share a common stair access. The duplexes enjoy dual aspect, whereas the ground floor has single aspect onto the courtyard due to the existing change of level in the site between the lower part of the site and the upper part of the site.

Block B the corner block is set back from the wall on Infirmary road to address the pre-eminence of the former Married Quarters building (Protected Structure) in terms of scale, massing and location. Block B is accessed from the courtyard with own door access for all units at ground floor level. Block B comprises of 4 no. duplexes and 22 apartment units. The apartment units facing onto Infirmary Road also have an alternative access from the second pedestrian access route. The duplexes at ground floor level are located at Montpelier Hill road side, these are set back from the boundary wall (Protected Structure) forming rear private gardens space. All units in Block B enjoy dual aspect. All apartment units have private balconies. All units have dual aspect. A single stair and lift core serves semi-enclosed access galleries to apartments on upper levels overlooking the landscaped

courtyard side.

The existing boundary wall (Protected Structure) along Montpelier Hill will be lowered to its original height as identified in Archaeological Assessment report. The original gateways, 2 in number will be reopened and reused. The original pedestrian gateway adjacent to second gateway at the eastern end of Montpelier Hill will be reopened and reused for pedestrian access. New gates will be provided at all access points.

### **Landscaped Courtyard**

The new building Blocks A & B, together with the existing former Married Quarters building (Protected Structure) and the existing boundary walls (Protected Structure) create a 'Walled Garden' courtyard for residents.

### **Car Parking**

There is no private vehicular parking proposed. The pedestrians will have access via both gateways with vehicular entrance for utilities and emergency access vehicles only accessed at the eastern gate on Montpelier Hill.

### **Bicycle Parking**

58 no. cycle parking spaces will be provided in accordance with the Dublin City Councils Development Plan 2016-22.

### **Space Standards**

Apartments have been designed to take account of the Guidelines contained in the Sustainable Urban Housing: Design Standards for New Apartments, issued by the DHP&LG in March 2018. Duplex units have been designed to take account of design standards as contained in the Guidelines, Quality Housing for Sustainable Communities, issued by the DoEHLG 2007.

Wheelchair accessible units have been designed to take account of relevant guidelines. All units meet the requirements of the Building Regulations TGD Part M 2010 "Access and Use".

### **Ancillary Accommodation**

A new single store standalone building is being provided on the eastern side of the site adjacent to Montpelier Hill. The accommodation includes for a new ESB sub-station, switch room, plant rooms, refuse storage and ancillary accommodation.

### **Site Boundary**

The proposed new development will be contained within the existing site walls and gateways enclosure.