

9th September 2020

To the Chairperson and Members of the North Central Area Committee

Initiation of the Statutory Process for the Proposed Addition of Richmond House (within the grounds of St. Vincent's Hospital), Richmond Road, Dublin 3, to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

PHOTOGRAPH OF STRUCTURE



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 (as amended) to add 'Richmond House (St. Vincent's Hospital), Richmond Road, Dublin 3' to Dublin City Council's Record of Protected Structures.

Proposal for Addition

- Richmond Road Area Action Plan 2007 carried out by Dublin City Council Planning and Economic Development Department, dated April 2007.
- Conservation Section, Planning and Development Department, Dublin City Council dated 10th January 2018.

Summary of Reasons for Seeking Addition

- The Richmond Road Area Action Plan 2007 set out a number of built heritage objectives for the area to include the assessment of *Richmond House, 5-bay 2-storey house in grounds of St Vincent's* for addition to the Record of Protected Structures (RPS).
- Richmond House was identified as a structure of potential 'Regional' significance in the course of the preparation of a Section 57 Declaration issued by the Planning & Property Development Department in relation to Saint Vincent's Hospital, Convent Avenue, Fairview, Dublin 3 (Declaration ref: D0737-17). On foot of this, it was recommended that a detailed assessment of the building should be carried out for its proposed addition to the RPS.

Site Location & Zoning Map

The structure in question is zoned Z15: "To provide for institutional, educational, recreational, community, green infrastructure, and health uses", in the Dublin City Development Plan 2016-2022.

Richmond House is located within the grounds of the St Vincent's Hospital complex situated at Richmond Road, Dublin 3. The principal hospital ranges at St Vincent's Hospital, Convent Road, Dublin 3 are on the current Record of Protected Structures (Dublin City Development Plan 2016-2022); RPS Ref. No. 2032. The description reads '*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*'.

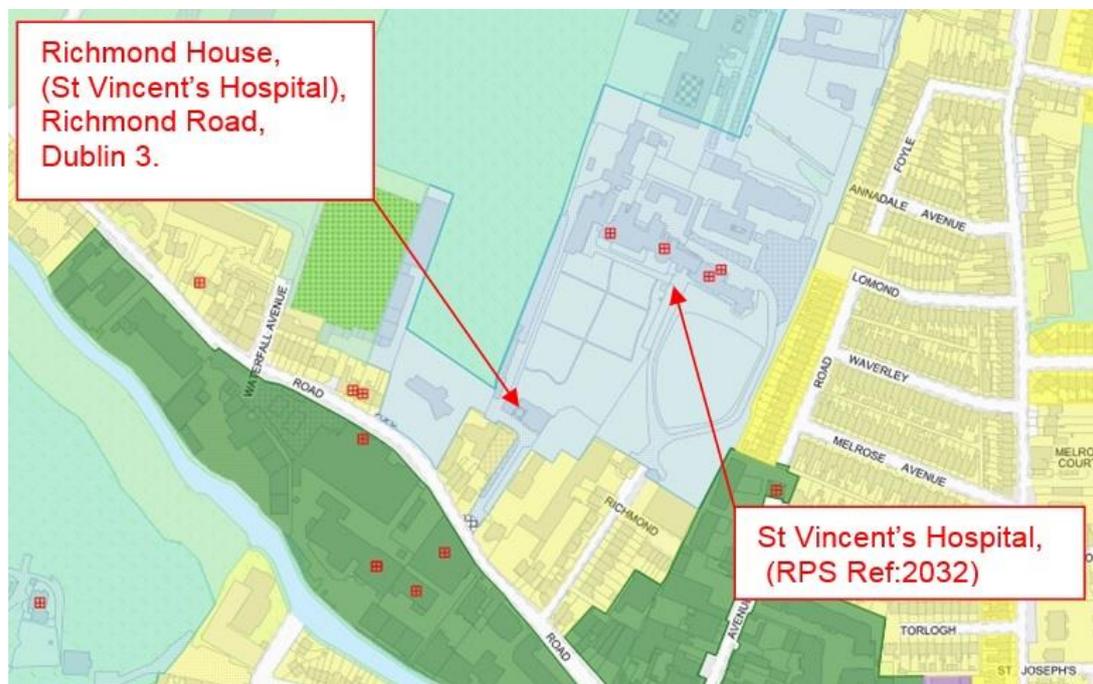


Fig.1: Site location and zoning map for Richmond House (St Vincent's Hospital), Richmond Road, Dublin 3. The principal hospital ranges at St Vincent's Hospital are also arrowed, these are on the current Record of Protected Structures under RPS ref: 2032 (existing Protected Structures in the vicinity highlighted by red squares).

Recent Planning History

Planning Ref:	Description:	Decision:
0071/93	Change of use from office space to a Psychiatric Day Clinic at the first floor of the premises.	Grant Permission (18-Mar-1993)
Declaration ref: D0737-17	Section 57 Declaration in relation Saint Vincent's Hospital, Convent Avenue, Fairview, Dublin 3.	Issued 19/12/18
PAC0533/19	100 Bed facility – residential and institutional [within walled garden to immediate rear of Richmond House].	

A number of additional planning applications are recorded in relation to St Vincent's Hospital complex, however these are of no immediate relevance to the subject property.

Recent Planning Enforcement History

A number of enforcement cases have been raised in relation to St Vincent's Hospital complex however none are of immediate relevance to the subject property.

Site Access

A site inspection was carried out by John Beattie and Carl Raftery of Dublin City Councils Conservation Section on 18th February 2020. Access was provided to both the exterior and interior of Richmond House, the former chapel, the courtyard, the walled garden and surrounding lands. The outbuildings were assessed from the exterior only.

Summary Description

Exterior:

Detached five-bay, two-storey over basement former house, built c.1760 having central breakfront. Extended to north c.1820 doubling footprint to achieve the present double-pile configuration and creating a three-bay, two-storey garden-front to rear/north. Adapted after 1857 for use as a psychiatric hospital to include the addition of a red brick chapel to the west c.1865. Covered walkway constructed c.1910, connecting Richmond House with red brick 19th century hospital ward ranges to the north (now only the concrete path and paired cast-iron uprights survive). Single-storey lean-to projection to west gable of 18th century house, built c.1865 opening onto an enclosed courtyard. Two-storey 19th century outbuilding forming west range of courtyard extended during the mid-20th century. The entire renovated and refurbished c.1965 and again c.2000 (to include addition of external fire stair to rear/north). Situated within the grounds of St Vincent's hospital having extensive walled garden to rear/north. Principal access to Richmond House from south, via a tree-lined avenue off Richmond Road.

Interior:

Though some subdivision of the internal spaces has taken place the 'one-room-deep' plan of the original c.1760's house remains discernible. The c.1820's amplification of the house doubled the original 1760's footprint and was designed to address the extensive grounds to the rear. This section of the house dispenses of the basement to provide reception rooms directly accessed at garden entry level and a fashionable grand salon to the piano nobile. The former chapel built c.1865 appears to have been conceived as a single-cell nave with gallery to the east. Salient features include the 18th century dog-leg staircase having ramped handrail, open treads and turned balusters; 2no. 18th century lugged-and-knead door architraves; 1no. 18th century raised-and-fielded panelled door; 19th century timber door architraves and timber panelled doors; 18th and 19th century skirting boards; 18th and 19th century plasterwork to include cornicing and an acanthus leaf ceiling rose; and partially concealed roof trusses and traces of the former gallery to c.1865 chapel.

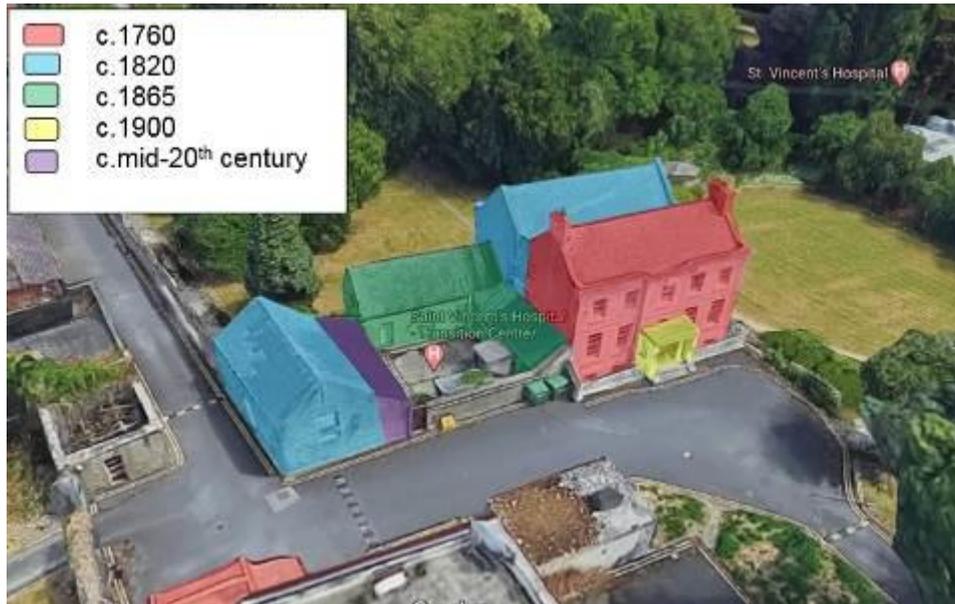


Fig.2: Suggested chronological phasing of Richmond House (image: google maps).

Historical Background

Richmond House is believed to have been constructed c.1760. Unsubstantiated claims suggest that the house was built as the home of Francis Jacob Grose, a Swiss born jeweller whose son, also called Francis, is famed for publishing *The Antiquities of England and Wales* in addition to, *The Antiquities of Scotland* and *The Antiquities Ireland*, (O'Flaherty, pg.56). As initially built, the house is understood to have been conceived as a single-pile property which was later extended during the opening decades of the 19th century to near its present form.

The site of a castle is recorded at Richmond House on the *Record of Monuments and Places* (RMP ref DU 018-017). This may correspond with a tower house (now demolished) which had stood close to the principal entrance at Richmond Road.

Richmond House, appears on the 1842 Ordnance Survey map and though the footprint of the house differs somewhat to that which presently exists, it is believed that by this date the original 18th century house had already been enlarged c.1820 to reflect a double-pile building. The house stands at the end of a tree-lined avenue having a courtyard and outbuildings to the immediate west and enclosed pleasure gardens to the rear/north.

In 1857 the property was purchased for the purpose of establishing a psychiatric hospital with monies bequeathed from the estate of Elizabeth Magan of Usher's Island. It may follow that the monies bequeathed by Elizabeth were amassed in part from her late brother, Francis Magan. Francis is alleged to have received monetary reward for providing information on Lord Edward Fitzgerald, which is thought to have led to Fitzgerald's arrest and death on the eve of the 1798 Rebellion.

The management of the asylum was to be charged to The Sisters of Charity of St Vincent de Paul (also referred to as the Daughters of Charity) and was to provide psychiatric provision for the Catholic middle classes. Though it was initially intended to accommodate both male and female inmates, the asylum chiefly catered for female patients.

The new asylum was neighboured by an order of Presentation sisters who in 1820 had established a convent school to the immediate northwest. Tensions between the

two orders were strained from the outset with complaints conveyed by the Presentation Sisters of intolerable noise and disruption. In 1866, following an appeal to the Archbishop of Dublin for arbitration, the former Presentation convent was purchased by the asylum.

The 1867 Ordnance Survey map (see Figs. 16 and 17 in Appendix 1 below) records Richmond House and the wider asylum complex a year after acquisition of the convent site. The footprint of Richmond House closely reflects that as it exists today. By this date a small chapel has been added to west of the house. A lake which had been located within the walled garden, has now been filled in, possibly as a result of increased risk to the patients of the asylum. New gate piers and a screen wall, built on a crescent plan, had also been erected at the entrance on Richmond Road.

By c.1910 a covered walkway had been erected within the confines of the walled garden providing sheltered access connecting Richmond House with the newly built W.H. Byrne and Sons red brick ward ranges to the north.

In the late 1930s Richmond House found reuse as an isolation ward when in 1938 an apparent outbreak of scarlet fever struck down members of the hospital's domestic staff (Collins, pg.47). In later years Richmond House was used as a residence for staff and student nurses, when the building was known as *St Patricks*, undergoing what Collins refers to as 'considerable renovation' in 1966 (Collins., pg.83). It is likely that the chimney stacks to the early 19th century rear/northern section of the house were removed at this time. Further works were carried out in 2000, after which the building was used as a clinic for Psychotherapy and Family Therapy services (Collins, pg.83). In recent years a new entrance wall has been built at Richmond Road, this loosely follows the crescent plan of the former late 19th century arrangement.

On 19th May 1998, St. Vincent's one hundred and forty year old association with the order that had helped found it, came to an end when the last of Sisters of Charity departed. The facility remains a public voluntary hospital providing psychological care on behalf of the Health Service Executive, in partnership with The Mater Misericordiae Hospital. Richmond House, the former 18th century villa which had initially formed the nucleus of the early hospital site now lies vacant.

References

- Collins, A (2007). *St Vincent's Hospital, Fairview - An Illustrated History 1857-2007*. Longford: Albertine Kennedy Publishing.
- Lewis, S (1837). *Lewis's Topographical Dictionary of Ireland*. London: B. Best and Son
- O'Flaherty, L (2011). *Drumcondra and Its Environs*. Dublin: Drumcondra Publications.
- Dublin City Council. (2007). *Richmond Road Area Action Plan*.
- Rocque's Map of 1760, Duncan's Map of 1820, Ordnance Survey Maps (1842, 1867 and 1912).

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) survey has been carried out for the area under Phase 12 of the Dublin City programme (see Appendix 2).

The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and 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 deemed worthy of inclusion on the RPS.

The NIAH record provided in Appendix 2 of this report has assigned Richmond House (St. Vincent's Hospital), Richmond Road, Dublin 3 a 'Regional' rating. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

The NIAH record comprises the external south elevation of Richmond House only; it does not include the former chapel, courtyard, outbuildings or walled garden.

Assessment of Special Interest under the Planning & Development Act 2000

Richmond House (in the grounds of St. Vincent's Hospital) to include the former chapel and courtyard at Richmond Road, Dublin 3, is considered by the Conservation Section of Dublin City Council to be of special interest under the following headings:

- ARCHITECTURAL:
 - Richmond House is one of the area's most important surviving 18th century properties, representing one of the last 'villa' type houses which had once dominated this part of the city.
 - Despite development encroachment on lands to the immediate east and west, the property maintains its 18th century set-piece composition with the house set back from Richmond Road, symmetrically aligned to terminate a short tree-lined avenue.
 - As conceived the principal elevation (south), with advanced breakfront is an exercise in well-considered classical proportions, despite the somewhat incongruous addition of a Greek-revival style porch c.1900.
 - The rear garden-front (north elevation) is clearly designed to address its' landscaped setting. The ground floor opens directly onto the walled garden, with the salon at piano nobile level, having dropped cills, fashionable during the early 19th century, positioned to exploit views over the pleasure grounds. Despite the loss of the chimney stacks and the addition of a modern fire escape this elevation remains of interest.
 - The addition of a modest red-brick chapel during the mid-to-late 19th century adds further interest to the site and together with various alterations, charts the building's transition from residential to asylum use under the charge of the Sisters of Charity.
 - The phased nature of the building lends variety to the plan layout as this negotiates a myriad of complex level changes. Despite various refurbishments and modifications, the compact early plan form is clearly discernible as a narrow one-room deep layout with central staircase and flanking reception rooms. The extension of the 18th century house, some c.60 years after it was completed and again during the later 19th early 20th centuries charts progression in polite taste and fashions.
 - The building presents a distinct hierarchy of spaces with former kitchen and service areas confined to basement level, early 19th century minor reception rooms at garden entry level, 18th century formal reception rooms at raised ground floor level and the early 19th century grand salon at piano nobile level.

- The courtyard range and ancillary outbuildings to the immediate west maintain an important relationship with the principal residence, which together with the walled garden present a country demesne in miniature. These structures possess group value and add context to the setting of Richmond House.
- ARTISTIC:
 - Despite the late 20th century refurbishments the building retains salient features from successive construction phases which reflect changing fashions and tastes. These include: an 18th century dog-leg staircase having ramped handrail, open treads and turned balusters; 2no. 18th century lugged-and-knead door architraves; 1no. 18th century raised-and-fielded panelled door; 19th century timber door architraves and timber panelled doors; 18th and 19th century skirting boards; 18th and 19th century plasterwork to include corning and an acanthus leaf ceiling rose; and partially concealed roof trusses and traces of the former gallery to the c.1865 chapel.
- HISTORICAL:
 - Richmond House is a good example of a modest suburban villa located on the fringes of the 18th century city, which reflects the history of settlement in the district and its rural expansion along Richmond Road.
 - One of a number of former 18th century residences in the area to have been converted during the 19th century for institutional use, Richmond House is of note as the original hospital building associated with St Vincent's Asylum, which was instrumental in establishing psychiatric care provision for the Catholic middle classes in Dublin.
 - The building is reputed to have historic associations with the family of Francis Jacob Grose, author of *The Antiquities of England and Wales*, *The Antiquities of Scotland* and *The Antiquities Ireland*. It is later claimed that the house was purchased for use as the asylum with monies from the Magan family estate which are believed to have been amassed in part from monetary reward associated with information traded between Francis Magan and the British Crown which led to the capture and ultimate death of Edward Fitzgerald, a key revolutionary figure in the 18th century Independence movement.
- ARCHAEOLOGICAL:
 - The site is included in the record of Monuments and Places, listed as DU-018-017, Richmond House, '*Castle Possible Site*'. Although the castle referred to may represent a tower house which is known to have stood near the entrance at Richmond Road, Richmond House and its associated structures may incorporate earlier fabric of archaeological interest.
- SOCIAL:
 - Adapted for hospital use as St Vincent's Asylum in 1857 by the Sisters of Charity, Richmond House, reflects the 19th century social response to aid of the middle classes and the sick in the decades following Catholic Emancipation.

Conclusion:

Dublin City Council Conservation Section has carried out an assessment of Richmond House and has also considered the NIAH record for the site (see Appendix 2). The Conservation Section concludes that Richmond House merits inclusion on the Record of Protected Structures and, furthermore, is of the opinion that the former chapel, courtyard and outbuildings also contribute to the special significance of Richmond House and should be included as part of the protection.

The extent of the proposed Protected Structure status and curtilage is outlined in Fig.3 of this document (below).

The purpose of this report is to seek the approval of the North Central Area Committee of Dublin City Council for the initiation of the statutory process for the proposed addition of this structure to the Record of Protected Structures. This includes undertaking a statutory public consultation process in accordance with Section 55 of the Act. Following the statutory consultation process, a further report will be prepared taking any submissions and observations received into consideration, with a recommendation to the City Council to proceed or not with the proposed addition, or with a recommendation including amendments to the proposed addition.

Recommendation:

It is recommended that the statutory process is initiated for the proposed addition of Richmond House (in the grounds of St. Vincent's Hospital), to include former chapel and courtyard with outbuildings at Richmond Road, Dublin 3, be added to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Recommendation	
Address	Description
Richmond Road, Dublin 3	Richmond House (in the grounds of St. Vincent's Hospital), to include former chapel and courtyard with outbuildings; <i>see also Convent Avenue RPS Ref. No: 2032.</i>

Paraic Fallon

09/09/2020

**Paraic Fallon
Senior Planner**

Date

Extent of Protected Structure Status

The extent of protected structure status & curtilage is shown on the map below in red.

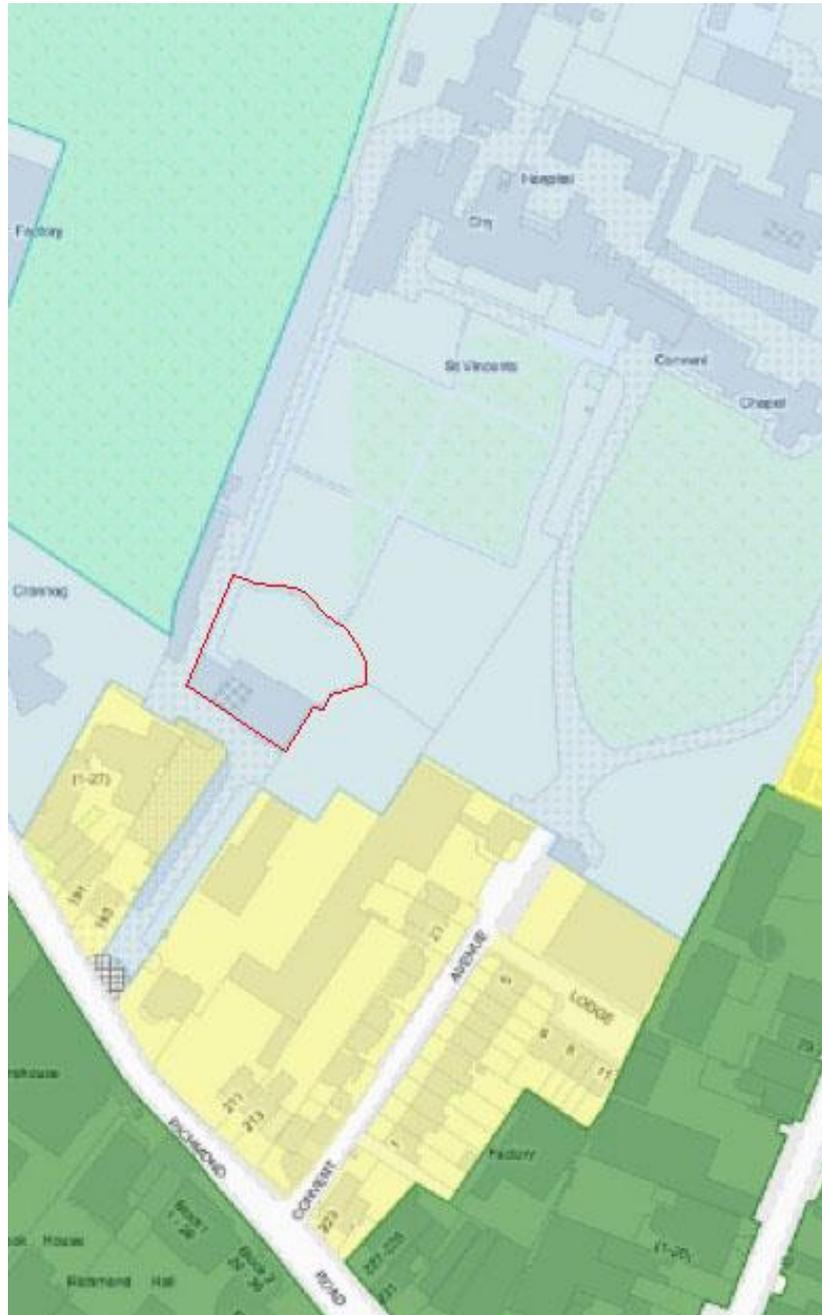


Fig.3: Richmond House, Richmond Road, Dublin 3: extent of Protected Structure status and curtilage outlined in red.

Note: The principal historic hospital structures at St. Vincent's Hospital, Convent Avenue, Dulin 3, are already on the City Council's current Record of Protected Structures at RPS Ref: 2032 (see Fig. 1 on page 2 of this report); comprising *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.*

Appendix 1: Short Photographic Record & Historical Maps



Fig.4: Principal south elevation of 18th century section of house. Note the round-headed doorway partially obscured by a later porch c.1900.



Fig.5: Rear garden/north elevation to c.1820s section of house with c.1865 red brick chapel to west (right)



Fig.6: 18th dog-leg staircase showing ramped handrail and paired balusters.



Fig.7: 18th century lugged-and-kneed door architrave with 19th century timber panelled door.

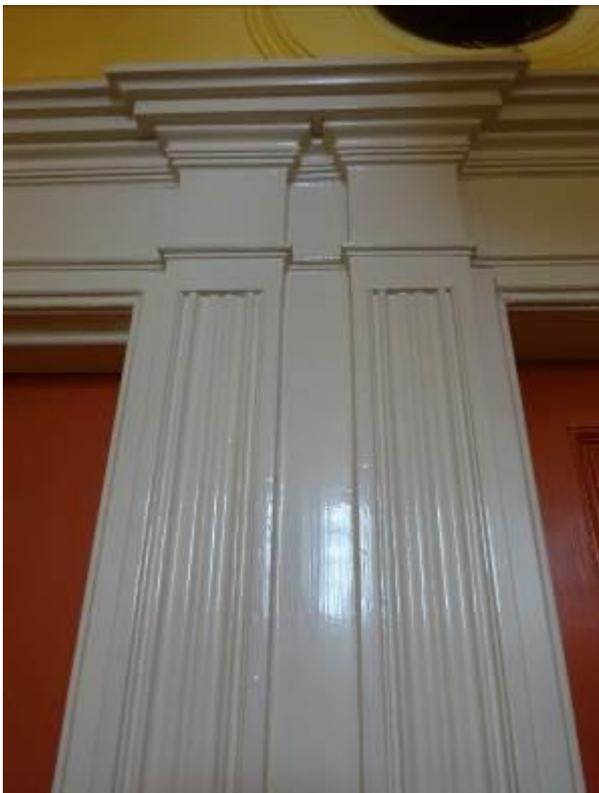


Fig.8: 19th century timber pilasters with reeded detailing to the grand salon at piano nobile level



Fig.9: 18th century plaster cornice with deep coving.



Fig.10: 19th century plaster soffit and face panel over doorway leading to the grand salon at piano nobile level.



Fig.11: 19th century plasterwork acanthus leaf ceiling rose to staircase hall.



Fig.12: Partially concealed roof truss to c.1865 chapel.



Fig.13: Pointed-arch window to chapel. Note the original quarry pane window with hopper light and bull-nose moulding to reveal.



Fig.14: South elevation of chapel taken from the enclosed courtyard. Note the natural slate roof.



Fig.15: Two-storey 19th century outbuilding taken from the southwest. Note the natural slate roof and rounded corner.



Fig.16: 1867 Ordnance Survey map with Richmond House and wider St. Vincent's Hospital site.



Fig.17: Detail showing Richmond House outlined in red from the 1867 OS map.

Appendix 2: NIAH Record

NIAH Assessment for Richmond House, Saint Vincent's Hospital, Richmond Road, Dublin 3

	<p>Reg. No. 50120046</p> <p>Date 1790 - 1810</p> <p>Previous Name</p> <p>Townland</p> <p>County Dublin City</p> <p>Coordinates</p> <p>Categories of Special Interest ARTISTIC, ARCHITECTURAL, ARCHEOLOGICAL, HISTORICAL, SOCIAL</p> <p>Rating Regional</p> <p>Original Use House, private, domestic</p> <p>In Use As</p>
<p>Description: Detached five-bay two-storey two-pile former house over basement, built c.1800, having shallow central entrance breakfront to front (south) elevation, and single-storey lean-to projection to west gable. Now in use as hospital offices and consultation space. M-profile pitched slate roof with black clay ridge tiles, render copings, rendered parapet with moulded render cornice, rendered chimneystacks with octagonal pots to gable ends of front pile, and cast-iron rainwater goods. Rendered walling with channelled render quoins, eaves course and plinth course to front, and roughcast render to side elevations. Square-headed window openings with granite sills, front elevation having three-over-three pane timber sliding sash windows to ground floor and six-over-six pane to first floor, and three-over-three pane to basement and elsewhere. Round-headed doorway, partly obscured by later flat-roofed porch, with moulded render surround, timber panelled door and spoked fanlight, flanked by square-headed sidelights, having fluted Doric columns and smooth rendered walls to porch supporting moulded cornice, and approached by two granite steps. Recent mild-steel railings to basement area, and wrought-iron railings, set on coursed limestone rubble plinth wall with rounded render coping, to boundary to east. Situated in grounds of Saint Vincent's Hospital.</p>	
<p>Appraisal: The classical proportions of this former house are characteristic of residential design in the late Georgian era, with a central breakfront creating a pleasingly balanced facade. The building retains a strong sense of its original character, through the preservation of salient details. It provides an appealing focal point near the south entrance to St Vincent's Hospital, being set at the end of a straight driveway that enhances the building's presence. Richmond Road was laid out in the eighteenth century to provide access to Drumcondra Castle. John Rocque's map of 1760 shows the road running west from Ballybough Bridge and turning north at Goosegreen Lane (Grace Park Road). The routeway allowed for the development of several small villas, beyond the developing city, sited to take advantage of the views of sea and mountains; this house was part of that early development and is characteristic of villas of the period, set in its own grounds. The building is associated with the Grose family, one of whose members, Francis, was a noted antiquary. Later the building was used as a hospital by the Daughters of Charity.</p>	