

9th September 2020

To the Chairperson and Members of the North Central Area Committee

Initiation of the Statutory Process for the Proposed Addition of 'Brooklawn' (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).

PHOTOGRAPHS OF STRUCTURE



North Elevation



South Elevation

Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 (as amended) to add 'Brooklawn (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 sets out a number of built heritage objectives for the area to include the assessment of Brooklawn, cited as *Detached bow-fronted redbrick 2-storey house, 3-storey return in grounds of St. Vincent's facing onto Richmond Road* for addition to the Record of Protected Structures (RPS).
- Brooklawn was identified as a structure of potential 'Regional' significance in the course of the preparation of a Section 57 Declaration for St. Vincent's

Hospital, Convent Avenue, Fairview, Dublin 3 (Declaration ref: D0737-17), issued by the Planning & Property Development Department. On foot of this, it was recommended that a detailed assessment of the building be undertaken for its proposed addition to the RPS. It is noted that the Section 57 Declaration for St. Vincent's Hospital incorrectly identified the property as No.193 Richmond Road.

Site Location & Zoning Map

The structure in question is zoned Z1: "To provide for sustainable residential neighbourhoods", in the Dublin City Development Plan 2016-2022.

Brooklawn 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 (Volume 4 of the Dublin City Development Plan 2016-2022); 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 Brooklawn (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 (the Protected Structures in the vicinity are highlighted by red squares).

Recent Planning History

Planning Ref:	Description:	Decision:
Declaration ref: D0737-17	Section 57 Declaration in relation Saint Vincent's Hospital, Convent Avenue, Fairview, Dublin 3.	Issued 19/12/18

A number of 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 Council's Conservation Section on 18th February 2020. Access was provided to both the exterior and interior of Brooklawn and the surrounding lands. There was no access to the interior of the single-storey, flat roofed outbuilding to the immediate west.

Summary Description

Exterior:

Detached, multi-phase property comprising eastern and western blocks. Western block built c.1790 constituting two-storeys over part concealed basement, with full height bow-ended bay to south. As conceived the original entrance front is likely to have faced east. Extended and re-roofed c.1880 with addition of three-storey block to the east having single-storey, single-bay projection to south and two-storey canted-bay and single-storey gable-fronted porch to north. Situated on a restricted site with a modern boundary wall to Richmond Road (south) and remains of a 19th century red brick wall to the western boundary, along with 2 no. associated, gate piers. The front boundary wall to Richmond Road is of modern construction.

Detached, flat-roof, single-storey outbuilding c.1980 to immediate west (possibly incorporating a section of 19th century boundary wall). Tarmacadam yard to north accessed off the Richmond Road entrance to St. Vincent's Hospital (former entrance avenue to Richmond House), with painted cast statue of St. Joseph to northeast. St. Joseph's Education Unit sited to north in former garden having remnants of rubble stone boundary wall to west.

Interior:

The simple plan form of the c.1790s house comprising two rooms laid out either side of an entrance/stair hall remains discernible and supports speculation that the original entrance front had formerly faced east. The principal late 18th century rooms are contained at raised ground and first floor levels within the southern half of the floor plan, here the windows to the bow-ended bay would have offered commanding views over the River Tolka and the Dublin Mountains beyond.

The late 19th century section of the house reflects a more complex asymmetrical layout, which dispenses of the basement to provide accommodation at ground floor entry level and at first and second floors. The principal rooms occupy the northern portion of the late 19th century plan, reflecting a re-orientation of the building and its entrance front. These rooms are distinguished by a canted-bay window, the late 19th century equivalent of the Georgian bow. Salient features include late 18th century joinery to include lugged-and-knead door/window architraves and raised-and-fielded shutters; late 19th century joinery items to include panelled doors and window shutters and a dog-leg staircase; late 19th century floor tiling; a marble fireplace and plasterwork from both the late 18th and 19th centuries.



Figs. 2 & 3: Suggested chronological phasing of Brooklawn taken from north (left) and south (right). Late 18th century block shaded red with late 19th century block shaded blue. The roof and chimneystacks over the late 18th century block (shaded green) are believed to have been replaced c.1880 (image from Google maps).

Historical Background

Brooklawn is located on the northern side of Richmond Road and stands to the immediate south of Richmond House. Site inspection indicates that the western portion of the property dates to c.1790 comprising two-stories over basement with bow-end to south. Given its form and scale it is assumed that Brooklawn was built as a residence of some status. Despite the addition of a significant extension during the late 19th century the plan layout of the original house, with reception rooms accessed off a centrally aligned entrance and staircase hall remains legible. The internal plan form suggests that the buildings principal elevation did not address Richmond Road, despite the placement of the bow-bay to the south but was in fact orientated toward the east. It is likely that the bow-ended elevation was positioned to take advantage of the then unobstructed views over the River Tolka and Dublin Mountains.

The 1842 Ordnance Survey map shows the site in some detail (Fig: 15 in Appendix 1 below). Although recorded as 'Brooklawn' in the Valuation Records from 1855 onwards the property is not named by the Ordnance Survey. The distinctive 'bow' to the south elevation is immediately identifiable though it is unclear how the single-room deep late 18th century floor plan (legible today) relates to the footprint as depicted in 1842. By this date the landlocked nature of the site has already been established with Brooklawn confined to the extreme southern end of a long garden plot. The plot is bounded to the south by Richmond Road, to the north and west by the grounds of Richmond House and to the east by neighbouring houses.

In 1857 St. Vincent's Lunatic Asylum was established at Richmond House with Brooklawn sharing a common boundary to the north and west. The newly established psychiatric hospital caused much consternation among the established neighbours with complaints of intolerable behaviour and disruptive levels of noise. The close proximity of the new psychiatric hospital is likely to have impacted on Brooklawn's appeal as a desirable residence, and it is noted that a period of high occupancy turnover is recorded in the decade following admission of the first psychiatric patients at St. Vincent's.

By 1870, Adealide Vosin is listed as the named occupant at Brooklawn. Given that governance of the adjacent asylum was under the auspices of the Sisters of Charity, a French religious order, the occupancy of Brooklawn by a female of possible French extraction may provide the first association between Brooklawn and St. Vincent's Hospital. By 1896 the connection between the two sites is made with more certainty

when Teresa Butler, Superioress for the community of nuns at St. Vincent's, is listed as occupant.

Brooklawn was significantly extended to the east during the late 19th century, a period of expansion at St. Vincent's where inpatient numbers peaked at 130 following completion of W.H Byrne and Sons' new ward. The 1889 OS map (Fig.16 in Appendix 1 below) records 'Brooklawn' after its extension and largely reflects its present form. The bow-ended bay to the south elevation remains clearly identifiable confirming its incorporation within the remodelled property, though by this date the distant views of the River Tolka and Dublin Mountains had long since been obscured by later development. The entrance front has been reoriented to face its garden plot, with a canted-bay and its principal entrance doorway located to the north elevation. By this date a vehicle entrance has been formed off the private avenue leading to Richmond House, with gate piers inset from the now shared avenue.

The historic record reveals little about Brooklawn during the 20th century. By 1982 a *house* which stood at the entrance of Richmond House and which Collins refers to as 'St. Joseph's' was developed into an adolescent unit serving the needs of patients between the ages of 12-15 years (Collins, pg.65). It seems likely given its location, and bolstered by the presence of a statue of St. Joseph to its immediate northeast, that the house which Collins refers to is Brooklawn. A new purpose-built adolescent unit (now St. Joseph's Education Unit) was built within the long garden plot to the north of Brooklawn in 1988. Fencing erected as part of the development sub-divided the former garden from the house, though sections of the historic stone boundary wall were retained. Brooklawn was used as office accommodation in recent years, but the property has stood vacant since 2016.

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 and 1889).
- Valuation Books (covering 1855 to the present day).

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) survey has already 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 assigned 'Brooklawn', St Vincent's Hospital, Richmond Road, Dublin 3, a 'Regional' rating (see Appendix 2). These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

It is noted that the NIAH survey record refers to the brick boundary wall at 'Brooklawn', though it did not record the associated 2 no. brick gate piers.

Assessment of Special Interest under the Planning & Development Act 2000

'Brooklawn' (situated within the grounds of St. Vincent's Hospital), including its brick boundary wall and 2 no. gate piers, is considered by the Conservation Section of Dublin City Council to be of special interest under the following headings:

- ARCHITECTURAL:
 - Characterised by its distinctive bow-ended bay and set back from neighbouring property lines, 'Brooklawn' dominates this section of Richmond Road making a valued contribution to the historic character of the area.
 - 'Brooklawn' represents a peculiarity within the streetscape in terms of its siting and orientation. Many of the 18th century properties on Richmond Road were positioned with their principal elevations facing south, taking advantage of unobstructed views over the River Tolka and Dublin Mountains. At Brooklawn the original entrance front would appear to have faced east, though the deft positioning of a bow-ended bay to the south ensured the desired mountain views were captured from the principal reception rooms. It may follow that the house once stood on enlarged grounds stretching eastward, (now long since diminished). The late 19th century remodelling of the property provided for the skilful and considered reorientation of the entrance front to the north elevation, creating an unusual arrangement whereby the street-facing facade reads as a secondary or rear elevation.
 - The phased development of 'Brooklawn' lends variety to the treatment of its elevations and interiors, reflecting changing fashions over time. The restrained form of the two-storey bow-ended bay to the south is the most recognisable indicator of the buildings Georgian origins. This contrasts sharply with the late 19th century articulation of the north elevation having a two-storey canted-bay with cast-iron embellishments and gable-fronted porch.
 - 'Brooklawn' is of special interest due to its distinctive internal plan form reflecting a multi-period construction. The simple and ordered layout of the late 18th century house is in sharp contrast to late 19th century addition which produced a plan layout of some considerable ingenuity. This managed complex level changes imposed by the appendage of the 19th century block onto the earlier house while successfully re-orientating the principal entrance to the north. Further ingenuities of the plan form include the balanced positioning of the late 19th century canted-bay in opposite diagonal alignment to the bow-bay of the south elevation (its Georgian precursor).
 - The late 18th century house with full basement reflects a distinct hierarchy of spaces with kitchen and service areas located below stairs, the principal reception rooms at raised ground floor level and private bed chambers at first floor level. The late 19th century plan dispenses of the basement as was common from c.1880 onwards, reflecting changes to the rigid social demarcation associated with the 18th and early-to-mid 19th centuries.

- The building retains significant historic fabric from both the late 18th and late 19th centuries. Features of particular note include: late 18th century lugged-and-knead door and window architraves; late 19th century window architraves and joinery to include panelled shutters to first floor canted-bay window; late 19th century polyromantic floor tiles to entrance hall; a late 19th century dog-leg staircase; a marble fireplace and late 18th and late 19th century plasterwork.
- The surviving brick boundary walls and gate piers contribute to the historic context and setting of 'Brooklawn'.
- ARTISTIC:
 - 'Brooklawn' is of artistic interest primarily due to the juxtaposition of surviving hand crafted fabric from the late 18th century alongside mass-produced materials of the late 19th century.
- SOCIAL:
 - The long association of 'Brooklawn' with St. Vincent's Hospital lends strong social interest and community attachment to the property, reflecting the expansion and development of the hospital complex over a period of 160 years.

Conclusion:

Dublin City Council Conservation Section has carried out an assessment of 'Brooklawn', Richmond Road, Dublin 3 and has also considered the NIAH record for the site (see Appendix 2). The Conservation Section assessment concludes that 'Brooklawn' merits inclusion on the Record of Protected Structures and also of the opinion that the brick boundary wall on its western boundary and the associated 2 no. brick gate piers should also be included as part of the protection.

The extent of the proposed Protected Structure status and curtilage is outlined in Fig.4 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 '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, 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 (to appear on RPS)
Richmond Road, Dublin 3	'Brooklawn' (within the grounds of St. Vincent's Hospital), bow-fronted House, with 19 th century red brick wall to its western boundary and two gate piers see <i>also Convent Avenue RPS Ref. No: 2032.</i>

Paraic Fallon

Paraic Fallon
Senior Planner

09/09/2020

Date

Extent of Protected Structure Status

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



Fig.4: 'Brooklawn', Richmond Road, Dublin 3: the extent of Protected Structure status and curtilage is outlined in red above.

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 & Historic Maps



Fig.5: Entrance front/north elevation. Note the two bays to the RHS date to the late 18th century with the section to the LHS having canted-bay window and gable-fronted porch dating to the late 19th century.



Fig.6: South elevation. Note the bow-bay to LHS dating to the late 18th century and the section to the RHS having camber-headed windows dating to the late 19th century.



Fig.7: Brick pier and section of brick-built boundary wall to west.

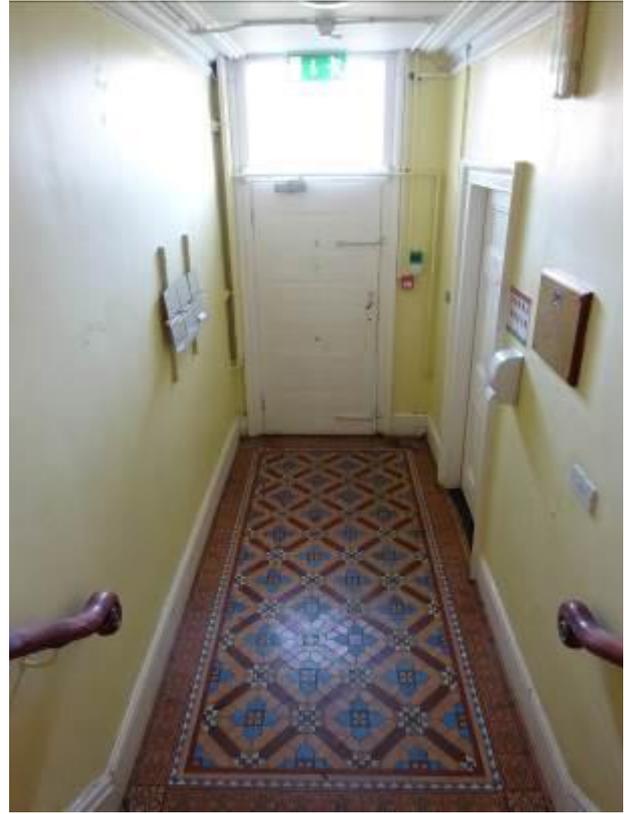


Fig.8: Late 19th century entrance hall taken from the south. Note the decorative floor tiles.



Fig.9: Late 18th century lugged-and-knead window architrave on raised plinths. Note the window joinery



Fig.10: Aspect of late 19th century ground floor room taken from the southwest. Note the canted-bay

follows the curve of the bow-bay.



Fig.11: Aspect of first floor room to late 18th century section of house. Note the bow-ended bay and windows with lugged-and-knead architraves.

window and plaster cornice.



Fig.12: Marble fireplace to first floor of western section of house.



Fig.13: Late 19th century window joinery to canted-bay window showing substantial shutter leaf.

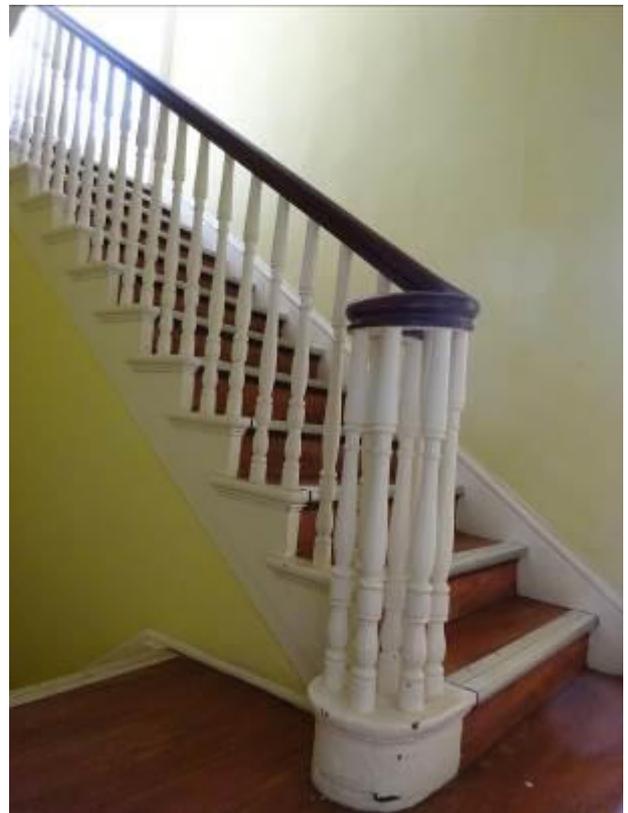


Fig.14: Late 19th century staircase to eastern section of house.

Historic Maps



Fig.15: The 1842 Ordnance Survey map showing Brooklawn (arrowed).

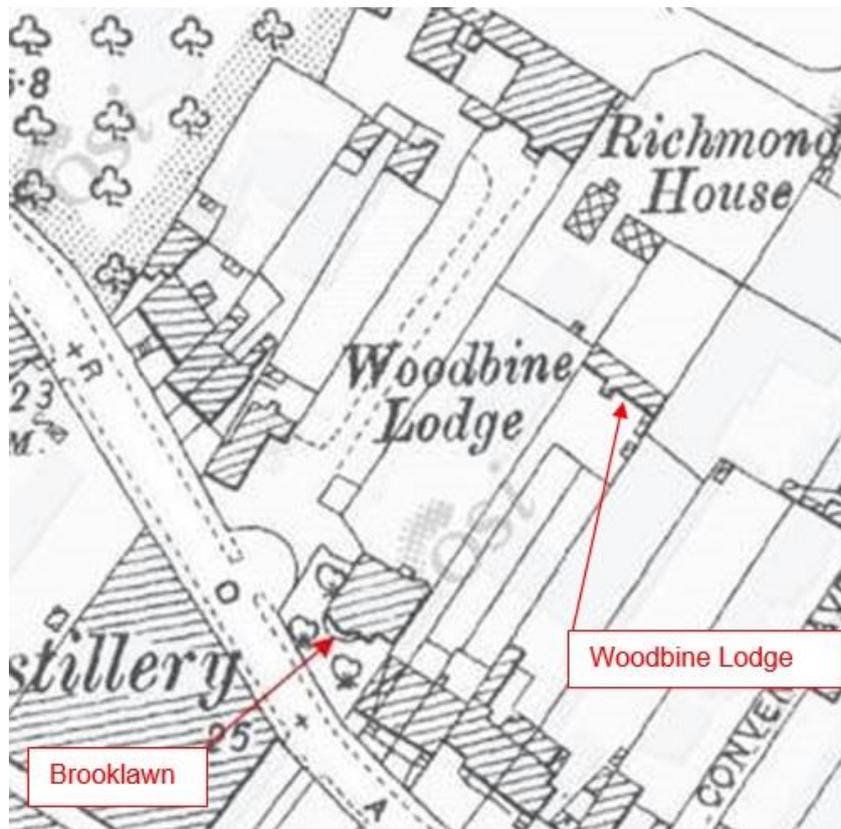


Fig.16: The 1889 Ordnance Survey map showing Brooklawn following significant extensions undertaken c.1880. Note the entrance gates off the main avenue to Richmond House. Also note Woodbine Lodge to the rear/north of the neighbouring properties – this property name was incorrectly assigned to Brooklawn by the NIAH.

Appendix 2: NIAH Record

NIAH Assessment for 'Woodbine Lodge' (actually 'Brooklawn'), Richmond Road, Dublin 3

	<table> <tr> <td>Reg. No.</td> <td>50120047</td> </tr> <tr> <td>Date</td> <td>1810 - 1860</td> </tr> <tr> <td>Previous Name</td> <td></td> </tr> <tr> <td>Townland</td> <td></td> </tr> <tr> <td>County</td> <td>Dublin City</td> </tr> <tr> <td>Coordinates</td> <td></td> </tr> <tr> <td>Categories of Special Interest</td> <td>ARCHITECTURAL, ARTISTIC, SOCIAL</td> </tr> <tr> <td>Rating</td> <td>Regional</td> </tr> <tr> <td>Original Use</td> <td>House, private, domestic</td> </tr> <tr> <td>In Use As</td> <td>Office, health care, health</td> </tr> </table>	Reg. No.	50120047	Date	1810 - 1860	Previous Name		Townland		County	Dublin City	Coordinates		Categories of Special Interest	ARCHITECTURAL, ARTISTIC, SOCIAL	Rating	Regional	Original Use	House, private, domestic	In Use As	Office, health care, health
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Rating	Regional																				
Original Use	House, private, domestic																				
In Use As	Office, health care, health																				
<p>Description: Detached former house over basement, comprising two blocks, western being two storey over basement and built c.1820 and eastern being slightly higher and three storey and built c.1850. Presents two bays each to road (south), being bowed to west block, three bays to west, mainly blank to east and four bays to north (east block having two-storey canted-bay at east end and porch at west). Possibly originally faced east. Now in use as part of Saint Vincent's Hospital complex. Hipped slate roofs, half-hipped to north end of west block, with terracotta ridge tiles, brick parapet having brick courses to west block with cut granite coping, detailed red brick chimneystacks to ridgeline of west block, and with cast-iron rainwater goods. Red brick walling, laid in Flemish bond, to south elevation of west block, ruled-and-lined render elsewhere, painted except for east elevation. West block has square-headed window openings with six-over-six pane timber sliding sash windows, having wrought-iron balconettes to ground floor of north elevation, and one round-headed barred opening to middle bay of first floor of west elevation; east block has square-headed openings to canted-bay with render sills and reveals and single and double one-over-one pane timber sliding sash windows, with decorative cast-iron balconette to first floor; camber-arch window openings elsewhere with granite sills and two-over-two pane timber sliding sash windows. Square-headed doorway with timber panelled door and plain overlight set within open-fronted glazed gabled timber porch with cusped round-headed lights, pointed finial to apex, panelled risers, and tiled threshold flanked by benches. Cast and wrought-iron fire escape stairs to southwest. Red and brown brick boundary wall having pointed render capping.</p>																					
<p>Appraisal: This multi-period former house, with its eye-catching red brick elevation, is a particularly notable feature on Richmond Road. The unusual arrangement, with the street elevation forming the rear of the property, is intriguing. The elegant proportions allow the main phases of its construction, Georgian and Victorian, to exist in harmony. The building retains varied timber sash windows and rainwater goods and a late nineteenth-century porch, giving the building historic integrity, and attests to the skills employed in historic craftsmanship. Richmond Road was laid out in the late eighteenth century to provide access to Drumcondra Castle. A number of villas comprised the focus of early development in the area. As the 1800s progressed, smaller middle-class suburban houses, of which this is a probable example, were added. Industrial developments in the later nineteenth century led to a building boom and it is likely that the large extension to this building was added in this phase of economic development and prosperity.</p>																					