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CONSERVATION STATEMENT

1.1 PROPOSED MODIFICATIONS TO PERMITTED LRD

St. Vincent's Hospital Campus, Richmond Road / Convent Avenue, Fairview, Dublin 3

1.1.1 INTRODUCTION AND SCOPE

This Conservation Statement has been prepared by Carrig Conservation to accompany a planning application for modifications to the permitted Large-scale Residential Development (LRD) under ACP Ref. 317438-23 / DCC Reg. Ref. LRD6009/23-S3 at the former St. Vincent's Hospital campus, Fairview, Dublin 3.

The application site contains the following Protected Structures:

- St. Vincent's Hospital (RPS Ref. 2032)
- Richmond House (RPS Ref. 8788)
- Brooklawn (RPS Ref. 8789)

The proposed amendments relate exclusively to alterations within the already permitted development envelope and do not propose any works to the fabric of the protected structures themselves.

1.1.2 NATURE OF THE PROPOSED AMENDMENTS

The proposed development consists of internal reconfiguration and limited elevation amendments to permitted residential blocks, including Blocks C, DE, L and J, resulting in an increase in residential unit numbers within the parameters of the extant permission. No increase in building height, massing, site coverage or proximity to the protected structures is proposed.

The assessment below confirms that the amendments do not materially alter the conservation rationale underpinning the parent permission.

1.1.3 Impact on Protected Structures – General Assessment

The protected structures on the site were robustly assessed and accommodated as part of the permitted LRD scheme under ACP Ref. 317438-23. The proposed amendments:

- Do not introduce new built form in closer proximity to the protected structures.
- Do not alter established key views, settings, or spatial relationships between the new development and the historic buildings.
- Do not affect the legibility, appreciation, or hierarchical primacy of the protected structures within the campus.
- Do not involve any physical intervention to historic fabric.

As such, the proposed modifications do **not give rise to any new or additional impacts** on the character or setting of the protected structures beyond those already considered and accepted by the Planning Authority and An Bord Pleanála.

1.1.4 Block J – Extension to St. Vincent's Hospital

Block J forms part of a **permitted extension** to the protected St. Vincent's Hospital building. The proposed amendments to Block J consist of internal reconfiguration, limited redistribution of openings, alterations to façade articulation, and the rationalisation of approved materials.

Importantly:

- The works remain **entirely within the previously approved footprint, height and massing**.
- No further encroachment into historic curtilage or alteration of spatial separation is proposed.
- The architectural expression continues to be clearly legible as **contemporary**, avoiding any form of conjectural historical pastiche.

The revised façade articulation enhances clarity of use and entrance hierarchy while maintaining appropriate visual subordination to the protected structure. The modifications therefore remain consistent with established conservation principles governing extensions to protected structures, including reversibility, legibility, and differentiation.

1.1.5 Materials and Architectural Treatment

The proposed amendments include revisions to external materials to address comments previously received from DCC Conservation. The revised palette draws directly from **materials already established, assessed and accepted elsewhere within the permitted scheme**, including contemporary masonry, glazing and metal elements of restrained tone and texture.

This approach:

- Ensures consistency across the development.
- Avoids unnecessary proliferation of materials adjacent to protected structures.
- Aligns with best practice for new build within historic settings, as set out in the Architectural Heritage Protection Guidelines for Planning Authorities.

The materials proposed are demonstrably appropriate for contemporary interventions within a historic campus and do not detract from the significance, setting, or appreciation of the protected structures.

1.1.6 Conclusion

Having regard to the nature and extent of the proposed amendments, Carrig Conservation confirms that:

- The proposed modifications do **not result in any significant or additional impact** on the protected structures or their setting.
- The amendments to Block J remain consistent with the conservation rationale of the parent permission.
- The revised material strategy aligns with established and accepted conservation best practice for new development within historic environments.

Accordingly, the proposed development is considered to be **conservation-neutral** in effect and fully consistent with the proper planning and sustainable conservation of the protected structures on the site. No further conservation assessment is considered necessary, having regard to the limited nature of the amendments and the extant permission.