# ST VINCENT'S HOSPITAL FAIRVIEW REDEVELOPMENT

## St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3

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Proposed LRD Amendment (Rose Cottage and Hospital) at St. Vincent's Hospital Fairview



April 2026
Ref: 25023

| CURRENT ISSUE DATE | REPORT | ISSUE |
|---|---|---|
| 27.04.2026 | | FINAL |

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| ISSUE DATE | REPORT | ISSUE |
|---|---|---|
| 24.04.26 | Proposed LRD Amendment (Rose Cottage and Hospital) at St. Vincent's Hospital Fairview | FINAL ISSUE |

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# 1 INTRODUCTION

Rose Cottage is a detached, two-storey red brick gate lodge constructed circa 1910, situated at the northern entrance of Convent Avenue within the St Vincent's Hospital complex in Fairview, Dublin. The cottage was built on the site of an earlier gate lodge and has since undergone various alterations, including a full-height flat-roofed extension to the north and a lean-to kitchen extension to the east. Despite internal modifications over the years, the building retains a modest but legible architectural character, owing to its well-balanced proportions, quality brickwork, and characteristic features such as the hipped slate roof and terracotta ridge tiles.

Although not a protected structure, Rose Cottage contributes meaningfully to the architectural and historic character of the hospital site. The building served historically as a gate lodge and residence, and its continued presence provides a tangible link to the site's early 20th-century development. Its retention and adaptive reuse for hospital-related functions, including administrative and clinical support uses, forms part of the broader redevelopment strategy, which emphasizes sustainability, conservation, and the sympathetic integration of historic fabric within the modern campus.

## 1.1 CORE DATA

| | |
|---|---|
| **Name of Building** | Rose Cottage |
| **Address** | Convent Avenue, St Vincent's Hospital, Fairview, Dublin |
| **Date** | c.1910 |
| **In Use As** | Vacant (formerly residential gate lodge) |
| **Proposed Use** | Administrative Offices for St Vincent's Hospital |
| **Statutory Protection** | Not a Protected Structure |
| **NIAH Number and Rating** | Not Recorded / Not Rated |
| **Planning Authority** | Dublin City Council |

## 1.2 STATEMENT OF SIGNIFICANCE

Rose Cottage is a modest early 20th-century ancillary structure associated with the development of the St Vincent's Hospital Fairview complex. While not a Protected Structure, it contributes to the understanding of the site's evolution and forms part of the curtilage and setting of adjoining protected structures. Its significance is therefore primarily contextual, arising from its group value rather than individual architectural distinction.

# 2 HISTORY OF ROSE COTTAGE

Rose Cottage was constructed circa 1910 on the site of a former gate lodge serving St Vincent's Hospital. The cottage originally functioned as residential accommodation for gatekeepers or hospital staff. Its prominent location beside the entrance gates rendered it a visible marker of the hospital's boundary and a symbolic point of transition from the public to institutional sphere.

The hospital itself was founded in 1857 by the Daughters of Charity of St Vincent de Paul, invited by Archbishop Paul Cullen. They established the asylum on lands formerly occupied by a school operated by the Presentation Sisters since 1820.

The architecture of Rose Cottage, in red brick laid in Flemish bond with a hipped slate roof, reflects early 20th-century design trends while harmonizing with the larger hospital complex. Later additions include a flat-roofed full-height extension to the north and a lean-to kitchen extension to the east.

Historical Ordnance Survey maps from 1938 confirm the presence and footprint of Rose Cottage and its proximity to the main gate and road network.

The red arrow below shows the position of Rose Cottage on the Ordnance Survey map published c. 1938-1852.




Figure 1 Detail of Ordnance Survey map illustrating Brooklawn, published c.1938-1852. Red arrow indicate position of Rose Cottage within the St Vincent Hospital's demesne.

# 3 Condition Assessment of Rose Cottage

Externally, the structure is generally in reasonable condition, requiring only minor repair works. Internally, however, the building has been subject to water ingress, resulting in damp conditions and localised deterioration of finishes.

The existing building retains a modest but legible architectural character, typical of early 20th-century institutional ancillary structures, and contributes to the layered development of the hospital complex.

## 3.1 Conservation Approach

The proposed works adopt a conservation-led approach based on:

- Retention of the principal historic structure
- Removal of later or lower-quality accretions
- Introduction of clearly legible contemporary additions
- Limiting intervention to the minimum necessary to facilitate viable use

This approach is consistent with established conservation practice and reflects the strategy already approved under the permitted LRD scheme.

# 4 PERMITTED DEVELOPMENT

Under the permitted LRD scheme (ABP Ref. 317438-23), Rose Cottage was to be retained and adapted for hospital-related uses, including office and records storage functions, with the removal of an existing single-storey extension to the east and its replacement with a new extension.

This approach established the principle of:

- Retention of the primary historic structure
- Removal of later, lower-quality accretions
- Introduction of a contemporary extension clearly distinguished from the original building

## 4.1 PROPOSED AMENDMENTS

The current amendments relate primarily to the extension element and internal configuration, rather than the existing historic structure itself.

The proposed development provides for:

- A revised single-storey extension to the east, now increased in area to approximately 84.4 sq.m (compared to c.70 sq.m previously permitted), to accommodate a hospital pharmacy and associated support spaces
- Continued use of the existing building for ancillary hospital functions including office and storage
- Minor internal alterations within the existing structure, including the blocking up of a single internal doorway
- Repair and upgrading of internal fabric, including remediation of water damage and upgrading works to meet fire safety requirements

**Importantly:**

No material external alterations are proposed to the original two-storey building beyond those previously permitted.

## 4.2 DESIGN APPROACH

The extension is conceived as a clearly contemporary intervention, deliberately contrasting with the existing structure while maintaining a degree of visual compatibility.

Key characteristics include:

- A single-storey form set subordinate to the existing building
- A glazed link providing a clear junction between old and new
- Use of modern materials including render, glass, and powder-coated aluminium
- A restrained palette designed to complement, rather than replicate, the existing red brick fabric

The extension is largely screened from wider views by boundary walls and adjacent structures, limiting its visual impact within the broader site context.

## 4.3 EXTERNAL MATERIALS – PROPOSED EXTENSION

The proposed amendments include revisions to the external materiality of the single-storey extension to Rose Cottage. This aspect has been considered carefully in the context of the surrounding historic environment and the wider permitted development at St Vincent's Hospital Fairview.

The extension is designed as a clearly contemporary addition, utilising a palette of modern materials including render, glazing, and powder-coated aluminium elements. This approach is consistent with the design strategy

established under the permitted LRD scheme, where new interventions are deliberately expressed in a contemporary manner to ensure clear legibility between historic and modern fabric.

In this regard:

- The use of contemporary materials avoids the creation of a pastiche or false historicism
- The extension remains clearly subordinate in scale and form to the original building
- The intervention is connected via a glazed link, maintaining the visual and architectural integrity of the existing structure
- Similar contemporary material approaches have been adopted in other elements of the permitted scheme, including interventions to Block K and Block J

While it is acknowledged that concerns were raised during pre-application consultation in respect of the use of aluminium elements, the proposed material palette is considered appropriate in this instance due to:

- The limited scale and subordinate nature of the extension
- The absence of direct visual competition with the principal protected structures
- The restricted visibility of the extension within the wider site context

Accordingly, the proposed material strategy is considered to achieve an appropriate balance between architectural clarity, durability, and sensitivity to the historic environment.

# 5 Assessment of Impact on Architectural Heritage

## 5.1 Statutory Context

While Rose Cottage is not a Protected Structure, it is located within the curtilage of protected structures, including St Vincent's Hospital Fairview (RPS Ref. 2032) and Richmond House Fairview. As such, it contributes to the setting and understanding of the wider historic institutional complex and must be considered within that context.

The assessment therefore considers:

- The impact on the building itself
- The impact on the setting of adjoining protected structures

In assessing the proposed works, regard has been had to the requirement to protect the character of structures within the curtilage of Protected Structures.

## 5.2 Impact on Existing Fabric

The proposed amendments do not introduce any significant additional intervention to the original two-storey structure beyond those previously permitted.

- The primary building envelope is retained in full
- External elevations remain unchanged
- Interventions are limited to minor internal alterations, including the blocking of a single internal opening
- Fabric repair and upgrade works are limited to necessary remedial and compliance-driven interventions

These works are minor, localised, and largely reversible in nature, and do not result in loss of significant historic fabric. The increase in footprint remains confined within the immediate curtilage of the building and does not extend the visual or spatial envelope of development beyond that already established under the permitted scheme.

The impact on the existing building fabric is thus considered to be **negligible** in nature.

## 5.3 Impact of the Proposed Extension

The revised extension increases in footprint relative to that previously permitted (c.84.4 sq.m vs c.70 sq.m), however:

- It remains a single-storey, subordinate addition
- It is clearly read as a contemporary intervention
- It is connected via a glazed link, maintaining legibility of the original structure
- It is largely screened from wider public views by boundary treatments and adjacent buildings

The design approach follows an established conservation principle:

- That new work should be distinguishable from, yet sympathetic to, the historic fabric.
- While the increase in area represents a quantitative change, it does not materially alter:
- The visual dominance of the original building
- The legibility of the historic form
- The spatial hierarchy between old and new

The extension does not impact on any key view of the protected structures within the site

The extension results in a **low level of impact**, consistent with that already established under the permitted scheme.

## 5.4 Impact on Setting of Protected Structures.

Rose Cottage occupies a peripheral position within the wider site and does not form a principal element of the setting of the protected structures.

The proposed amendments:

- Do not alter the siting or orientation of the building
- Do not introduce additional massing visible within key views of the protected structures
- Do not affect the primary architectural or spatial relationships within the historic core of the site

Given the limited visibility and subordinate nature of the intervention:

There is **no material impact on the setting** of adjoining protected structures.

## 5.5 Cumulative and Materiality Assessment

The proposed amendments must be considered in the context of the previously permitted scheme.

In this regard:

- The principle of extension and adaptation has already been established
- The current changes represent a modification of an already permitted intervention, rather than a new or intensified impact
- The increase in scale is modest and contained
- There is no change to the role or perception of the building within the wider site

## 5.6 Summary Conclusion

The proposed amendments:

- Do **not materially alter** the character of Rose Cottage
- Do **not materially impact** the setting of protected structures

- Remain consistent with the conservation approach established under the permitted development

Accordingly, the impact of the proposed amendments is considered to be **not significant in architectural heritage terms**.

# 6 PLANNING AND STATUTORY CONCLUSION

Having regard to the nature, scale, and location of the proposed amendments to Rose Cottage within the wider St Vincent's Hospital Fairview site, it is considered that the works do not give rise to any material impact on the character of the existing building or on the setting of adjoining protected structures.

The proposed changes represent a modest refinement of development already permitted under ABP Ref. 317438-23, comprising limited internal alterations and a revised extension which remains subordinate, clearly distinguishable, and consistent with the established design approach. The amendments do not alter the overall form, character, or spatial relationships of the building within the site.

Accordingly, it is considered that the proposed amendments do not materially alter the permitted development and may reasonably be regarded as **substantially the same development**, having regard to the provisions of Section 247(7) of the Planning and Development Act 2000.

## 6.1 CONDITION 32 COMPLIANCE OF PARENT APPLICATION

Condition 32 of the parent permission (ABP Ref. 317438-23) requires the submission of conservation details for specified historic structures within the site, including Rose Cottage, prior to commencement of development. In particular, Condition 32(f) requires the provision of 1:50 scale elevations of the proposed extension illustrating all external finishes, which are to be sensitive to the historic structure. These have been provided by Scott Tallon Walker Architects to accompany this report. They are provided as reference in Appendix 01.

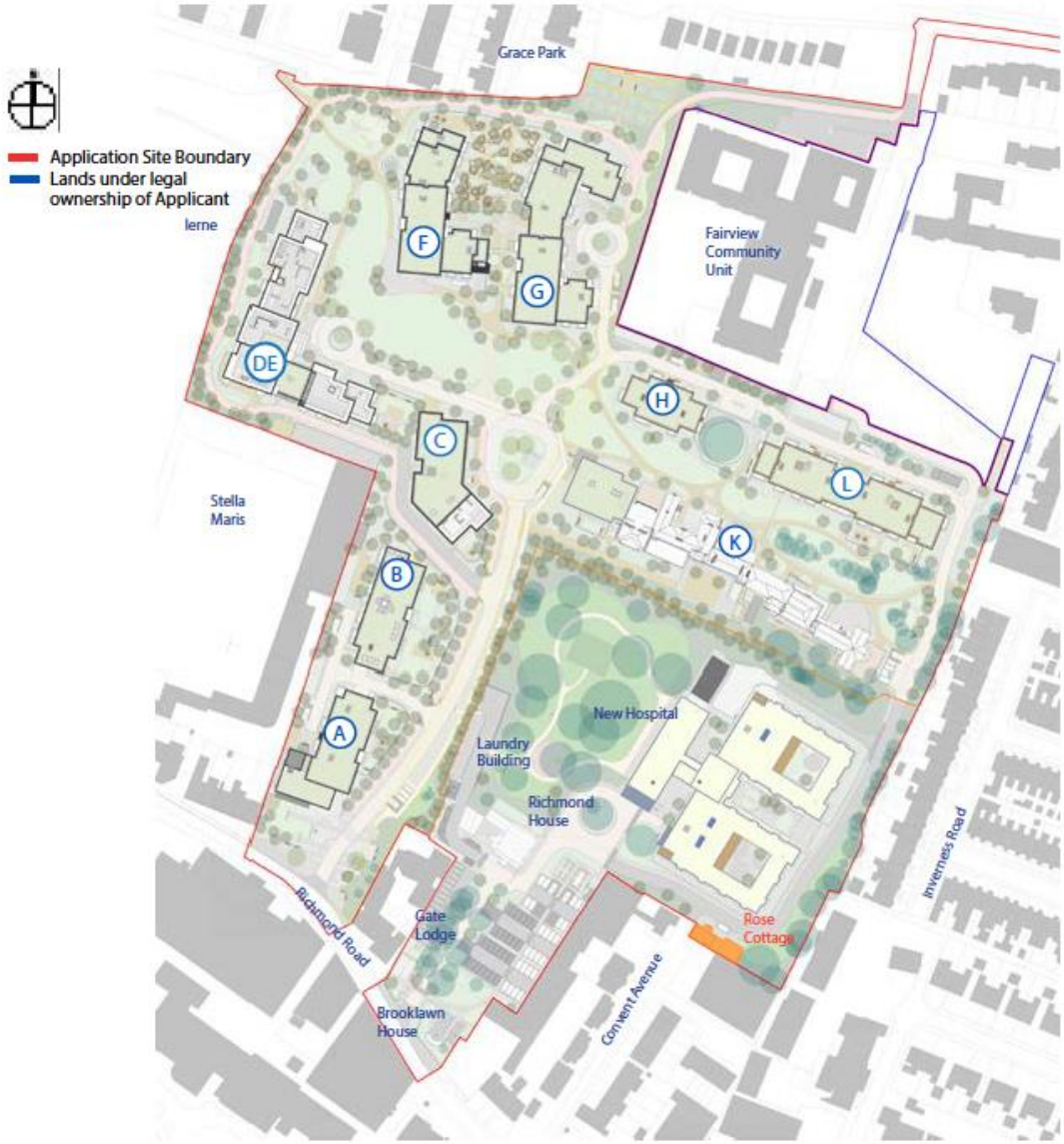
The current application seeks to amend the permitted extension to Rose Cottage and, in doing so, supersedes the previously approved design. This Conservation Statement, together with the accompanying architectural drawings (including permitted and proposed elevations at appropriate scale), provides an assessment of the revised design and its materiality in the context of the historic structure.

Having regard to the scale, form, and material treatment of the proposed extension, it is considered that the revised design remains consistent with the intent of Condition 32, in that it provides a sensitive and subordinate intervention which preserves the character and setting of the existing building.

# APPENDIX 01

## Permitted Site Plan

Rose Cottage is located along a boundary, in the southeast corner of the overall site. It is not a Protected Structure, dates from approx 1910 and is within the curtilege of nearby Protected Structures, Richmond House and Block K - indicated opposite.



# The Rose Cottage| Existing Plans, Sections and Elevations

## Brief History and Design Principles

The Rose Cottage is a detached three-bay, two storey, red brick gate lodge built c.1910.

The building has previously functioned as an office building for the hospital but has been vacant for a number of years.

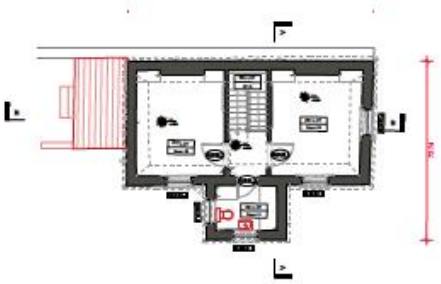
Externally the building is in reasonable condition only requiring minor repairs, see Carrig Conservation - Conservation Repair Report as submitted in the original LRD Application for further details.

Internally the building has suffered water damage from a water tank leak which has left dampness and mold to proliferate.

The proposal is to retain the main building and remove the single storey extension to the East. This will be replaced by a larger modern extension. It is proposed that the building will function again as an office building for the hospital together with record storage with a secure store and a hospital pharmacy in the new extension.

Internally the water damaged walls will be made good and the building fabric will be upgraded where necessary to comply with Part B - Fire of the Building Regulations which will including fire rating of the walls and floors.

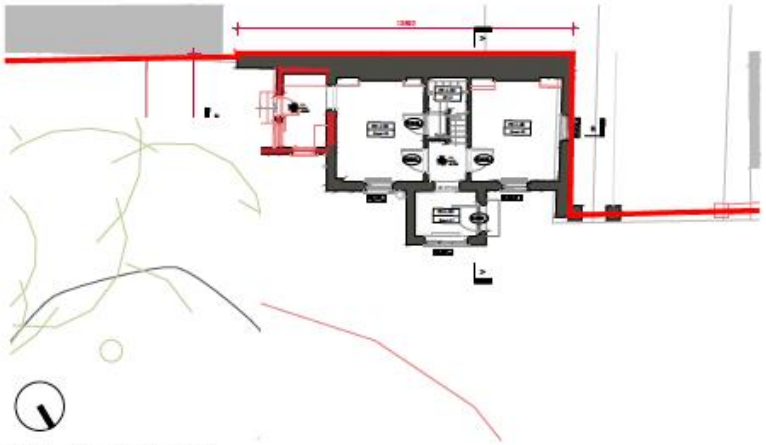




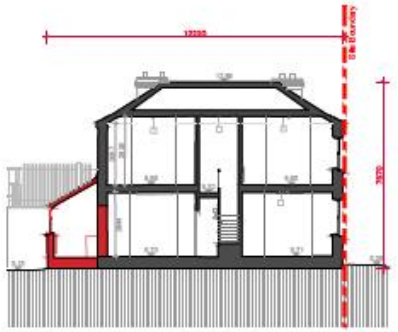
01 Demolition First Floor Plan



03 Demolition Section A-A



02 Demolition Ground Floor Plan

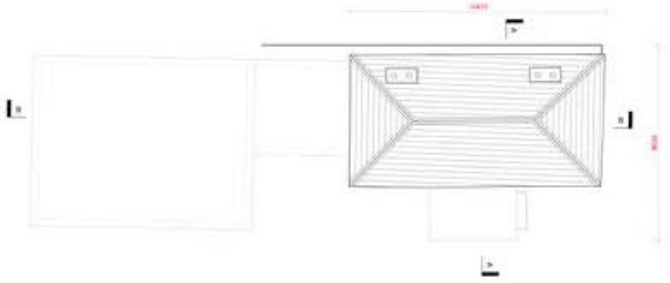


04 Demolition Section B-B

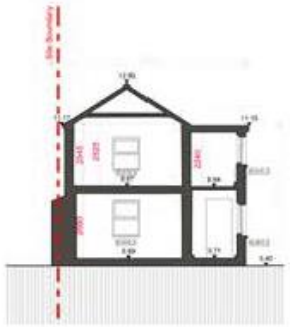
# The Rose Cottage| Permitted Plans | Proposed Hospital Records Office & Secure Drug Store



01 Proposed First Floor Plan



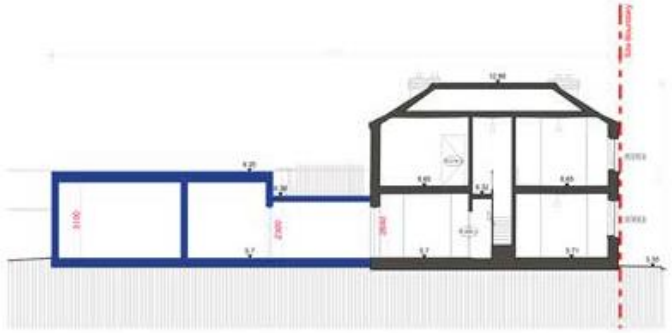
03 Proposed Roof Plan



04 Proposed Section A-A

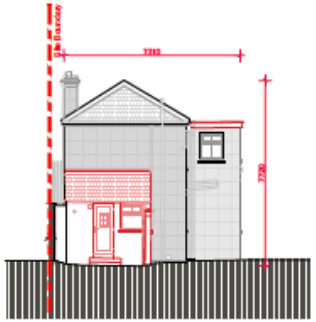


02 Proposed Ground Floor Plan



05 Proposed Section B-B

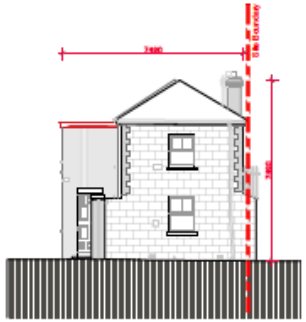
# The Rose Cottage| Existing & Permitted Elevations | Proposed Hospital Records Office, Secure Store & Hospital Pharmacy



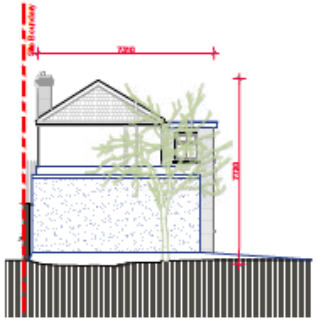
01 Demolition East Elevation



02 Demolition North Elevation



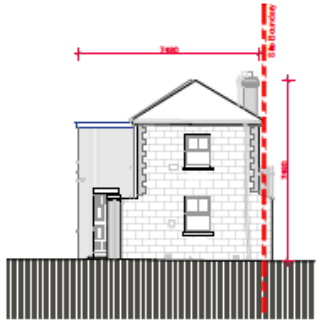
03 Demolition West Elevation



01 Proposed East Elevation



02 Proposed North Elevation



03 Proposed West Elevation

# Design Concept 03

## Design Principles

The proposed extension is designed as a contemporary form contrasting with the existing older building. A glazed link forms a clear joint between the existing 2-storey red-bricked Rose Cottage and the proposed single storey rendered pharmacy extension.

The materials used in the extension are deliberately different to those of Rose Cottage but detailed in a manner that makes them sympathetic. The render is smoother than that in Rose Cottage but in a similar colour to that of the red brick of Rose Cottage.

Windows, doors, panels and coping are in a dark grey powder coated aluminium.

This approach echoes the approach also taken for the extensions to the main Protected Structure on the site - the original main hospital building.

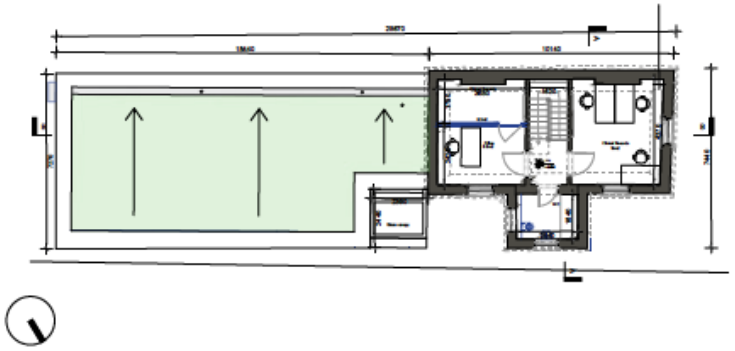
This approach also follows numerous other examples by Scott Tallon Walker and other architects. See following pages for examples.

MATERIALS:

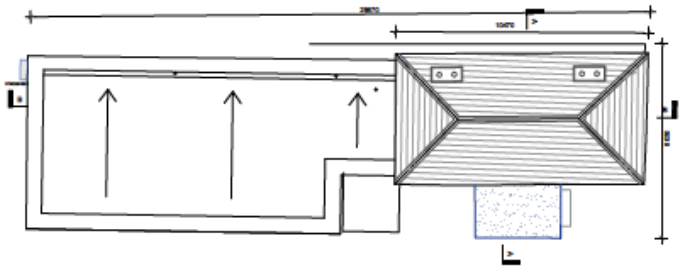
1. EXISTING RED BRICK
2. EXISTING STONE SLATE
3. EXISTING PAINTED CAST IRON RAINWATER GOODS
4. NEW PAINTED HW DOUBLE GLAZED WINDOWS
5. EXISTING ROUGH PLASTER
6. COLOURED RENDER TO MATCH BRICK COLOUR
7. GREY POWDER COATED ALUMINIUM COPING, FRAMES AND CLADDING PANELS
8. CLEAR GLASS
9. BACK PAINTED GLASS
10. FROSTED PRIVACY GLASS



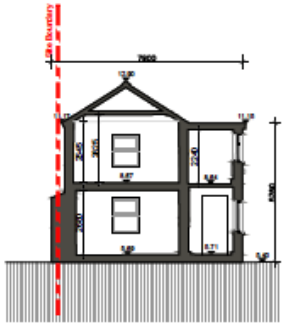
# Rose Cottage
# Proposed GAs



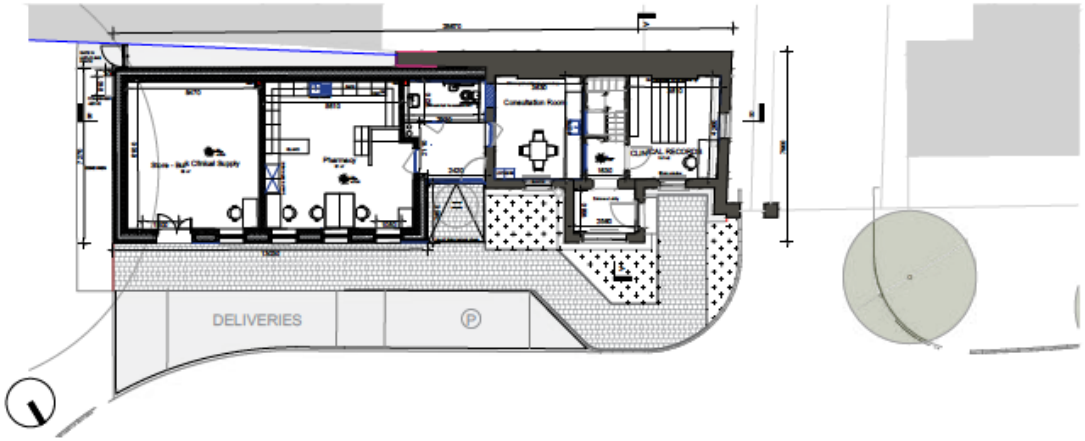
01 Proposed First Floor Plan



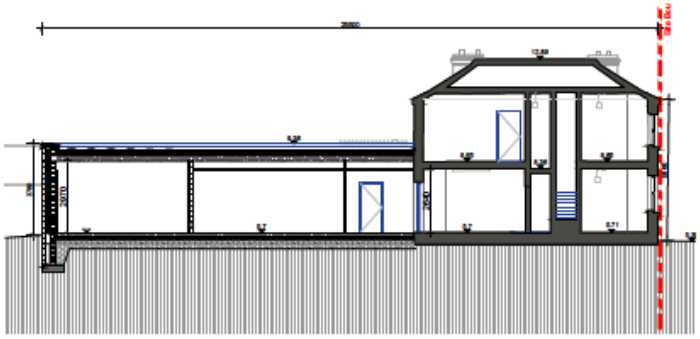
03 Proposed Roof Plan



04 Proposed Section A-A




02 Proposed Ground Floor Plan



05 Proposed Section B-B

# Rose Cottage
# Proposed Elevations

