DESIGN STATEMENT

SVRD-STW-XX-XX-RP-A-022051

LRD Amendment Application (Hospital and Rose Cottage) at St.Vincents Hospital Fairview

STW
Scott Tallon Walker
ARCHITECTS



Proposed LRD Amendments to Permitted Development under Reg. Ref.: LRD-6009/23-S3 & ABP 317438-23

Redevelopment of St. Vincents Hospital Fairview

Project Information

Client Name	Richmond Village Development Co. Ltd.
Client Address	3 Priory Office Park, Stillorgan Road, Blackrock, Co. Dublin
Site Address	St.Vincents, Richmond Road, Fairview, Dublin 3.

Project Team

Design Team Leader	Scott Tallon Walker Architects (STW)
Architect & Master Planner	Scott Tallon Walker Architects (STW)
Landscape Architect	Niall Montgomery and Partners
Civil & Structural Engineers	O'Connor Sutton Cronin
Planning Consultants	John Spain Associates
Traffic & Transport Engineers	O'Connor Sutton Cronin
Mechanical & Electrical Engineers	IN2 Engineering
Quantity Surveyors	Mitchell McDermott
Project Managers	Mitchell McDermott
Fire Safety / DAC Consultants	Maurice Johnston and Partners

Task	Initials	Signature	Date
Prepared by	LS	Lyle Sarino	23.03.26
Approved by	PB	Paul Barry	23.03.26

Scale @ Size	First Issue Date
NTS @ A3 Landscape	23.03.2026

Rev	Status	Initials	Date
0	For LRD Amendment Applic	PB	23.03.26

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Introduction

This LRD amendment application submission to Dublin City Council relates proposed modifications to permitted LRD under Reg. Ref.: LRD-6009/23-S3 & ABP 317438-23. The permitted development (granted by An Coimisiún Pleanála on 11 October 2023, subject to 38 conditions) allowed for a scheme comprising 779 residential units (18 studios, 375 one-beds, 332 two-beds and 54 three-beds), a new 73-bed mental health facility, community facilities, and public open space.

Initial enabling works have commenced, with main construction works expected in early March 2026.

The proposed modification to the permitted LRD relates to the extension to Rose Cottage to provide for the use of the extension and part of Rose Cottage as a pharmacy to serve the approved Mental Health Facility.

The proposed extension is 84.4 sq.m, which is slightly larger than the permitted 70 sq.m and has been set out to comply with relevant Health Building Notes (HBNs).

Apart from blocking up one internal door in Rose Cottage, no changes are proposed to this existing building from those permitted.



Photo of Rose Cottage from the front (north)

01

Site

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.



02

Permitted Development

Rose Cottage
Proposed Hospital Records Office & Secure Drug Store



The Rose Cottage | Existing Photos

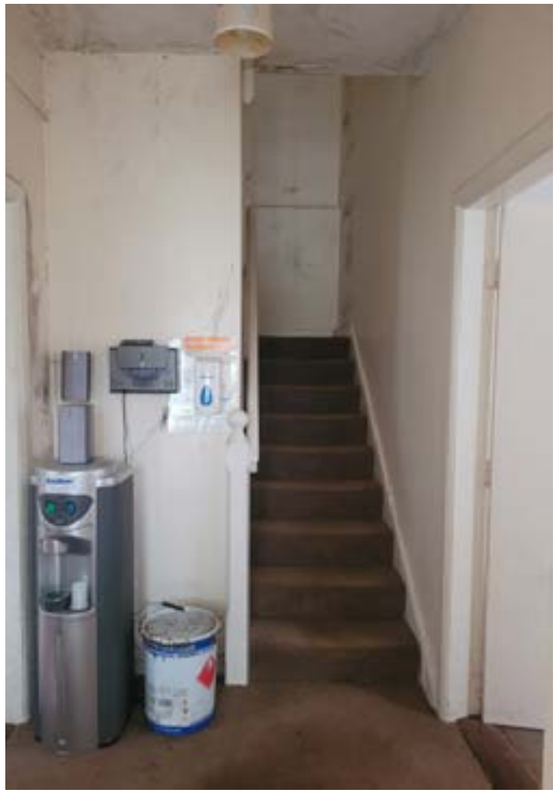












Existing Photos

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.

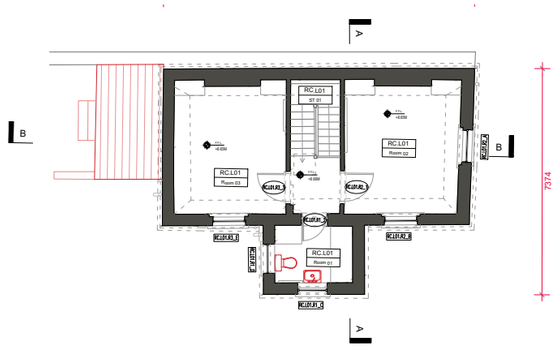
Externally the building is in reasonable condition only requiring minor repairs, see Carrig Conservation - Conservation Repair Report as submitted in the original LRD Application for further details.

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

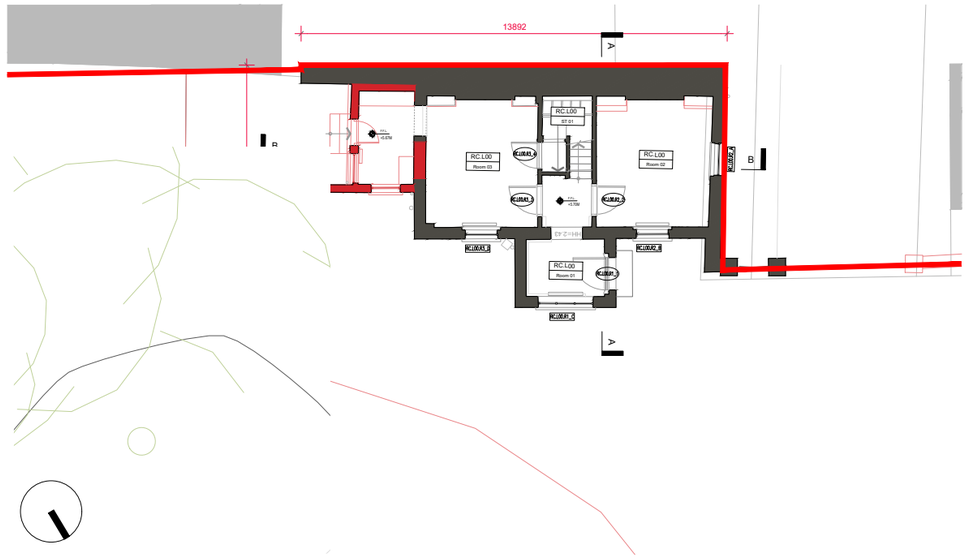
The proposal is to retain the main building and remove the single storey extension to the East. This will be replaced by a larger modern extension. It is proposed that the building will function again as an office building for the hospital together with record storage with a secure store and a hospital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

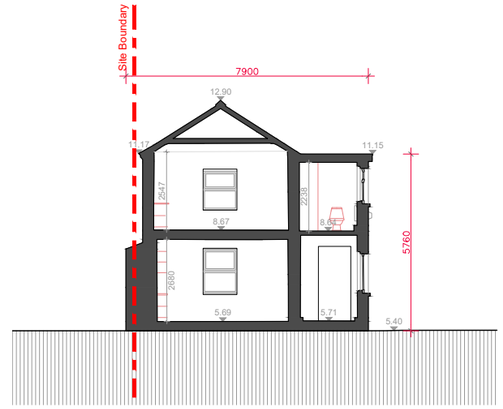




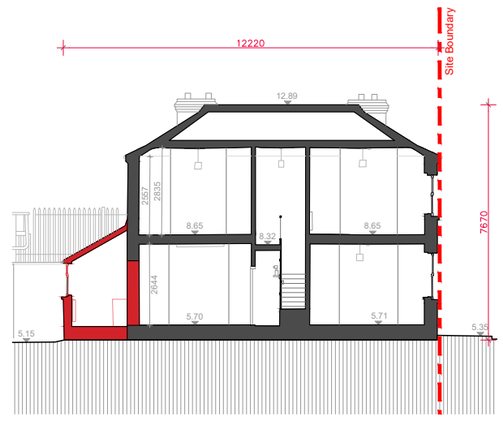
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02 Demolition Ground Floor Plan SCALE 1:100



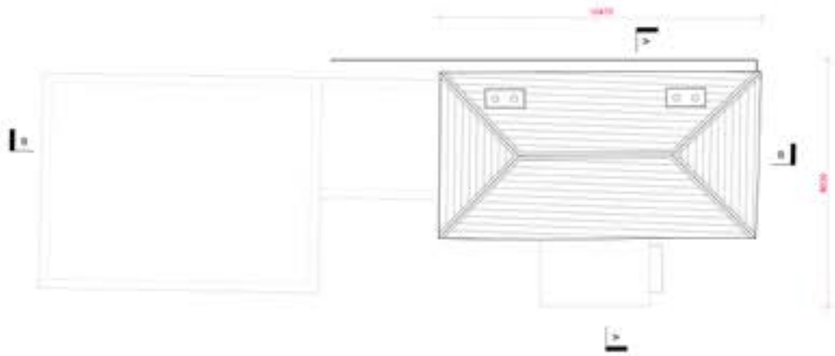
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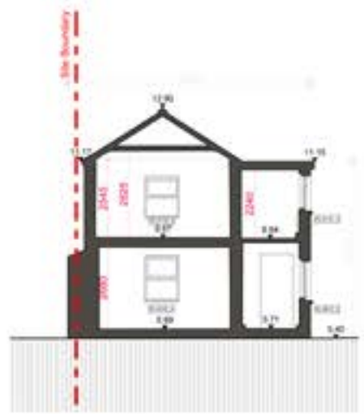
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01 Proposed First Floor Plan



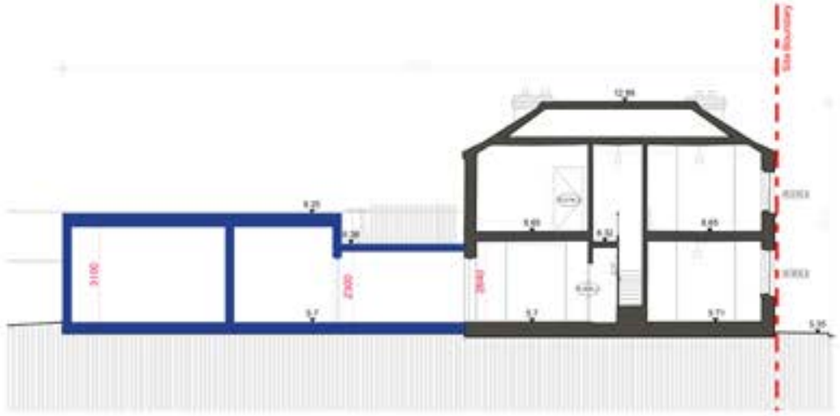
03 Proposed Roof Plan



04 Proposed Section A-A

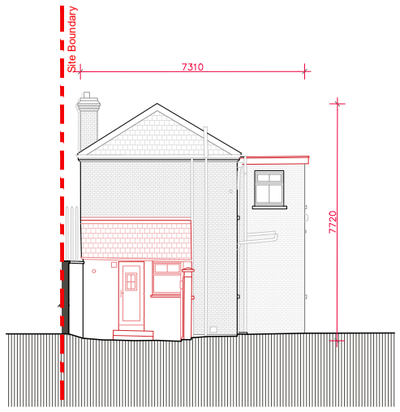


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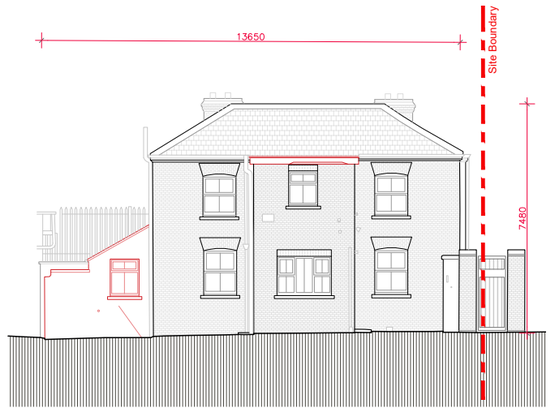


05 Proposed Section B-B

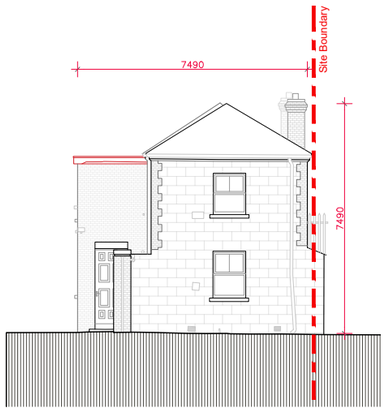
The Rose Cottage| Existing & Permitted Elevations | Proposed Hospital Records Office, Secure Store & Hospital Pharmacy



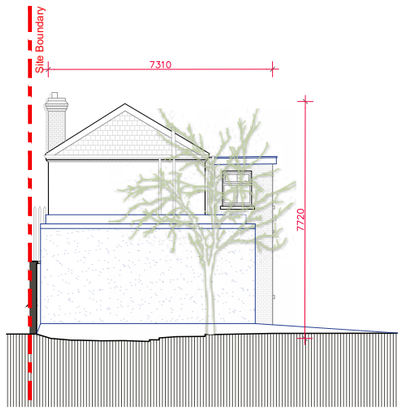
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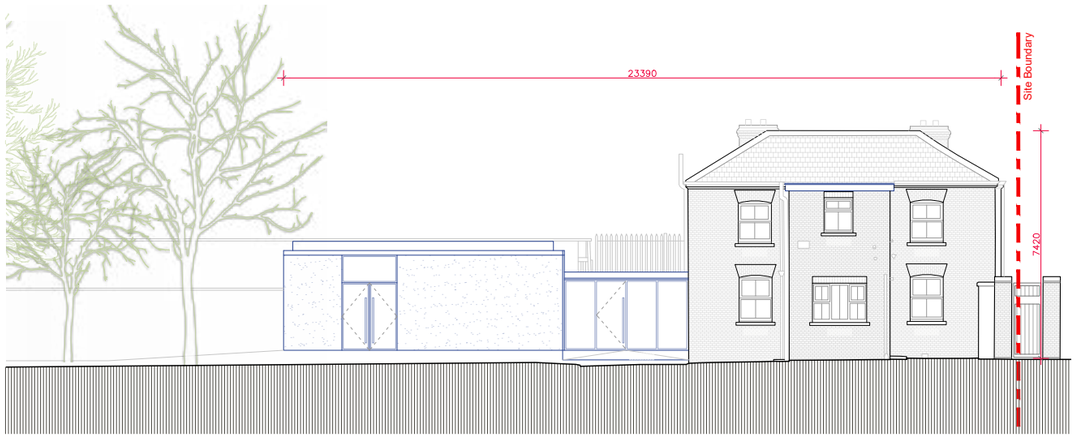
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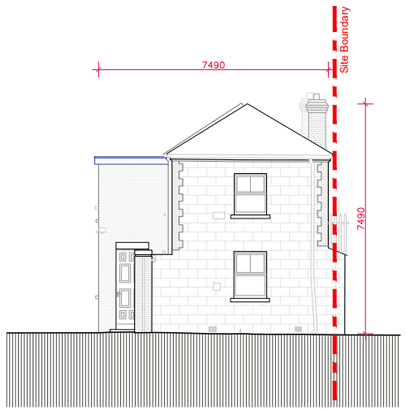
03 Demolition West Elevation SCALE 1:100



01 Proposed East Elevation SCALE 1:100



02 Proposed North Elevation SCALE 1:100



03 Proposed West Elevation SCALE 1:100

03

Design Concept

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.

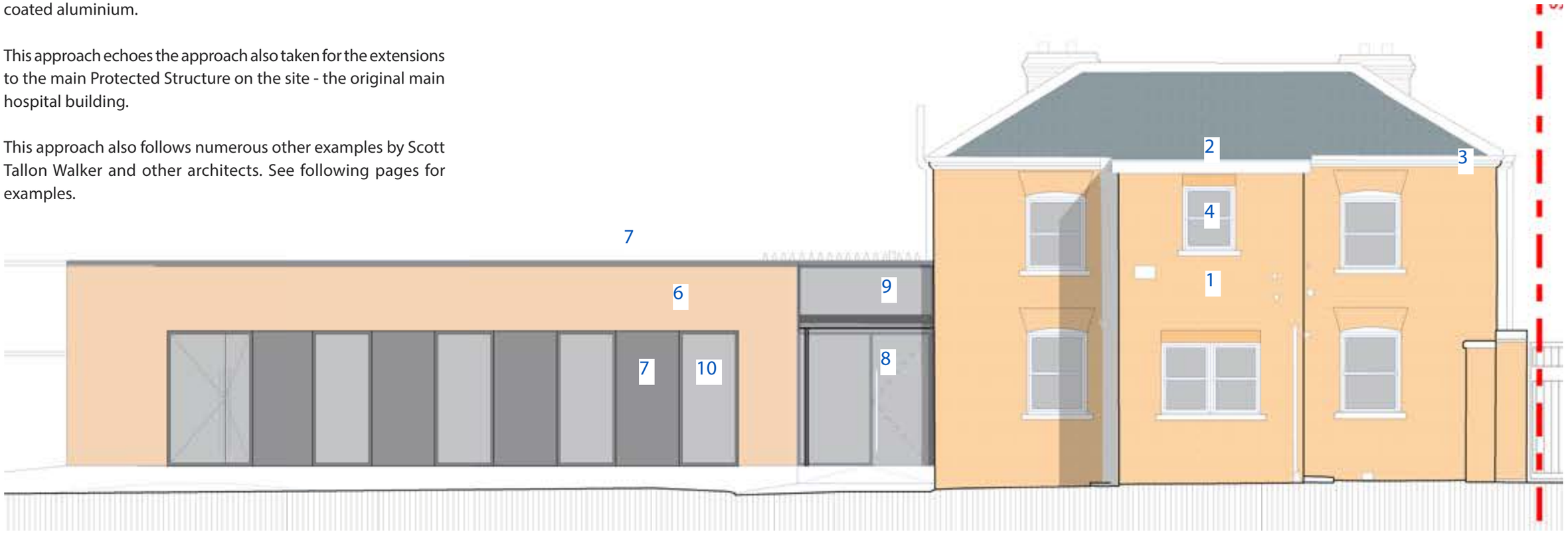
Windows, doors, panels and coping are in a dark grey powder coated aluminium.

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



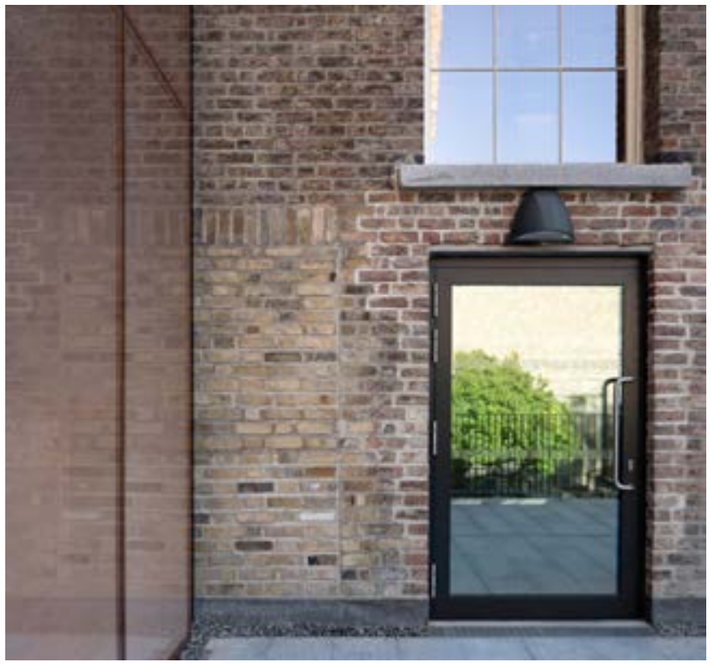
Design Principles

Museum of Literature Ireland (MoLI) by Scott Tallon Walker

The full refurbishment of Newman House, a key Protected Structure on St.Stephen's Green also included contemporary structures and interventions to the rear. New items were made from clearly contemporary materials and forms and used glazed doors in powder-coated aluminium and a cladding system of anodised aluminium panels and double-glazed panels with an integrated copper mesh.



MoLI - photo from the rear showing contemporary extensions



MoLI - photo from the rear showing contemporary aluminium and glass door in new ope



MoLI - photo from the rear showing contemporary aluminium and glass door and window in new opes

Design Principles

Trinity Business School by Scott Tallon Walker

Alongside the new, large business school building which fronts onto Pearse Street, this project also included the full reburbishment of the adjacent historic terrace. The shopfront glazing in the terrace was replaced by contemporary aluminium framed double glazing. A green wall and large screen made from anodised aluminium panels forms the junction between the new building and the existing terrace.



Trinity Business School - photo from the front on Pearse Street



Trinity Business School - photo from the front on Pearse Street

Design Principles

The Rock Wing, Mater Misericordiae University Hospital by Scott Tallon Walker

A large hospital wing was designed within the context of one of Dublin's most important Georgian Streets, Eccles Street. The main materials used on this elevation are white reconstituted concrete walls with inserted powder coated aluminium panels and window systems



The Rock Wing - photo from Nelson Street



The Rock Wing - photo from Eccles Street

The Gate Theatre, Parnell Square by Scott Tallon Walker

A contemporary extension to the north of the original theatre was built from a granite rainscreen facade with large panels of aluminium-framed glazing and solid panels.



The Gate Theatre - photo from the north

Design Principle -Permitted LRD

The permitted refurbishment and extension of the main protected structure includes both the careful repair, refurbishment and re-use of the historic structures along with the insertion of contemporary additions clad in aluminium and glass



CGI of Block J extension to Block K Protected Structure



CGI of upgraded entrance to proposed Creche



CGI of new entrance to proposed Gym



CGI of new entrance and vertical circulation core to proposed Cafe, Community Library and Co-working Spaces

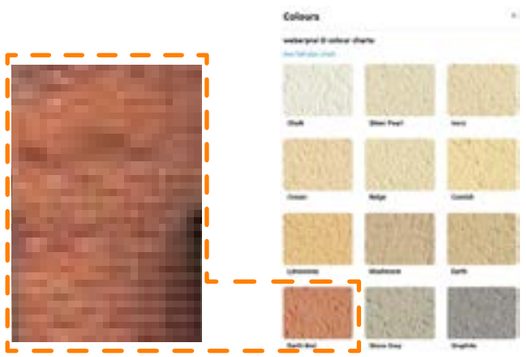
Materials

The three materials proposed for the extension are a coloured render, glass and powder coated aluminium,

The render, in a selected colour be easily re-painted when required. The glass will be clear, back-painted and opal and to a high quality. Powder coated aluminium is a strong, durable material and can be seen across dublin in many building up to 60 years old.



Reference image of red brick and coloured render - Frida Escobedo Studio and Handel Architects



Complementary through-coloured render to be finalised based on site samples



School of Biological Sciences, Queens University Belfast by STW. Sample of clear, opal and back-painted glass panels

The Gate Theatre - photo from the north



RTE TV Centre, Montrose. Built using aluminium cladding and glazing c1963



Irish Lights Building, Dun Laoghaire by STW. Building c 2002 using an aluminium and glass facade in an extremely corrosive environment

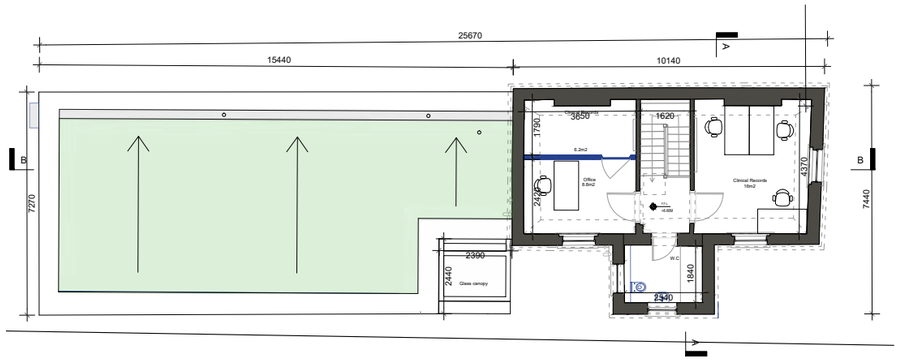


Dublin Civic Offices by STW. Built c1994 incorporating aluminium window frames

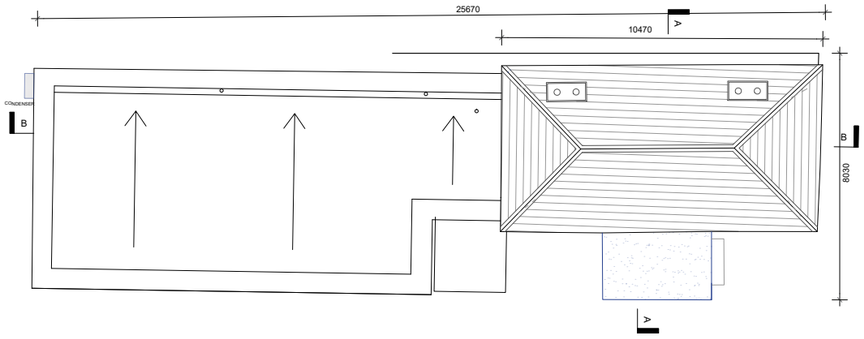
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Proposed Amended Development

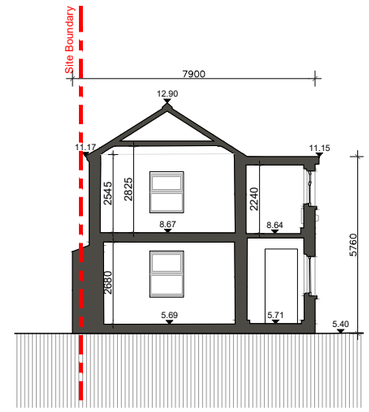
Rose Cottage
Proposed GAs



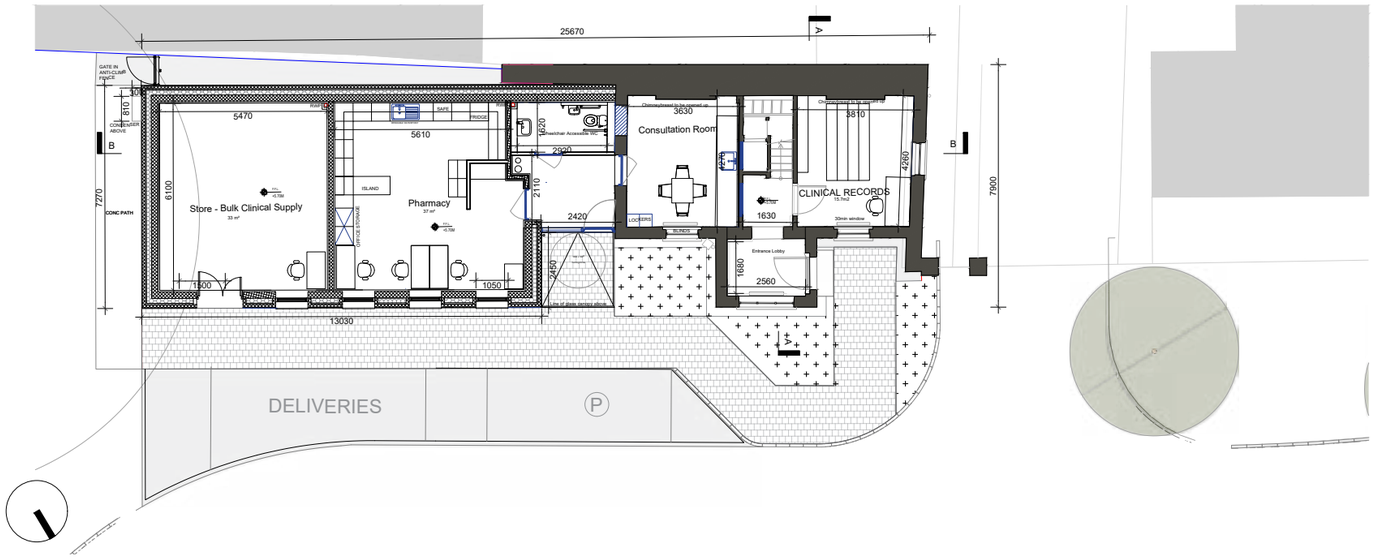
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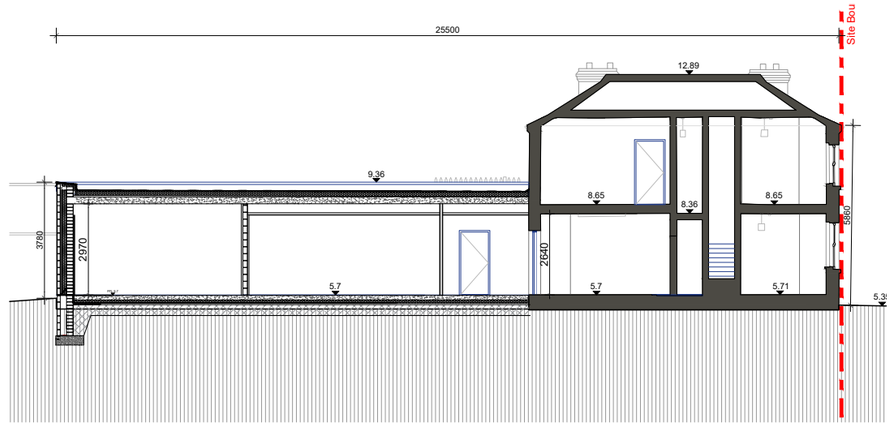
03 Proposed Roof Plan SCALE 1:100



04 Proposed Section A-A SCALE 1:100

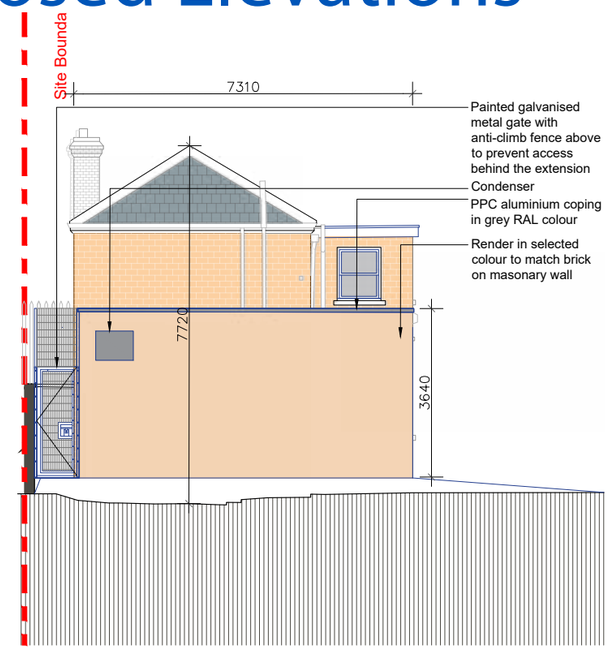


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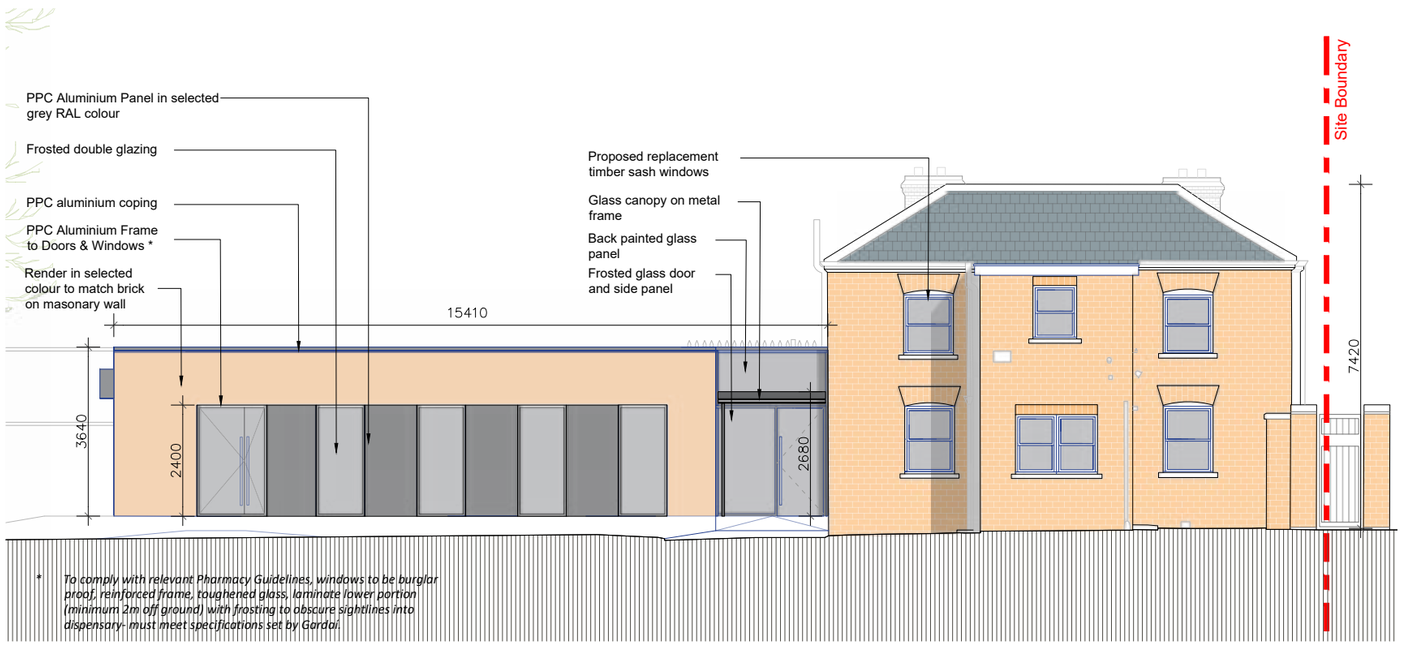


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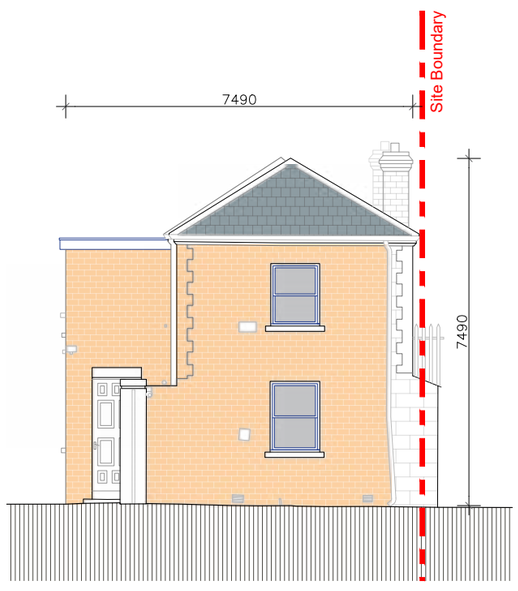
Rose Cottage
Proposed Elevations



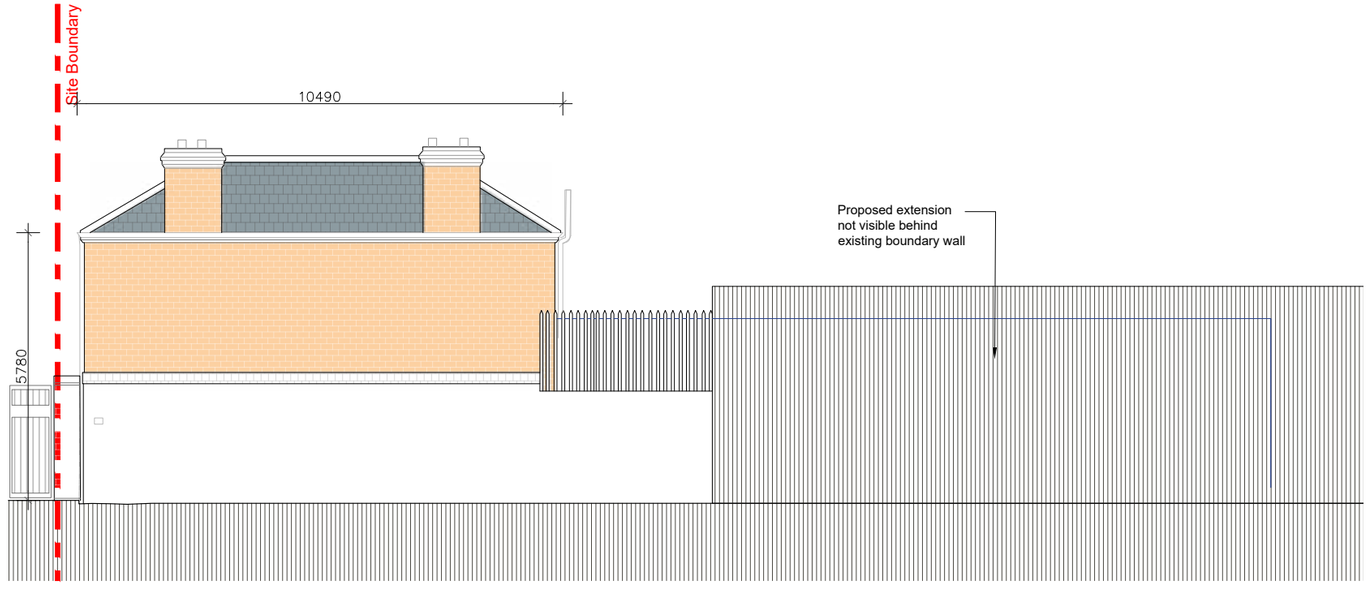
01 Proposed East Elevation SCALE 1:50



02 Proposed North Elevation SCALE 1:50



03 Proposed West Elevation SCALE 1:50



04 Proposed South Elevation SCALE 1:50

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