

Heuston South Quarter Phase 2

ARCHITECTURE



**SHD Architectural Heritage &
Visual Impact Assessment**

September 2021

In May 2020, Howley Hayes Cooney Architecture were commissioned by Henderson Park to provide heritage advice and to prepare an architectural heritage impact assessment in relation to the strategic housing development (SHD) element of the proposed phase two of the Heuston South Quarter South (HSQ2), which lies adjacent to the Royal Hospital Kilmainham and its adjoining formal gardens. Constructed in 1684 as a hospital and retirement home for old and injured soldiers, the Royal Hospital is a place of international cultural significance. The first phase of development of the Heuston South Quarter was completed as a mix of residential, commercial and retail between 2005 and 2008. A site survey was undertaken in June 2020 and a significant part of the assessment contained in this report is of the impact of the proposed development on historic views from the Royal Hospital northwards towards the Phoenix Park.

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1.0 LEGISLATIVE REQUIRMENTS & ASSESSMENT METHODOLOGY

This report is prepared in accordance with Part IV of the Planning and Development Act 2000 (as amended) on the protection of architectural heritage, and with regard to the assessment criteria set out in The Architectural Heritage Protection Guidelines for Planning Authorities' (DoEHLG, 2011) and relevant policies set contained in the Dublin City Development Plan (2016-2022). Integral to this was an examination of the Record of Protected Structures (RPS), as set out therein, and the National Inventory of Architectural Heritage (NIAH), to identify structures and places of architectural heritage value in the vicinity of the proposed development. Howley Hayes Cooney Architecture conducted extensive research of relevant primary and secondary source material to understand the history and significance of these structures and places including:

- Historic mapping (from 1685 to the present) including Brooking (1728), Rocque (1756) and the first and revised editions of the Ordnance Survey from the Glucksman Map Library, TCD, and www.map.geohive.ie.
- Historic paintings and topographical views relevant to the site and its wider context.
- Historic architectural drawings, photographs and ephemera (National Library of Ireland, Irish Architectural Archive, Dictionary of Irish Architects);
- Casey, Christine (Ed.), *The Buildings of Ireland: Dublin* (London: Yale, 2005).
- Craig, Maurice, *Dublin 1600-1860* (London: 1992).
- Lewis, Samuel, *Topographical Dictionary of Ireland* (London, 1837);
- McParland, Edward, *Public Architecture in Ireland 1680-1760* (London: Yale, 2005).

2.0 HISTORY OF THE AREA

Early History

Situated high above the southern bank of the River Liffey, Kilmainham is a townland in the Parish of St. James. Formerly located in County Dublin, it now falls within the municipal boundaries of Dublin City. The name 'Kilmainham' derives from the Gaelic Cill Maignenn, which means the church of Maignenn, an early seventh-century Irish saint, St. Maignenn, about whom little is known. Records suggest that he founded a Priory and hospital, at Kilmainham, but of this no remains survive. There area was, however, a substantial Viking burial ground, and it is possible that a settlement was established here before the City of Dublin.

According to Samuel Lewis's Topographical Dictionary of Ireland (1837),

'...on or near the site of this monastery was erected the ancient priory of Kilmainham, founded in 1174 for Knights Templars by Richard Strongbow, Earl of Pembroke, which was dedicated to St. John the Baptist.'

Lewis goes on to tell us that the buildings were '...spacious and very elegant of design; it was frequently the residence of the lords-deputies...' and, according to Christine Casey in *The Buildings of Ireland*: , they remained in occupation until the Dissolution of the Monasteries (1536-1541), at which point it was regarded as one of the finest buildings in the country. Fragmentary ruins of the Priory survived until the 1680s, when stone from the church was reused in the building of the Royal Hospital.

The Duke of Ormonde

Following the Restoration in 1660 of King Charles II, the civic-minded James Butler (1610-88), First Duke of Ormonde, was appointed as Viceroy of Ireland. With his arrival, and the subsequent reinstatement of the Irish Parliament, together with favourable trading terms between Britain and Ireland, Dublin experienced a period of relative political stability and the economy boomed. Dublin became the permanent seat of the Parliament, the Viceroy and the university of Trinity College, founded by

Elizabeth I, while developing into a bustling hub of finance and trade that attracted fashionable society. Driven by Ormonde's desire to make Dublin a splendid capital, and spearheaded by the Lord Mayor, there began a re-ordering and expansion of the existing medieval city, on the model of a 'classical' European capital. Without doubt, the finest public building of Ormonde's tenure as Viceroy is the Royal Hospital Kilmainham. Founded in 1684 as a home for 300 pensioners and army veterans the building was financed by a small deduction on the pay of the regular serving army, made freely available by the crown.

The Royal Hospital was sited to the east of the ruins of the Priory of the Knights Hospitallers, which, according to Maurice Craig in *Dublin 1660-1860* was '...a magnificent situation, dominating the whole district...' It was removed from the fumes of the city, on high ground in - according to Thomas Wilson's 1713 *Account of the Foundation of the Royal Hospital* - a 'countrified neighbourhood,' above the south bank of the River Liffey. At that time the Royal Hospital enjoyed commanding views across to the recently laid out Royal Hunting Park, now known as the Phoenix Park of 1662 that extended to the north. This relationship can be clearly seen on 'An Exact Survey of the City of Dublin and Part of the Harbour' of 1685, which shows the Royal Hospital enclosed behind walls with its principal, north elevation addressing a formal garden of geometrical parterres, with northerly



1685 - from *Exact Survey of the City of Dublin*

views across to the 'Deer Park' beyond. The area that today forms the HSQ site was then part of the Royal Hospital grounds but was undeveloped.

The Duke of Ormonde – who had just begun his second term as Viceroy – is credited with '... obtaining royal favour for the endeavour...', and construction began in 1680, to the designs of William Robinson (1645-1712). Robinson was an engineer and later Surveyor General who, according to Maurice Craig was 'the first Irish architect of whose career we have any particulars.' Ormonde laid the foundation stone at the north-west corner of the hospital site in 1680 and presided over the completion four years later.

Les Invalides & The Royal Hospital, Chelsea

Built on an audacious scale, the vast Renaissance form of the hospital was unlike anything the late medieval city of Dublin had yet witnessed. In time it would become the most illustrated building in early views of the city. The principal architectural inspiration was found in Hôtel Les Invalides constructed in Paris between 1670 and 1676, which was the first building of its type ever constructed. Completed just eight years later, the Royal Hospital Kilmainham was the second, predating Christopher Wren's redbrick and Portland stone Royal Hospital, Chelsea, by two years. Designed as a military

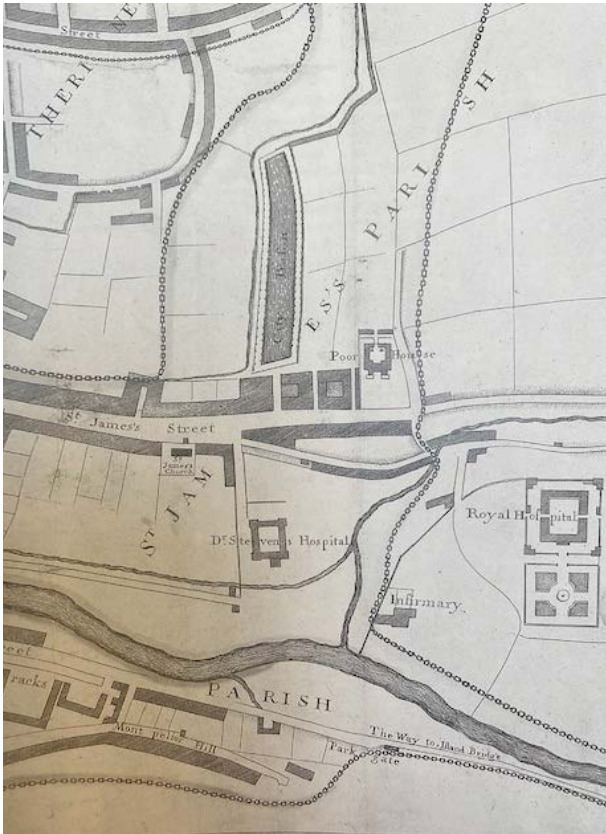
hospital cum retirement home for aged and disabled veterans the building included - 'collegiate lodgings, including the master's lodgings, hall, chapel and domestic quarters,' completed in 1684, at the cost of a little under £24,000. Consisting of four ranges of 306ft by 288 ft, constructed similar to Les Invalides, around an arcaded courtyard, the Royal Hospital also incorporated a tower and spire that rose above the plastered and pedimented centrepiece of the principal north (entrance) front. The form of its large east window is redolent of the great arched entrance at Les Invalides, as is the richly carved timber tympana above the entrances and the absence of impost mouldings on the inner face of the arcade.

McParland and Casey both note that Kilmainham differs from Chelsea and Les Invalides in the asymmetrical planning of the ceremonial north range.

'The chapel is the single central focus of the Invalides, while at Chelsea Wren placed a central vestibule with a giant Doric portico between the hall and chapel. At Kilmainham, Robinson places the dining hall in the central five bays of the north range, flanked on the east by the chapel and on the west by the governor's apartment.'



1699 - 'View towards the hospital from the Phoenix Park' by Robert Bate



1728 - Brooking Map

It has been suggested by Christine Casey that the relative extravagance of the craftsmanship on north elevation is the result of the Duke of Ormonde having lived in the building briefly during 1684, following a fire in Dublin Castle. During his residency work on the range was in progress and it bears his, and not the King's, coat of arms over the giant segmental pedimented entrance. The north range contains the hall, chapel and governor's lodgings, the chapel having been completed in 1687, while the other three ranges, to the east, south and west contained the rooms for the men. These were arranged as thirty-one bays wide externally, and seventeen within the courtyard, of two storeys with a further attic storey under a dormer roof.

Robert Bate's 1699 view from the Phoenix Park towards the Royal Hospital is one of the earliest representative illustrations, and shows the building standing prominently on high ground above the Liffey, outside the western fringes of the city. At this time the building was enclosed by a wall, which Christine Casey tells us had four freestanding corner flankers. These are evident on Brooking's of Dublin of 1728, which also includes a rendering of

the building as then being a russet colour, perhaps a wash to make it look like brickwork from afar. English Portland stone was used for most of the architectural features and dressings to the doors and windows openings, the walls were for the most part coated in lime, with some Irish, calp limestone ashlar to the central breakfront of the principal garden façade

Christine Casey eloquently describes how - 'the vacillation between tradition and modernity made for some awkward details' - in the resultant architecture at the Royal Hospital. She, like McParland, singles out the:

'illogical classical detailing seen most notably in the handling of the giant order on the north front. In the gabled centrepiece the pilasters have no bases and are not brought logically to the edge of the block, leaving gormless strips of wall at each end...Similarly, above the southern entrance to the dining hall, the scrolls which flank the window are inverted...'

The Eighteenth Century

In 1705 the tower was added to the north front of the hospital by Robinson's successor as Surveyor General, Thomas Burgh (1670-1730).. It is clear that by the time of Charles Brooking's map of Dublin of 1728, the city has extended westwards, along St. James's Street, Dr Steevens' Hospital has been built, and an infirmary erected to the north-east of the Royal Hospital. However, the land that today forms the HSQ site is otherwise undeveloped at this point. A prospect detail from the same map shows



1728 - Brooking Map



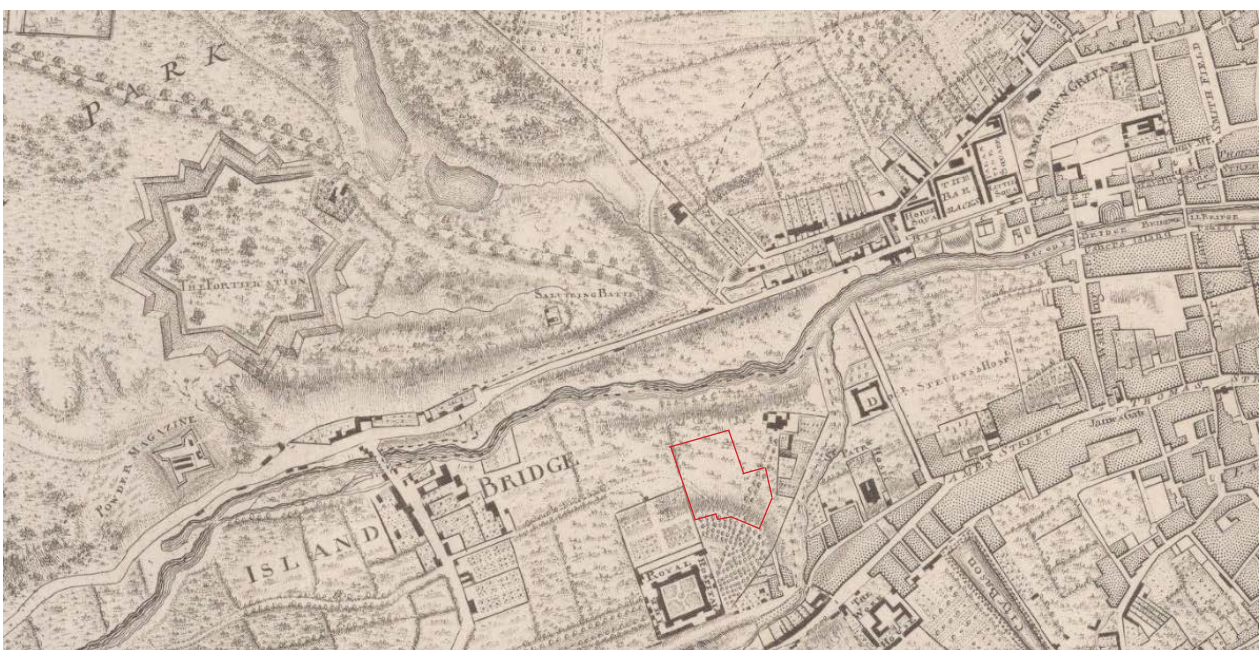
1756 - Extract from Rocque's map of Dublin

the site bordered by mature trees. The western flankers have today disappeared but the position of the north-eastern flanker was later occupied by the later Deputy Master's House (1762-3), while the fabric from the south-eastern flanker remains behind the Adjutant General's House. On Brookings map, the only other development visible is to the north-west of the Royal Hospital, clustered around Islandbridge.

By the time of Rocque's map of 1756, formally laid out avenues of trees have been planted on axis with the Royal Hospital, to east and north east of the site leading to the infirmary and the other secondary structures had been erected and the gardens planted.

The Magazine Fort (completed 1738, with additions in 1758 and 1801) on the prominent site of St. Thomas's Hill as – 'a retreat from disturbance' on the southern edge of the Phoenix Park would have been visible from the Royal Hospital at this point as would the adjoining star-like Fortification to the north-east, just off the Military Road. Rocque's 1757 map shows a path extending from the main avenue of trees around the north-eastern edge of the Royal Hospital's garden, all the way out to the main Islandbridge Road, the site of the future Royal [and later Clancy] Artillery Barracks that was built in 1798. The elegant brick garden lodge at the central axis and northern edge of the formal Royal Hospital garden, which is attributed to Edward Lovett Pearce, is also visible on Rocque's map.

The Deputy Master's House was erected 1762-3 by John Magill, who according to Casey was - 'a carpenter, building entrepreneur and member of the Barrack Board,' on the north-eastern corner of the site overlooking the gardens. These formal gardens were, like the Chelsea Physic Garden, largely used for growing herbs for medicinal purposes. The Deputy Master's House has been described stylistically by Casey as 'immensely old fashioned for its date, of two storeys over a basement, with steeply pitched dormer roof and tall chimneystacks.' Walter Harris's 1766 view of the Royal Hospital is the first to illustrate the house, which replaced the north-eastern flanker. A watching archaeological



1757 - Extract from Rocque's survey of Dublin, site outlined in red.



1766 - Walter Harris View of Royal Hospital Kilmainham

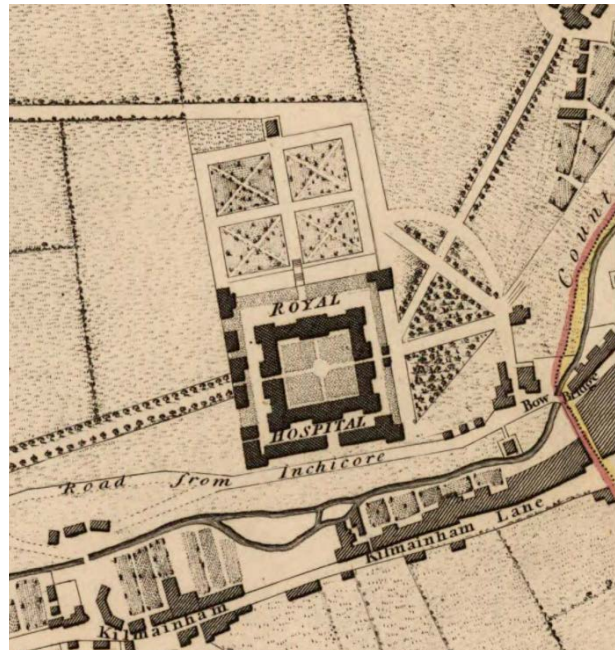
brief that took place during works carried out in the location around the year 2000 provides an interesting insight into how much the ground was made prior to the construction of the house: There was no evidence for any structures pre-dating the construction of the present house, and this area to the east of the Deputy Master's House appears to have served as a general dump for the kitchen, with various layers of refuse containing a small amount of post-medieval pottery and glass being revealed. There was also considerable evidence for the artificial heightening of this area, with layers of red brick, stone and soil having been brought in to level up what appears to have been a piece of land that sloped markedly to the east.

Originally L-shaped, the house was three-windows wide, but was extended in 1797 by filling in the south-western angle, and today has a four bay entrance front to the east, with a five bay window garden front. A photograph pre-dating the remodelling works shows the walls consisting of coarse rubble masonry before the buff lime render

was re-added around 2000. A map of 1797 shows the house was extended, just as it shows the principal, tree-lined, carriageway to the west of the Royal Hospital, with the secondary entrance added to the east and the formal axial route to the infirmary and its associated buildings, to the north-east

The Nineteenth Century

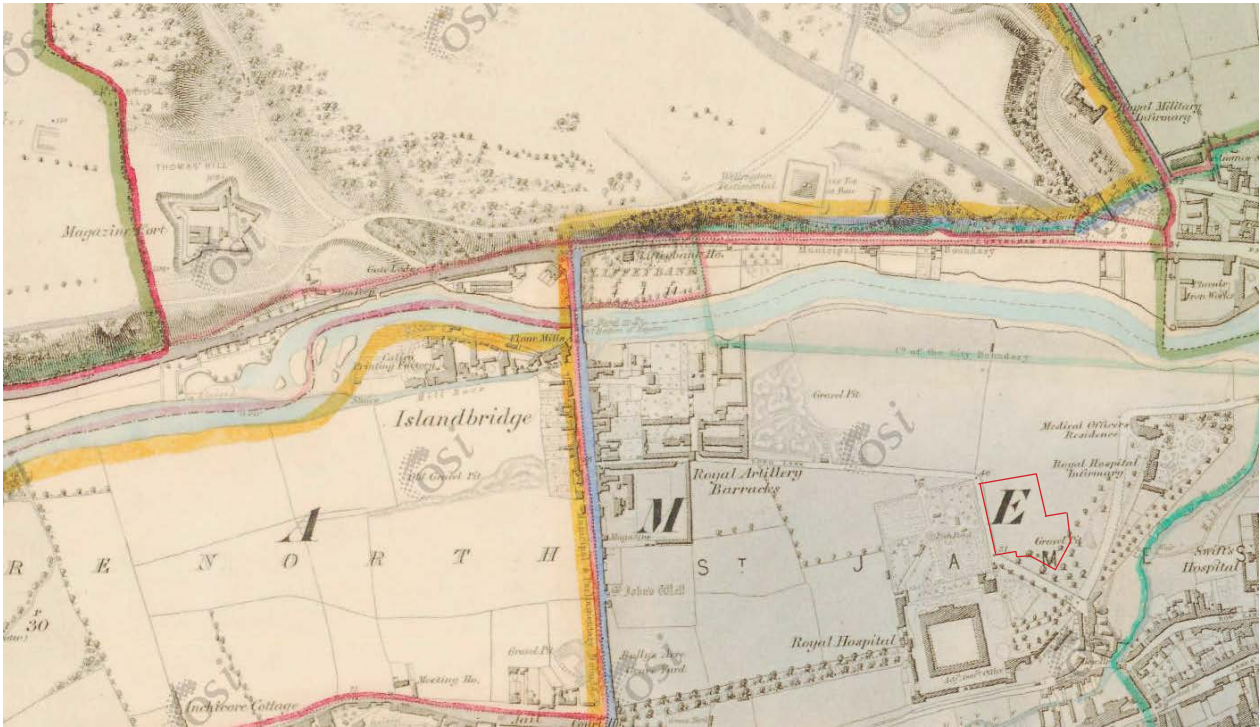
The 1837-1842 Ordnance Survey map shows the extension to the Deputy Master's House, with it being square at this point and with a further extension projecting out to the north-west. This map is also the first to make clear how a large interdependent network of military and medical



1797 - Extract from a map of Dublin



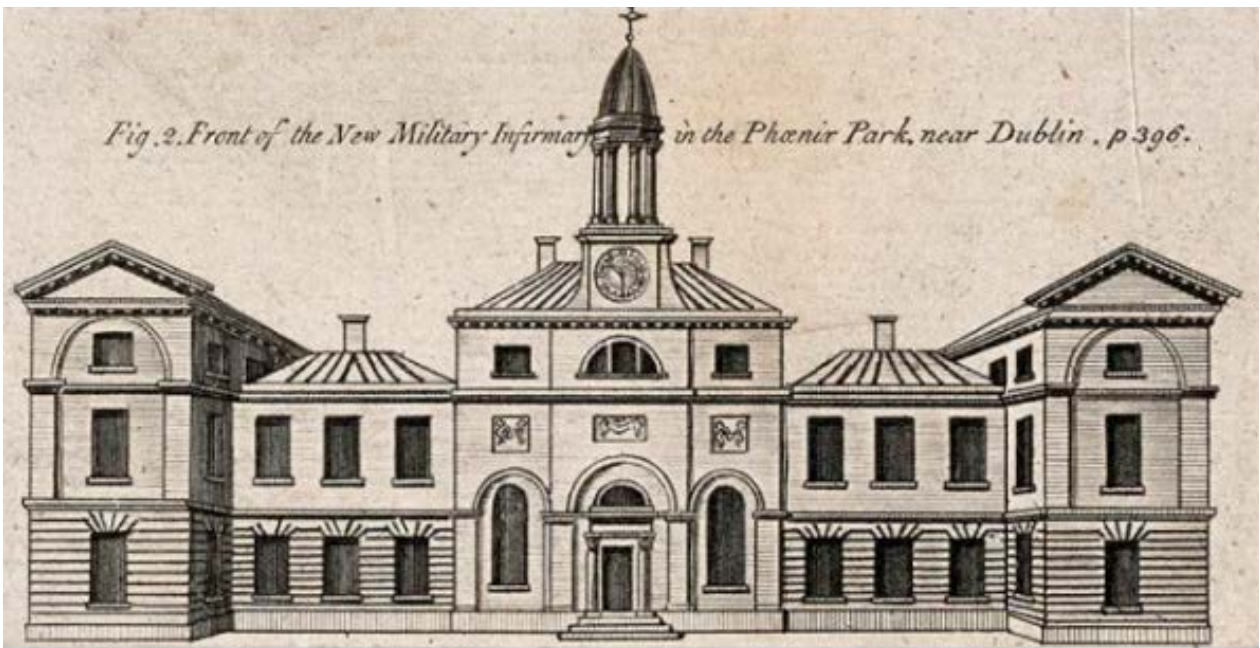
1799 - View towards the Royal Hospital - Malton



1837 - 1842 Ordnance Survey Map, site outlined in red.

related buildings and infrastructure had evolved within the vicinity of the Royal Hospital. These included the Royal Hospital Infirmary and Medical Officers Residence beyond a gravel pit to the north-east, with to the east of the site of the Heuston South Quarter, a pathway running between the edge of the Royal Hospital's Gardens and the Royal Artillery Barracks to the west has been established by that time.

This map is also the first to show the Royal Military Infirmary, constructed across the valley to the north, between 1786-88, to designs by James Gandon in the late eighteenth century this building would have been intervisible with the Royal Hospital, however, today only the cupola of the original building can be seen as a small distant form rising above the tree line. In contrast, the Wellington Monument designed by Robert Smirke and constructed



Royal Military Infirmary as originally designed.



Francis Johnston's Gatehouse

between 1817 and 1861, is the tallest obelisk in Europe, and still provides a prominent landmark in the northerly view from the Royal Hospital, towards the Phoenix Park.

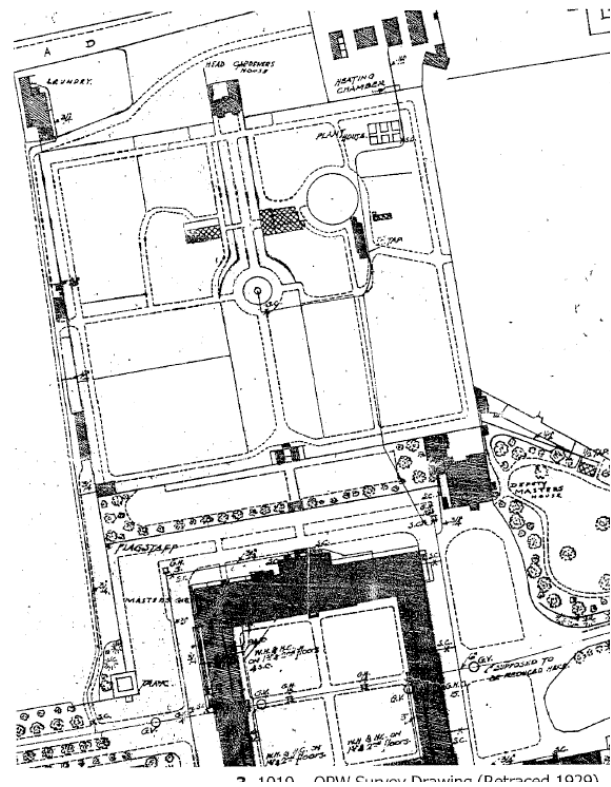
The predominantly pastoral setting of the Royal Hospital remained more or less intact until the advent of the railways in the 1840, which brought the first of many wholesale changes to the riverine landscape of the Liffey Valley, between the Royal Hospital and the Phoenix Park. This change is evident on a map of around 1850, which shows the railways cutting a swathe through the landscape on its way into Kingsbridge (now Heuston) Station, with the newly formed St. John's road closely following its alignment. The layout of the garden of the Royal Hospital appeared to have been laid out in an asymmetrical pattern at this point with a variety of paths leading off from its centre, just as there appears to be a number of structures standing within it.

A significant addition to the hospital complex came in 1847, when the mock-Tudor Richmond Gatehouse, design by Francis Johnston, was moved from Watling Street, to create a grand ceremonial entrance on the west side of the site. Named after the Duke of Richmond, who was Lord Lieutenant of Ireland at the time it was first erected, this impressive structure is faced with calp limestone and now provides a grand arched entrance to the site from the west. Johnston, who like his predecessors was also the surveyor general,

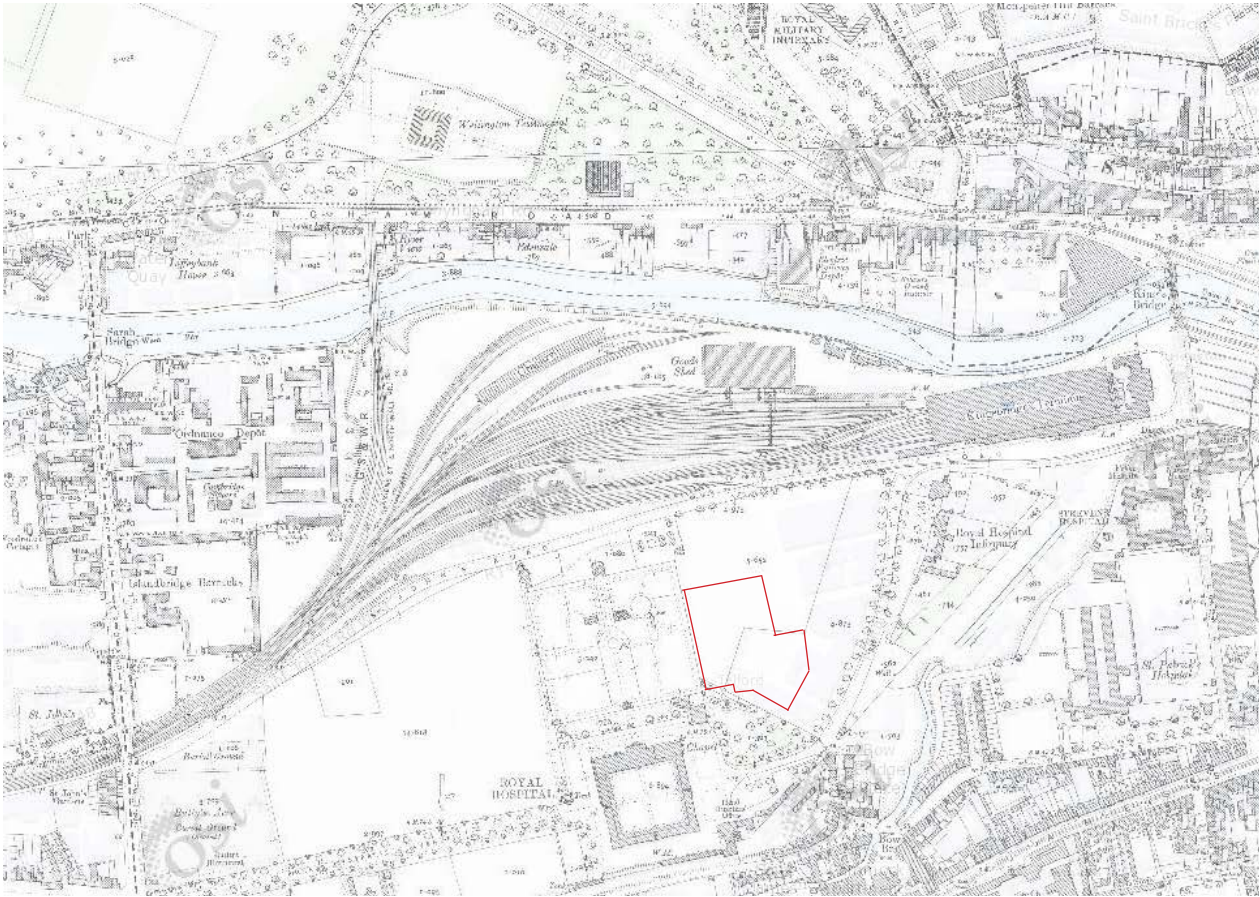
had already designed the attractive five bay two-storey Adjutant General's House in 1805, which now marks the principal, eastern entrance, of the Royal Hospital, which consists of a composition of more modest gates and piers which were designed by William Kidwell in 1708. During the nineteenth century the complex had gradually grown in military significance, becoming the residence and headquarters of the Commander in Chief of the army. This role was combined with that of Governor (or Master) of the Hospital, and was significant enough to attract Queen Victoria for two visits during her visits to Ireland.

The Twentieth Century

The 1887 Ordnance Survey map, revised in 1913, shows how the setting of the Royal Hospital had been irrevocably altered by the arrival and subsequent growth of related rail infrastructure to its north, and how development around it naturally followed, in particular the area bordering Conyngham Road, which by this time had become quite developed. The road that led to the barracks from the area to the east of the gardens had by this time disappeared, and the garden itself appeared



1919 - OPW map retraced by David Slattery



1888-1913 Ordnance Survey Map, site outlined in red.

to be quite simply laid out with a pond at its centre and two structures flanking the principal path from the north front to the lodge near to the hospital to Lovett Pearce's lodge. At this time, the footprint of the Deputy Master's House was the same as shown on the first edition map, and the land to the east remained undeveloped. A survey drawing of 1919 by the OPW, and retraced in 1929, shows the Deputy Master's House a consisting of the same footprint as before, but by this point a large rectangular structure has been erected adjacent to the wall bordering St. John's Road, on what is the HSQ site today.

The Royal Hospital was eventually handed over to the Free State in 1922 but remained an old soldiers' home until 1927, before serving as the Garda HQ from 1930-50 and a store for the National Museum for much of the twentieth century. From 1979-85, Costello, Murray & Beaumont undertook extensive restoration at a cost of IR£3 million and, in 1991, following extensive remodelling work by Shay Cleary Architects, the Royal Hospital became home to the Irish Museum of Modern Art (IMMA). During these modifications the paired rooms and closets of the

original layouts were much altered to create a series of rather bland, white, cube-like exhibition spaces.

The Twenty First Century

In 2004 planning permission was granted for phase one of the Heuston South Quarter, which included a mixture of office, retail and residential development constructed between 2005 and 2008. This scheme fronted onto Military Road to the east and St. John's Road to the north, while presenting a splayed range of structures, facing south and west onto the Royal Hospital site. The site comprises six buildings ranging from six to twelve storeys in height, and there are over 345 apartments and 300,000 sq ft of office space and 80,000 sq ft of commercial accommodation. The distinctive Brunel building, with its sweeping curved glass façade rises to twelve storeys. The rest of the site, adjacent to the Royal Hospital gardens, has remained undeveloped since then with the lower deck temporarily landscaped. To the east of Heuston South Quarter, along Military Road, the OPW has begun construction of a six-storey new Garda Command Centre.

3.0 STATEMENT OF SIGNIFICANCE

Cultural Significance

The Guidelines to the Burra Charter state that – ‘Cultural Significance is a concept, which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past; or enrich the present; or which will be of value to future generations. There are a variety of categories generally used to evaluate the level of cultural significance including architectural, artistic, historical and social. These are also enshrined in the Planning and Development Act 2000 set out below.

Assessment of Special Interest

The Planning and Development Act 2000 (as amended) requires each planning authority to compile and maintain a Record of Protected Structures (RPS). The RPS is a mechanism for the statutory protection of the architectural heritage and forms part of each planning authority’s development plan. Government Guidelines on Architectural Heritage Protection stem from part IV of the Planning and Development Act 2000, as amended. These outline the criteria for the assessment of the special interest of architectural heritage features for potential inclusion on the Record of Protected Structures (RPS) by a local authority. These categories are: architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest. There is no differentiation of level – a structure is either statutorily protected or not by inclusion in the RPS.

The Council of Europe, in Article 2 of the 1985 Convention for the Protection of the Architectural Heritage of Europe (Granada Convention), states that ‘for the purpose of precise identification of the monuments, groups of structures and sites to be protected, each member State will undertake to maintain inventories of that architectural heritage.’ The Granada Convention emphasises the importance of inventories in underpinning conservation policies.

The National Inventory of Architectural Heritage (NIAH)

The NIAH was established in 1990 to fulfil Ireland’s obligations under the Granada Convention, through the establishment and maintenance of a central record, documenting and evaluating the architectural heritage of Ireland. Its role, in parallel to the RPS, is to ‘identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage.’ NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).

There is a hierarchy of ratings used by the NIAH when assessing the ‘special interest’ of such structures. These are: ‘International’, ‘national’, ‘regional’ and ‘local.’ Only buildings or structures given a ‘regional’ rating or above are considered for inclusion on the RPS by the Minister. These ratings are defined below:

INTERNATIONAL: Structures or sites of sufficient architectural heritage importance to be considered in an international context...These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries.

NATIONAL: Structures or sites that make a significant contribution to the architectural heritage of Ireland... These are structures and sites that are considered to be of great architectural heritage significance in an Irish context.

REGIONAL: Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland.

LOCAL: These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.

RECORD ONLY: These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. It is acknowledged, however, that they might be considered further at a future time.

Often it is a combination of these attributes that gives a feature heritage value / special interest.

Architectural

The Royal Hospital Kilmainham (RPS 5244) is indisputably Ireland's most significant public building, a fact recognised by its inclusion on both the Record of Protected Structures and the NIAH, which deems it to be of International significance for its qualities as follows:

'Prominently sited on an elevated site overlooking the Liffey, the Royal Hospital is Dublin's earliest large-scale classical building, and makes a strong contribution to the architectural heritage of the city. The chapel has been described as the finest surviving seventeenth-century interior in Ireland. It was constructed as a hospital for veteran soldiers, following the example of Les Invalides in Paris...'

DCC's RPS listing for the Royal Hospital also includes the following structures within its complex: former Adjutant General's office, former Deputy Master's offices, steel house, tower at western gate, garden house in formal gardens, garden features, entrance, gates and walls.

The Royal Hospital was conceived of by the civically and aesthetically enlightened Duke of Ormonde, designed by Sir William Robinson, with later additions by Thomas Burgh and renovated in 1805 by Francis Johnston – all highly significant architects in their day. There is a dearth of documentary evidence relating to Robinson before his arrival in Ireland in 1670. It is, however, known that he was born in England in 1645 and was appointed to the position of Surveyor General of Ireland by the Viceroy Lord Berkeley. Despite a relatively short

stay in Ireland, Robinson is credited with designing a number of highly significant buildings in Dublin including: St. Michan's Church (1686); St. Mary's Church (c.1700) and Marsh's Library (1701-3), though it is his work on the Royal Hospital, under the keen eye of Ormonde, that is unquestionably his finest achievement.

The Irish military engineer, Thomas Burgh (1670-1730), succeeded Robinson as Surveyor General and went on to have a stellar career in Irish architecture, designing such notable buildings as Trinity College Library (1712-33), Dr Steevens' Hospital and the Royal (later Collins) Barracks (from 1701). His assured handling of the tower and spire at the Royal Hospital is testament to his architectural skills and is its most visible feature.

Though Francis Johnston's (1760-1829) handling of the restorations at the Royal Hospital is today hard to discern because of all the subsequent remodelling and renovation works that have taken place, he was an architect of the first order and would, almost certainly, have handled the works with a reverent sensibility. A number of more recent alterations and extensions - such as those to convert the former Deputy Master's House - have arguably, been less sensitive to the significance of the complex.

Historical, Social and Artistic Significance
In many ways these facets of the Royal Hospital's significance are interwoven. Second only to Les Invalides, and two years ahead of the Chelsea Hospital, the Royal Hospital Kilmainham was therefore part of the vanguard in terms of the creation of a bespoke and dedicated facility for both the treatment and accommodation of military veterans in Europe. Similarly, the Royal Hospital was constructed using craftsmen and artisans, such as stonemasons, carpenters and stuccadores of the first rank - a fact reflected in the quality the fabric in the principal decorative spaces like the chapel and dining hall.

Deliberately sited as it was on the western edge of the city, away from the pollution and bustle of city life, the building led to the construction of a cluster of early Dublin hospitals in the immediate neighbourhood. These include - Dr Steevens', St. Patrick's and, later, St. James's Hospitals, all



Key: Please note: the numbers on the map relate to structures or groups of structures – such as the RHK – potentially impacted by the proposed development. Some of these are on DCC’s RPS, some are on the NIAH, and some are on both and they are described in the Table below. The proposed site boundary is outlined in red.

located nearby. This in turn was to have a significant social impact in terms of the health of the citizens of Dublin.

Following the foundation of the new Free State, the Royal Hospital became the headquarters for the new domestic police force, An Garda Síochána. It was also used as a storage facility for the National Museum of Ireland – twin functions of social and historical significance to the then fledgling state. In an unusually enlightened move, then Taoiseach, Charles Haughey, approved plans for a IR£3 million renovation of the Royal Hospital from 1980-84, an act that paved the way for its subsequent adaptation to become the Irish Museum of Modern Art in 1991. This was a highly significant that both gave the Royal Hospital a viable and appropriate new civic use, but also signified that Ireland was a modern society that had a vibrant artistic output that could be enjoyed by all, natives and visitors

alike, in a splendid, late seventeenth-century setting. The subsequent restoration of the formal gardens have enhanced the setting of the Royal Hospital and are, along with the rest of the grounds, which are often used for concerts and open air performances, providing a significant public amenity in the city. A combination of these architectural, artistic, historic and social qualities makes the Royal Hospital site a place of international cultural significance.

Other Structures Potentially Affected By The Proposed Development

Though the Royal Hospital is indisputably the most significant historic structure or complex (RPS 5244) in the close proximity to the proposed development, there are a number of designated structures / places in the wider setting that are also potentially impacted by it. These are marked on the map above.

Key	RPS No.	NIAH Reg. No/ Rating	Address	Description
1	5244	50080072 International	International Military Road, Dublin 8	The RPS entry includes: the former Adjutant General's office, former Deputy Master's offices, steel house, tower at western gate, garden house in formal gardens, garden features, entrance, gates and walls. The principal range of the RHK is considered to be one – if not the – finest public buildings in Ireland. The NIAH ascribes an 'international' rating to this principal range. and its wider complex comprises a variety of structures and places that have been ascribed a variety of ratings (set out above). Its historic setting has been comprehensively altered over the years by the advent of the railways, incremental development of variable quality, and by the construction of phase 1 of the HSQ development which stands asymmetrically at odds with the RHK and its formal garden setting.
2	4256	50080065 Regional	Kilmainham Lane, Dublin 8	Garda Station: All buildings. The broader RHK grounds provide the principal – and highly significant - setting of this historic complex.
3	N/A	59980052 Regional	Bully's Acre Graveyard, off South Circular Road.	Graveyard bounded by historic stone wall that incorporated part of St. John's Priory. The broader RHK grounds provide the principal -- setting of this historic complex. The construction of the South Circular Road has compromised the approach to the Bully's Acre but the large boundary walls largely screen this.
4	N/A	50080053	Off St. John's Road West, Dublin 8	Military cemetery for RHK established c.1680 (incorporating earlier graves associated with St. John's Priory). The broader RHK grounds provide the principal -- setting of this historic complex. The construction of St. John's Road has somewhat compromised the approach to it but the large boundary walls largely screen this.
5	1851	NIAH Multiple Entries / Regional	Former Clancy Barracks, South Circular Road, Islandbridge, Dublin 8	Multiple former barracks buildings, warehouses etc, now incorporated into a new mixed use development which integrates a number of large scale blocks which have altered the historic scale and grain of the setting of the designated architectural heritage of the complex.

Key	RPS No.	NIAH Reg. No/ Rating	Address	Description
6	7576	50080033 / National	St. John's Road West, Islandbridge, Dublin 8	Heuston Station. A number of more recent infrastructural and large scale commercial developments have altered the setting of the principal edifice of the complex, which is a protected structure.
7	3993	50080082 / Regional	Infirmary Road, Dublin 7	Department of Defence (formerly Gandon's Royal Infirmery): stone wall and 3-storey brick & stone building. A large 1930s pastiche extension has compromised the composition of Gandon's building and is now the most prominent form to be seen in views from the RHK, which have been altered considerably in the last 150 years by the advent of the railway and more recent development of variable quality.
8	6760	50060115 / National	Military Road, Phoenix park, Dublin 7	Magazine Fort. Views to and from the fort have been comprehensively altered in the intervening years since it was constructed by the arrival of the railway and associated infrastructure, and more recent development variable quality. Mature tree growth also screens this view.
9	6762	50060116 / National	Wellington Road, Phoenix Park, Dublin 7	Wellington Monument. The Phoenix Park provides the principal setting for the monument but views towards the RKH have been altered and encroached upon by more recent development such as phase 1 of the HSQ development and the redevelopment of Clancy barracks. The top of the Wellington Monument is now just visible above a screen of mature trees.
10	7840	50080083 / Regional	Steevens' Lane, Dublin 8	Dr Steevens' Hospital (original building). Building fronts onto St. John's Road West. The historic setting of Dr. Steevens' Hospital has been considerably compromised over the years by the advent of the railways, the construction of St. John's Road West, Phase 1 of the HSQ development together with the car park in front of it.
11	856	50080086 / National	Bow Lane West, Dublin 8	St. Patrick's Hospital: original building, original wall & gates and gatehouse. The setting of St. Patrick's Hospital has been compromised by the addition of poor quality later additions, the car park and its view towards the RHK altered by the construction of phase 1 of the HSQ development.



The Garden Lodge, possibly designed by Edward Lovett Pearce.

The Garden Lodge

The NIAH includes the following in respect of the Garden Lodge:

Detached three-bay two-storey over basement garden pavilion, built c.1740, having full-height circular-plan corner towers to front (south) elevation...Rubble limestone walls with plinth course. Red brick, laid in Flemish bond, to centre bay to first floor to front. Square-headed window openings to towers, calp limestone voussoirs, limestone sills and timber sash windows, four-over-four pane to first floor, four-over-two pane to ground floor. Venetian window to centre of first floor to front, central round-arched window opening with timber sash window flanked by square-headed sidelights, red brick surround, shared limestone sill. Square-headed window openings to other elevations, red brick surrounds, limestone sills and four-over-four pane timber sash windows. Elliptical-arched opening to front, red brick voussoirs and keystone, recent double-leaf gates. Rubble limestone and red brick walls to interior, round-arched red brick lined niches. Square-headed opening to basement level to west elevation, blocked, accessed via limestone steps to rear.

The Garden lodge is given a 'regional' rating for its Architectural, Historical, Social special interest. Its historic setting has been comprehensively altered over the years by the construction of phase 1 of the HSQ development which stands asymmetrically at odds with it.

The Kilmainham Garda Station Complex

This structure is described by the NIAH as follows:

...these buildings once formed part of the stable court of the Royal Hospital. This part of the complex was designed by R.J. Stirling in 1866 and formed an integral part of the associated buildings of the Hospital...Well designed, with highly skilled stone masonry evident in the execution of the walls, these buildings form part of an interesting group of related buildings. Although they have been extended, the quality of the original construction remains evident. A variety of timber sash windows are retained, lending a patina of age.

They are given a 'regional' rating in the NIAH for their architectural, historic and social special interest. The broader RHK grounds provide the



The Kilmainham Garda Station

principal – and highly significant - setting of this historic complex, aspects of which have been compromised by more recent development in the broader area.

Bully's Acre & The Cemetery

Standing to the south-west of the grounds of the RHK, adjacent to the Kilmainham Lane Garda Station, the cemetery is not on the RPS but is listed in the NIAH as being of 'regional' significance for its Architectural, Artistic, Historical and Social special interest. A part of the Royal Hospital Kilmainham, this cemetery is sited on the former grounds of Saint John's Priory, which was, like the cemetery opposite, established by the Knights Hospitallers in the twelfth century. According to the NIAH it was:

Initially established for the burial of all residents of the Royal Hospital Kilmainham, it was later reserved for officers. There are sixty-seven extant tombstones in this burial ground, with the oldest legible headstone dated 1652, pre-dating the hospital by some thirty years. Several staff members of the Hospital, including Dr George Renny, who resided in the Deputy Master's House, and two former adjutants of the Royal Hospital are buried here, as



Bully's Acre

is William Proby, who was a veteran of the Battle of the Boyne and one of the earliest inmates of the hospital. His headstone is dated 1700. This site is important in the social and military history of the area, attesting to the long-standing ecclesiastical presence in the locality.

The broader RHK grounds provide the principal – and highly significant - setting of this historic cemetery. The construction of phase 1 of the HSQ and more recent development of variable quality has altered this historic setting in more recent years.



Clancy Quay

The Former Clancy Barracks

The first phase of the former Clancy Barracks (originally the Royal Artillery Barracks) was completed in 1798 and was, according to Christine Casey in Dublin, subsequently extended northwards in the mid-nineteenth century with the addition of a cavalry barracks. The redbrick officers' quarters were added in 1889. The whole historic complex has been recently adapted, reused and enveloped by large blocks as part of a mixed use – ostensibly - residential scheme. It is listed on the RPS 1851 and has multiple NIAH entries, written before its redevelopment, all of which were given a 'regional' rating. Its historic structures are no longer visible from the RHK because of the height and massing of the new development.

Heuston Station

Heuston station (formerly Kingsbridge) was built to designs by the railway engineer, Sancton Wood, in 1845-7, as the terminus for the Great Southern & Western Railway Co. Stylistically, its multi-columned principal facade is an elaborately detailed palazzo-like structure that incorporates a dazzling display of engineered iron, with acanthus-leaf detailed pillars supporting open work spandrels and slender



Heuston Station

trusses. The listing includes the station building and associated offices and the NIAH gives it a 'national' rating for its Architectural, Artistic, Historical and Social special interest. A number of more recent infrastructural and large scale commercial developments of variable quality have altered the setting of the principal edifice of the protected structure.

The Former Royal Military Infirmary

The former Royal Infirmary, Infirmary Road, Dublin 7 is listed in DCC's RPS (3993) and on the NIAH 50080082) as being of 'regional' significance. It was constructed between 1786-8, to designs of James Gandon - a leading architect of the day - with William Gibson as executant architect but has been much altered over the years. Christine Casey describes it as follows in 'Dublin' (pp.304-5).

'The Royal Military Infirmary, constructed between 1786-88, to designs by James Gandon. The image to the right shows the original extent of the principal elevation of the building, whereas that beside it shows the unsightly twentieth century addition to

it, viewed from Infirmary Road. The original plan (without extensions) is a broad U-shape, composed of a central three-storey entrance block, two-storey three-bay links and a deep gabled ward range at each end. Though the central block has been much altered, the entrance front still displays the basic components of the original shallow-relief composition... At some stage in the late-nineteenth or early-twentieth century the façade was re-jigged in a souped up Gandonian idiom... Adjoining the s end of the eighteenth century building is a three-storey office extension of 1935-40...'

In the late-eighteenth century this building would have been intervisible with the Royal Hospital, however, today only the cupola of the original building can be seen as a small distant form rising above the tree line. The large 1930s pastiche extension has compromised the purity and significance of Gandon's original and is the most prominent aspect in views from the RHK, which have been altered considerably in the last 150 years by the advent of the railway and more recent development of variable quality.

Magazine Fort

The NIAH gives the star-like shaped structure a 'national' rating for its architectural, historical and technical special interest, and describes it as follows:

A mid-eighteenth-century magazine fort constructed in phases from 1734 to 1801, also containing twentieth-century structures. As such, the fort is representative of two centuries of military architecture, having originally been built to designs by John Corneille, on the orders of the Duke of Dorset, as a powder magazine located at a convenient distance from Dublin Castle and the Royal Barracks. Subsequently modified to designs by Francis Johnston, it continued in use until the mid-twentieth century. Although no longer in use, the structure retains a wealth of evidence attesting to its technical functions, including the original eighteenth-century magazine chambers. Surrounded by a dry moat in open land at the southern portion of Phoenix Park, the fort is a striking feature among a number of high-quality buildings in this historic urban park.

It is no longer visible in views from the Royal Hospital because it is screened by mature tree growth at the edge of the Phoenix Park.



Wellington Monument

The Wellington Monument

The Wellington Monument is also given a 'national' rating on the NIAH for its architectural, artistic, historical and technical special interest. This monumental granite obelisk was designed by the highly-regarded and prolific English architect, Robert Smirke, and constructed between 1817 and



Magazine Fort

1861, as a testimonial to Arthur Wellesley, Duke of Wellington, following his success at the Battle of Waterloo in 1815. At 62 metres tall it is the tallest obelisk in Europe, and still provides a prominent landmark in the northerly view from the Royal Hospital, towards the Phoenix Park. Other more recent development of variable quality are evident in views to and from it.

Dr. Steevens' Hospital

Only the original building, facing onto St. John's Road West, is included on the RPS (7840) and it is included on the NIAH (50060116) as being of 'national' interest architectural, artistic, historical and social special interest. According to the NIAH:

'Construction of the hospital began in 1718, when Richard Steevens' bequeathed his property to his twin sister Grizel with instructions to found a hospital for the poor and sick of Dublin.'

It goes on to describe it as:

Detached nineteen-bay two-storey former hospital with dormer attic, dated 1720, opened 1733, comprising four ranges surrounding central courtyard, projecting end-bays to front (east), north and south elevations, shallow pedimented central breakfronts to front and north elevations and shallow central breakfronts to south elevation and end-bays to front, half-basement to front and north elevations. Recent extension to rear (west) elevation. Now in use as [HSE] offices.

The historic setting of Dr. Steevens' Hospital has been considerably compromised over the years by the advent of the railways, the construction of St. John's Road West, Phase 1 of the HSQ development and the car park in front of it.

St. Patrick's Hospital

Like Dr Steevens, St. Patrick's Hospital is listed on both the RPS (856) and the NIAH, where is rated as 'national' for its architectural, artistic, historical and social special interest. Founded by Dr Jonathan Swift, Dean of Saint Patrick's Cathedral and



Dr. Steevens' Hospital



St. Patrick's Hospital

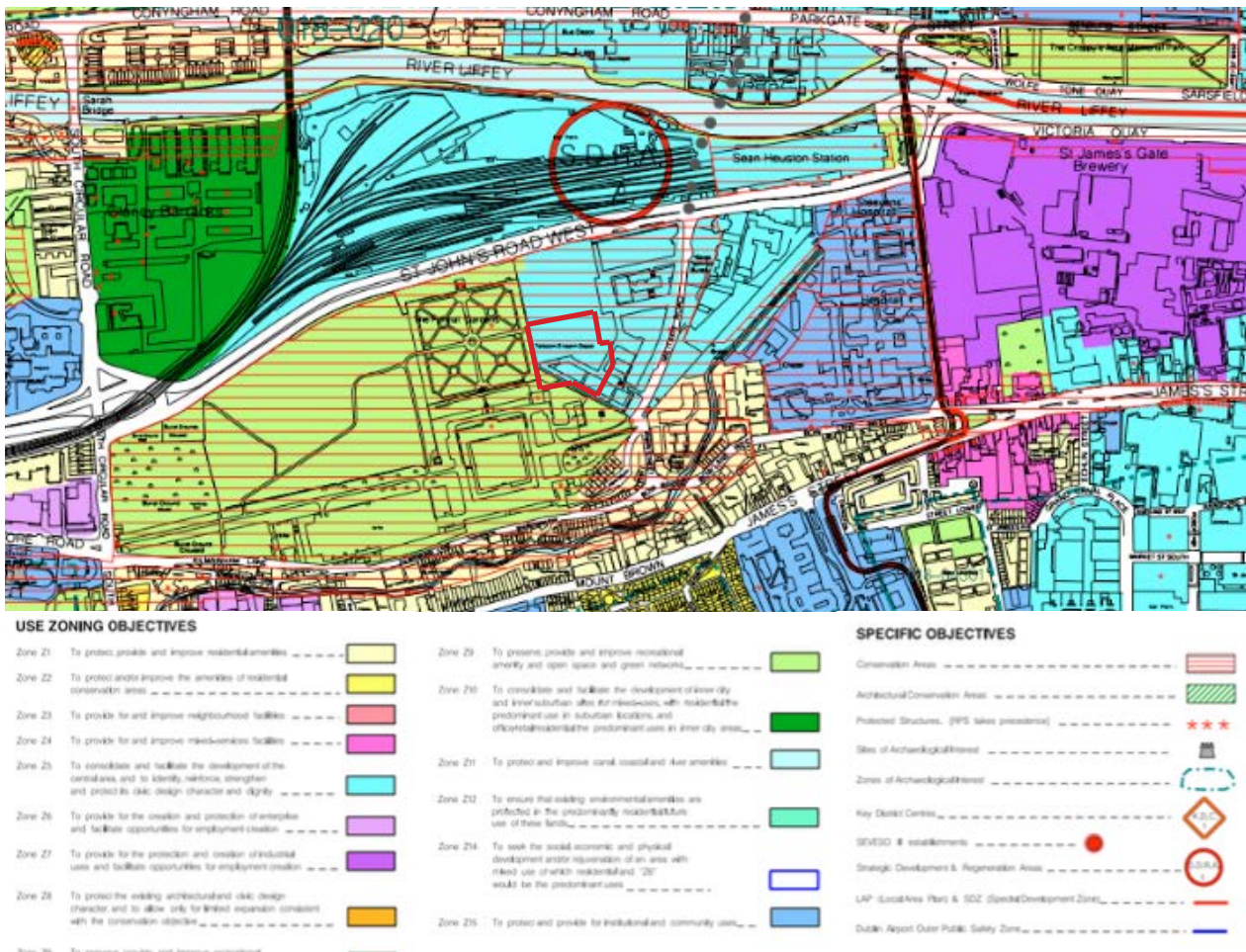
celebrated author, the formal façade of St. Patrick's was designed to resemble a Palladian villa, with a regular fenestration arrangement and central pedimented breakfront contributing to a strong sense of symmetry. According to the NIAH:

Its architect, George Semple, based his design on London's Bethlem Asylum, with the hospital accommodation contained primarily in the symmetrical wings to the rear. Cells were laid out side by side in order to facilitate supervision of patients. The wings to the front were designed by Thomas Cooley in the late eighteenth century. The long ranges to the rear were extended at the same time, first to designs by Thomas Cooley and subsequently by Davis

Whitmore. Due to recent additions, the east range can no longer be accessed, however the front and west range retain much of their original form and character...It was, for practical purposes, intentionally located adjacent to Dr Steevens Hospital, and built on a parcel of land acquired from the trustees of the latter, making it part of the institutional heritage of the city.

The historic setting of St. Patrick's Hospital has been compromised by the addition of poor quality later additions, the car park and its view towards the RHK has been altered by the construction of phase 1 of the HSQ development.

4.0 WIDER CONTEXT & CONE OF VISION



Zoning Map from DCC development Plan, site outlined in red.

Point 8 of the guiding principle for SDRA 7 states that:

The 'cone of vision,' as set out in the 2003 Heuston Framework Plan, represents a significant view between. The Royal Hospital Kilmainham and the Phoenix Park extending from the west corner of the north range of the Royal Hospital Kilmainham and the north-east corner of the Deputy Master's House to the western side of the Magazine Fort and east edge of the main elevation of the Irish Army Headquarters (former Royal Military Infirmary) respectively. Any new developments within this zone shall not adversely affect this view. A visual impact analysis shall be submitted with planning applications to demonstrate this view is not undermined.

As discussed in Chapter 1, the Royal Hospital Kilmainham (RHK) was deliberately sited on high

ground away from the noise and pollution of the city, which lay to the east. When constructed in 1684, it was enclosed behind walls with the principal, north elevation, addressing a formal garden laid out with geometric parterres. The building and garden enjoyed unfettered pastoral views, northwards across the Liffey Valley to the Phoenix Park, which was laid out some twenty years earlier, and originally extended onto the south side of the river.

The cone of vision set out on the north side of the Royal Hospital Kilmainham, in the DCC development plan, describes a north-facing view from the central axis of the main entrance front and formal garden over the Phoenix Park. At the eastern edge of the cone, across the valley, is the distant view of James Gandon's former Royal Military Infirmary. Of this building a small part of the pediment and the cupola are visible above the tree line. On the western edge of the cone is the



DCC 'Cone of Vision'

former Magazine Fort, which is no longer visible due to mature trees and more recent development, including the recent large scale development at Clancy Barracks. While there is no formal planned arrangement between these three structures, the view towards the park, and the Gandon cupola, is at its best from the central axis. When moving eastwards, towards the eastern splay of the cone, the visual relationship between the Royal Hospital and the view becomes less significant, and by the time the viewer reaches the Deputy Master's House, the Gandon cupola of the former Military Hospital is no longer visible, while the visual impact of recent development along the north bank of the Liffey is much more prominent.

When considering the impact of development on the cone of vision, it should be recognised that the most significant view is from the central axis and not the extremities, where the views are compromised with the distant landmarks unseen. Viewpoints to either side of the central axis are therefore less significant as they are effectively creating new and different cones of vision. Of greater relevance in these locations is the way the form, composition and materiality of any adjoining development relates to the existing context and geometrical formality of the Royal Hospital and its splendid garden setting.



View from top of garden steps at Royal Hospital Kilmainham.

5.0 DEVELOPMENT PROPOSALS

Heuston South Quarter Site

The subject site comprises part of the undeveloped part of the larger HSQ development site. The planning history for this larger site dates back to September 2004 when the Parent Permission was granted under An Bord Pleanála Ref. PL29S.206528 (DCC Ref. 2656/03). Subsequent to this grant of permission, a number of permissions for modifications of the parent permission and other planning permissions have been granted, as summarised below.

Phase 1 Development

The most recent and relevant planning history relates to interim landscaping works permitted under DCC Ref. 2724/13, which have been implemented. Under planning application DCC Ref. 2774/14 planning permission was sought for the completion of the HSQ development to deliver a mixed-use scheme comprising of 5 no. blocks on the sites of previously permitted, and commenced but uncompleted, Blocks 1, 2, 5, 6A and 6B (including the subject site). However, this application was withdrawn following a Third- and First-Party appeal against DCC's notification of decision to grant planning permission.

The 'Parent Permission' was granted on 16th September 2004 under An Bord Pleanála Ref. PL29S.206528 (DCC Ref. 2656/03). This permission provided for the development of the site for office, residential, retail, cultural and ancillary uses in 9 blocks. The parent permission was subsequently amended by a modification permission granted on the 26th May 2005 under DCC Planning Ref. 2218/05, which in turn was amended further on an incremental basis. A significant number of other modifications have been made subsequent and pursuant to the Parent Permission within the lifetime of the Parent Permission. All elements of the Parent Permission have been modified in one way or another (Blocks 1 to 10 inclusive). These can be summarised as follows:

- Block 1 – Planning Ref. 1501/08;
- Block 2 – Planning Ref's 2218/05 and 1055/07;
- Blocks 5 and 6 – Planning Ref. 2821/06;
- Blocks 7a and 7b – Planning Refs. 1918/06, 3261/09, 2384/10; 2891/11; 3794/13; 2493/13; 3095/13; 2179/16; 3868/15; 2467/15 and 2378/16
- Blocks 8 and 10 – Planning Ref. 6434/05, 2264/07; 3465/11 and 2363/15
- Blocks 9 – Planning Refs. 4006/06, 5390/08; 2347/10; 2551/15 and 2366/18
- Front Boundary – Planning Ref. 2263/07.

Summary of Completed Development to Date (outside of application redline area)

The extent of completed and occupied development within Blocks 7, 8, 9 and 10 is in the region of 55,500 sq.m (GFA). Block 3/4 is situated at the corner of St. John's Road West and Military Road and is occupied by Eir - formerly Eircom). This development comprises in the region of 25,000 sq.m of Office floorspace.

A total of 345 apartments are provided in the completed blocks on site, as follows:

- Telford (Block 8) & Hibernia (Block 10) – 79 no. apartments.
- The Dargan (Block 7B) - 93 no. apartments.
- The Sancton Wood (Block 9D-H) – 92 no. apartments.
- The Kestrel (Block 9A-C) – 81 no. apartments.

In summary:

- Blocks 7A and 7B, to the east of the application site comprise a mixed use development of Office, Retail and Residential development.
- Blocks 9a to 9h, to the east of the application site comprise a mixed use development of Office, Retail and Residential development.
- Blocks 8 / 10 that are situated to the south of the application site comprise a mixed use development of Office, Retail and Residential development.

The SHD Proposals

The proposed development will consist of a residential development of 399 no. 'Build To Rent' residential units and all ancillary and associated uses, development and works, and a retail unit of 120 sq m, on a site of 1.08 ha. The proposed development consists of:

- Site clearance and localised demolitions to remove part of the podium and Basement Level -1 reinforced concrete slabs at the interface of the proposed Blocks A and B, together with the incorporation of part of the existing double basement level structure extending to approximately 7,613 sq.m over two levels (excluding an area of 3,318 sq.m that will be backfilled at Basement Level -1) within the proposed development.
- The construction of 5 no. buildings (Blocks A to E) ranging in height between 3- to 18-storeys over double basement level/ podium level to provide a residential / mixed use development to provide 399 Specific BTR (Build to Rent) units with a total gross floor area of 29,391 sq.m, comprising 46 no.studios, 250 no. one bedroom units, and 90 no. 2 bedroom / 4 person units and 13 no. 2 bedroom / 3 person units; internal communal ancillary residential services / amenities to include a shared co-working area / lounge (178 sq.m) and gym (102 sq.m) at lower ground floor level, and lounges on either side of a residential foyer at ground floor / podium level within Block A (196 sq.m), and a TV Room / lounge (57 sq.m) at ground floor / podium level within Block C.
- An independent retail unit (120 sq.m) is proposed at ground floor / podium level within Block B.
- A double basement is provided that will be integrated within the existing basement levels serving the wider HSQ development and will be accessed from the existing vehicular ramped accesses/ egresses onto/off St. John's Road West

and Military Road to the north and east, respectively. Basement level -1 provides: a refuse store; 80 no.car parking spaces (including 4 no. disabled spaces and 8 car club spaces); 4 no. motorcycle parking spaces; secure bicycle parking / storage in the form of 251 no. double stacked cycle parking spaces providing capacity for 502 no. secure bicycle storage spaces for residents. An additional 49 no. Sheffield type bicycle stands are provided at basement level -1 to provide 98 no.visitor cycle spaces (inclusive of 8 no. designated cargo bike spaces, that will also be available for the shared use with residents of the scheme) and a further 55 no. Sheffield type bicycle stands are provided at podium level to provide 110 no. cycle parking spaces (108 no. visitor cycle parking spaces (inclusive of 6 no. designated cargo bike spaces) and 2 no. cycle parking spaces in connection with the retail unit). All bicycle parking at basement level is accessed via a dedicated cycle lift from podium to basement level -1 that is situated to the south of Block B.

- Works proposed along the St John's Road West frontage include the omission of the existing left-turn filter lane to the vehicular ramped access to the HSQ development and re-configuration of the pedestrian crossings at the existing junction together with the re-configuration of the existing pedestrian crossing over the westbound lanes of St. John's Road West leading to an existing pedestrian refuge island. Re-alignment of the existing footpath along the site frontage onto St John's Road West to tie into the reconfigured junction arrangement and provision of a link to a new lift to provide wheelchair access from St John's Road West to the HSQ podium.
- Communal Outdoor Amenity space is provided for residents in the form of rooftop terraces (totalling 1,179sqm), and lower-level communal courtyards between blocks (totalling 960sqm).

- Hard and soft landscaping works are proposed at podium level which includes the extension and completion of the public plaza to the east of Block A; the provision of footpaths; a MUGA (Multi Use Games Area) and informal play areas for children (totalling 1,670sqm).
- A double ESB substation/switch room at ground / podium level within Block A, and a single substation/switch room at ground / podium level within Block B together with associated site development works, which includes the realignment / reprofiling of an existing vehicular access ramp at the southern end of the site between basement levels -1 and -2 and the closure / removal of a second vehicular access ramp between the subject site at basement level -1 and the raised basement level -1 under the Telford building.

Phase 2 Proposals

The proposals for the second (SHD) phase of the Heuston South Quarter have been designed specifically to respond to its highly significant neighbour, the RHK. It was therefore felt that there is a strong case for the proposed massing of the design to relate formally and orthogonally to the gardens and the RHK. The design responds to address the gardens orthogonally with two lower residential blocks, D&E. These are in a contemporary classical language and materiality, the top floors of which will form a mediated backdrop to an arch-like opening between blocks A&B, framing views of the HSQ 1 development and the city beyond. This arch-like opening is to be framed by two twelve-storey blocks with a three-storey infill between the sixth and tenth floors forming the top of the archway.

The proposals respond to the sensitive formal geometry of the Royal Hospital building and its splendid gardens, and screen the irregular unsatisfactory forms of the first phase of the HSQ development that have so fundamentally altered the setting of the RHK.

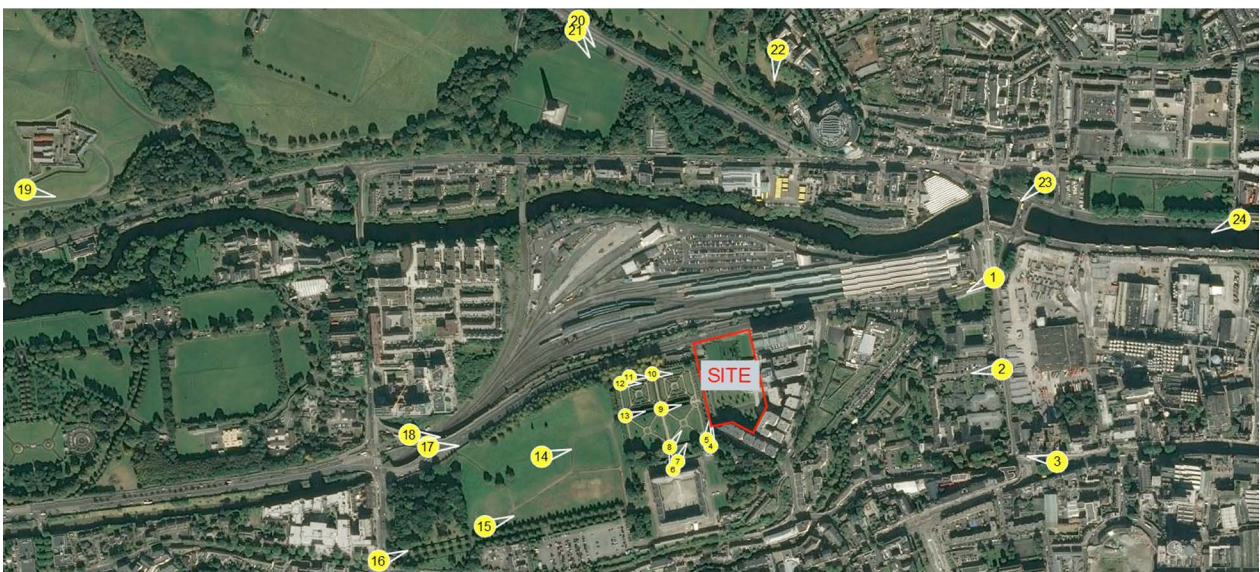
5.0 VIEW IMPACT ASSESSMENT

Photomontages

There are no protected structures or structures recorded on the NIAH within the proposed development site so the principal potential impacts on built heritage standing outside the site will be visual. Views of the proposed development to and from surrounding locations of architectural heritage have been considered through assessment of verified three dimensional views.

Computer Generated Images have been prepared by Modelworks from 24 locations in the area surrounding the proposed development but only views relevant to the architectural heritage have been assessed. These provide an indication of the likely visual impact of the proposed development both individually and within the wider urban context.

Views 1-3 are more distant views, whereas 4-13 are near views taken within the immediate setting of the Royal Hospital and its garden. Views 14-18 are taken from the wider grounds of the RHK and views 19-24 are longer distance views, mostly taken from the north side of the Liffey and the Phoenix Park. There are, however, no potential visual impacts in proposed views 3,16 and 24.



Map showing location of views, approximate site outline boundary shown in red.

View	Description	Direction
View 01	View westwards from St. John's Road west with Heuston Station to the north and Dr Steevens' Hospital to the south.	North-East
View 02	View west from the car park of Sir Patrick's Hospital, with Dr Steevens' to the right (north).	East
View 03	View from James's Street.	East
View 04	View from the west of the former Deputy Master's House.	South-West
View 05	View from the north-east of the former Deputy Master's House.	South-West
View 06	View from the central path in front of the northern elevation of the RHK looking north.	South-West
View 07	View from road in front of the northern elevation of the RHK looking towards the proposed site to the north-east.	South-West
View 08	View from the steps to the formal garden of the RHK looking towards the proposed site to the north-east.	South-West
View 09	View from the central axis of the formal garden of the RHK looking east.	West
View 10	View from the garden pavilion in the RHK formal gardens looking east.	West
View 11	View from west of the garden pavilion looking towards the proposed site.	West
View 12	View from the extreme north-west of the formal garden looking towards the site.	West
View 13	View from the extreme west of the formal garden looking along the formal axis towards the proposed site to the east.	West
View 14	View from the centre of Bully's Acre looking east towards the proposed site.	West
View 15	View from the south-west of Bully's Acre looking east.	South-West
View 16	View from outside Kilmainham Courthouse opposite the western entrance gatehouse of the RHK.	South-West
View 17	View from St. John's Road West looking towards the proposed development.	North-West
View 18	View from the junction of St. John's Road West and SCR.	North-West
View 19	View from the west of the Magazine Fort, Phoenix Park, towards the proposed development site.	North-West
View 20	View from the eastern side of Chesterfield Avenue, Phoenix Park.	North
View 21	View from the western side of Chesterfield Avenue, Phoenix Park, towards the proposed development site.	North
View 22	View from the car park to the north-west of the Courts of Criminal Justice, Parkgate Street.	North-East
View 23	View from Croppy's Acre, Wolfe Tone Quay.	North-East
View 24	View from Wolfe Tone Quay.	North-East

View 1



Existing View 1

This viewpoint is 500M northeast of the site with the protected principal Heuston Station building on the right and the protected Dr Steevens' Hospital, behind the trees in leaf, on the left. Phase 1 of the HSQ buildings – particularly the EIR building – are prominent in the centre of the image. St John's Road West runs between the station and the HSQ buildings and dominates the view. The cranes of the new Garda headquarter buildings currently under construction on Military Road are visible above the trees on the left.



Proposed View 1

The upper floors of the tower element of the proposed development are partially visible above the earlier phase of the HSQ buildings. Although the proposed tower element of the development will be partially visible, most of the scheme is concealed from this view by phase 1 of the (HSQ) development. Consequently the proposed view can be said to have a slight neutral visual impact on the views from the protected historic structures Heuston Station and Dr. Steevens' Hospital.

View 4



Existing View 4

Taken from the western edge of the former Deputy Master's House looking north, the centre foreground of this summer view contains a contemporary concrete sculptural arrangement. Beyond this lies a hedge that borders the top of the garden wall behind it and to north, in the centre ground, the upper level of the garden pavilion, attributed to Edward Lovett Pearce, is visible. To the north-east of this, behind the trees in leaf and poor quality late-twentieth century development, the upper section of the Wellington Monument can be seen, and to the east of this large more recent poor-quality structures can be clearly seen.



Proposed View 4

In this already altered proposed summer view, the lower (pavilion) blocks are visible to the centre right (east) of the view and respond to the formal geometry of the garden. The proposed green roof terraces to these blocks as they step away from the gardens soften the impact and create a visual link it to the RHK's formal gardens below. The new blocks will be visible in the view but the formal composition responds to the geometry of the garden and will create a more contextual backdrop. This impact is considered to be a moderate neutral long term visual impact.

View 5



Existing View 5

This summer view is taken from in front of the garden wall in front of the former Deputy Master's House looking northwards towards the formal garden setting of the hospital. In the near view the formal paths and planting are evident, with tall trees lining the boundary wall to the east, adjacent to the HSQ site. To the left of the garden, in the centre ground, the garden pavilion is visible above the treeline. To the north of this, behind the trees in leaf and poor quality late-20th century development, the upper section of the Wellington Monument can be seen, and to the east of this are large more recent poor-quality structures. In the distance to the east, the cupola of James Gandon's former infirmary building, is just discernible, with the mid-20th century extension that detracts from it, more visible to its east. Just discernible to the east of this is an untidy collection of warehouses, temporary buildings, a poor 1960s building and a large section of the central criminal courts building. Critically, there is no publicly accessible view from this location.



Proposed View 5

The proposed new buildings responds to the historic setting of the RHK by creating a formal, orthogonal relationship to the garden, stepping up in height as it meets the phase 1 development, while screening out unsightly development in the distance. The modulation, proportions and materiality of the lower blocks give way to the taller blocks behind. The already much compromised distant view to the cupola of Gandon's former Royal Infirmary will be screened in this view, but is still visible from the main central (northerly) axial view (view 6) and it would screen out some of the unsightly rail infrastructure, the poor quality assembly of warehouses and the Criminal Courts of Justice. Consequently, the more contextual response to the formal setting of the RHK gardens, while also maintaining the visual link between the Royal Hospital and the Gandon Cupola from the principal view on the central axis, should not adversely impact on the cone of vision. Overall, this is considered to be a slight neutral long term impact

View 6



Existing View 6

This view across the formal gardens from the top terrace on the central axis of the RHK and is one of the primary views. The Central Criminal Courts building and the former Royal Infirmary cupola visible on the right background with the apartment buildings and rail infrastructure centre background. The Wellington Monument in the Phoenix Park is partially screened by trees.



Proposed View 6

The proposed development responds to the RHK by creating a formal, orthogonal relationship to the garden, stepping up in height as it meets the phase 1 development, while screening out unsightly development in the distance. The modulation, proportions and materiality of the lower blocks give way to the taller blocks behind. Consequently the proposed view creates a more formal and contextual response the existing buildings and gardens than phase one of the HSQ development and would adversely impact on the cone of vision. The contextual response can be said to represent a modest improvement in this view and overall, Overall, this impact is considered to be a slight negative long term visual impact on the views from the main axis through the RHK gardens.

View 7



Existing View 7

This view from the road in front of the north elevation of the Royal Hospital looking north-east, shows the top of the wall that bounds the formal garden and, to the left (west) of the view. The large late-20th century buildings that front onto Conyngham Road are visible. The cupola of Gandon's former infirmary can be seen above the trees, as can the large mid-20th century extension. The recent Central Courts of Criminal Justice stands prominently in the centre of the view as does the most northerly block from the first phase of the HSQ development, neither of which respond in any way visually to the hospital and gardens. To the right (east) of this stands the former Deputy Master's House partially screened by mature trees.



Proposed View 7

The design of the proposed development is arranged orthogonally to respond to the formal geometry of the RHK and its gardens, and steps back in height to the east, towards the higher buildings of the HSQ phase 1. This creates a dialogue between the proposed development and the formal gardens and the RHK. The light tones of the cladding panels and the garden roof terraces respond to the planting of the gardens. Lower blocks are sized to create a similar formal relationship to the gardens as the hospital, before stepping up in height to meet the scale of the existing buildings to the east. The taller blocks behind include a bridge-like structure partially obscured by a mature Yew tree and a taller tower. While the impact on the views to the north-east from the RHK formal gardens will be significant, the view was already significantly altered by the irregular forms of the previous phase 1 development and the Central Courts of Criminal Justice. The proposed development responds formally to its historic setting and obscures the less regular first phase buildings and Criminal Courts of Justice, while retaining the distant view of Gandon's cupola. Overall it have a moderate neutral long term impact on the views to the north-east from the RHK.

View 8



Existing View 8

This highly significant view from the top of the garden access steps is dominated by the Criminal Courts of Justice and the irregular composition of the 1st phase of the HSQ development. The cupola of the Gandon building and its twentieth-century extension are visible, while the irregular profile of the tall buildings to the east has no formal relationship to the gardens.



Proposed View 8

The proposed buildings screen out the earlier HSQ phase 1 and most of the Criminal Courts of Justice, but retain the distant view to Gandon's cupola. The lower pavilion blocks of the proposed development address the formal gardens orthogonally and help mediate the height and massing of the taller, 12 and 18 storey buildings. While the impact on the views to the north-east from the RHK formal gardens will be significant, this view was already been altered significantly by the irregular forms of the previous phase 1 development. Consequently the proposal will have a moderately negative long term impact.

View 9



Existing View 9

The view shows the avenue of pleached limes on the main east-west axis of the gardens, which frame the view of the irregular forms of the phase one buildings, which have no formal relationship with the gardens. These are particularly visible in winter months. A blank limestone rubble wall closes the view as the focal point at the eastern edge of the formal gardens.



Proposed View 9

The view shows the tallest elements of the proposed development rising above the trees. The lower (pavilion) blocks, which can be just glimpsed, and the taller arch-like blocks behind are designed to respond to the formal, axial design of the garden. The proposal largely screens the earlier, irregular forms of the phase 1 development, with the exception of a glimpse of the Brunel and Kestrel building through the arch. While the impact on the views to the east from the RHK formal gardens will be significant, the view was already altered significantly by the irregular forms of the previous phase 1 development. Overall, this impact is considered to be moderate negative tending towards significant long term impact on the views from the RHK gardens. Overall, this impact is considered to be a moderate negative tending towards significant long term visual impact on the views from the RHK gardens.

View 10



Existing View 10

Taken from the western edge of the formal garden of the Royal Hospital looking east along a formally planted axis, the phase 1 HSQ development stands prominently in the centre of this view above the trees. In the centre foreground is a gravel path that runs all the way to the boundary wall of the gardens. This axial path is bounded by lawns with formal conical trees, box hedging and, in the middle ground, taller trees which draw the eye eastwards, towards the more irregular forms and materiality of the first phase of the HSQ development. The former Eir building is visible to the north-east of the view, and the sail-like silhouette of the Brunel building stands prominently in the distant centre ground, and to the right (south) of it the slightly lower block frames the axial view from the garden.



Proposed View 10

The proposed development screens most of the earlier HSQ phase with the lower elements rising slightly above the boundary of the formal gardens. The lower pavilion blocks formally address the garden and mediate the height of the taller, more stylistically and materially regular blocks behind. Overall, the impact is considered to be a moderate negative long term impact on the views from the RHK formal gardens. This would be considered a significant negative long term visual impact if the view was not already impacted by previous phase 1 development.

View 11



Existing View 11

To the left of this summer view the clipped hedging borders the boundary wall of the formal gardens to the north and trees in leaf rise above it. Clipped hedging is visible to the right of an area of lawn bordered by an area of gravel path to the north. Pleached lime trees are visible in the centre of the view on what is the garden's central formal axis. The earlier phase of the HSQ development with the white stone-clad former Eir building on the left and the other, more irregular, forms (and materials) of the complex stepping down to the right of the view, addressing the gardens in an oddly informal way. The former Deputy Master's House is visible to the right of the view among the mature (in leaf) trees.



Proposed View 11

The proposed view shows the more visually unified blocks in large part screening the earlier HSQ buildings, and stepping up in height from the existing southern residential block of HSQ Phase 1. The lower pavilion blocks can just be glimpsed and help mediate the height of the taller elements behind and formally address the RHK gardens. Overall, the impact is considered to be moderate negative long term impact on the views from the Kilmainham Hospital formal gardens. This would be considered a significant negative long term visual impact if the view was not already impacted by the previous phase 1 development.

View 12



Existing View 12

This view from the north west corner of the gardens shows an area of lawn with a semi mature tree, from which gravel paths radiate towards the RHK and Deputy Master's House on the right, and the first phase of the HSQ development to the left. The irregular forms and varied materiality of phase 1 of the HSQ development dominates the centre ground and contrasts with the formality of the RHK and its garden setting.



Proposed View 12

This view from the north west corner of the gardens shows an area of lawn with a semi-mature tree, from which gravel paths radiate towards the RHK and Deputy Master's House on the right, and the first phase of the HSQ development to the left. The irregular forms and varied materiality of phase 1 of the HSQ development dominates the centre ground and contrasts with the formality of the RHK and its garden setting. While the impact on the RHK formal gardens will be significant, the view was already altered significantly by the irregular forms of the previous phase 1 development. The proposed development will largely screen that irregularity and respond more formally to the gardens and the RHK. Overall, this impact is considered to be a moderate negative long term impact on the views from the RHK, its formal gardens and on the views to the Deputy Master's House and RHK. This would be considered a significant negative long term visual impact if the view was not already impacted by the previous phase 1 development.

View 13



Existing View 13

This is the principal axial east-west view within the formal gardens of the RHK, with conical trees and clipped hedges, in the foreground and a strong avenue of pleached limes framing the easterly view. This view is dominated by the sail-like Brunel building that stands just off this important axis.



Proposed View 13

The proposed development will be visible in the view and has been designed to respond to the geometrical formality of the gardens with a large arch-like structure marking this important axial route, while screening out the earlier irregular forms of the development and framing an important view back towards the city. Overall, this is considered to be a moderate negative long term impact on the views from the RHK's formal gardens. This would be considered a significant negative long term visual impact if the view was not already impacted by previous phase 1 development.

View 14



Existing View 14

This distant summer view, taken from the western end of the RHK grounds, in the centre of Bully's Acre, looks east towards the RHK, which is partially obscured by mature trees. The impact of the first phase of the HSQ development is significant consisting of a collection of high structures with an irregular profile that are very distinctive but have no formal relationship with the gardens or the RHK.



Proposed View 14

The proposed development will obscure most of the irregular first phase of the HSQ development. The lower pavilion-like blocks, just glimpsed over the boundary wall of the formal gardens in the near ground respond to the geometry of the gardens and mediate the height of the taller blocks that step up behind.

While the impact on the RHK formal gardens will be significant, the view was already altered significantly by the irregular forms of the previous phase 1 development. The proposed development will largely screen that irregularity and respond more formally to the gardens and the RHK. Overall, this is considered to be a Moderate negative long term impact on the views of the RHK from the western end of the grounds. This would be considered a significant negative long term visual impact if the view was not already impacted by previous phase 1 development.

View 15



Existing View 15

This distant summer view across the open grassland of Bully's Acre, to the west of the site, looks east towards the RHK, which is partially obscured by a belt of mature trees. The impact of the first phase of the HSQ development is significant in this view, consisting of a collection of high, structures with an irregular profile that very distinctive but have no formal relationship with the gardens or the RHK itself which has fundamentally changed the character and appearance of its historic setting.



Proposed View 15

The proposed development creates a more formal relationship with the RHK and will obscure most of the irregular first phase of the HSQ development. The lower pavilion-like blocks in the near ground respond to the geometry of the gardens and mediate the height of the taller blocks that step up behind. Overall, This impact is considered to be a Moderate negative long term impact on the views of the RHK from the western end of the grounds. This would be considered a significant negative long term visual impact if the view was not already impacted by the previous phase 1 development.

View 17



Existing View 17

To the left (north) of this view is a more recent limestone boundary wall, above which the upper floors of the Criminal Courts of Justice are visible and more recent development can be seen in the distance. This location in the middle of St. John's Road West offers clear views to drivers approaching from the west of the principal building (and spire and upper floors) of the RHK complex. There is also a glimpse of Bully's Acre with a dense line of trees along the northern boundary of the RHK lands screening views towards the site in the centre ground and a belt of mature trees also partially screens the RHK.



Proposed View 17

The proposed upper level of the taller block is partially visible above the trees with the rest of the development screened by the trees. The small visible section of the proposed development is largely screened by trees and is far enough away from the RHK, in what would be a glimpsed view, as to be barely perceptible. Overall, this impact is considered to be an imperceptible neutral long term visual impact on views of the RHK.

View 18



Existing View 18

This summer view from the railway overbridge shows part of the Clancy Quay residential development on the left, with glimpses of the Brunel building from phase 1 of the HSQ development just glimpsed above the tree-line. The construction cranes for the new Garda Command Centre under construction on Military Road are visible over the trees on the northern boundary of the RHK. Part of the north range of the RHK, particularly its spire, is visible between the belt of mature trees.



Proposed View 18

A small section of the proposed upper levels of the taller block is visible above the trees. Winter views would provide some more filtered views of the upper parts of the development, but the dense tree trunks would effectively screen views of the majority of the development. The small visible section of the proposed development is largely screened by trees and is far enough away from the RHK, in what would be a glimpsed view, that would be almost imperceptible in passing. Overall, this impact is considered to be a slight neutral long term visual impact on any surrounding historic structures

View 19



Existing View 19

To the centre left (north) of this summer view, the walls of the Magazine Fort, a protected structure, are visible. To the right of this a belt of mature trees are in leaf, with the very top of the Wellington Monument just discernible above them. To the centre of the view, the irregular outline of phase 1 of the HSQ development can be seen, with other recent development evident in and around it, including the Clancy Barracks development to the right of the tower of the north range of the RHK. The construction cranes to the right of the image are associated with the Children's Hospital which is under construction in James's Street. Collectively, this has fundamentally changed the character and appearance of its historic setting and views to and from it.



Proposed View 19

This view shows the proposed new buildings largely screening the earlier phase of the HSQ development, and appear on the skyline as a more regular and unified stepped composition. In general, the new buildings are consistent with the development trend visible from this viewpoint. Winter views show intervening trees provide little screening from this viewpoint.

Overall, the visual impact is considered to be moderate neutral visual impact long term impact on the views from the Magazine Fort in the Phoenix Park.

View 20



Existing View 20

This view shows the parkland setting of the Wellington Monument with the Dublin Mountains partially visible above the trees. The road, Chesterfield Avenue, dominates the foreground of this view. To the centre left of the view there are mature trees in leaf above which can just be discerned the irregular silhouette of phase 1 of the HSQ development. To the centre of the view, in the gap between the trees, cranes from the St. James's Hospital site can be discerned. The Wellington Monument dominates the centre right of the view.



Proposed View 20

The tallest tower element of the proposed development can just be seen above the canopy of mature trees to the west of the Brunel Building on the existing HSQ 1 site. It is, however, distant and more regular in form than the phase 1 development. The new addition will have a modest impact on the already altered view. Winter views are no different as this intervening trees are evergreen. Overall, the impact is considered have a slight negative visual impact long term on the setting of, and views to and from, the Wellington Monument.

View 21



Existing View 21

This view down Chesterfield Avenue shows view over the city on the left with the earlier HSQ phase visible over the intervening trees of the Phoenix Park. The view is referenced in the SDRA guiding principles with respect to views from the City Quays and the Wellington Monument. In this view, the pavement that runs along the western side of Chesterfield Avenue is bordered by a historic lamp standard, with the Guinness brewery discernible in the distance to the centre left. Iron railings and parkland dominate the foreground. To the centre right of the view there are mature trees in leaf, above which can just be discerned the irregular silhouette of phase 1 of the HSQ development and the cranes from the St. James's Children's Hospital site.



Proposed View 21

The tallest tower element of the proposed development can just be seen above the canopy of mature trees to the west of the Brunel Building on the existing HSQ site. It is, however, distant and more regular in form than the phase 1 development. The new addition will have a modest impact on this already altered view. Winter views are no different as the intervening trees are evergreen. Overall, the impact is considered to have a slight negative long term visual impact on the surrounding historic structures.

View 22



Existing View 22

This slightly elevated winter view is from the car park of Office of the Director of Public Prosecutions building is north of the proposed site. Part of the Central Criminal Courts building is visible on the left of the image, and trees and vegetation line the area behind the parked cars right the way across the rest of the centre of the view.



Proposed View 22

The proposed development is shown in outline and a filtered view of the proposed buildings is just visible through the intervening vegetation. The proposed development is distant, would be screened by intervening vegetation and the receptor (a car park) is not sensitive so would have an imperceptible visual impact. Overall, this impact is considered to be a slight neutral long term impact.

View 23



Existing View 23

This view is taken from Croppy Acre, a small park located to the southwest of the proposed site. The mature park is located at a busy junction beside the Liffey Quays, Sean Heuston Bridge and the Luas Line. Heuston Station stands prominently in the centre ground, and the massing of the pre-existing Eir building from Phase 1 of the HSQ development is highly visible to the rear (west) of the station complex.



Proposed View 23

In this already much altered view, the roofline of the proposed development would barely be perceptible. There is little vegetation section of the view that would be any different in winter. Consequently, there would be an imperceptible visual impact long term on the views of Heuston Station.

CONCLUSIONS

- Built two years after Les Invalides in Paris and pre-dating Wren's Royal Hospital, Chelsea, by two years, the Royal Hospital Kilmainham and its surviving setting is of international significance and is Ireland's most important public building.
- In the intervening 336 years since it was first erected as a complex for retired and wounded army veterans the setting of the Royal Hospital and views to and from it have altered considerably.
- Its pastoral setting was first fundamentally altered by the creation of an interdependent network of military and medical related buildings and infrastructure in the early-nineteenth century.
- The advent of the railway into Kingsbridge Station in 1840 cut a swathe through the valley and precipitated the building of considerable rail-related infrastructure in the area including major roads, warehouses, houses and attendant services.
- Early twentieth century mapping shows the further growth of related rail infrastructure to the north of the site, and how development around it naturally followed. A survey drawing of 1919 shows the Deputy Master's House shows clearly how its footprint has altered since it was first built.
- In 1922 the Royal Hospital became the HQ for An Garda Síochána. The IR£3 million renovation of the Royal Hospital from 1980-84 paved the way for its adaptation to become IMMA in 1991, which it still is today.
- When constructed in 1684, the RHK and its garden enjoyed unfettered pastoral views, northwards across the Liffey Valley to the Phoenix Park.
- Three significant structures were built in the park during the eighteenth and nineteenth centuries: the Magazine Fort (1738); Gandon's Royal Infirmary (1788) further to the east and Smirke's Wellington Monument (1817-61). While these three structures could all be seen from the Royal Hospital when they were constructed, none of these structures was sited with any formal relationship with the RHK.
- Not part of the original design for the RHK complex, the Deputy Master's House was constructed in 1762-3. It was extended in 1797 by filling in the south-western angle. Between 1797 and the first edition OS map, a square extension was added and projected out from the north-west corner of the house. Today the house has a four bay entrance front to the east, with a five bay window garden front.
- In the Dublin City Development Plan, 2016–2022 the Heuston Quarter South site and the Royal Hospital are also included within SDRA 7 – 'Heuston Station and Environs Area'.

- Point 8 of the guiding principles for SDRA 7 states that:

The 'cone of vision,' as set out in the 2003 Heuston Framework Plan, represents a significant view between. The Royal Hospital Kilmainham and the Phoenix Park extending from the west corner of the north range of the Royal Hospital Kilmainham and the north-east corner of the Deputy Master's House to the western side of the Magazine Fort and east edge of the main elevation of the Irish Army Headquarters (former Royal Military Infirmary) respectively. Any new developments within this zone shall not adversely affect this view.

- The cone of vision set out on the north side of the Royal Hospital Kilmainham, in the DCC development plan, describes a north-facing view from the central axis of the main entrance front and formal garden over the Phoenix Park.
- At the eastern edge of the cone, across the valley, is the distant view of James Gandon's former Royal Military Infirmary. Of this building a small part of the pediment and the cupola are visible above the tree line.
- On the western edge of the cone is the former Magazine Fort, which is no longer visible due to mature trees and more recent development, including the recent large scale development at Clancy Barracks. While there is no formal planned arrangement between these three structures, the view towards the park, and the Gandon cupola, is at its best from the central axis.
- When moving eastwards, towards the eastern splay of the cone, the visual relationship between the Royal Hospital and the view becomes less significant, and by the time the viewer reaches the Deputy Master's House, the Gandon cupola of the former Military Hospital is no longer visible, while the visual impact of recent development along the north bank of the Liffey is much more prominent.
- When considering the impact of development on the cone of vision, it should be recognised that the most significant view is from the central axis and not the extremities, where the views are compromised with the distant landmarks unseen.
- Viewpoints to either side of the central axis are therefore less significant as they are effectively creating new and different cones of vision.
- Of greater relevance in these locations is the way the form and composition of any adjoining development relates to the existing context and geometrical formality of the Royal Hospital and its splendid garden setting.

- If the proposed development is of a design and composition that respects the proportions, formality and materiality of the already much altered historic setting, while maintaining the visual link between the Royal Hospital and the Gandon Cupola from the central axis, there should be no adverse impact on the cone of vision.
- The proposed stone and brick palette of material will respond to that of the RHK and the design will relate to its existing formal geometry by addressing the gardens orthogonally with two lower residential blocks, D&E. The top floors of these blocks will form a mediated backdrop to an arch-like opening between blocks A&B, framing views of the HSQ 1 development and the city beyond.
- This arch-like opening is to be framed by two twelve-storey blocks with 3-storey infill between forming the top of the 'archway'.
- The proposed development screens the irregular forms and materiality of the first phase of the HSQ development - and other large more recent structures in the COV - that have so fundamentally altered the RHK's historic setting. The proposals respond to its formality and materiality while maintaining the visual link between the Royal Hospital and the Gandon Cupola from the central axis. Accordingly, there is no adverse impact on the cone of vision.
- Views 8,10,11,13,14 and 15 are assessed as having a moderately negative tending towards significant long term visual impact, but the historic setting has already been fundamentally altered by the addition of large-scale structures such as the irregular forms and materiality of phase 1 of the HSQ development site, immediately adjacent. The proposed development responds to the formality and materiality of the historic setting and screens much of phase 1 of the development.
- View 9 is assessed as having a significant visual impact. The lower (pavilion) blocks and the taller arch-like blocks behind are designed to respond to the formal, axial design of the garden. While the impact on the views to the east from the RHK formal gardens will be significant, the view was already significantly altered by the irregular forms of the previous phase 1 development, and the proposal also largely screens the irregular forms of this (phase 1) development.

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