



LAND DEVELOPMENT AGENCY

LRD AMENDMENT PLANNING APPLICATION TO ST. KEVIN'S STRATEGIC HOUSING DEVELOPMENT

At the former St. Kevin's Hospital and Grounds, Shanakiel, Cork.

Design Statement March 2024

Reddy Architecture + Urbanism





Contents:

1. VISION
2. Introduction
3. Development Description
4. Key Principles of the St. Kevins Development
5. Protected Structures & National Inventory of Architectural Heritage Listings
6. Typology Mix
7. Block G. As permitted Duplex
8. Block G. As proposed Townhouses
9. Materials and Architectural Expression to Townhouses
10. St Kevin's Chapel As permitted Enterprise Office Centre Plan
11. St Kevin's Chapel As proposed Creche
12. St Kevin's Chapel Creche . Reference images
13. St Kevin's Apartments As permitted Creche
14. St Kevin's Apartments Proposed Floor Plan

Vision

Our vision is to transform this defunct and derelict former Victorian Mental Asylum lands into a new vibrant residential community for the people of Cork.

This underutilised site, on the south facing Shanakiel Ridge looking over the River Lee, will be an exemplar housing development offering housing for all sectors of our society, in a community of social, affordable and private homes.

The Land Development Agency is mandated by Government to develop such sites that are in public ownership and there is no better example of such an opportunity as this strategic site in the heart of Cork

The St Kevin's Hospital has been a location for a challenging social history that we in Ireland have been trying to redress for decades. Now we have an opportunity to take this site that was once the centre of institutional care and transform it into place where people can live, children can play, and there are homes for all.



Introduction

The St Kevin's Hospital and associated buildings are part of a campus known as Our Lady's Hospital, which was a mental health institution built in the 1840s.

The St Kevin's Hospital was built in 1893 as an eastern annex to the Our Lady's Hospital complex and originally accommodated 490 patients in dormitories. It is one of the largest remaining structures on the site, and it still dominates the skyline.

St Kevin's, St Ann's, St Dymphna's and St John's closed between 2001 and 2009 and the mental health services have been transferred to Cork University Hospital Mental Health Unit.

These buildings however remained in HSE ownership and had been empty and tending towards dereliction over the last 10 to 20 years. The St Kevin's Hospital building was decommissioned in 2002 and it suffered a devastating fire in 2017 when two thirds of the structure was destroyed.

This 5.7 hectare (14 acre) St Kevin's Hospital steeply-sloping and south-facing site was transferred to the Land Development Agency and in April 2021, An Bord Pleanála granted permission for a development on the site with a total gross floor area of circa 24,344sqm and providing 265 residential units, a creche and office.

The approved application included the retention, stabilization and conversion of the St Kevins Hospital building into 60 apartments with demolition of former toilet blocks to the rear and replacement with a new contemporary extension. It also included the retention and conversion of the former Chapel building to provide a new office emprise centre.

All remaining derelict former hospital buildings were granted permission for demolition including Saint Dymphna's a former doctors house a mortuary building and the partial removal of a link corridor structure.

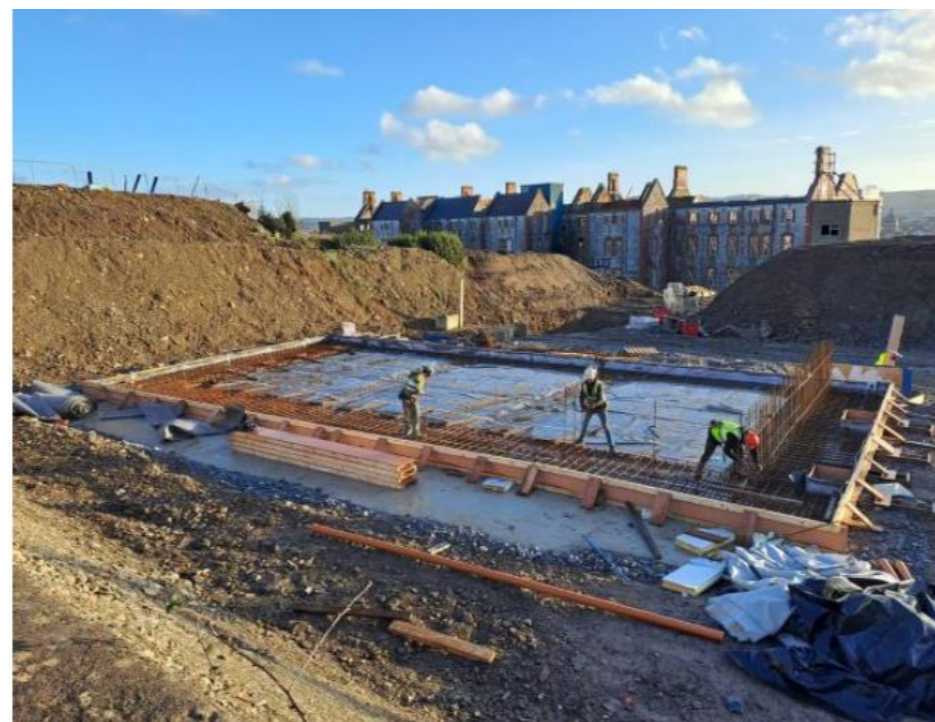
The approved application also includes the construction of 46 town houses, 54 ground floor two-bedroom duplex apartments and 36 3-bedroom and 18 four-bedroom duplex townhouses above arranged in seven three storey blocks, 52 walk up apartments (11 one-bedroomed apartments and 41 two-bedroomed apartments) arranged in three four storey blocks.

Enabling works including the demolition of the above structures and the stabilization of the former hospital have now been completed on site. Phase one of the development then commenced on site in August 2022 comprising 168 homes and is currently ongoing.

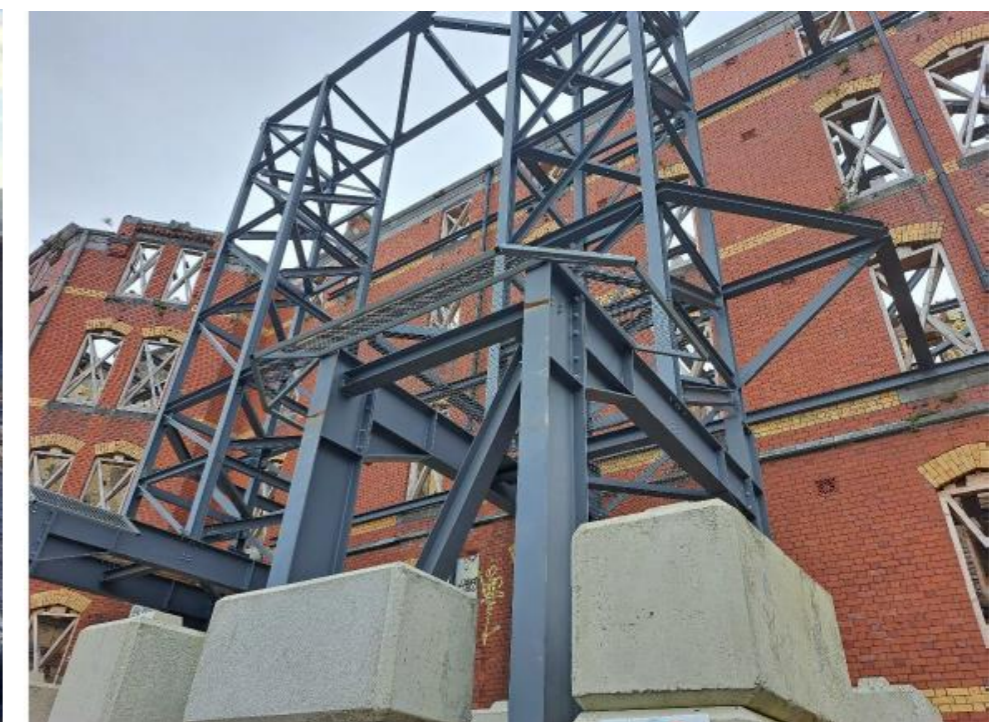
The buildings which form the subject of this amendment application; St. Kevins Hospital, The Chapel, and Block G form part of Phase Two of the development and have not yet commenced onsite.



Highlighted aerial view of St. Kevin's Hospital Site.



Ongoing construction works on site Phase One



Completed Stabilization works to St. Kevins Hospital Building

Development Description

The St. Kevin's scheme is a residential development that provides social, affordable and private housing in a number of typologies ranging from townhouses, duplexes, walk up apartments and converted apartments in the old St. Kevin's hospital, a late Victorian former mental hospital building.

It is now proposed to make amendments to the permitted SHD development (ABP Ref. ABP-308923-20) The proposed amendments affect three buildings on site, The Chapel, the ground floor of the St. Kevin's Building and Block G.

It includes for the replacement of the permitted Block G (a 3-storey apartment building comprising 5 no. two bedroom duplex apartments and 5 no. four bedroom duplex apartments) with 6 no. two storey townhouses (4 no. three bedroom, 2 no. four bedroom) including associated private amenity space.

The proposed development will also comprise of the internal reconfiguration and change of use of the permitted ground floor creche within the Former St Kevin's Hospital (c. 440 sq m) building to provide 6 no. apartments (4 no. one bedroom, 2 no. two bedroom), with no associated changes to elevations of the building; and the change of use of the permitted office/enterprise space within the Chapel to a creche (630 sqm) with associated outdoor play area. The proposed amendments provide an overall increase of 2 no. additional units on site.

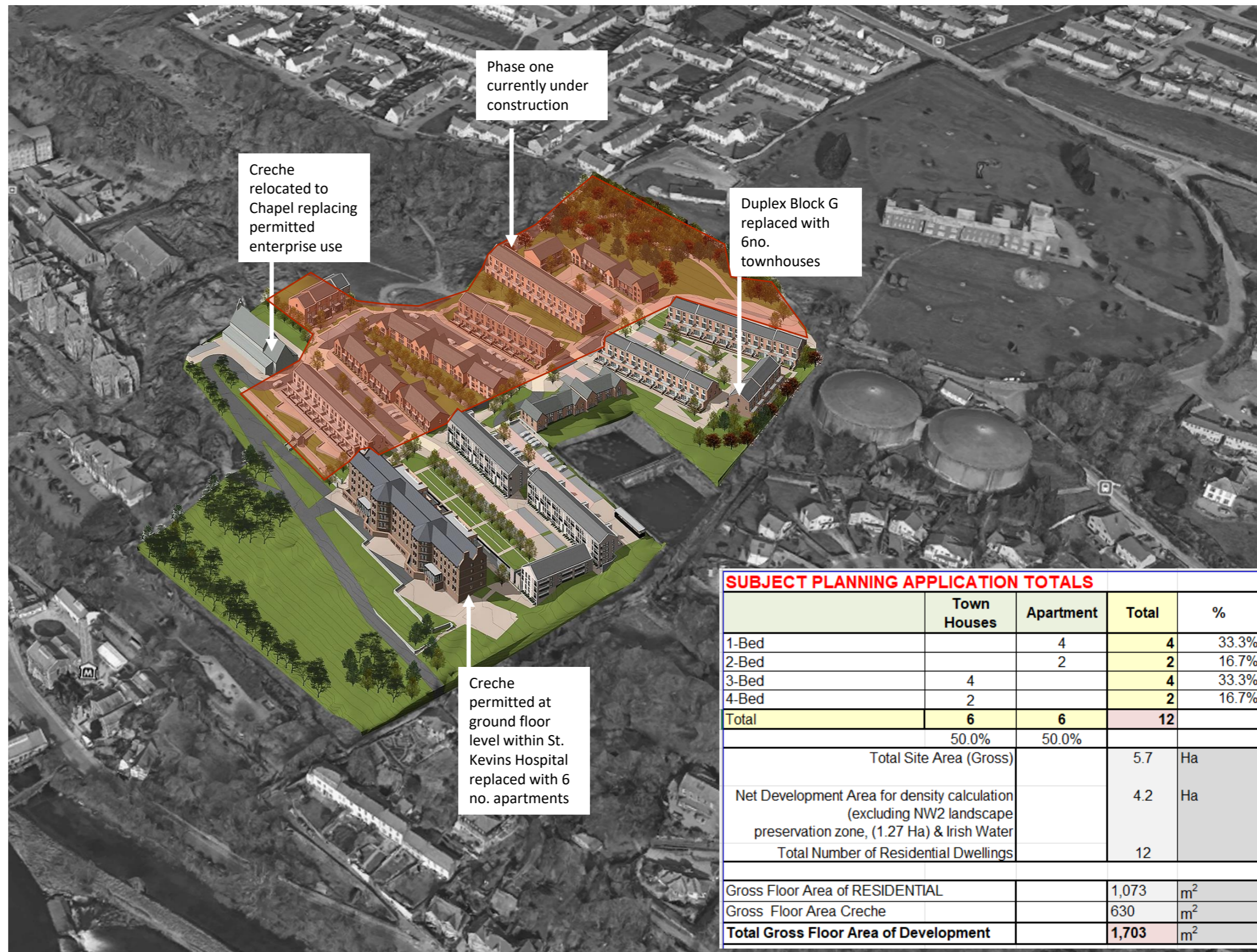
Creche

It is considered more optimal to house the creche within a standalone building rather than integrated within a residential block. It is recognised as better for the operation of the facility, and less of a disturbance to the residents of the block. Initial early engagement with operators has indicated a preference for a separate standalone unit. Moving the creche facility to a standalone building also allows for the possibility a wider range of uses for the space and long hours of use, with a reduced likelihood of disruption for residents.

Block G

A design review of the consented planning was carried out. It was concluded that the introduction of additional 3 & 4 bed townhouses would make for a more suitable typology mix, and is considered to provide a better outcome with the future occupancy of the units and the delivery of affordable housing in mind.

The proposed development proposes no change to the permitted site plan, vehicular & bike parking, landscaping or infrastructure. This site plan has been updated to include all changes requested under planning condition and subsequently agreed with the local authority via planning compliance.



Key Principles of the St. Kevins Development

• Placemaking

- A critical element to the success of modern residential developments is the quality of place making. This proposal sets a number of character areas that are linked by pedestrian linkages that allow the residents a number of communal experiences such as woodland, historical terraces, meadow, play courts, play grounds and hard landscaped home zones where children can play. The linkages are also attractive places in themselves as they consist of landscaped walks. There is a central pedestrian spine that runs north south through the development that is made up of steps and terraces that take advantage of the sloping topography and views and this walkway contributes to the sense of place for the development.

• Mobility

- Vehicular traffic is segregated as much as possible from the main pedestrian routes and parking is arranged in clusters close to residences but not necessarily in front of each dwelling. The clustering allows for hard landscaped areas for play and prevents the public space from being too car dominated. There are provisions made for future pedestrian and cycling connections to the Lower Lee Road in the lower half of the site as well as a comprehensive pedestrian network throughout the site.

• Cityscape Views

- The site is in highly visible and prominent location on the Shanakiel Ridge overlooking the River Lee. The Shanakiel Ridge is part of a chain of ridges including Sundays Well, Shandon, City, Montenotte and Tivoli ridges that form a back drop to the River Lee and are instrumental in defining the character of Cork. Any development on this hillside would be highly visible and therefore it is critical that the form, massing and architectural expression is seen in this context.

• Historical Context

- The site is the former St Kevin's Hospital which was part of the larger Our Lady's Hospital; a mental health institution dating back to the 1840s. The proposed development retains and creates appropriate adaptive reuses for significant and prominent structures on the site; including the St. Kevin's Hospital itself, and this is the heritage context that this new LDA residential development must be seen.



Protected Structures & National Inventory of Architectural Heritage Listings

Please also refer to the Architectural Heritage Impact Assessment which accompanies this application.

A protected structure is a structure that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland. "Our Lady's Hospital" is listed as a protected structure in the Cork City Development Plan 2022 – 2028 and RPS ref. no. PS1154 . This includes St. Kevin's Hospital which was specifically listed in 2016.

The St. Kevin's Asylum (Hospital), Corridor Link building, St Kevin's Chapel & St. Brigid's Hostel are separately listed in the National Inventory of Architectural Heritage (NIAH)

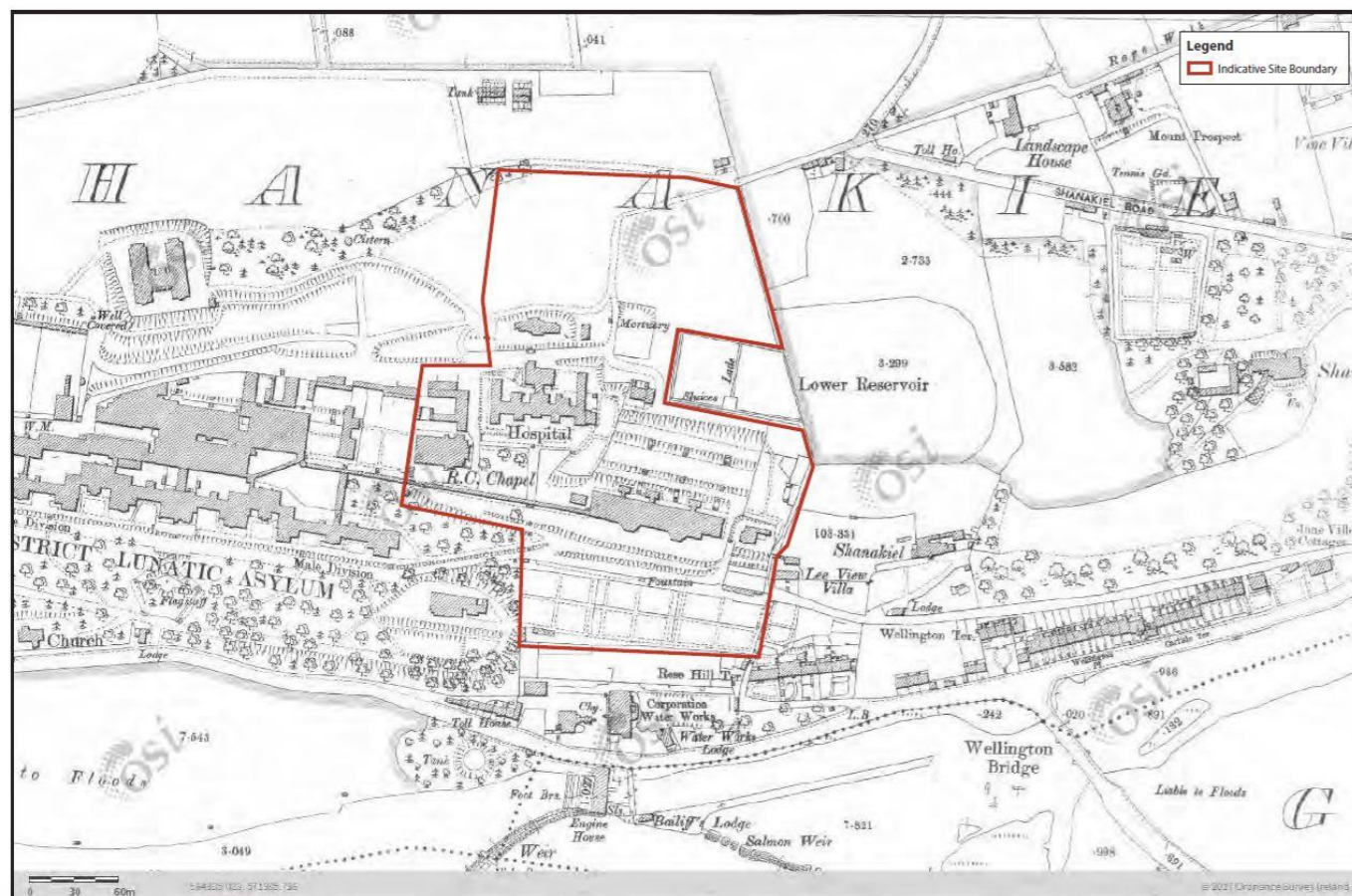
Many of the original buildings of the Our Lady's Hospital campus had been demolished prior to occupation and the St Kevin's Hospital building was severely damaged in a fire in 2017. It has now been stabilized and the building permitted for demolition now cleared on site. Permission was granted for the corridor link building to be brought down to cill level and to act as landscape walkway and this work is in progress currently on site.



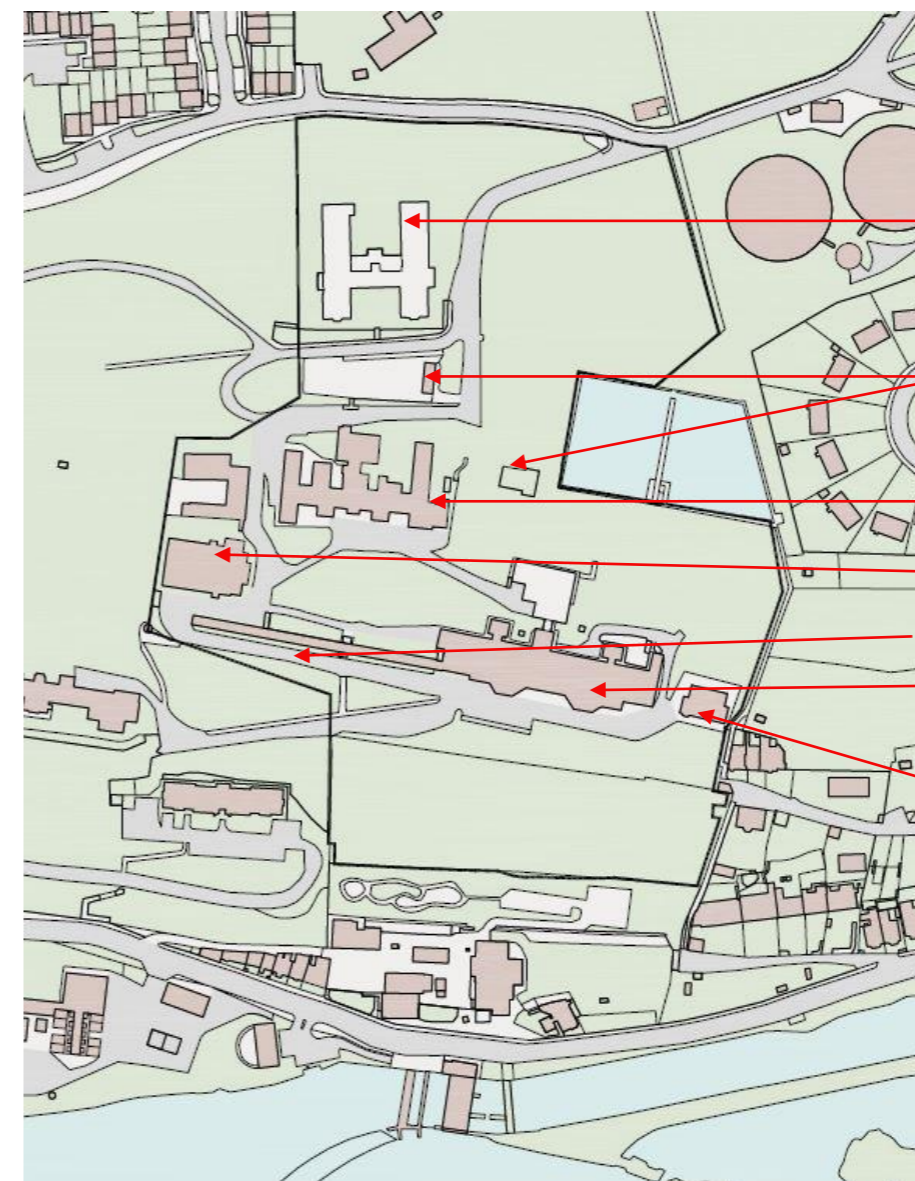
St Kevin's Chapel on NIAH



St Kevin's Hospital – RPS ref. no. PS1154 1



Site location outlined in red on 1899 OS map



Map showing protected structures and NIAH Listings

Typology Mix St. Kevin's

To encourage the development of a residential community a variety of family homes have been designed and granted permission to accommodate a mixed tenure of private, public and affordable dwellings. Phase one comprising 168 of these homes is currently progressing on site

There is proposed a broad mix of residential typologies that include, three and four bedroom townhouses, three and four bedroom duplex town houses, two bedroom duplex apartments, one and two bed walk-up apartments and one and two bed apartments in the converted St. Kevin's Hospital.

Each townhouse, duplex, and walk-up apartment has direct own door access to the street. Lifts and corridors are only provided in the converted St Kevin's Hospital.

This strategy ensures an active accessible edge to the street and will encourage interaction and communication between the residents and the streetscape. The townhouses, duplex units and apartments are located together to form character areas of mixed tenure so that no particular area is dominated by a single housing type. The replace of block G with townhouses creates a more balanced mix of townhouses and Duplex in that homezone.

We believe that any particular family formation, whether it is single people or larger families, will be able to find a home suitable for their needs in this proposed development and that the scheme can address our changing demographics in the future by the provision of multi generational housing in this regard. This subject application and refining of mix strengthens this approach.



View 1 : Two and three bed duplex dwellings with one and two bed apartments in converted St. Kevin's Hospital



View 2 :Two, three and four bed duplex dwellings with three and four bed townhouses



View 3 :One and two bed Walk-Up Apartments with three and four bed townhouses



View 4 :Two, three and four bed duplex dwellings



View 5 :Two, three and four bed duplex dwellings with three and four bed townhouses



View 6 :Two, three and four bed duplex dwellings

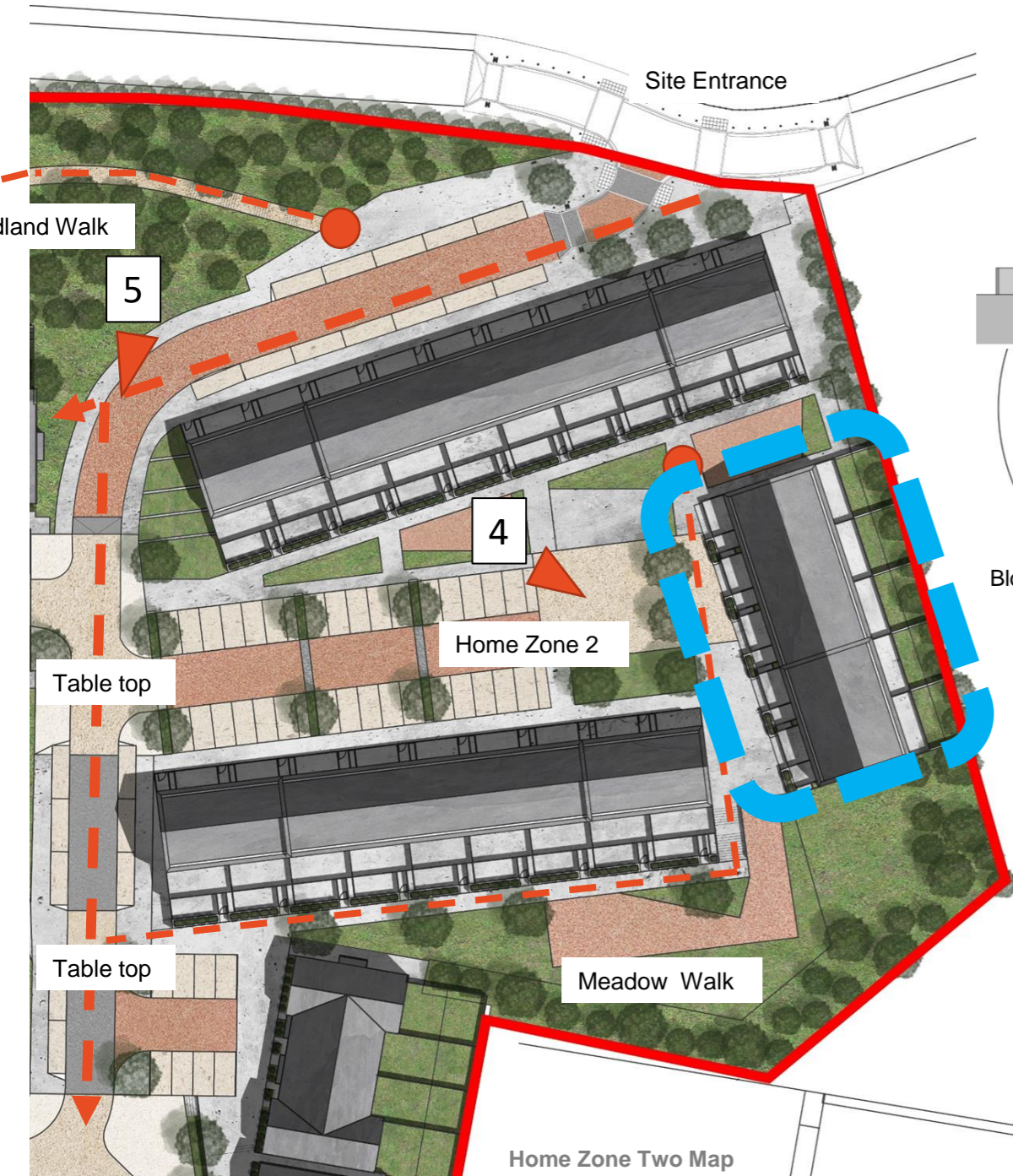
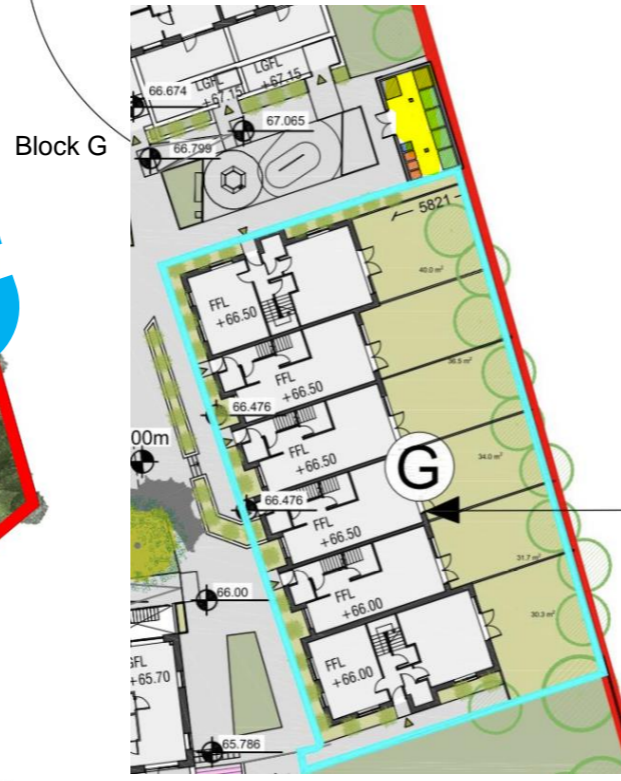
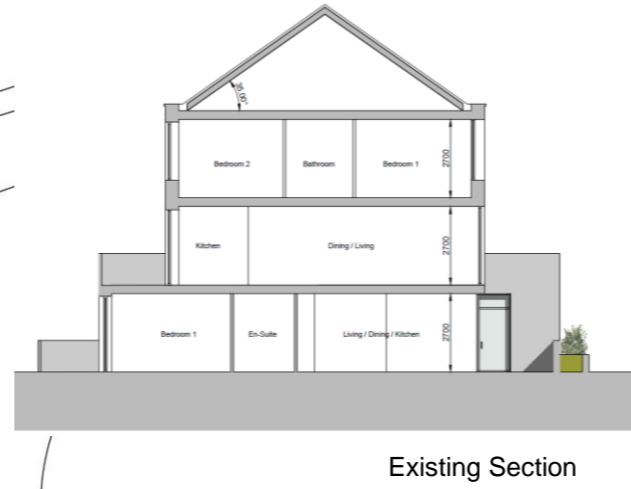
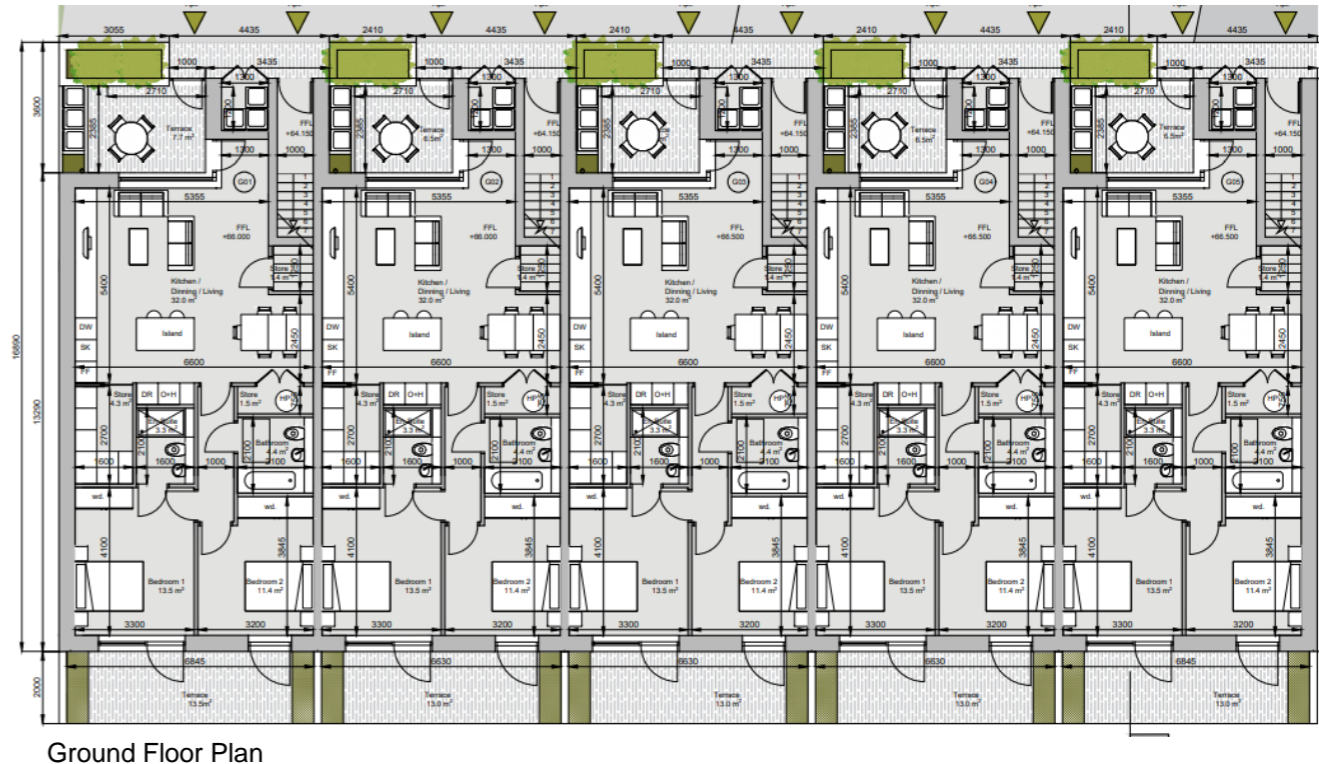
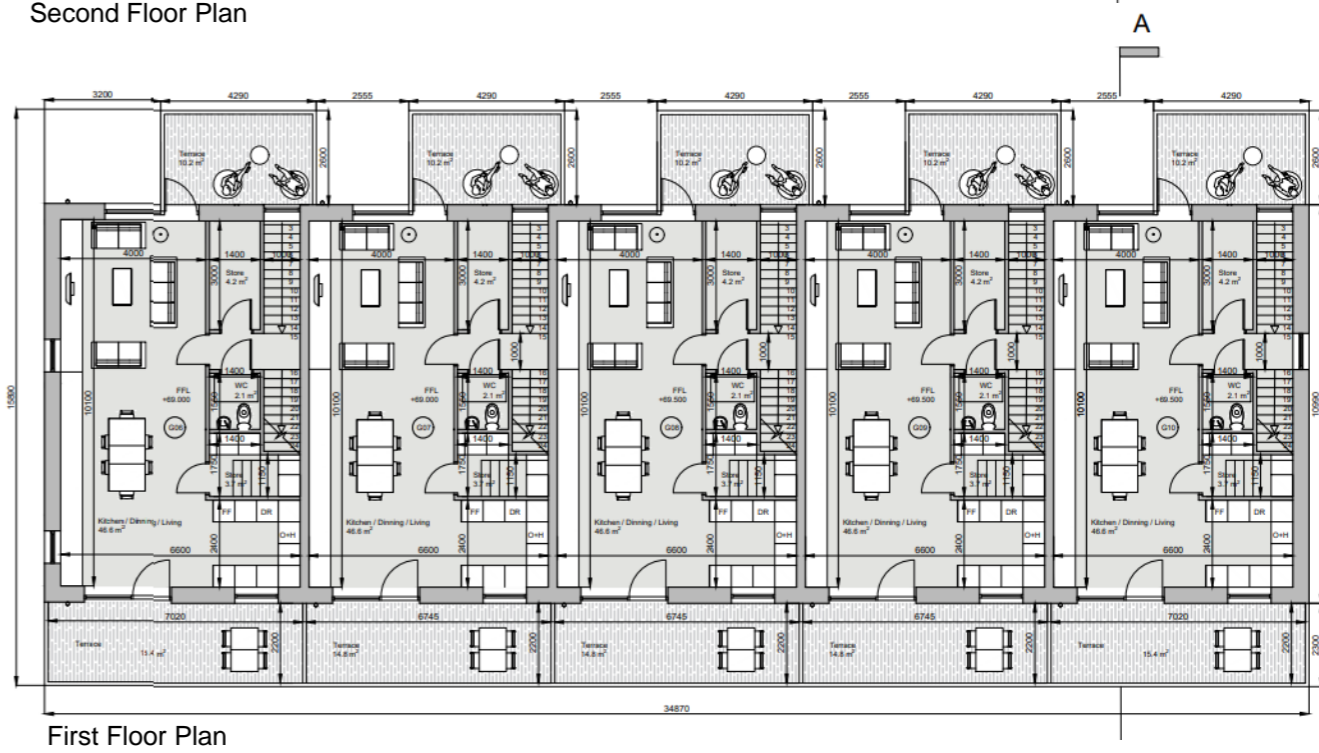
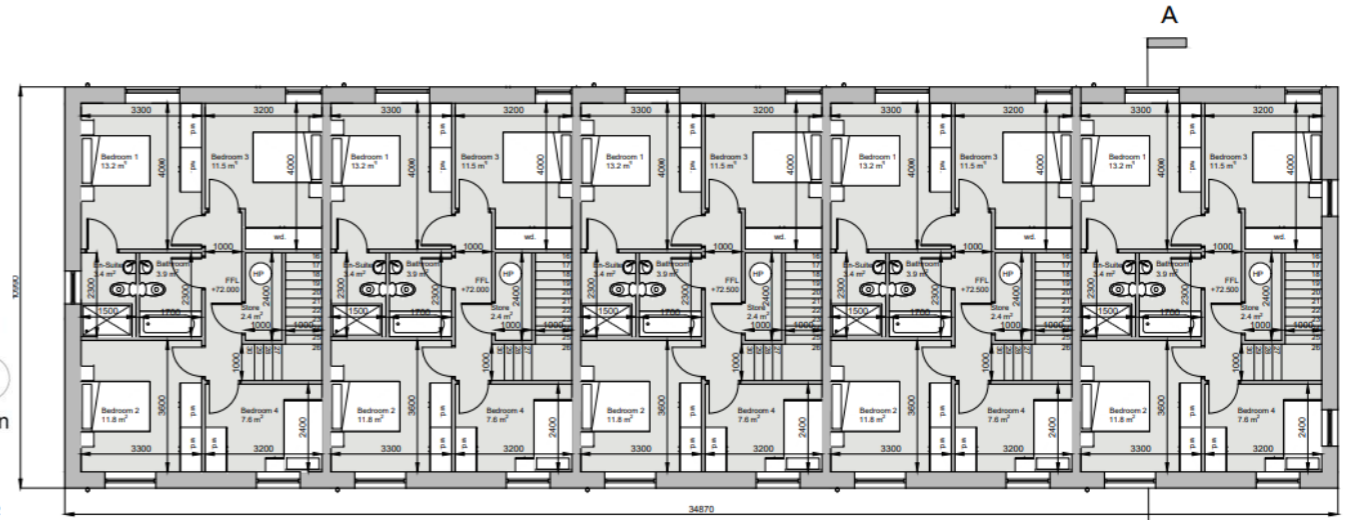
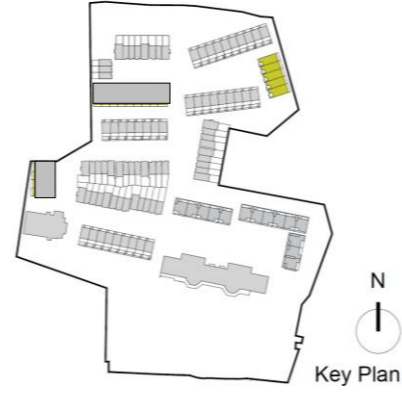


View 7 :One and two bed apartments in new walk up blocks and one and two bed apartments in converted St. Kevin's Hospital

Block G. As permitted Duplex

This duplex type A consisted of 5 two bed ground floor apartments with 5 four bed two storey townhouse above. The block is located in Homezone two to the north east of the site along side two adjoining Duplex blocks, one of which split level giving a two storey appearance to the north. The entrances to both dwellings was from the same side of the block with the upper stair access internalised providing own front door access directly to the street.

The grant of permission conditioned that all private bin storage areas be removed from within or at the front of all units on site. Therefore to manage bin dedicated bin stores were provided around the site and these were submitted along with a waste management plan and subsequently agreed under compliance condition. The Bin store serving this home zone is shown below and will serve the new townhouses block adjoining it to the south. There is adequate spaces there are 4 units less here than permitted

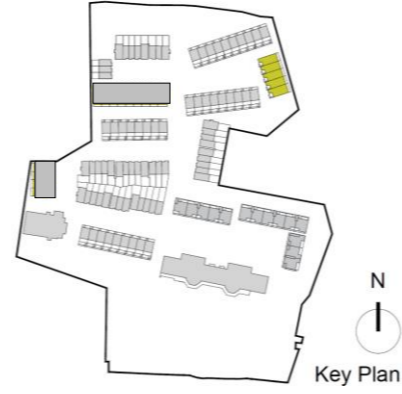


Block G. As proposed Townhouses

It is now proposed to replace the 10 number Duplex units with 6 no. two storey townhouses (4 no. three bedroom, 2 no. four bedroom).

They are a high density terrace with direct access to the street with gardens to the rear which fully comply with statutory minimum sizes of 50sq.m for the two 4 bedm. units and 40sq.m. for the mid terrace 3 beds (*Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024*)

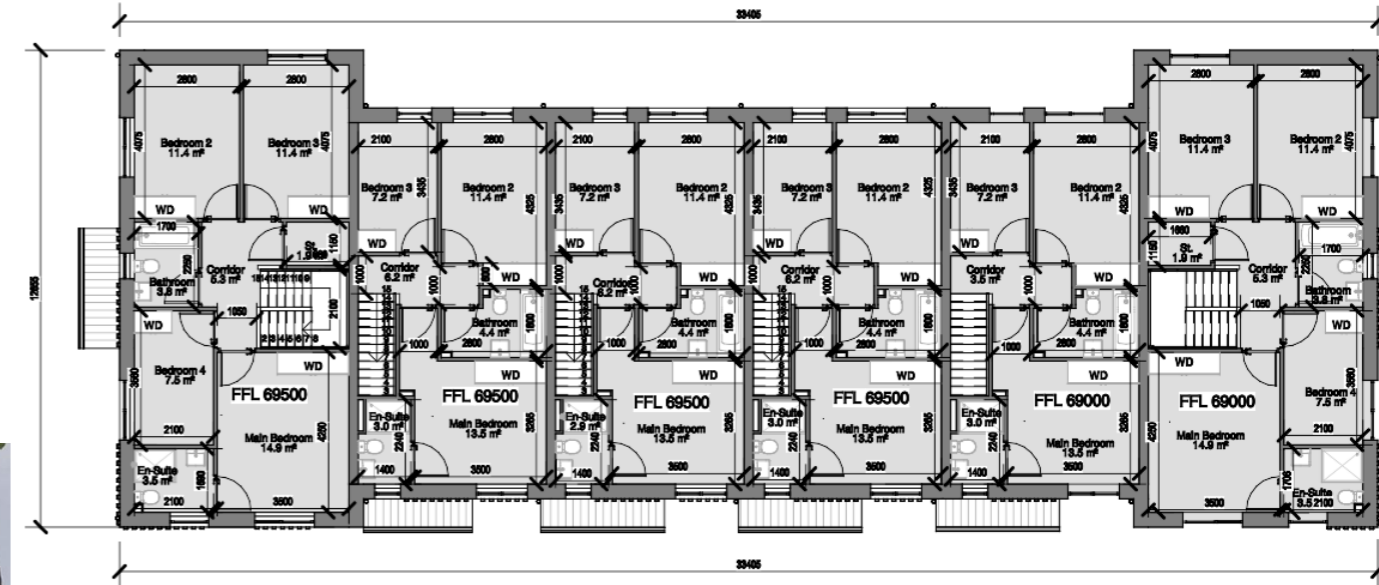
The mid terraces are three bed houses and the book end terraces are four bed houses which have entrances to the side so that they address the street at the gable end of each block providing active frontages to all sides.



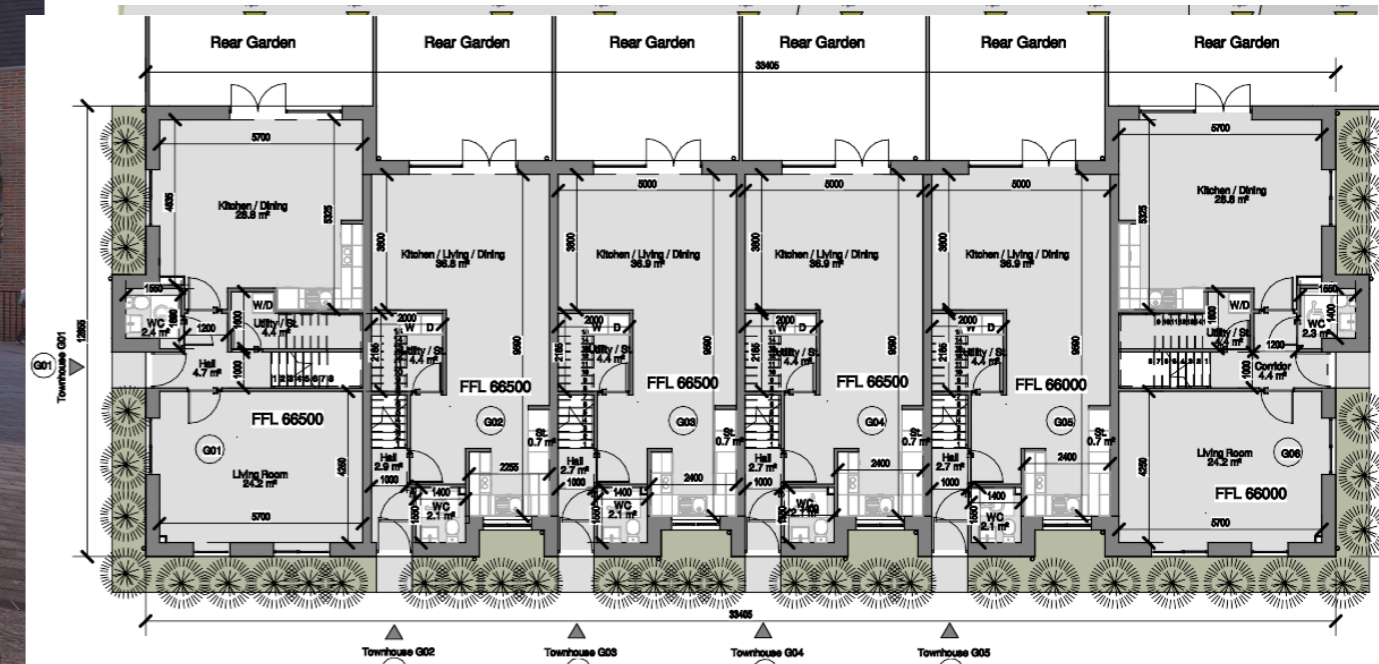
Townhouse Bookend Design



Axonometric of a typical St. Kevin's townhouse terrace



3d Visualisation of Home zone 2 as permitted. Block G on left and indicating intended drop in height by one floor which complements adjoining 2 storey block to west



Materials and Architectural Expression to Townhouses

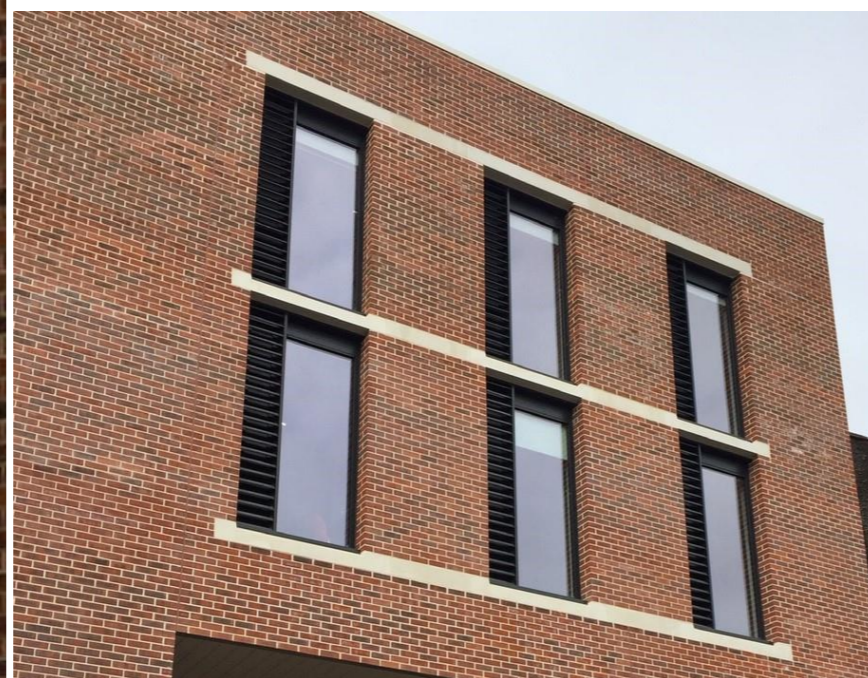
The proposal takes its inspiration from the large brick St Kevin's Hospital and city ridge of plaster and slate. The brick facades are articulated around the windows by using a protruded header brick bond. The brick is proposed to have a warm terracotta. The brick facades are mixed with render facades to the rear. Here also the plastered walls follow the brick pattern by having different coloured render around the windows.

The rear plaster walls will use warm greys and terracotta colours to match with the brickwork and blend into the landscape.

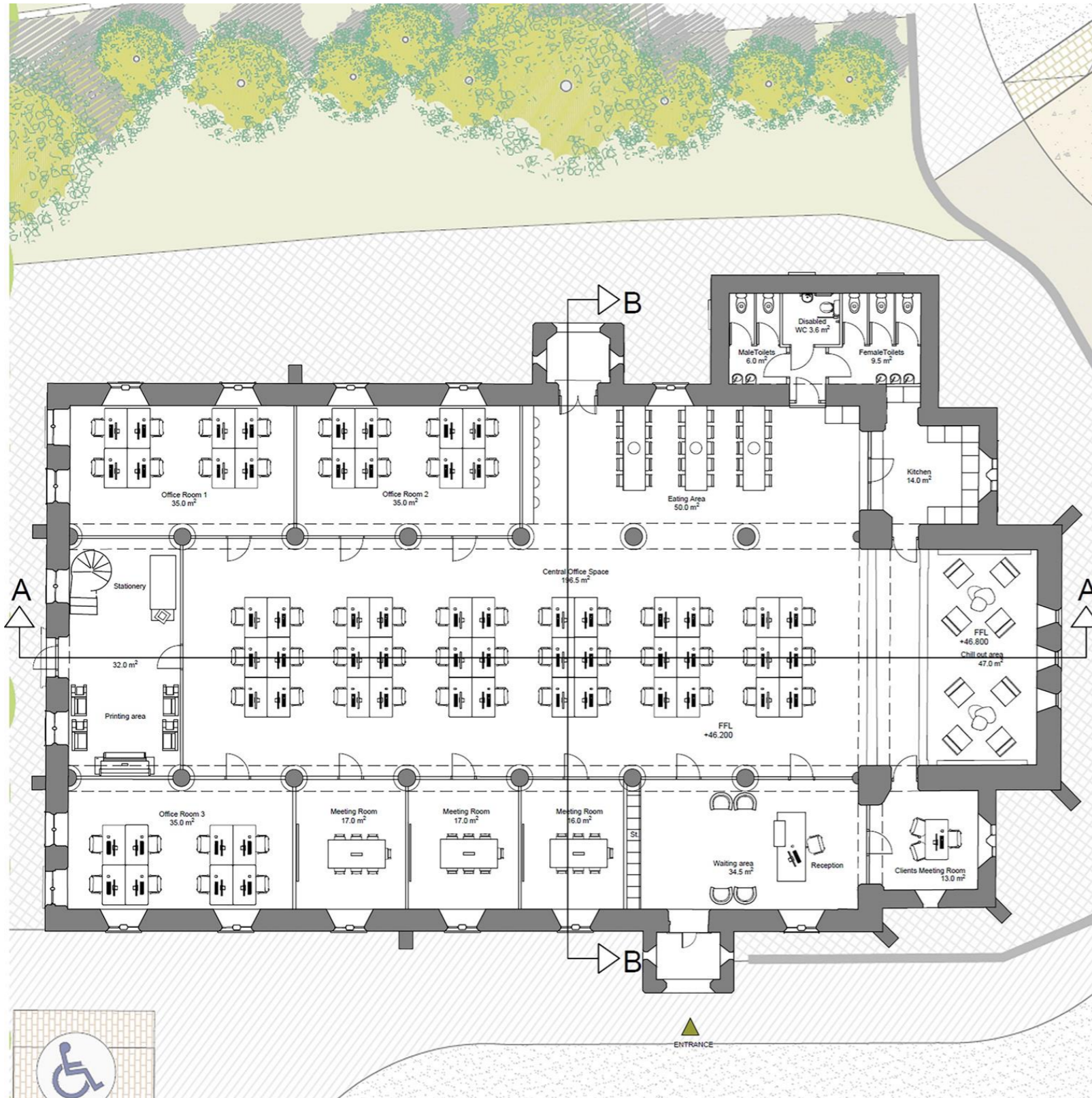
Windows are dark grey PVC and porches are topped by metal clad flat roofs.



Front Elevation of a typical St. Kevin's townhouse terrace showing warm terracotta brick and protruded brick detail



St Kevin's Chapel As permitted Enterprise Office Centre



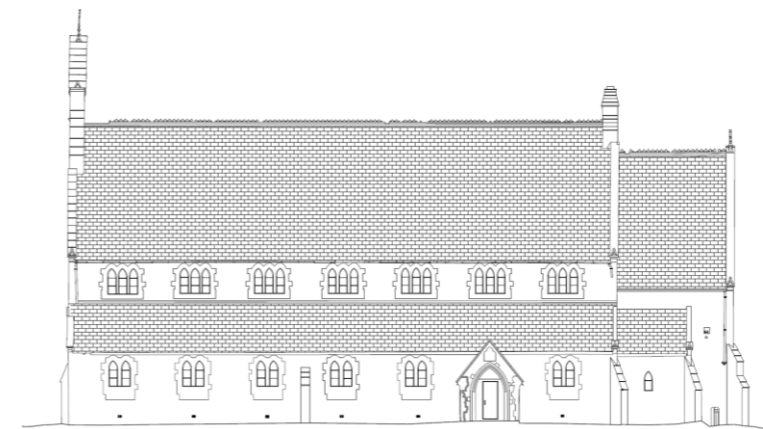
Ground Floor Plan

St. Kevin's Chapel :

Please refer to Architectural Heritage Impact Assessment as prepared by John Cronin & Associates

The stone built former Roman Catholic Chapel dates to 1898 and has deteriorated since becoming derelict through vandalism (prior to site occupation by applicant) and loss of roof slates which has resulted in water ingress. But the roof structure, masonry walls and cut limestone frames are generally in good condition.

Planning permission has been granted to fully renovate and convert the St. Kevin's Chapel to an Enterprise Office Centre whereby a space could be rented by small enterprises or start-ups. This was very relevant at the time of making the application due to the covid pandemic. Since then many have returned to the office and there is less requirement for the renting of small office space.



South Elevation – Main Entrance



North Elevation



Current Condition

St Kevin's Chapel As proposed Creche

St. Kevin's Chapel :

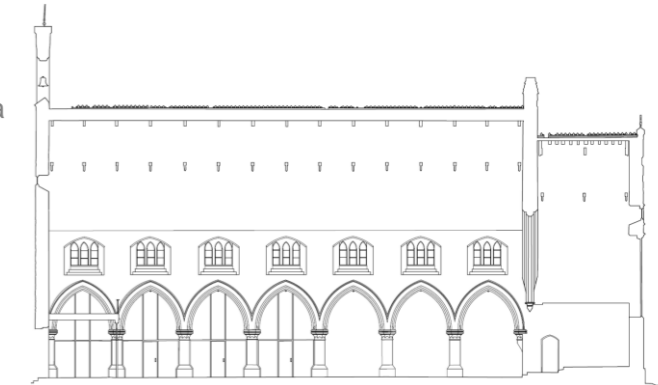
It is now proposed to now convert the St. Kevin's Chapel to Creche use. We believe that this is a more appropriate and commercially viable adaptive reuse of the Chapel giving it a future.

It also benefits the residential scheme in the provision of a creche facility for all residents in a detached, clearly identifiable building. Previously the crèche was located within, and approached via a shared entrance lobby of the St Kevins apartment building. From there you descended via a lift to the creche facility, it was not visible within the scheme.

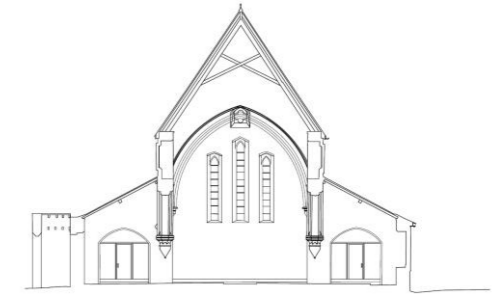
The chapel lends itself well to adaptation as a childcare facility. The spatial plan and internal layout is little changed and also follows that permitted. The large central Nave becomes an all-weather indoor play area. Around this are glazed children rooms in the north south aisles with careful glass insertions between the original pillars. Reference images are shown on the following sheet.

Although the Nave will provide indoor play, a 230sq.,m garden to the rear is provided with raised beds and sandpits for children.

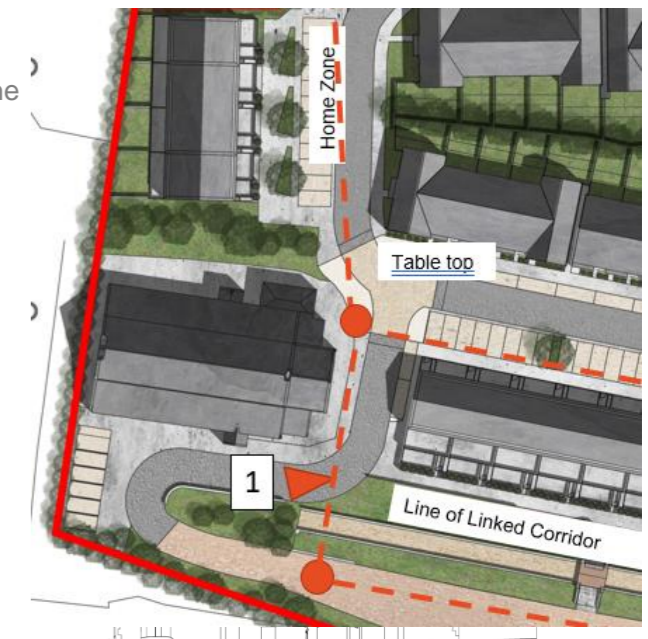
Planning was granted for 6 dedicated creche parking spaces by St. Kevins previously. Three are six spaces by the chapel granted for the Enterprise facility which will now serve the Creche. Bike parking is also provided and a shower facility for cyclists has been provided within the building (outlined in red). Bin storage will be provided to the rear of the Chapel for waste previously granted for the Enterprise unit.



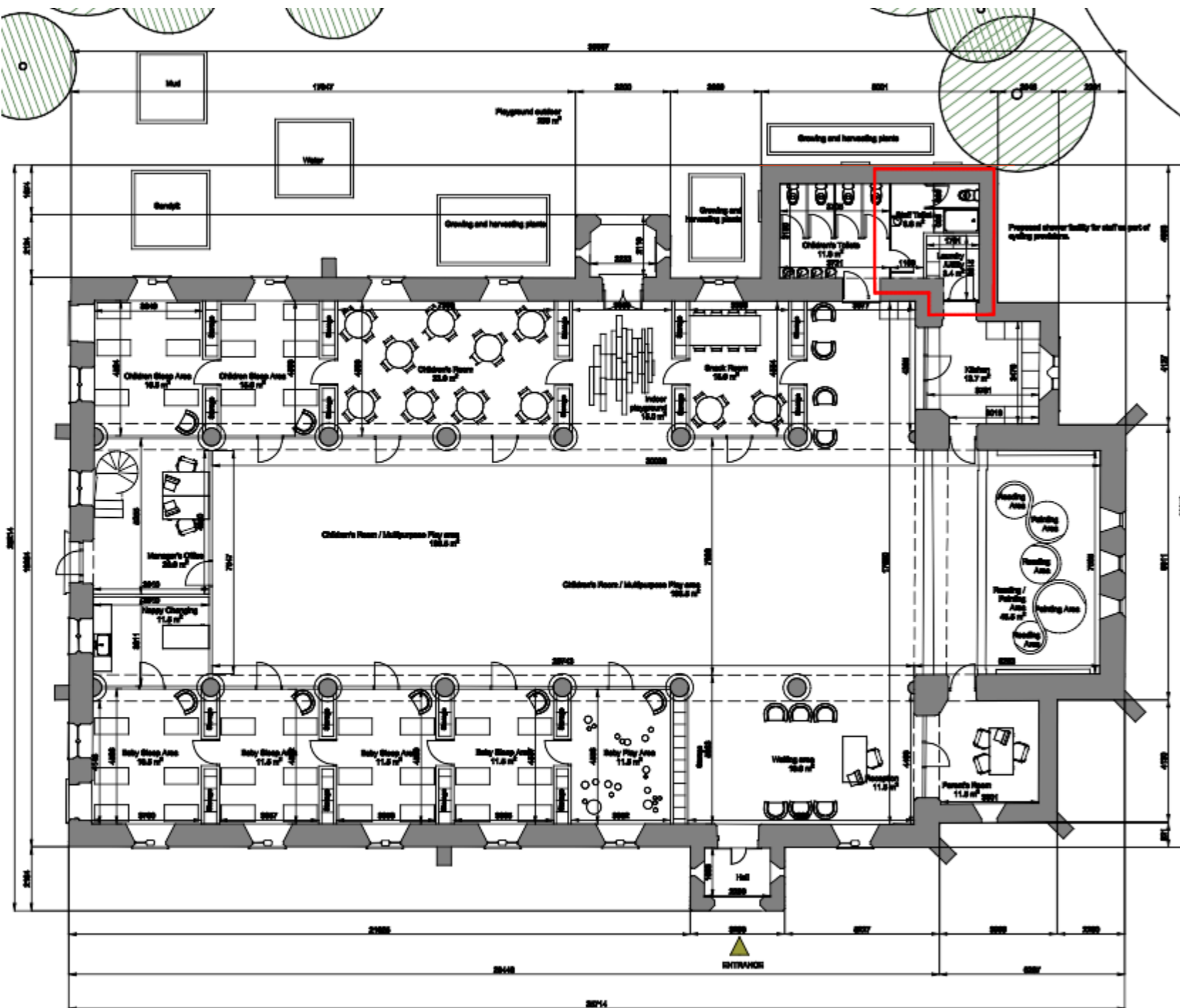
Section AA



Section BB



Chapel site plan showing 6 spaces for creche facility

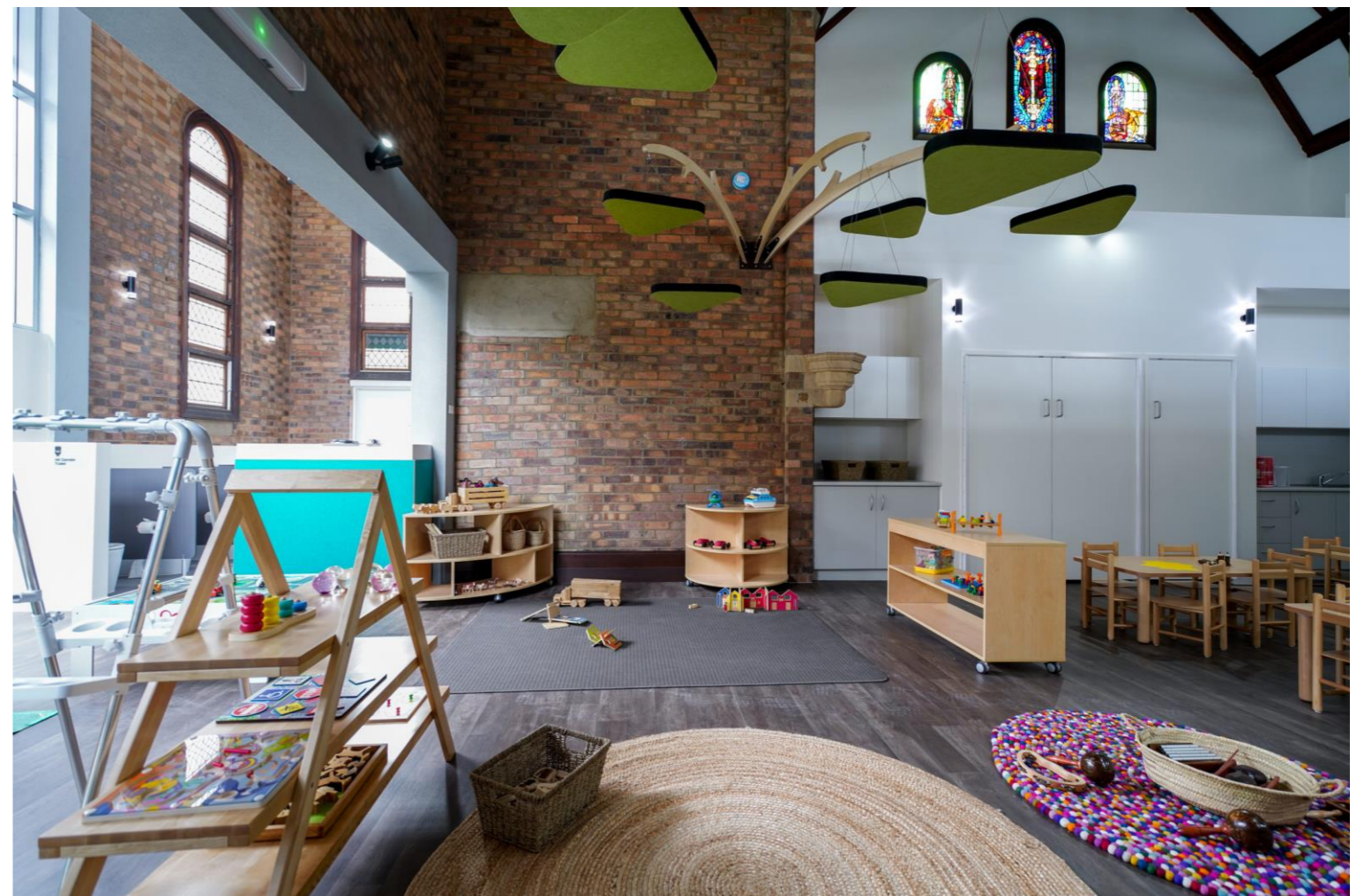


Ground Floor Plan

St Kevin's Chapel Creche . Reference images



Central Nave as multi purpose space



Central Nave as multi purpose and play



Similar sensitive glass insertions between columns to separate Aisle from Nave



Creche garden concept



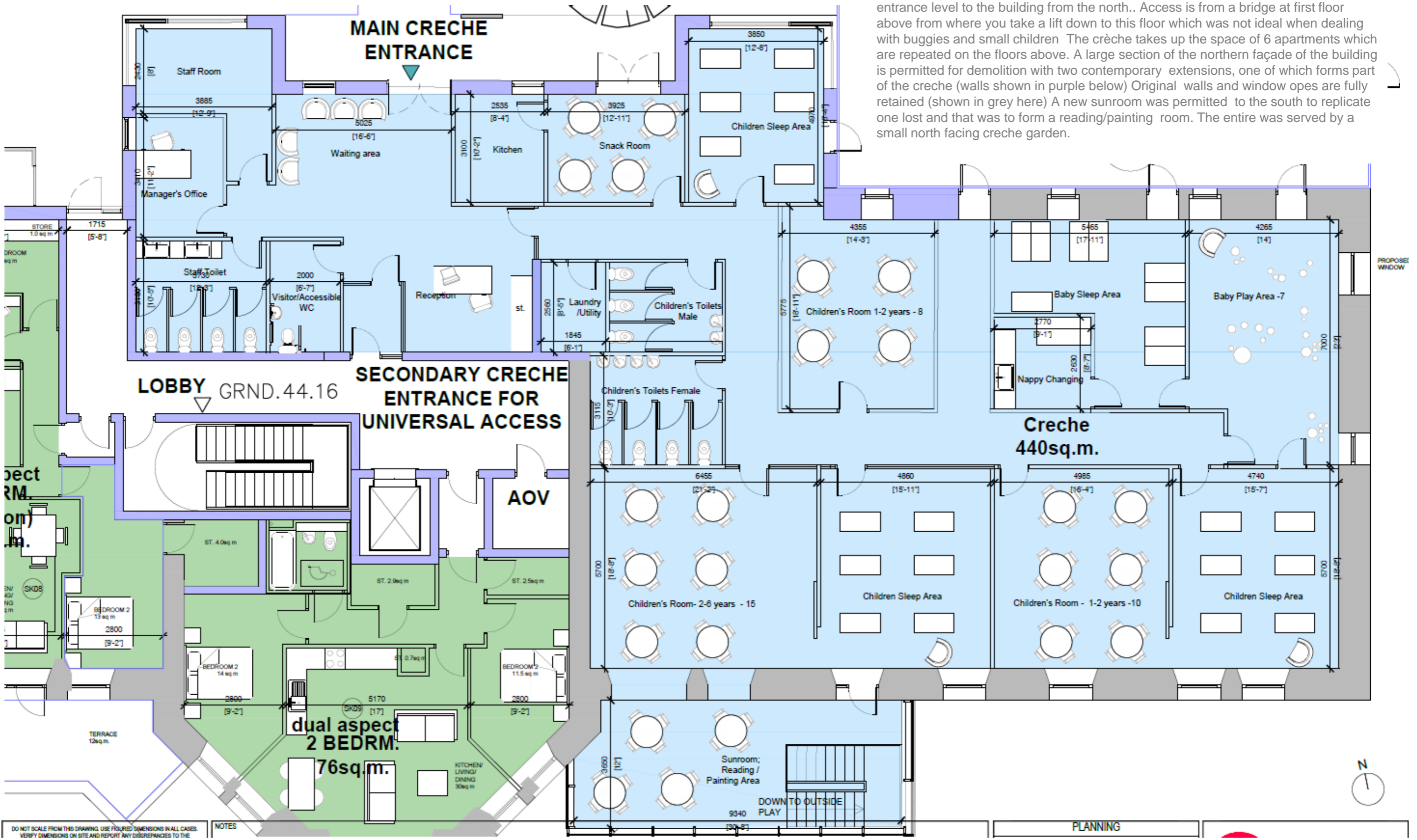
Creche garden concept

St Kevin's Apartments As permitted Creche

St. Kevin's Hospital :

Please refer to Architectural Heritage Impact Assessment as prepared by John Cronin & Associates

Here is shown the current creche facility located on ground floor of the St, Kevins Building as permitted. As the site has a steep drop, this is actually one floor below entrance level to the building from the north.. Access is from a bridge at first floor above from where you take a lift down to this floor which was not ideal when dealing with buggies and small children The crèche takes up the space of 6 apartments which are repeated on the floors above. A large section of the northern façade of the building is permitted for demolition with two contemporary extensions, one of which forms part of the creche (walls shown in purple below) Original walls and window opes are fully retained (shown in grey here) A new sunroom was permitted to the south to replicate one lost and that was to form a reading/painting room. The entire was served by a small north facing creche garden.



DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE

NOTES

PLANNING



St Kevin's Apartments Proposed

St. Kevin's Hospital :

Please refer to Architectural Heritage Impact Assessment as prepared by John Cronin & Associates

It is now proposed to replicate the layout of 6 apartments on the upper floors to this level. 4 no. one bedroom, 2 no. two bedroom, with no associated changes to elevations of the building. The apartments are generous and fully comply with the *Design standard for New Apartments (July 2023)*, with the exception of private balconies for four the apartments due to it being a protected structure and the impact bolt on balconies would have on the building. This approach is granted permission already. The two new build apartment the rear (no.14 and 14) do provide large balconies and these units are dual aspect as are no's, 13 and 12. The final apartment, no 10 is full south facing and benefits from the former sunroom which provides a separate study space and generous living area This unit is fully wheelchair accessible with a larger Part M compliant bathroom and turning areas in the main bedroom and living room. All of above combined with the very high ceilings and original windows, plus the views of surrounding landscape will provide very attractive living spaces for future residents.

Large bin and bike storage rooms with lots of capacity service the building at lower ground floor as permitted and plans are included in the application

